



**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 15/06/21 – 99 FREDERICK STREET MERWETHER -  
DA2020/01212 - PUB - ALTERATIONS, ADDITIONS AND SIGNAGE**

<b>PAGE 3</b>	<b>ITEM -10</b>	<b>Attachment A:</b>	Submitted Plans
<b>PAGE 23</b>	<b>ITEM - 10</b>	<b>Attachment B:</b>	Draft Schedule of Conditions
<b>PAGE 35</b>	<b>ITEM - 10</b>	<b>Attachment C:</b>	Processing Chronology

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**DAC 15/06/21 – 99 FREDERICK STREET MERWETHER -  
DA2020/01212 - PUB - ALTERATIONS, ADDITIONS AND SIGNAGE**

**ITEM - 10      Attachment A:      Submitted Plans**

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# BEACH HOTEL ALTERATIONS & ADDITIONS

LOT 1 DP79757, 99 FREDERICK STREET,  
MEREWETHER, NSW, 2291

**DA ISSUE**  
**REV 0**

ARCHITECTURAL DRAWING SCHEDULE	REV	SCALE	PAGE	
A00	COVER SHEET	K	NTS	A1
A01	SITE PLAN	L	1:200	A1
A02	SITE ANALYSIS PLAN	K	1:200	A1
A03	EXISTING / DEMOLITION LOWER GROUND FLOOR PLAN	N	1:100	A1
A04	EXISTING / DEMOLITION GROUND FLOOR PLAN	O	1:100	A1
A05	EXISTING / DEMOLITION FIRST FLOOR PLAN	O	1:100	A1
A06	LOWER GROUND FLOOR	N	1:100	A1
A07	GROUND FLOOR PLAN	O	1:100	A1
A08	FIRST FLOOR PLAN	O	1:100	A1
A09	ROOF PLAN	O	1:100	A1
A10	NORTH & EAST ELEVATIONS	K	1:100	A1
A11	SOUTH & WEST ELEVATIONS	K	1:100	A1
A12	SECTION 01 & 02	I	1:100	A1
A13	SHADOW DIAGRAMS	H	1:500	A1
A14	3D PERSPECTIVE 1	I	NTS	A1
A15	3D PERSPECTIVE 2	I	NTS	A1
A16	3D PERSPECTIVE 3	I	NTS	A1
A17	SCHEDULE OF MATERIALS	I	NTS	A1



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FILE NAME: 13001-DA\_G.pln PRINTED ON: 6/05/2021

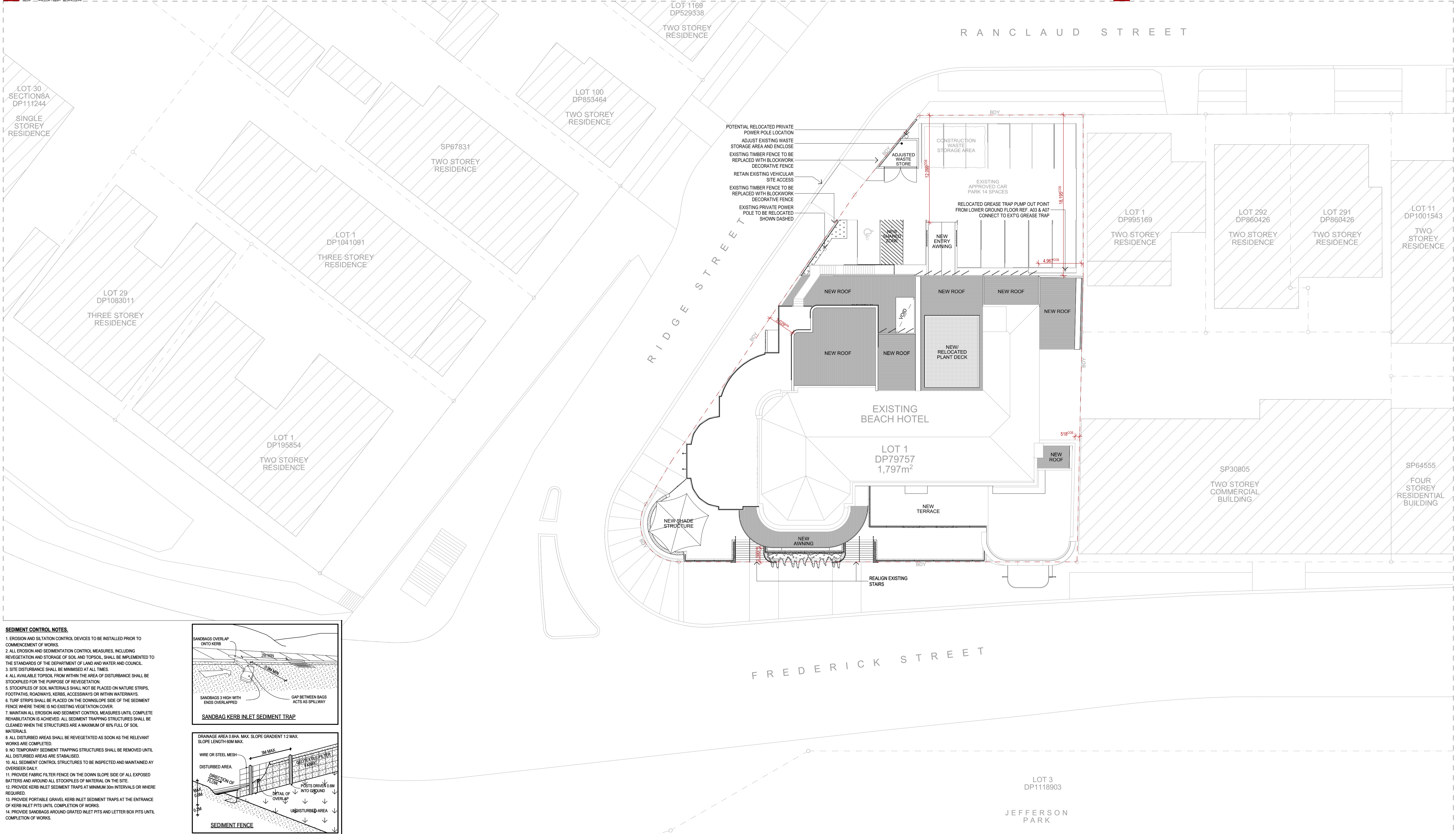
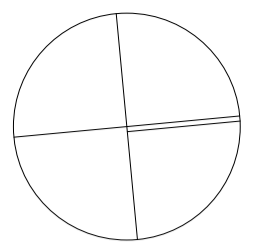


**ABBREVIATIONS**

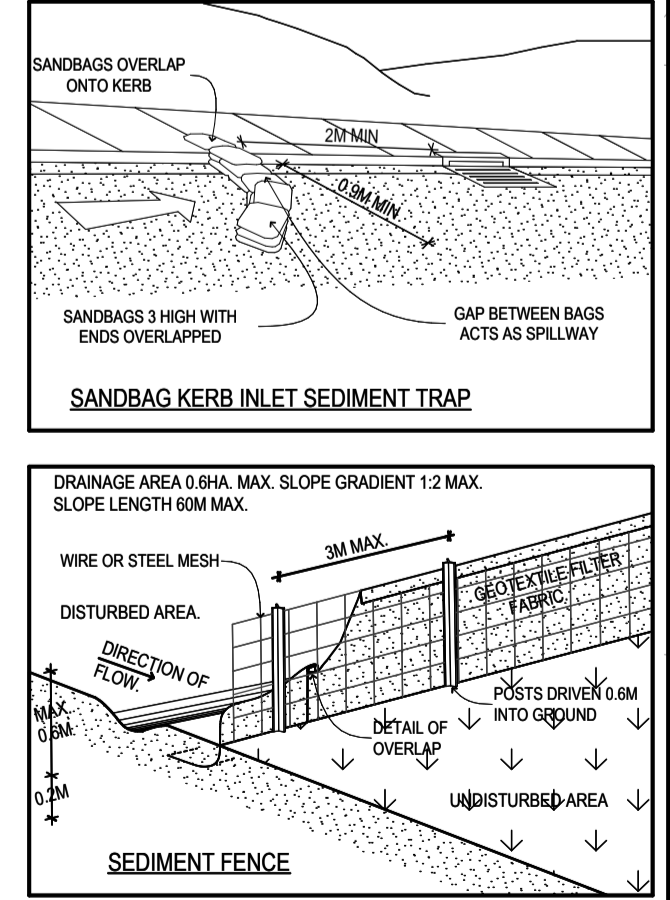
ACC	ACCESSIBLE	NGL	NATURAL GROUND LEVEL
ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF	REFER
AS	AUSTRALIAN STANDARD	REQ	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TISI	TACTILE GROUND SURFACE INDICATORS
CLN	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
COS	CONFIRM ON SITE		
CR	CREST RENDER		
(E)	EXISTING		
EXTG	EXISTING		
FLL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

**LEGEND**

[Red outline]	SUBJECT SITE
[Hatched pattern]	EXISTING CONTEXT
[Dotted pattern]	NEW LANDSCAPING/PLANTER



- SEDIMENT CONTROL NOTES**
1. EROSION AND SILTATION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS.
  2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE DEPARTMENT OF LAND AND WATER AND COUNCIL.
  3. SITE DISTURBANCE SHALL BE MINIMISED AT ALL TIMES.
  4. ALL AVAILABLE TOPSOIL FROM WITHIN THE AREA OF DISTURBANCE SHALL BE STOCKPILED FOR THE PURPOSE OF REVEGETATION.
  5. STOCKPILES OF SOIL MATERIALS SHALL NOT BE PLACED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS OR WITHIN WATERWAYS.
  6. TURF STRIPS SHALL BE PLACED ON THE DOWNSLOPE SIDE OF THE SEDIMENT FENCE WHERE THERE IS NO EXISTING VEGETATION COVER.
  7. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED. ALL SEDIMENT TRAPPING STRUCTURES SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS.
  8. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
  9. NO TEMPORARY SEDIMENT TRAPPING STRUCTURES SHALL BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILISED.
  10. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AND MAINTAINED BY OVERSEER DAILY.
  11. PROVIDE FABRIC FILTER FENCE ON THE DOWN SLOPE SIDE OF ALL EXPOSED BATTERS AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.
  12. PROVIDE KERB INLET SEDIMENT TRAPS AT MINIMUM 30m INTERVALS OR WHERE REQUIRED.
  13. PROVIDE PORTABLE GRAVEL KERB INLET SEDIMENT TRAPS AT THE ENTRANCE OF KERB INLET PITS UNTIL COMPLETION OF WORKS.
  14. PROVIDE SANDBAGS AROUND GRATED INLET PITS AND LETTER BOX PITS UNTIL COMPLETION OF WORKS.



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**CLUB PROJECTS**

**beach hotel**

REV	DATE	COMMENTS
D	1/10/2020	ISSUED TO HERITAGE CONSULTANT
E	1/10/2020	ISSUED TO CLIENT FOR REVIEW
F	2/10/2020	ISSUED FOR PLAN STAMPING
G	21/10/2020	ISSUED FOR QA CHECK
H	21/10/2020	ISSUED FOR DA
I	16/03/2021	ISSUE TO CLIENT FOR REVIEW
J	18/03/2021	ISSUE TO COUNCIL FOR RFI
K	29/04/2021	ISSUE TO ACOUSTIC ENGINEER
L	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION

DRN	CHKD	VRFD
JAC	RIW	
JAC	RIW	
JAC	RIW	DJW
JAC	RIW	
JAC	DJW	DJW
JAC	DJW	
JAC	RIW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

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.  
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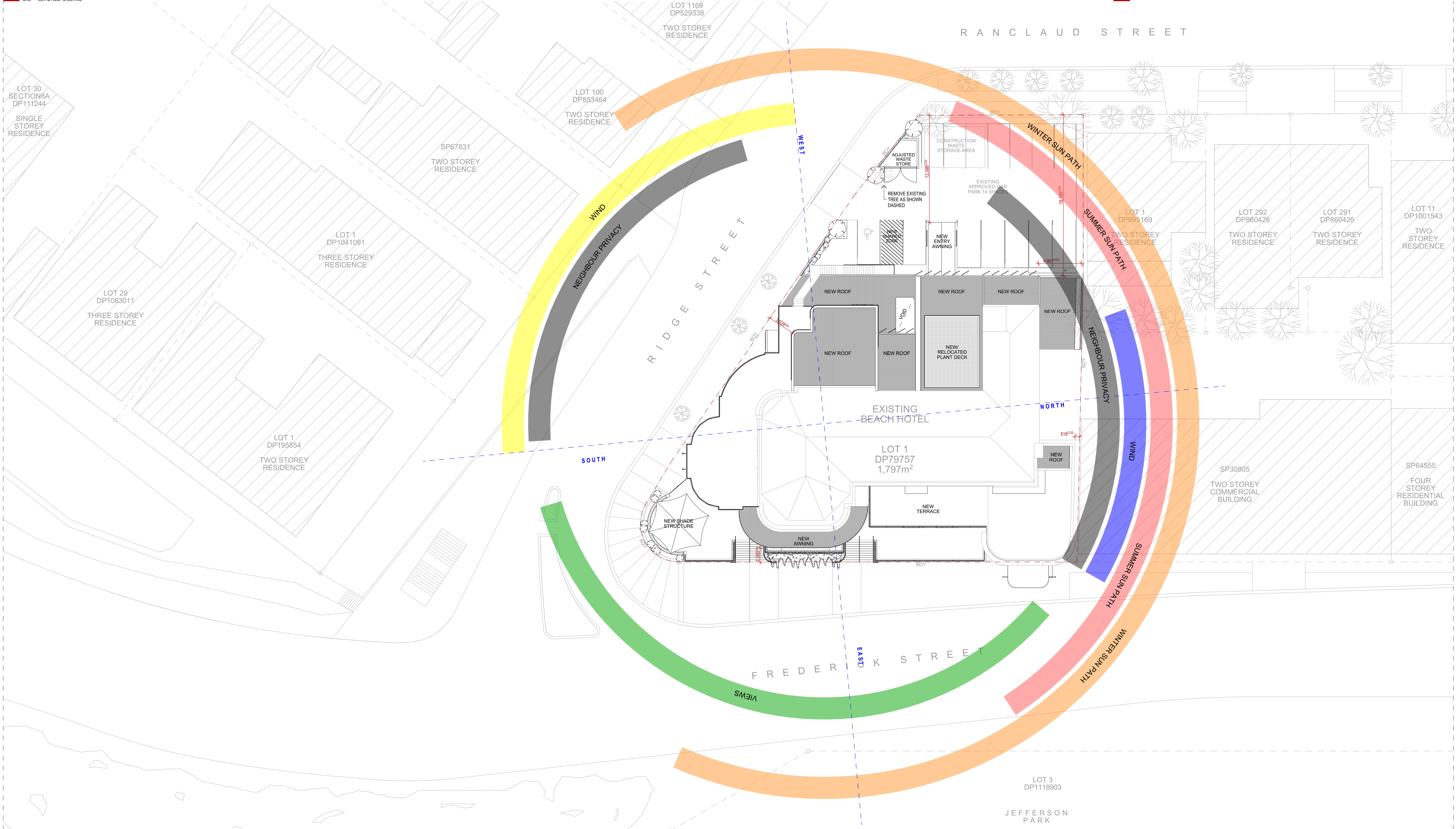
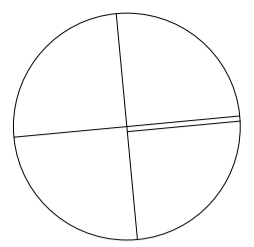
**EJE architecture**

