

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/09/21 – 120 Parry Street & 16 Hall Street Newcastle West -
DA2020/00322 - Demolition (existing building) and Mixed-Use
Development (eight storey) – comprising ground floor business,
residential (30 apartments), car parking and associated site works**

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Development Applications Committee Meeting

21 September 2021



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ITEM-16 Attachment A: Submitted Plans

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BASIX Summary

Basix Requirements Summary - Multi Units				
Five Elements 120 Parry St Newcastle West NSW 2302		Prepared by Chapman Environmental Services www.basixcertificates.com.au 1300 004 914		
Water Target	40	Water Score	42	
Energy Target	20	Energy Score	20	
Max Average Heating Load is (MJ/m ²)	54	Actual Average Heating Load	50.99	
Max Average Cooling Load is (MJ/m ²)	32	Actual Average Cooling Load	21.41	
Basix Commitments				
Landscaping	Total area of garden (m ²) 192	Area of indigenous/low water use plants (m ²)	0	
Fixtures	Shower heads 3 star (> 7.5 but <= 9 L/min)	Toilets 4 star	All taps 4 star	
Energy	Hot water system	Gas instantaneous	Rating 5 star	
	Bathroom ventilation	Individual fan, ducted to facade or roof	with Manual switch on/off	
	Kitchen ventilation	Individual fan, ducted to facade or roof	with Manual switch on/off	
	Laundry ventilation	Individual fan, ducted to facade or roof	with Manual switch on/off	
	Cooling - living areas	Central system - refer to Basix		Zoned
	Cooling - bedrooms	Central system - refer to Basix		
	Heating - living areas	Central system - refer to Basix		
Heating - bedrooms	Central system - refer to Basix			
Alternate Energy	Photovoltaic system able to generate at least	2	peak kilowatts of electricity	
Electric cooktop & electric oven	No outdoor clothesline required		Indoor clothesline required	
Thermal Performance Assessment Based on the Following Requirements				
Floor Types	Suspended concrete slab	with	R2.5 insulation	
Floor Coverings	Tiles	Wet areas	Timber Living areas, kitchens, hallways	
	Carpet	Bedrooms	Concrete Nil	
External Walls	Concrete, battened and sheeted	with	R1.2 insulation Colour Light	
	Stud walls Fibro clad	with	Sarking and R2.5 bulk insulation Colour Light	
Party Walls	Concrete, battened and sheeted	with	No insulation required	
Internal Walls	Plasterboard	with	No insulation required	
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required	
Ceilings (roof over)	Concrete above plasterboard (balcony above)	with	R2.5 insulation	
	Concrete above plasterboard (uppermost level)	with	R2.5 insulation	
	Timber above plasterboard	with	R3.0 bulk insulation	
Roof	Concrete (balcony or rooftop terrace)	with	Nil Colour Medium	
	Metal	with	Sarking Colour Medium	
Windows and Doors	AF single glazed clear	to all windows and glazed doors unless noted otherwise	WID-010-01 A Wideline Uval 6.28 SHGC 0.62 Glass 5Cr Frame WID-010 AI Architectural Paragon Sliding Door SG WID-011-01 A Wideline Uval 6.28 SHGC 0.63 Glass 5mm Clear Frame WID-011 AI Architectural Paragon Stacker Door SG WID-009-01 A Wideline Uval 6.90 SHGC 0.49 Glass 5Cr Frame WID-009 AI Architectural Paragon Awning Window SG Group B ALM-002-01 U-Value 6.70 or less SHGC 0.70 +/- 5%. (This item represents both fixed and louvred windows)	
	AF single glazed LowE (clear)		WID-010-04 A Wideline Uval 4.70 SHGC 0.39 Glass 6.38CP Frame WID-010 AI Architectural Paragon Sliding Door SG WID-009-04 A Wideline Uval 5.90 SHGC 0.33 Glass 6.38CP Frame WID-009 AI Architectural Paragon Awning Window SG	
	AF double glazed LowE (clear)		WID-010-12 A Wideline Uval 3.73 SHGC 0.49 Glass 5/12/SEA Frame WID-010 AI Architectural Paragon Sliding Door DG ALM-006-01 A U-Value 4.5 or less & SHGC 0.61 +/- 5%	
			Group A windows are Awning, Bifold, Casement or Tilt'n'turn	
			Group B windows are Double hung, Fixed, Louvre or Sliding	
			Group A doors are Bifold, Entry, French or Hinged	
			Group B doors are Sliding or Stacker	
			AF = Aluminium Framed TB = Thermally Broken Aluminium Framed	

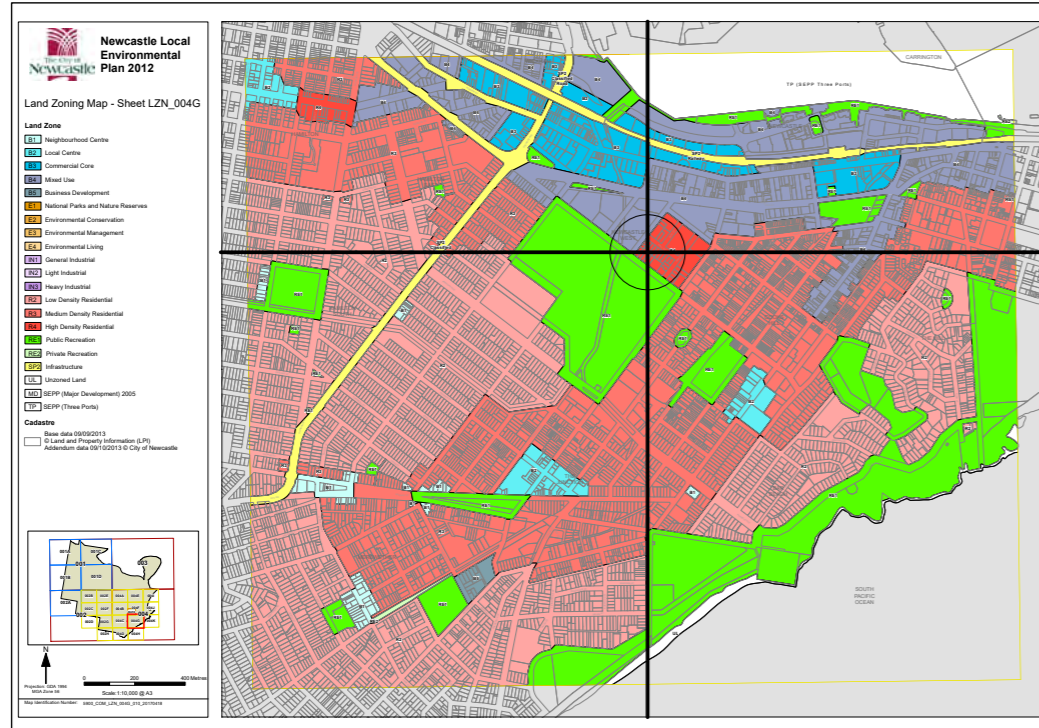
Drawing List

ID	Title	ID	Title
DA-001	Cover Sheet	DA-504	Shadow Diagrams
DA-002	Drawing Register	DA-505	Shadow Diagrams
DA-003	Council LEP Maps	DA-506	Shadow Diagrams
DA-004	LEP/DCP Controls	DA-507	Shadow Diagrams
DA-005	Site Analysis	DA-508	Shadow Diagrams
DA-006	Massing Strategy	DA-509	Shadow Diagrams
DA-007	SEPP 65 Compliance	DA-510	Shadow Diagrams
DA-008	Compliance Table	DA-511	Shadow Diagrams
DA-009	Compliance Table - Storage	DA-512	Shadow Diagrams
DA-010	Compliance Table - Solar	DA-513	Shadow Diagrams
DA-011	Solar Studies	DA-514	Door & Window Schedule
DA-012	Solar Studies	DA-515	Door & Window Schedule
DA-013	Solar Studies	N1	Notification Plan
DA-014	Solar Studies		
DA-015	Solar Studies		
DA-016	Solar Studies		
DA-017	Solar Studies		
DA-018	Solar Studies		
DA-019	Site Plan		
DA-100	Basement Plan		
DA-101	Ground Floor Plan		
DA-102	Levels 1 Floor Plan		
DA-103	Levels 2 Floor Plan		
DA-104	Levels 3 Floor Plan		
DA-105	Levels 4 Floor Plan		
DA-106	Levels 5 Floor Plan		
DA-107	Levels 6 Floor Plan		
DA-108	Level 7 Floor Plan		
DA-109	Rooftop Floor Plan		
DA-200	South Elevation - Parry St.		
DA-201	North Elevation - Hall St.		
DA-202	Courtyard Elevations		
DA-203	East Elevation		
DA-204	West Elevation		
DA-301	Site Section		
DA-501	Material Selections		
DA-502	Perspective - Parry St.		
DA-503	Perspective - Hall St.		

