



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 7 GWYDIR ROAD NEW LAMBTON – DA2022/000513
AND DUAL OCCUPANCY - INCLUDING ONE INTO TWO LOT
SUBDIVISION AND DEMOLITION OF EXISTING STRUCTURES**

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PAGE 27	ITEM-26	Attachment B:	Draft Schedule of Conditions
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**DAC 06/12/22 – 7 GWYDIR ROAD NEW LAMBTON – DA2022/000513
AND DUAL OCCUPANCY - INCLUDING ONE INTO TWO LOT
SUBDIVISION AND DEMOLITION OF EXISTING STRUCTURES**

ITEM-26 Attachment A: Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



Gwydir Road Dual Occupancy

Council Submission

Project Location:
7 Gwydir Road New Lambton 2293

Client:
Rodney Goodwin

Drawing Catalogue: (survey by others)

DA-000	Cover Page
DA-001	Site Analysis Plan
DA-002	Site Plan
DA-003	Site Coverage
DA-004	Indicative Sub-division
DA-050	Perspectives
DA-051	Perspectives
DA-100	Ground Floor Plan
DA-101	First Floor Plan
DA-102	Roof Plan
DA-300	Elevations
DA-301	Elevations
DA-400	Section A-A
DA-401	Section B-B
DA-500	Shadow Diagrams - JUN 21st
DA-501	Shadow Diagrams - JUN 21st
DA-502	Shadow Diagrams - DEC 21st
DA-601	Existing Shadow Diagrams - JUN 21st
DA-602	Existing Shadow Diagrams - JUN 21st
DA-603	Existing Shadow Diagrams - DEC 21st
DA-800	BASIX
DA-900	Area Schedules & GFA
DA-1000	Sediment Control



SUBJECT SITE - NTS



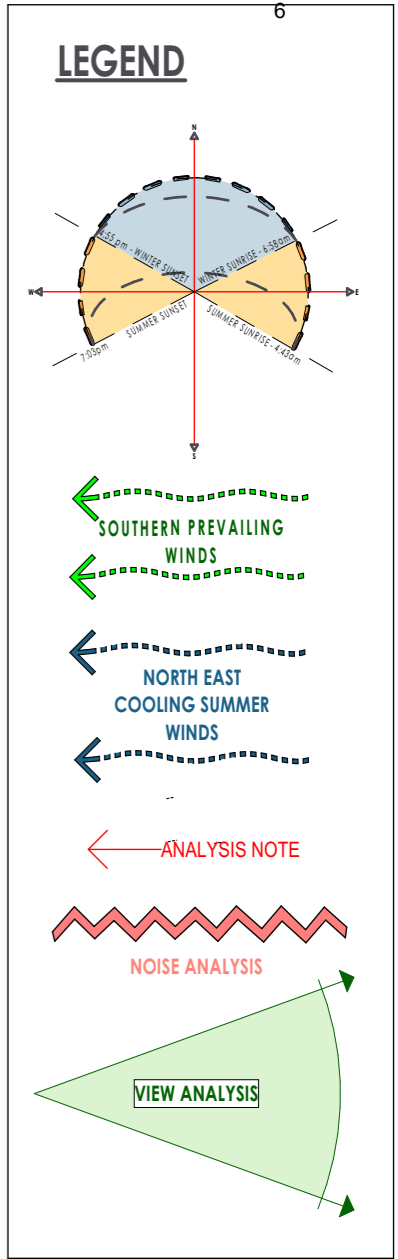
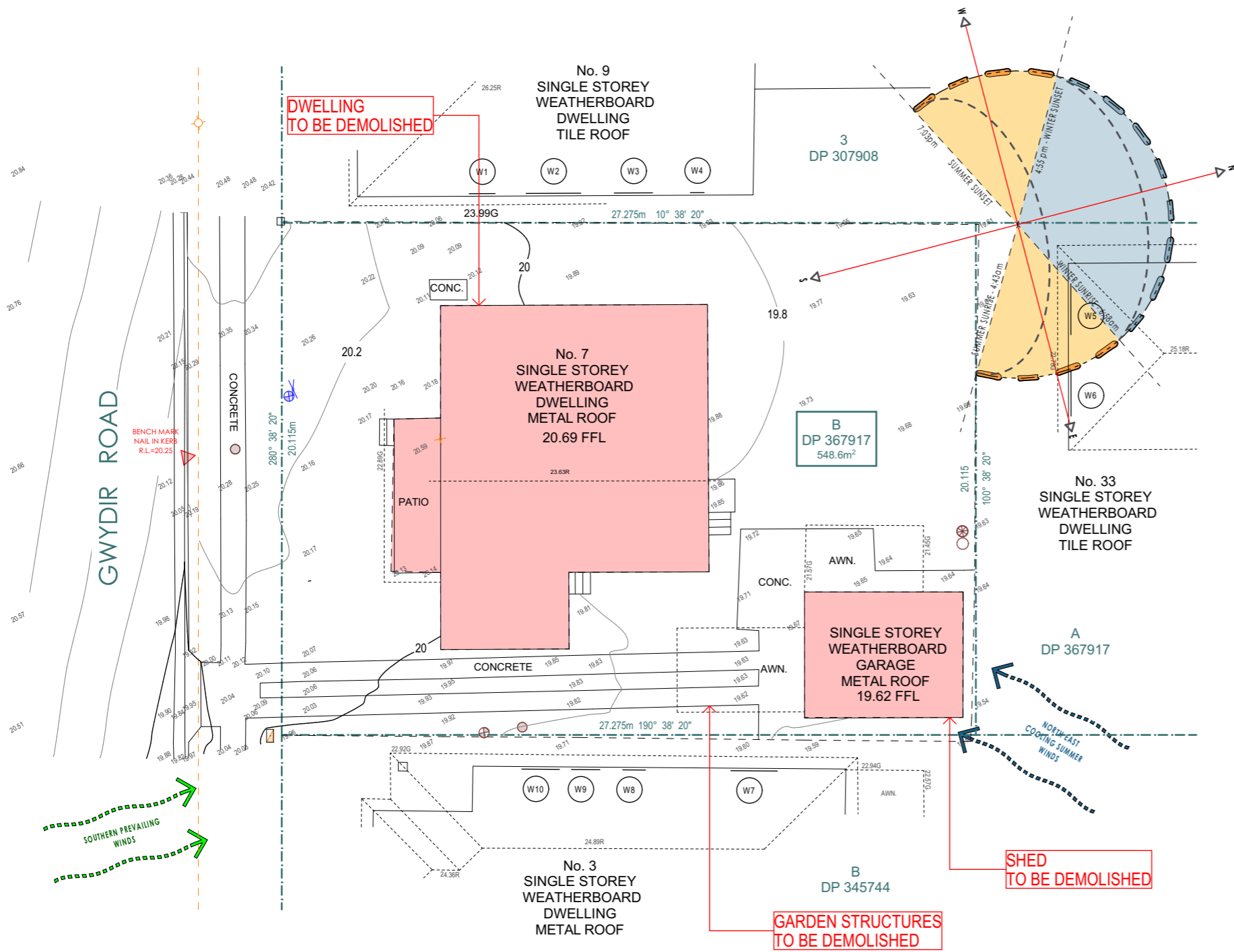
LOCATION - NTS

Site Information

Client	Rodney Goodwin
Site Address	7 Gwydir Road New Lambton 2293 Sec -, Lot B, DP 367917, SP -
LGA	Newcastle
Land Zoning	R2
Precinct	Limited
FSR/Site Coverage	0.6
Maximum Height	8.5
Flood Area	TBC
Mine Subsidence Area	No
Bushfire Area	No
Heritage Area	No

SHADE

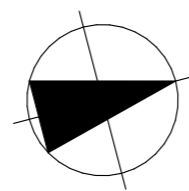
e : joel@shadedesign.net.au
m : 0412 879 643



DISCONNECT AND CAP EXISTING SERVICES. TO BE RECONNECTED BY RELEVANT PROFESSIONALS

1:200	Site Analysis
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Project
Gwydir Road
Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Site Analysis Plan

Drawing No.
 DA-001

Project Number
 2219

Scale
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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LEGEND

Site Area	548m²
Floor Area (GFA)	
UNIT 01 GFA	158m ²
UNIT 02 GFA	158m ²
Total Floor Area (GFA)	316m²
Floor Space Ratio (Max 0.6 = 329m ²)	0.57:1
R2 - Limited Growth	
landscape Area (30% Min Req. = 164m ²)	163m² 29.74%
Deep Soil Area (15% Min Req.)	85.21m² 15.55%

STORMWATER

PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS AS REQUIRED

-  CALCULATED LANDSCAPED AREAS
-  DEEP SOIL AREAS
-  PRINCIPAL PRIVATE OPEN SPACE
-  BUILDING FOOTPRINT

NOTES

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPPIPES TO BE CONFIRMED BY BUILDER.

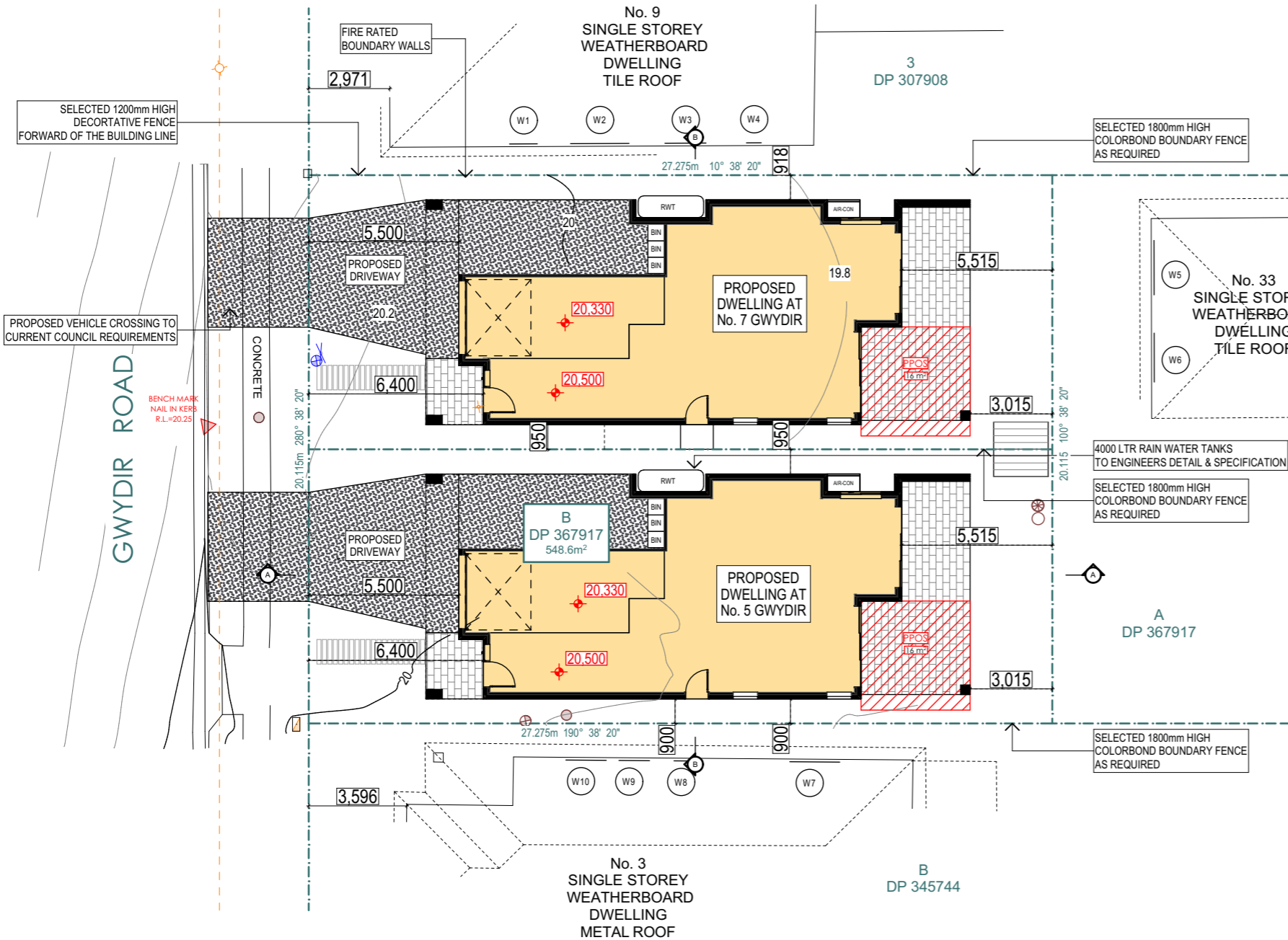
NOTES:

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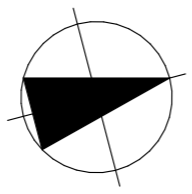
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SURVEY BY OTHERS



1:200	Site Plan
-------	-----------

Project
Gwydir Road
Dual Occupancy
7 Gwydir Road New Lambton 2293
Client
Rodney Goodwin



Drawing
Site Plan

Drawing No.
DA-002

Project Number
2219

Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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STORMWATER