**ABBREVIATIONS**

ACC7	ACCESSIBLE	NGL	NATURAL GROUND LEVEL
ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TSSI	TACTILE GROUND SURFACE INDICATORS
CLNK	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
COS	CONFORM ON SITE		
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(E)	EXISTING		
EXTD	EXISTING		
FFL	FINISHED FLOOR LEVEL		
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MRS	METAL ROOF SHEETING		

**LEGEND**

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**CLUB PROJECTS**

**beach hotel**

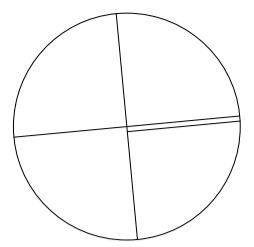
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JAC	DJW	
JAC	DJW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

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 SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291  
 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.  
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 PHASE: A02  
 DRAWING No: A02  
 REV: K

**EJE architecture**



ABBREVIATIONS		NGL NATURAL GROUND LEVEL	
ACC8	ACCESSIBLE	PT	PAINT FINISH
ALS	VERTICAL ALUMINIUM SCREEN	REF	REFER
AP	ACCESS PANEL	REQ.	REQUIRED
AS	AUSTRALIAN STANDARD	RL	REDUCED LEVEL
BAL	BALUSTRADE	RM	ROOM
BAT	BATTENS	SW	STORMWATER
BDY	BOUNDARY	TSSI	TACTILE GROUND SURFACE INDICATORS
CFC	COMPRESSED FIBRE CEMENT	TME	TO MATCH EXISTING
CLNS	CLEANER	WC	WATER CLOSET
CONC	CONCRETE		
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(E)	EXISTING		
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FLL	FINISHED FLOOR LEVEL		
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MRS	METAL ROOF SHEETING		

**NOTES:**

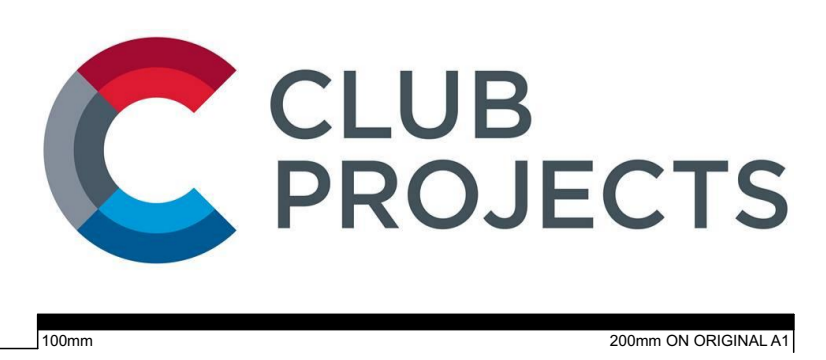
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**LEGEND**

	EXISTING
	DEMOLISHED



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REV	DATE	COMMENTS	DRN	CHD	VRD
F	1/10/2020	ISSUED TO CERTIFIER FOR INFORMATION	JAC	RIW	
G	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
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J	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
K	21/10/2020	ISSUED FOR DA	JAC	DJW	DJW
L	18/03/2021	ISSUE TO COUNCIL FOR RFI	JAC	DJW	
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 SITE: LOT 1 DP79757  
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 MEREWETHER, NSW, 2291  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291  
 DRAWING: EXISTING / DEMOLITION LOWER  
 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.  
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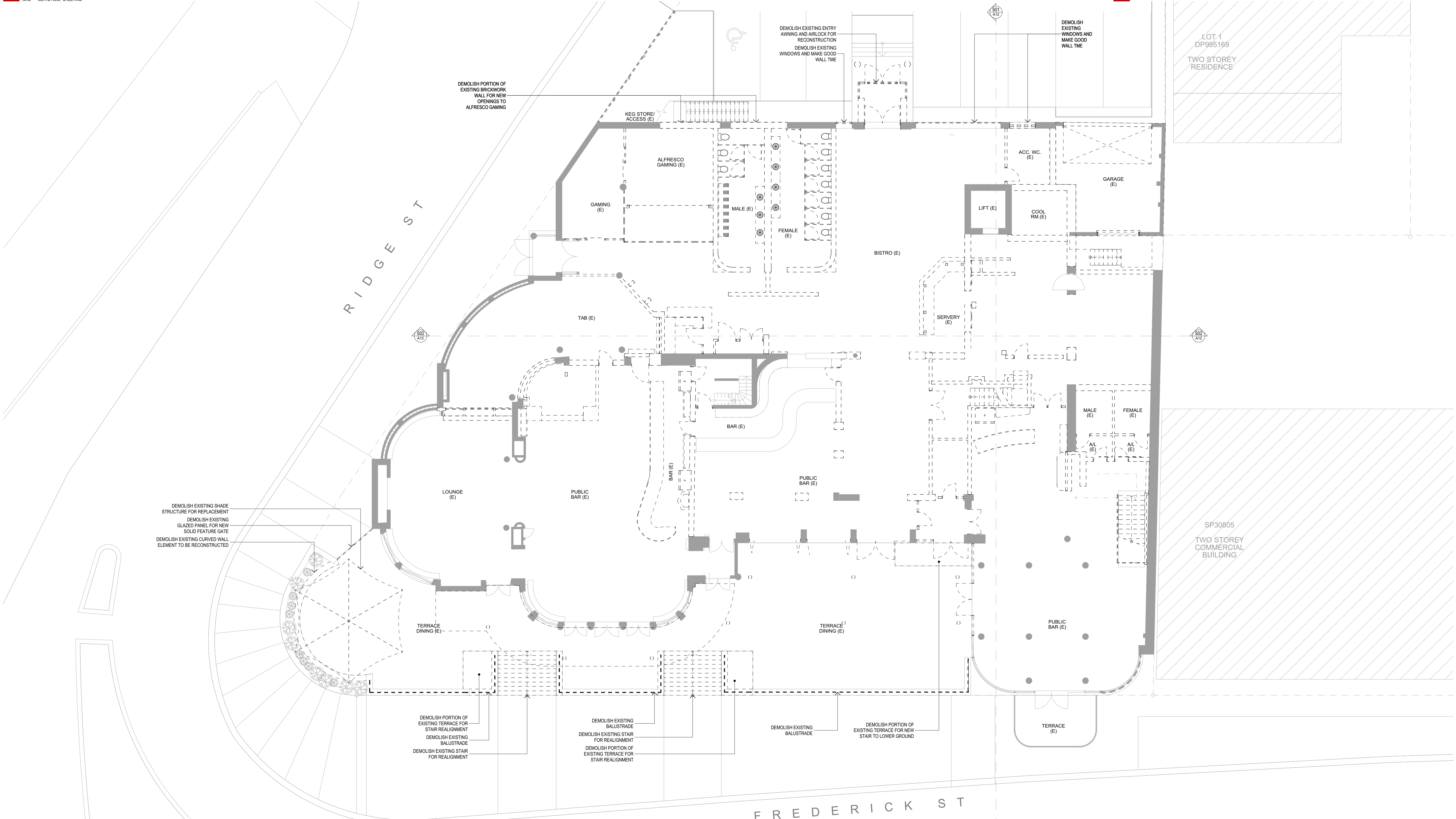
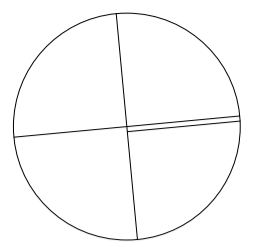


ABBREVIATIONS		NGL NATURAL GROUND LEVEL	
ACC	ACCESSIBLE	PT	PAINT FINISH
AP	ACCESS PANEL	REF	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TSSI	TACTILE GROUND SURFACE INDICATORS
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EXTD	EXISTING		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

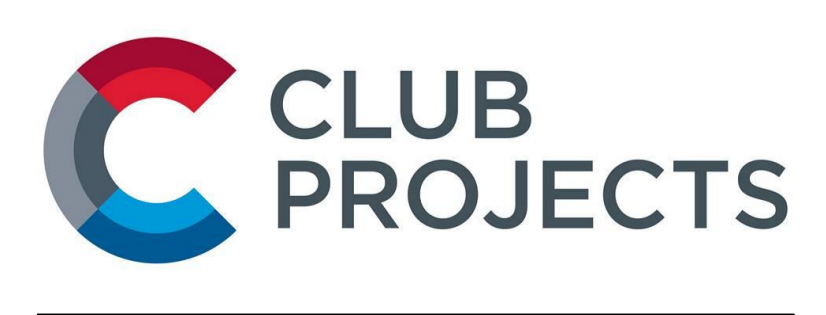
- NOTES:**
- DEMOLITION PLANS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY. ALLOW TO DEMOLISH, REMOVE OR RELOCATE ALL EXISTING BUILDING AND SERVICES TO ACCOMMODATE THE NEW WORKS.
  - ALLOW TO CAP OFF ALL REDUNDANT SERVICES.
  - ALLOW TO REDIRECT / REINSTATE ALL EXISTING SERVICES REQUIRED TO COMPLETE THE WORKS.
  - ALLOW TO SAW CUT EXISTING SLABS IN ORDER TO INSTALL NEW SERVICES. REINSTATE SLAB TO STRUCTURAL ENGRS DETAIL UPON COMPLETION.

**LEGEND**

[Solid Line]	EXISTING
[Dashed Line]	DEMOLISHED



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
G	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
H	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
I	2/10/2020	ISSUED FOR PLAN STAMPING	JAC	RIW	DJW
J	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
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CLIENT: THE BEACH HOTEL  
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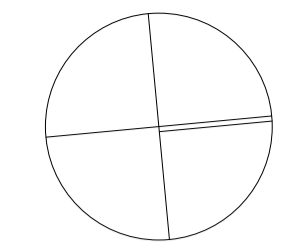
DRAWING: EXISTING / DEMOLITION GROUND  
 FLOOR PLAN

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.

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PROJECT No: 13001 DA  
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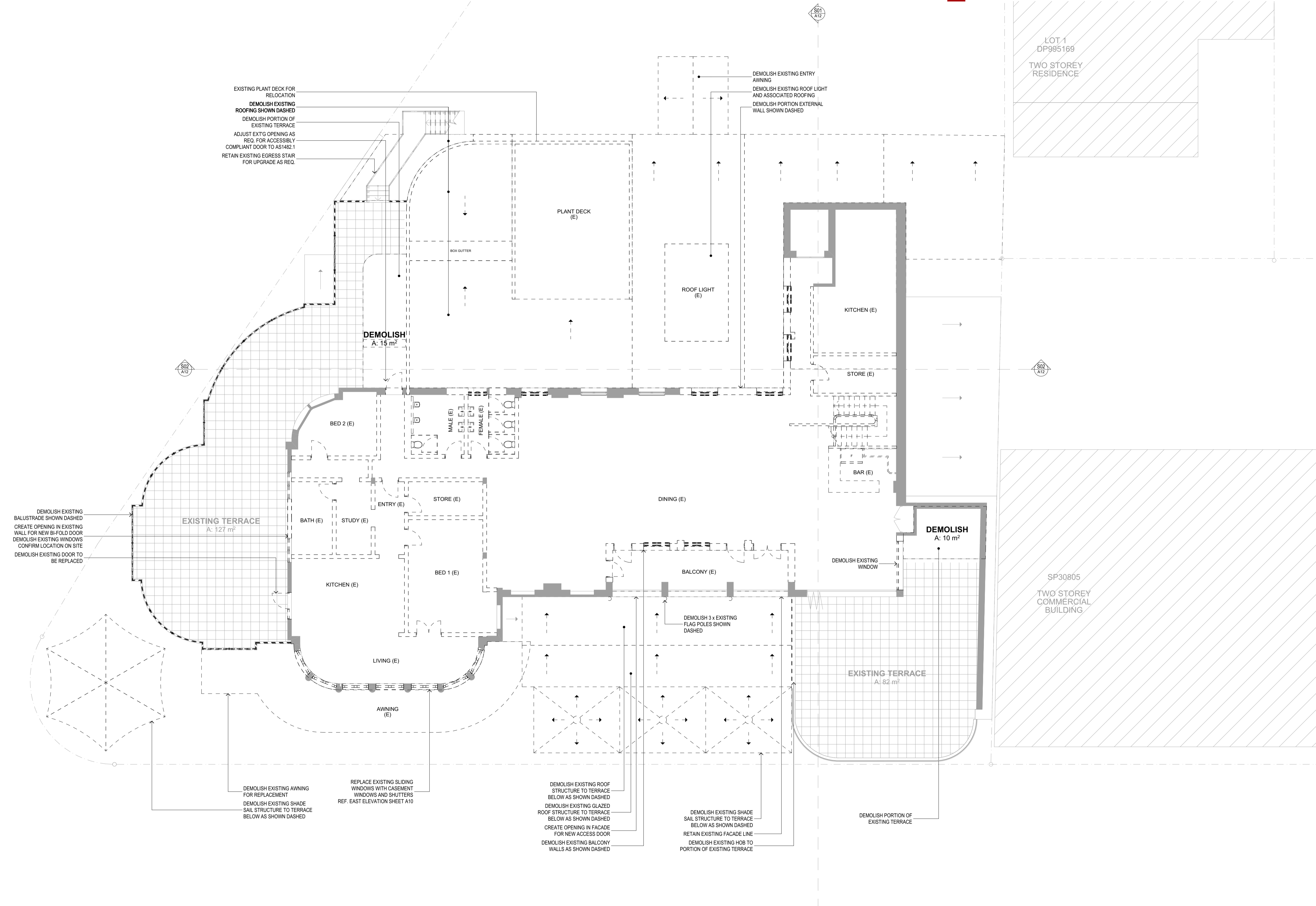