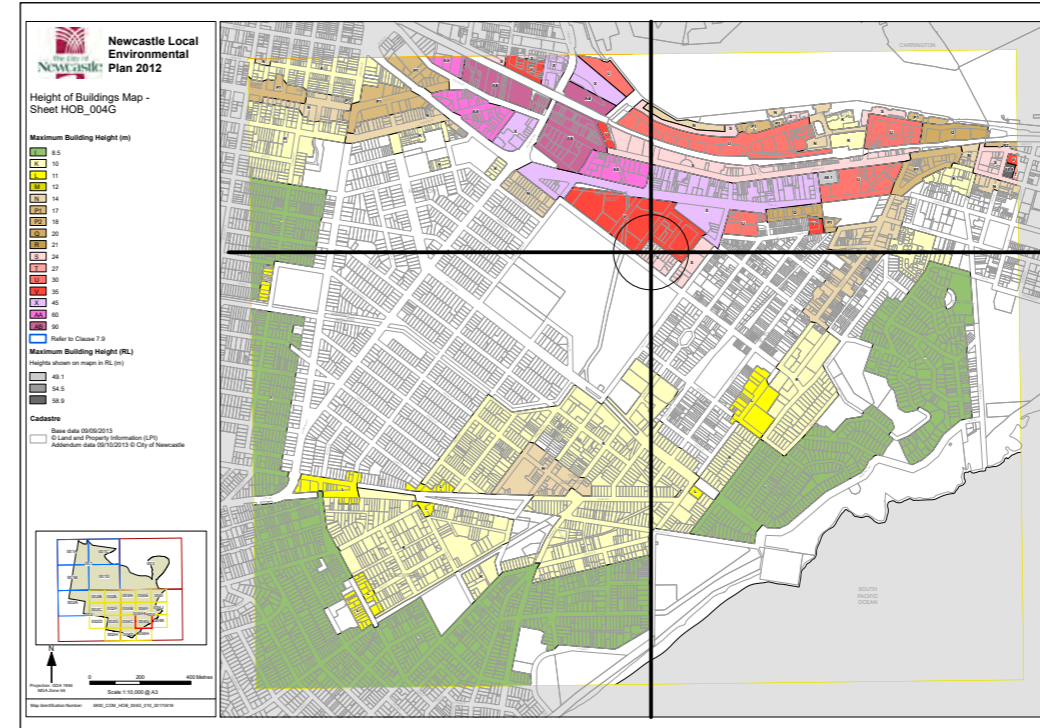




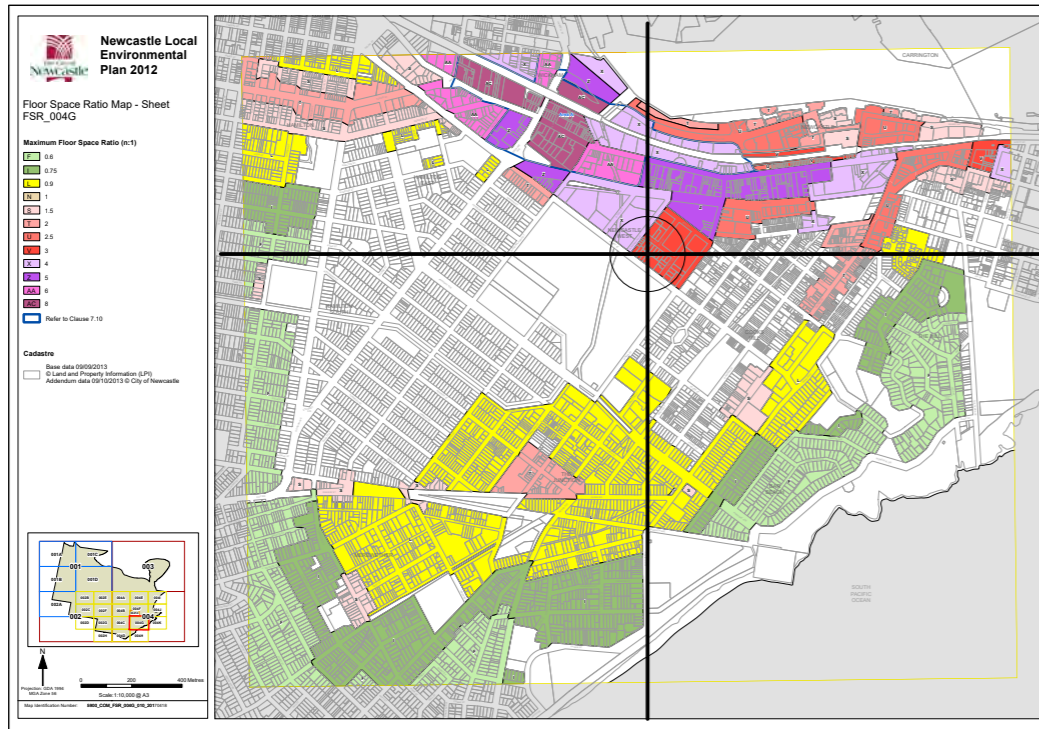
LEP Planning Controls



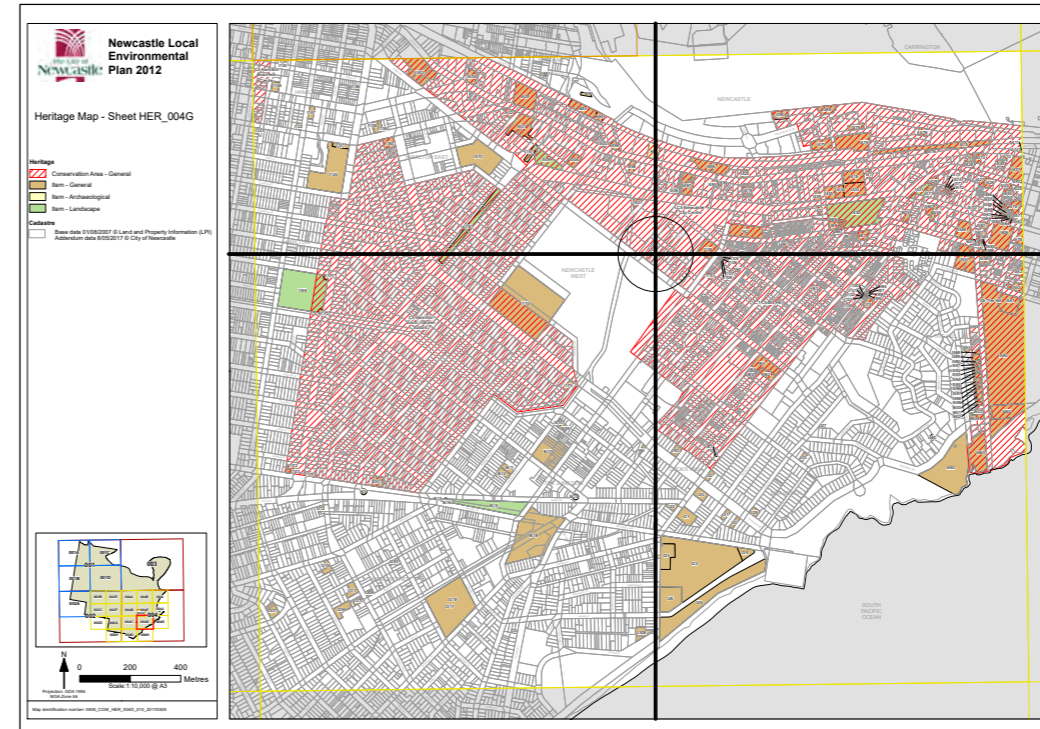
Land Zoning- R4 High Density Residential



Height of Building - "S" 24m



Floor Space Ratio- "V" 3:1



Heritage Map - C4: Newcastle City centre Conservation Zone

DEVELOPMENT APPLICATION



7 LEP Planning Controls

A1. Street wall heights

Street wall heights refer to the height of the building that addresses the public street from the ground level up to the top of the parapet. They are an important element to ensure a consistent building scale in streets that have a

Street wall heights can provide a sense of enclosure to the street and contribute to the city's character through street alignment with appropriate street-width to building height ratios. They can also have a direct impact on sunlight access to the public domain.



Photo 6.01-17

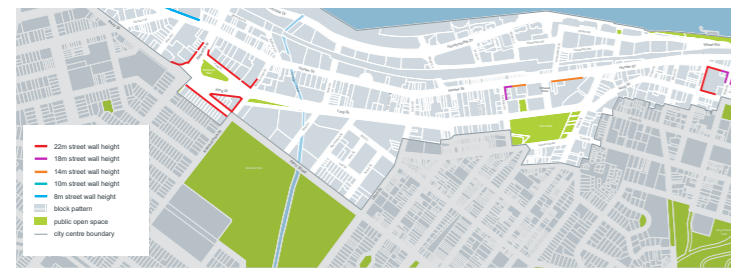
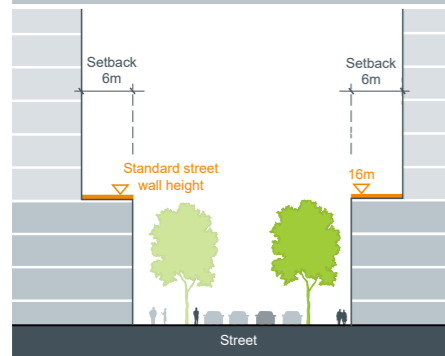


Figure 6.01-11 Street wall heights plan

Performance criteria
A1.01 enclose the street, are appropriately scaled and respond to adjacent development.

- Acceptable solutions**
- New buildings have a street wall height of 16m unless indicated otherwise in Figure 6.01-11.
 - Any development above the street wall height is set back a minimum of 6m, as shown in Figure 6.01-12.
 - Corner sites may be emphasised by design elements that incorporate some additional height above the nominated street height.



Performance criteria
A2.01 and public domain spaces, and respond to adjacent buildings

- Acceptable solutions**
- Front setbacks are nil (zero) unless shown otherwise in Figure 6.01-13 and Table 6.01-1.
 - Where it is not possible to meet the setbacks in Figure 6.01-13 and Table 6.01-1 new development aligns with the adjoining front setbacks.
 - When a setback is used, footpaths, steps, ramps and the like may be provided within it.
 - Minor projections beyond the setback are possible for Juliette balconies, sun shading devices, and awnings.
 - Projections into the setbacks are complementary to the style and character of adjoining buildings.

Performance criteria
A2.02 Side and rear setbacks enhance amenity and allow for ventilation, daylight access, view sharing and privacy for adjoining buildings.

- Acceptable solutions**
- Development may be built to the side and rear boundary (a nil setback) below the street wall height.



Alternative solutions

- Where there is no adjoining development to respond to, half the separation distances to boundary recommended in the Residential Flat Design Code may be acceptable.
- Where there are no openings within the wall, the side setbacks are consistent with Table 6.01-1 and Figure 6.01-14.

Performance criteria
A3.01 Sites that accommodate more than one building achieve adequate daylight, ventilation, outlook, view sharing and privacy for each building.

- Acceptable solutions**
- Buildings achieve the minimum building separation for commercial buildings within the same site, as shown in Table 6.01-2 and Figure 6.01-15.
 - Building separation distances may be longer for residential and mixed-use developments to satisfy SEPP65 guidance.

Table 6.01-2 Minimum building separation

Up to 16m	Up to 45m	Above 45m
Nil or 6m for link	9m	21m

Performance criteria
A4.01 desired urban form and skyline of the city centre.

- Acceptable solutions**
- Buildings achieve the maximum building depth and Table 6.01-3.

Table 6.01-3

Building typology	Floor plates affected	Maximum GFA per	Maximum Building Depth*
Residential tower	Above street wall height	900m ²	18m

*excluding balconies

- separate building elements, as shown in Figure 6.01-16.
- Buildings above street wall height have a maximum building length of 50m.
-

Performance criteria
A4.02 Buildings achieve good internal amenity with

- Acceptable solutions**
- W natural light. Design solutions include windows, atria, courtyards or light wells and by locating workspaces within 10-12m from a window or daylight source.

DCP Planning Controls

Front Setbacks

- (b) If there is no established building line, the front setback is:

Road Type	Front Setback	
	R2	R3, R4 or B4
Primary road	4.5m	4.5 m
Corner lot (secondary road)	2m	2m
Classified road	As defined in any applicable Environmental Planning Instrument, or if none exists 9m.	