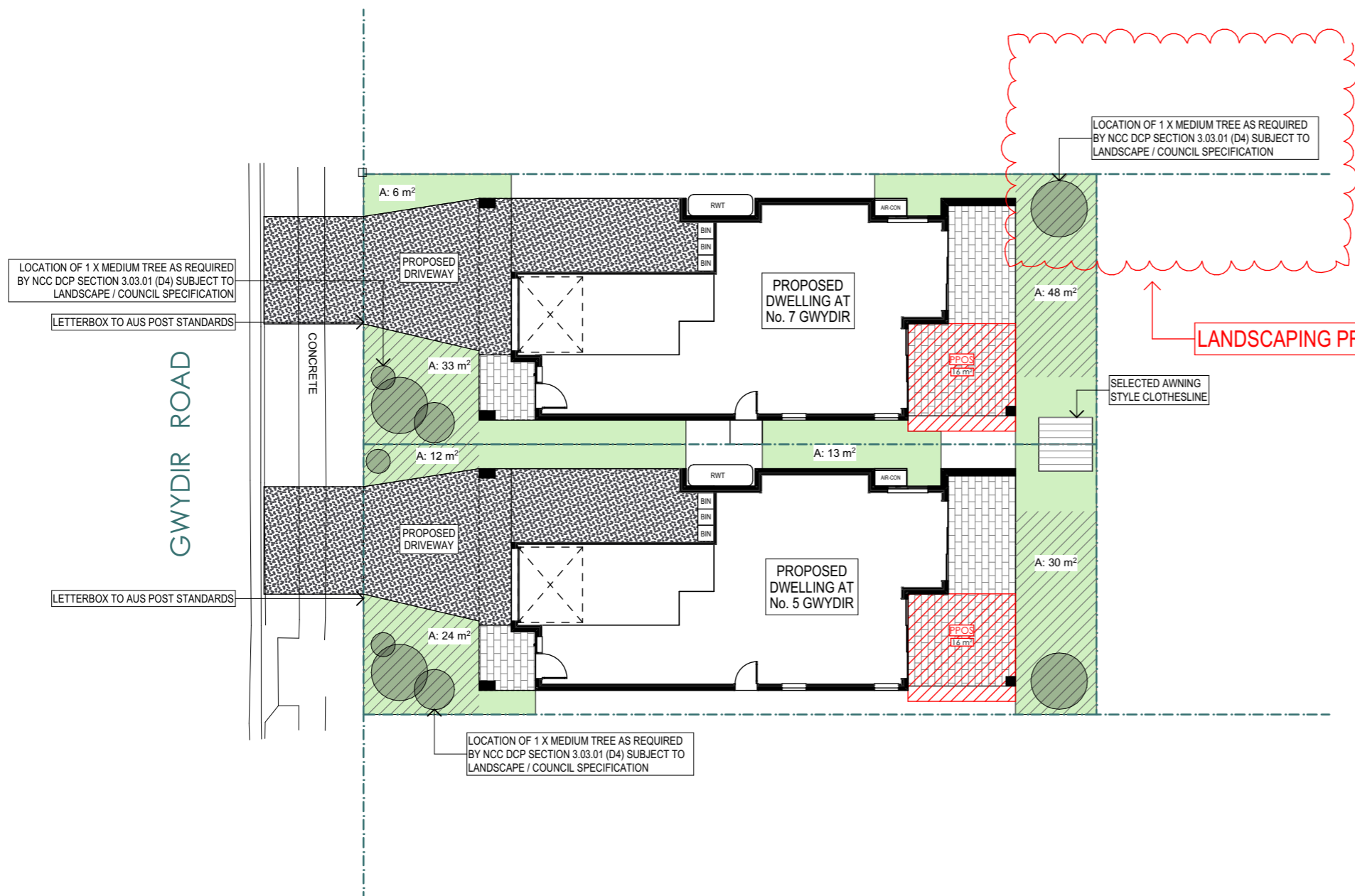
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-  DEEP SOIL AREAS
-  PRINCIPAL PRIVATE OPEN SPACE
-  BUILDING FOOTPRINT

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1:200	Site Coverage
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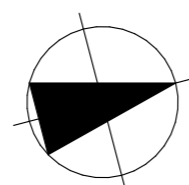
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SURVEY BY OTHERS



Project
Gwydir Road
Dual Occupancy
7 Gwydir Road New Lambton 2293
Client
Rodney Goodwin



Drawing
Site Coverage

Drawing No.
DA-003

Project Number
2219

Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

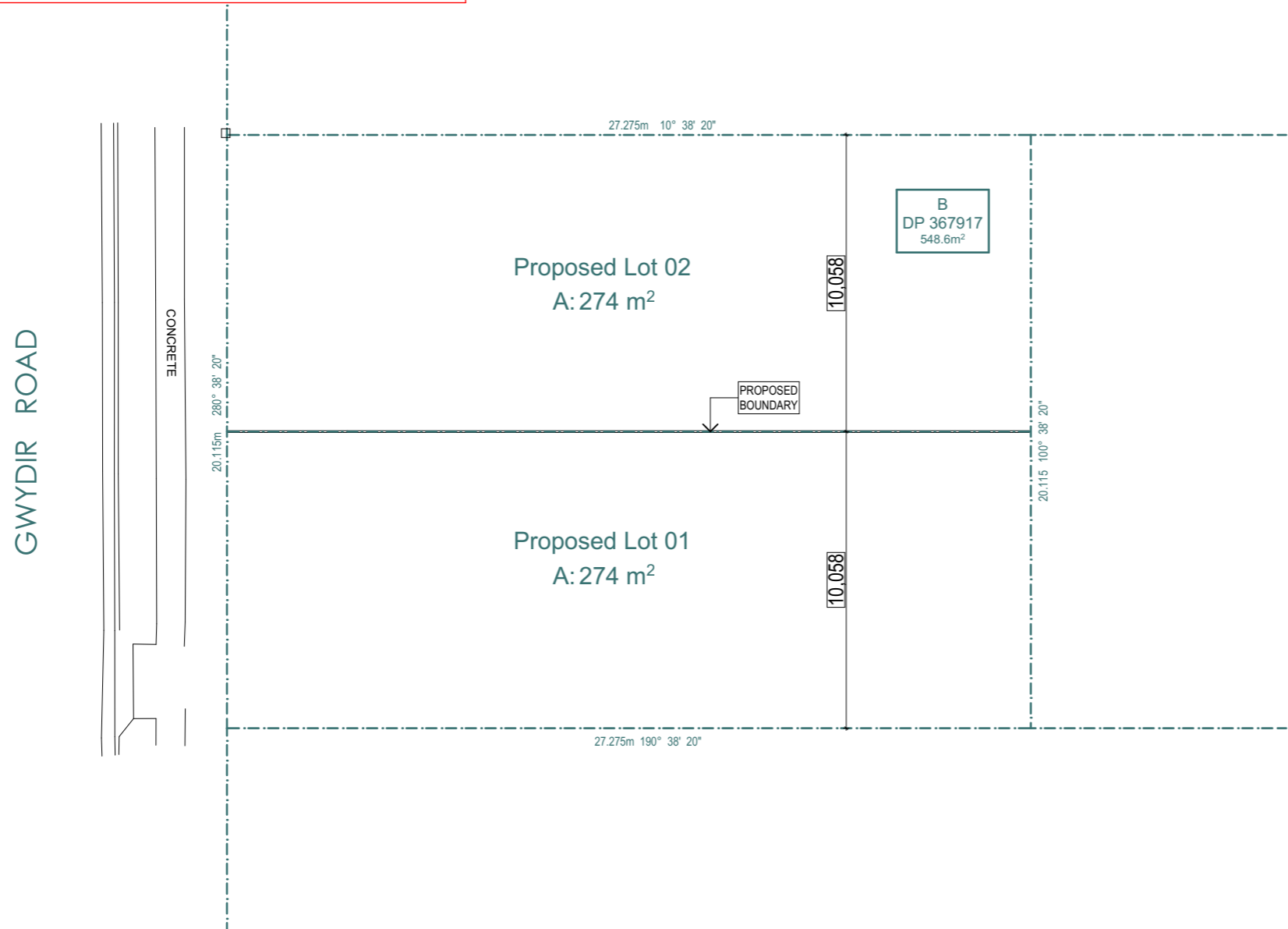
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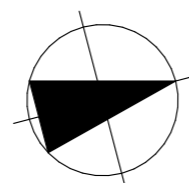
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SURVEYOR TO PROVIDE DETAILED DOCUMENTATION



1:200	Indicative Sub-division
-------	-------------------------

Project
**Gwydir Road
 Dual Occupancy**
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 Indicative Sub-division
 Drawing No.
 DA-004

Project Number
 2219
 Scale
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
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ARTIST IMPRESSION

Project
**Gwydir Road
 Dual Occupancy**
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 Perspectives
 Drawing No.
 DA-050

Project Number
 2219
 Scale
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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ARTIST IMPRESSION

Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Perspectives

Drawing No.
 DA-051

Project Number
 2219

Scale
 As Shown @ A3

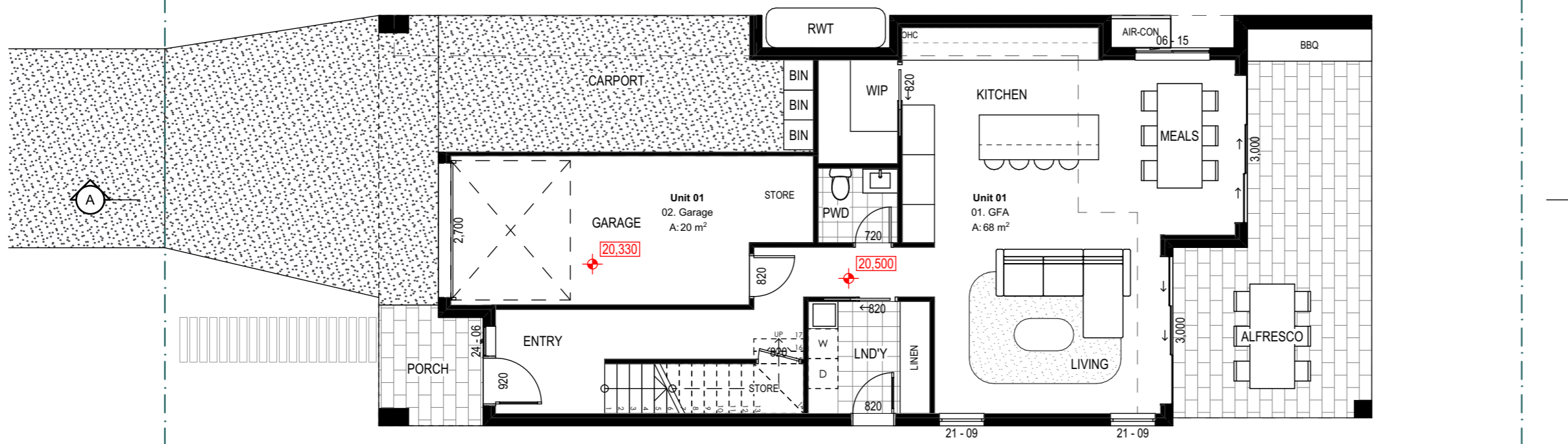
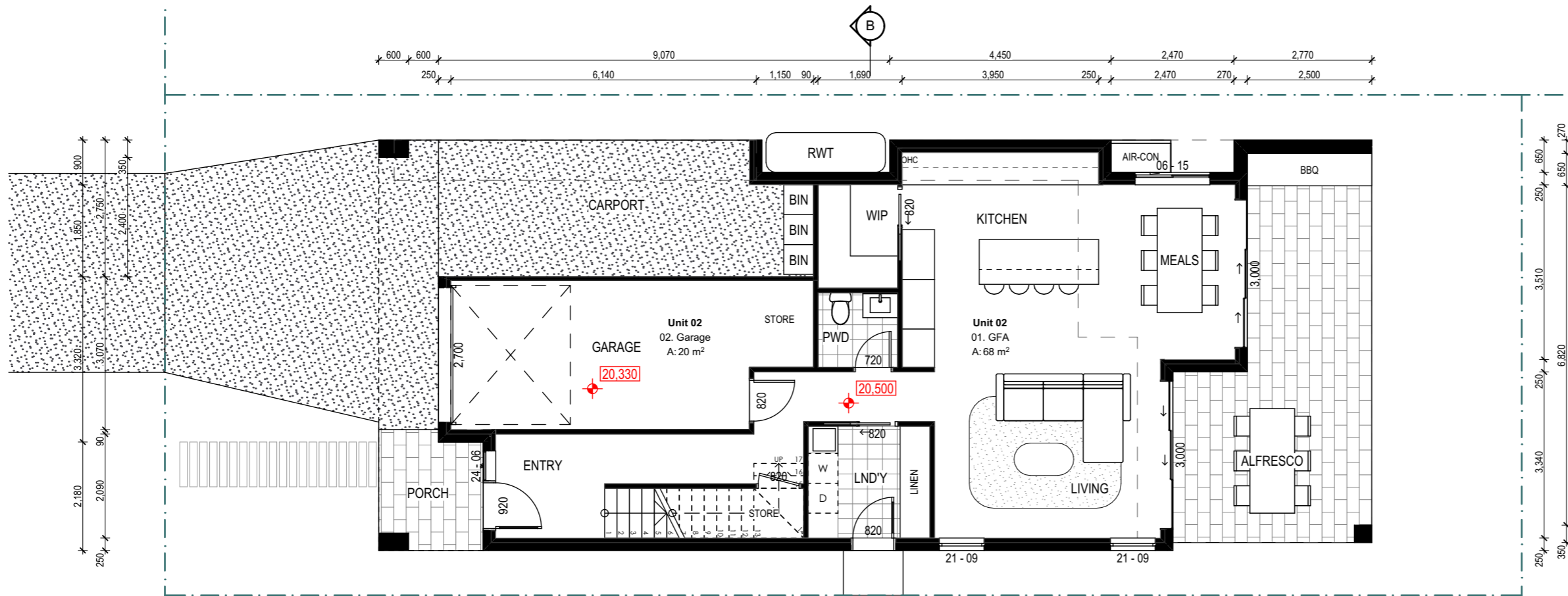
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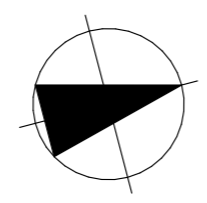


CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION

- NOTES:**
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1:100 Ground Floor Plan

Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Ground Floor Plan
Drawing No.
 DA-100

