
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**EDAC 08/12/2020 – DA2015/0878.03 – 20A HILLVIEW CRESCENT,
THE HILL – MODIFICATION TO DA2015/0878 - INCLUDING
CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS**

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PAGE 19	ITEM-46	Attachment B:	Draft Schedule of Conditions
PAGE 33	ITEM-46	Attachment C:	Processing Chronology

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Extraordinary Development
Applications Committee Meeting
8 December 2020

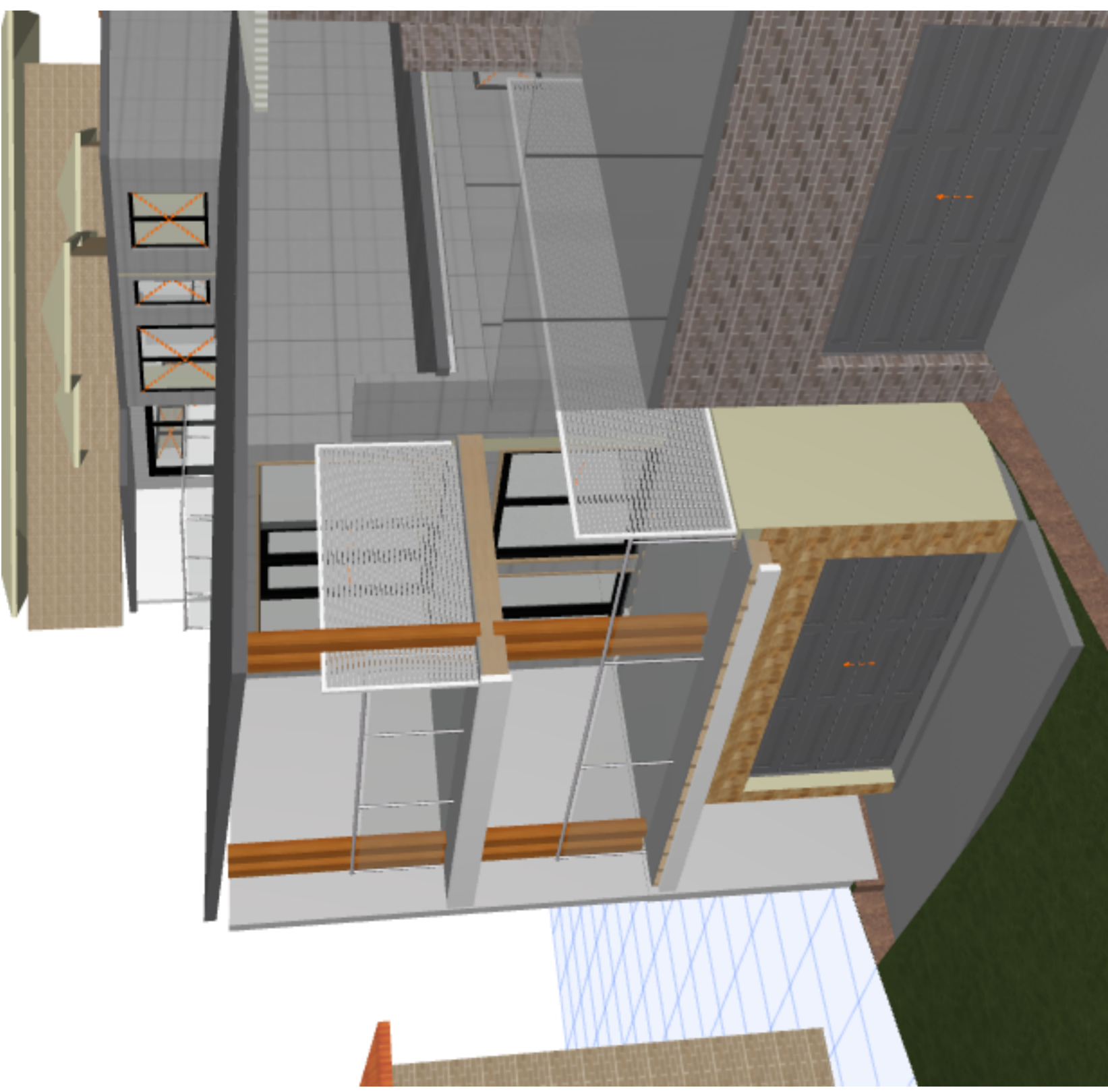
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**EDAC 08/12/2020 – DA2015/0878.03 – 20A HILLVIEW CRESCENT,
THE HILL – MODIFICATION TO DA2015/0878 - INCLUDING
CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS**

ITEM-46 Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER

Extraordinary Development
Applications Committee Meeting
8 December 2020

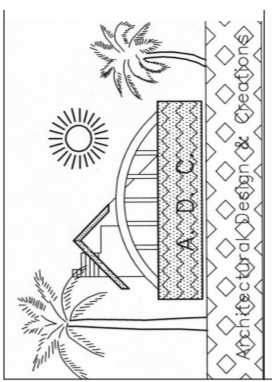


DRAWING INDEX

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NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH BCA & ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE WORKS & PAY ALL FEES.
2. ALL RELEVANT DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. NO ALLOWANCES WILL BE MADE FOR FAILURE TO DO THIS.
3. ENSURE EXISTING RESIDENCE IS ADEQUATELY PROTECTED & WATERPROOFED DURING CONSTRUCTION. EXISTING STRUCTURE TO BE CAREFULLY SUPPORTED PRIOR TO COMMENCING ANY WORK.
4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



**8 FRONTIER ST
CAMERON PARK NSW 2285**
PHONE: MOB 0402 135 375

General Notes
1. All dimensions are based on the site conditions.
2. All work to be done in accordance with the relevant codes of practice.
3. All work to be done in accordance with the relevant codes of practice.
4. All work to be done in accordance with the relevant codes of practice.
5. All work to be done in accordance with the relevant codes of practice.
6. All work to be done in accordance with the relevant codes of practice.

**Mr Natirako & Mrs Kchevesgala
& Mr Korlevic**

Project Name:
NEW DEVELOPMENT - 2 UNITS

LOT 202 DP 1116231
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title:
**SECTION 4.55
DRAWING INDEX**

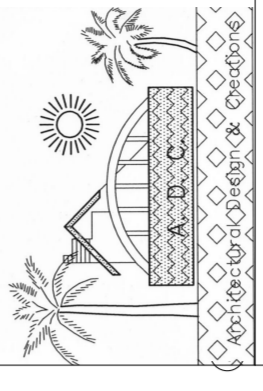
Scale: as noted
Drawn By: MTT HCT

Date:
Job No:
Drawing No:
0

Plot Date:
25/08/2020

REVISIONS	DATE
B SHADOW DIAGRAMS	13/05/2020
C REDUCE CEILING HEIGHTS	25/08/2020

NOTES
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH BCA & ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE WORKS & PAY ALL FEES.
 2. ALL RELEVANT DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. NO ALLOWANCES WILL BE MADE FOR FAILURE TO DO THIS.
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 4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



**8 FRONTIER ST
 CAMERON PARK NSW 2285**
 PHONE: MOB 0402 135 375

General Notes
 All dimensions are in metres unless otherwise stated.
 All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
 Do not commence work until you have received all necessary approvals.
 Check with the relevant authorities for any restrictions.
 Check with the relevant authorities for any restrictions.

**Mr Natirako & Mrs Kchevestala
 & Mr Korlevic**

**Project Name:
 NEW DEVELOPMENT - 2 UNITS**

**LOT 202 DP 1116291
 20A HILLVIEW CRES THE HILL NSW 2300**

**SECTION 4.55
 SITE PLAN**

Scale: as noted
 Drawn By: MATT HOCT
 Date:
 Job No:
 Drawing No:
1A

REVISIONS	DATE
B SHADOW DIAGRAMS	13/02/2021
C REDUCE CEILING HEIGHTS	25/02/2020

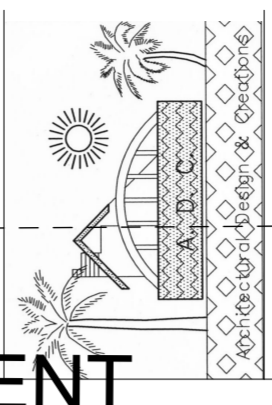


1
 SITE PLAN
 1:200

HILLVIEW CRESCENT

NOTES

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4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



**8 FRONTIER ST
CAMERON PARK NSW 2285**
PHONE: MOB 0402 135 375

General Notes
1. All dimensions are in metres unless otherwise stated.
2. All work to be done in accordance with the BCA & any other authority having jurisdiction over the works & pay all fees.
3. All work to be done in accordance with the consultants drawings.
4. All work to be done in accordance with the consultants drawings.

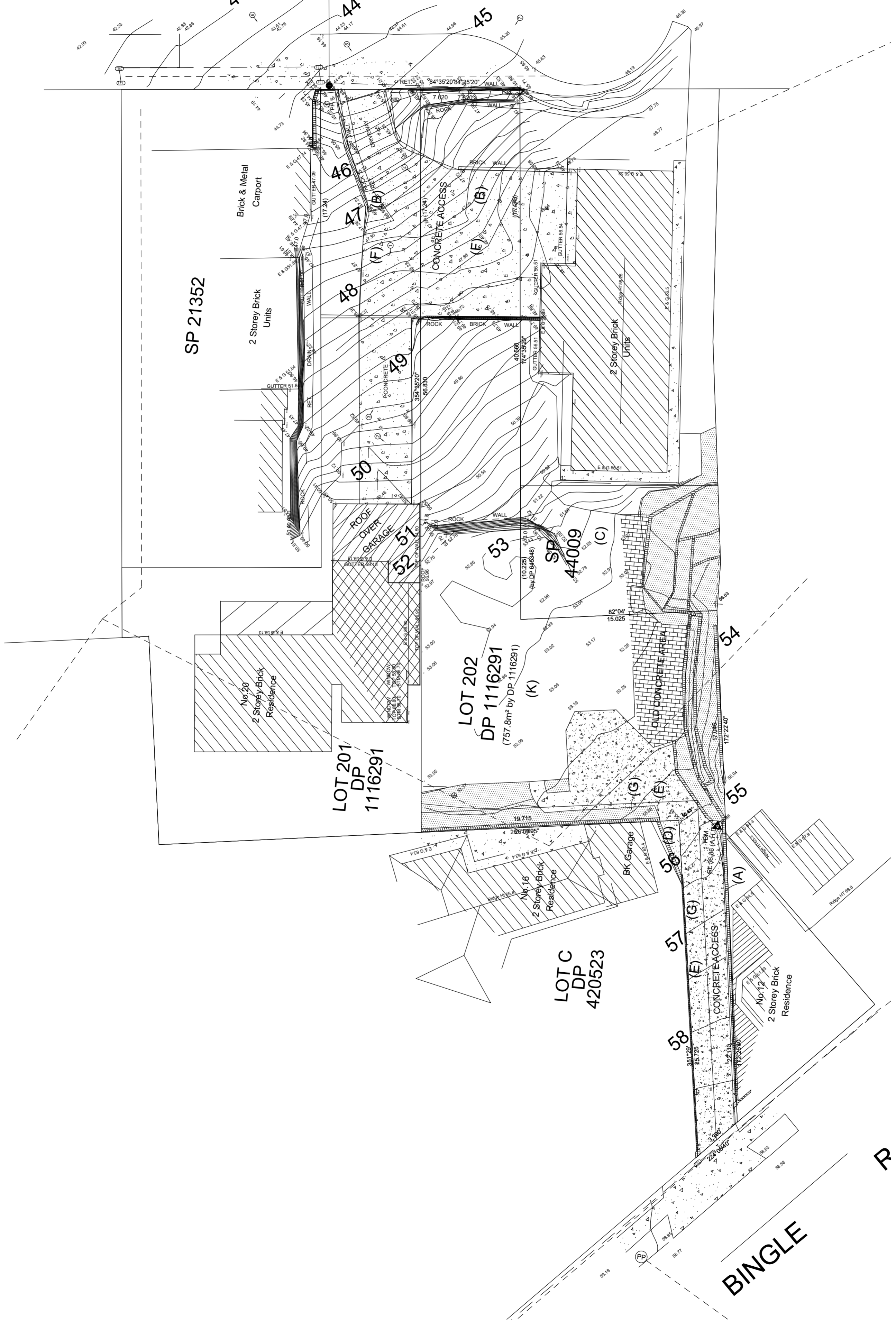
**Mr Natirako & Mrs Kchevesgala
& Mr Korlevic**