Side & Rear Setbacks

- (b) In the R3 and B4 Mixed Use zones:

Wall height	Side and rear setbacks
Up to 4.5	1.5m
4.5 - 8.5m	3m
Over 8.5m	6m

The following controls apply to all forms of residential development

- Landscaped areas are provided as follows:

Zone	Minimum landscaped area (% of site area)	Minimum deep soil zone (% of site area)
R2 zone	30%	15%
R2 zone - Moderate Growth Precinct	25%	12%
R3 zone	25%	12%
R4 and B4 zones	20%	10%

- Landscaped areas have a minimum width of 1.5m and the following items are excluded from the landscaped area calculation:
 - paving wider than 1m, impervious or otherwise
 - structures such as air conditioning units, awnings, decks, patios, garden sheds, hot water systems, LPG storage tanks, water tanks and the like.

- A minimum 25% of the front setback is landscaped area.
- A minimum 3m wide landscaped area is located along the rear boundary.
- Landscaped areas are distributed throughout the site and incorporated into both private open space and communal open space areas.
- Landscaped areas take advantage of existing site conditions and respond to significant site features such as:
 - significant landscape features including existing trees
 - change of levels
 - views.
- One large tree or two medium sized trees are provided for every 90m² of landscaped area.
- A medium sized tree with a minimum mature height of 5m is provided in the front setback, where the setback is greater than 3m.
- Landscaping is consistent with Section 7.02 Landscape, Open Space and Visual Amenity of this DCP.

E. Private open space

Performance criteria

- Private open space and balconies are located and sized to enhance residential amenity and liveability.

Acceptable solutions

The following controls apply to all residential flat buildings

- Compliance with the standards for 'Private open space and balconies' in the Apartment Design Guide, for all residential flat buildings required to comply with that standard.
- For residential flat buildings that are not required to comply with the Apartment Design Guide, each dwelling has:
 - A minimum area of private open space as follows:

Dwelling size	Private Open Space
1 bedroom	8m ²
2 + bedrooms	12m ²
Ground floor dwellings	16m ²

- The minimum dimension of the included area is 2m, excluding any storage space.
- Primary private open space and balconies are located adjacent to living room, dining room or kitchen to extend the living space.
- 50% of the minimum required private open space is covered to provide shade and protection from rain.
- Balconies and terraces above ground floor level are orientated towards the street or rear of the site and not to a side boundary.

Controls applying to all development consisting of attached dwellings, dual occupancy, multi-dwelling housing, residential flat building and semi-detached dwellings as defined in the Newcastle Local Environmental Plan 2012

- Open space is clearly defined to distinguish between communal and private open space.
- Private open space is to be provided in accordance with the development type and Newcastle Urban Strategy precinct, as detailed in Table 7.1 below.

Table 7.1: Private Open Space Area ('Courtyards') per Dwelling by Development Type and Density Precinct.

Development Type	Limited	Moderate	Substantial
Dual Occupancy	40m ²	35m ²	30m ²
Villa/Town House	35m ²	30m ²	25m ²
Residential Flat Buildings**	25m ²	20m ²	16m ²

** It is noted that RFBs typically provide their private open space as 'balconies' with the remainder being provided as 'communal open space'. Where a RFB development includes ground floor dwellings, these can provide 'private open space' as either a courtyard to each dwelling or provide an area equal to the equivalent minimum balcony area, as a ground level 'balcony', with the remainder of the private open space area being available as communal open space.

Example: An RFB has ground floor units. The RFBs within the Substantial precinct are required to provide 16m² courtyards on the ground floor. The balcony requirements for Substantial would be 15% of the dwelling size. As the dwellings are smaller, eg. 50m², the minimum balcony allowed would be 7.5m². The designer has the option to provide these ground floor dwellings with 16m² private open space (ie. 'courtyards') OR a smaller 'balcony sized area' of 7.5m² (which would be potentially designed as an articulated feature as part of the building and may mirror the balcony arrangement) - the remainder of the 16m² (ie. 8.5m²) would then be combined with the communal open space of the development.

- The area between the street front boundary and the building line (ie normally 5 metres) is to be used as a prime deep soil zone for taller tree planting and will not be included as an area of private open space. No fencing greater than 1.2m in height is to be erected within this area or on any street front boundary associated within this area. Any paving within this area is to be minimised and designed to be compatible with the tree planting.
- The private open space area must include a principal area of private open space* (exceptions may be allowed for RFBs in accordance with Table 7.1).
*The principal area of private open space is a 4m x 4m level area of private open space directly accessible from the main living area of the dwelling.
- Private open space areas (ie. 'courtyards') which directly adjoin the principal area of private open space, so to form a continuous 'courtyard', can be considered private open space if 3.0m wide or greater. Note: Where private open space is separated into multiple separate areas, each area must meet the principal area of private open space requirements (ie. 4m x 4m).
- Landscaping area required for residential development under Section 7.02.03 Landscape, Open Space and Visual Amenity can include any private open space area in excess of the principal area of private open space, provided it satisfies other landscape requirements under the DCP.
- Where a dwelling is above ground level, a balcony is to be provided having a minimum area and dimensions in accordance with the criteria within Table 7.2 and having a direct access from the main living area of the dwelling.

Table 7.2: Required Balcony Areas as a percentage of dwelling size by Newcastle Urban Strategy Density Precinct (Residential Flat Buildings Only).

Development Type	Limited	Moderate	Substantial
Balcony Area as percentage of Dwelling Size (ie. per dwelling)	25%	20%	15%
Example: 80m ² Dwelling	20m ²	16m ²	12m ²
Example: 35m ² Dwelling	8.75m ²	7m ²	5.25m ² becomes 6m ² **

** A1 balconies are required to be greater than the minimum 6m² notwithstanding the percentage calculation.

Land Use	Car Parking	Bike Parking	Motorbike Parking
Attached Dwellings, Dual occupancy, Multi Dwelling Housing, Residential Flat Buildings, Semi-detached dwellings, Shop Top Housing	Newcastle City Centre and Renewal Corridors: Small (<75m ² or 1 bedroom) average 0.6 spaces per dwelling Medium (75m ² - 100m ² or 2 bedrooms) average 0.9 spaces per dwelling Large (>100m ² or 3 bedrooms) average 1.4 spaces per dwelling 1 space for the first 3 dwellings plus 1 space for every 5 thereafter or part thereof for visitors		



