

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM 23 DA2019/00968 - 6 BAVIN ROAD BROADMEADOW

**RECREATION FACILITY (INDOOR) ASSOCIATED AMENITIES
BUILDING, CARPARK AND SIGNAGE**

Attachment A - Updated Submitted Plans

Attachment B - Updated Draft Schedule of Conditions

Attachment C - Updated Processing Chronology

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**EXTRAORDINARY DEVELOPMENT APPLICATIONS COMMITTEE MEETING
SUPPLEMENTARY REPORT
10 DECEMBER 2019**

DAC 10/12/19

DA2019/00588 - 6 BAVIN ROAD BROADMEADOW

Item 23 - Attachment A: Updated Submitted Plans

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**KNIGHTS CENTRE
OF EXCELLENCE**
DISTRICT PARK, BROADMEADOW, NSW 2292
DA ISSUE

ARCHITECTURAL DRAWING SCHEDULE

A00	COVER SHEET
A01	SITE ANALYSIS PLAN
A02	SITE PLAN
A03	GROUND FLOOR PLAN
A04	GROUND FLOOR PLAN - NORTH
A05	GROUND FLOOR PLAN - SOUTH
A06	FIRST FLOOR PLAN
A07	ROOF PLAN
A08	ELEVATIONS
A09	SECTION A-A & B-B
A10	AMENITIES BUILDING
A11	SHADOW DIAGRAMS - WINTER
A12	3D PERSPECTIVES 01
A13	3D PERSPECTIVES 02
A14	EXTERNAL SCREEN DESIGN
A15	SCHEDULE OF MATERIALS
A16	SIGNAGE
A17	NOTIFICATION PLAN 01
A18	NOTIFICATION PLAN 02

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REV	DATE	COMMENTS
A	20.05.2019	DA ISSUE
B	12.08.2019	ISSUE FOR INFORMATION
C	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

DRN	CHKD	VRFD	PROJECT
TH	BC		KNIGHTS CENTRE OF EXCELLENCE
TH	BC		
TH	BC		

SITE: DISTRICT PARK BROADMEADOW,
NSW 2292

CLIENT: WESTS GROUP
88 HOBART ROAD, NEW LAMBTON
NSW, 2305

DRAWING: COVER SHEET

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 12441-WD Knights CoE_Revise02

DRAWN: DATE: SCALES @A3:

BC/TH 20/08/2019

PROJECT No: PHASE: DRAWING No: REV:
12441 WD A00 C



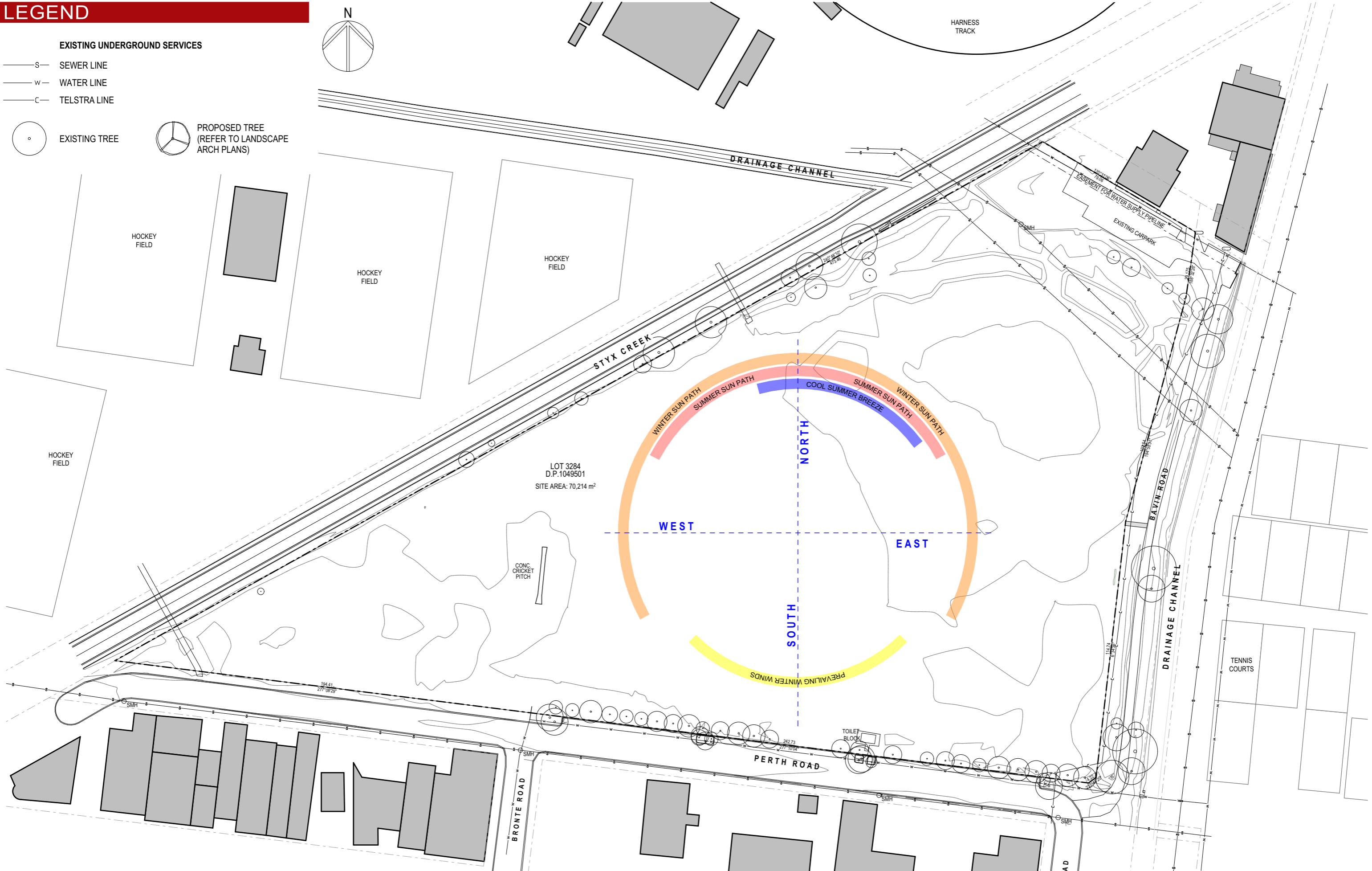
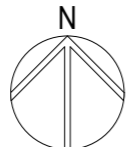
LEGEND

EXISTING UNDERGROUND SERVICES

- S — SEWER LINE
- W — WATER LINE
- C — TELSTRA LINE

- EXISTING TREE

- ⊕ PROPOSED TREE (REFER TO LANDSCAPE ARCH PLANS)



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DRN	CHKD	VRFD
TH	BC	
TH	BC	
TH	BC	

PROJECT: KNIGHTS CENTRE OF EXCELLENCE

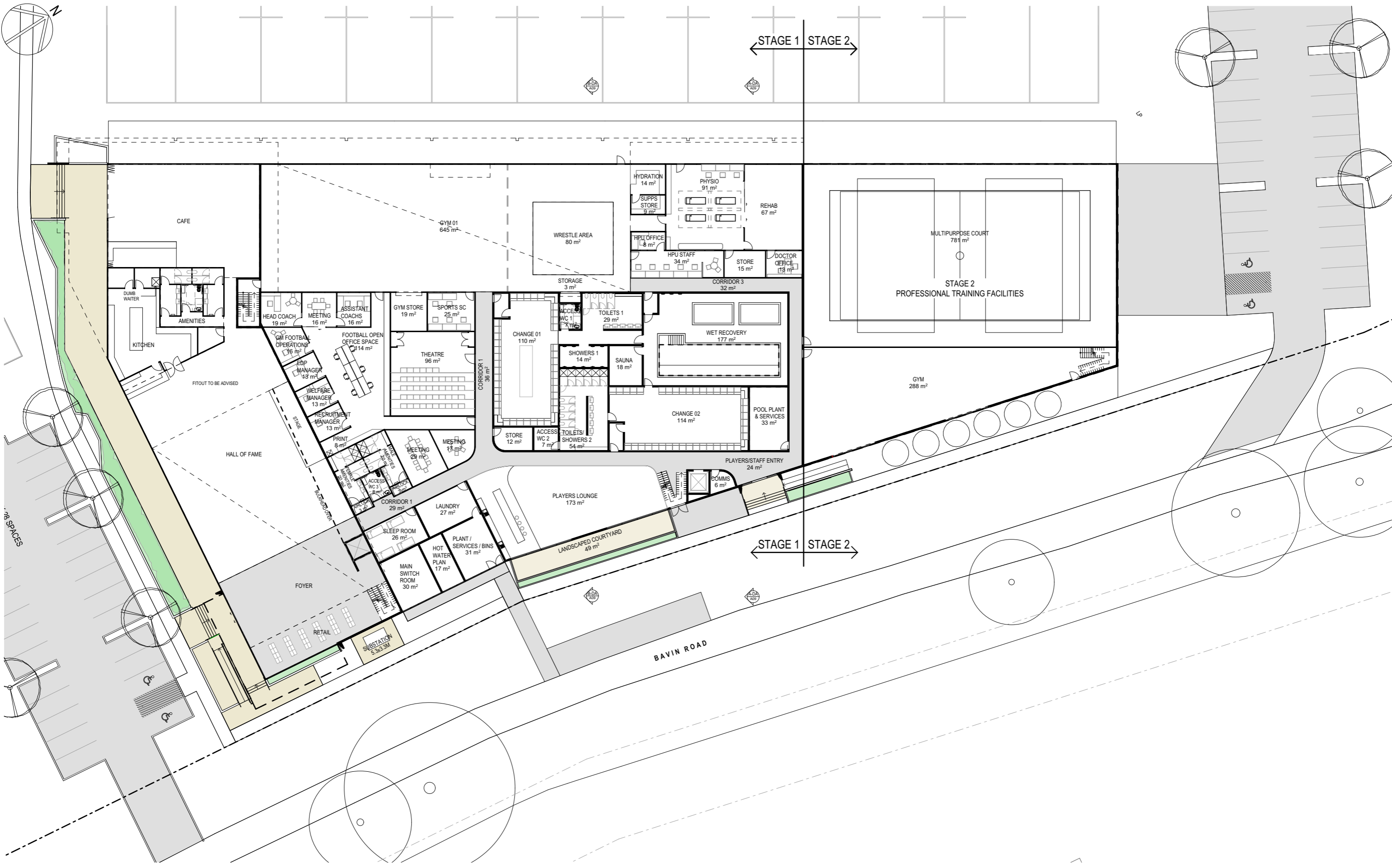
SITE: DISTRICT PARK BROADMEADOW, NSW 2292

CLIENT: WESTS GROUP
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

DRAWING: SITE ANALYSIS PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 12441-WD Knights CoE_Revise
 DRAWN: BC/TH DATE: 20/08/2019 SCALES @A3: 1:1500
 PROJECT No: 12441 WD PHASE: A01 DRAWING No: A01 REV: C