Project Number
 2219
Scale
 As Shown @ A3

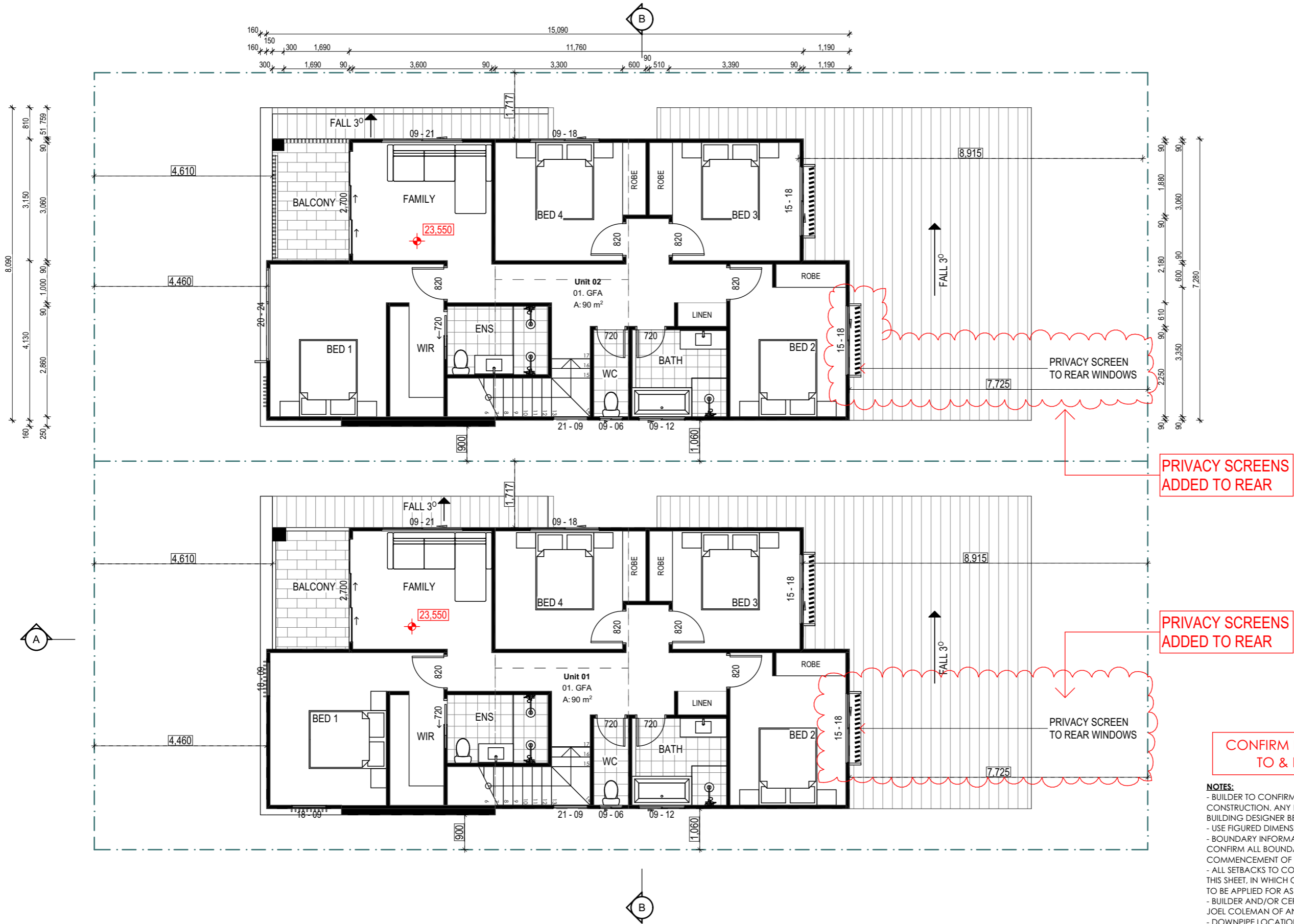
Revision	Description	Date
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PRIVACY SCREENS ADDED TO REAR

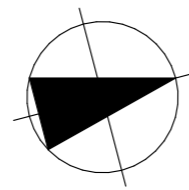
PRIVACY SCREENS ADDED TO REAR

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1:100	First Floor Plan
-------	------------------

Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 First Floor Plan
Drawing No.
 DA-101

Project Number
 2219
Scale
 As Shown @ A3

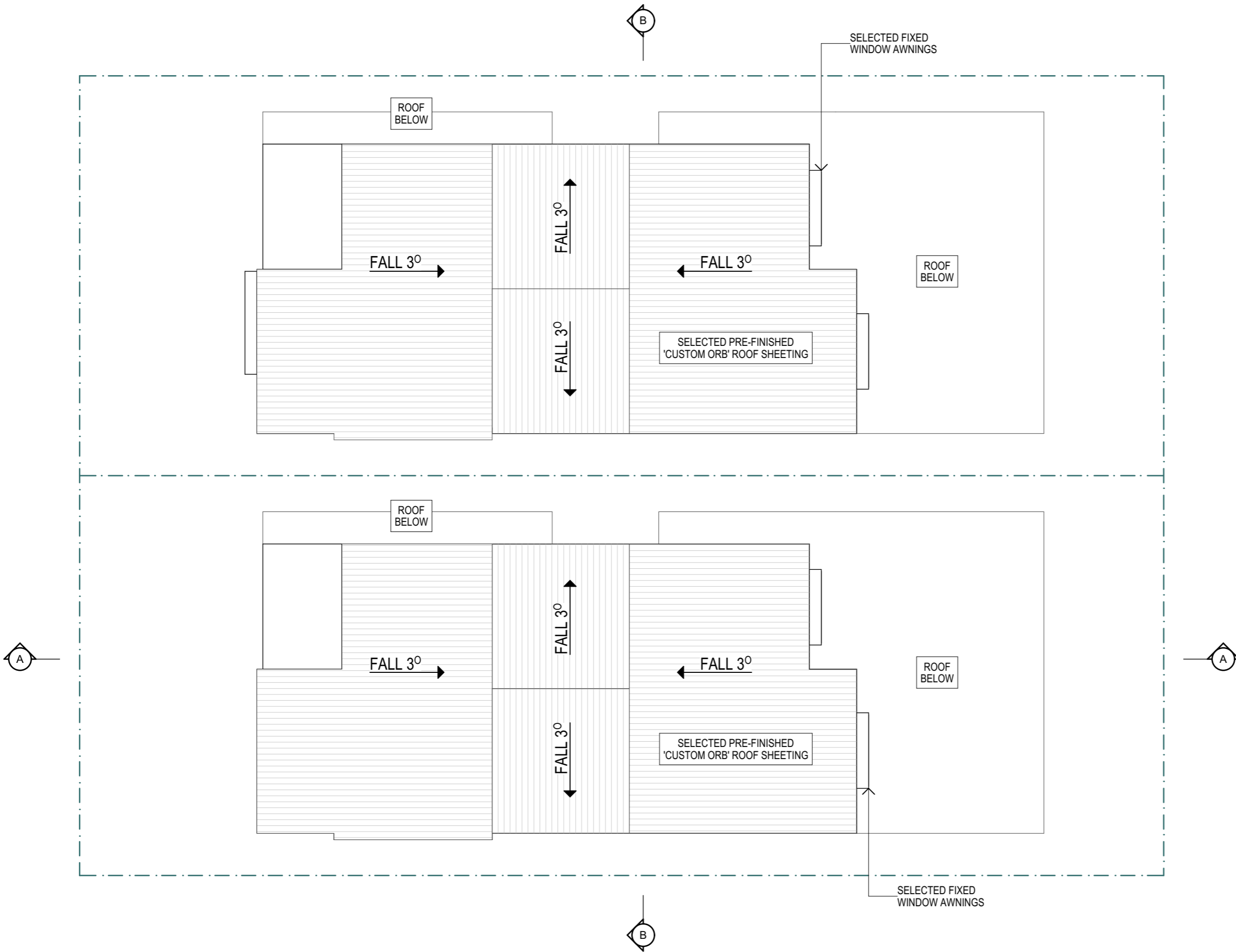
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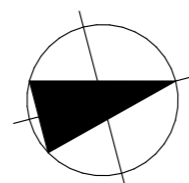


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1:100	Roof Plan
-------	-----------

Project
Gwydir Road
Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Roof Plan
Drawing No.
 DA-102

Project Number
 2219
Scale
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22






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LEGEND

-  SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
-  SELECTED APPLIED FINISH
-  SELECTED FACE BRICKWORK
-  SELECTED HORIZONTAL WALL CLADDING
-  SELECTED LIGHTWEIGHT VERTICAL WALL CLADDING

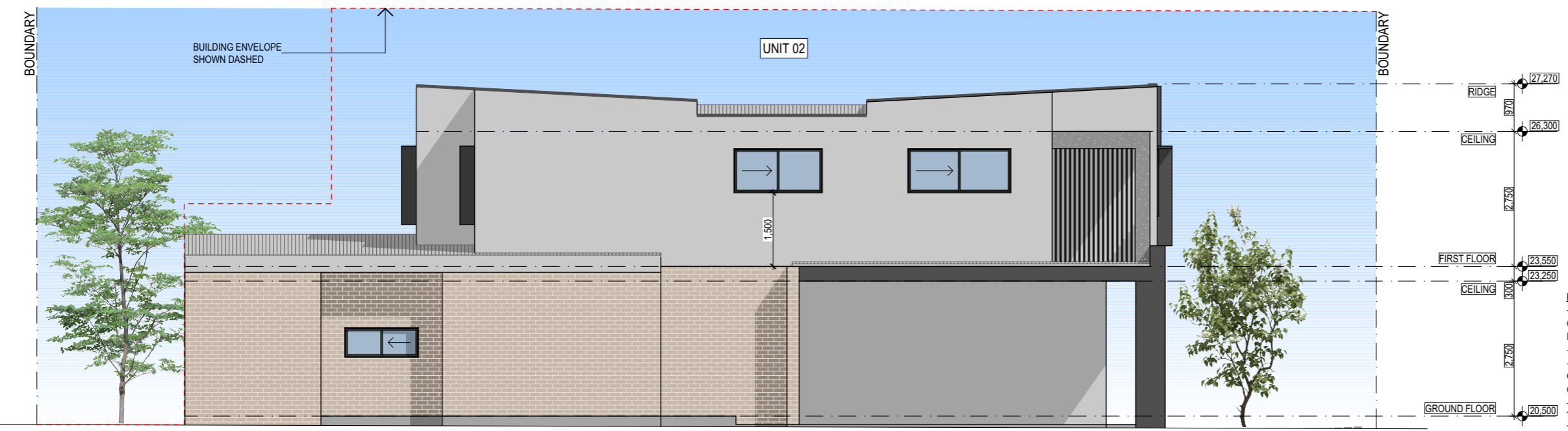
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E-01	SOUTH ELEVATION
1:100	



CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION

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E-02	WEST ELEVATION
1:100	

Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Elevations

Drawing No.
 DA-300

Project Number
 2219

Scale
 As Shown @ A3

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B	Council Submission	02.08.22
C	Council Submission	23.11.22






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LEGEND

-  SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
-  SELECTED APPLIED FINISH
-  SELECTED FACE BRICKWORK
-  SELECTED HORIZONTAL WALL CLADDING
-  SELECTED LIGHTWEIGHT VERTICAL WALL CLADDING

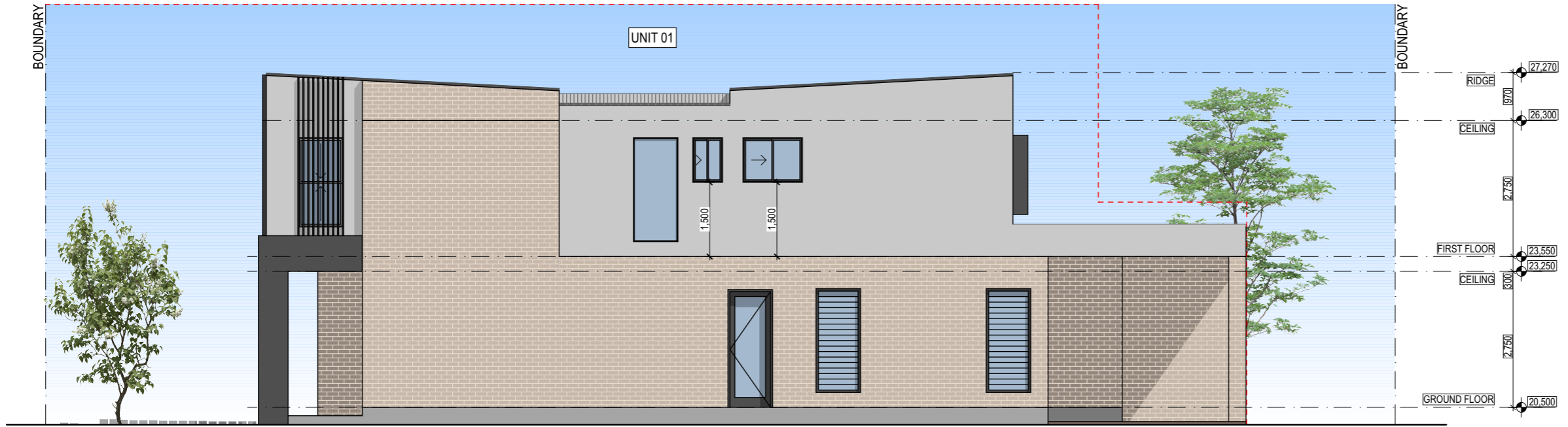
NOTES

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.



E-03	NORTH ELEVATION
1:100	



CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION

NOTES:

- BUILDER TO CONFIRM LEVELS AND DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDING DESIGNER BEFORE CONSTRUCTION.
- USE FIGURED DIMENSIONS ONLY. **DO NOT** SCALE FROM DRAWINGS
- BOUNDARY INFORMATION SUPPLIED BY BUILDER/SURVEYOR. BUILDER TO CONFIRM ALL BOUNDARY INFORMATION PRIOR TO CONTRACTS AND/OR COMMENCEMENT OF WORK.
- ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED ON THIS SHEET, IN WHICH CASE A SEPARATE APPLICATION FOR RELAXATION IS TO BE APPLIED FOR AS PART OF BUILDING APPROVAL.
- BUILDER AND/OR CERTIFYING AUTHORITY TO NOTIFY BUILDING DESIGNER JOEL COLEMAN OF ANY DISCREPANCIES PRIOR TO APPROVAL.
- DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. THE BUILDER IS TO CONFIRM THE LOCATION OF ALL DOWNPIPES PRIOR TO CONSTRUCTION AND MAKE REFERENCE TO THE HYDRAULIC ENGINEERS DOCUMENTATION AS REQUIRED.