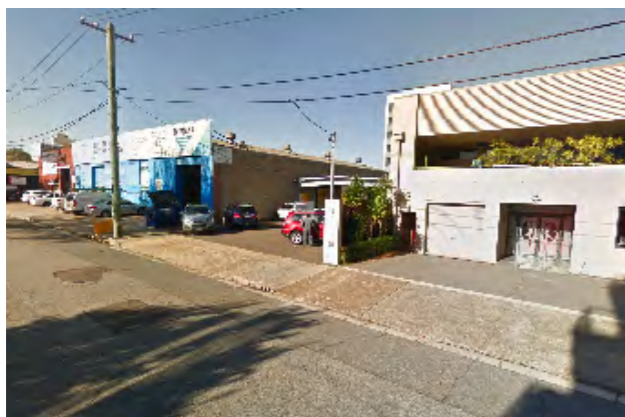
Site Analysis



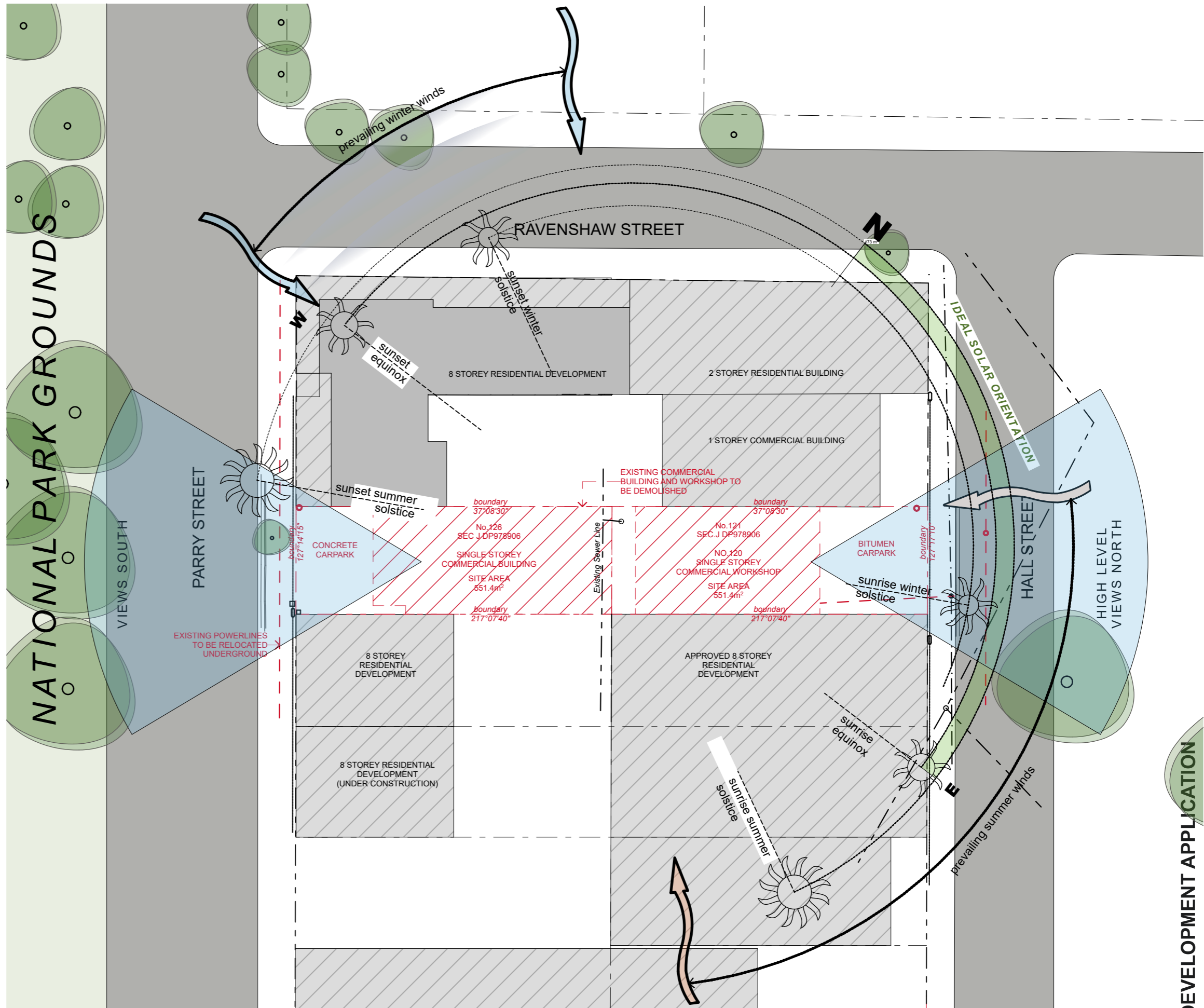
Parry Street View East



Ravenshaw & Parry Street View East



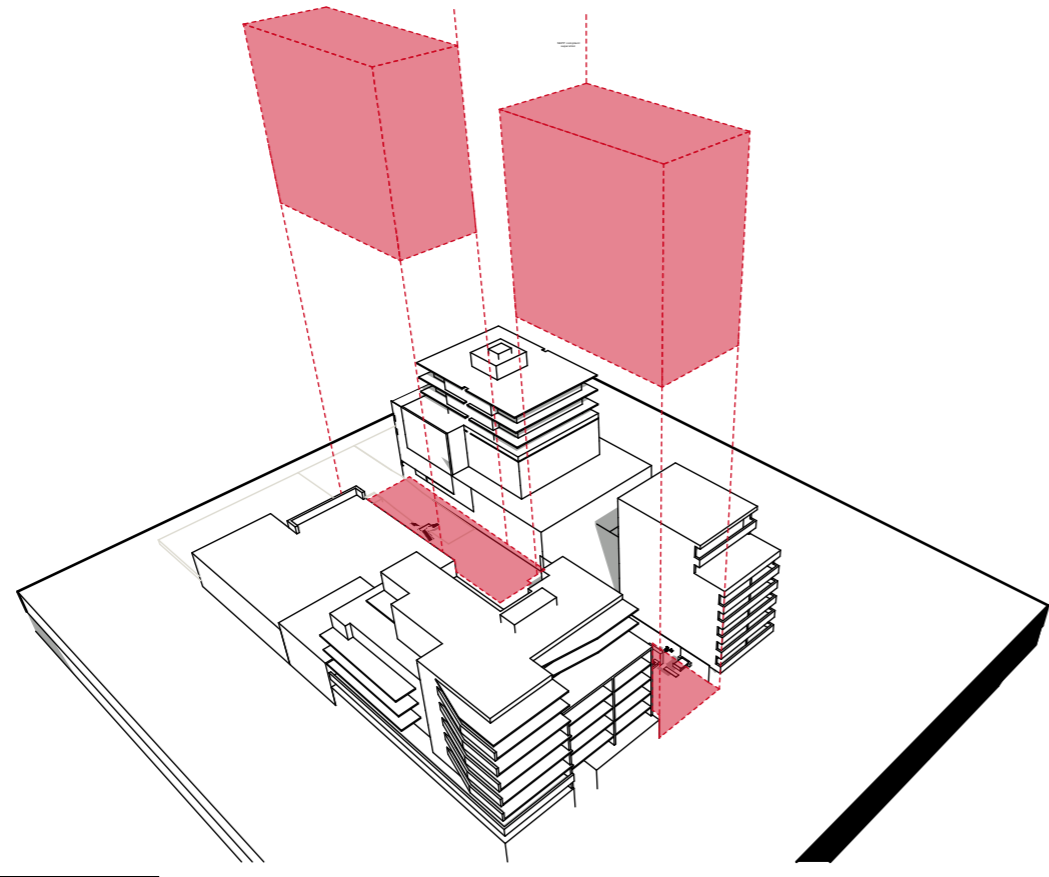
Hall Street View South-East




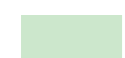



DEVELOPMENT APPLICATION

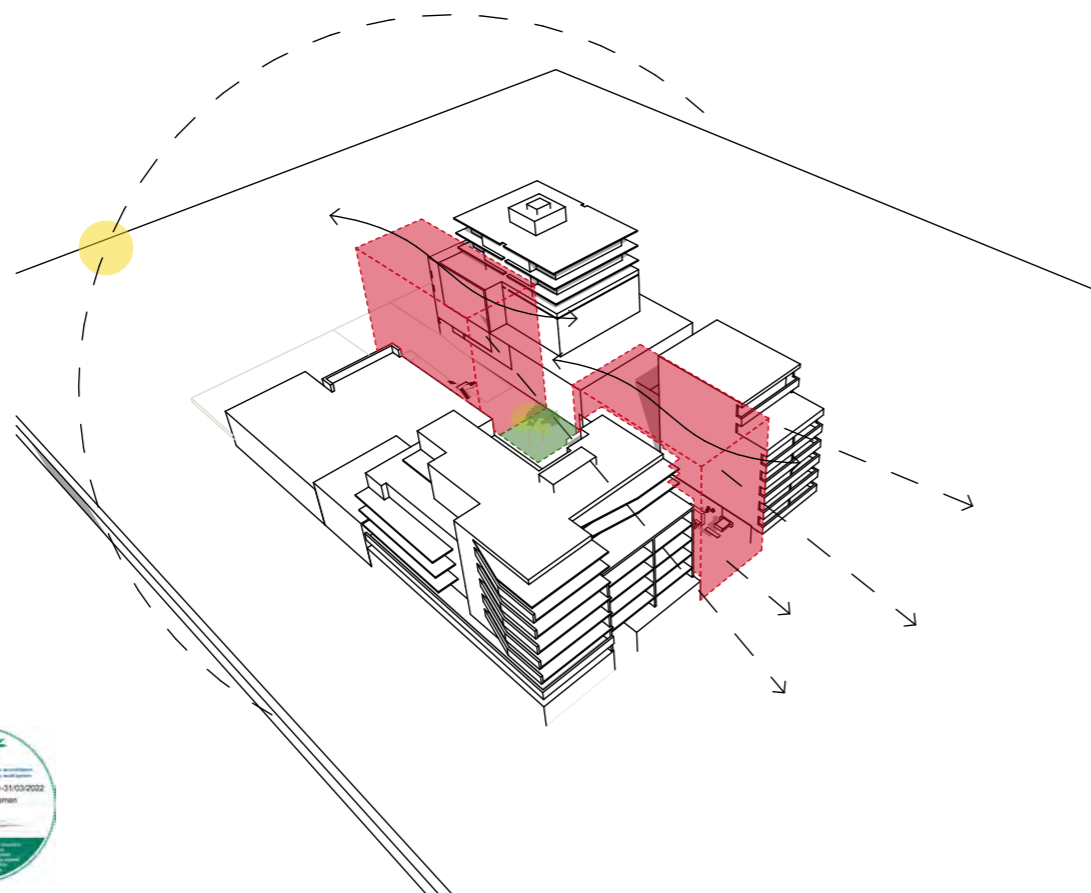


Infill Site Approach

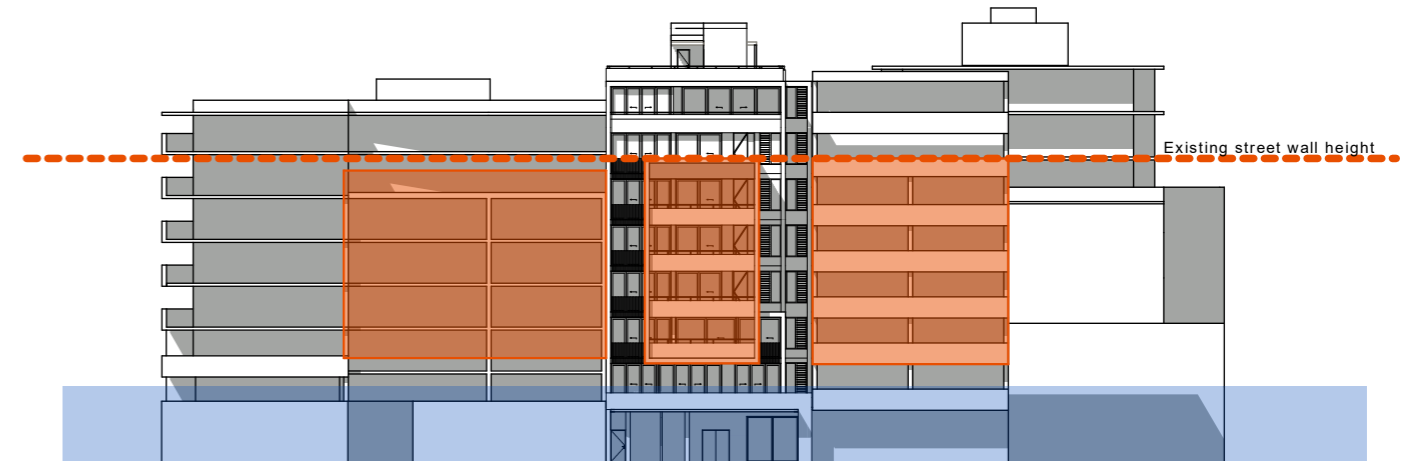


Site Approach

-  **01 - Streetscape Activation**
-  **02 - Lower Level Communal Landscaping**
-  **03 - Solar Access and Orientation**
-  **04 - Views**
-  **05 - Cross Ventilation**



Streetscape Approach



-  **01 - Streetscape Activation**
-  **02 - Dominant massing to street.**
-  **03 - Street wall height**