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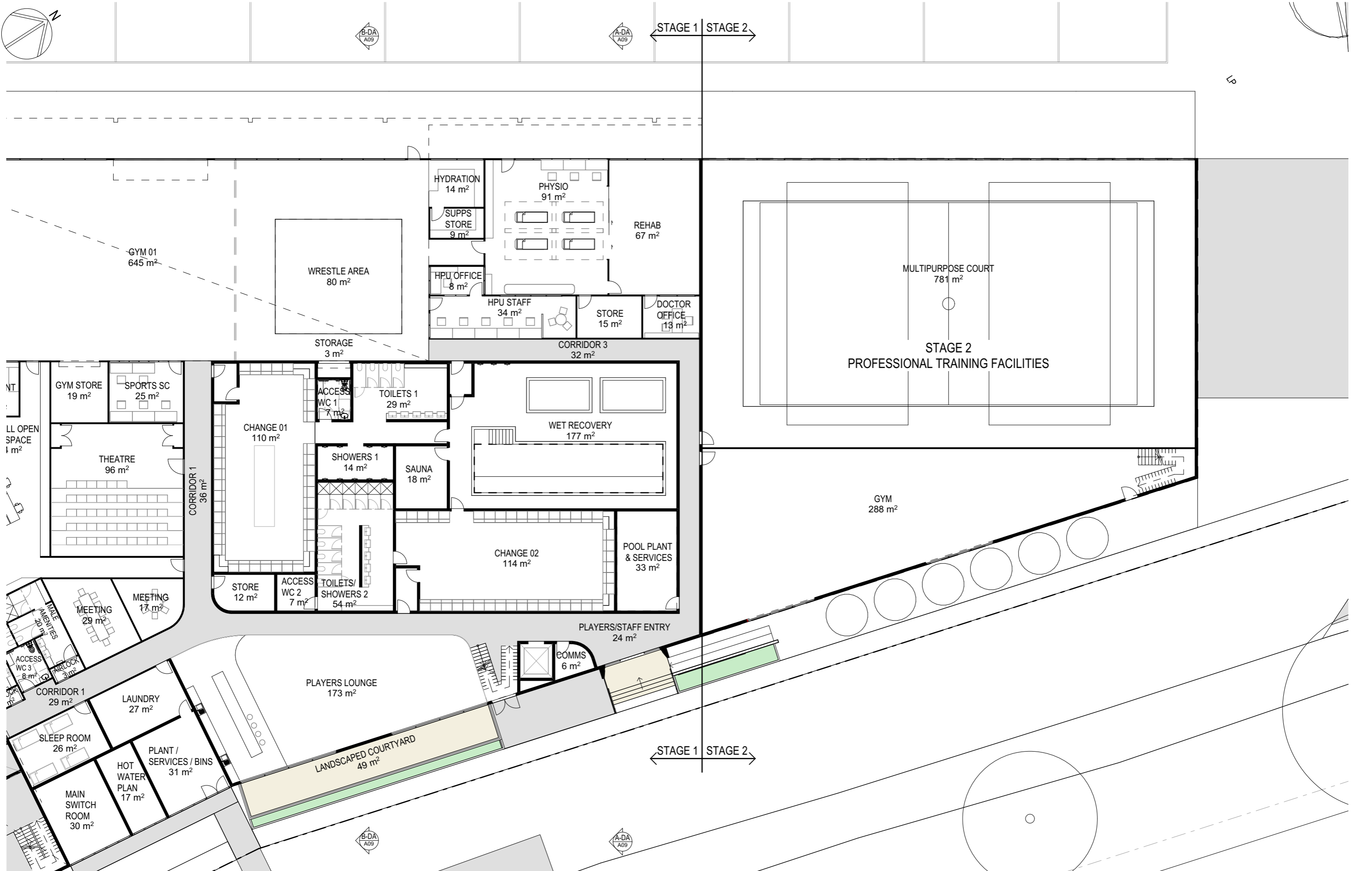
REV	DATE	COMMENTS
A	12.04.2019	ISSUE FOR INFORMATION
B	16.04.2019	ISSUE FOR INFORMATION
C	08.05.2019	CONSULTANT ISSUE
D	13.05.2019	SECTION 50 ISSUE
E	20.05.2019	DA ISSUE
F	12.08.2019	ISSUE FOR INFORMATION
G	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

PROJECT: KNIGHTS CENTRE OF EXCELLENCE
 CLIENT: WESTS GROUP
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

SITE: DISTRICT PARK BROADMEADOW,
 NSW 2292
 DRAWING: GROUND FLOOR PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.
 FILENAME: 12441-WD Knights CoE_Revise
 DRAWN: BC/TH DATE: 20/08/2019 SCALES @A3: 1:400
 PROJECT No: 12441 WD PHASE: A03 DRAWING No: A03 REV: G





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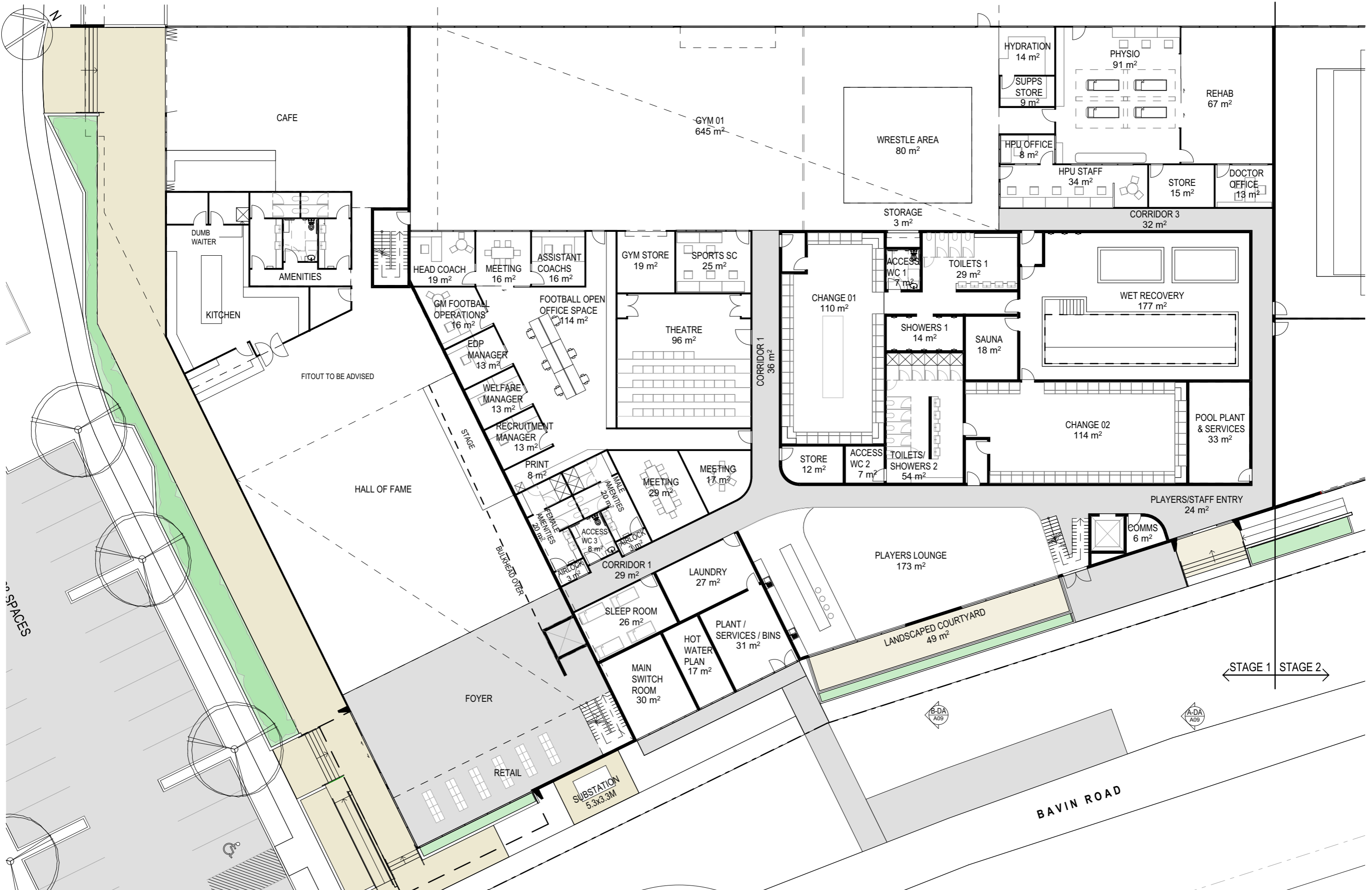
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A	13.03.2019	ISSUE FOR INFORMATION
B	20.03.2019	ISSUE FOR INFORMATION
C	04.04.2019	ISSUE FOR INFORMATION
D	08.05.2019	CONSULTANT ISSUE
E	20.05.2019	DA ISSUE
F	12.08.2019	ISSUE FOR INFORMATION
G	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

PROJECT: KNIGHTS CENTRE OF EXCELLENCE
 CLIENT: WESTS GROUP
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

SITE: DISTRICT PARK BROADMEADOW,
 NSW 2292
 DRAWING: GROUND FLOOR PLAN - NORTH

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.
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 DRAWN: BC/TH DATE: 20/08/2019 SCALES @A3: 1:250
 PROJECT No: 12441 WD PHASE: A04 DRAWING No: A04 REV: G





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A	08.05.2019	CONSULTANT ISSUE
B	20.05.2019	DA ISSUE
C	05.08.2019	ISSUE FOR INFORMATION
D	12.08.2019	ISSUE FOR INFORMATION
E	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

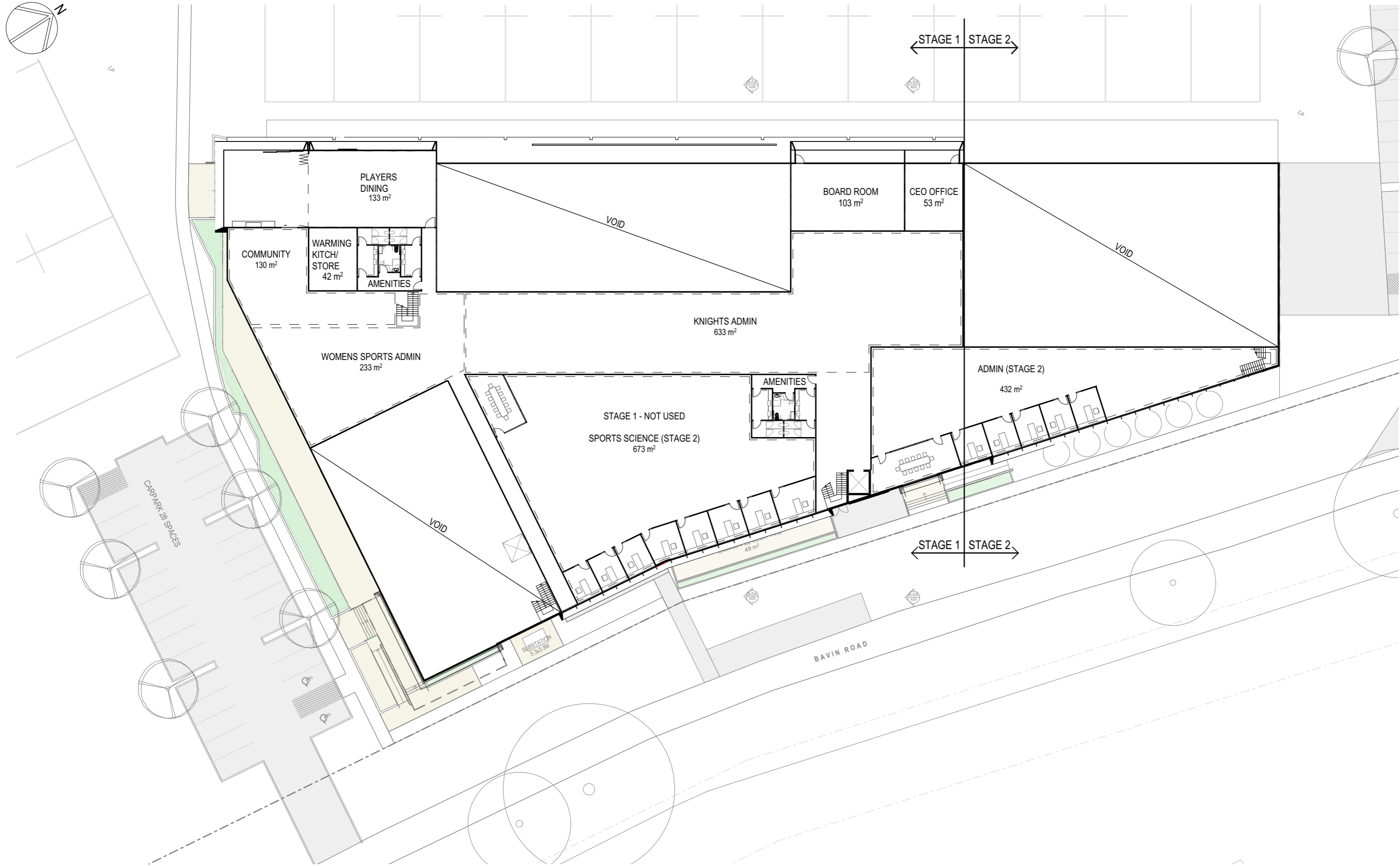
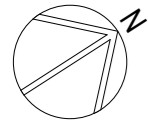
PROJECT: **KNIGHTS CENTRE OF EXCELLENCE**
 CLIENT: **WESTS GROUP**
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