E-04	EAST ELEVATION
1:100	

Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Elevations

Drawing No.
 DA-301

Project Number
 2219

Scale
 As Shown @ A3

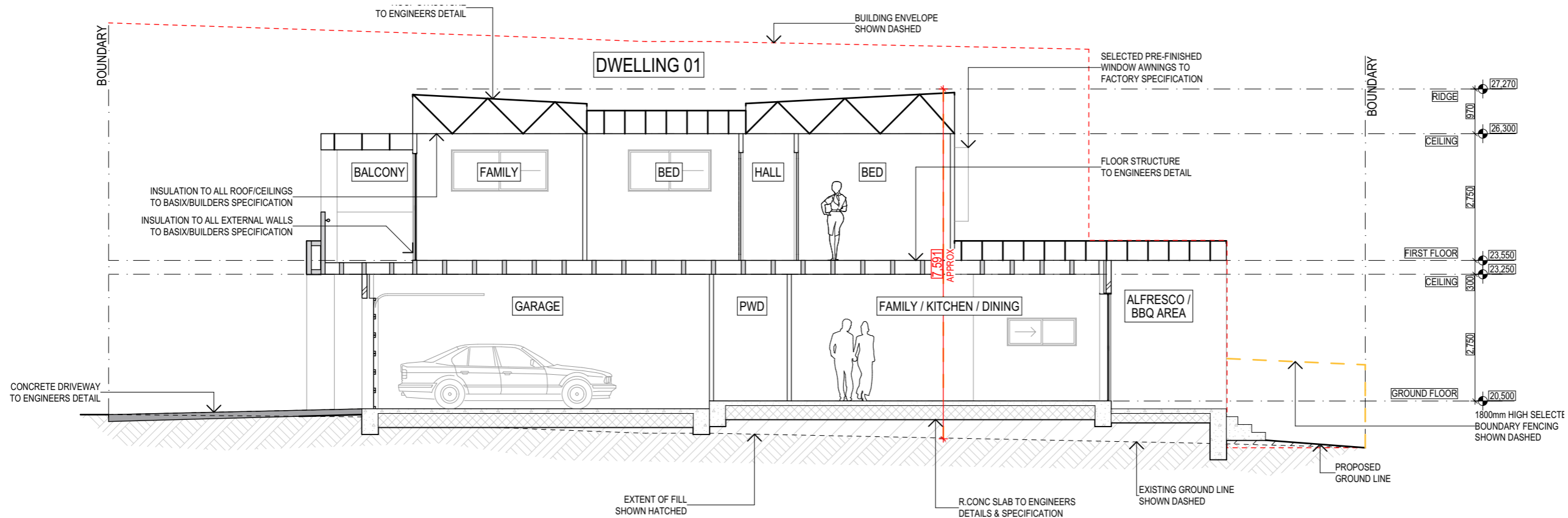
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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A	SECTION A-A
1:100	

SECTION NOTES:

- ALL TIMBER BEAMS & POSTS EXPOSED TO OUTSIDE ELEMENTS ARE TO BE TREATED PINE OF APPROPRIATE GRADE OR SUITABILITY OF TIMBER WITH A HIGH RESISTANCE TO TERMITES, SEALED & FINISHED CORRECTLY. CHECK LOCAL AUTHORITIES STANDARD OF PRACTICE.
- PRE-FABRICATED FRAME TO MANUFACTURERS SPECIFICATION AND IN ACCORDANCE WITH AS 1684 (NATIONAL TIMBER FRAMING CODE). ALSO BRACED TO CORRECT WIND RATING IN ACCORDANCE WITH AS 4055 (WIND LOADS FOR HOUSING). BUILDER TO DETERMINE WIND RATING.
- INSTALLATION OF WET AREA WATERPROOFING WHERE MOISTURE/WATER ARE CONCERNED INCLUDING ROOF/SHOWER/CONCRETE SLAB IN CONSTRUCTION OF THIS DWELLING ARE TO BE SUITABLY FLASHED AND TREATED IN ACCORDANCE WITH AS 3740 AND RELEVANT STANDARDS.
- ALL TREATMENT IN ACCORDANCE WITH AS 3660.1 NEW BUILDING WORK.
- ALL BEAMS TO PITCHING POINTS e.g BULKHEADS TO FRAMING MANUFACTURERS SPECIFICATION.

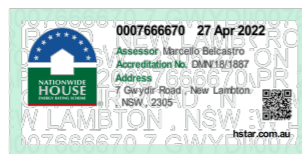
CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION

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Project
Gwydir Road
Dual Occupancy
7 Gwydir Road New Lambton 2293
Client
Rodney Goodwin



Drawing
Section A-A

Drawing No.
DA-400

Project Number
2219

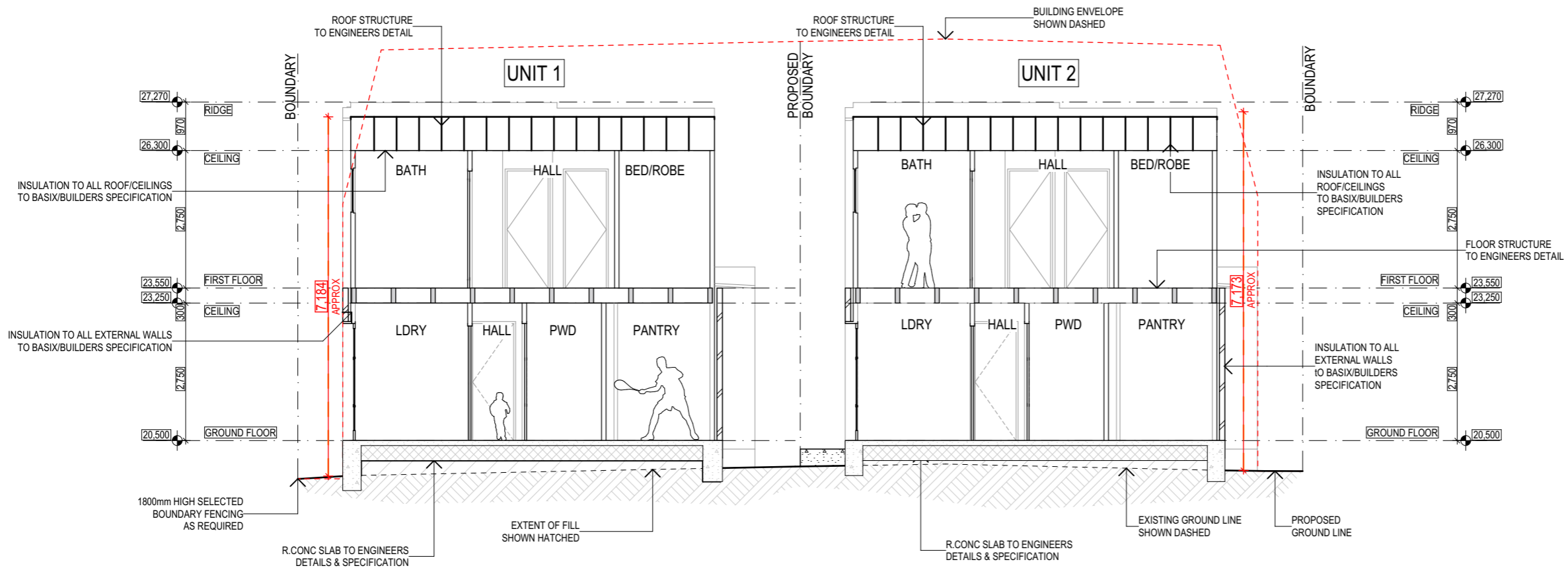
Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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B	SECTION B-B
1:100	

SECTION NOTES:

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Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Section B-B

Drawing No.
 DA-401

Project Number
 2219

Scale
 As Shown @ A3

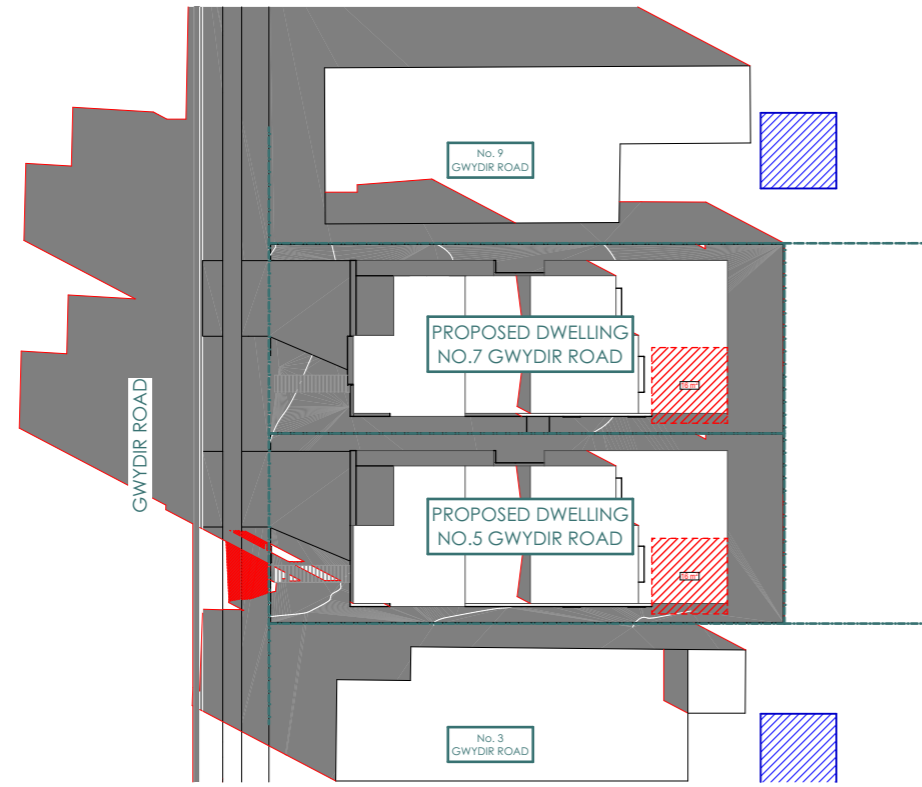
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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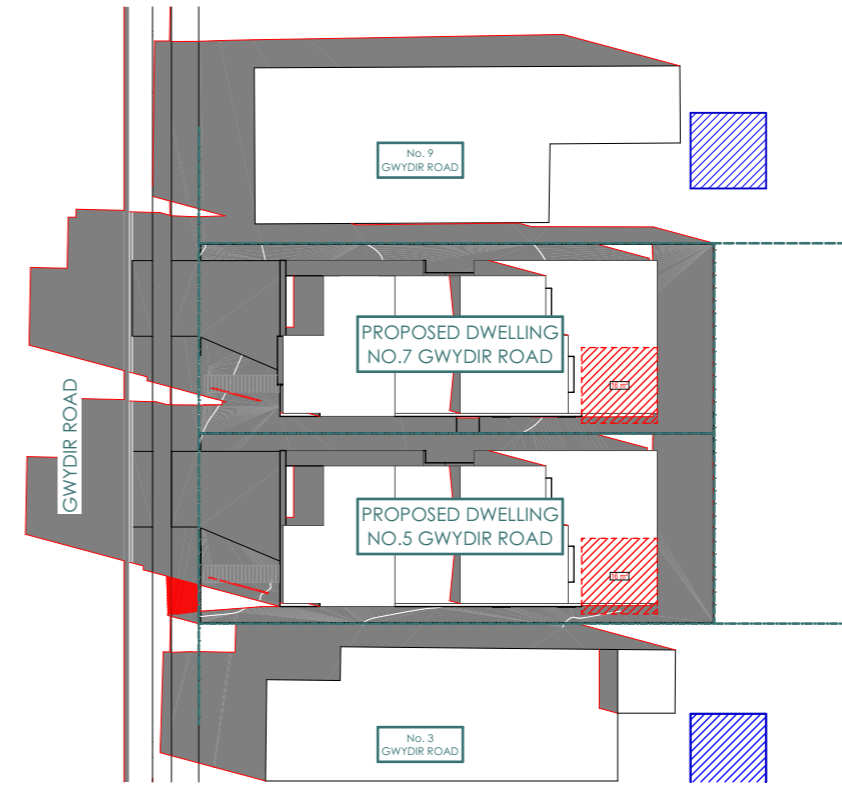
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 m : 0412 879 643

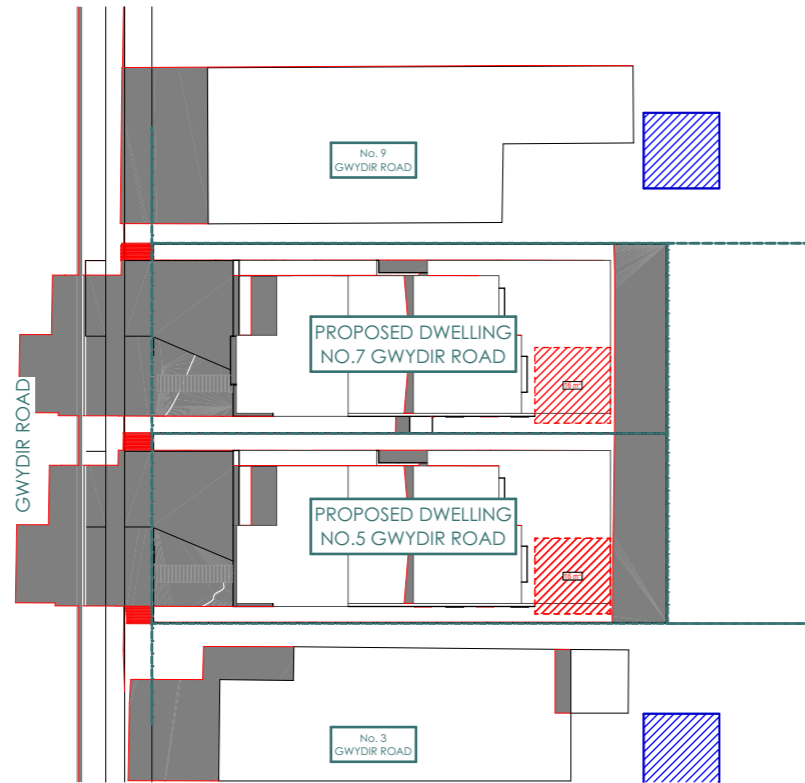
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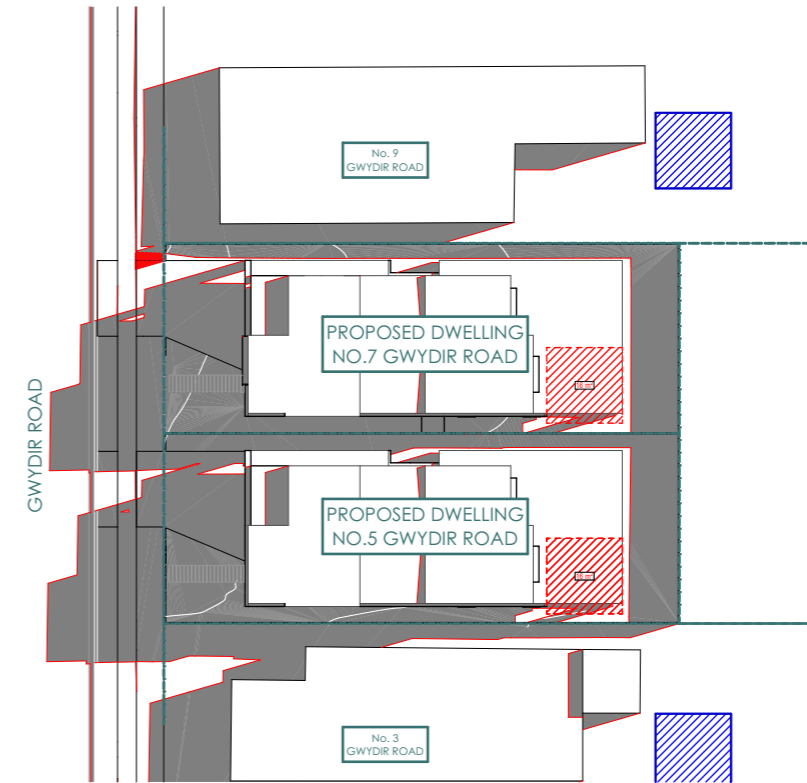
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02	21 JUN at 1000h
1:400	