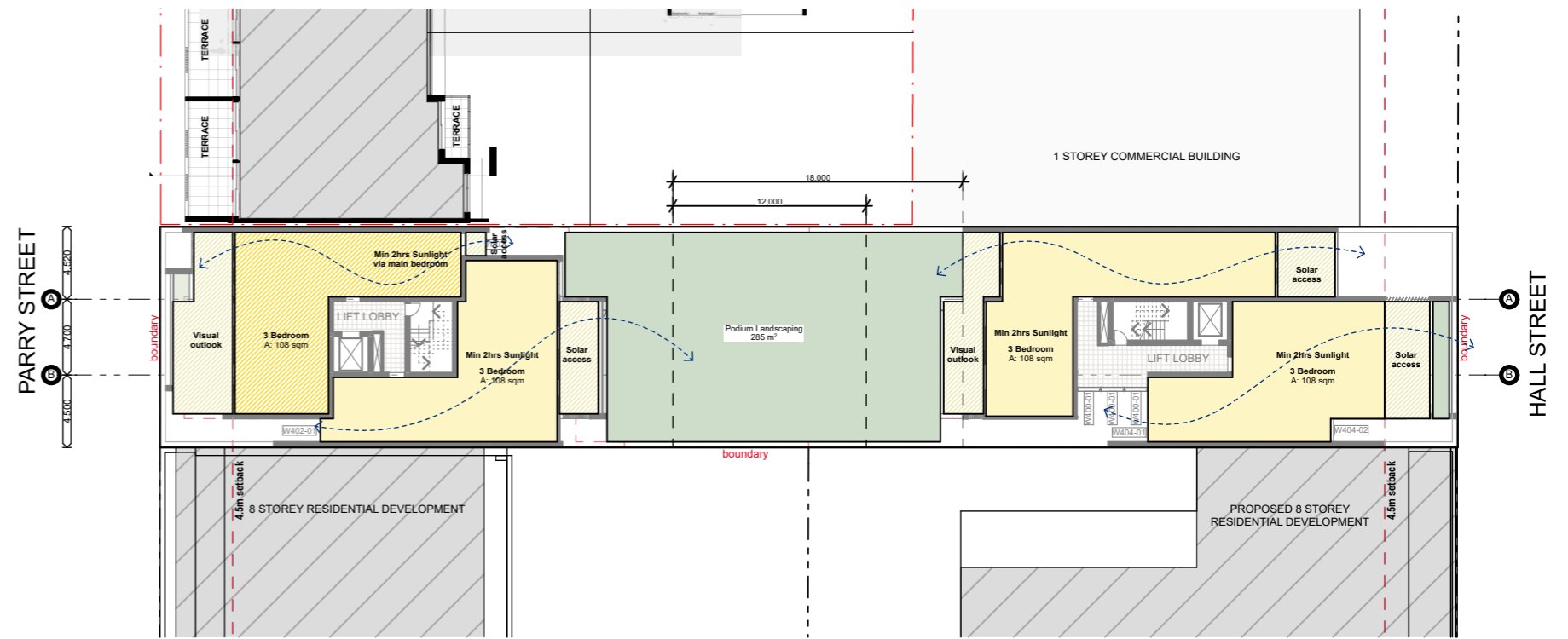


DEVELOPMENT APPLICATION



SEPP 65 Compliance

Objective	Proposal	Compliance
3E. Deep Soil Zones <i>Deep soil zones are to meet the following minimum requirements:</i> Site area – min. dimensions – DSZ % >1500m ² – 6m – 7%	The site currently does not have any deep soil area for site permeability. The communal podium landscaped area will allow for deep soil planting for up to medium trees that equates to 20% of the site area.	MERIT
3F. Visual Privacy <i>Building height – Habitable rooms and balconies – non habitable</i> Up to 12m (4 stories) – 6m - 3m Up to 25m (5-8 stories) – 9m - 4.5m Over 25m (9+ stories) – 12m - 6m	Side setback have not been included with building to the boundary to suit the infill nature of the site. Apartments have been orientated to the street and internal landscaped area with compliant separation for privacy	MERIT
4A. Solar and Daylight Access <i>living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter</i>	Living rooms / Balcony spaces to 60% (18 of 30) of the units will achieve a minimum of 2hrs sunlight during mid winter. Due to the orientation of the units facing Parry Street, the main bedroom and balcony achieves a minimum of 2hrs sunlight during mid winter. This would equate to 70% of units (21 of 30).	MERIT
4B. Natural Ventilation <i>At least 60% of apartments are natural cross-ventilated in the first nine storeys of the building.</i>	A minimum of 80% (24 of 30) of apartments have achieved cross ventilation.	YES
4C. Ceiling Heights <i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</i> Habitable rooms – 2.7 Non-habitable – 2.4	2.7m minimum floor to ceilings for habitable rooms Yes and 2.4m minimum for non-habitable rooms has been achieved	YES
Apartment Size and Layout <i>Apartments are required to have the following minimum internal areas:</i> 1 Bedroom – 50m ² 2 Bedroom – 75m ² 3 Bedroom – 95m ²	All apartments comply with the minimum internal area requirements.	YES
4E. Private Open Space and Balconies <i>All apartments are required to have primary balconies as follows:</i> 1 bedroom apartments – 8m ² (2m min.) 2 bedroom apartments – 10m ² (2m min.) 3 bedroom apartments – 12m ² (2.4m min.)	All apartments have balcony areas and depths which comply with the minimum area requirements.	YES



Typical Level - SEPP 65 Compliance Diagram



DEVELOPMENT APPLICATION



This document is the copyright of CKDS Architecture PTY LTD check and verify all dimensions on site refer any discrepancies to the issuing before proceeding with the work do not scale drawings manually or electronically drawing shall not be used for construction until issued for construction by designer.

Project Address Description	Five Elements Residential Development 120 Parry Street, 16 Hall Street, Newcastle West Residential Flat Building	13/5/21 Rev D
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FIVE ELEMENTS RESIDENTIAL DEVELOPMENT	
Site Area	1102.8
FSR Control	3.0
GFA Allowable	3308.4

Unit Schedule							
	Common	Commercial	1 Bed	2 Bed	3 Bed	4 Bed	TOTAL
Ground							0
Level 01			2	1	2		5
Level 02			4		2		6
Level 03			2		3		5
Level 04					4		4
Level 05				1	3		4
Level 06				1	3		4
Level 07						2	2
Rooftop							
TOTAL			8	3	17	2	30
Total Mix (%)			26.7%	10.0%	56.7%	6.7%	100.0%

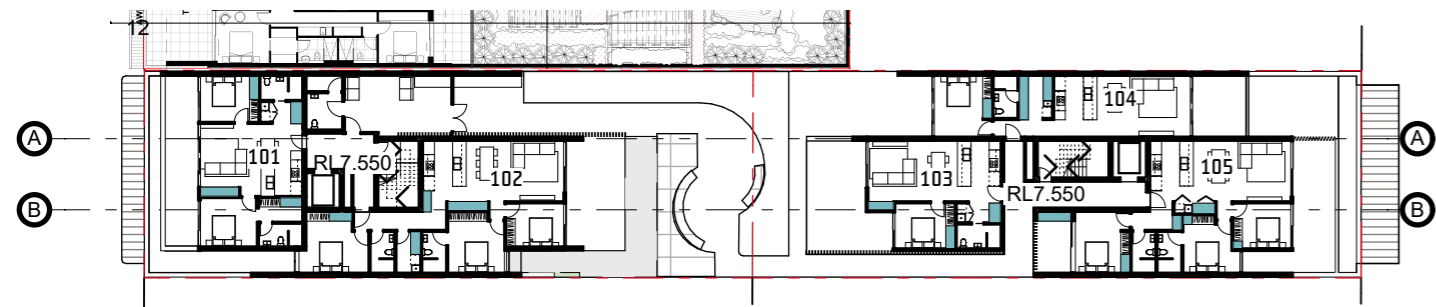
FSR Schedule							
	Common	Commercial	1 Bed	2 Bed	3 Bed	4 Bed	TOTAL
Ground	66.5	20					86.5
Level 01	46		125	75.5	201		401.5
Level 02	35		234		195.5		429.5
Level 03	35		125		293.5		418.5
Level 04	35				401		401
Level 05	35			79.5	305.5		385
Level 06	35			79.5	305.5		385
Level 07						403	403
Rooftop							
TOTAL	287.5	20	484	234.5	1702	403	3131
SITE AREA							1102.8
FSR							2.84

SOLAR & DAYLIGHT ACCESS							
	Common	Commercial	1 Bed	2 Bed	3 Bed	4 Bed	TOTAL
Ground							0
Level 01			1			1	2
Level 02			1			1	2
Level 03			1			2	3
Level 04						3	3
Level 05				1		2	3
Level 06				1		2	3
Level 07						2	2
Rooftop							
TOTAL			3	2	11	2	18
PERCENTAGE							60.00%

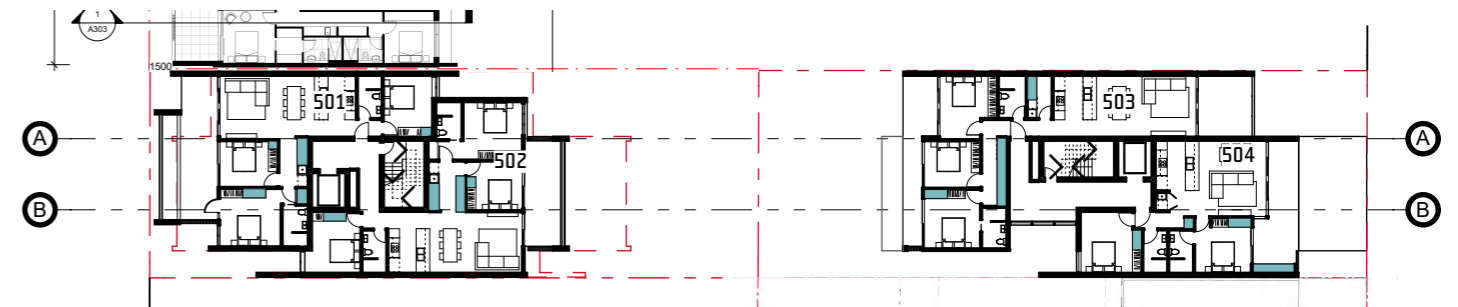
NATURAL VENTILATION							
	Common	Commercial	1 Bed	2 Bed	3 Bed	4 Bed	TOTAL
Ground							0
Level 01			1			2	3
Level 02			2			1	3
Level 03			1			3	4
Level 04						4	4
Level 05				1		3	4
Level 06				2		2	4
Level 07						2	2
Rooftop							
TOTAL			4	3	15	2	24
PERCENTAGE							80.00%

UNIT NUMBER	BEDS	SOLAR	NATURAL VENTILATION	STORAGE (m2)	STORAGE (m3) - @2.4m high	UNIVERSAL DESIGN (20%)	PARKING ALLOCATION
COMMERCIAL							1 (ACCESS.)
VISITOR							7
LEVEL 1							
UNIT 101	2	N	N	4.4	10.56		1
UNIT 102	3	N	Y	4.2	10.08		1
UNIT 103	1	N	N	2.8	6.72	Y	1
UNIT 104	1	Y	Y	3.5	8.4		1
UNIT 105	3	Y	Y	4.29	10.296		1
LEVEL 2							
UNIT 201	1	N	N	2.9	6.96		1
UNIT 202	1	N	Y	2.5	6	Y	1
UNIT 203	3	N	N	4.25	10.2		1
UNIT 204	1	N	N	2.7	6.48	Y	1
UNIT 205	1	Y	Y	3.5	8.4	Y	1
UNIT 206	3	Y	Y	4.57	10.968		1
LEVEL 3							
UNIT 301	3	N	Y	3.52	8.448		1
UNIT 302	3	Y	Y	4.77	11.448		1
UNIT 303	1	N	N	2.78	6.672	Y	1
UNIT 304	1	Y	Y	3.49	8.376	Y	1
UNIT 305	3	Y	Y	4.56	10.944		1
LEVEL 4							
UNIT 401	3	M	Y	3.62	8.688		1
UNIT 402	3	Y	Y	4.85	11.64		1
UNIT 403	3	Y	Y	4.5	10.8		1
UNIT 404	3	Y	Y	4.57	10.968		1
LEVEL 5							
UNIT 501	3	M	Y	3.62	8.688		1
UNIT 502	3	Y	Y	4.85	11.64		1
UNIT 503	3	Y	Y	4.56	10.944		2
UNIT 504	2	Y	Y	3.54	8.496		1
LEVEL 6							
UNIT 601	3	M	Y	3.62	8.688		2
UNIT 602	3	Y	Y	4.7	11.28		2
UNIT 603	3	Y	Y	4.46	10.704		2
UNIT 604	2	Y	Y	3.63	8.712		2
LEVEL 7							
UNIT 701	4	Y	Y	6.86	16.464		2
UNIT 702	4	Y	Y	4.95	11.88		2
COMPLIANCE TOTAL		18/30	24/30		30/30		45
		60.00%	80%		100.00%		