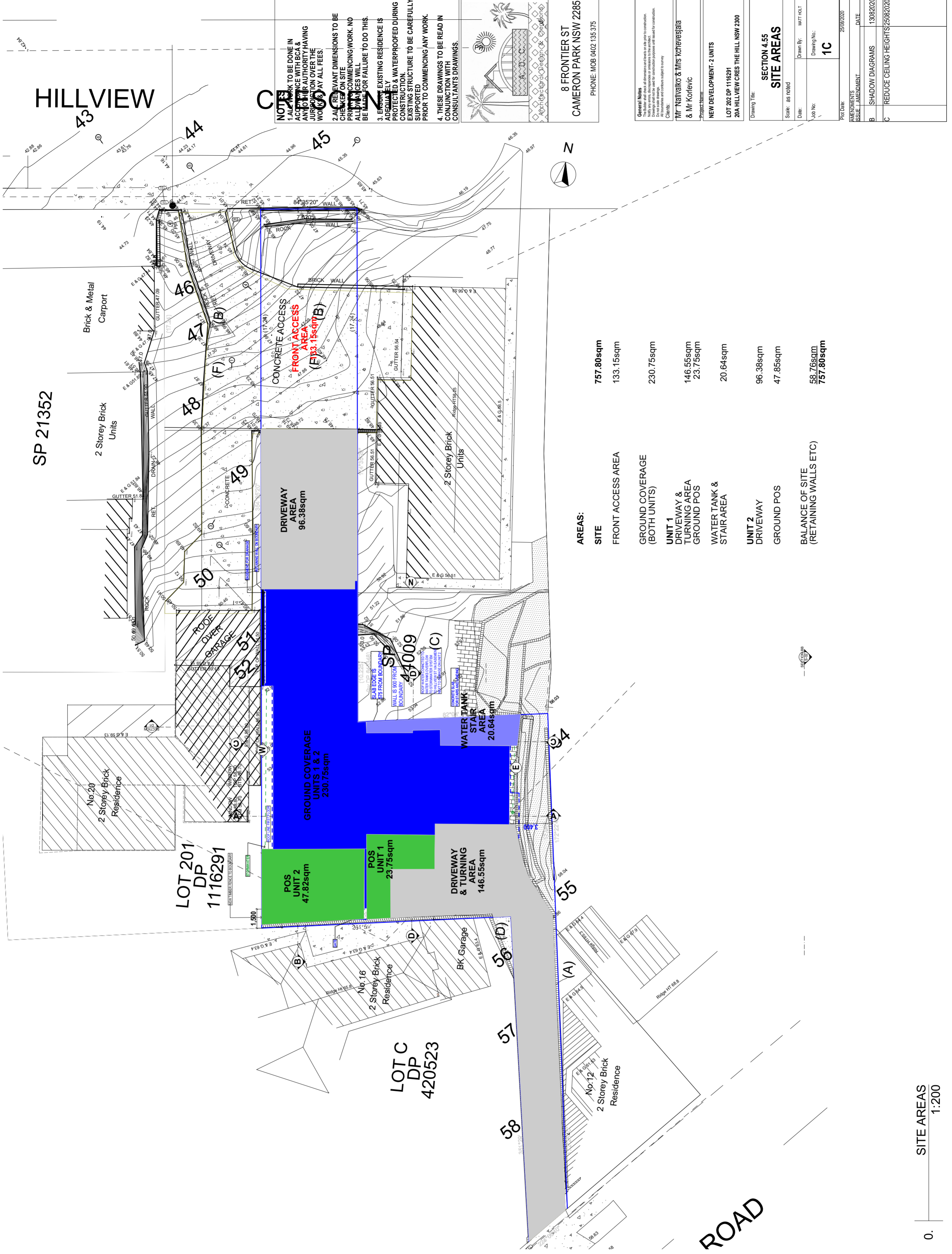
NEW DEVELOPMENT - 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

**SECTION 4.55
SITE SURVEY**

Scale: AS NOTED
Date: _____
Job No: _____
Drawing No: **1B**

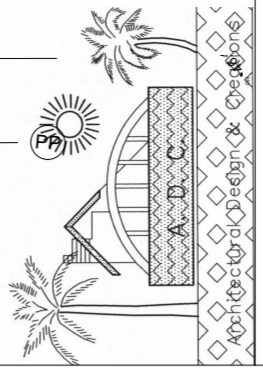
REVISIONS	DATE
B SHADOW DIAGRAMS	13/02/2021
C REDUCE CEILING HEIGHTS	25/02/2020





NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH BCA & ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE WORKS AT ALL TIMES.
2. ALL RELEVANT DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. NO ALLIANCES WILL BE ALLOWED FOR FAILURE TO DO THIS.
3. EXISTING RESIDENCE IS ADEQUATELY PROTECTED & WATERPROOFED DURING CONSTRUCTION. EXISTING STRUCTURE TO BE CAREFULLY SUPPORTED PRIOR TO COMMENCING ANY WORK.
4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



**8 FRONTIER ST
CAMERON PARK NSW 2285**
PHONE: MOB 0402 135 375

General Notes
These drawings are to be read in conjunction with the site plan and any other documents or information provided to the client. Do not commence work until you have received all necessary approvals and permits from the relevant authorities. All dimensions are subject to survey.

Mr Natirako & Mrs Kchevesgala & Mr Korlevic

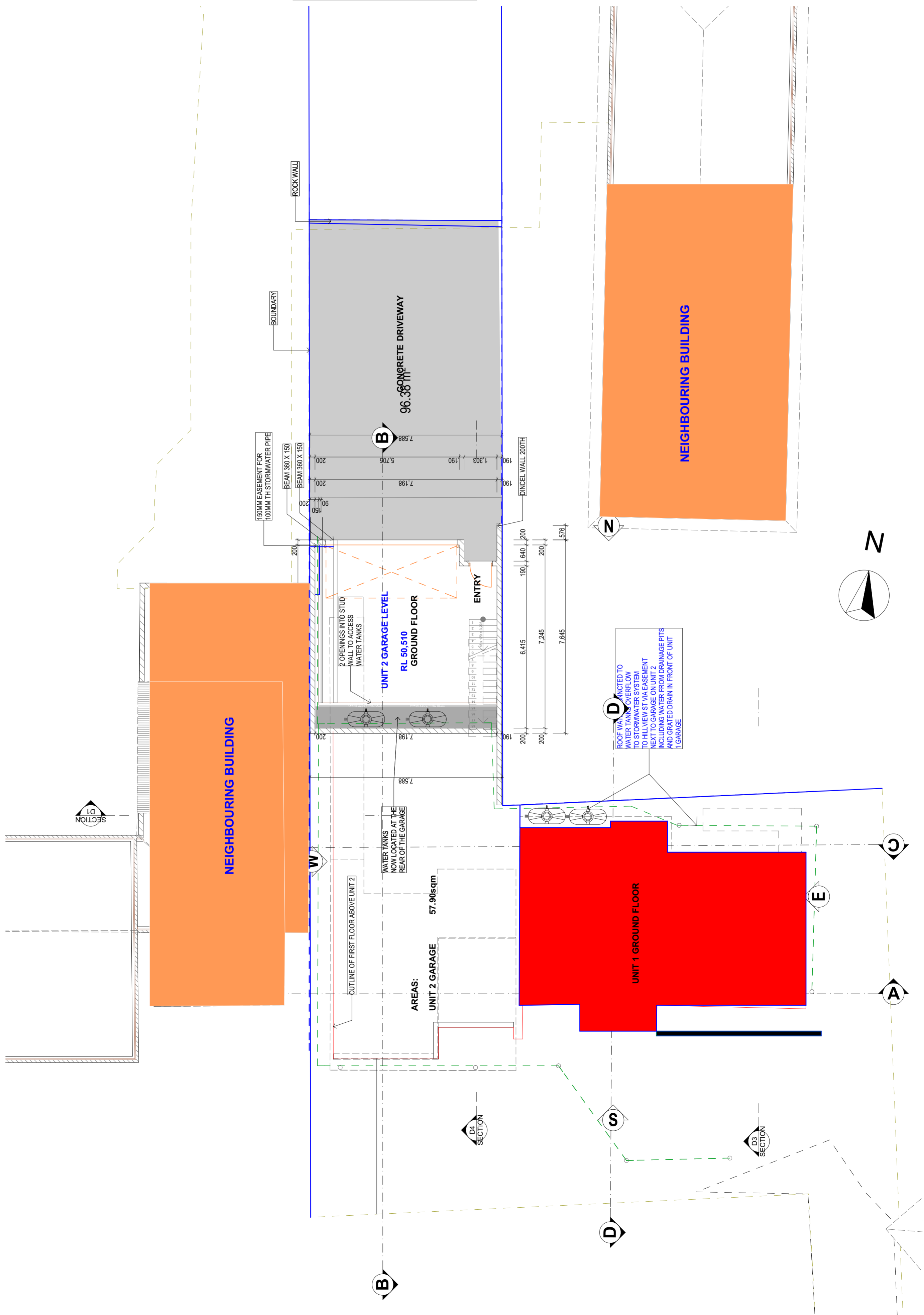
NEW DEVELOPMENT - 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

**SECTION 4.55
SITE AREAS**

Scale: as noted
Drawn By: MTT HCT
Job No:
Drawing No: **1C**
Plot Date: 25/08/2020

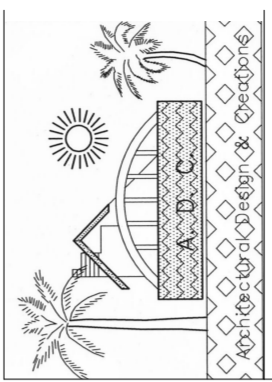
REVISIONS	ISSUE / AMENDMENT	DATE
B	SHADOW DIAGRAMS	13/08/2020
C	REDUCE CEILING HEIGHTS (25082020)	

AREAS:	757.80sqm
SITE	133.15sqm
FRONT ACCESS AREA	230.75sqm
GROUND COVERAGE (BOTH UNITS)	146.55sqm
UNIT 1 DRIVEWAY & TURNING AREA GROUND POS	20.64sqm
WATER TANK & STAIR AREA	96.38sqm
UNIT 2 DRIVEWAY GROUND POS	47.85sqm
BALANCE OF SITE (RETAINING WALLS ETC)	58.76sqm
	757.80sqm



NOTES

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4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
 All dimensions are based on the site conditions.
 Hold any work, excavation or extension to the site.
 Do not use drawings for construction without the consent of the architect.
 Clients:
 Mr Natirako & Mrs Kchevestala & Mr Korlevic