ABBREVIATIONS		NGL NATURAL GROUND LEVEL	
ACC10	ACCESSIBLE	PT	PAINT FINISH
AP	ACCESS PANEL	REF	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
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**LEGEND**

	EXISTING
	DEMOLISHED



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**CLUB PROJECTS**

**beach hotel**

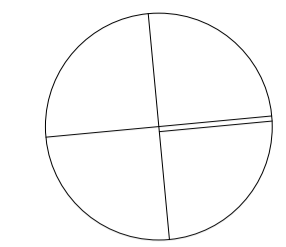
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 CLIENT: THE BEACH HOTEL  
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SITE: LOT 1 DP79757  
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 MEREWETHER, NSW, 2291  
 DRAWING: EXISTING / DEMOLITION FIRST  
 FLOOR PLAN

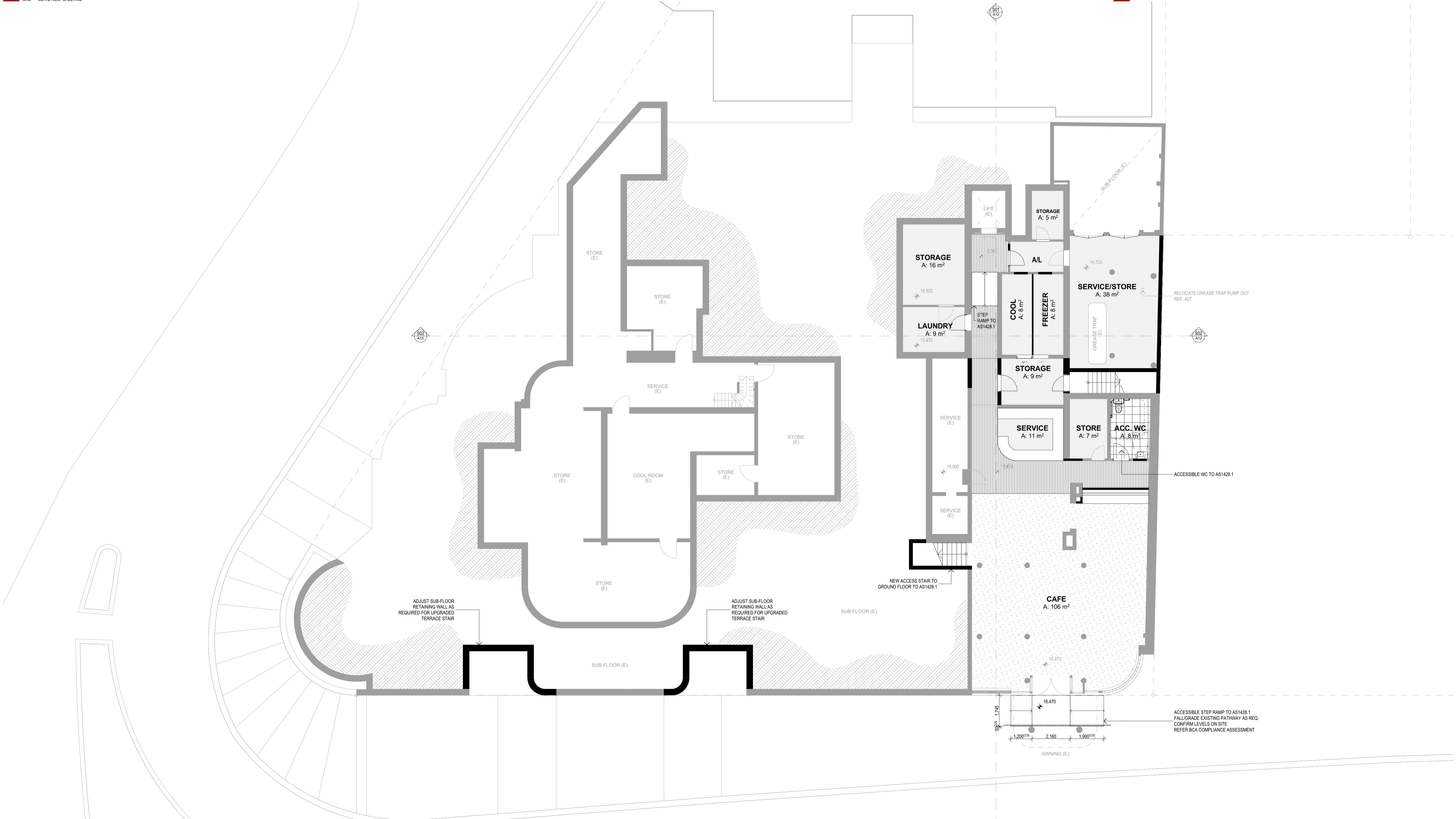
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**EJE architecture**

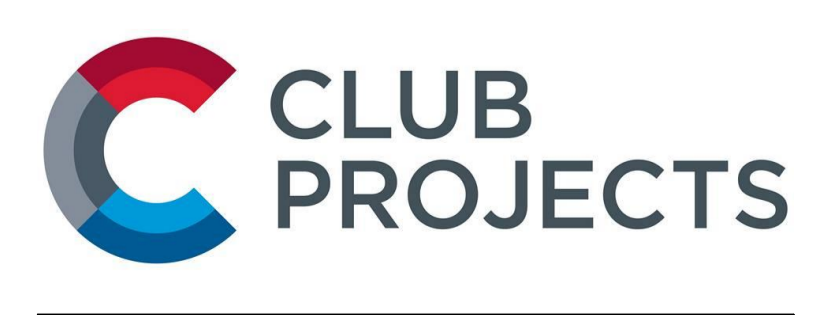


ABBREVIATIONS		NGL NATURAL GROUND LEVEL	
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ALS	VERTICAL ALUMINIUM SCREEN	REF.	REFER
AP	ACCESS PANEL	REQ.	REQUIRED
AS	AUSTRALIAN STANDARD	RL	REDUCED LEVEL
BAL	BALUSTRADE	RM	ROOM
BAT	BATTENS	SW	STORMWATER
BDY	BOUNDARY	TSSI	TACTILE GROUND SURFACE INDICATORS
CFC	COMPRESSED FIBRE CEMENT	TME	TO MATCH EXISTING
CLNS	CLEANER	WC	WATER CLOSET
CONC	CONCRETE		
COS	CONFIRM ON SITE		
CR	CRIGHT RENDER		
(E)	EXISTING		
EXTO	EXISTING		
FLL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

LEGEND	
	EXISTING
	NEW WORKS



**EJE ARCHITECTURE**  
 ACN 002 912 843 | ABN 82 544 649 849  
 Nominated Architect - Bernard Collins  
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
F	1/10/2020	ISSUED TO CERTIFIER FOR INFORMATION	JAC	RIW	
G	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
H	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
I	2/10/2020	ISSUED FOR PLAN STAMPING	JAC	RIW	DJW
J	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
K	21/10/2020	ISSUED FOR DA	JAC	DJW	DJW
L	18/03/2021	ISSUE TO COUNCIL FOR RFI	JAC	DJW	
M	29/04/2021	ISSUE TO ACOUSTIC ENGINEER	JAC	RIW	
N	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION	JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291  
 DRAWING: LOWER GROUND FLOOR

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: 13001-DA\_G.pln  
 DRAWN: JAC  
 DATE: 6/05/2021  
 SCALES @A1: 1:100  
 PROJECT No: 13001 DA  
 PHASE: DA  
 DRAWING No: A06  
 REV: N



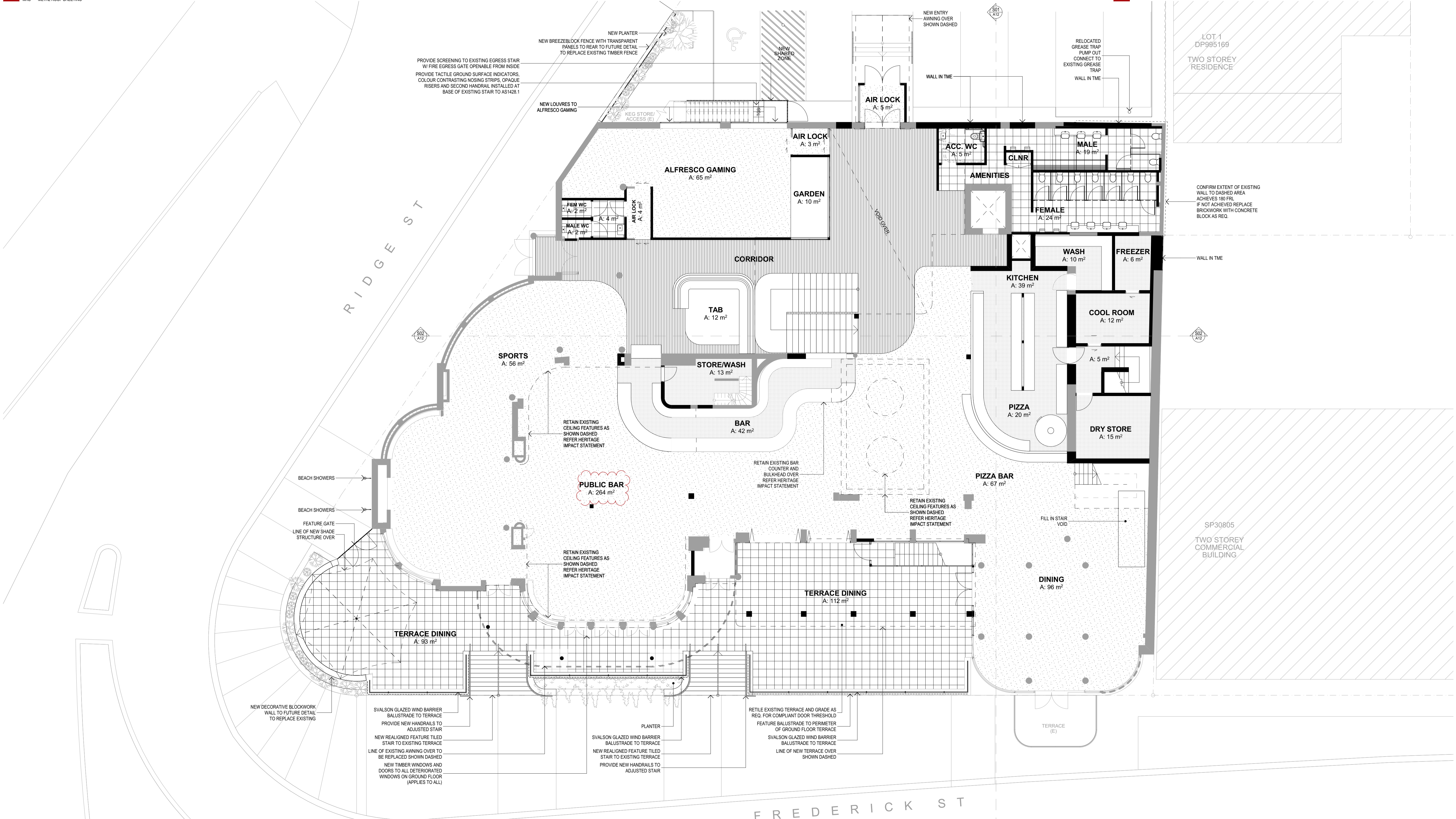
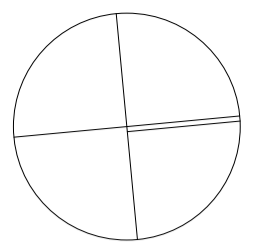
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**ABBREVIATIONS**

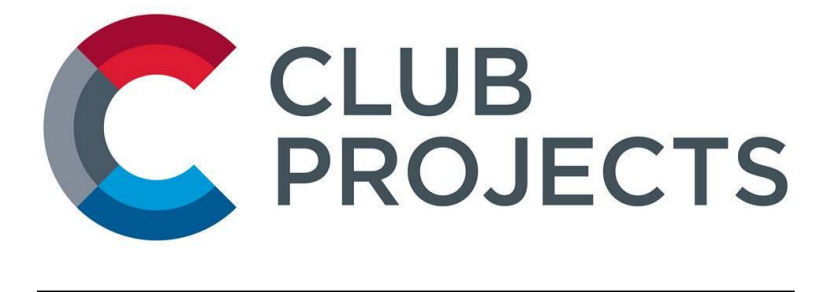
ACC12	ACCESSIBLE	NGL	NATURAL GROUND LEVEL
ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CLNR	COMPRESSED FIBRE CEMENT CLEANER	TSSI	TACTILE GROUND SURFACE INDICATORS
CONC	CONCRETE	TME	TO MATCH EXISTING
COS	CONFIRM ON SITE	WC	WATER CLOSET
CR	COBALT RENDER		
(E)	EXISTING		
EXTO	EXISTING		
FRL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

**LEGEND**

█	EXISTING
█	NEW WORKS



**EJE ARCHITECTURE**  
 ACN: 002 912 843 | ABN: 82 644 649 849  
 Nominated Architect - Bernard Collins  
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REV	DATE	COMMENTS
G	1/10/2020	ISSUED TO HERITAGE CONSULTANT
H	1/10/2020	ISSUED TO CLIENT FOR REVIEW
I	2/10/2020	ISSUED FOR PLAN STAMPING
J	21/10/2020	ISSUED FOR QA CHECK
K	21/10/2020	ISSUED FOR DA
L	16/03/2021	ISSUE TO CLIENT FOR REVIEW
M	18/03/2021	ISSUE TO COUNCIL FOR RFI
N	29/04/2021	ISSUE TO ACOUSTIC ENGINEER
O	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION

DRN	CHKD	VRFD
JAC	RIW	
JAC	RIW	DJW
JAC	DJW	DJW
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291

CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

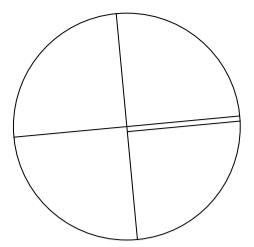
DRAWING: GROUND FLOOR PLAN

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: 13001-DA\_G.pln  
 DRAWN: JAC  
 DATE: 6/05/2021  
 SCALE: @A1: 1:100