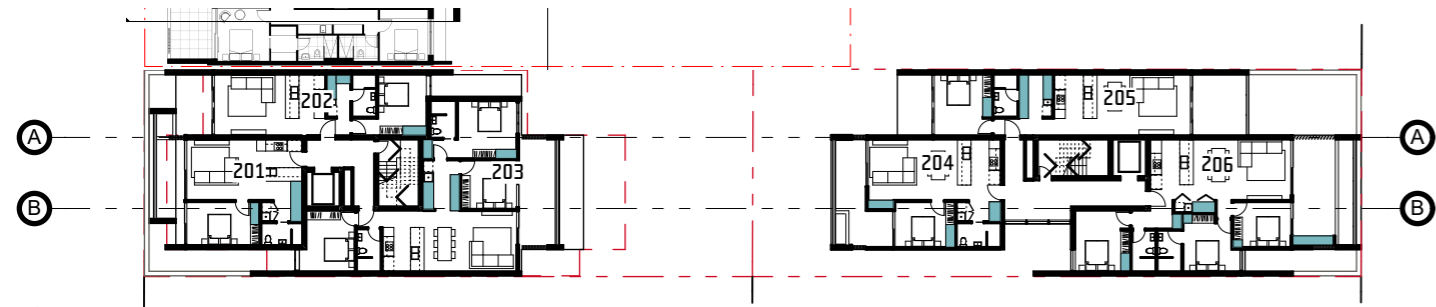




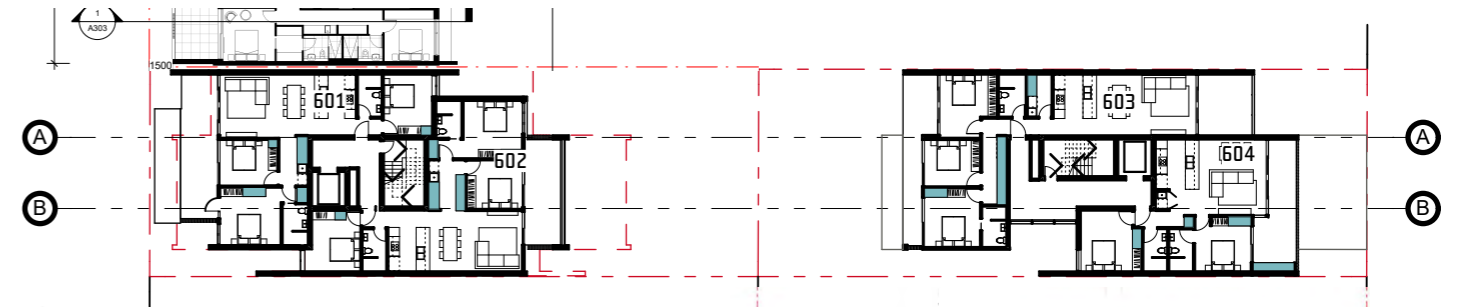
1 First Floor - Storage
SCALE 1:500 @ A3



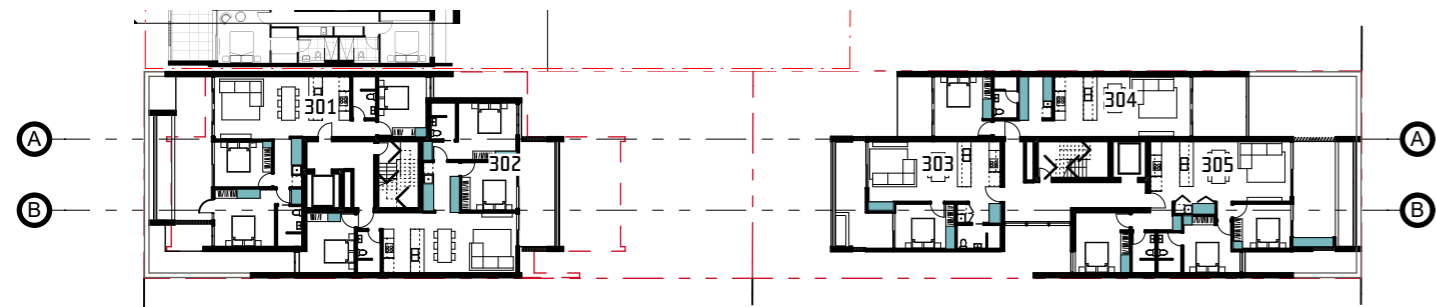
1 Fifth Floor - Storage
SCALE 1:500 @ A3



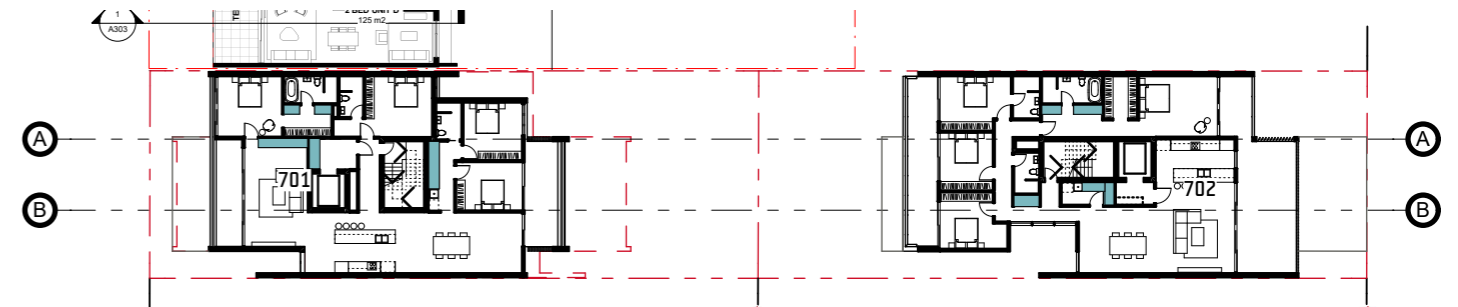
1 Second Floor - Storage
SCALE 1:500 @ A3



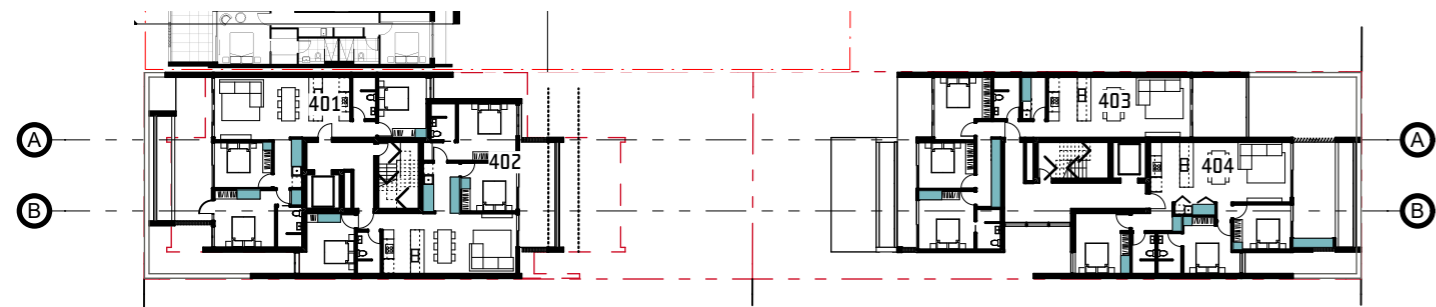
1 Sixth Floor - Storage
SCALE 1:500 @ A3