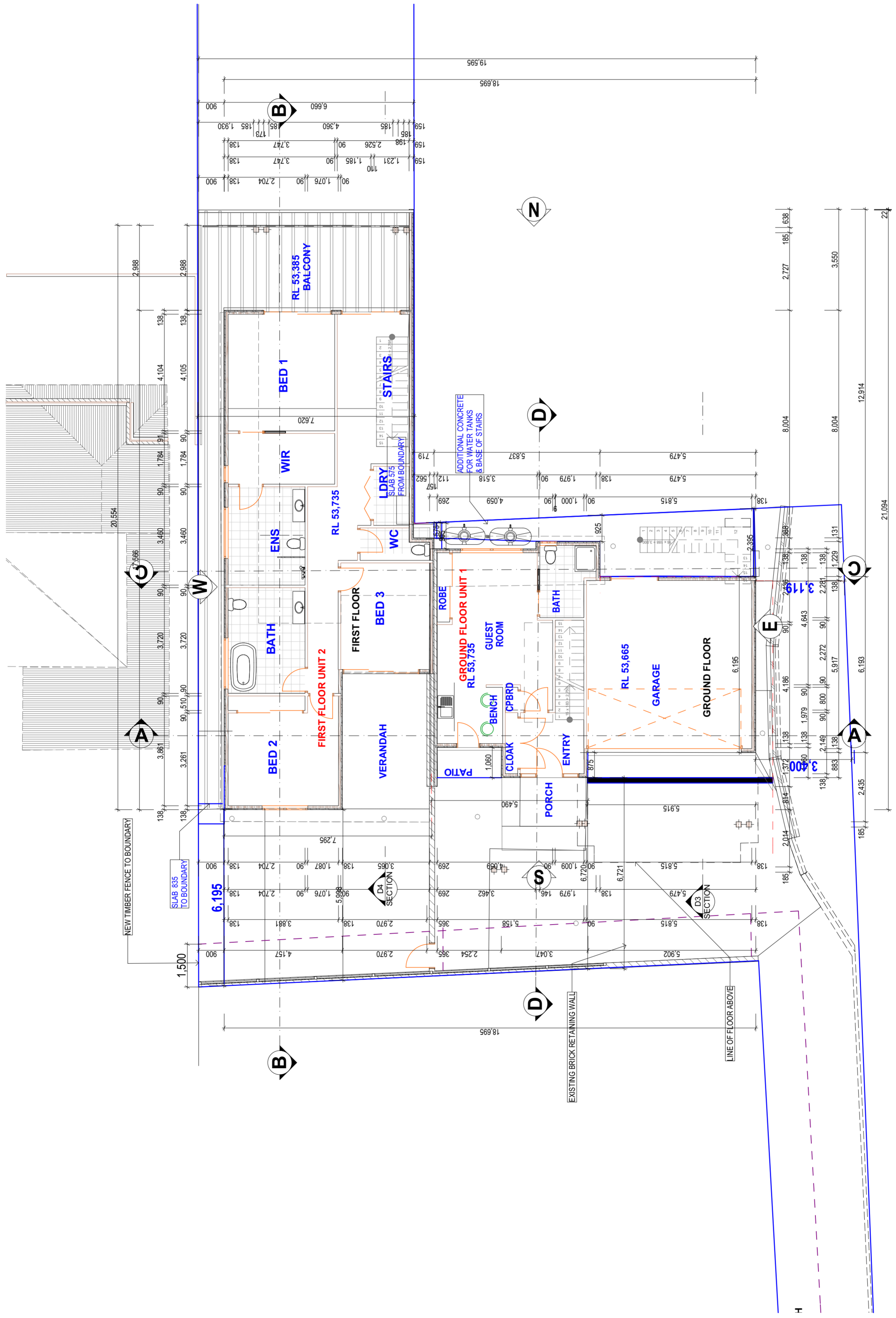
Project Name:
NEW DEVELOPMENT - 2 UNITS
 LOT 202 DP 1116231
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: **SECTION 4.55**
GARAGE LEVEL FLOOR

Scale: AS NOTED
 Drawn By: MATT HOCT
 Job No:
 Drawing No: **2A**
 Plot Date: 25/08/2020

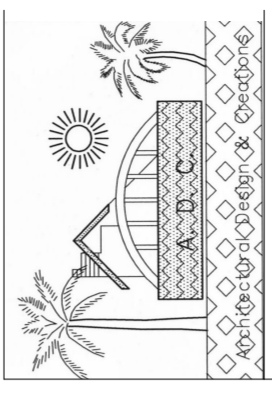
REVISIONS	ISSUE / AMENDMENT	DATE
B	SHADOW DIAGRAMS	13/02/2020
C	REDUCE CEILING HEIGHTS	25/08/2020

D CONNECTED TO ROOF WATER OVERFLOW TO STORMWATER SYSTEM TO HILLVIEW ST VIA EASEMENT NEXT TO GARAGE ON UNIT 2 INCLUDING WATER FROM DRAINAGE PITS AND GRATED DRAIN IN FRONT OF UNIT 1 GARAGE



NOTES

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8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
Read all dimensions and levels on the site to construction. Hold any work, excavation or extension to the finished. Do not commence work until all necessary approvals are obtained. Check all levels and corners subject to survey.

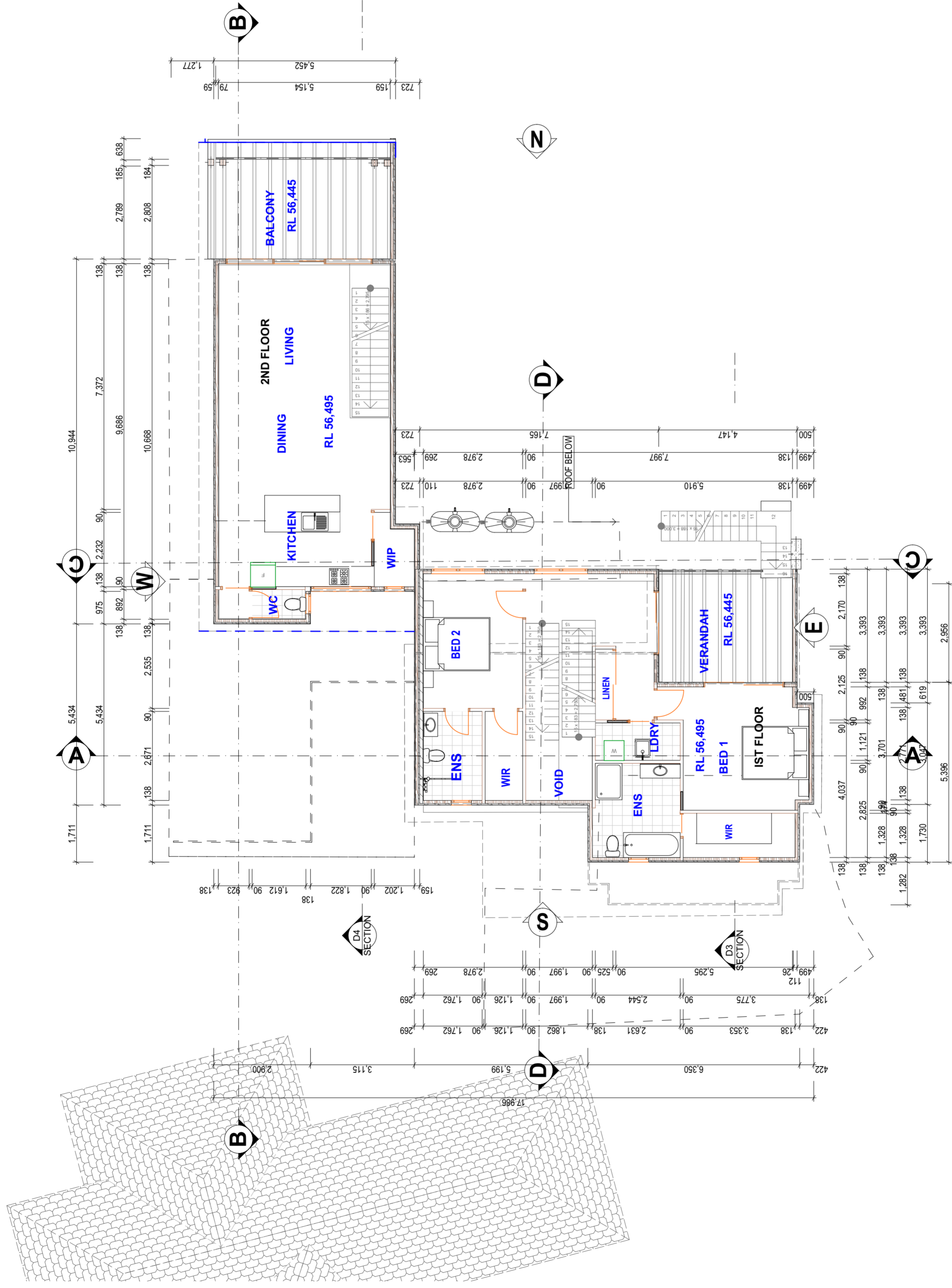
Project Name:
Mr Natirako & Mrs Kchevesgala & Mr Korlevic

NEW DEVELOPMENT - 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: SECTION 4.55
GROUND FLOOR UNIT 1 FF UNIT 2

Scale: AS NOTED
Drawn By: MATT HOCT
Date:
Job No:
Drawing No:
2B
Plot Date: 25/08/2020

REVISIONS	ISSUE / AMENDMENT	DATE
B	SHADOW DIAGRAMS	13/02/2020
C	REDUCE CEILING HEIGHTS	25/08/2020



- NOTES**
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**8 FRONTIER ST
CAMERON PARK NSW 2285**
PHONE: MOB 0402 135 375

General Notes
This drawing is an advisory only and does not constitute a contract. It is subject to the terms and conditions of the contract. Do not use this drawing for any other purpose without the consent of the architect.
Client: Mr Natirako & Mrs Kchevesgala

Project Name: Mr Natirako & Mrs Kchevesgala & Mr Korlevic

NEW DEVELOPMENT - 2 UNITS

LOT 202 DP 1116231
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: SECTION 4.55

2ND & 1ST FLOORS

Scale: AS NOTED
Drawn By: MATT HOCT

Job No: Drawing No: **2C**

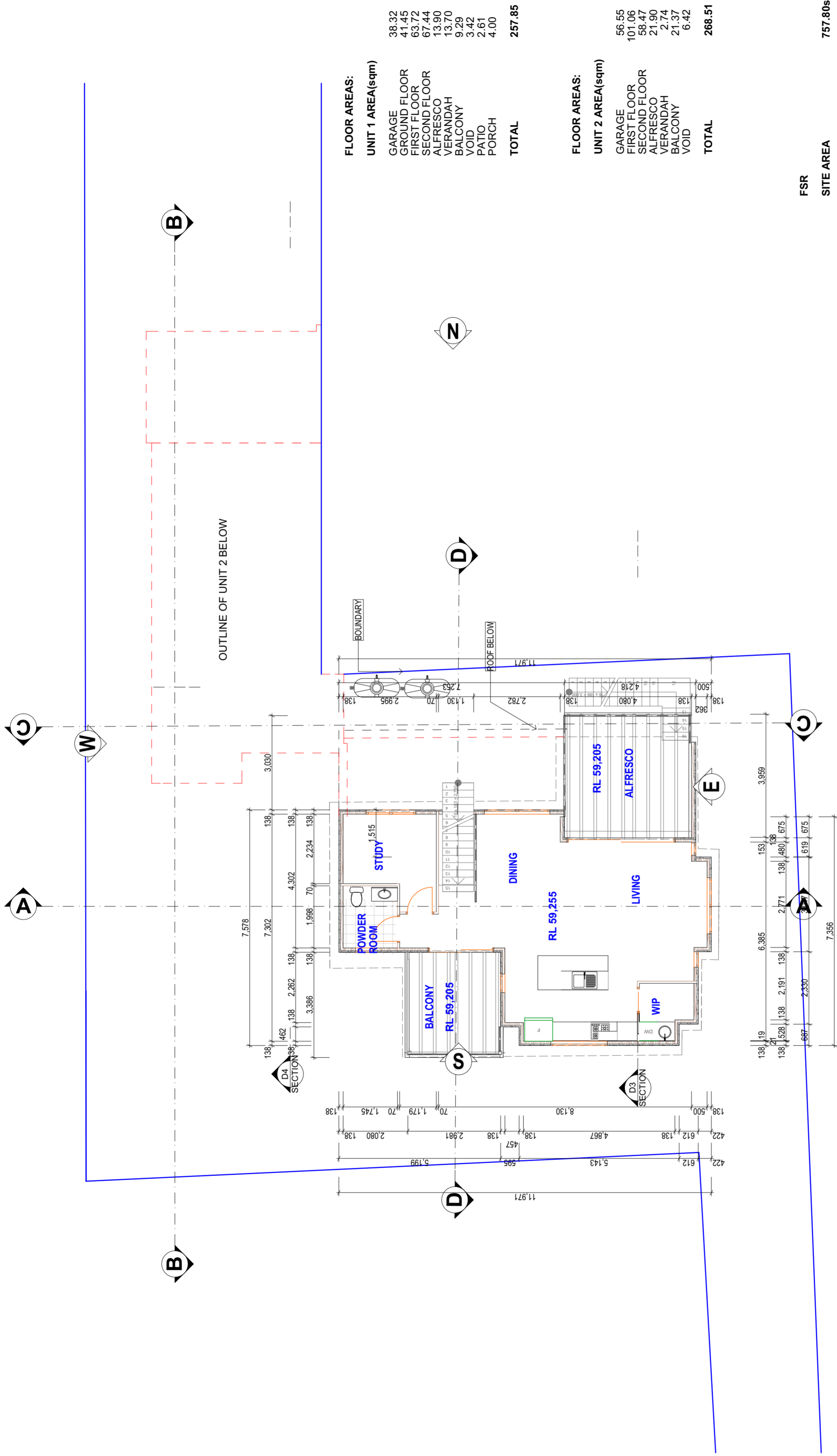
Plot Date: 25/08/2020

REVISIONS
ISSUE / AMENDMENT DATE

B SHADOW DIAGRAMS 13/02/2020

C REDUCE CEILING HEIGHTS 25/08/2020

FIRTS FLOOR UNIT 1 2ND FLOOR UNIT 2
1:100



FLOOR AREAS:

UNIT 1 AREA(sqtm)

GARAGE	38.32
GROUND FLOOR	41.45
FIRST FLOOR	63.72
SECOND FLOOR	67.44
ALFRESCO	13.90
VERANDAH	13.70
BALCONY	9.29
VOID	3.42
PATIO	2.61
PORCH	4.00
TOTAL	257.85

FLOOR AREAS:

UNIT 2 AREA(sqtm)

GARAGE	56.55
FIRST FLOOR	101.06
SECOND FLOOR	58.47
ALFRESCO	21.90
VERANDAH	2.74
BALCONY	21.37
VOID	6.42
TOTAL	268.51

FSR

SITE AREA 757.80sqm

FLOOR SPACE RATIO 297.87

SITE AREA 542.76

(MINUS CONCRETE ACCESS HANDLES FRONT & REAR= 215.02sqm)

FSR =0.548:1

NOTES

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8 FRONTIER ST
CAMERON PARK NSW 2285
 PHONE: MOB 0402 135 375

General Notes
 All dimensions are based on the site conditions. No site survey, observations or measurements have been taken. Do not rely on drawings for construction. All dimensions are subject to survey.

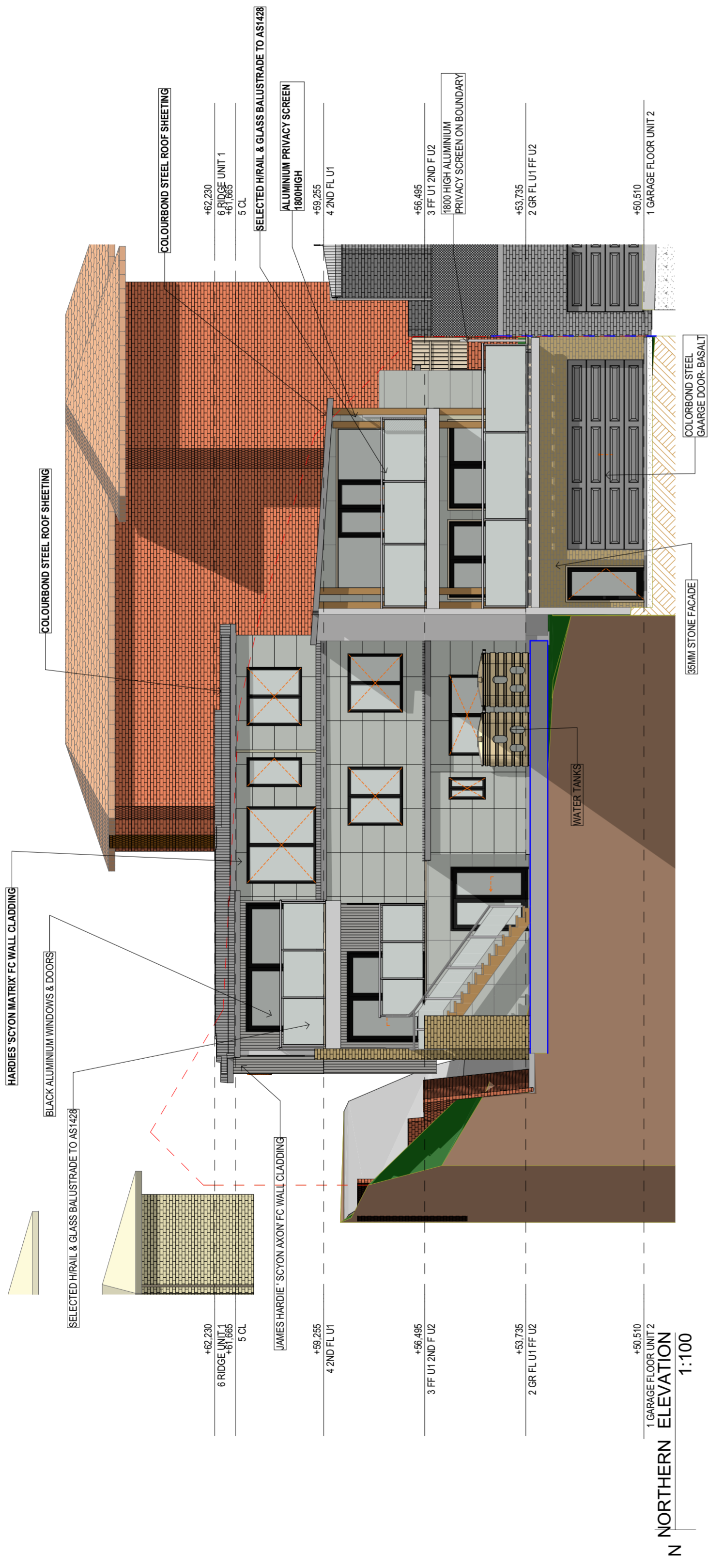
Mr Natirako & Mrs Kchevespala & Mr Korlevic

NEW DEVELOPMENT: 2 UNITS
 LOT 202 DP 1116231
 201A HILLVIEW CRES THE HILL NSW 2300

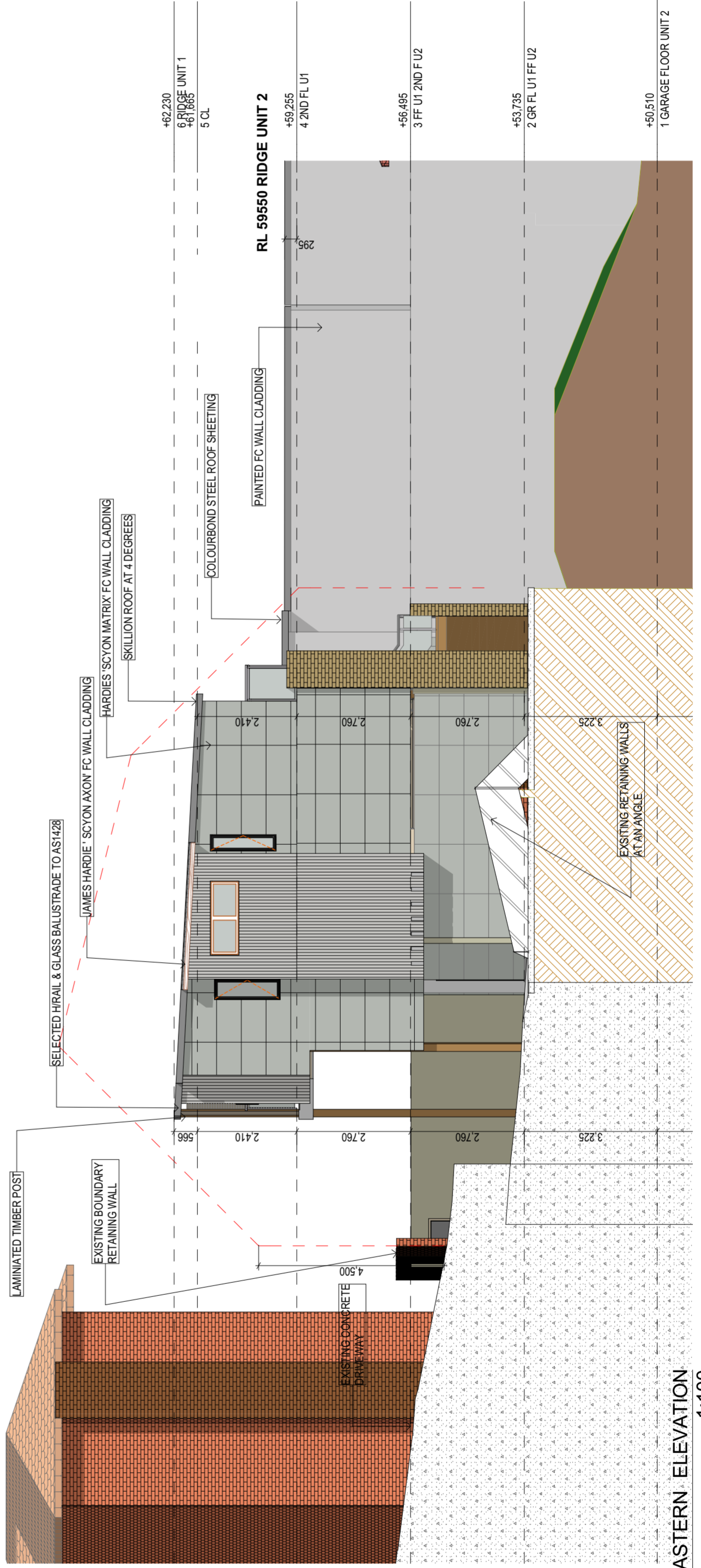
SECTION 4.55
2ND FLOOR UNIT 1

Scale: AS NOTED
 Drawn By: MATT HOCT
 Job No:
 Drawing No: **2D**
 Plot Date: 25/08/2020

REVISIONS	DATE
B SHADOW DIAGRAMS	13/02/2020
C REDUCE CEILING HEIGHTS	25/08/2020

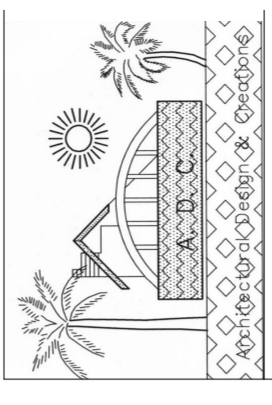


N
NORTHERN ELEVATION
1:100



E
EASTERN ELEVATION
1:100

- NOTES**
1. ALL WORK TO BE DONE IN ACCORDANCE WITH BCA & ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE WORKS & PAY ALL FEES.
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 4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
 All dimensions are in millimetres unless otherwise stated.
 Refer to the site plan for location of buildings and boundaries.
 Do not scale drawings.
 Check all dimensions and confirm with survey.
 Client: ADC

Mr Natirako & Mrs Kchevesgala
& Mr Korlevic

Project Name:
NEW DEVELOPMENT - 2 UNITS

LOT 202 DP 1116231
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title:
**SECTION 4.55
ELEVATIONS**

Scale: as noted
Drawn By: MATT HOCT

Date:
Job No:
Drawing No:
3A

Plot Date:
25/08/2020

REVISIONS	ISSUE / AMENDMENT	DATE
B	SHADOW DIAGRAMS	13/08/2020
C	REDUCE CEILING HEIGHTS	25/08/2020



SOUTHERN ELEVATION
1:100

S

- NOTES**
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8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
 All dimensions are in millimetres unless otherwise stated.
 Note any errors, omissions or omissions to the architect.
 Do not scale drawings.
 Client: Mr Natirako & Mrs Kchevestata & Mr Korlevic