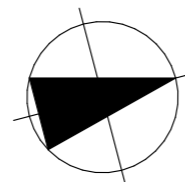


03	21 JUN at 1100h
1:400	



04	21 JUN at 1200h
1:400	

Project
Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 Shadow Diagrams - JUN 21st
 Drawing No.
 DA-500

Project Number
 2219
 Scale
 As Shown @ A3

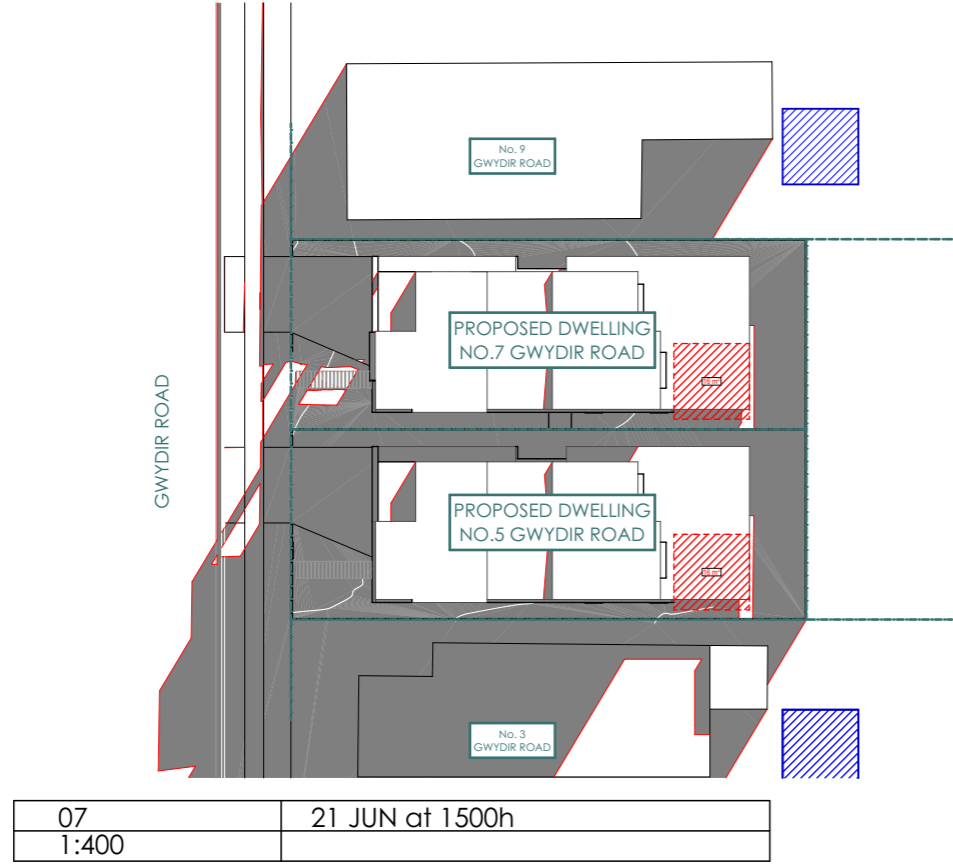
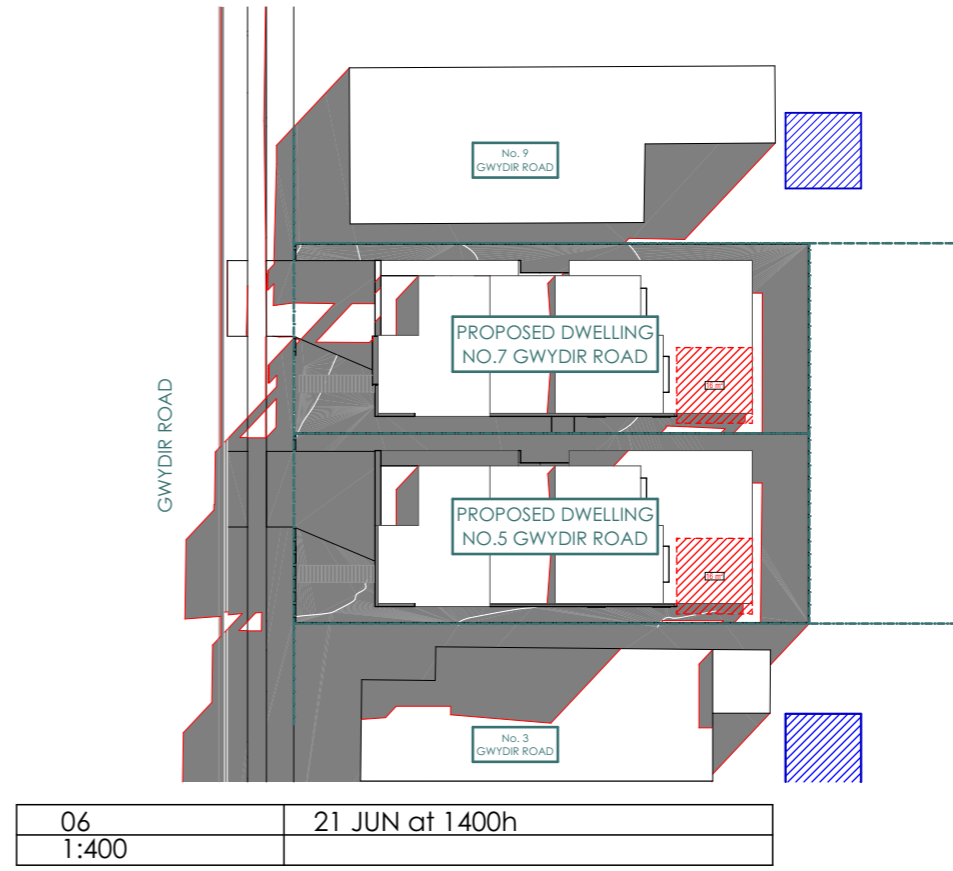
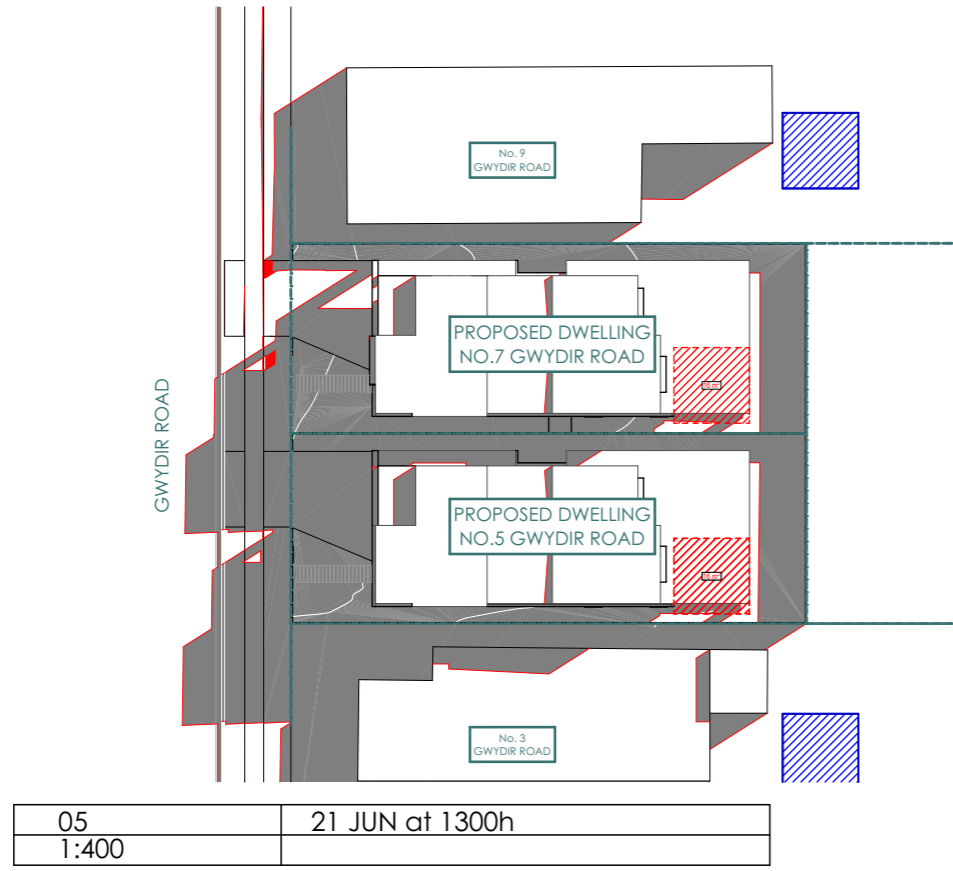
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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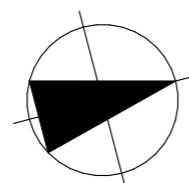
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Project
**Gwydir Road
 Dual Occupancy**
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 Shadow Diagrams - JUN 21st
 Drawing No.
 DA-501

Project Number
 2219
 Scale
 As Shown @ A3

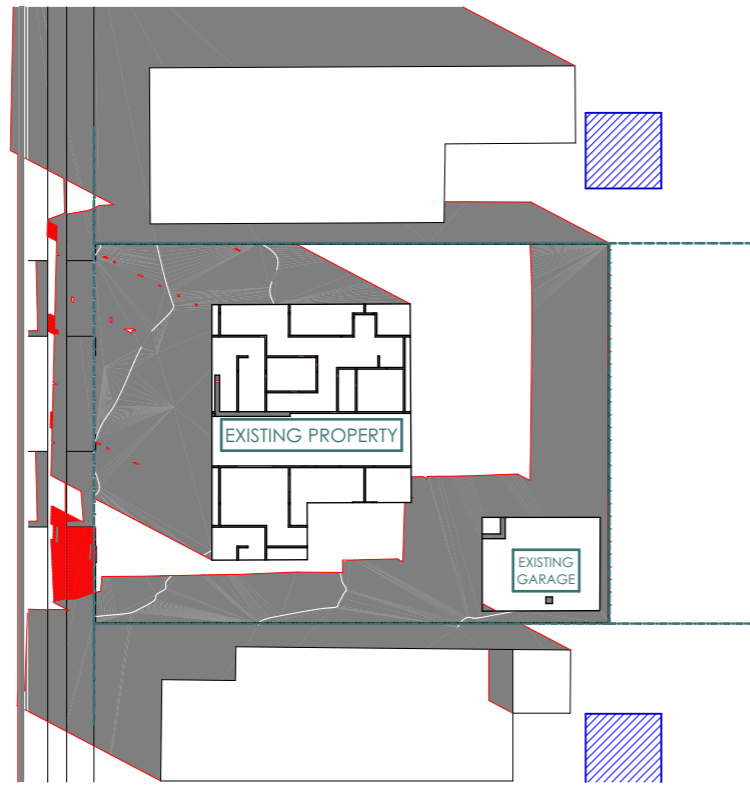
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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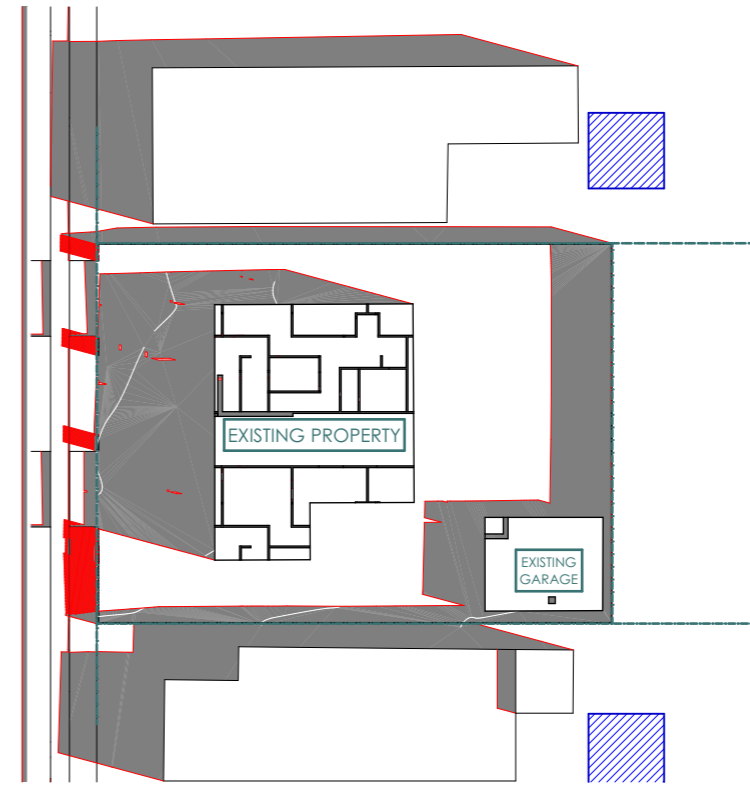
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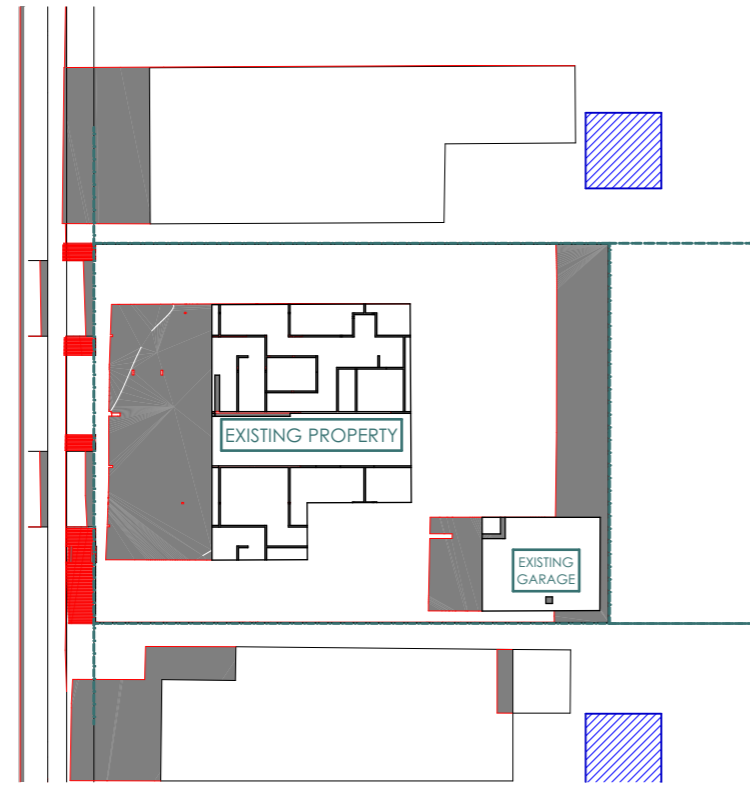
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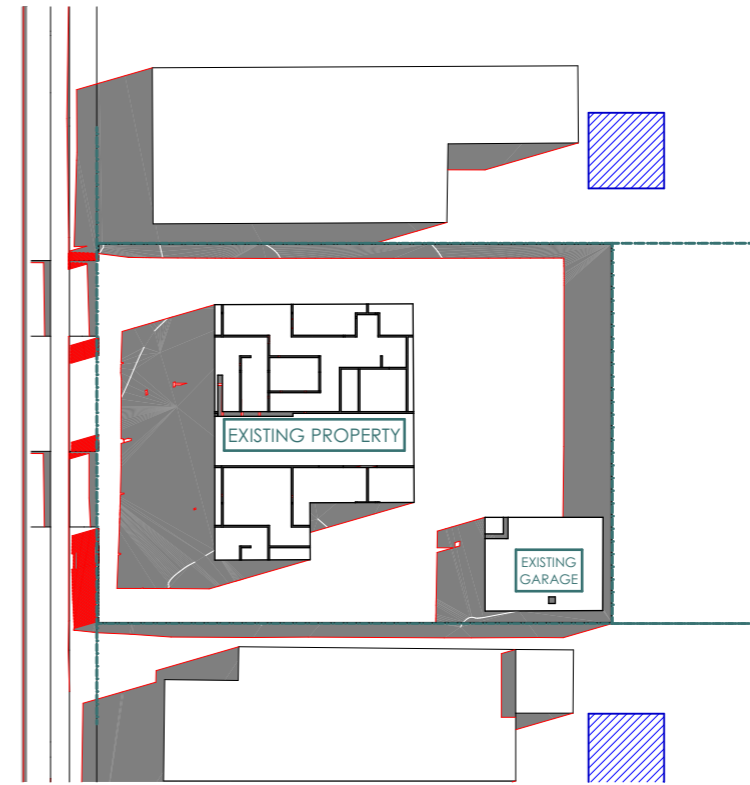
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02	21 JUN at 1000h
1:400	