PROJECT No: 13001 DA  
 PHASE: DA  
 DRAWING No: A07  
 REV: 0



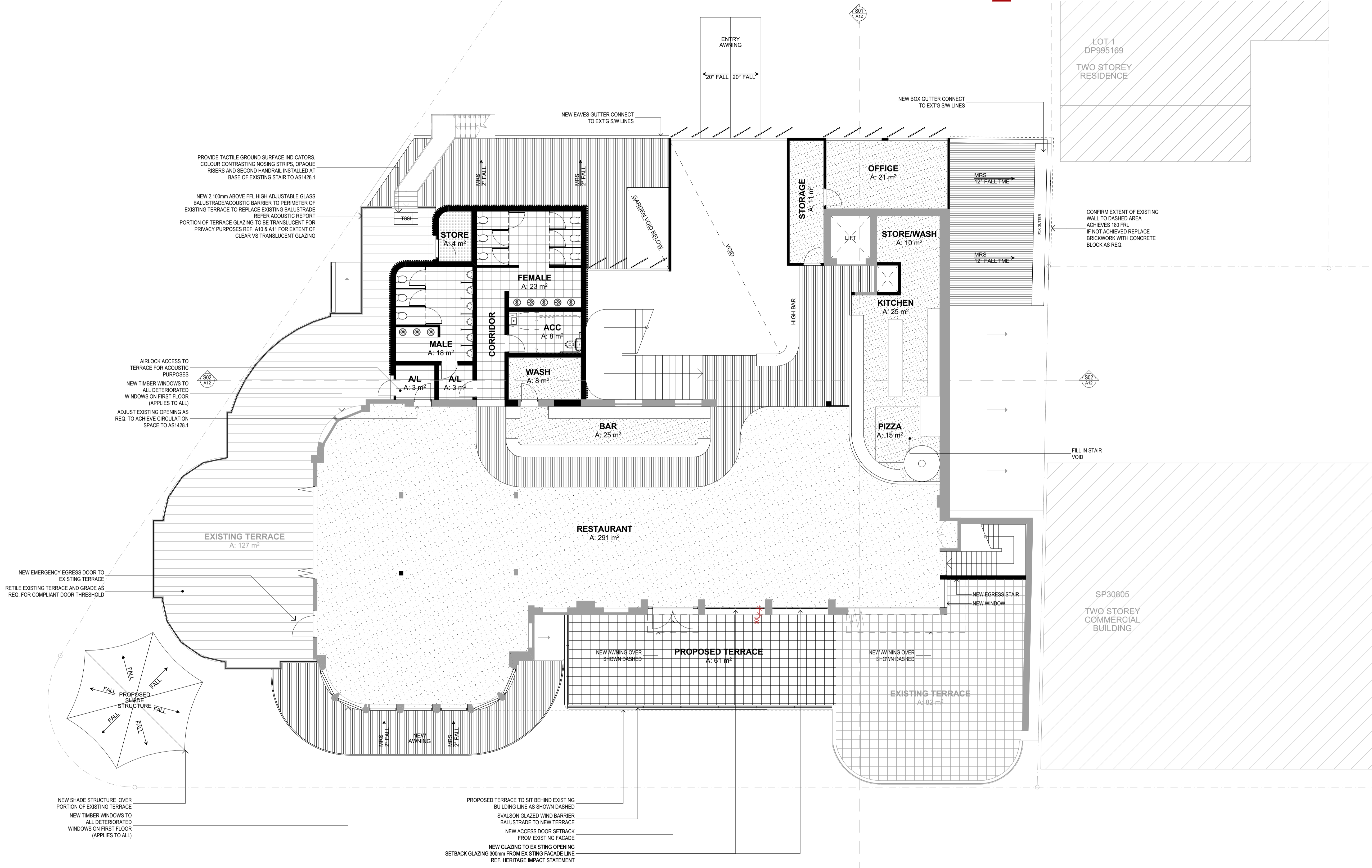


**ABBREVIATIONS**

ACC13	ACCESSIBLE	NGL	NATURAL GROUND LEVEL
ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF.	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TGSI	TACTILE GROUND SURFACE INDICATORS
CLNK	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
COS	CONFIRM ON SITE		
CR	CREST RENDER		
(E)	EXISTING		
EXTG	EXISTING		
FLL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

**LEGEND**

	EXISTING
	NEW WORKS



**EJE ARCHITECTURE**  
 ACN 002 912 843 | ABN 82 844 649 849  
 Nominated Architect - Bernard Collins  
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**CLUB PROJECTS**

**beach hotel**

REV	DATE	COMMENTS
G	1/10/2020	ISSUED TO HERITAGE CONSULTANT
H	1/10/2020	ISSUED TO CLIENT FOR REVIEW
I	2/10/2020	ISSUED FOR PLAN STAMPING
J	21/10/2020	ISSUED FOR QA CHECK
K	21/10/2020	ISSUED FOR DA
L	16/03/2021	ISSUE TO CLIENT FOR REVIEW
M	18/03/2021	ISSUE TO COUNCIL FOR RFI
N	29/04/2021	ISSUE TO ACOUSTIC ENGINEER
O	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION

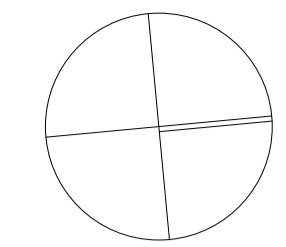
DRN	CHKD	VREFD
JAC	RIW	
JAC	RIW	
JAC	RIW	DJW
JAC	RIW	
JAC	DJW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

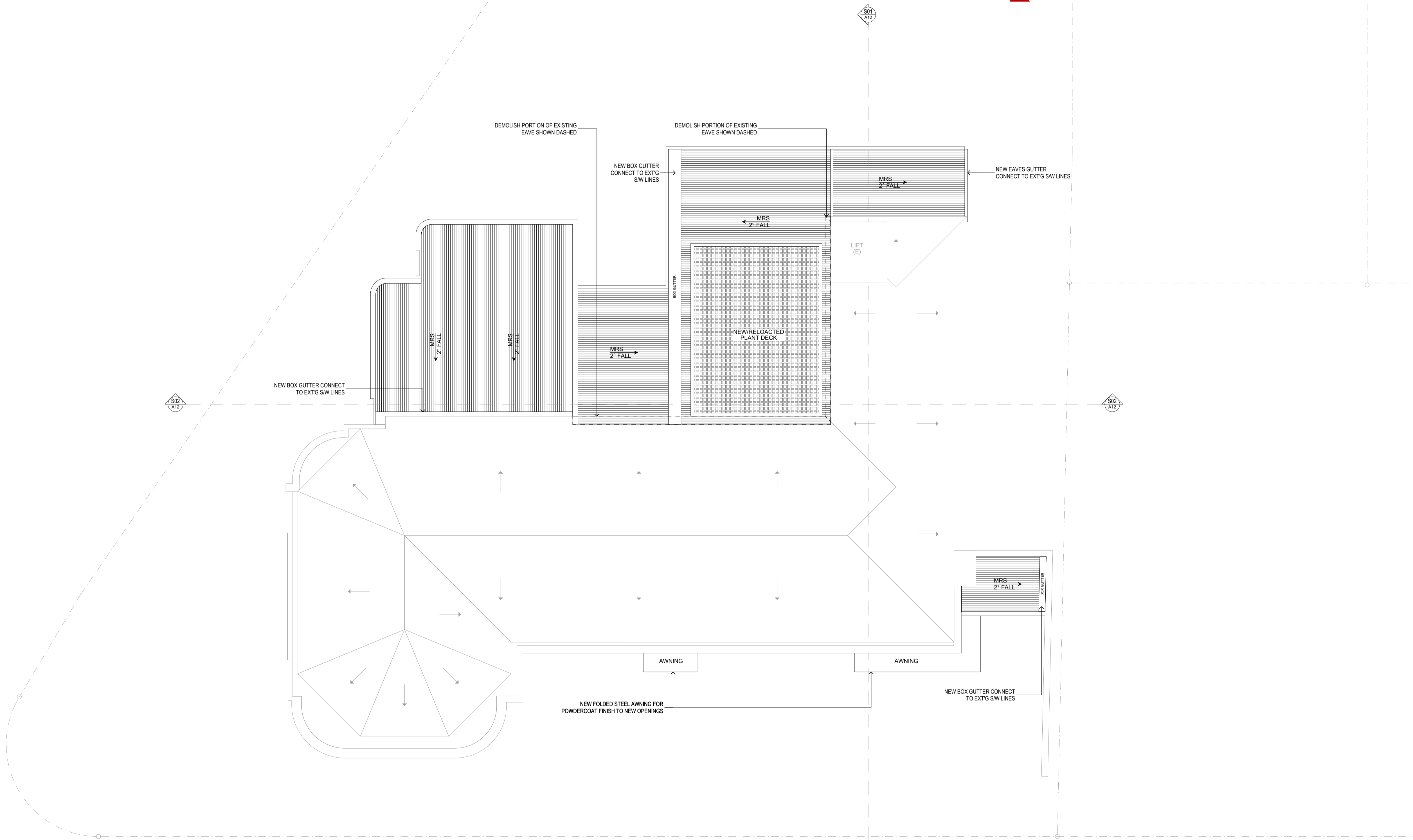
DRAWING: FIRST FLOOR PLAN

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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 DRAWN: JAC DATE: 6/05/2021 SCALES @A1: 1:100  
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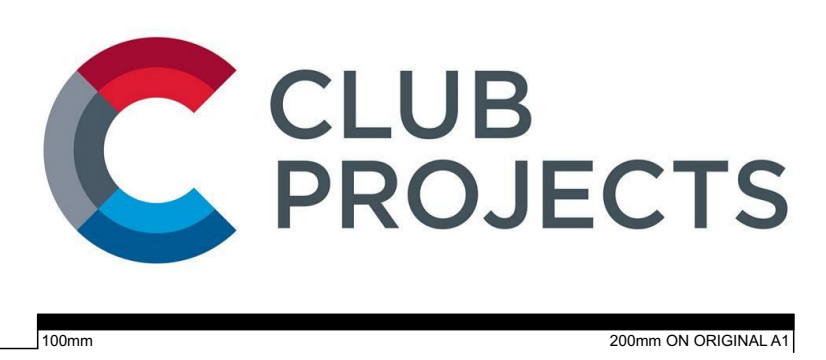
**EJE architecture**



ABBREVIATIONS		LEGEND	
ACC14	ACCESSIBLE	█	EXISTING
ALS	VERTICAL ALUMINIUM SCREEN	□	DEMOLISHED
AP	ACCESS PANEL	■	NEW WORKS
AS	AUSTRALIAN STANDARD		
BAL	BALUSTRADE		
BAT	BATTENS		
BDY	BOUNDARY		
CFC	COMPRESSED FIBRE CEMENT		
CLNS	CLEANER		
CONC	CONCRETE		
COS	CONFIRM ON SITE		
CR	CRIGHT RENDER		
(E)	EXISTING		
EXTG	EXISTING		
FLL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		
NGL	NATURAL GROUND LEVEL		
PT	PAINT FINISH		
REF.	REFER		
REQ.	REQUIRED		
RL	REDUCED LEVEL		
RM	ROOM		
SW	STORMWATER		
TGSI	TACTILE GROUND SURFACE INDICATORS		
TME	TO MATCH EXISTING		
WC	WATER CLOSET		



**EJE ARCHITECTURE**  
 ACN 002 912 843 | ABN 82 644 649 849  
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 NSW Architects Registration No. 4438  
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 P +61 2 4929 2303 | F +61 2 4928 2300 | E mail@eje.com.au | W www.eje.com.au



REV	DATE	COMMENTS	DRN	CHKD	VRFD
G	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
H	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
I	2/10/2020	ISSUED FOR PLAN STAMPING	JAC	RIW	DJW
J	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
K	21/10/2020	ISSUED FOR DA	JAC	DJW	DJW
L	16/03/2021	ISSUE TO CLIENT FOR REVIEW	JAC	DJW	
M	18/03/2021	ISSUE TO COUNCIL FOR RFI	JAC	DJW	
N	29/04/2021	ISSUE TO ACOUSTIC ENGINEER	JAC	RIW	
O	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION	JAC	DJW	

DRN	CHKD	VRFD
JAC	RIW	
JAC	RIW	DJW
JAC	DJW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

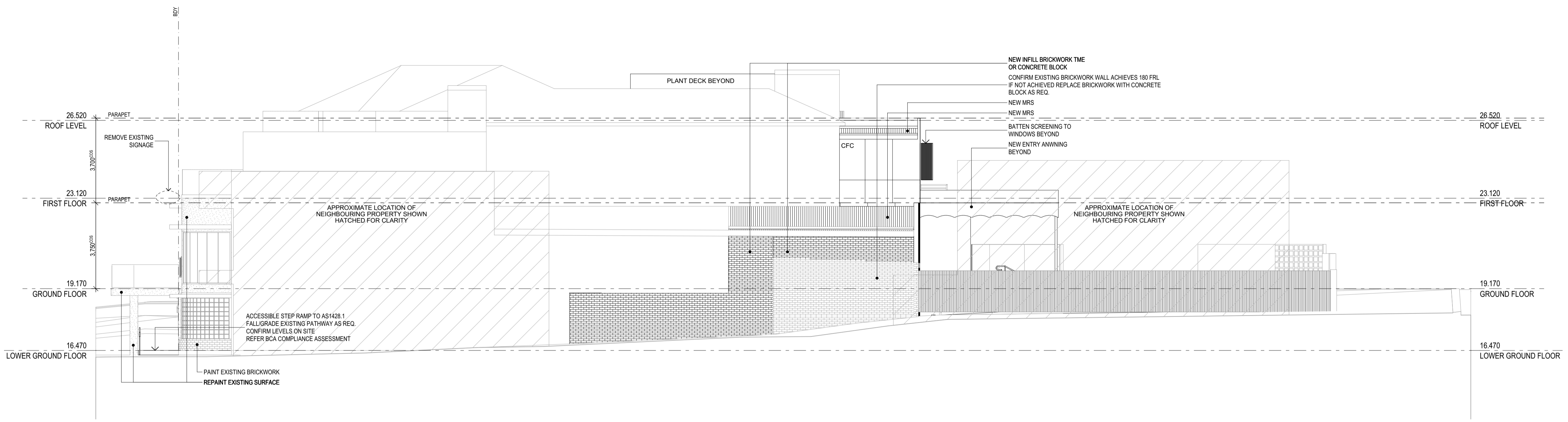
SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 DRAWING: ROOF PLAN

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.  
 FILENAME: 13001-DA\_G.pln  
 DRAWN: JAC  
 DATE: 6/05/2021  
 SCALE: @A1: 1:100  
 PROJECT No: 13001 DA  
 PHASE: A09  
 DRAWING No:  
 REV: 0