SITE: **DISTRICT PARK BROADMEADOW,**
 NSW 2292
 DRAWING: **GROUND FLOOR PLAN - SOUTH**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
 FILENAME: 12441-WD Knights CoE_Revise
 DRAWN: **BC/TH** DATE: **20/08/2019** SCALES @A3: **1:250**
 PROJECT No: **12441 WD** PHASE: **A05** DRAWING No: **A05** REV: **E**



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A	08.05.2019	CONSULTANT ISSUE
B	20.05.2019	DA ISSUE
C	12.08.2019	ISSUE FOR INFORMATION
D	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

DRN	CHKD	VRFD	PROJECT
TH	BC		KNIGHTS CENTRE OF EXCELLENCE
TH	BC		
TH	BC		
TH	BC		

SITE: DISTRICT PARK BROADMEADOW, NSW 2292

CLIENT: WESTS GROUP
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

DRAWING: FIRST FLOOR PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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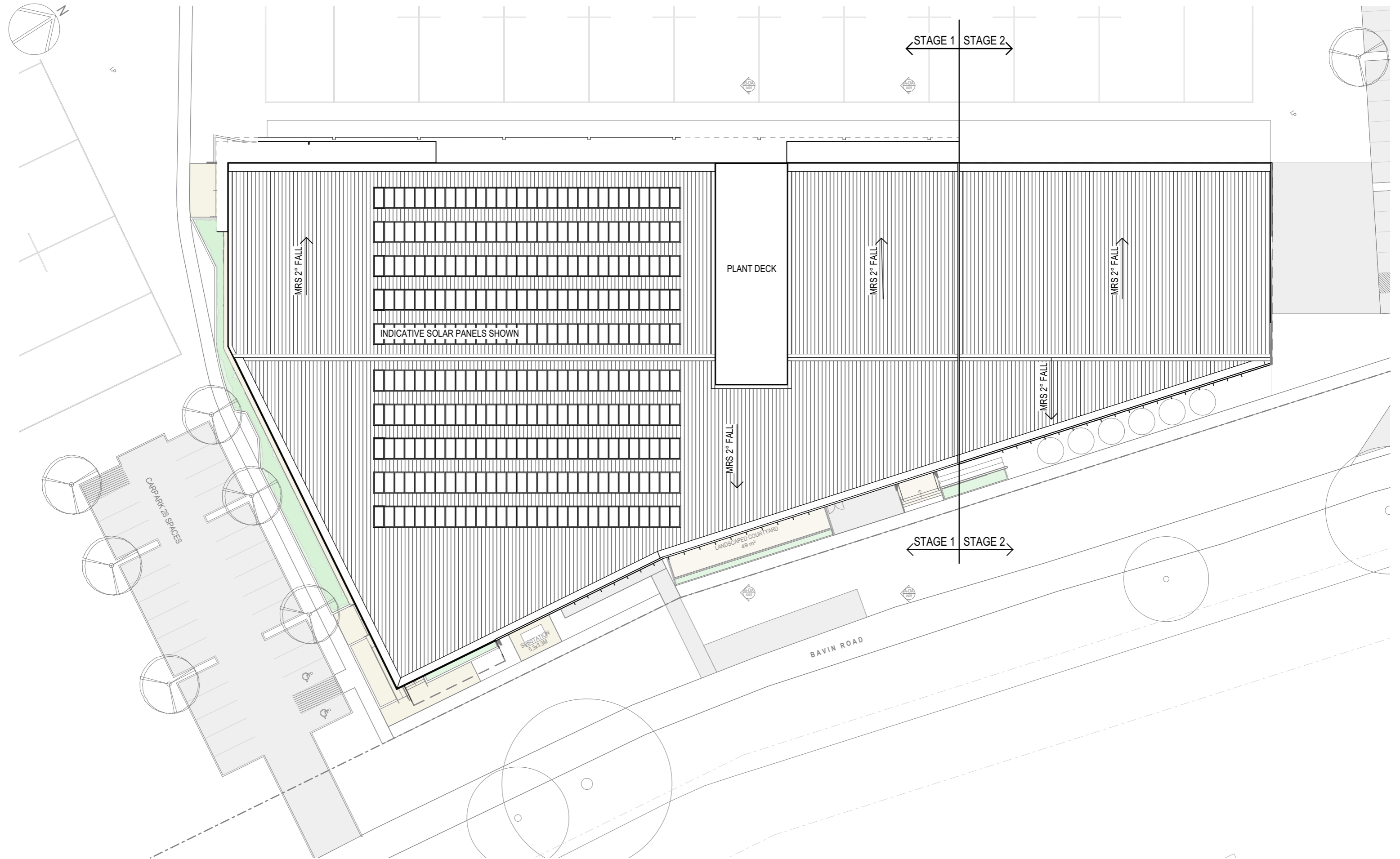
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PROJECT No: **12441 WD** PHASE: **A06** DRAWING No: **D** REV: **D**



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100mm ON ORIGINAL A3



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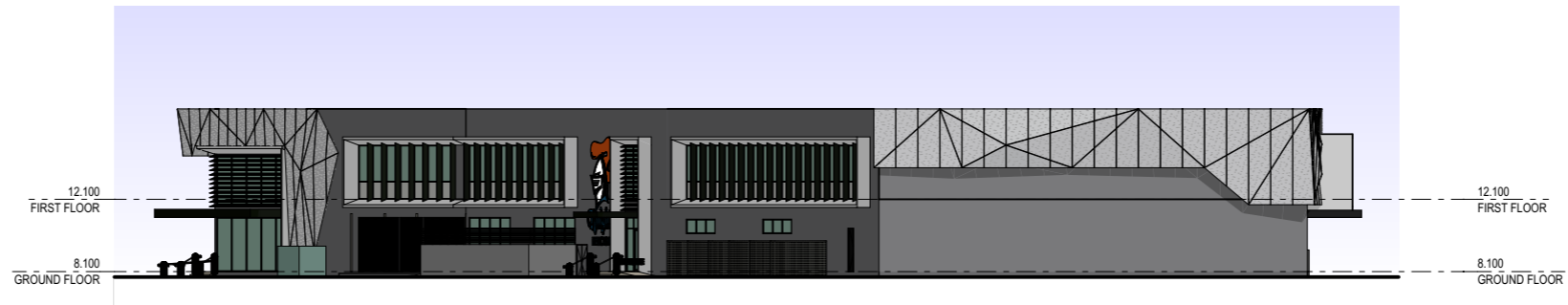
REV	DATE	COMMENTS
A	08.05.2019	CONSULTANT ISSUE
B	20.05.2019	DA ISSUE
C	12.08.2019	ISSUE FOR INFORMATION
D	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

PROJECT: **KNIGHTS CENTRE OF EXCELLENCE**
 CLIENT: **WESTS GROUP**
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

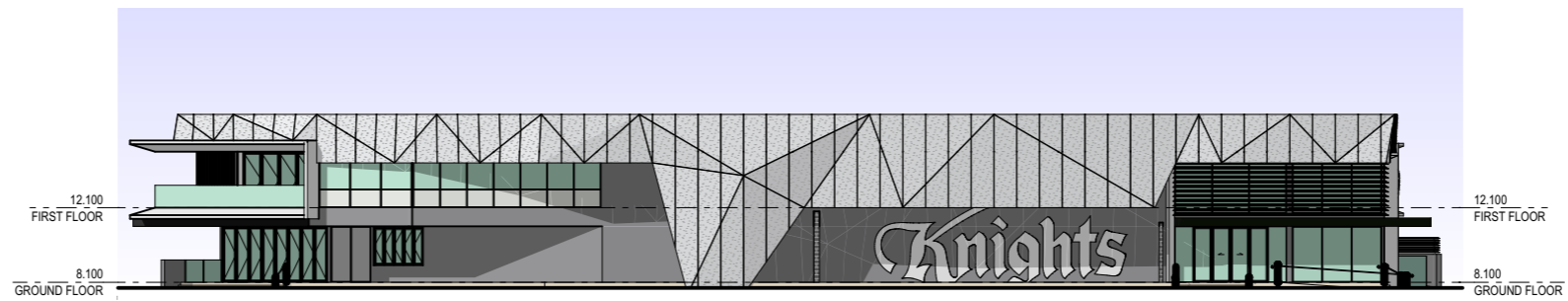
SITE: **DISTRICT PARK BROADMEADOW,**
 NSW 2292
 DRAWING: **ROOF PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
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 DRAWN: **BC/TH** DATE: **20/08/2019** SCALES @A3: **1:400**
 PROJECT No: **12441 WD** PHASE: **A07** DRAWING No: **A07** REV: **D**





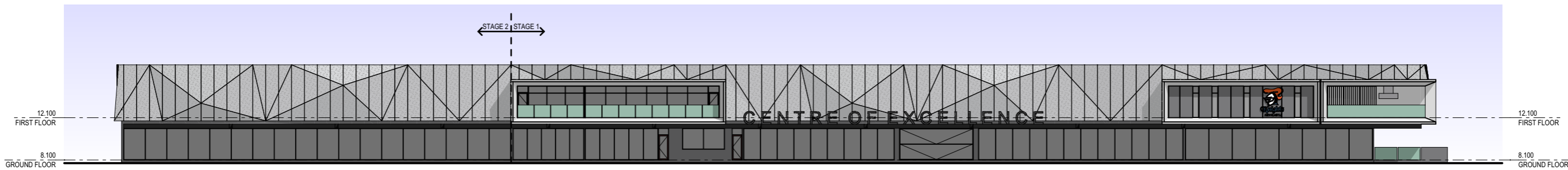
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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REV	DATE	COMMENTS
A	08.05.2019	CONSULTANT ISSUE
B	13.05.2019	SECTION 90 ISSUE
C	20.05.2019	DA ISSUE
D	12.08.2019	ISSUE FOR INFORMATION
E	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

DRN	CHKD	VRFD	PROJECT
TH	BC		KNIGHTS CENTRE OF EXCELLENCE
TH	BC		
TH	BC		
TH	BC		

SITE: DISTRICT PARK BROADMEADOW,
NSW 2292

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 12441-WD Knights CoE_Revise

DRAWN: **BC/TH** DATE: **20/08/2019** SCALES @A3: **1:400**

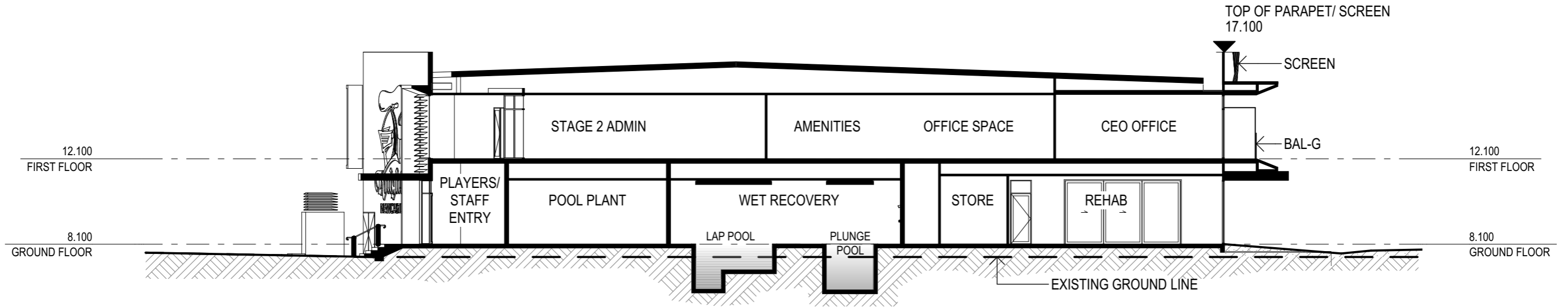
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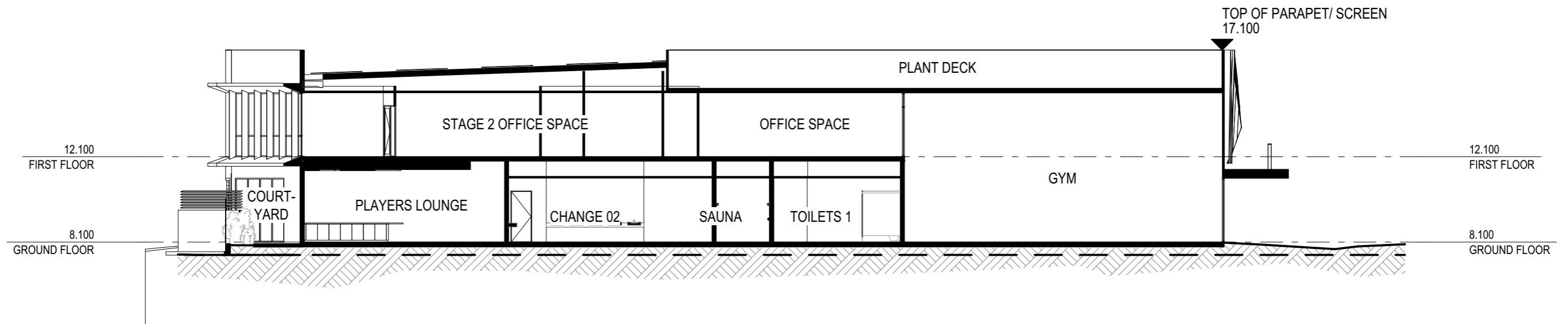
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SECTION A
1:200