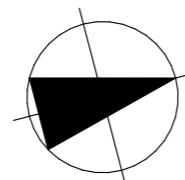


03	21 JUN at 1100h
1:400	



04	21 JUN at 1200h
1:400	

Project
**Gwydir Road
 Dual Occupancy**
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 Existing Shadow Diagrams - JUN
 21st
 Drawing No.
 DA-601

Project Number
 2219
 Scale
 As Shown @ A3

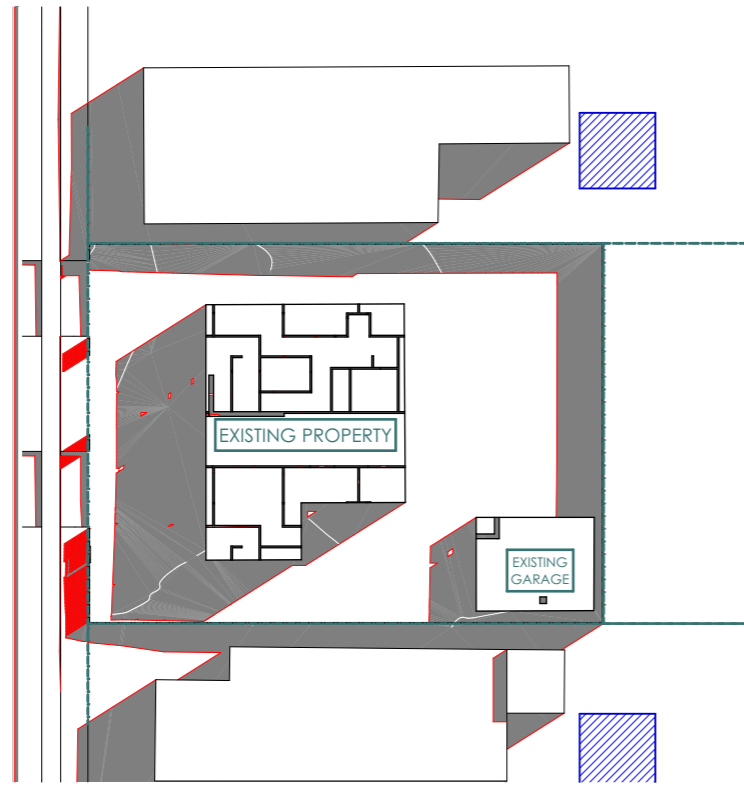
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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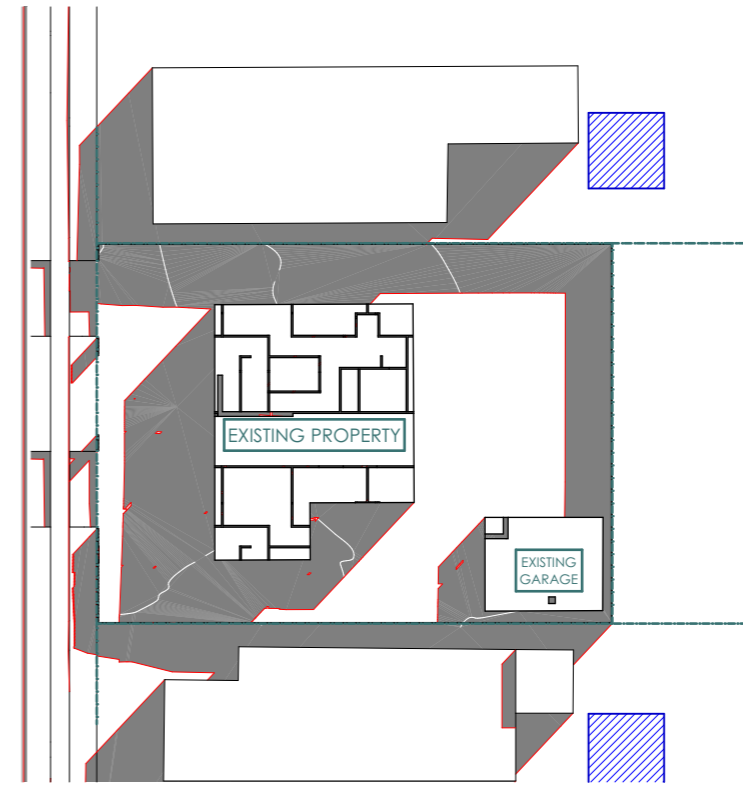
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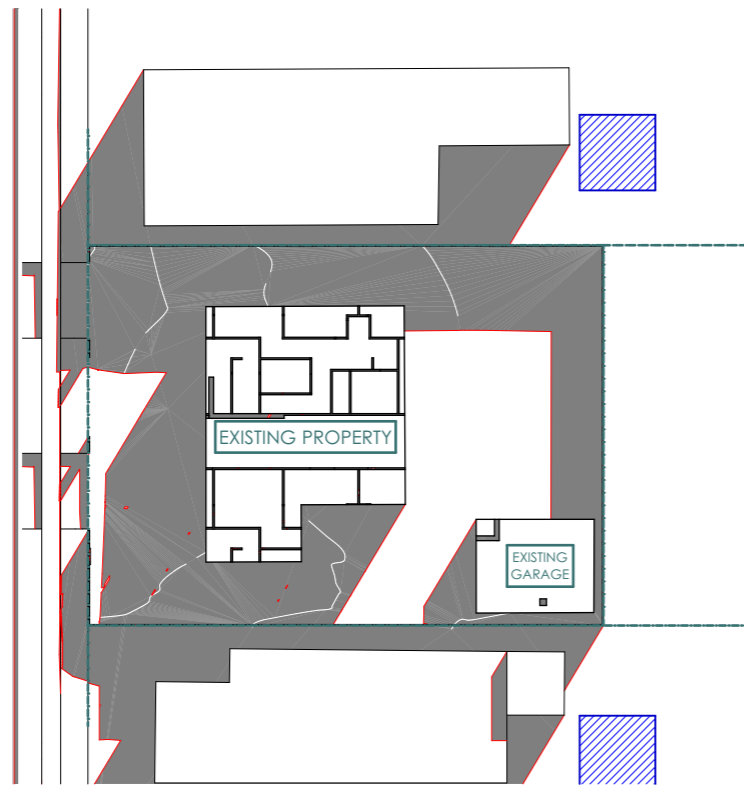
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05	21 JUN at 1300h
1:400	

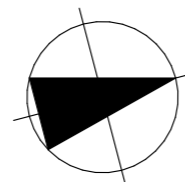


06	21 JUN at 1400h
1:400	



07	21 JUN at 1500h
1:400	

Project
**Gwydir Road
 Dual Occupancy**
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 Existing Shadow Diagrams - JUN
 21st
 Drawing No.
 DA-602

Project Number
 2219
 Scale
 As Shown @ A3

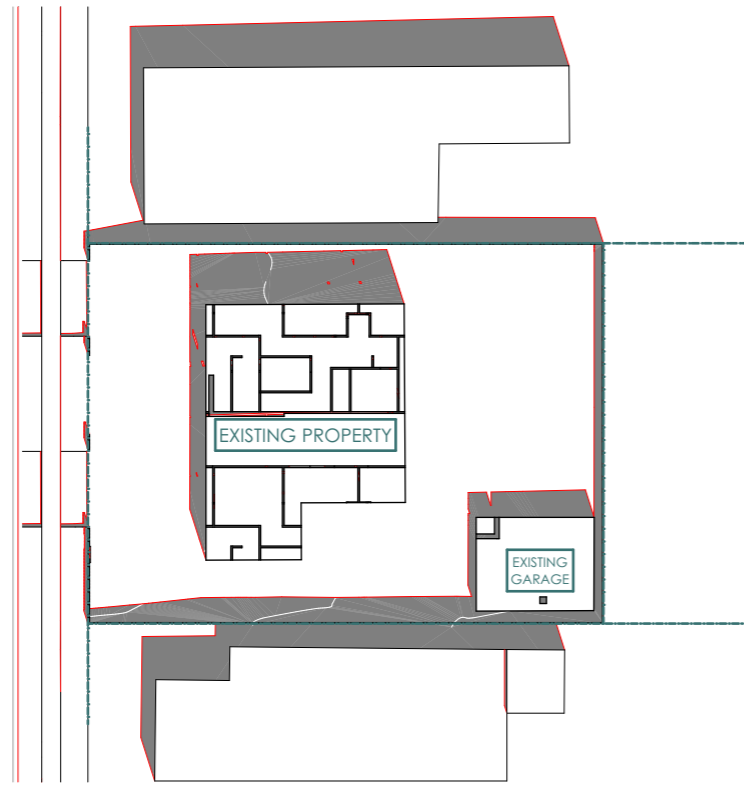
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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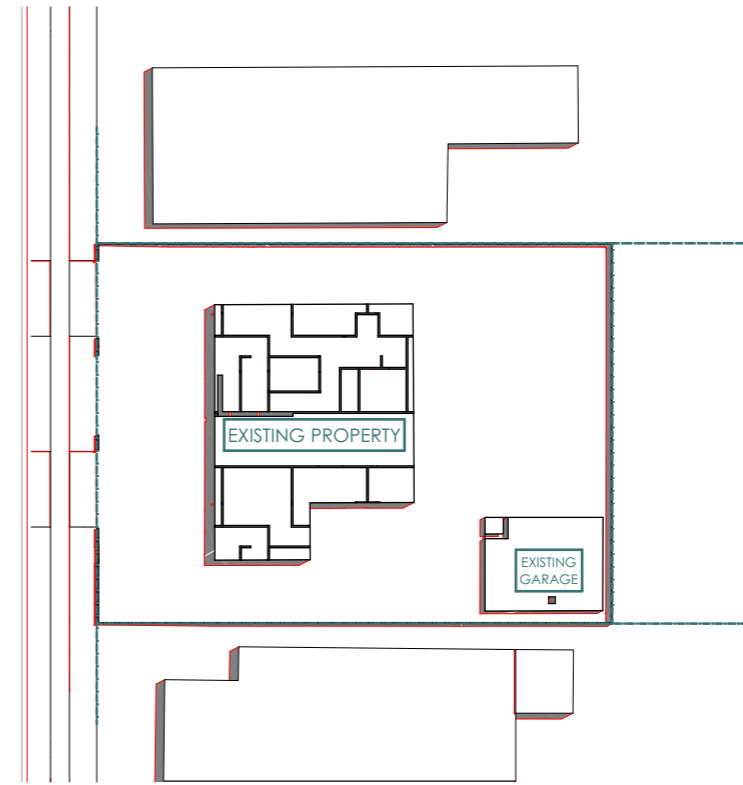
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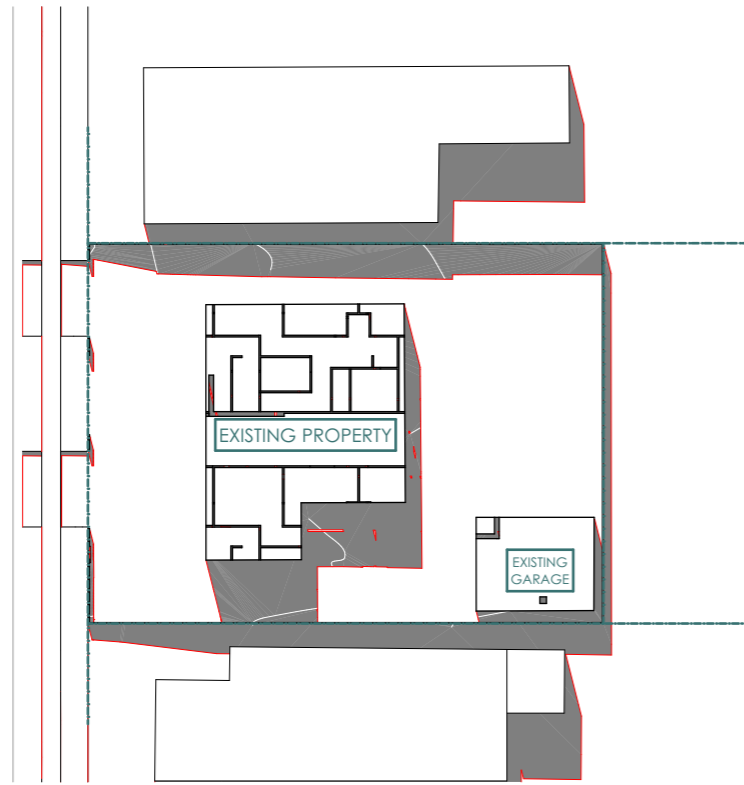
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08	21 DEC 9am
1:400	