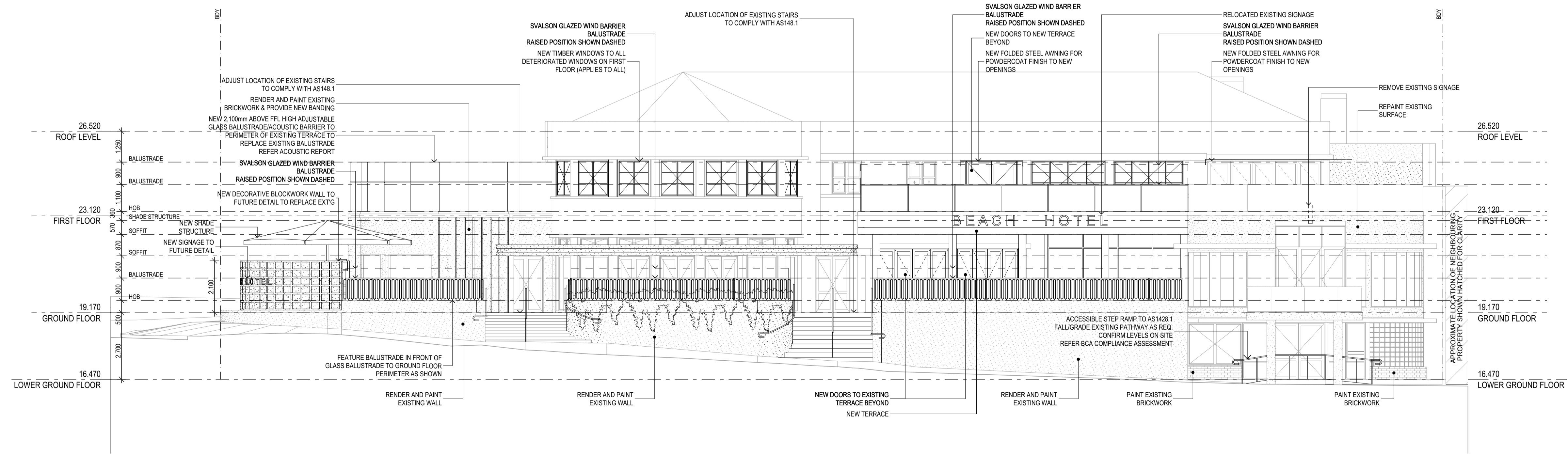
ABBREVIATIONS		NGL NATURAL GROUND LEVEL	
ACC15	ACCESSIBLE	PT	PAINT FINISH
ALS	VERTICAL ALUMINIUM SCREEN	REF.	REFER
AP	ACCESS PANEL	REQ.	REQUIRED
AS	AUSTRALIAN STANDARD	RL	REDUCED LEVEL
BAL	BALUSTRADE	RM	ROOM
BAT	BATTENS	SW	STORMWATER
BDY	BOUNDARY	TISI	TACTILE GROUND SURFACE INDICATORS
CFC	COMPRESSED FIBRE CEMENT CLEANER	TME	TO MATCH EXISTING
CLNS	CLEANER	WC	WATER CLOSET
CONC	CONCRETE		
COS	CONFIRM ON SITE		
CR	CRIGHT RENDER		
(E)	EXISTING		
EXTG	EXISTING		
FFL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

LEGEND	
	EXISTING
	NEW WORKS



NORTH ELEVATION

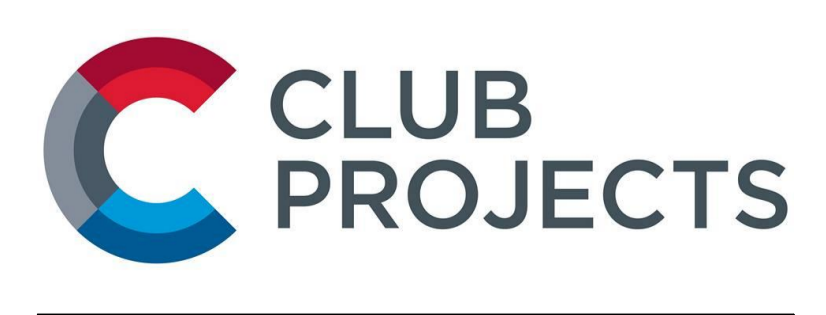
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EAST ELEVATION

1:100

**EJE ARCHITECTURE**  
 ACN 002 912 843 | ABN 82 644 649 849  
 Nominated Architect - Bernard Collins  
 NSW Architects Registration No. 4438  
 4 412 KING STREET NEWCASTLE NSW 2300 AUSTRALIA  
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REV	DATE	COMMENTS	DRN	CHKD	VREF
C	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
D	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
E	2/10/2020	ISSUED FOR PLAN STAMPING	JAC	RIW	DJW
F	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
G	21/10/2020	ISSUED FOR DA	JAC	DJW	DJW
H	16/03/2021	ISSUE TO CLIENT FOR REVIEW	JAC	DJW	
I	18/03/2021	ISSUE TO COUNCIL FOR RFI	JAC	DJW	
J	29/04/2021	ISSUE TO ACOUSTIC ENGINEER	JAC	RIW	
K	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION	JAC	DJW	

DRN	CHKD	VREF
JAC	RIW	
JAC	RIW	DJW
JAC	RIW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

DRAWING: NORTH & EAST ELEVATIONS

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: JAC DATE: 6/05/2021 SCALES @A1: 1:100  
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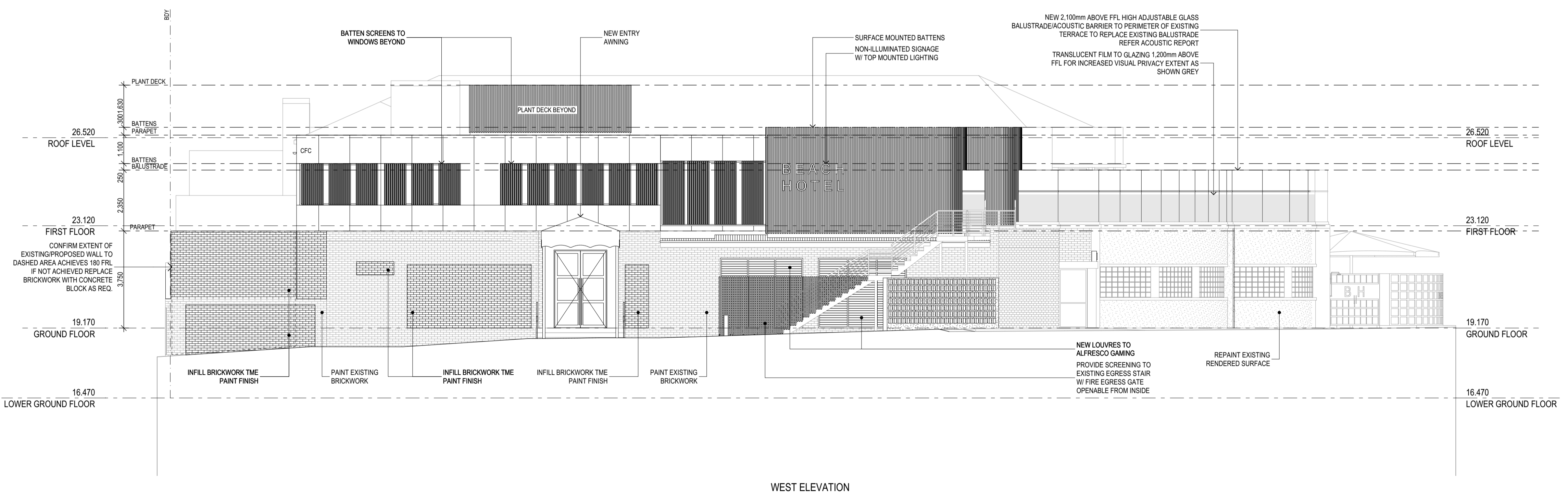
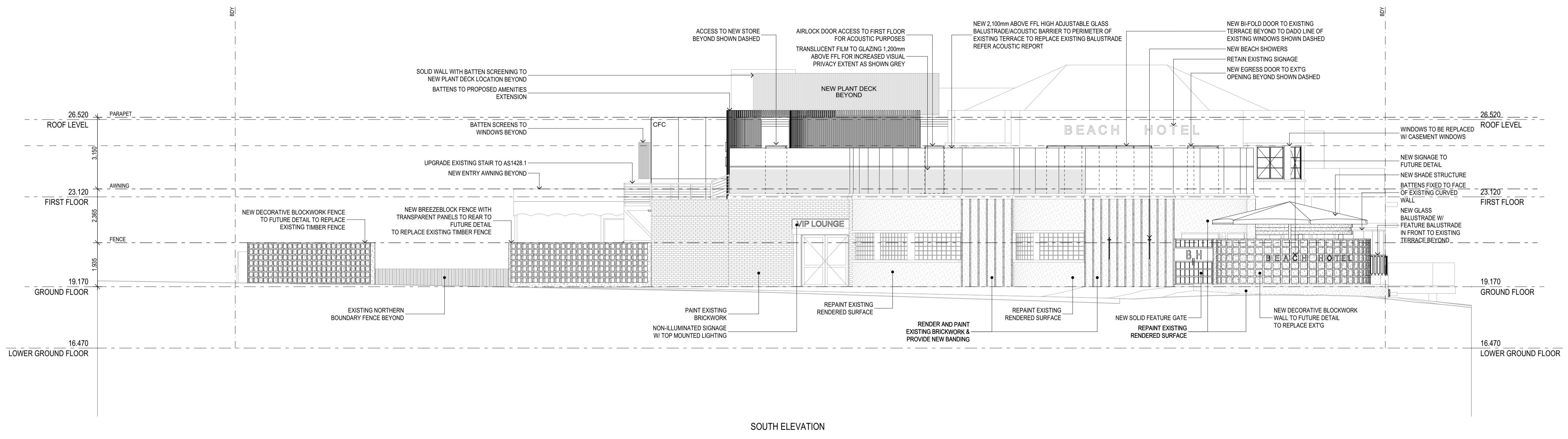


**ABBREVIATIONS**

ACC16	ACCESSIBLE	NGL	NATURAL GROUND LEVEL
ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT CLEANER	TSSI	TACTILE GROUND SURFACE INDICATORS
CLNK	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
COS	CONFIRM ON SITE		
CR	CRIGHT RENDER		
(E)	EXISTING		
EXTG	EXISTING		
FFL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

**LEGEND**

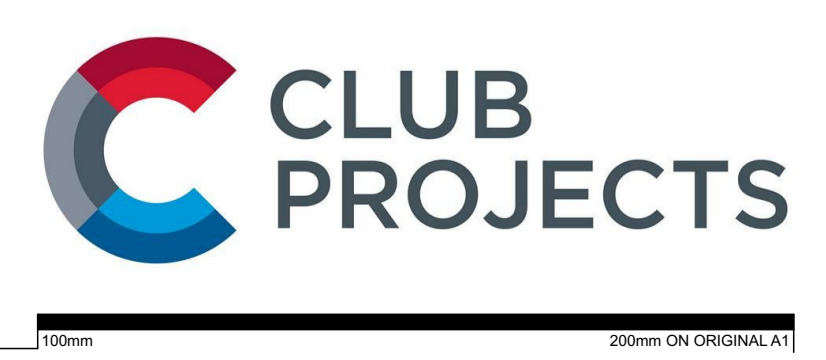
	EXISTING
	NEW WORKS



**EJE ARCHITECTURE**  
 ACN 002 912 843 | ABN 82 644 649 849  
 Nominated Architect - Bernard Collins  
 NSW Architects Registration No. 4438  
 4/12 KING STREET NEWCASTLE NSW 2300 AUSTRALIA  
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REV	DATE	COMMENTS	DRN	CHKD	VREF
C	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
D	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
E	2/10/2020	ISSUED FOR PLAN STAMPING	JAC	RIW	DJW
F	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
G	21/10/2020	ISSUED FOR DA	JAC	DJW	DJW
H	16/03/2021	ISSUE TO CLIENT FOR REVIEW	JAC	DJW	
I	18/03/2021	ISSUE TO COUNCIL FOR RFI	JAC	DJW	
J	29/04/2021	ISSUE TO ACOUSTIC ENGINEER	JAC	RIW	
K	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION	JAC	DJW	