1 Third Floor - Storage
SCALE 1:500 @ A3

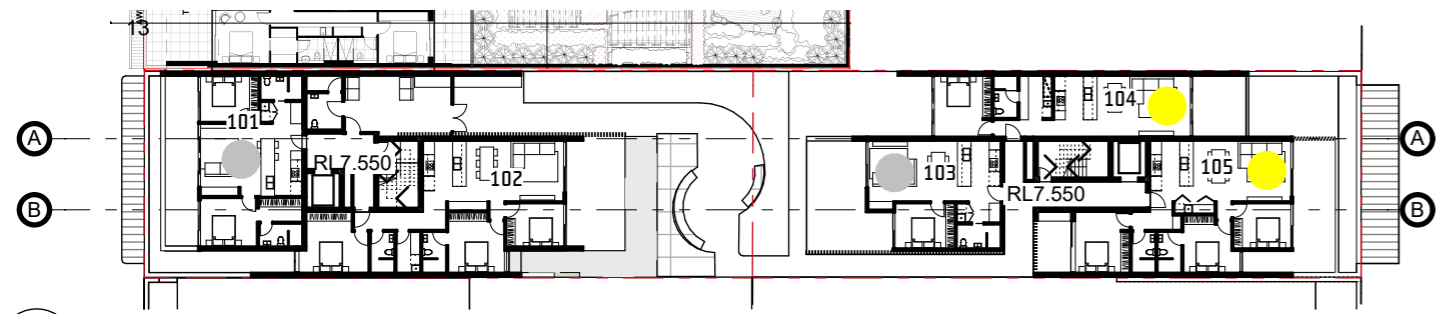


1 Seventh Floor - Storage
SCALE 1:500 @ A3

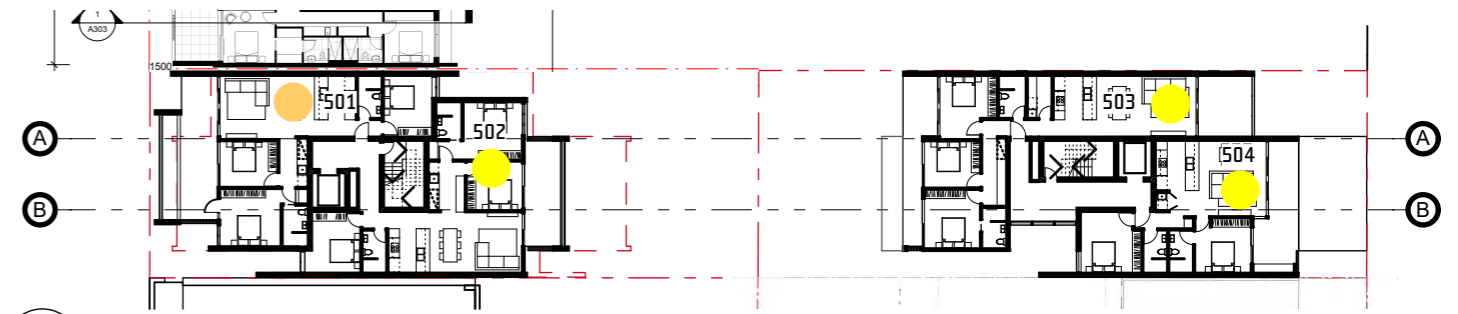


1 Fourth Floor - Storage
SCALE 1:500 @ A3

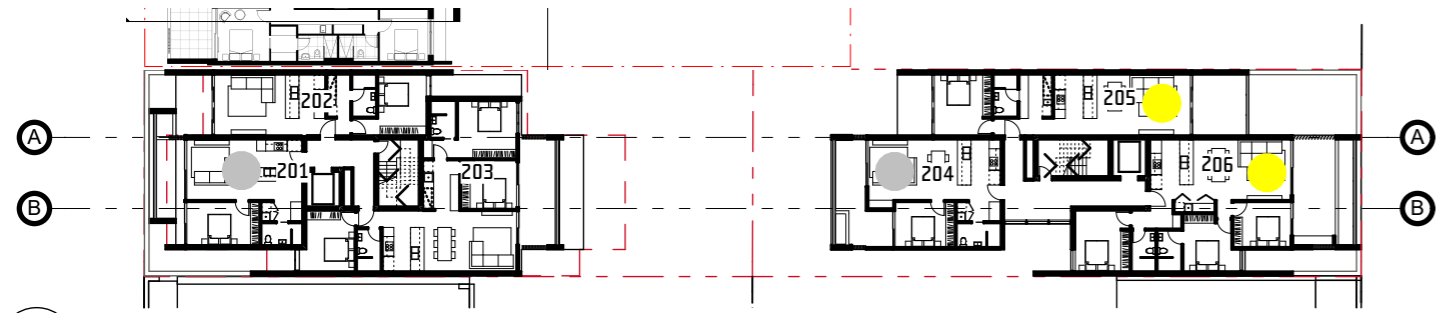




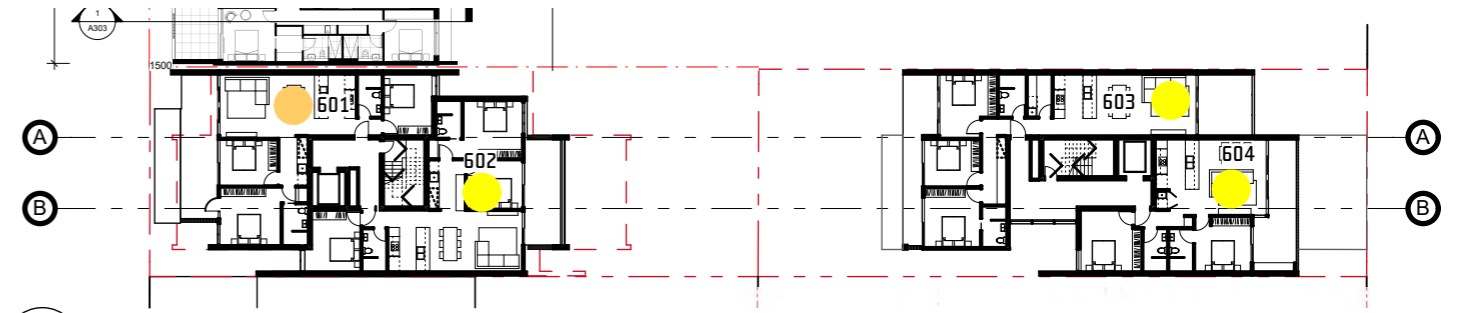
1 First Floor - ADG
SCALE 1:500 @ A3



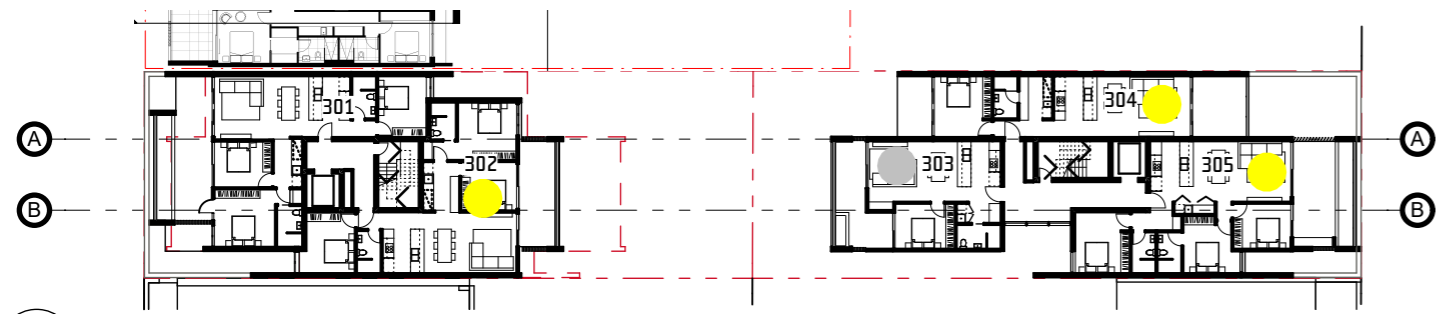
1 Fifth Floor - ADG
SCALE 1:500 @ A3



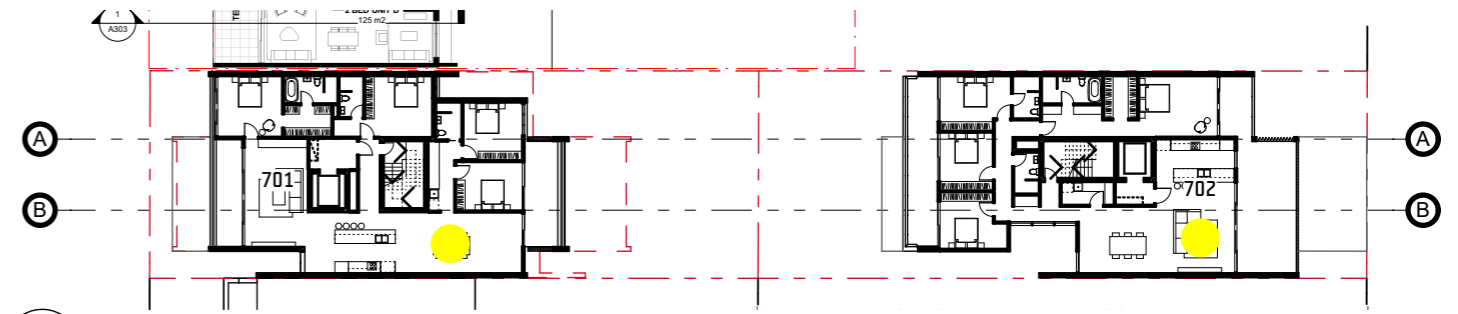
1 Second Floor - ADG
SCALE 1:500 @ A3



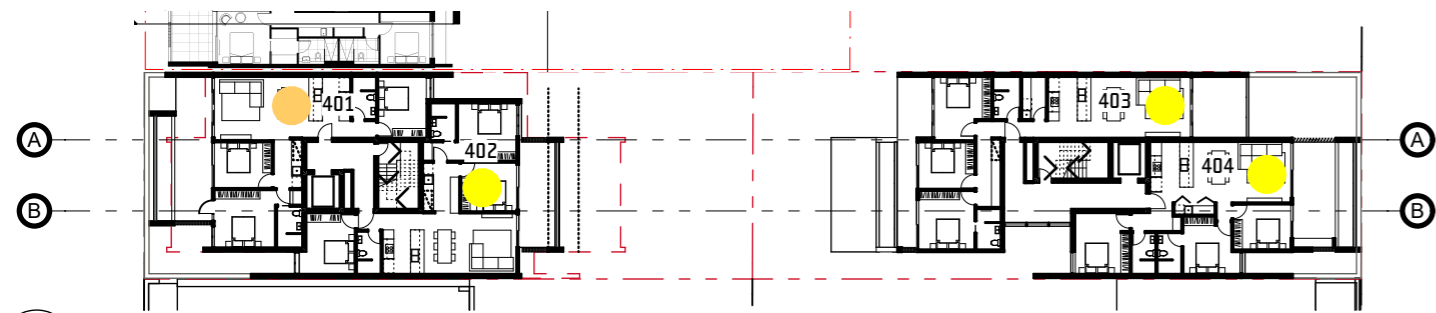
1 Sixth Floor - ADG
SCALE 1:500 @ A3



1 Third Floor - ADG
SCALE 1:500 @ A3



1 Seventh Floor - ADG
SCALE 1:500 @ A3



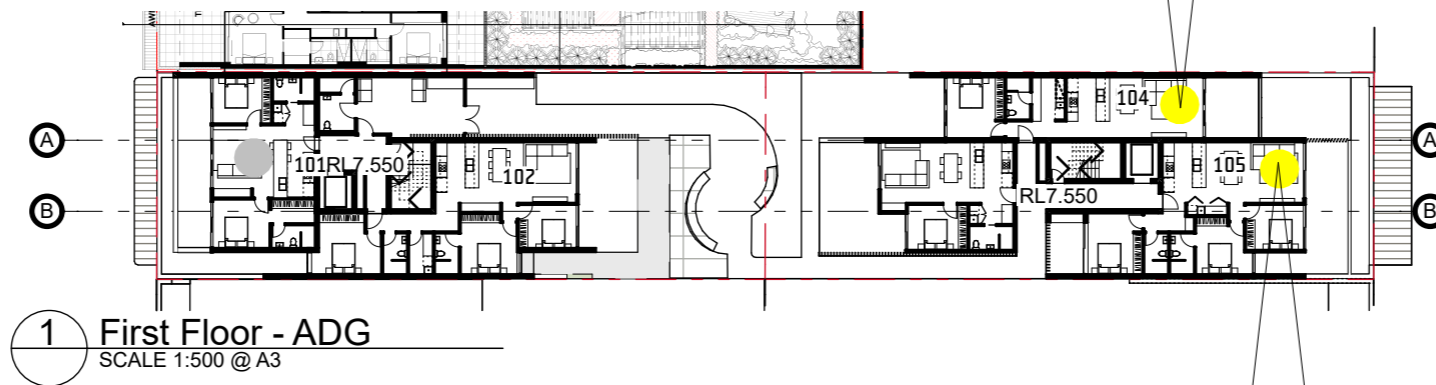
1 Fourth Floor - ADG
SCALE 1:500 @ A3

- ACHIEVES 2 HRS OF SUNLIGHT TO LIVING / P.O.S.
- SIGNIFICANT VIEWS ORIENTED AWAY FROM THE DESIRED ASPECT FOR DIRECT SUNLIGHT - SUNLIGHT TO MAIN BEDROOM
- NO DIRECT SUNLIGHT - SINGLE ASPECT