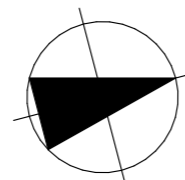


09	21 DEC 12pm
1:400	



10	21 DEC 3pm
1:400	

Project
**Gwydir Road
 Dual Occupancy**
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 Existing Shadow Diagrams - DEC
 21st
 Drawing No.
 DA-603

Project Number
 2219
 Scale
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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BASIX Notes

7 Gwydir Road, New Lambton SUMMARY OF BASIX COMMITMENTS This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.				
WATER COMMITMENTS				
Fixtures				
Alternative Water – Rainwater Tank Size 4,000(L) Tank Connected To:				
All Taps	All Toilets	Laundry W/M Cold Tap		
Fixtures				
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps	
THERMAL COMFORT COMMITMENTS – Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas instantaneous 6 star			
Cooling System	Living	1-phase air conditioning 2 star (average zone) (zoned)		
	Bedrooms	1-phase air conditioning 2 star (average zone) (zoned)		
Heating System	Living	1-phase air conditioning 2 star (average zone) (zoned)		
	Bedrooms	1-phase air conditioning 2 star (average zone) (zoned)		
Ventilation	Bathrooms	Fan ducted to roof/façade	Manual on/off	
	Kitchen	Fan ducted to roof/façade	Manual on/off	
	Laundry	Fan ducted to roof/façade	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen		As Drawn	
	Window/Skylight in Bathrooms/Toilets		As Drawn	
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrooms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Indoor or sheltered clothes drying line	No	
Stove/Oven	Gas cooktop, electric oven			
Other	"Well ventilated" refrigerator space Ceiling fans to be installed – Refer to NATHERS certificates for locations			

DMN Assessor #18/1887		27 th April 2022		Reference: 150/2022	
Evergreen Energy Consultants					
Email address: enquiries@evergreenec.com.au			Ph: 1300 584 010		
Important Note for Development Applicants:					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.					
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.					
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.					
Thermal Performance Specifications					
External Wall Construction	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>		
Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk insulation R2.5	Dark			
Brick Veneer	Anti-glare foil with bulk insulation R2.5	Light			
Brick Veneer	Anti-glare foil	Light	Garage only		
Internal Wall Construction	<i>Insulation</i>	<i>Detail</i>			
Cavity wall, direct fix plasterboard, single gap	None	Walls adjoining garage			
Cavity wall, direct fix plasterboard, single gap	Bulk insulation R2.5				
Ceiling Construction	<i>Insulation</i>	<i>Detail</i>			
Plasterboard with Timber	Bulk insulation R4.0	External ceilings			
Timber above Plasterboard	None	Internal ceilings			
Roof Construction	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>		
Corrugated Iron	Bulk, reflective side down, no air gap above R1.3	Medium	3" pitch		
Floor Construction	<i>Insulation</i>	<i>Covering</i>			
225mm Waffle Pod Slab	None	Tiles and Bare			
Suspended Timber – Open subfloor	None	Carpet			
Windows	<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC</i>	<i>Area m2</i>	
GJA-013-25 A Aluminium framed	6EA Sliding Windows Single Glazed	4.44	0.63		
GJA-070-25 A Aluminium framed	6EA Sliding Doors Single Glazed	4.41	0.60		
GJA-050-10 A Aluminium framed	6EA Louvres Single Glazed	4.33	0.56		
GJA-017-24 A Aluminium framed	6EA Double Hung Windows Single Glazed	4.61	0.60		
GJA-001-22 A Aluminium framed	6EA Awning Windows Single Glazed	4.78	0.52		
GJA-011-21 A Aluminium framed	6EA Fixed Windows Single Glazed	3.91	0.66		
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.					
Fixed shading – Eaves	Width includes guttering, offset is distance above windows				
As drawn	Nominal only, refer to plan for detail				
Fixed shading – Other	Verandah to certain units only				
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:					
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1					
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)					
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)					
- Floor insulation in accordance with Section J1.5(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)					
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					

NOTES:

- BUILDER TO CONFIRM WITH SELECTED WINDOW/DOOR MANUFACTURER ALL WINDOW/DOOR DIMENSIONS, OPENING DIRECTIONS & HINGE LOCATIONS
- PLEASE REFER TO CURRENT BASIX REPORT FOR ENERGY PERFORMANCE REQUIREMENTS & SPECIFICATIONS
- BUILDER TO CONFIRM LEVELS AND DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDING DESIGNER BEFORE CONSTRUCTION.
- USE FIGURED DIMENSIONS ONLY. **DO NOT** SCALE FROM DRAWINGS

REFER TO FULL BASIX DOCUMENT

Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
 Client
 Rodney Goodwin



Drawing
 BASIX
 Drawing No.
 DA-800

Project Number
 2219

Scale
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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
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
Area Schedule (m2)

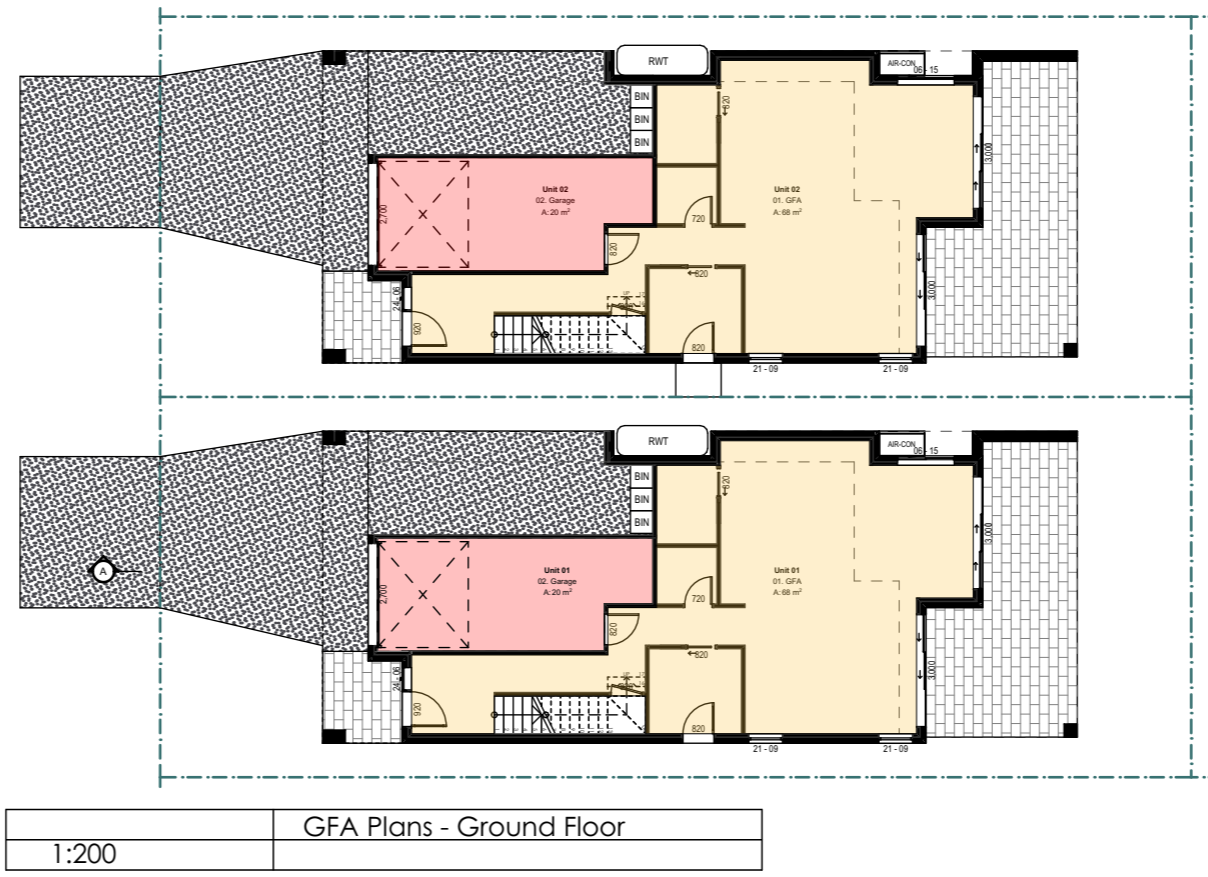
Site Calculations		
01. Landscaping		166
04. Deep Soil		85
Proposed Lot 01		274
Proposed Lot 02		274

Unit 01		
01. GFA		158
02. Garage		20

Unit 02		
01. GFA		158
02. Garage		20

 FLOOR AREA CONTRIBUTING TO GFA

 GARAGE AREA NOT CONTRIBUTING TO GFA



NOTE:
 AREAS SHOWN ARE APPROXIMATES ONLY AND SPECIFICALLY INTENDED FOR THE CALCULATION PURPOSES IN SUPPORT OF A DEVELOPMENT APPLICATION. TOTAL CONSTRUCTION AREAS CAN BE PROVIDED AT THE REQUEST OF THE CLIENT OR BUILDER AND ARE TO BE CONFIRMED AGAIN AT THE CONSTRUCTION CERTIFICATE STAGE.

NOT CONSTRUCTION AREAS



Project
 Gwydir Road
 Dual Occupancy
 7 Gwydir Road New Lambton 2293
Client
 Rodney Goodwin



Drawing
 Area Schedules & GFA
Drawing No.
 DA-900

Project Number
 2219
Scale
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
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Sediment and erosion control

All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50-75 aggregate or similar material at a minimum thickness of 150 laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 intervals with geotextile fabric embedded 200 in soil.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

Soil conservation

Prior to commencement of construction provide 'sediment fence,' 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

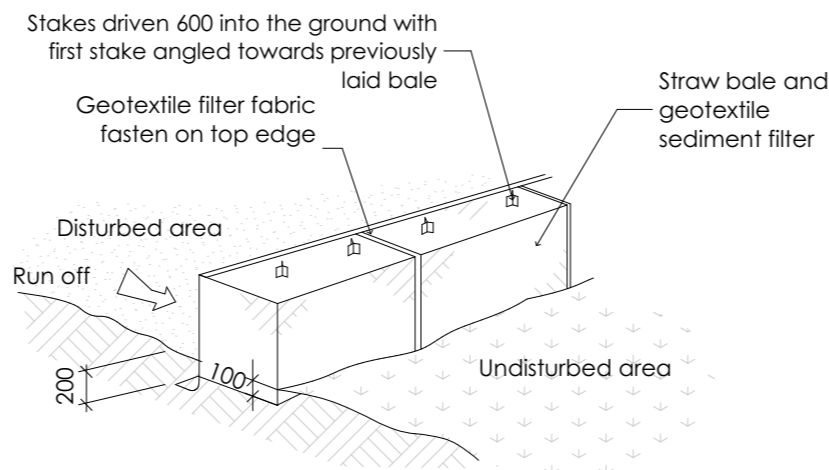
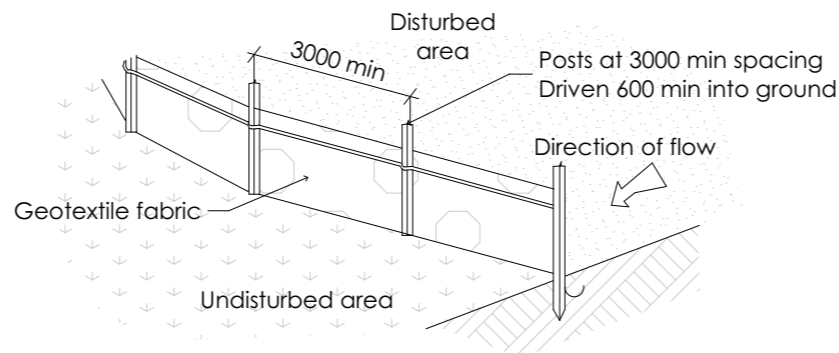
Maintain the above during the course of construction, and clear the 'sediment trap after each storm.

Sediment trap

1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

Sediment fence

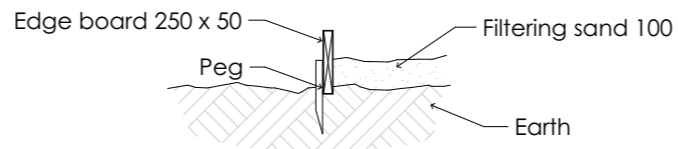
Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



Drainage area 0.5 ha. max. slope gradient 1:2
max. slope length 50m.