SECTION B
1:200

REV	DATE	COMMENTS
A	20.05.2019	DA ISSUE
B	12.08.2019	ISSUE FOR INFORMATION
C	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

DRN	CHKD	VRFD	PROJECT
TH	BC		KNIGHTS CENTRE OF EXCELLENCE
TH	BC		
TH	BC		

SITE: DISTRICT PARK BROADMEADOW,
NSW 2292

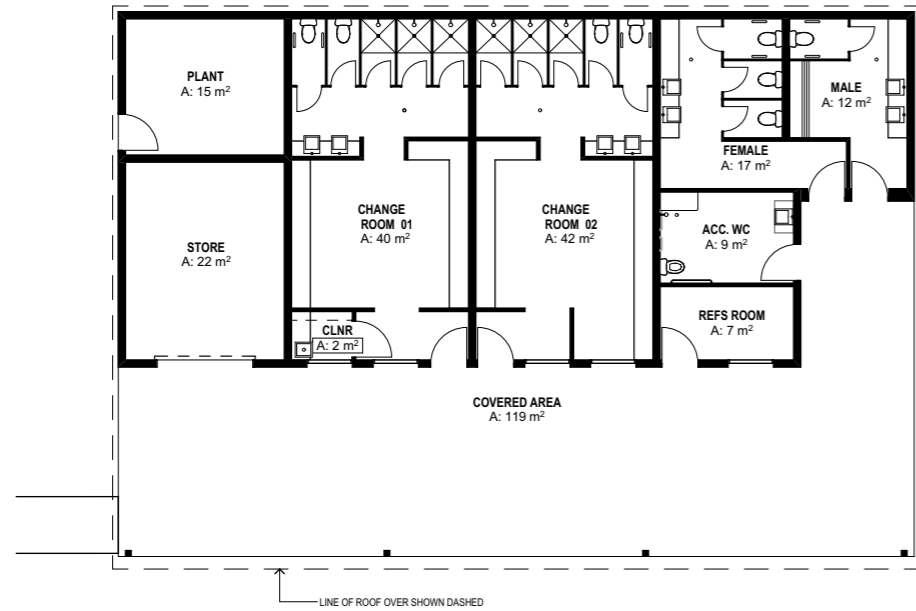
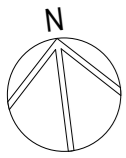
CLIENT: WESTS GROUP
88 HOBART ROAD, NEW LAMBTON
NSW, 2305

DRAWING: SECTION A-A & B-B

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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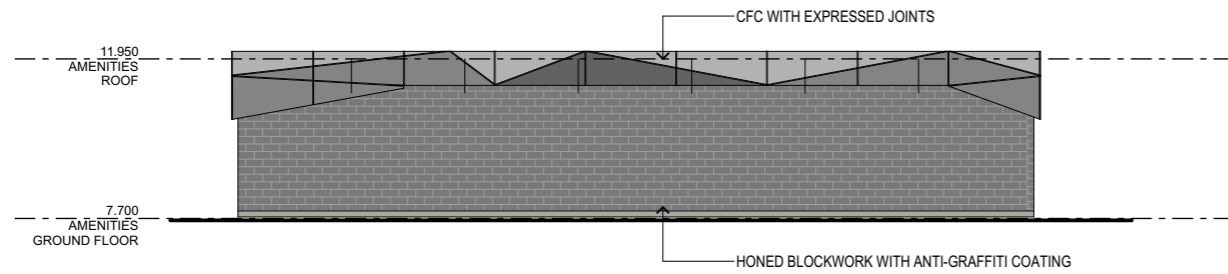
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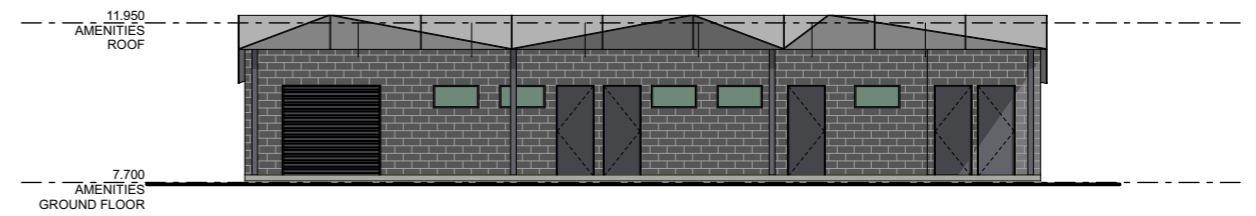
FLOOR PLAN



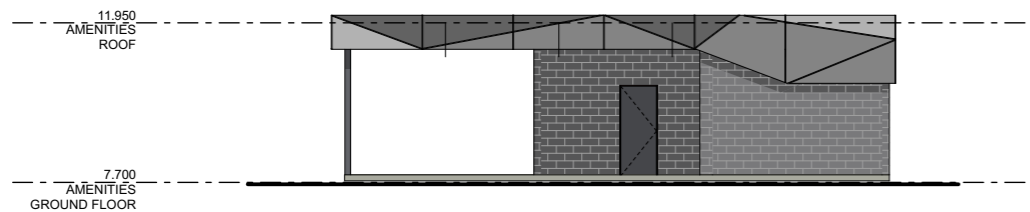
3D PERSPECTIVE



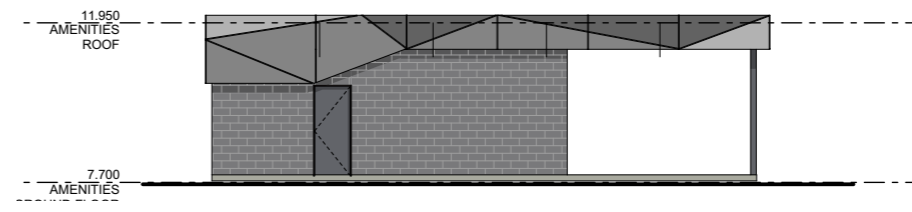
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