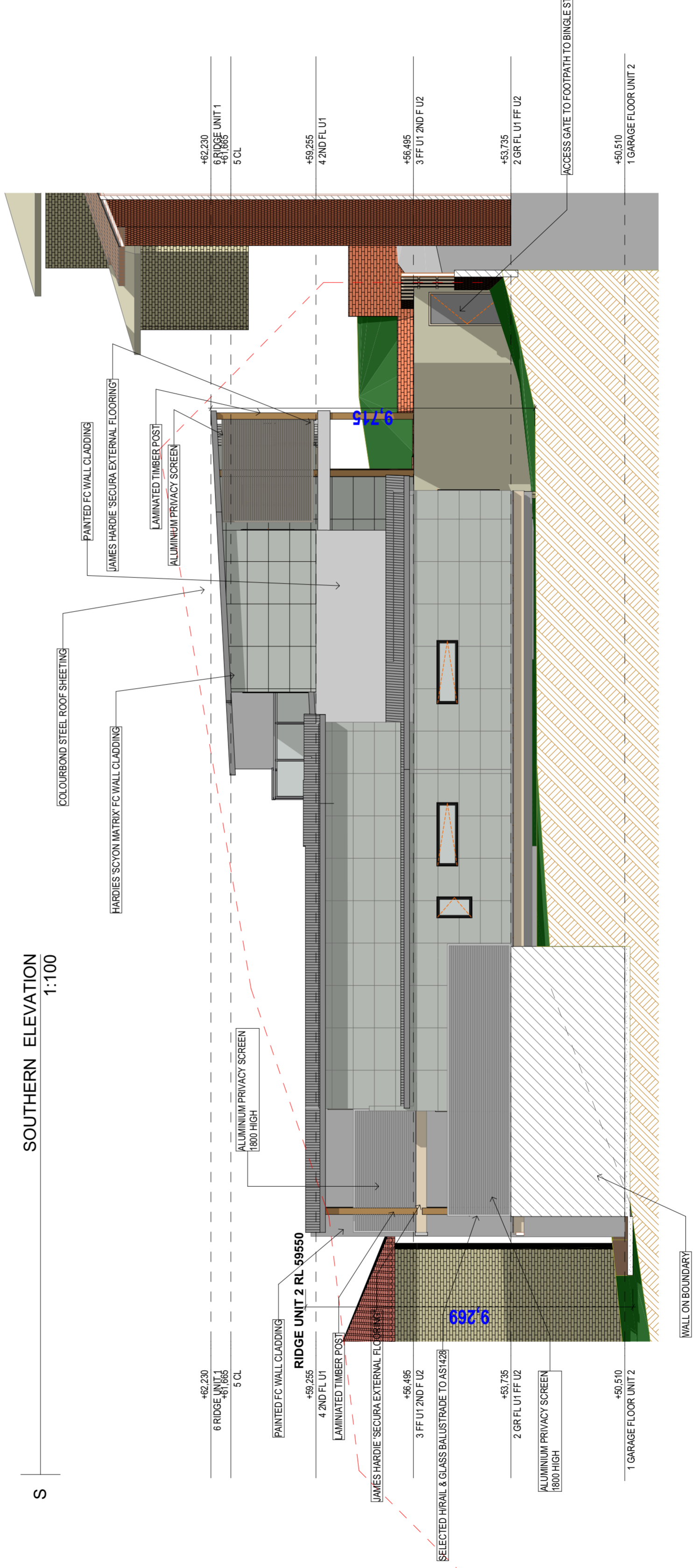
Project Name:
NEW DEVELOPMENT - 2 UNITS

LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title:
**SECTION 4.55
ELEVATION**

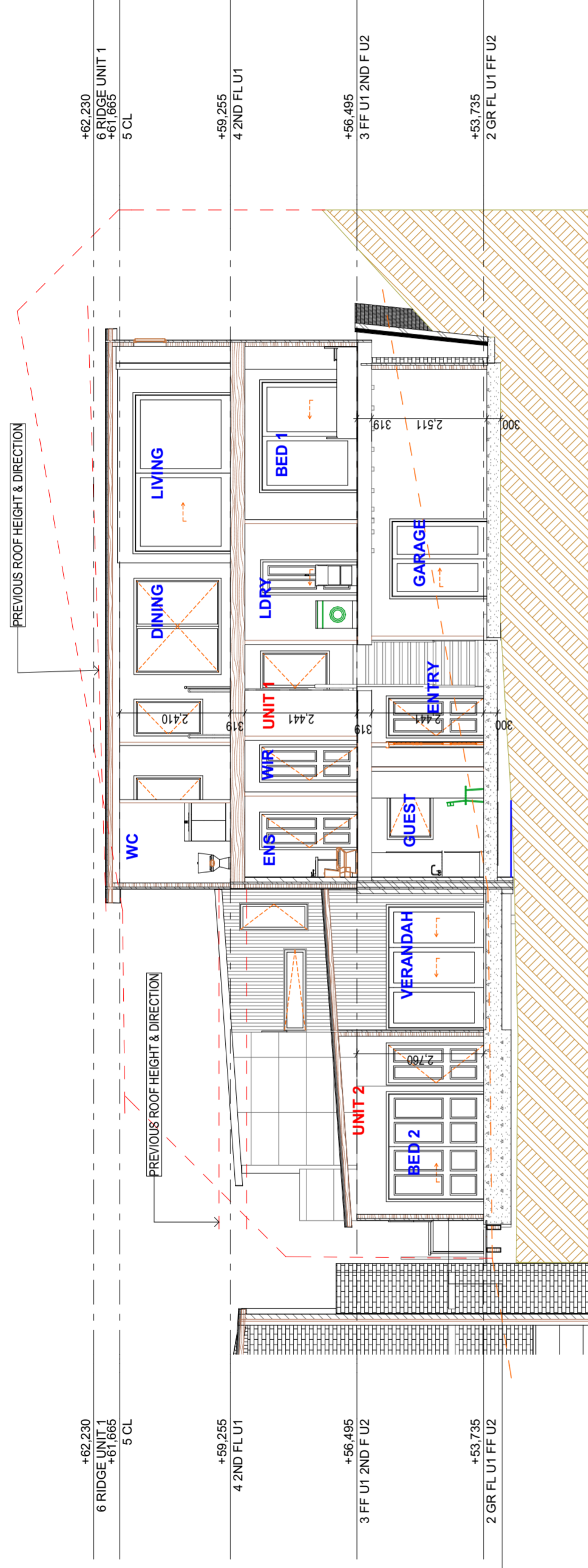
Scale: as noted
 Drawn By: MATT HOCT
 Job No:
 Drawing No: **3B**
 Plot Date: 25/08/2020

REVISIONS	ISSUE / AMENDMENT	DATE
B	SHADOW DIAGRAMS	13/08/2020
C	REDUCE CEILING HEIGHTS	25/08/2020

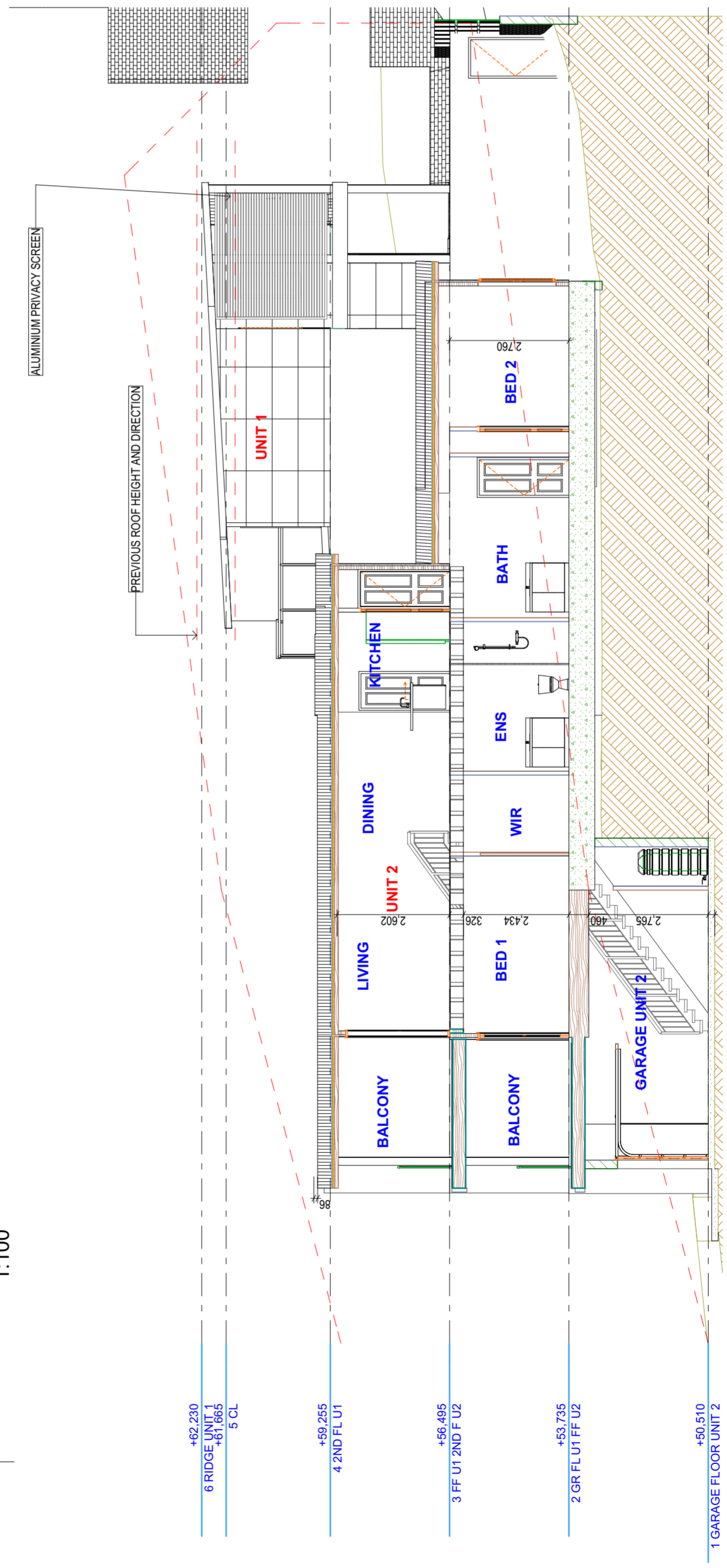


WEST ELEVATION
1:100

W

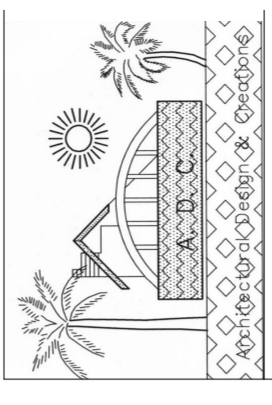


A SECTION on A-A
1:100



B SECTION on B-B
1:100

- NOTES**
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8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
All dimensions are in millimetres unless otherwise stated.
Verify any work, dimensions or materials to be used in construction.
Do not scale drawings.
Do not use drawings for construction purposes without the consent of the architect.
Client: Mr. Natiravko & Mrs. Khorvick
City: NSW

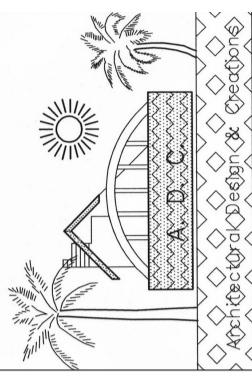
Mr. Natiravko & Mrs. Khorvick
Project Name: NEW DEVELOPMENT - 2 UNITS
LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: SECTION 4.55
Scale: AS NOTED
Drawn By: MATT HOCT
Date: _____
Job No: _____
Drawing No: 4A
Pict Date: 25/08/2020

REVISIONS	ISSUE / AMENDMENT	DATE
B	SHADOW DIAGRAMS	13/02/2020
C	REDUCE CEILING HEIGHTS	25/08/2020

NOTES

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8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
All dimensions and levels are to be taken to construction. All dimensions, elevations or contours to be as indicated. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.
CLIENTS:

Mr Nativaiko & Mrs Kchevesajia
& Mr Korlevic

Project Name:

NEW DEVELOPMENT - 2 UNITS

LOT 202 DP 1116291
20A HILL VIEW CRES THE HILL NSW 2300

Drawing Title:
**SECTION 4.55
SECTIONS**

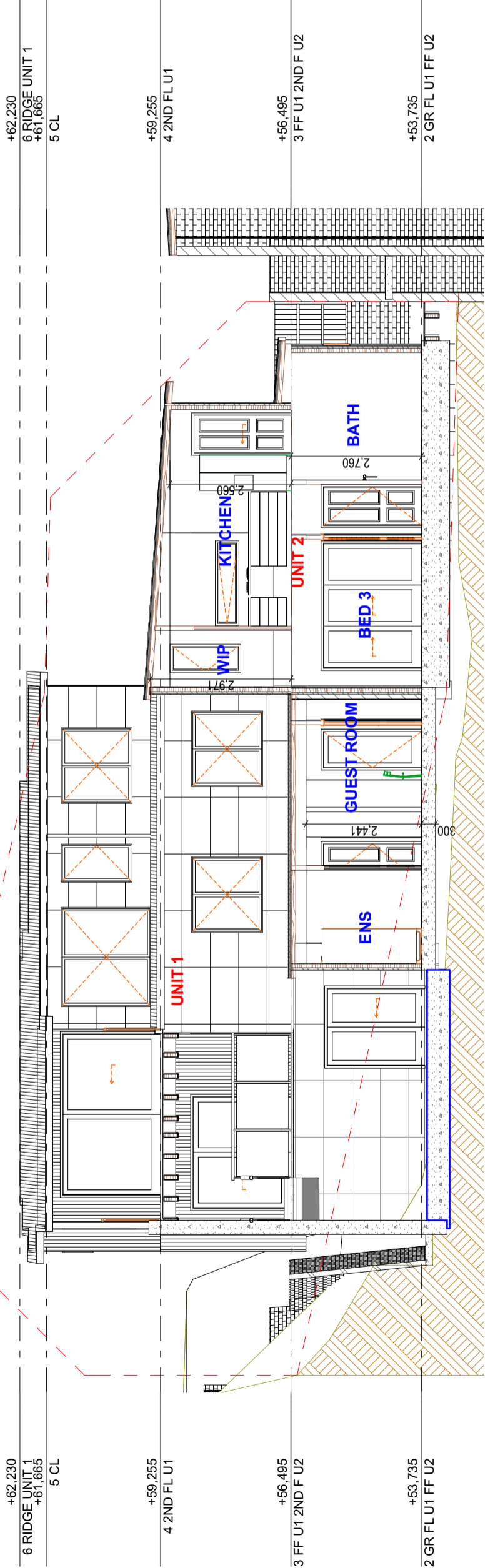
Scale: as noted

Date: Drawn By: MATT HOLT

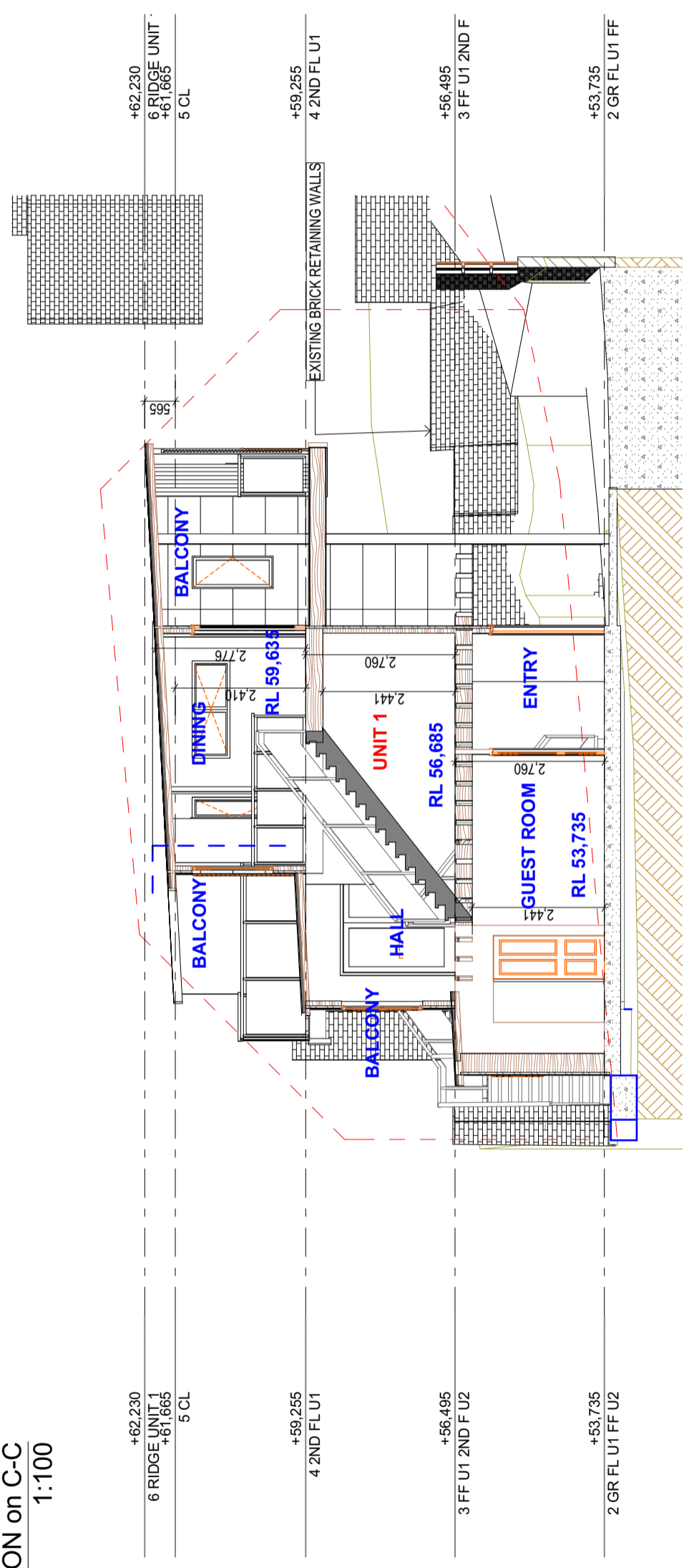
Job No: Drawing No:
4B

Plot Date: 25/08/2020

AMENDMENTS
ISSUE / AMENDMENT DATE



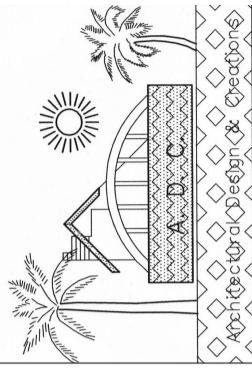
C SECTION on C-C
1:100



D SECTION on D-D
1:100

NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH BCA & ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE WORKS & PAY ALL FEES.
2. ALL RELEVANT DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. NO ALLOWANCES WILL BE MADE FOR FAILURE TO DO THIS.
3. ENSURE EXISTING RESIDENCE IS ADEQUATELY PROTECTED & WATERPROOFED DURING CONSTRUCTION. EXISTING STRUCTURE TO BE CAREFULLY SUPPORTED PRIOR TO COMMENCING ANY WORK.
4. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS.



8 FRONTIER ST
CAMERON PARK NSW 2285
PHONE: MOB 0402 135 375

General Notes
All dimensions and levels are to the face of construction. No allowances are to be made for construction. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey. CLIENTS:

Mr Nativaiko & Mrs Kohevesajala
& Mr Korovic

Project Name:

NEW DEVELOPMENT - 2 UNITS

LOT 202 DP 1116291
20A HILL VIEW CRES THE HILL NSW 2300

Drawing Title:

**SECTION 4.55
NOTIFICATION PLAN**

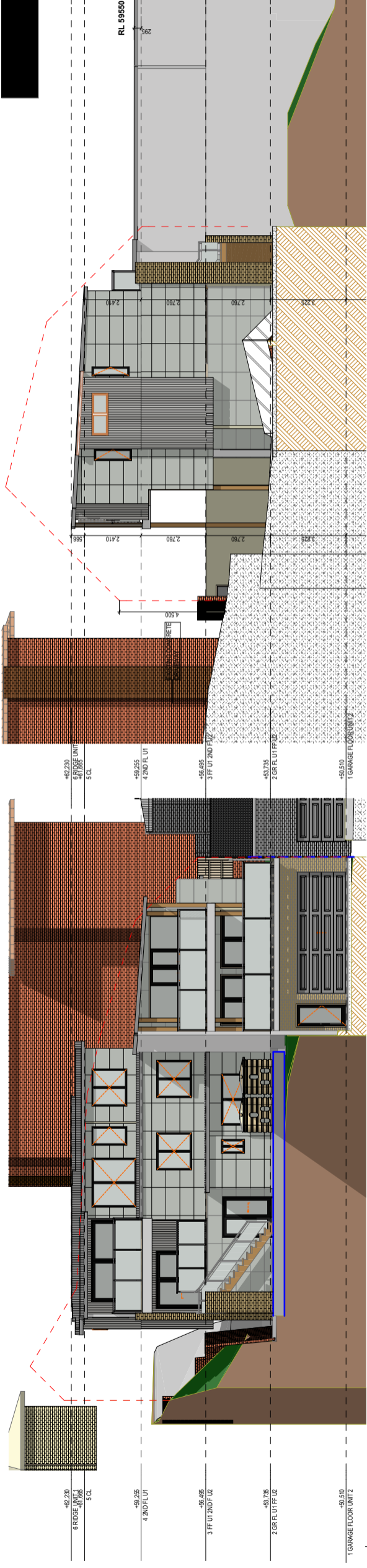
Scale: as noted

Date: Drawn By: MATT HOLT

Job No: Drawing No: 5

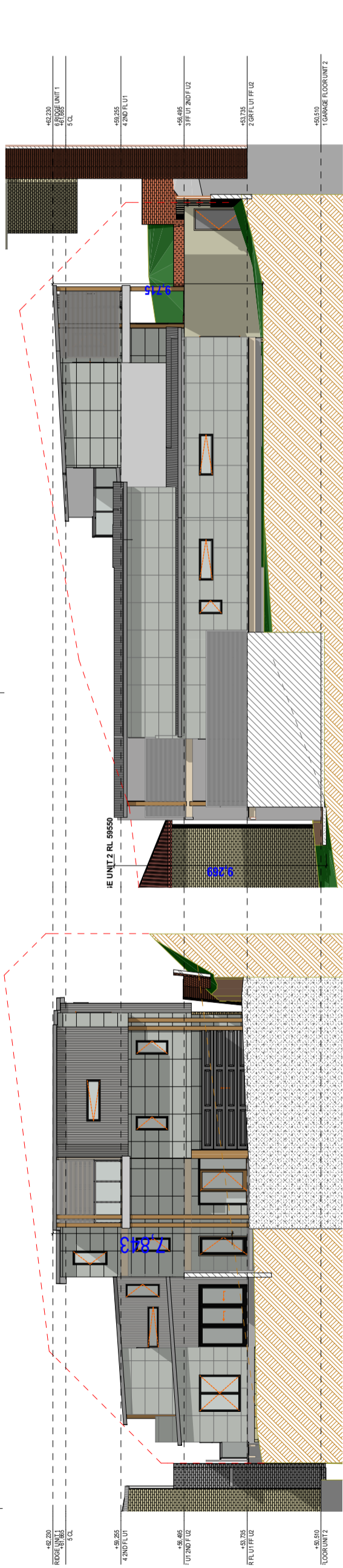
Plot Date: 25/08/2020

AMENDMENTS
ISSUE / AMENDMENT DATE



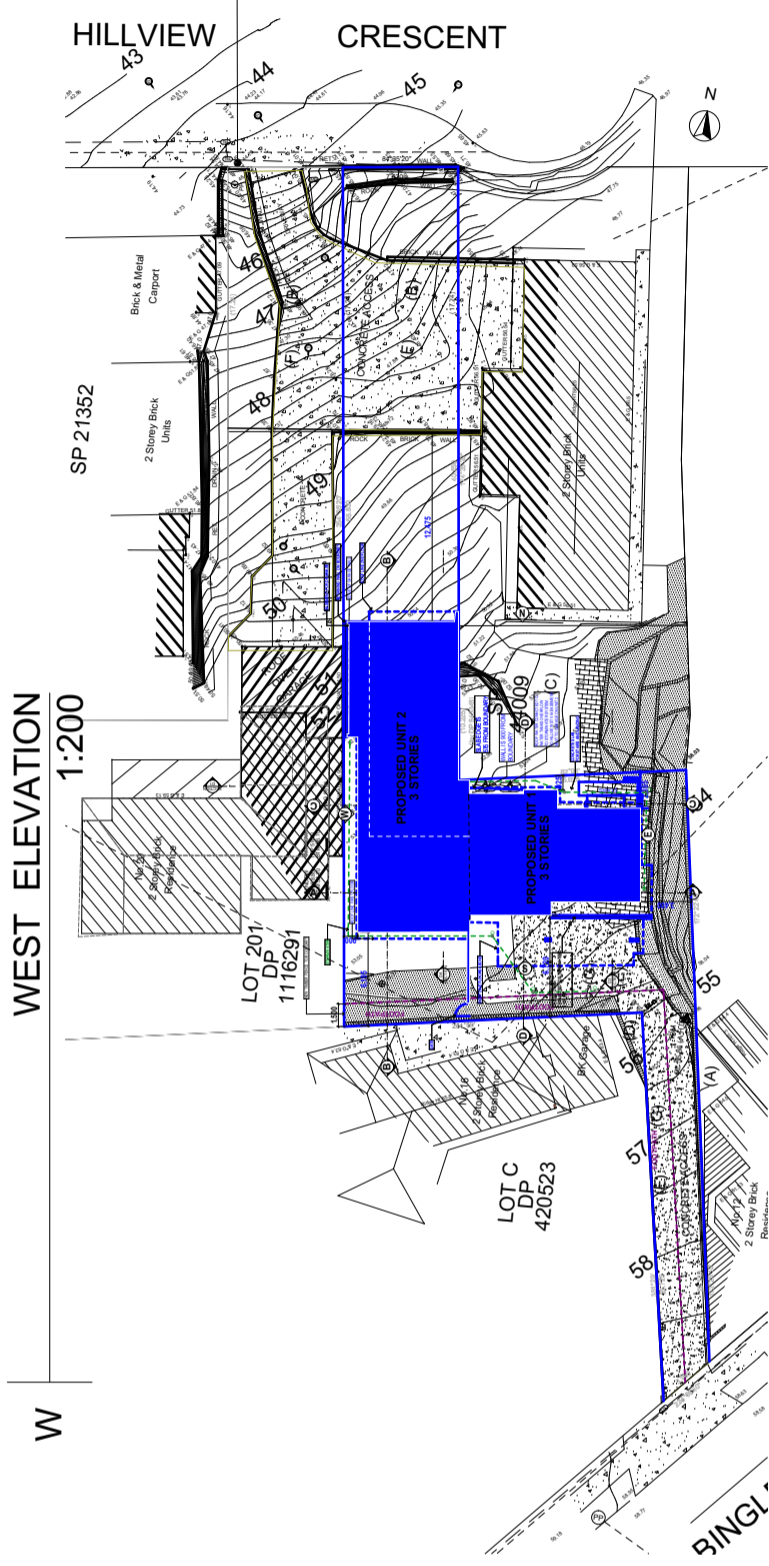
N NORTHERN ELEVATION
1:200

E EASTERN ELEVATION
1:200



S SOUTHERN ELEVATION
1:200

W WEST ELEVATION
1:200



SITE PLAN
1:500

BASIX Commitments Summary

Certificate No. 610849M

The commitments set out below require that the proposed development is to be carried out. It is a condition of any development consent granted, or competing development certificate issued, for the proposed development that BASIX commitments be complied with.

Water Commitments

FIXTURES must be installed to a minimum rating of:

- Showerhead 3 STARS
- Kitchen taps 3 STARS
- Rainwater tank 2000 litres
- Rainwater tank storage of 121m³
- Rainwater tank connected to:
- UNIT1
- UNIT2

Additional commitments:

- Toilet flushing system 3 STARS
- Bath taps 3 STARS
- Rain collection off a tiled roof area of 114m²
- Rain collection off a tiled roof area of 114m²
- Cold water for address washing
- At least one out door tap
- Cold water for address washing
- At least one out door tap

Thermal Comfort Commitments

Floors, walls and ceiling must be installed in accordance with the specifications listed below:

Floor

- Construction: Insulation
- concrete slab on ground
- suspended floor
- concrete block
- brick veneer
- plasterboard
- plasterboard
- unventilated dark

Adjoining walls

- External walls: R1.0 insulation
- Internal walls shared with garage: R1.5 wall batts
- Internal walls shared with garage: R1.0 ceiling batts
- Roof: 55mm anticon blanket to underside of roof sheeting

Windows, glazed doors and skylights must be installed in accordance with the specifications listed below:

Energy Commitments

UNIT 1

- Hot Water: Gas instantaneous 5 stars
- Heating System: LIVING 1 phase A/C 2.5 stars, BEDROOM 1 phase A/C 2.5 stars
- Cooling System: LIVING 1 phase A/C 2.5 stars, BEDROOM 1 phase A/C 2.5 stars
- Heating System: LIVING 1 phase A/C 2.5 stars, BEDROOM 1 phase A/C 2.5 stars
- Ventilation: BATHROOM individual fan not ducted, manual on/off; KITCHEN individual fan ducted to facade, manual on/off; LAUNDRY natural ventilation
- Artificial Lighting: must be light by fluorescent or light emitting diode (LED) lamps and where marked 'fluorescent' only fluorescent or light emitting diode (LED) lamps will be accepted
- Bathroom / study: Living / dining, Laundry, floor or bed
- Kitchen: floor or bed
- Hallways: floor or bed

UNIT 2

- Hot Water: Gas instantaneous 5 stars
- Heating System: LIVING 1 phase A/C 2.5 stars, BEDROOM 1 phase A/C 2.5 stars
- Cooling System: LIVING 1 phase A/C 2.5 stars, BEDROOM 1 phase A/C 2.5 stars
- Heating System: LIVING 1 phase A/C 2.5 stars, BEDROOM 1 phase A/C 2.5 stars
- Ventilation: BATHROOM individual fan not ducted, manual on/off; KITCHEN individual fan ducted to facade, manual on/off; LAUNDRY individual fan not ducted, manual on/off
- Artificial Lighting: must be light by fluorescent or light emitting diode (LED) lamps and where marked 'fluorescent' only fluorescent or light emitting diode (LED) lamps will be accepted
- Bathroom / study: Living / dining, Laundry, floor or bed
- Kitchen: floor or bed
- Hallways: floor or bed
- Both Units: Natural lighting
- Other: Kitchen must have natural lighting via a window and / or skylight; Bathroom / toilet must have natural lighting via a window and / or skylight; must install a fixed outdoor shading device; gas water heating is not allowed

HOUSE 1 WINDOW SCHEDULE

ID	QTY	Height	Width	Glazing	Type	Area
W01	1	1,020	2,153	Glass, Clear	AS	2.20
W02	1	1,020	600	Glass, Clear	AS	0.61
W02	1	1,362	1,550	Glass, Clear	AS	2.11
W02	1	1,534	1,550	Glass, Clear	AS	2.38
W03	1	1,362	800	Glass, Clear	FG	1.09
W03	1	750	2,100	Glass, Obscure	FG	1.58
W03	1	1,534	1,500	Glass, Clear	FG	2.30
W05	3	1,485	450	Glass, opaque	QCC	0.67
W06	1	1,765	2,100	Glass, Clear	FG	3.71
W09	1	600	2,100	Glass, opaque	FG	1.26
W14	2	1,350	610	Glass, Obscure	QCC	0.82
W15	1	1,362	610	Glass, opaque	QCC	0.83
W17	1	1,362	600	Glass, opaque	AA	0.82
W18	1	1,485	525	Glass, opaque	AA	0.78
WD03	1	2,065	1,600	Glass, Clear	TSD	3.30
WD03	1	2,100	1,900	Glass, Clear	TSD	3.99
WD03	1	2,100	2,400	Glass, Low E	TSD	5.04
WD03	1	2,065	3,552	---	TSD	7.33
21						
Glass, Clear Uval 5.91 SHGC 0.73						
Glass, opaque Uval 5.91 SHGC 0.73						
Glass, Low E Uval 4.04 SHGC 0.62						

HOUSE 1 DOOR SCHEDULE

ID	QTY	Height	Width	Glazing	Style	Area
D01 GAR	1	2,150	5,410	---	---	11.63
D02	1	2,150	820	Glass, opaque	---	1.76
D02	1	2,340	920	Glass, opaque	---	2.15
3						



HOUSE 2 WINDOW SCHEDULE

ID	QTY	Height	Width	Glazing	Type	Area
W01	1	1,800	1,550	Glass, Clear	AS	2.79
W04	2	590	1,791	Glass, Clear	AA	1.06
W05	1	1,020	600	Glass, Clear	AA	0.61
W06	1	500	1,800	Glass, opaque	AA	0.90
W08	1	1,500	610	Glass, opaque	QCC	0.92
WD02	1	2,065	1,791	Glass, Clear	TXD	3.70
WD03	1	2,400	4,398	Glass, Clear	TXD	10.56
8						
Glass, Clear Uval 5.91 SHGC 0.73						
Glass, opaque Uval 5.91 SHGC 0.73						

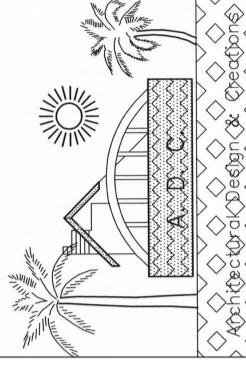
HOUSE 2 DOOR SCHEDULE

ID	QTY	Height	Width	Glazing
D01	1	2,040	920	Glass, opaque
D02 GAR	1	2,400	4,950	---
2				



NOTES

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General Notes

1. All dimensions and levels are to be taken to construction. No allowances or corrections to be made. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.

Client: Mr Nativaiko & Mrs Kohevesjaja & Mr Korjevic

Project Name: NEW DEVELOPMENT - 2 UNITS

LOT 202 DP 1116291
20A HILLVIEW CRES THE HILL NSW 2300

Drawing Title: SECTION 4.55
BASIX & WINDOW SCHEDULE

Scale: as noted

Date: Drawn By: MATT HOLT

Job No: Drawing No: 6

Plot Date: 25/08/2020

AMENDMENTS
ISSUE / AMENDMENT DATE

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**EDAC 08/12/2020 – DA2015/0878.03 – 20A HILLVIEW CRESCENT,
THE HILL – MODIFICATION TO DA2015/0878 - INCLUDING
CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS**

ITEM-46 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Extraordinary Development
Applications Committee Meeting
8 December 2020

Application No: DA2015/0878.03

Land: Lot 202 DP 1116291

Property Address: 20A Hillview Crescent The Hill NSW 2300

Proposed Development: Modification to DA2015/0878 - including changes to floor heights and pitching of roofs

MODIFIED NOTICE OF DETERMINATION

Modified Application No: DA2015/0878.03

SCHEDULE 1

REASONS FOR CONDITIONS

- The conditions of this consent have been imposed in accordance with Section 80A of the *Environmental Planning and Assessment Act 1979* (NSW). The conditions relate to any matter referred to in Section 79C(1) of relevance to the development the subject of the consent and are imposed to ensure that the development is undertaken in an orderly manner, with acceptable impacts on the natural and built environment.