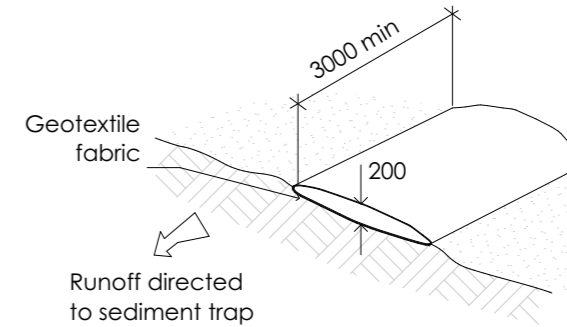
Washout area

to be 1800 x 1800 allocated for the washing of tool and equipment



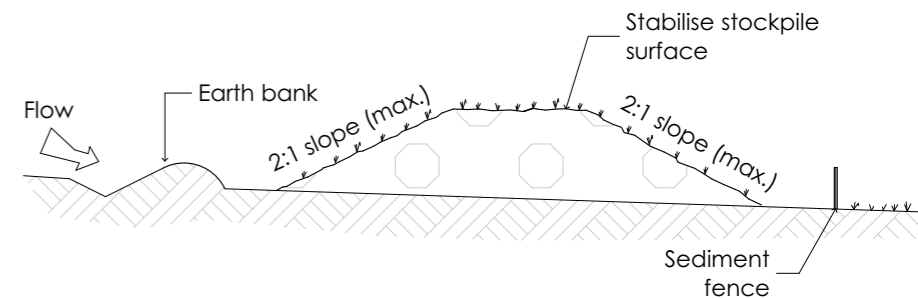
Vehicle access to site

Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.



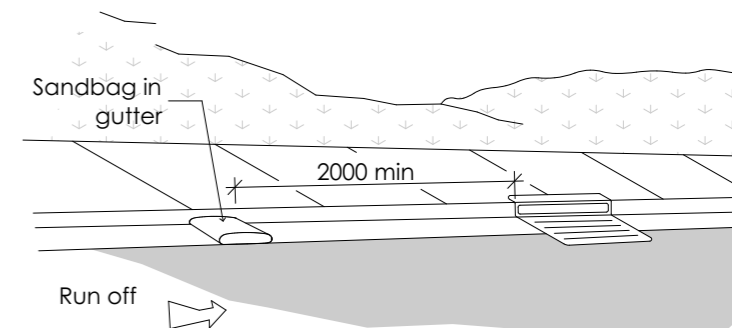
Building material stockpiles

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. They should never be placed in the street gutter where they will wash away with the first rainstorm.

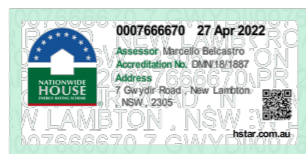


Sandbag kerb sediment trap

In certain circumstances extra sediment trapping may be needed in the street gutter.



Project
**Gwydir Road
Dual Occupancy**
7 Gwydir Road New Lambton 2293
Client
Rodney Goodwin



Drawing
Sediment Control

Drawing No.
DA-1000

Project Number
2219

Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22
C	Council Submission	23.11.22

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 7 GWYDIR ROAD NEW LAMBTON – DA2022/000513
AND DUAL OCCUPANCY - INCLUDING ONE INTO TWO LOT
SUBDIVISION AND DEMOLITION OF EXISTING STRUCTURES**

ITEM-26 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No: DA2022/00513

Land: Lot B DP 367917

Property Address: 7 Gwydir Road New Lambton NSW 2305

Proposed Development: Dual occupancy - including one into two lot subdivision and demolition of existing structures

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.

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.

Plan No / Supporting Document	Reference Version	Prepared by	Dated
Site Analysis/Demolition Plan	DA-001 Rev. C	Shade Design	23.11.2022
Site Plan	DA-002 Rev. C	Shade Design	23.11.2022
Site Coverage	DA-003 Rev. C	Shade Design	23.11.2022
Draft Subdivision Plan	DA-004 Rev. C	Shade Design	23.11.2022
Ground Floor Plan	DA-100 Rev. C	Shade Design	23.11.2022
First Floor Plan	DA-101 Rev. C	Shade Design	23.11.2022
Roof Plan	DA-102 Rev. C	Shade Design	23.11.2022
Elevation Plan	DA-300 Rev. C	Shade Design	23.11.2022
Elevation Plan	DA-301 Rev. C	Shade Design	23.11.2022
Section A-A Plan	DA-400 Rev. C	Shade Design	23.11.2022
Section B-B Plan	DA-401 Rev. C	Shade Design	23.11.2022
Erosion & Sediment Control	DA-1000 Rev. C	Shade Design	23.11.2022

Waste Management Plan		Shade Design	n.d.
Stormwater Management Plan	MPC Consulting Engineers	Drawing No. C01	02.08.2022

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

2. The architectural plans are to be amended to include the following privacy measures:
- a) Provide privacy screens to the eastern elevation of the alfresco area to a minimum height of 1.7m above the finished floor level of the alfresco area. Privacy screens are to have a maximum area of 25% openings, be permanently fixed and made of durable materials.

Full details are to be included in documentation for a Construction Certificate application.

3. The car parking and vehicular access are to be designed to comply with the relevant provisions of *AS/NZS 2890 Parking facilities*. Details are to be included in documentation for a Construction Certificate application.
4. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of a depth to suit design traffic and be sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers. Details are to be included in documentation for a Construction Certificate application.
5. In accordance with the City of Newcastle Section 7.11 Development Contributions Plan 2021-2036 (the Plan), the following monetary contributions shall be paid to the City of Newcastle to cater for the increased demand for transport and social infrastructure resulting from the development:

Description	Contribution (\$)
Transport	\$3009.86
Open Space and Recreation	\$12934.01
Community Facilities	\$2392.69
Plan Preparation and Administration	\$457.75
TOTAL	\$18,974.31

If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment

The contributions shall be paid to the City of Newcastle:

- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - (ii) prior to the issue of the first Construction Certificate where the development is for building work; or
 - (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.
6. Roof water from the proposed new work is to be directed to the proposed water tank with a minimum capacity of 4000 litres for each dwelling and being reticulated to any new toilet cisterns 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 designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3). Full details are to be included in documentation for a Construction Certificate application.

7. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to City of Newcastle's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Details are to be included in documentation for a Construction Certificate application.
8. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls. Details are to be included in documentation for a Construction Certificate application.
9. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required by the conditions of this consent are to be detailed on a comprehensive landscape plan and specification. The plan and specification are 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
 - 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) maintenance periods.

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

10. The applicant is to comply with all of Hunter Water's requirements to provide your development with water supply and sewerage services. A copy of Hunter Water's compliance certificate (*Hunter Water Act 1991* - Section 50) must be submitted with your Construction Certificate application.
11. 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.

12. A residential vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
- a) Constructed in accordance with City of Newcastle's A1300 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, is to be a maximum of 4m wide.
 - c) Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m, in the 2.0m by 2.5m splay within the property boundary, each side of the driveway entrance.
 - d) The proposed driveway is to be a minimum of 3.0m clear of the trunk of any tree within the road reserve.
 - e) The proposed driveway is to be a minimum of 750mm clear of the centre of any pole or obstruction within the road reserve and 1.0m clear of any drainage pit.

These works are not approved until consent under Section 138 of the *Roads Act 1993* has been granted by the City of Newcastle.

13. A separate application is to be lodged and consent obtained from the City of Newcastle for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*. The consent is to be obtained, or other satisfactory arrangements confirmed in writing from the City of Newcastle, before the issue of a Construction Certificate.
14. A detailed electrical plan of all off-street car parking spaces must be prepared by a suitably qualified and experienced person (such as an electrical engineer) and it must include details and specifications to illustrate how the off-street car parking spaces will be constructed with the capacity to install at a minimum, a 'Level 2' (single phase, 7kW power) electric vehicle charger point. This plan must be submitted to the certifier, prior to the issue of the construction certificate.

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

15. 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*, or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993*.
16. At a minimum, the following measures are to be implemented during the construction phase:
- a) A waste container of at least one cubic metre capacity is to 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) 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*.

17. A rigid and durable sign is to be erected in a prominent position 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 Certifier for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor, if any, for any building work and 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, and must be removed when the work has been completed.

Note: This does not apply in relation to building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

18. Building work must be carried out in accordance with the requirements of the Building Code of Australia.
19. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
20. All excavations and backfilling are to be executed safely and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
21. All building materials, plant and equipment is to be placed on the site of the development, 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.
22. Any proposed paving works within the Gwydir Road public footway are to be in accordance with City of Newcastle's specification (Form PLE/SOO9).

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

23. 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.
24. All roof and surface waters are to be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to Council's requirements, in accordance with Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012.
25. 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.

26. 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.

The sign can be obtained by presenting your development application receipt at City of Newcastle's Customer Enquiry Centre, Wallsend Library or the Master Builders Association Newcastle.

27. 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.
28. Prior to the commencement of work, a 3.0m 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 or soil is not to be stockpiled on the all-weather vehicle access.
29. All necessary measures are to be undertaken to control dust pollution from the site. These measures are to include, but are not 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.
30. Where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated, at no cost to the City of Newcastle, by a Surveyor registered under the *Surveying and Spatial Information Act 2002*.
31. Building demolition is to be planned and carried out in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*.

32. A Hazardous Substances Management Plan is to be prepared by a competent person for the building(s) or parts of the building(s) proposed to be demolished in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*. A copy of the Hazardous Substances Management Plan is to be provided to the Council and to the demolisher prior to commencement of work.
33. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
- a) prior to commencement of demolition works a competent person shall determine the presence of hazardous substances impacted by the proposed demolition works in accordance with Section 1.6.1 of AS2601:2001 and where required produce a Hazardous Substances Management Plan
 - b) demolition works shall be conducted in accordance with any required Hazardous Substances Management Plan. A copy of the Plan shall be kept on-site for the duration of the proposed development and a copy is to be held in the possession of the landowner
 - c) the removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the appropriate class of Asbestos Licence, issued by the WorkCover Authority of NSW
 - d) a copy of all waste disposal receipts are to be kept in the possession of the landowner and made available to authorised Council Officers upon request
 - e) seven working days notice in writing is to be given to the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. Such written notice is to include the date demolition will commence and details of the name, address, contact telephone number(s) and licence details (type of licences held and licence numbers) of any asbestos removal contractor and demolition contractor, and
 - f) on sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.
34. 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.
35. 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, an application is to be made for the approval to position the container on the adjacent public road in accordance with the Council's adopted Building Waste Container Policy.
36. All demolition material incapable of being re-used in future redevelopment of the site is to be removed from the site and the site being cleared and levelled.
- Note: Where reusable building materials are to be stored on site for use in future building works, such materials are to be neatly stacked at least 150 mm above the ground.
37. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
38. Vehicular access(es) from the kerb line to the useable parts of the proposed battle-axe

lot(s) is to be constructed in accordance with Element 3.01 'Subdivision' of Newcastle Development Control Plan 2012.

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

39. Any redundant existing vehicular crossing is to be removed at no cost to the City of Newcastle. The road reserve and kerb is to be restored to the City of Newcastle's satisfaction. Works are to be completed prior to the issuing of an Occupation Certificate for the proposed development.
40. 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.
41. 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.
42. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to City of Newcastle'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.
43. All works within the road reserve required by this consent are to be completed prior to the issue of an Occupation Certificate.
44. A Landscape Practical Completion Report is to be submitted to the Principal Certifier prior to the issue of an 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.
45. Prior to the issue of any Occupation Certificate or occupation or use of part of the building, the Principal Contractor or Owner-builder must submit to the satisfaction of the Principal Certifier, certification by a suitably qualified and experienced person (such as an electrical engineer) that the electric vehicle charger points and/or electric vehicle circuitry, has been installed in accordance with the construction certificate plans and specifications as required by the appropriate conditions of consent that have been included in the determination.
46. 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 is to be 75mm.
47. An application is to be made for a Subdivision Certificate. The application is to be supported by a digital copy (pdf format) of the survey plan of subdivision, associated administration sheets and a Section 50 Certificate from the Hunter Water Corporation.

48. Written evidence of arrangements being made with the Hunter Water Corporation for the provision of water supply and sewerage and with the electricity authority for the provision of overhead or underground electricity supply is to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate.
49. Written evidence of arrangements being made with the telecommunications authority for the provision of underground telephone services to the lots is to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate.
50. The approved dual occupancy 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).

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

51. All bins associated with the development must only be put out on the street/kerb on the day of collection and must be returned to the premises the same day after collection has occurred.
52. The premise/s is/are allocated the following street address/es in accordance with City of Newcastle's *House Numbering Policy* and the *Surveying and Spatial Regulation*.

ADDRESS SCHEDULE				
Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Proposed Lot 1	5	Gwydir	Road	New Lambton
Proposed Lot 2	7	Gwydir	Road	New Lambton

ADVISORY MATTERS

- 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*, are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to such a retaining wall taking place.
- An application is to be submitted to the City of Newcastle 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.
- 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 the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required from any adjoining owner under the provisions of the *Dividing Fences Act 1991*.
- 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 Newcastle City Council is to be notified of the appointment; and
 - c) Newcastle City 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 Certifier appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Section 37 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW).
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* 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 (ie '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*, which may be subject to a penalty infringement notice (ie '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.
- Any issues raised in submission have been taken into account in the assessment report and where appropriate conditions of consent have been included in the determination.

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

**DAC 06/12/22 – 7 GWYDIR ROAD NEW LAMBTON – DA2022/000513
AND DUAL OCCUPANCY - INCLUDING ONE INTO TWO LOT
SUBDIVISION AND DEMOLITION OF EXISTING STRUCTURES**

ITEM-26 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER





PROCESSING CHRONOLOGY

DA2022/00513 – 7 Gwydir Road New Lambton

17 May 2022	-	Application lodged
18 May to 16 June 2022	-	Application notified in accordance with CN's Community Participation Plan (CPP)
22 May 2022	-	External referrals received: Ausgrid
27 June 2022	-	Request for additional information issued: amended plans requested
8 August 2022	-	Additional information and amended plans received from applicant
15 November	-	Public Voice Committee meeting
23 November 2022	-	Amended plans were submitted adding privacy screens