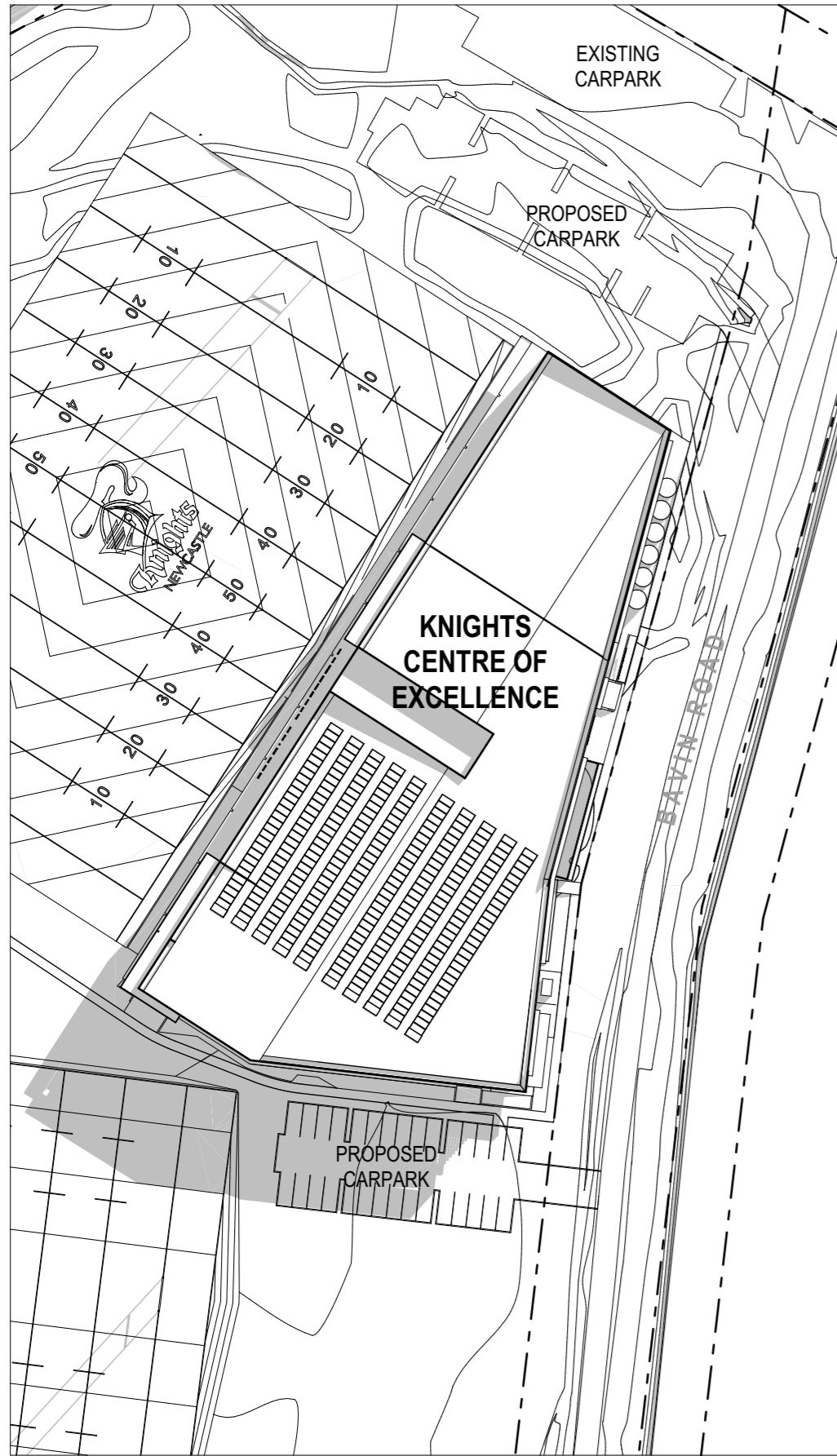


WEST ELEVATION

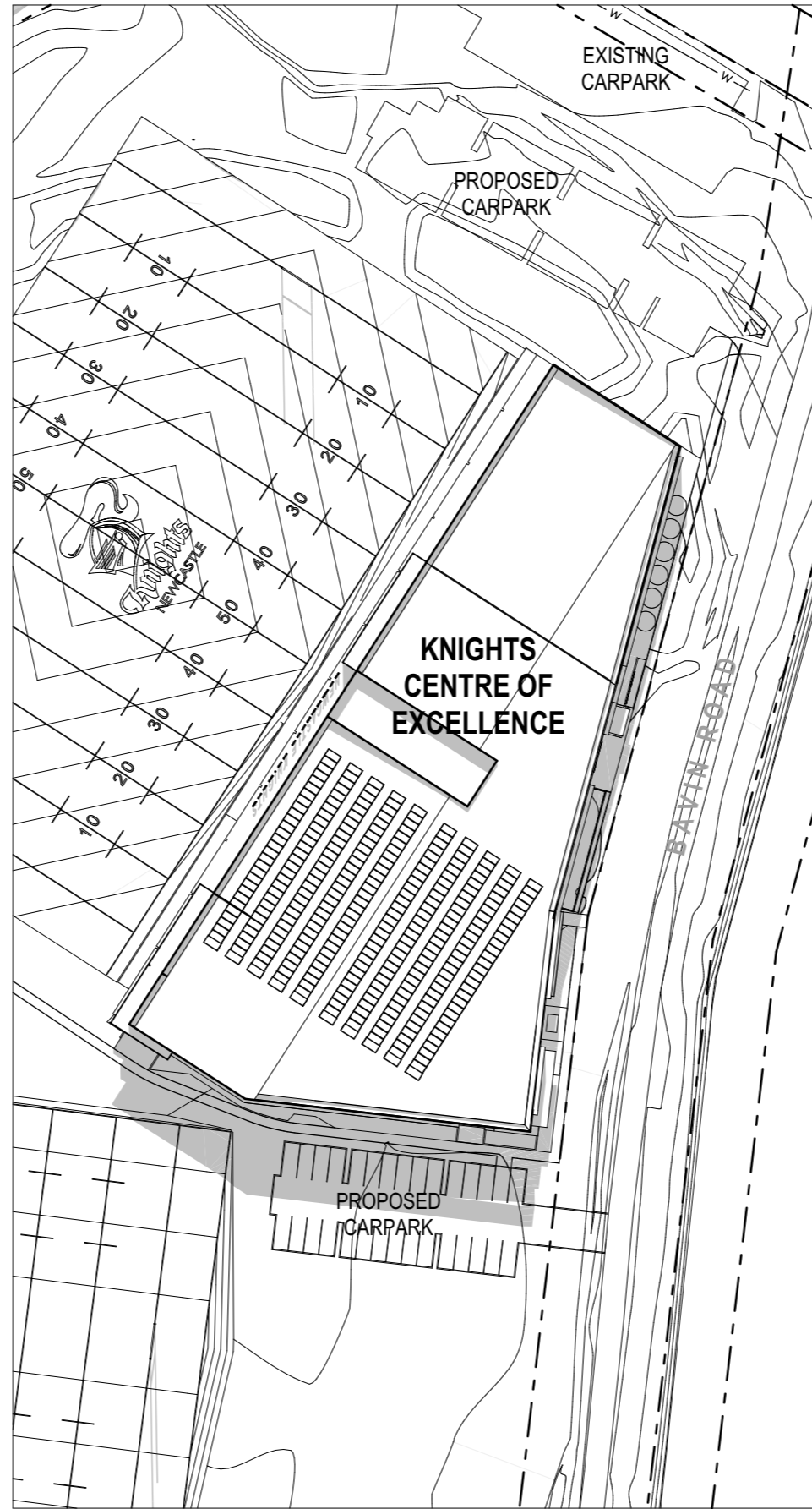


REV	DATE	COMMENTS
A	13.05.2019	SECTION 50 ISSUE
B	16.05.2019	CONSULTANT ISSUE
C	20.05.2019	DA ISSUE
D	12.08.2019	ISSUE FOR INFORMATION
E	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

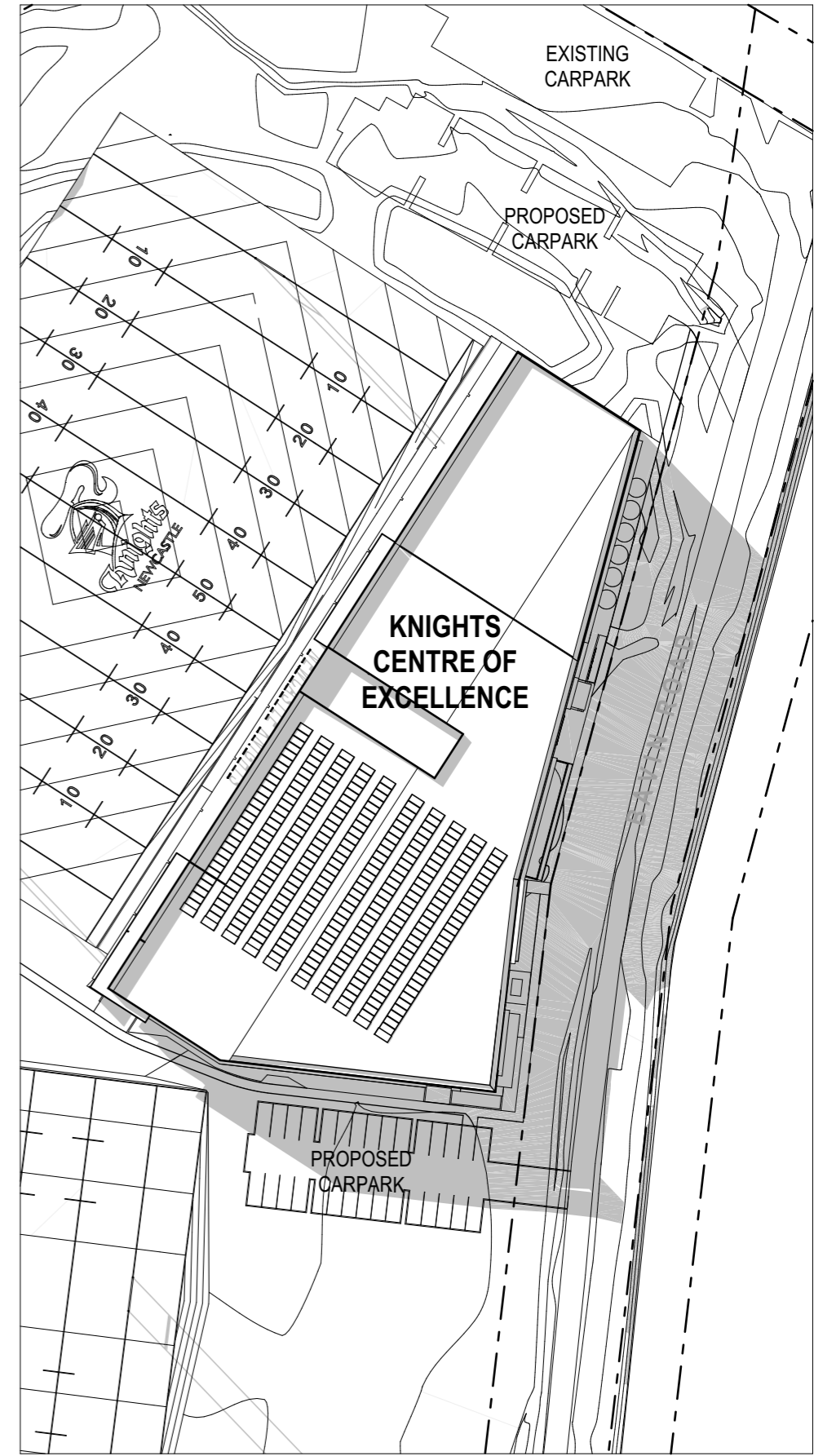




JUNE 21 9:00AM



JUNE 21 12:00PM



JUNE 21 3:00PM

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DRN	CHKD	VRFD
TH	BC	
TH	BC	
TH	BC	

PROJECT: KNIGHTS CENTRE OF EXCELLENCE

SITE: DISTRICT PARK BROADMEADOW, NSW 2292

CLIENT: WESTS GROUP
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

DRAWING: SHADOW DIAGRAMS - WINTER

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 12441-WD Knights CoE_Revise

DRAWN: DATE: SCALES @A3:

BC/TH 20/08/2019 1:1000

PROJECT No: 12441 WD PHASE: A11 DRAWING No: A11 REV: C





CENTRE OF EXCELLENCE - EXTERNAL PERSPECTIVE 01

REV	DATE	COMMENTS
A	08.05.2019	CONSULTANT ISSUE
B	20.05.2019	DA ISSUE
C	12.08.2019	ISSUE FOR INFORMATION
D	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION



CENTRE OF EXCELLENCE - EXTERNAL PERSPECTIVE 02

REV	DATE	COMMENTS
A	20.05.2019	DA ISSUE
B	12.08.2019	ISSUE FOR INFORMATION
C	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

DRN	CHKD	VRFD
TH	BC	
TH	BC	
TH	BC	

PROJECT: **KNIGHTS CENTRE OF EXCELLENCE**

CLIENT: **WESTS GROUP**
 88 HOBART ROAD, NEW LAMBTON
 NSW, 2305

SITE: **DISTRICT PARK BROADMEADOW,**
 NSW 2292

DRAWING: **3D PERSPECTIVES 02**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 12441-WD Knights CoE_Revise02

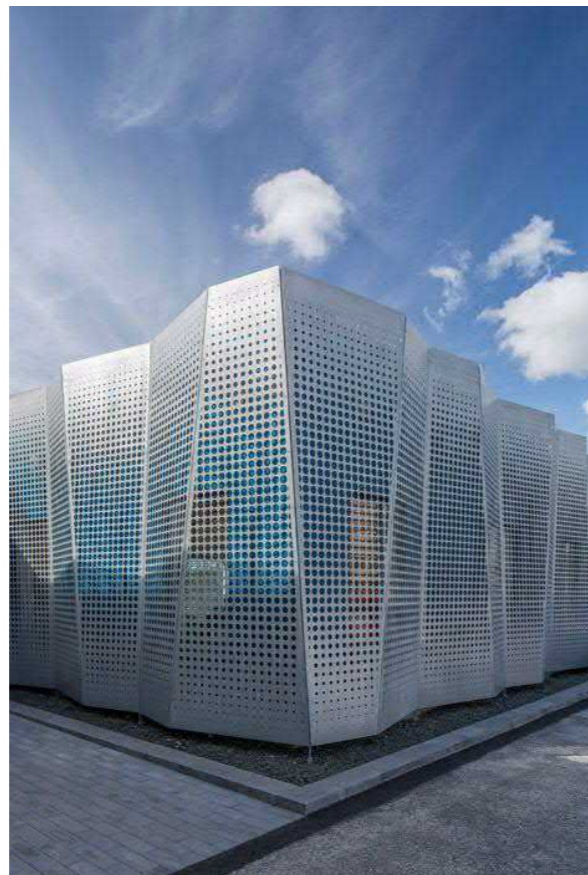
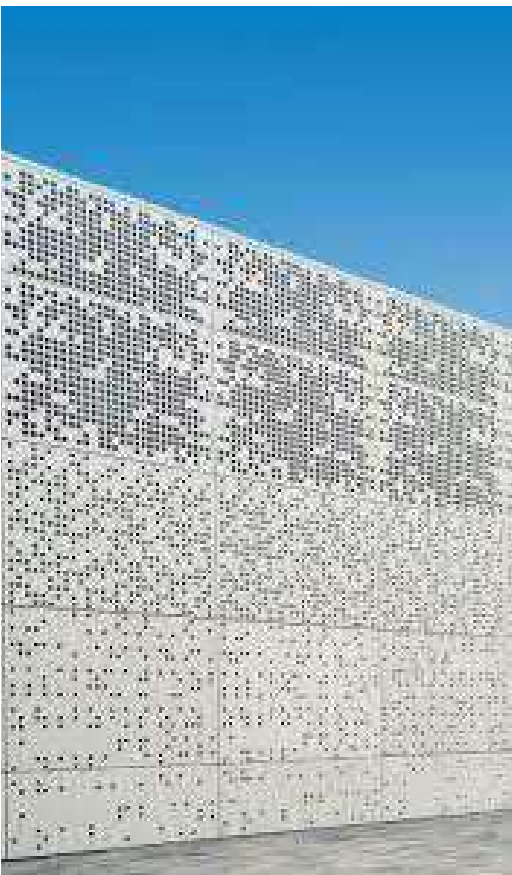
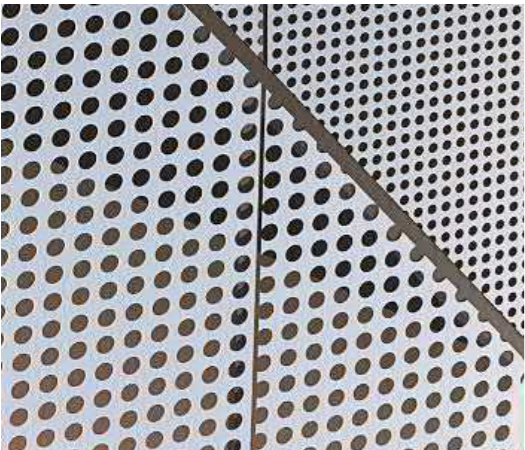
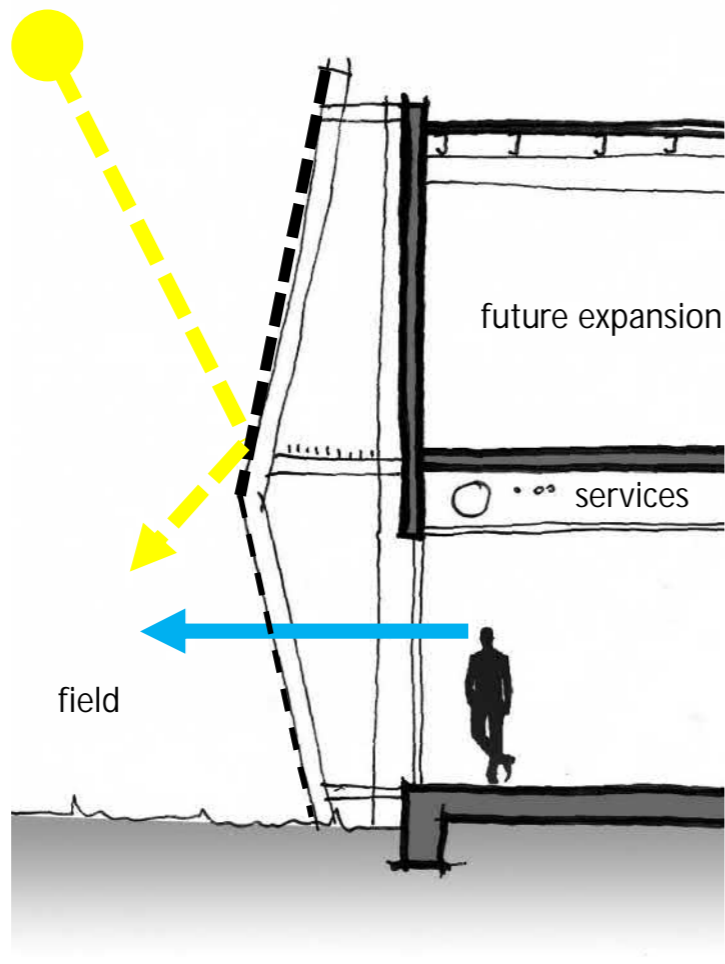
DRAWN: **BC/TH** DATE: **20/08/2019** SCALES @A3:

PROJECT No: **12441 WD** PHASE: **WD** DRAWING No: **A13** REV: **C**

WESTERN SCREENING

A PERFORATED METAL SCREEN IS PROPOSED TO THE FACADE TO PROTECT THE BUILDING FROM THE AFTERNOON SUN.

THE SIZE OF PERFORATIONS WILL BE INCREASED WHERE VIEWS TO THE TRAINING FIELD ARE DESIRED.



PRECEDENT IMAGES

EJE ARCHITECTURE
 ACN 002 912 843 | ABN 62 644 649 849
 Nominated Architect - Smartest Choice
 NSW Architects Registration No. 4438
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REV	DATE	COMMENTS
A	20.05.2019	DA ISSUE
B	12.08.2019	ISSUE FOR INFORMATION
C	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

DRN	CHKD	VRFD
TH	BC	
TH	BC	
TH	BC	

PROJECT: KNIGHTS CENTRE OF EXCELLENCE

SITE: DISTRICT PARK BROADMEADOW, NSW 2292

CLIENT: WESTS GROUP
 88 HOBART ROAD, NEW LAMBTON NSW, 2305

DRAWING: EXTERNAL SCREEN DESIGN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 12441-WD Knights CoE_RevISED
 DRAWN: DATE: SCALES @A3:

BC/TH 20/08/2019

PROJECT No: **12441 WD** PHASE: DRAWING No: **A14**



COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.
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- 1 PERFORATED METAL SCREEN. POWDERCOAT FINISH
- 2 PAINT FINISH
- 3 BLACK WINDOW FRAMES
- 4 ILLUMINATED ACRYLIC LOGO
- 5 POWDERCOATED WINDOW HOODS
- 6 POWDERCOATED LOUVRES
- 7 TIMBER LOOK SOFFIT
- 8 PAVERS
- 9 ARTIFICIAL TURF

EJE ARCHITECTURE
 ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
A	20.05.2019	DA ISSUE
B	12.08.2019	ISSUE FOR INFORMATION
C	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION

DRN	CHKD	VRFD
TH	BC	
TH	BC	

PROJECT: KNIGHTS CENTRE OF EXCELLENCE

SITE: DISTRICT PARK BROADMEADOW, NSW 2292

CLIENT: WESTS GROUP
 88 HOBART ROAD, NEW LAMBTON NSW, 2305

DRAWING: SCHEDULE OF MATERIALS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

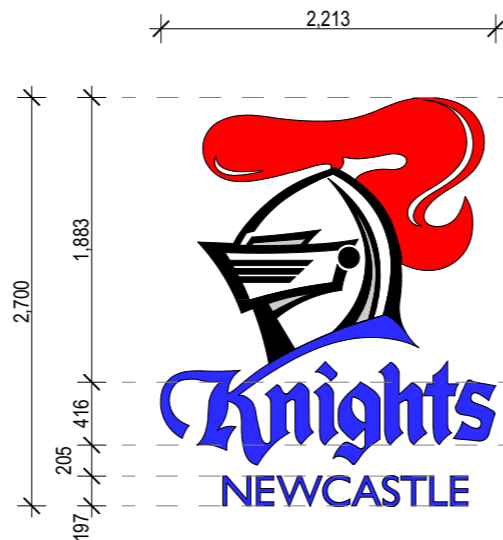
FILENAME: 12441-WD Knights CoE_Revise0
 DRAWN: BC/TH DATE: 20/08/2019 SCALES @A3:

PROJECT No: 12441 WD PHASE: WD DRAWING No: A15 REV: C





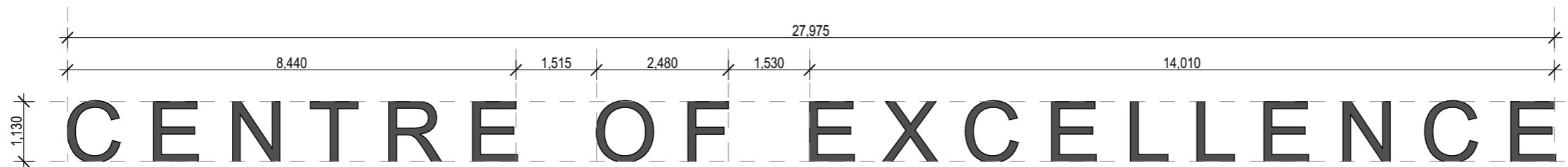
SIGNAGE - EASTERN ELEVATION 1:50
ILLUMINATED ACRYLIC LIGHTBOX
COLOUR SELECTIONS TBC



SIGNAGE - WESTERN ELEVATION 1:50
ILLUMINATED ACRYLIC LIGHTBOX
COLOUR SELECTIONS TBC



SIGNAGE - SOUTHERN ELEVATION 1:100
PRINTED VINYL ON ACRYLIC PANELS
COLOUR SELECTIONS TBC



SIGNAGE - WESTERN ELEVATION 1:100
ILLUMINATED ACRYLIC LIGHTBOX
COLOUR SELECTIONS TBC

DRAWING REGISTER

DRAWING NUMBER	SHEET NAME	REV. No.	REV. DATE
12441.5 DA L000	COVER PAGE	D	18/7/19
12441.5 DA L010	SITE PLAN	D	18/7/19
12441.5 DA L101	LANDSCAPE PLAN	D	18/7/19
12441.5 DA L201	PLANTING PALLETE	C	18/7/19

landscape development application

KNIGHTS CENTRE OF EXCELLENCE

WESTS GROUP

DISTRICT PARK BROADMEADOW, NSW 2292



SITE PLAN | L010

KNIGHTS CENTRE OF EXCELLENCE



- 1. EXISTING TREES TO BE RETAINED
- 2. 1.5 METER WIDE RUNNING TRACK
- 3. STYX CREEK DRAINAGE CANAL
- 4. EXISTING SHARED PATH AND PEDESTRIAN BRIDGE
- 5. PROPOSED AMENITIES BUILDING
- 6. EXISTING AMENITIES BUILDING TO BE DEMOLISHED
- 7. CENTRE OF EXCELLENCE CARPARK
- 8. GARBAGE TRUCK PICKUP POINT
- 9. EXISTING CARPARK TO BE RETAINED

- EXTENT OF DEVELOPMENT APPLICATION
- SPORTS TURF FIELD AREAS
- GENERAL LAWN AREAS
- LOW MASS PLANTING
- RIKE RACKS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- FEATURE TREE PLANTING OF ACER 'JEFFERSRED'
- SHADE TREE PLANTING 'Zelkova serrata' 'Green Vase'
- CARPARK CANOPY TREE PLANTINGS - Lophospermum confertus (BRUSH BOX)

REV	DATE	COMMENTS
D	18/7/19	ADDITIONAL INFORMATION TO COUNCIL
C	20/5/19	DA ISSUE
B	16/5/19	CLIENT REVIEW
A	15/5/19	PRELIM. ISSUE

PROJECT:
KNIGHTS CENTRE OF EXCELLENCE

SITE:
DISTRICT PARK BROADMEADOW, NSW 2292

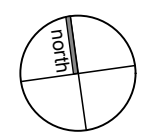
CLIENT:
WESTS GROUP

12441.5 CoE DA_REV D.vwx 19/7/19

DRAWN: OS / PW DATE: MAY 2019 SCALE: @A3

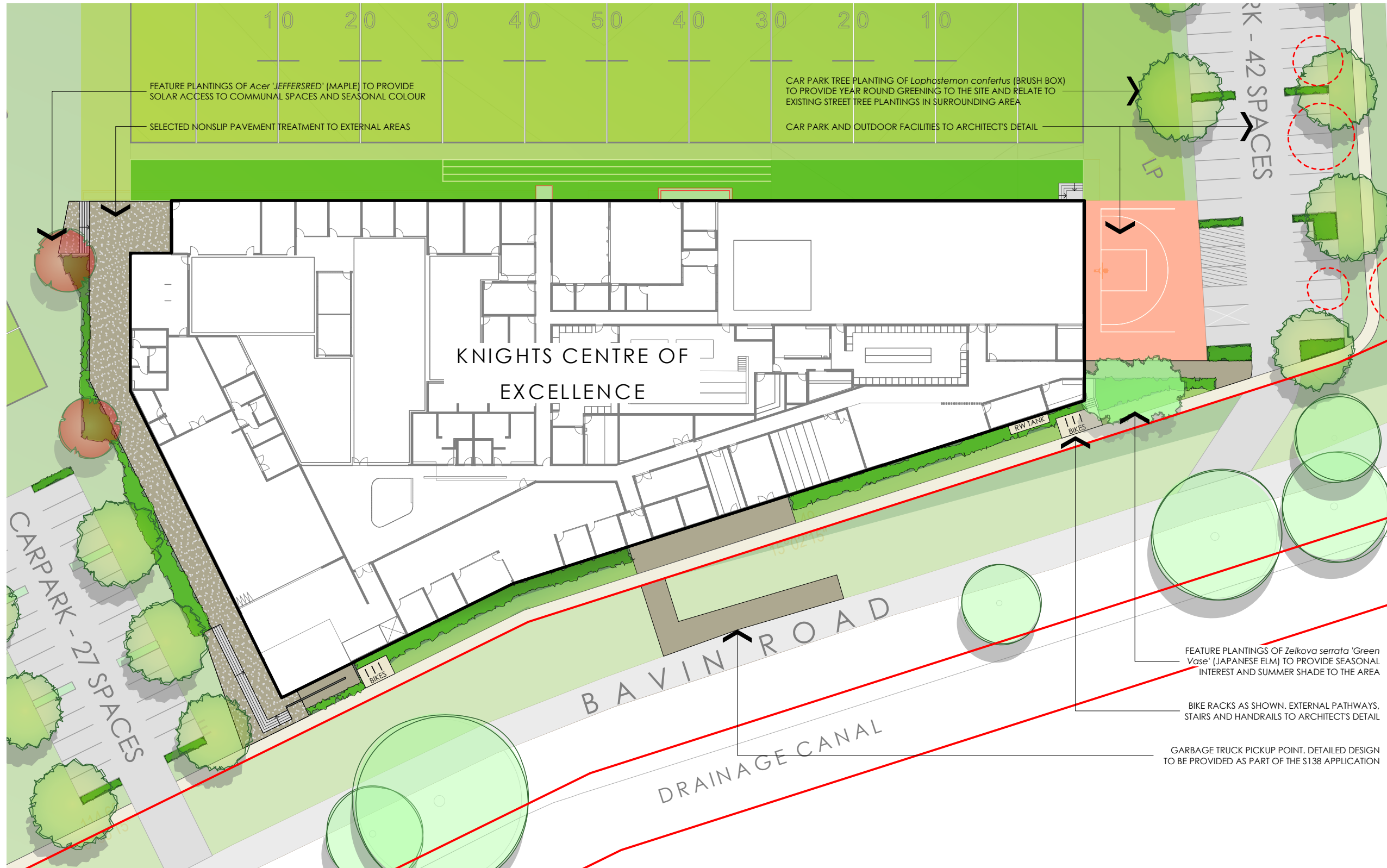
JOB NUMBER: 12441.5 DA L010 D PHASE: DWG No: REV:

1 SITE PLAN
L010 Scale: 1:1500



LANDSCAPE PLAN | L101

KNIGHTS CENTRE OF EXCELLENCE



- SPORTS TURF FIELD AREAS
- GENERAL LAWN AREAS
- LOW MASS PLANTING
- BIKE RACKS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- FEATURE TREE PLANTING OF *ACER 'JEFFERSRED'*
- SHADE TREE PLANTING *Zelkova serrata* 'Green Vase'
- CARPARK CANOPY TREE PLANTINGS - *Lophostemon confertus* (BRUSH BOX)

REV	DATE	COMMENTS
D	18/7/19	ADDITIONAL INFORMATION TO COUNCIL
C	20/5/19	DA ISSUE
B	16/5/19	CLIENT REVIEW
A	15/5/19	PRELIM. ISSUE

PROJECT:
KNIGHTS CENTRE OF EXCELLENCE

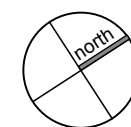
SITE:
**DISTRICT PARK
BROADMEADOW, NSW 2292**

CLIENT:
WESTS GROUP

T2441.5 CoE DA_REV D.vwx 19/7/19

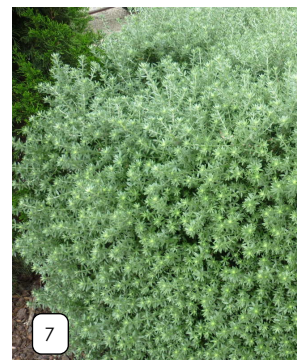
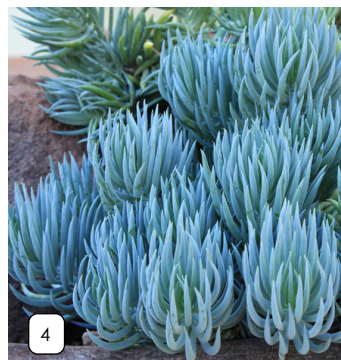
DRAWN: OS / PW DATE: MAY 2019 SCALE: @A3

JOB NUMBER: 12441.5 DA L101 D PHASE: DWG No: REV:



PLANTING PALLETE | L201

KNIGHTS CENTRE OF EXCELLENCE



1. Acer x freemanii 'Jeffersred'
2. Lophostemon confertus
3. Zelkova serrata 'Green Vase'
4. Senecio serpens
5. Zamia furfuracea

- Autumn Blaze Maple
- Brush Box
- Green Vase
- Blue Chalksticks
- Cardboard Palm

6. Lomandra tanika
7. Westringia fruticosa
8. Nandina domestica 'Gulf Stream'
9. Dianella caerulea

- Tanika
- Coastal Rosemary
- Sacred Bamboo
- Blue Flax Lilly

REV	DATE	COMMENTS
C	18/7/19	ADDITIONAL INFORMATION TO COUNCIL
B	20/5/19	DA ISSUE
A	16/5/19	CLIENT REVIEW

PROJECT:
KNIGHTS CENTRE OF EXCELLENCE

SITE:
**DISTRICT PARK
BROADMEADOW, NSW 2292**

CLIENT:
WESTS GROUP

T2441.5 CoE DA_REV D.vwx 19/7/19

DRAWN: OS / PW DATE: MAY 2019 SCALE: @A3

JOB NUMBER: 12441.5 DA L201 C PHASE: DWG No: REV:



412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

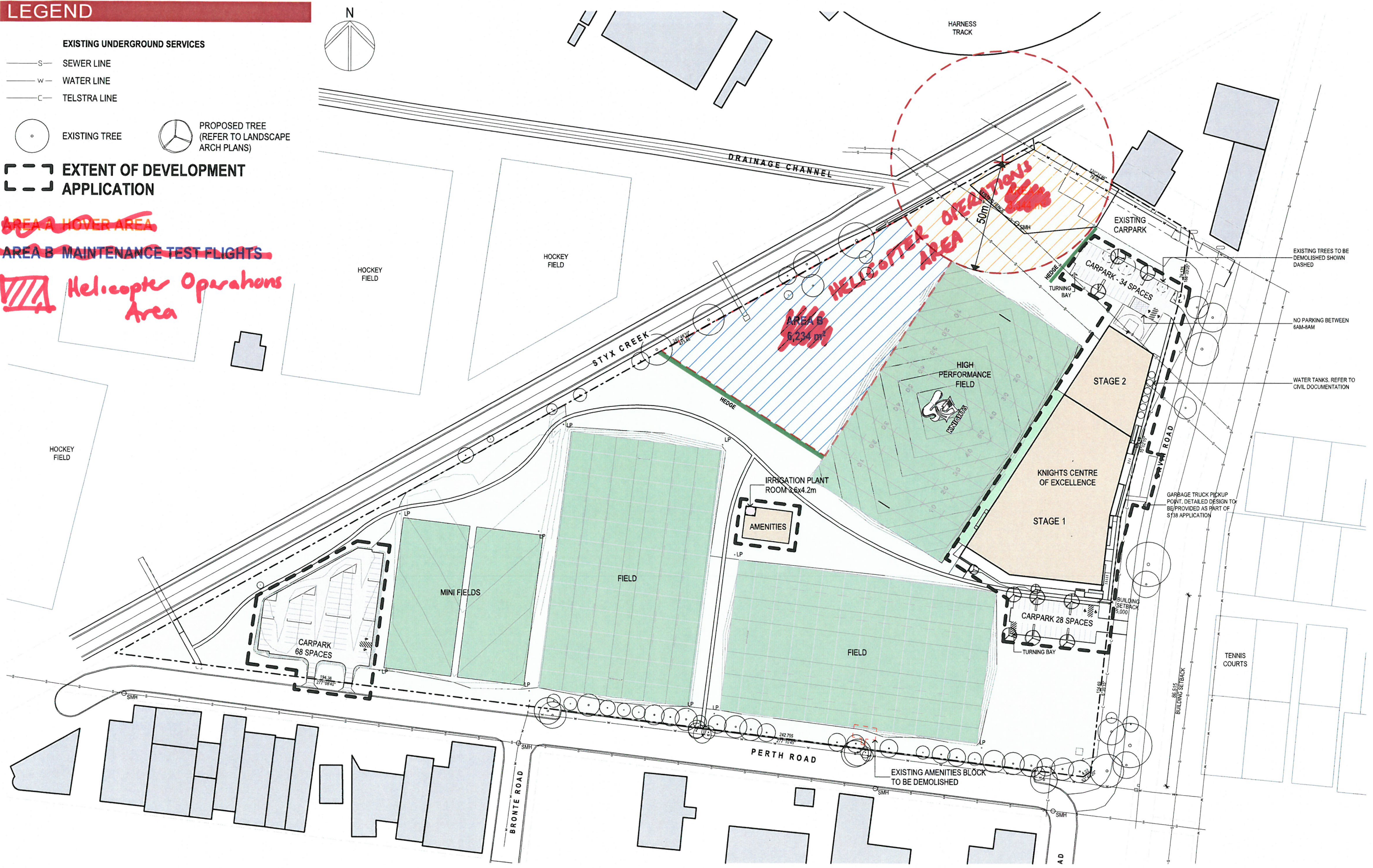
LEGEND

- EXISTING UNDERGROUND SERVICES**
- S SEWER LINE
 - W WATER LINE
 - C TELSTRA LINE
- EXISTING TREE**
- PROPOSED TREE (REFER TO LANDSCAPE ARCH PLANS)**
- EXTENT OF DEVELOPMENT APPLICATION**

AREA A HOVER AREA

AREA B MAINTENANCE TEST FLIGHTS

Helicopter Operations Area



EJE ARCHITECTURE
 ACN 022 912 843 | ABN 82 644 649 849
 Nominated Architect - Bernard Colles
 NSW Architects Registration No. 44348
 A 412 KING STREET NEWCASTLE NSW 2300
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REV	DATE	COMMENTS
D	04.04.2019	ISSUE FOR INFORMATION
E	09.04.2019	ISSUE FOR INFORMATION
F	08.05.2019	CONSULTANT ISSUE
G	13.05.2019	SECTION 50 ISSUE
H	20.05.2019	DA ISSUE
I	05.08.2019	ISSUE FOR INFORMATION
J	12.08.2019	ISSUE FOR INFORMATION
K	20.08.2019	DA ISSUE - ADDITIONAL INFORMATION
L	09.12.2019	DA ISSUE - ADDITIONAL INFORMATION

PROJECT: **KNIGHTS CENTRE OF EXCELLENCE**

SITE: **DISTRICT PARK BROADMEADOW, NSW 2292**

CLIENT: **NEWCASTLE KNIGHTS
 PO BOX 152, WICKHAM
 NSW, 2293**

DRAWING: **SITE PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 12441-WD Knights CoE_Rev10

DRAWN: **BC/TH** DATE: **9/12/2019** SCALES @A3: **1:1500**

PROJECT No: **12441** PHASE: **DA** DRAWING No: **A02** REV: **L**



**EXTRAORDINARY DEVELOPMENT APPLICATIONS
COMMITTEE MEETING
10 DECEMBER 2019**

SUPPLEMENTARY REPORT

DAC 10/12/19

DA2019/00588 - 6 BAVIN ROAD BROADMEADOW

**Item 23 - Attachment B: Updated Draft Schedule of
Conditions**

DISTRIBUTED UNDER SEPARATE COVER

Application No: DA2019/00588

Land: Lot 3284 DP 1049501

Property Address: 6 Bavin Road Broadmeadow NSW 2292

Proposed Development: Staged development for a Recreation facility (indoor), associated amenities building, car parking and signage

SCHEDULE 1

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	Version	Prepared by	Dated
A00 COVER SHEET	C	EJE	20.08.2019
A01 SITE ANALYSIS PLAN	C	EJE	20.08.2019
A02 SITE PLAN (as marked in red)	L	EJE	09.12.2019
A03 GROUND FLOOR PLAN	G	EJE	20.08.2019
A04 GROUND FLOOR PLAN - NORTH	G	EJE	20.08.2019
A05 GROUND FLOOR PLAN - SOUTH	E	EJE	20.08.2019
A06 FIRST FLOOR PLAN	D	EJE	20.08.2019
A07 ROOF PLAN	D	EJE	20.08.2019
A08 ELEVATIONS	E	EJE	20.08.2019
A09 SECTION AA& BB	C	EJE	20.08.2019
A10 AMENITIES BUILDING	E	EJE	20.08.2019
A11 SHADOW DIAGRAMS	C	EJE	20.08.2019
A12 PERPSECTIVES	D	EJE	20.08.2019
A13 PERPSECTIVES	C	EJE	20.08.2019
A14 EXTERNAL SCREEN	C	EJE	20.08.2019
A15 SCHEDULE OF MATERIALS	C	EJE	20.08.2019
A16 SIGNAGE	C	EJE	20.08.2019
LANDSCAPE PLANS L000 (D), L010 (D), L101 (D), L201 (C)	-	TERRAS	18.07.2019
Statement of Environmental Effects		CITY PLAN SERVICES	27.05.2019
Statement of Heritage Impact		EJE HERITAGE	MAY 2019
Waste Management Plan	02		
Arborist Report	C	TERRAS	22.05.2019

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.

2. Each stage of the development is to be undertaken in the specific order given below:

Stage 1: Southern section of proposed building, 34 space, 28 space and 68 space car parks and separate amenities building.

Stage 2: Northern section of proposed building.

2A. Development Consent 2014/1285 for the “Extension of emergency service facility and associated site works”, to the extent it applies to Lot 3284 DP 1049501, is modified so that activities to be carried within the Helicopter Operations Area identified on the plans referred to in condition 1 of this consent are consistent with the development otherwise authorised by this consent.