PROJECT: **BEACH HOTEL MEREWETHER**

SITE: **LOT 1 DP79757  
99 FREDERICK STREET  
MEREWETHER, NSW, 2291**

CLIENT: **THE BEACH HOTEL  
99 FREDERICK ST, MEREWETHER  
NSW, 2291**

DRAWING: **SOUTH & WEST ELEVATIONS**

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: 13001-DA\_G.pln

DRAWN: **JAC** DATE: **6/05/2021** SCALES @A1: **1:100**

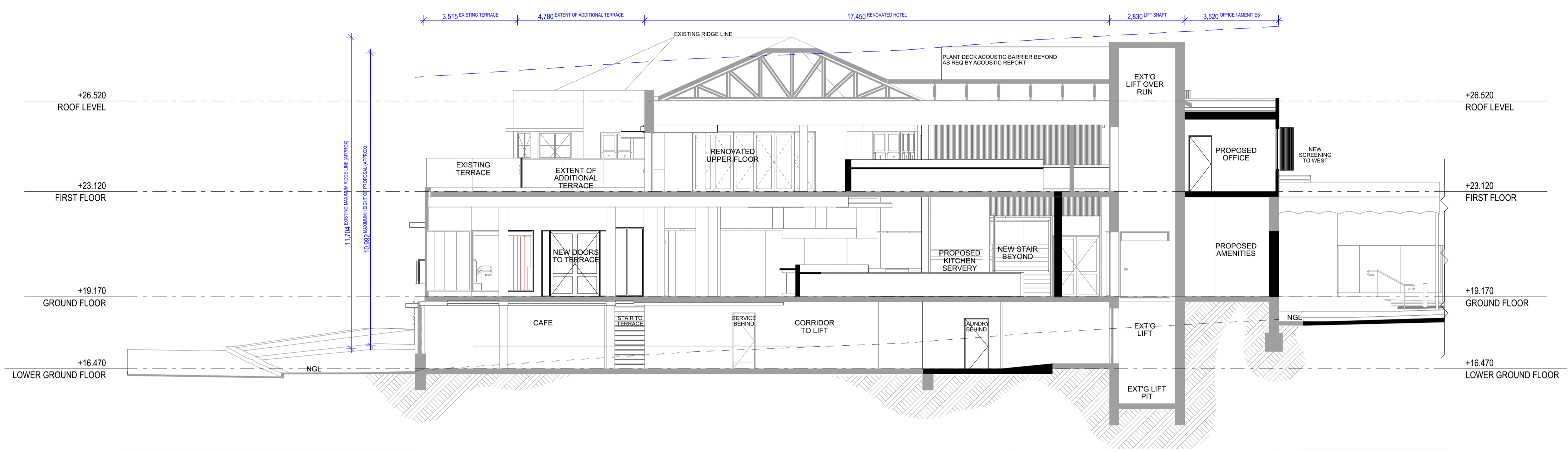
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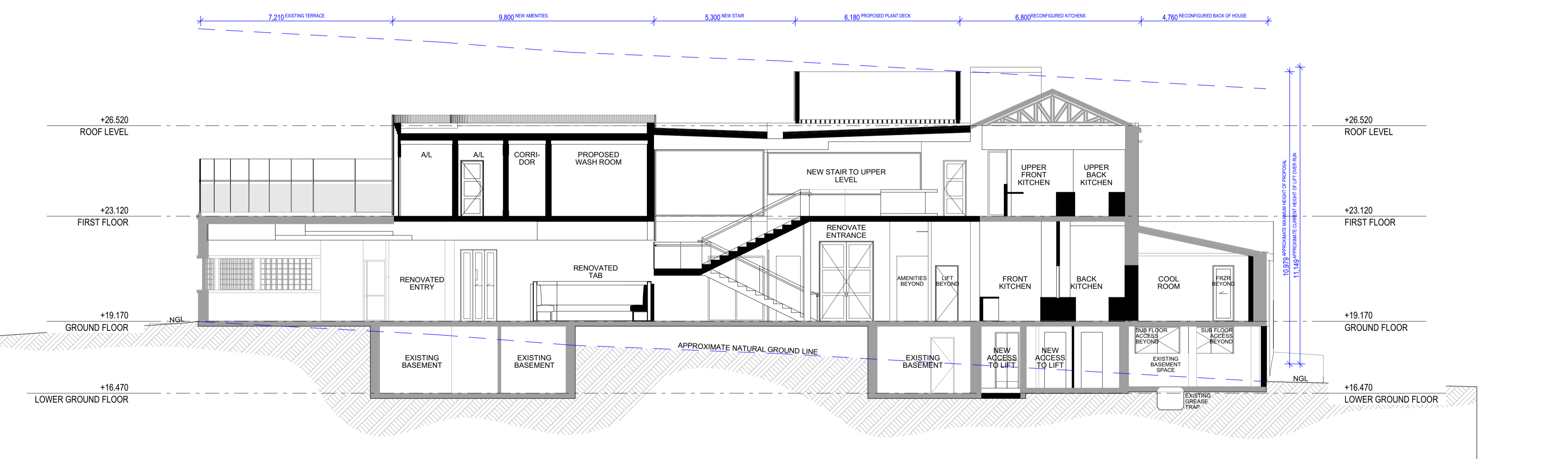
ABBREVIATIONS		LEGEND	
ACC17	ACCESSIBLE	NGL	NATURAL GROUND LEVEL
ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF.	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TSSI	TACTILE GROUND SURFACE INDICATORS
CLNS	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
COS	CONFORM ON SITE		
CR	CEMENT RENDER		
(E)	EXISTING		
EXTG	EXISTING		
FFL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		

LEGEND	
	EXISTING
	NEW WORKS



SECTION 01

1:100



SECTION 02

1:100

**EJE ARCHITECTURE**  
 ACN 002 912 843 | ABN 82 644 649 849  
 Nominated Architect - Bernard Collins  
 NSW Architects Registration No. 4438  
 4 412 KING STREET NEWCASTLE NSW 2300 AUSTRALIA  
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**CLUB PROJECTS**

**beach hotel**

REV	DATE	COMMENTS	DRN	CHD	VRED
A	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
B	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
C	2/10/2020	ISSUED FOR PLAN STAMPING	JAC	RIW	DJW
D	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
E	21/10/2020	ISSUED FOR DA	JAC	DJW	DJW
F	16/03/2021	ISSUE TO CLIENT FOR REVIEW	JAC	DJW	
G	18/03/2021	ISSUE TO COUNCIL FOR RFI	JAC	DJW	
H	29/04/2021	ISSUE TO ACOUSTIC ENGINEER	JAC	RIW	
I	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION	JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

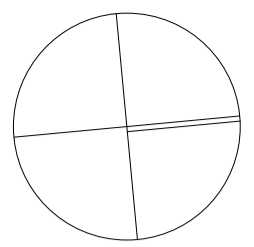
SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 DRAWING: SECTION 01 & 02

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: 13001-DA\_G.pln  
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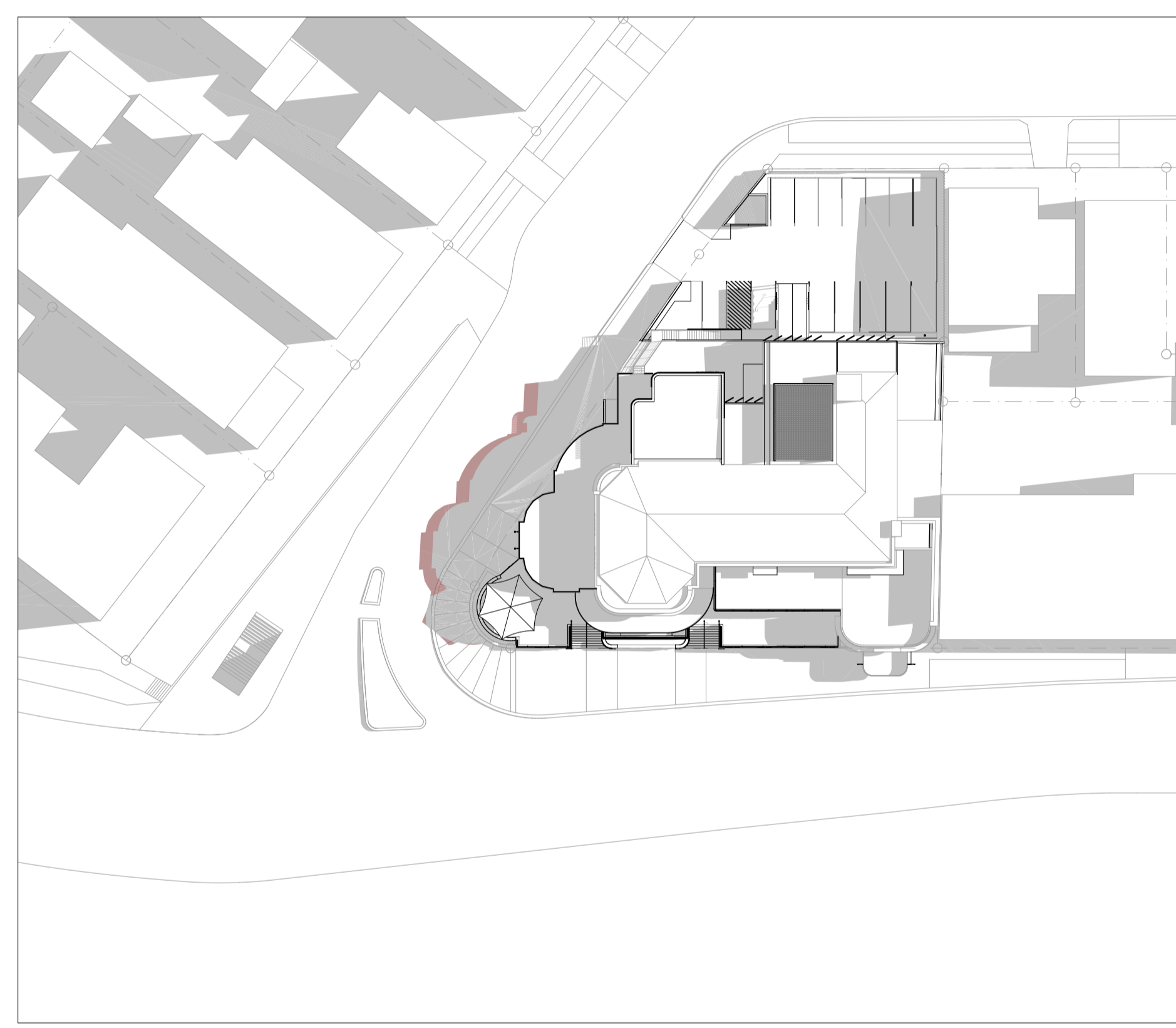
**EJE architecture**

<b>ABBREVIATIONS</b>	ACC18 ACCESSIBLE	NGL NATURAL GROUND LEVEL
ALS VERTICAL ALUMINIUM SCREEN	PT PAINT FINISH	
AP ACCESS PANEL	REF REFER	
AS AUSTRALIAN STANDARD	REQ REQUIRED	
BAL BALUSTRADE	RL REDUCED LEVEL	
BAT BATTENS	RM ROOM	
BDY BOUNDARY	SW STORMWATER	
CFC COMPRESSED FIBRE CEMENT	TGSI TACTILE GROUND SURFACE INDICATORS	
CLNS CLEANER	TME TO MATCH EXISTING	
CONC CONCRETE	WC WATER CLOSET	
COS CONFIRM ON SITE		
CR COBALT RENDER		
(E) EXISTING		
EXTO EXISTING		
FFL FINISHED FLOOR LEVEL		
FRL FIRE RESISTANCE LEVEL		
MRS METAL ROOF SHEETING		

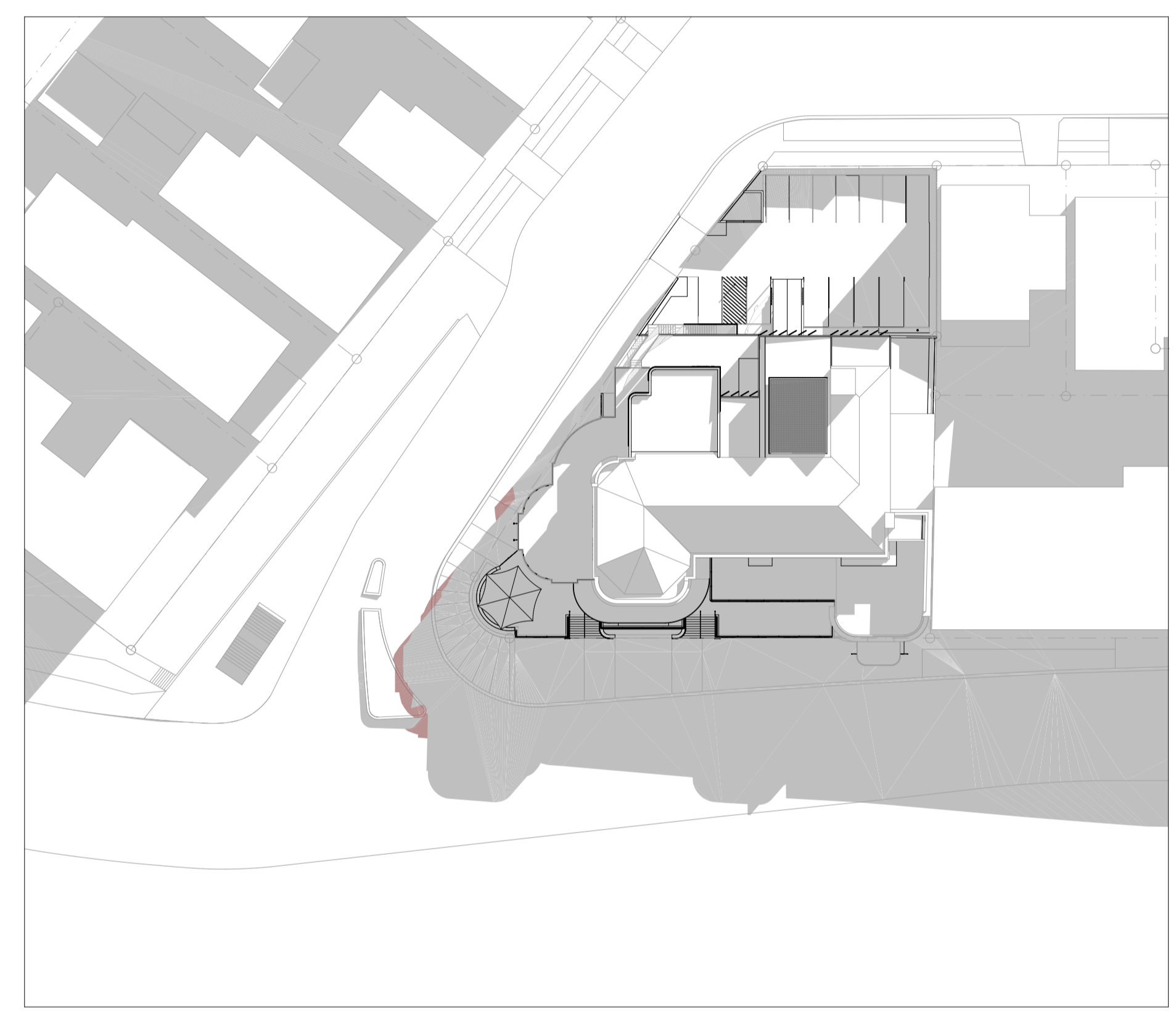
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	PROPOSED SHADOWS



JUNE-21-9am 1:500

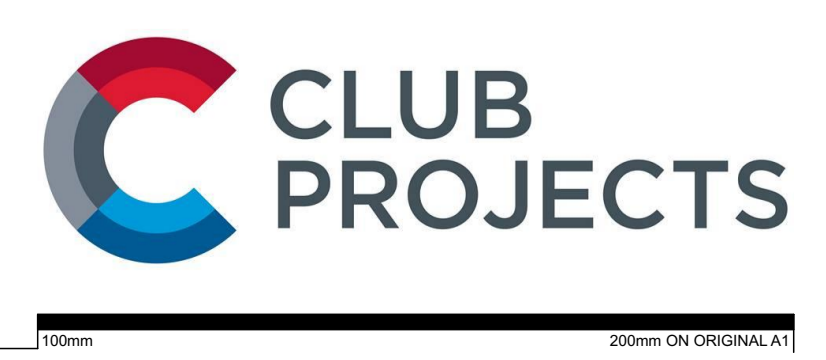


JUNE-21-12pm 1:500



JUNE-21-3pm 1:500

**EJE ARCHITECTURE**  
 ACN 002 912 843 | ABN 82 644 649 849  
 Nominated Architect - Bernard Collins  
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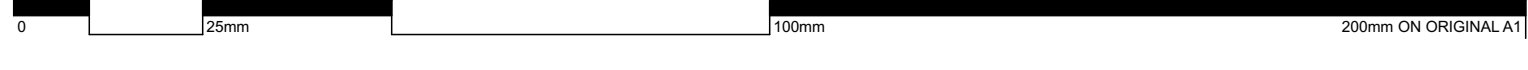
REV	DATE	COMMENTS
A	1/10/2020	ISSUED TO HERITAGE CONSULTANT
B	1/10/2020	ISSUED TO CLIENT FOR REVIEW
C	21/10/2020	ISSUED FOR QA CHECK
D	21/10/2020	ISSUED FOR DA
E	16/03/2021	ISSUE TO CLIENT FOR REVIEW
F	18/03/2021	ISSUE TO COUNCIL FOR RFI
G	29/04/2021	ISSUE TO ACOUSTIC ENGINEER
H	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION

DRN	GHJ	VRD
JAC	RIW	
JAC	RIW	
JAC	RIW	
JAC	DJW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291  
 DRAWING: SHADOW DIAGRAMS

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 : 13001-DA\_G.plt  
 DRAWN : JAC DATE: 6/05/2021 SCALES @A1: 1:500  
 PROJECT No: 13001 DA PHASE: DA DRAWING No: A13 REV: H



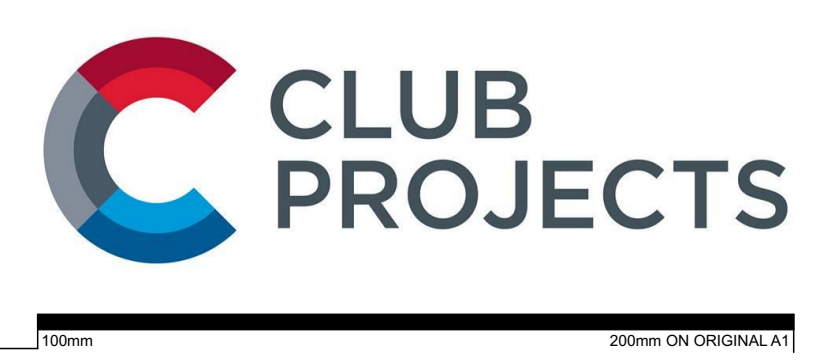
<b>ABBREVIATIONS</b>	ACC19 ACCESSIBLE	NGL NATURAL GROUND LEVEL
ALS VERTICAL ALUMINIUM SCREEN	PT PAINT FINISH	
AP ACCESS PANEL	REF REFER	
AS AUSTRALIAN STANDARD	REQ REQUIRED	
BAL BALUSTRADE	RL REDUCED LEVEL	
BAT BATTENS	RM ROOM	
BDY BOUNDARY	SW STORMWATER	
CFC COMPRESSED FIBRE CEMENT	TGSI TACTILE GROUND SURFACE INDICATORS	
CLNS CLEANER	TME TO MATCH EXISTING	
CONC CONCRETE	WC WATER CLOSET	
COS CONFIRM ON SITE		
CR CEMENT RENDER		
(E) EXISTING		
EXTO EXISTING		
FFL FINISHED FLOOR LEVEL		
FRL FIRE RESISTANCE LEVEL		
MRS METAL ROOF SHEETING		



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DRN	CHKD	VRFD
JAC	RIW	
JAC	RIW	
JAC	RIW	
JAC	RIW	
JAC	DJW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER

CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291

DRAWING: 3D PERSPECTIVE 1

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: 13001-DA\_G.pln

DRAWN: **JAC** DATE: **6/05/2021** SCALES @A1: **N.T.S.**

PROJECT No: **13001 DA** PHASE: **DA** DRAWING No: **A14** REV: **I**



**ABBREVIATIONS**

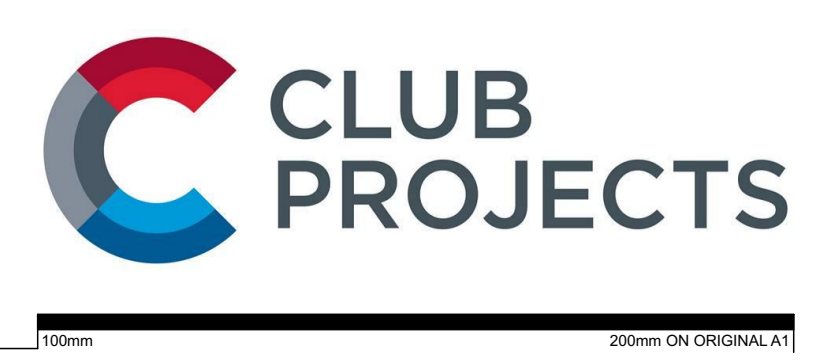
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ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF.	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TGSI	TACTILE GROUND SURFACE INDICATORS
CLNS	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
COS	CONFIRM ON SITE		
CR	CEMENT RENDER		
(E)	EXISTING		
EXTO	EXISTING		
FFL	FINISHED FLOOR LEVEL		
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MRS	METAL ROOF SHEETING		



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DRN	CHKD	VREF
JAC	RIW	
JAC	RIW	
JAC	RIW	
JAC	RIW	
JAC	DJW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER

CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291

DRAWING: 3D PERSPECTIVE 2

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: 13001-DA\_G.pln

DRAWN: **JAC** DATE: **6/05/2021** SCALES @A1: **N.T.S.**

PROJECT No: **13001 DA** PHASE: **DA** DRAWING No: **A15** REV: **I**



**ABBREVIATIONS**

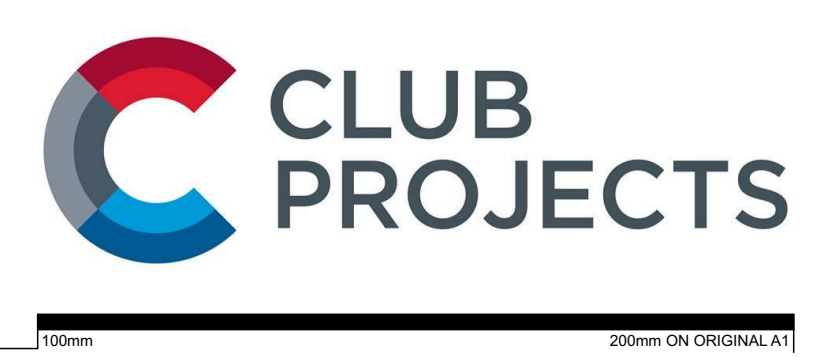
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AP	ACCESS PANEL	REF.	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TSSI	TACTILE GROUND SURFACE INDICATORS
CLNS	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
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MRS	METAL ROOF SHEETING		



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DRN	CHKD	VREF
JAC	RIW	
JAC	RIW	
JAC	RIW	
JAC	RIW	
JAC	DJW	DJW
JAC	DJW	
JAC	DJW	
JAC	RIW	
JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER

SITE: LOT 1 DP79757  
99 FREDERICK STREET  
MEREWETHER, NSW, 2291

CLIENT: THE BEACH HOTEL  
99 FREDERICK ST, MEREWETHER  
NSW, 2291

DRAWING: 3D PERSPECTIVE 3

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: 13001-DA\_G.pln

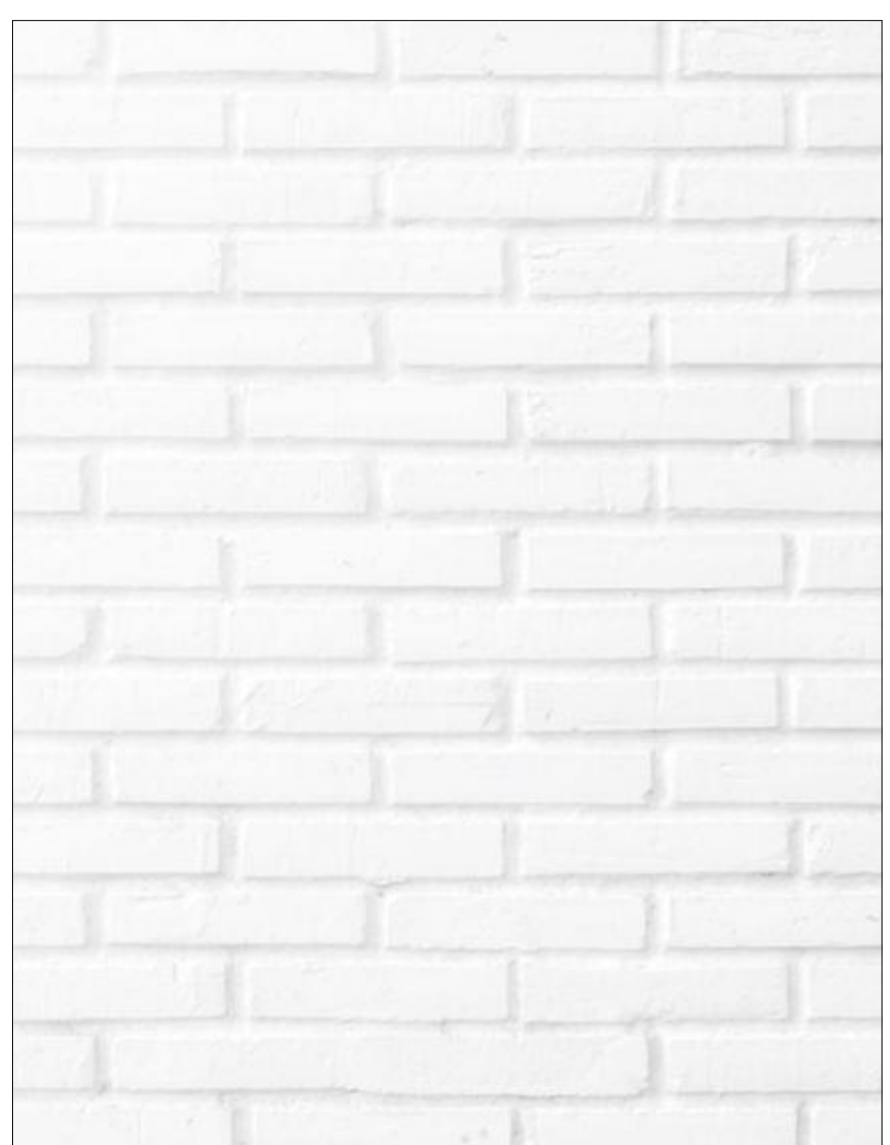
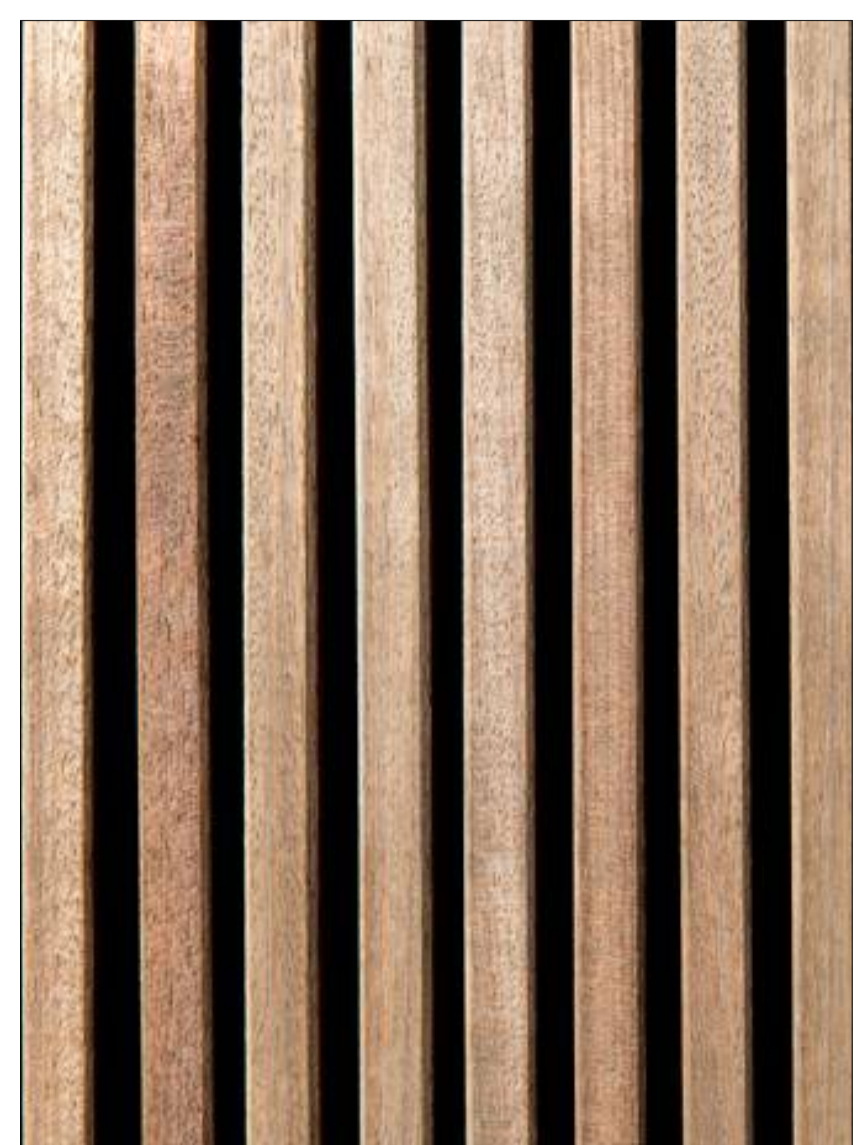
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PROJECT No: **13001 DA** PHASE: **DA** DRAWING No: **A16** REV: **I**



**ABBREVIATIONS**

ACC22	ACCESSIBLE	NGL	NATURAL GROUND LEVEL
ALS	VERTICAL ALUMINIUM SCREEN	PT	PAINT FINISH
AP	ACCESS PANEL	REF.	REFER
AS	AUSTRALIAN STANDARD	REQ.	REQUIRED
BAL	BALUSTRADE	RL	REDUCED LEVEL
BAT	BATTENS	RM	ROOM
BDY	BOUNDARY	SW	STORMWATER
CFC	COMPRESSED FIBRE CEMENT	TSSI	TACTILE GROUND SURFACE INDICATORS
CLNS	CLEANER	TME	TO MATCH EXISTING
CONC	CONCRETE	WC	WATER CLOSET
COS	CONFIRM ON SITE		
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(E)	EXISTING		
EXTO	EXISTING		
FFL	FINISHED FLOOR LEVEL		
FRL	FIRE RESISTANCE LEVEL		
MRS	METAL ROOF SHEETING		



1 COMPRESSED FIBRE CEMENT SHEET CLADDING

2 BATTENS

3 RENDER FOR PAINT FINISH

4 FEATURE PLANTING

5 RETAIN AND CELEBRATE HERITAGE BRICKWORK

6 CONCRETE

7 PAINT FINISH TO AREAS OF EXISTING NON-HERITAGE BRICK



**EJE ARCHITECTURE**  
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REV	DATE	COMMENTS	DRN	CHKD	VREF
A	1/10/2020	ISSUED TO HERITAGE CONSULTANT	JAC	RIW	
B	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
C	1/10/2020	ISSUED TO CLIENT FOR REVIEW	JAC	RIW	
D	21/10/2020	ISSUED FOR QA CHECK	JAC	RIW	
E	21/10/2020	ISSUED FOR DA	JAC	DJW	DJW
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H	29/04/2021	ISSUE TO ACOUSTIC ENGINEER	JAC	RIW	
I	6/05/2021	ISSUED TO COUNCIL FOR INFORMATION	JAC	DJW	

PROJECT: BEACH HOTEL MEREWETHER  
 SITE: LOT 1 DP79757  
 99 FREDERICK STREET  
 MEREWETHER, NSW, 2291

CLIENT: THE BEACH HOTEL  
 99 FREDERICK ST, MEREWETHER  
 NSW, 2291

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: 13001-DA\_G.pln  
 DRAWN: JAC  
 DATE: 6/05/2021  
 SCALES @A1: N.T.S.