APPROVED DOCUMENTATION

- The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan No / Supporting Document	Reference Version	Prepared by	Dated
Section 4.55 Site Plan	1A Issue C	Architectural & Creations Design	25/08/2020
Section 4.55 Site Survey	1B Issue C	Architectural & Creations Design	25/08/2020
Section 4.55 Site Areas	1C Issue C	Architectural & Creations Design	25/08/2020
Section 4.55 Garage Level Floor	2A Issue C	Architectural & Creations Design	25/08/2020
Section 4.55 Ground Floor Unit 1 FF Unit 2	2B Issue C	Architectural & Creations Design	25/08/2020
Section 4.55 2 nd & 1 st Floors	2C Issue C	Architectural & Creations Design	25/08/2020
Section 4.55 2 nd Floor Unit 1	2D Issue C	Architectural & Creations Design	25/08/2020
Section 4.55 Elevations	3A Issue C	Architectural & Creations Design	25/08/2020

Section 4.55 Elevation	3B Issue C	Architectural Design & Creations	25/08/2020
Section 4.55 Sections	4A Issue C	Architectural Design & Creations	25/08/2020
Section 4.55 Sections	4B	Architectural Design & Creations	25/08/2020
Section 4.55 BASIX & Win/Door Schedule	6	Architectural Design & Creations	25/08/2020
Stormwater Management Plan - 50878-SWD-01 of 01	E	Forum Consulting Engineers	27.01.16
BASIX Certificate - 650849M	6.36	Sheer Designs Planning and Drafting Solutions P/L	18.08.15

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

3. A total monetary contribution of **\$11,306.02** is to be paid to Council, pursuant to Section 94A of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

- a) This condition is imposed in accordance with the provisions of *The City of Newcastle S94A Development Contributions Plan 2009* (updated version operational from 15 March 2011). A copy of the plan may be inspected at Council's Customer Enquiry Centre, ground floor of the City Administration Centre, 282 King Street Newcastle 8.30 am to 5.00 pm, excluding public holidays.
- b) The City of Newcastle S94A Development Contributions Plan 2009 permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement. Refer to the s94A Development Contributions Plan 2009.
- c) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and as a guide, these approximate dates are provided below. Indexation quarters from the ABS are as follows:

Indexation quarters	Approx release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact Council's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

4. Parking spaces and access for both residences on the site are to be designed to comply with AS/NZS 2890.1:2004: Parking facilities – Off-street car parking. Full details are to be included in documentation for a Construction Certificate application.
5. All proposed driveways and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. The driveways are to be constructed in accordance with AS2890 – (Off street parking) and Council design specifications. Full details are to be included in documentation for a Construction Certificate application.
6. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays sufficient to discourage the encroachment of vehicles thereon. Full details are to be included in documentation for a Construction Certificate application.
7. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance in accordance with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Full details are to be included in documentation for a Construction Certificate application.
8. Roof water from the proposed new work is to be directed to the proposed water tanks (minimum capacity of 4,000L per dwelling) and being reticulated there from to any new toilet cisterns, external taps and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be installed in accordance with Australian Standard AS 3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be included in documentation for a Construction Certificate application.
9. All downpipes discharging to the rainwater tanks are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water. A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of pipe blockage (e.g. capped relief access points at the lowest level of stormwater drainage). Full details are to be included in documentation for a Construction Certificate application.
10. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to Council's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Full details are to be included in documentation for a Construction Certificate application.
11. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on Stormwater Plan prepared by Forum Consulting Engineers (Drawing No. 50878-SWD-01 of 01, Issue E, Dated 27.01.16). Full details are to be included in documentation for a Construction Certificate application.

12. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls, full details are to be included in documentation for a Construction Certificate application.
13. All retaining walls to be designed by a suitably qualified professional engineer with suitable provision made for drainage. Full details of the retaining wall design are to be included in documentation for a Construction Certificate.
14. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required under the conditions of this consent are required to be detailed on a comprehensive landscape design plan and specification. The required comprehensive landscape design plan and specifications is to be in accordance with the provisions of Newcastle Development Control Plan 2012 and is to include details of the following:
 - a) cross sections through the site where appropriate
 - b) proposed contours or spot levels
 - c) botanical names
 - d) quantities and container size of all proposed trees
 - e) shrubs and ground cover
 - f) details of proposed soil preparation
 - g) mulching and staking
 - h) treatment of external surfaces and retaining walls where proposed
 - i) drainage, location of taps and
 - j) appropriate maintenance periods.

The plan is to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

15. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer s50 Hunter Water Act 1991) is to be included in documentation for a Construction Certificate application.
16. Adequate facilities are to be provided within the proposed individual private courtyards, or in another adequately screened location, for the storage of garbage. Full details are to be included in documentation for a Construction Certificate application.
17. A mailbox is to be provided at the street frontage for each dwelling in accordance with the requirements of Australia Post, clearly displaying the required house number. Full details are to be included in the documentation for a Construction Certificate application.
18. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on an Erosion and Sediment Control Plan that is to be submitted for approval with the Construction Certificate application. Controls are not to be removed until the site is stable with all bare areas supporting an established

vegetative cover.

19. A dilapidation report prepared by a suitability qualified person shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate. The dilapidation report shall document and photograph the current structural condition of the adjoining buildings, infrastructure and roads.
20. Working drawings and specifications of the proposed building are to be submitted to the NSW Mine Subsidence Board for approval prior to an application for a Construction Certificate and any requirements of the Board are to be included in the documentation for a Construction Certificate application.
21. Any proposed work within the public road reserve, including driveway works, reinstatement of a kerb or installation of drainage, is to be the subject of the separate approval of Council prior to commencement.

A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993 (NSW)*, before the issue of a Construction Certificate.

22. The BASIX Certificate approved under DA 2015/0878 is to be updated to reflect the modified development approved by this consent. The updated BASIX Certificate is to be included in documentation for a Construction Certificate application.

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

23. Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet is to:

- a) Be a standard flushing toilet connected to a public sewer, or
 - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993 (NSW)*, or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993 (NSW)*.
24. At a minimum, the following waste management measures shall be implemented during the construction phase:
 - a) A waste container of at least one cubic metre capacity shall be provided, maintained and regularly serviced from the commencement of operations until the completion of the building for the reception and storage of waste generated by the construction of the building and associated waste
 - b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets
 - c) Appropriate provision is to be made to prevent windblown rubbish leaving the site and
 - d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

Note: Fines may be issued for pollution/littering offences under the *Protection of the*

Environment Operations Act 1997 (NSW).

25. A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
- a) showing the name, address and telephone number of the Principal Certifying Authority for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor for any building work and also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

26. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
27. In the case of residential building work for which the *Home Building Act 1989 (NSW)* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.
28. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
29. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided and adequate provision must be made for drainage.
30. All building materials, plant and equipment is to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on Council reserves including the road reserve is not permitted.
31. Any proposed paving works within the public footway are to be in accordance with the requirements of Council's specification (Standard Drawing A1400).

Note: It will be necessary for the Developer to notify water, telecommunications, gas and electricity authorities of the proposed paving works in order to enable the various authorities to carry out and complete any necessary repairs and/or amplification to their respective services before such works are commenced.

32. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
33. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices - traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.

34. Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the development.
35. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifying Authority at the stages of construction indicated:
- a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
 - c) When the roof has been completed, confirming that the building does not exceed the approved levels.
36. Construction/demolition work that generates noise that is audible at residential premises is to be restricted to the following times:
- Monday to Friday, 7:00 am to 6:00 pm and
 - Saturday, 8:00 am to 1:00 pm.

No noise from construction/demolition work is to be generated on Sundays or public holidays.

37. Council's 'PREVENT POLLUTION' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary so it is clearly visible to the public or at other locations on the site as otherwise directed by Council for the duration of demolition and construction work.

Note: Council's 'PREVENT POLLUTION' sign can be obtained by presenting your development application receipt at Council's Customer Enquiry Counter at 282 King Street Newcastle.

38. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.
39. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Exemption that is permitted to be used as a fill material, in accordance with the provisions of the Protection of the Environment Operations Act 1997 (NSW) and the Protection of the Environment (Waste) Regulation 2005 (NSW).
40. Any fill material subject to a Resource Recovery Exemption received at the site must be accompanied by documentation demonstrating that material's compliance with the conditions of the exemption, and this documentation must be provided to Council officers or the Principal Certifying Authority on request.
41. Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
42. All necessary measures are to be undertaken to control dust pollution from the site. These measures must include, but not are limited to:

- a) Restricting topsoil removal
 - b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion)
 - c) Alter or cease construction work during periods of high wind and
 - d) Erect green or black shade cloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
43. Proposed landscape works are to be carried out generally in accordance with the details indicated on the submitted landscape design plan except as required to be modified under the terms of this consent.
44. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the *Surveying and Spatial Information Act 2002* (NSW).

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE, A SUBDIVISION CERTIFICATE OR A STRATA CERTIFICATE

45. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to Council within fourteen days of receipt.
46. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.
47. All works within the road reserve required by this consent are to be completed prior to the issue of a Final Occupation Certificate.
48. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifying Authority and to The City of Newcastle prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
49. The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate.
50. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.
51. A post construction dilapidation report prepared by a suitability qualified person shall be submitted to the Principal Certifying Authority prior to the issue of an Occupation

Certificate, to ascertain if any structural damage has occurred to the adjoining buildings, infrastructure and roads. The reports shall be forwarded to Council and will be made available in any private dispute between neighbours regarding damage arising from construction works.

52. An application is to be made for a Subdivision Certificate. The application is to be supported by a survey plan of subdivision, five copies thereof and a Section 50 Certificate from the Hunter Water Corporation.
53. An appropriate notation is to be placed on the plan of subdivision and an instrument under Section 88B of the *Conveyancing Act 1919* (NSW) being submitted to Council setting out the terms of easements as required by this consent. Council in addition to the owner of the land benefited by the easement is to be a party whose consent is needed to release or vary easements.
54. Written evidence of approval by the Mine Subsidence Board is to be obtained and submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.
55. The approved residential development on the site is to be completed to at least lock-up stage prior to the issue of the Subdivision Certificate.

Lock-up stage is taken to mean the stage at which a building's external wall cladding and roof covering is fixed and external doors and windows are fixed (even if those doors and windows are only temporary).

56. The premises are to be identified by the provision of house numbers on the building exterior and mailbox such that they are clearly visible from the road frontage.

The minimum numeral height shall be 75mm.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

57. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
58. All vehicular movement to and from Unit 1 on Proposed Lot 21 is to be in a forward direction.
59. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.
60. A Maintenance Manual for all water quality devices is to be prepared in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). The Maintenance Manual is to address maintenance issues concerning the water quality devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the Maintenance Manual prepared by the applicant is to be completed prior to occupation of this site for the intended use.
61. The premises are allocated the following street addresses in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation*.

Council allocated street addresses					
Unit/ dwelling	Unit	Street number	Street name	Street type	Suburb

number on plan					
Proposed Lot 21	-	14	Bingle	Street	The Hill
Proposed Lot 22	-	20A	Hillview	Crescent	The Hill

62. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the Protection of the Environment Operations Act 1997 (NSW).

Should Council consider offensive noise has emanated from the premises, the owner/occupier of the premises will be required to submit an acoustic assessment prepared by a suitably qualified acoustical consultant recommending appropriate acoustic measures necessary to ensure future compliance with this condition and will be required to implement such measures within a nominated period. Furthermore, written certification from the said consultant confirming the recommended acoustic measures have been satisfactorily implemented will be required to be submitted to Council prior to the expiration of the nominated period.

63. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building.

ADVISORY MATTERS

64. Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development' as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (NSW) are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to the retaining wall taking place.
65. An application is to be submitted to Council for the removal or pruning of any trees located more than three metres from the dwelling, wall measured from the centre of the trunk to the footings of the dwelling, excluding carports and pergolas.
66. It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
67. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works.
68. Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required of any adjoining owner under the provisions of the *Dividing Fences Act 1991* (NSW).
69. Prior to commencing any construction works, the following provisions of the *Environmental Planning and Assessment Act 1979* (NSW) (the 'Act') are to be complied with:
- a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act and

- c) Council is to be given at least two days' notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the Act.
70. Development applications are not assessed against the provisions of the Building Code of Australia. A Section 96 modification under the *Environmental Planning and Assessment Act 1979* (NSW) will be required if design amendments that cause the proposal to be inconsistent with the development consent are necessary to comply with the provisions of the Building Code of Australia.
71. Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000* (NSW).
72. It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.
73. Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

- Confirm and clarify the terms of Council's determination;
- Identify modifications and additional requirements that will result in improved compliance, development and environmental outcomes;
- Prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- Set standards and measures for acceptable environmental performance; and
- Provide for the ongoing management of the development.

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**EDAC 08/12/2020 – DA2015/0878.03 – 20A HILLVIEW CRESCENT,
THE HILL – MODIFICATION TO DA2015/0878 - INCLUDING
CHANGES TO FLOOR HEIGHTS AND PITCHING OF ROOFS**

ITEM-46 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

Extraordinary Development
Applications Committee Meeting
8 December 2020

PROCESSING CHRONOLOGY

DA2015/0878.03 – 20A Hillview Crescent, The Hill

- | | | |
|------------------|---|---|
| 22 June 2020 | - | Receipt of development application |
| 30 June 2020 | - | Commencement of 14 Day Public Notification Period |
| 01 December 2020 | - | Presentation of Development Application to Public Voice Committee |
| 08 December 2020 | - | Determination of Development Application by the Development Application Committee |