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

3. A total monetary contribution of \$184,536.00 is to be paid to the City of Newcastle, pursuant to Section 7.12 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 development.

Note:

- a) This condition is imposed in accordance with the provisions of the City of Newcastle’s *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019*.
- b) The City of Newcastle’s *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019* 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.
- 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 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 City of Newcastle’s Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

4. On-site parking accommodation is to be provided for a minimum of 130 vehicles (including 6 disability accessible spaces) and meet the minimum parking layout standards indicated in Element 7.03 ‘Traffic, Parking and Access’ of Council’s adopted Newcastle Development Control Plan 2012. Details are to be included in documentation for a Construction Certificate application. No car spaces within the car park immediately to the south of the CoE building or the western car park shall be marked, signposted or otherwise identified as being for the sole use of staff only.

5. The car parking and vehicular access is to be designed to comply with AS/NZS

2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.

6. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. Full details are to be included in documentation for a Construction Certificate application.
7. A concrete pedestrian pathway is to be provided within the site, along the full Perth Road and Bavin Road frontages, linking to the pedestrian refuge required under Condition 16(d) of this consent. Full details are to be included in documentation for a Construction Certificate application.
8. All stormwater runoff from the 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. The 27 and 42 spaced car parking areas must be provided with either retention systems with sand filter or detention with runoff from the detention being treated via landscaped water sensitive areas prior to discharge. The minimum retention/detention storage must be calculated based on 25m³ per 1,000m² and a MUSIC modelling must be done to demonstrate that the design has achieved the water quantity and quality targets set in Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012. Full details are to be included in documentation for any Construction Certificate application.
9. Roof water from the Centre of Excellence (COE) building is to be directed to the proposed 6 x 22,700 Litre rainwater tanks and be reticulated to new toilet cisterns and cold-water washing machine taps in the building and landscaped areas. A separate rainwater tank must be provided (which can be either underground or above ground) and the discharge from the 6 x 22,700L tanks and any additional roof and hardstand areas should be connected to this tank. The separate rainwater tank should be designed by an appropriately qualified hydraulic consultant for the purpose of irrigating of the Knights Training playing Field. Appropriate form of stormwater treatment should be provided to mitigate any health issues relating to reuse of the stormwater for irrigation of the Training Field. The water tanks, Irrigation facilities and the associated infrastructure are to be installed in accordance with the relevant Codes, Australian and Industry. Full details are to be included in documentation for any Construction Certificate application.
10. Overflows from the rainwater tanks and any additional discharge controls (if required) are to be directed to Hunter Water drainage system by means of an interallotment drainage line or underground pipe directly to the Hunter Water Channel. Approval from Hunter Water is to be obtained and full details are to be provided with any Construction Certificate application.
11. The floor level of the proposed COE building is to be not below RL 8.1m Australian Height Datum and being indicated on plans for a Construction Certificate application. The finished floor levels are to be certified by a registered Surveyor prior to the placement of the floor material and a copy of the Surveyor's Certificate is to be forwarded to the Principal Certifying Authority.
12. A flood emergency response plan is to be prepared, by independent consulting engineers experienced in flood management, and put in place by the applicant prior to occupation of the building.

The plan is to include an education and awareness component for the workforce; to detail evacuation procedures; to interface with the local flood warning system; to include the local State Emergency Services plan; and to include provisions for any third parties likely to be involved.

The flood emergency response plan is to describe the following components:

- a) likely flood behaviour
- b) flood warning systems
- c) education awareness program
- d) evacuation and evasion procedures
- e) evacuation routes and flood refuges and
- f) flood preparedness and awareness procedures for residents and visitors

Considerations should include the full range of flood risks, the proposed use of the site, site access constraints and local area evacuation routes to high ground. As much as possible, the plan is to be aimed at self-directed evacuation or evasion to minimise the draw on limited State Emergency Services resources. The plan is to be updated and maintained by the occupiers. Full details are to be included in documentation for a Construction Certificate application.

13. 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 landscape plan and specification. The plan and specifications is to be prepared 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.

14. 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.
15. 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.

16. The Developer designing and constructing the following works in connection with the development, at no cost to Council and in accordance with Council's guidelines and design specifications:
- a) Extension of Perth Road through to the eastern road boundary of the unformed Bavin Road, such comprising road pavement, kerb and gutter, drainage, vehicular barrier fencing, street lighting and signage
 - b) Provision of a 6.0m wide sealed access road from the proposed Perth Road extension to the proposed 28 space car park entry/exit, such comprising road pavement, vehicular barrier fencing, street lighting, signage and line marking
 - c) Installation of bollards and/or fencing along both sides of Bavin Road full length with associated regulatory signage to prevent parking and street lighting
 - d) Concrete pedestrian pathway and pedestrian crossing facility in Perth Road linking the development site to existing footway paving located on the western side of Bavin Road at Lambton Road.

Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to Council for approval pursuant to Section 138 of the *Roads Act 1993 (NSW)*. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

17. 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. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.
18. The design and construction of the development is to be in accordance with the relevant requirements of Australian Standard 4674:2004 - Design, Construction and Fit-Out of Food Premises. Full details are to be included in the documentation for the Construction Certificate application.
- 18A. The applicant must prepare a Plan of Management, to the satisfaction of the Council, for the operation of the proposed development which addresses the following:
- a) The management of all activities associated with the facility so that they can co-exist with the approved activities of the helicopter base immediately to the north of the site (Helicopter Base);
 - b) The management of the car park to the north of the proposed Centre of Excellence building so it is only occupied by staff of the facility (who must be inducted and briefed on protection from downwash during helicopter operations associated with the Helicopter Base);
 - c) Require the applicant to ensure all people are moved off the fields and away from helicopter activity to protect them from downwash after a notification procedure between the Helicopter Base and the proposed development;
 - d) The erection of appropriate signage by the Rescue Helicopter Service around the precinct warning of helicopter activity including along the pathways on the western side of the storm water drain;

- e) The establishment of hedges around the western side of the northern car park and the southern boundary of the Helicopter Operations Area.
- f) Providing the operator of the Helicopter Base with use of the 'Helicopter Operations Area' according to the Plan of Management identified on the approved plans while ever the Helicopter Base remains used for that purpose.

Prior to approval the Council must provide a copy of the Plan of Management to the operator of the Helicopter Base and provide the operator with at least 7 days to make any submission. The Council must consider any submission made within that time by the operator prior to approval of the Plan of Management.

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

- 19. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
- 20. Tree removal and retention shall be carried out in accordance with the Arborist Report prepared by Terras dated 22 May 2017.
- 21. All recommendations contained within the Statement of Heritage Impact prepared by EJE Heritage dated May 2019 are to be complied with.
- 22. The demolisher is to ensure that all services (ie water, telecommunications, gas, electricity, sewerage etc), are disconnected in accordance with the relevant authority's requirements prior to demolition.
- 23. Any waste containers used in association with the proposed demolition are to be located on the site where possible.

Note: Where this is not feasible, application must be made for Council's approval to position the container on the adjacent public road in accordance with Council's adopted Building Waste Container Policy.

- 24. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
- 25. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following 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).

26. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
27. An application is to be made to and approved by Council for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence shall comply with the *Work Health and Safety Act 2011* (NSW), *Work Health and Safety Regulation 2011* (NSW) and any relevant approved industry code of practice. Notice of intention of commencement must be given to WorkCover New South Wales.
28. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
29. 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.
30. All building work must be carried out in accordance with the provisions of the National Construction Code.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.

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.
38. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment (Waste) Regulation 2014*.
39. Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to Council officers or the Principal Certifying Authority on request.
40. 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.
41. Prior to the commencement of work, a 3m wide all weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand shall not be stockpiled on the all weather vehicle access.
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 shadecloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
43. The development being carried out in accordance with the details set out in the Acid Sulfate Soil Management Plan prepared by Douglas Partners dated May 2019.
44. A construction and environmental management plan (CEMP) shall be prepared by the contractor which outlines procedures for soil handling, segregation and is to include an unexpected finds protocol in accordance with the recommendations of the Targeted Detailed Site Investigation for Contamination, prepared by Douglas Partners Pty Ltd, December 2018. The CEMP shall be implemented for the duration of remediation and construction works as required.

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

45. 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.
46. All works within the road reserve required by this consent for each stage are to be completed prior to the issue of any Occupation Certificate for each stage.
47. Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. Works are to be completed prior to the issuing of a Final Occupation Certificate for the development.
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. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of the Final Occupation Certificate of stage 1. 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.
50. Prior to issue of an Occupation Certificate for stage 1, the food business must notify the relevant enforcement agencies, under the *Food Act 2003* (NSW) and (for licensed food businesses) under the *Food Regulation 2010* (NSW). Notification is to be provided to Council and the NSW Food Authority.

Note: To arrange notification of the food business with Council go to www.newcastle.gov.au and download a copy of the 'Council Food Business Notification Form' or contact Council's Environmental Health Services on (02) 4974 2525. To notify with the NSW Food Authority go to www.foodnotify.nsw.gov.au and follow the instructions.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

51. Waste management (recyclable and non-recyclable) is to be collected from the refuse storage areas, as identified on the approved plans, serviced from Bavin Road and returned immediately to the refuse storage areas. Under no circumstances are garbage bins to be presented to Bavin Road for kerbside collection or remain at kerbside after collection. Clear thoroughfare must be maintained at all times along Bavin Road.
52. The hours of operation of the premises are to be not more than from:

DAY	START	FINISH
Monday	6:00am	10:00pm
Tuesday	6:00am	10:00pm
Wednesday	6:00am	10:00pm

Thursday	6:00am	10:00pm
Friday	6:00am	10:00pm
Saturday	6:00am	10:00pm
Sunday	6:00am	10:00pm

unless a separate application to vary the hours of operation or trading has been submitted to and approved by Council.

53. 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.

54. The use and occupation of the premises is not to give rise to the emission of any 'air impurity' as defined under the *Protection of the Environment Operations Act 1997* (NSW), that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should Council consider that unreasonable levels of air impurities have been emitted from the premises, the owner/occupier will be required to engage a suitably qualified consultant to recommend measures to control emissions of air impurities to an acceptable level and such measures being implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to Council confirming that air impurity emissions from the premises do not interfere unreasonably with the amenity of neighbouring premises and/or other sensitive receptors before the expiration of the nominated period.

55. The use and occupation of the proposed development the subject of this consent on the subject land (Lot 3284, DP 1049501) must comply with the Plan of Management approved under condition 18A of this consent.

ADVISORY MATTERS

- 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.
- 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.
- Prior to commencing any building works, the following provisions of Division 6.2 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and Council is to be notified of the appointment; and

- c) Council is to be given at least two days notice of the date intended for commencement of building works.
- 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 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).
 - A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
 - An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* (NSW) is to be submitted to Council and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
 - 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.
 - 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.
 - For the purpose of applying the provisions of the National Construction Code for class 1, 2, 3, 4, 9a (health care) and 9c (aged care) buildings, it is advised that the proposed building is located in a Flood Hazard Area and the:
 - a) Defined Flood Level (DFL) is 7.5m Australian Height Datum (AHD)
 - b) Flood Hazard Level is 8.0m AHD (Freeboard is 500mm above DFL)
 - c) Maximum Flow Velocity of floodwaters for the Defined Flood Event is 0.3m/s

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.

**EXTRAORDINARY DEVELOPMENT APPLICATIONS COMMITTEE MEETING
10 DECEMBER 2019**

SUPPLEMENTARY REPORT

DAC 10/12/19

DA2019/00588 - 6 BAVIN ROAD BROADMEADOW

Item 23 - Attachment C: Updated Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2019/00588

21 March 2019	Pre-Development Application meeting
27 May 2019	Development application submitted
11 June – 27 June 2019	Public notification
9 July 2019	Meeting to discuss traffic and engineering issues.
30 July 2019	Submission from Westpac Rescue Helicopter Service received
6 November 2019	Amended Plans and formal response to matters raised Westpac Rescue Helicopter Service's submission.
3 December 2019	Following a Land and Environment Court order on 3 December 2019, restraining the determination of the application, Council invited a further submission from the Service in relation to the amended application. A further submission was received on 10 December 2019 from the Service reiterating previously held concerns regarding the potential impacts to the Service's operations.