PROJECT No: 13001 DA  
 PHASE: DA  
 DRAWING No: A17  
 REV: I





**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 15/06/21 – 99 FREDERICK STREET MERWETHER -  
DA2020/01212 - PUB - ALTERATIONS, ADDITIONS AND SIGNAGE**

**ITEM - 10      Attachment B:      Draft Schedule of Conditions**

**DISTRIBUTED UNDER SEPARATE COVER**





<b>Application No:</b>	DA2020/01212
<b>Land:</b>	Lot 1 DP 79757
<b>Property Address:</b>	99 Frederick Street Merewether
<b>Proposed Development:</b>	Pub - alterations, additions 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	Reference / Version	Prepared by	Dated
Site Plan Drawing No. A01	Project: 13001 Rev: L	EJE Architecture	6/05/2021
Demolition Lower Ground Floor Plan Drawing No. A03	Project: 13001 Rev: L	EJE Architecture	6/05/2021
Demolition Ground Floor Plan Drawing No. A04	Project: 13001 Rev: O	EJE Architecture	6/05/2021
Demolition First Floor Plan Drawing No. A05	Project: 13001 Rev: O	EJE Architecture	6/05/2021
Lower Ground Floor Plan Drawing No. A06	Project: 13001 Rev: N	EJE Architecture	6/05/2021
Ground Floor Plan Drawing No. A07	Project: 13001 Rev: O	EJE Architecture	6/05/2021
First Floor Plan Drawing No. A08	Project: 13001 Rev: O	EJE Architecture	6/05/2021
Roof Plan Drawing No. A09	Project: 13001 Rev: O	EJE Architecture	6/05/2021
North and East Elevations Drawing No. A10	Project: 13001 Rev: K	EJE Architecture	6/05/2021
South and West Elevations Drawing No. A11	Project: 13001 Rev: K	EJE Architecture	6/05/2021
Section 01 and 02 Drawing No. A12	Project: 13001 Rev: O	EJE Architecture	6/05/2021
Revised Noise Impact Assessment	Report Number. 20-2512-R3	Reverb Acoustics	April 2021
The Beach Hotel Plan of Management	n/a	By applicant	Received May 2021
Statement of Heritage Impact	Version 1 Doc ID: 6663193	EJE Architecture	23/10/2020
Site Waste Minimisation and	n/a	Andrew Lazarus	28/09/2020

Management Plan (SWMMP)			
CPTED Report	Version 1 Doc ID: 6863595	Rathmore Group	19/03/2021

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

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

2. The on-site parking and driveway are to meet the following requirements:
  - a) Provide a minimum of 14 parking spaces, including a space for a person with a disability.
  - b) Comply with the requirements of Section 7.03 'Traffic, Parking and Access' of the Newcastle Development Control Plan 2012 and AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking.
  - c) 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.

3. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of a 2.0m by 2.5m splayed area within the property boundary, each side of the driveway entrance, or limited to 1.2m in height in that area, in accordance with AS/NZS 2890.1:2004 - 'Parking facilities - Off-street car parking'. Details are to be included in documentation for a Construction Certificate application.
4. The proposed accessibility ramp encroaching onto the public road reserve is to be designed in a manner that is consistent with the submitted plans and relevant conditions. Full details are to be included in documentation for a Construction Certificate application.

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

The construction of the accessibility ramp over City of Newcastle (CN) land will attract additional fees and charges. These fees will be calculated in accordance with CN's 2020/21 Fees & Charges. The calculation is as a per square metre rate determined as per the adjoining property's statutory land value (SLV) by the NSW Valuer General. The calculation is noted below:

99 Frederick Street SLV: \$3,570,000  
 99 Frederick Street total area: 1,858sqm  
 Fee per sqm = \$3,570,000 / 1,858sqm = **\$1,921.42** p/sqm of encroachment.

5. The first-floor balustrades of the proposed terrace facing Frederick Street are not to exceed 1100 mm in height, to protect views to upper floor of the heritage item. Full details to be provided with the documentation for a Construction Certificate.
6. The proposed film over the balustrades facing Ridge Street is to be removed. All balustrades at the first floor are to be translucent and cannot be obscured, to protect

views to the heritage item. Full details to be provided with the documentation for a Construction Certificate.

7. A full archival photographic record is to be undertaken of the Beach Hotel (including interiors), prior to any works commencing on the site. The archival record is to be in accordance with the requirements of:
  - a). The NSW Heritage Office publication 'How to Prepare Archival Records of Heritage Items' (1998); and
  - b). The Department of Planning's 'Recording Places of Cultural Significance' (1991).

The archival record is to be submitted to the City of Newcastle (CN) for inclusion in the City Library collection, and confirmation that the records have been submitted to CN shall be provided to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: The documentation shall include a summary report detailing the Development Application number, project description, date and authorship of the photographic record, method of documentation and any limitations of the photographic record. Photographs are to be provided in both black and white, and colour. Written confirmation is to be included in the documentation, issued with the authority of the applicant, owner(s) and the photographer (as required), that the CN is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties. The signatures of the applicant, owner(s) and the photographer (as required) must be included. The photographic record is to include architectural plans and negatives of all images. Digital based recording is to be submitted on CD or USB drive with images saved as JPEG, TIFF or PDF files.

8. The building the subject of the application is to be upgraded so as to comply with the Performance Requirements of Parts CP1, CP2, CP4, CP8, DP1, DP2, DP3, DP4, DP5, DP6, DP8, EP1.1, EP1.2, EP1.3, NSW EP1.4, EP2.2, EP4.1, EP4.2, FP2.1, FP2.5, EP3.1, EP3.3, EP3.4, FP4.1, FP4.2, FP4.3 and G6 of The National Construction Code of Australia. Full details are to be included in the application for a Construction Certificate.
9. The acoustic screen on the southern side of the first-floor terrace facing Ridge Street is to be 50% obscured from the bottom. Full details are to be included in documentation for a Construction Certificate.
10. The Plan of Management is to be amended to the satisfaction of CN and to be in accordance with the conditions of this consent and include the following:
  - a) All management measures proposed to be implemented to minimise potential noise impacts from the facility, including the relevant recommendations of the approved Acoustic Assessment Report prepared by Reverb Acoustics, dated April 2021.
  - b) Installation of and management of a closed-circuit television (CCTV) system in accordance with Liquor License standards.
  - c) The external of the premises including both the frontages to Frederick and Ridge Streets is to be well lit and covered by CCTV.
  - d) Ensure patrons do not crowd or loiter in the vicinity of the premises in such a manner that pedestrian movement is obstructed or hindered.
  - e) The use of first floor deck on the southern side of the building facing Ridge Street is to close at 10:00pm each night, except as may be needed in an emergency.

- f) Ensure the manner in which the business of the premises is conducted and/ or the behaviour of persons entering and leaving the premises does not cause undue disturbance to the amenity of the neighbourhood. In this regard, the management shall be responsible for the control of noise and litter generated by persons and/or premises operations.
- g) Record in a register full details of any disturbance complaint/s made by a person to management or staff in respect to the manner in which the business of the premises is conducted and/or the behaviour of persons entering or leaving the premises. Such recording will include time, date, and nature of the complaint/s, complainant's details if provided and all actions undertaken by management / staff to resolve such complaints.

The Plan of Management is to be provided to the written satisfaction of Council. Councils' written correspondence is to be provided to the Principal Certifier prior to the issue of any Construction Certificate.

- 11. The design and construction of the proposed development is to be in accordance with the relevant requirements of the *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.

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

- 12. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
- 13. 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 City of Newcastle and to the demolisher prior to commencement of work.
- 14. Demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
  - a) Demolition works are to be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan is to be kept on site for the duration of the proposed development;
  - b) The removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the required class of Asbestos Licence, issued by SafeWork NSW;
  - c) A copy of all waste disposal receipts are to be kept on site for the duration of the proposed development and made available to authorised City of Newcastle (CN) officers upon request;
  - d) Seven working days' notice in writing is to be given to the CN and the owners/occupiers of neighbouring premises prior to the commencement of any demolition work. 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. Notification to owners/occupiers of neighbouring premises is also to include CN's contact telephone number (4974 2000) and the SafeWork NSW telephone number (4921 2900); and

- e) 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.
15. 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 Certifier for building work and subdivision work, and
  - b) showing the name, address and telephone number of the Principal Contractor for any building work and 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.

16. All building work is to be carried out in accordance with the provisions of the National Construction Code.
17. Prior to commencement of site works, the developer is to submit to the City of Newcastle, for approval, a Construction Traffic Management Plan (CTMP), addressing traffic control measures to be implemented in the public road reserve during the construction phase.

The CTMP is to be prepared by a Transport for NSW 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.

18. 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.
19. On-site car parking accommodation is to be provided for a minimum of 14 vehicles, including a space for a person with a disability and such being set out generally in accordance with the details indicated on the submitted plans except as otherwise provided by the conditions of consent.
20. All parking bays are to be permanently marked out on the pavement surface.
21. All new 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 requirements, in accordance with Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012.
22. Stormwater is to be conveyed to the existing property stormwater drains by way of a

sealed pipe system. The existing drains are to be checked for adequacy and cleared of any obstructions.

23. 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.

24. City of Newcastle's (CNs) '*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 the CN, for the duration of demolition and construction work.

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

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

25. 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.
26. Acoustic treatment is to be implemented in accordance with the recommendations set out in the report prepared by Reverb Acoustic, dated April 2021. Written final certification verifying that the recommended acoustic treatment has been implemented in accordance with the requirements of the above report is to be submitted to the Principal Certifier and the City of Newcastle prior to the issue of an Occupation Certificate.

Note: The acoustic consultant may need to be involved during the construction process, in order to ensure that final certification is achieved.

27. All Prior to issue of an Occupation Certificate, the food business must notify the relevant enforcement agency, under the Food Act 2003 and (for licensed food businesses) under the Food Regulation 2010.

Notification is to be provided to Council by going to [www.newcastle.nsw.gov.au](http://www.newcastle.nsw.gov.au) and download a copy of the 'Council Food Business Notification Form' or contact Council's Regulatory, Planning and Assessment on (02) 4974 2525.

## CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

28. The hours of operation or trading of the entire premises are to be not more than:

DAY	Ground Floor	Lower Ground and First Floor
Monday	5:00am to 3:00am	5:00am to 12:00am
Tuesday	5:00am to 3:00am	5:00am to 12:00am
Wednesday	5:00am to 3:00am	5:00am to 12:00am
Thursday	5:00am to 3:00am	5:00am to 12:00am
Friday	5:00am to 3:00am	5:00am to 12:00am
Saturday	5:00am to 3:00am	5:00am to 12:00am
Sunday	10:00am to 10:00pm	10:00am to 10:00pm

The first-floor terrace facing Ridge Street is to operate between 10AM - 10PM Monday - Sunday only unless a separate application to vary the hours of operation or trading has been submitted to and approved by the City of Newcastle.

29. The maximum number of persons permitted in the pub is to be restricted to a total of 1,230 persons. A sign is to be displayed in a prominent position in the building, stating the maximum number of persons that are permitted in the building.
30. 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*.

Should City of Newcastle (CN) consider that 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 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, verifying that the recommended acoustic measures have been satisfactorily implemented, will be required to be submitted to CN prior to the expiration of the nominated period.

31. 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*, that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should City of Newcastle (CN) 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 emission of air impurities to an acceptable level and such measures will be required to be implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to CN, 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.

32. The noise control recommendations in section 8 of the Noise Impact Assessment prepared by Reverb Acoustics Pty Ltd (Report No. 20-2512-R3) dated April 2021 are to be implemented in the ongoing operation of the premises, except as otherwise required by the conditions of this consent or subsequent Liquor Licensing requirement.
33. The premises is to be operated at all times in accordance with the approved Plan of Management as may be varied from time to time after consultation with NSW Police

and supported and Liquor & Gaming NSW. A copy of the Plan of Management is to be kept on the premises and made available for inspection on the request of a police officer, City of Newcastle officer, or Liquor & Gaming NSW inspector. Any amendments to the Plan of Management are to be provided to NSW Police and City of Newcastle for approval.

34. A courtesy bus is to operate for all patrons to arrive and leave the pub quietly and safely. The courtesy bus operating hours are to be reflected within the plan of management and a public telephone contact number. Full details are to be included within an amended plan of management.
35. All parking and loading bays are to be permanently marked out on the pavement surface, with loading bays facilities being clearly indicated by signs.

## ADVISORY MATTERS

- Any proposed business identification sign or advertising sign is to be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and be the subject of a separate development application that is to be approved prior to the sign being erected or placed in position, except when such signage meets 'exempt development' criteria.
- 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 (CN) and any other relevant authorities. CN 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 Part 6 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 the City of Newcastle (CN) is to be notified of the appointment; and
  - c) CN is to be given at least two days notice of the date intended for commencement of building works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists are to describe the extent, capability and basis of design of each of the measures.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to a building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate is to contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000*.
- 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 Fire and Rescue NSW 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* is to be submitted to the City of Newcastle and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW. 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* 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 (i.e. '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 (i.e. '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 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
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.

### **REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED**

The following conditions are applied to:

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



**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 15/06/21 – 99 FREDERICK STREET MERWETHER -  
DA2020/01212 - PUB - ALTERATIONS, ADDITIONS AND SIGNAGE**

**ITEM - 10      Attachment C:      Processing Chronology**

**DISTRIBUTED UNDER SEPARATE COVER**



**PROCESSING CHRONOLOGY**

**DA2020/01212- 99 Frederick Street Merewether**

23 October 2020	Application lodged
5 November 2020 to 19 November 2020	Public Notification period
28 January 2021	Request for additional information
18 March 2021	Additional information received
20 April 2021	Public Voice Meeting held
6 May 2021	Additional information received