HALL STREET TOWER - UNIT 104



HALL STREET TOWER - UNIT 105

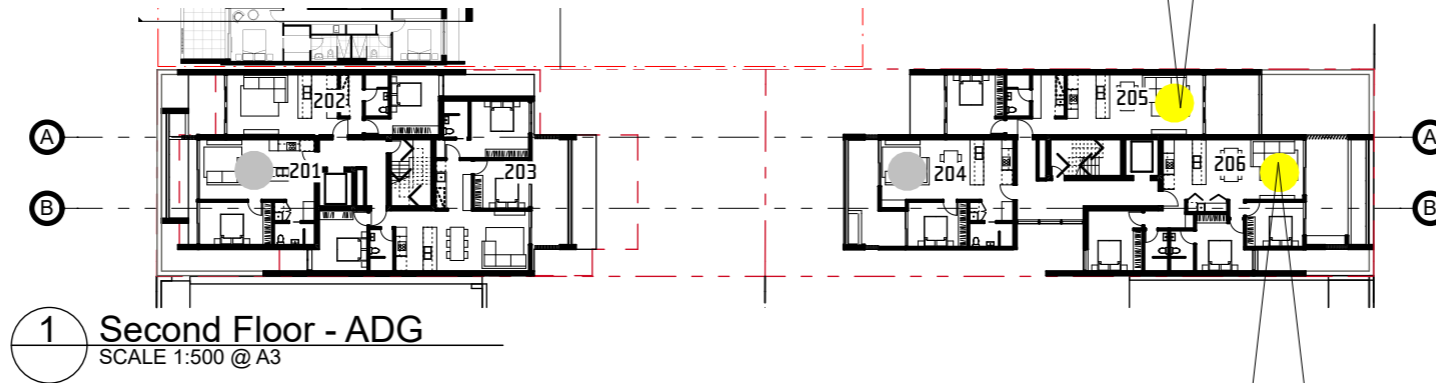


DEVELOPMENT APPLICATION





HALL STREET TOWER - UNIT 205



HALL STREET TOWER - UNIT 206

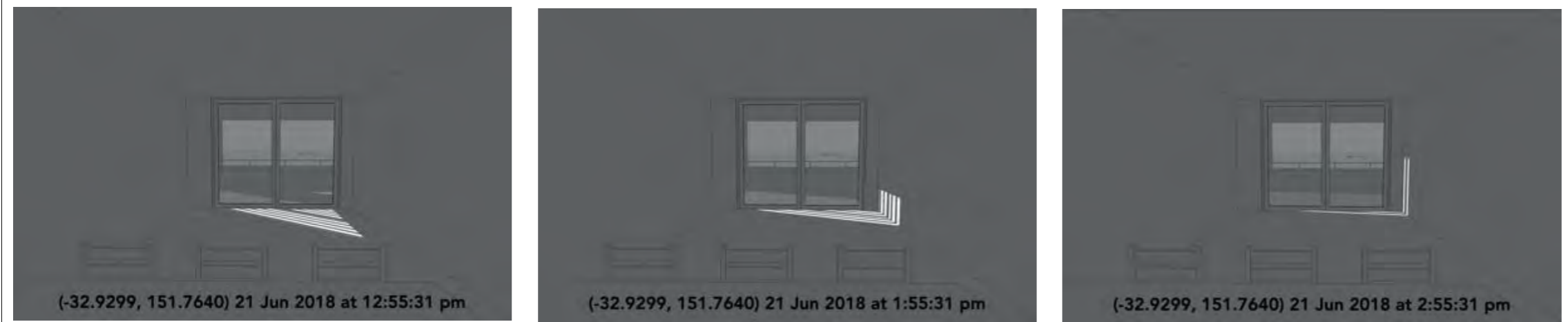
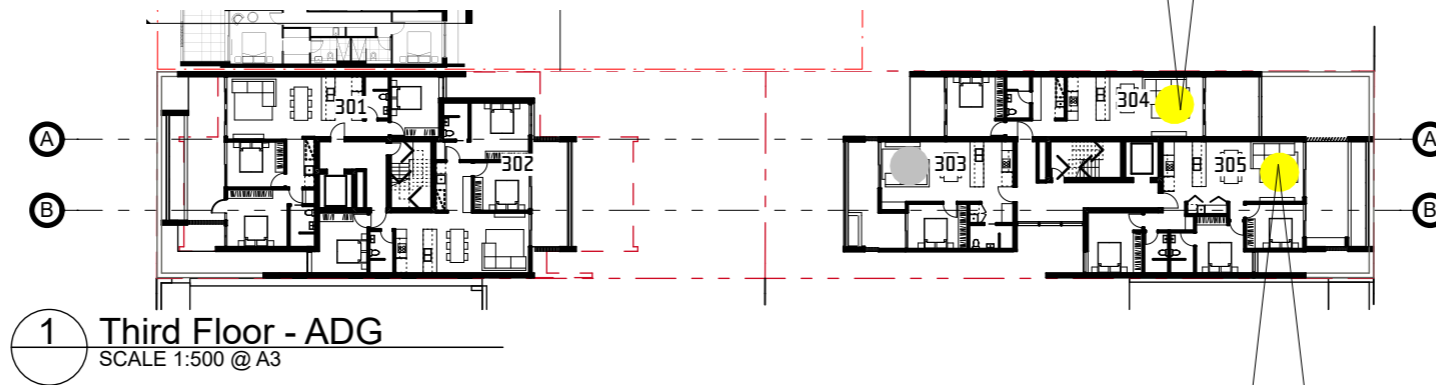


DEVELOPMENT APPLICATION





HALL STREET TOWER - UNIT 304

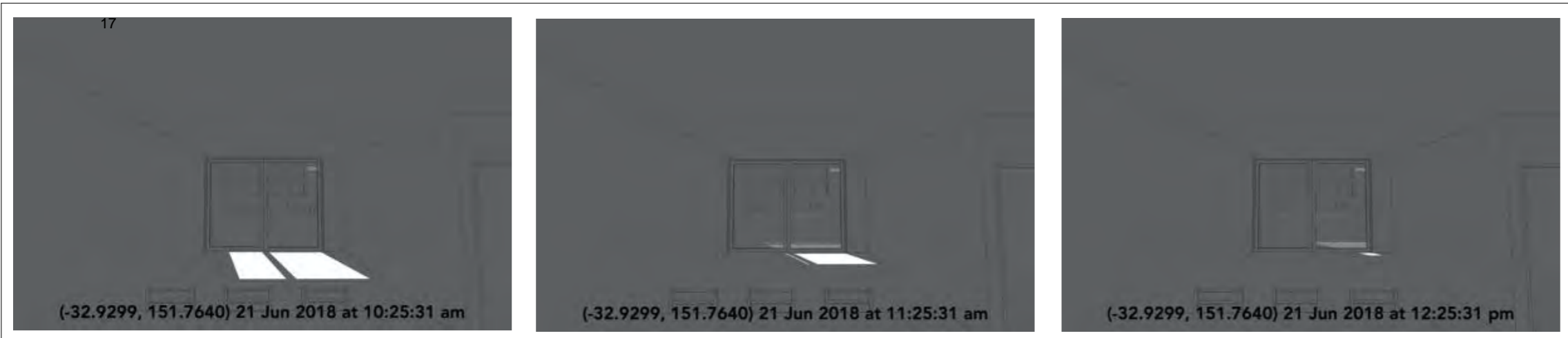


HALL STREET TOWER - UNIT 305

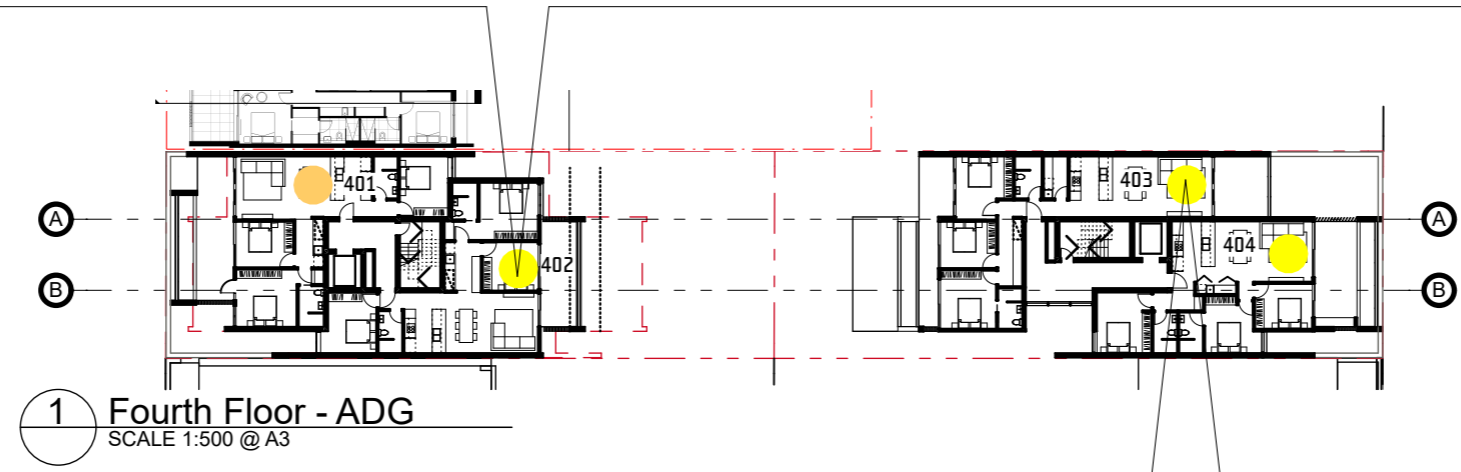


DEVELOPMENT APPLICATION



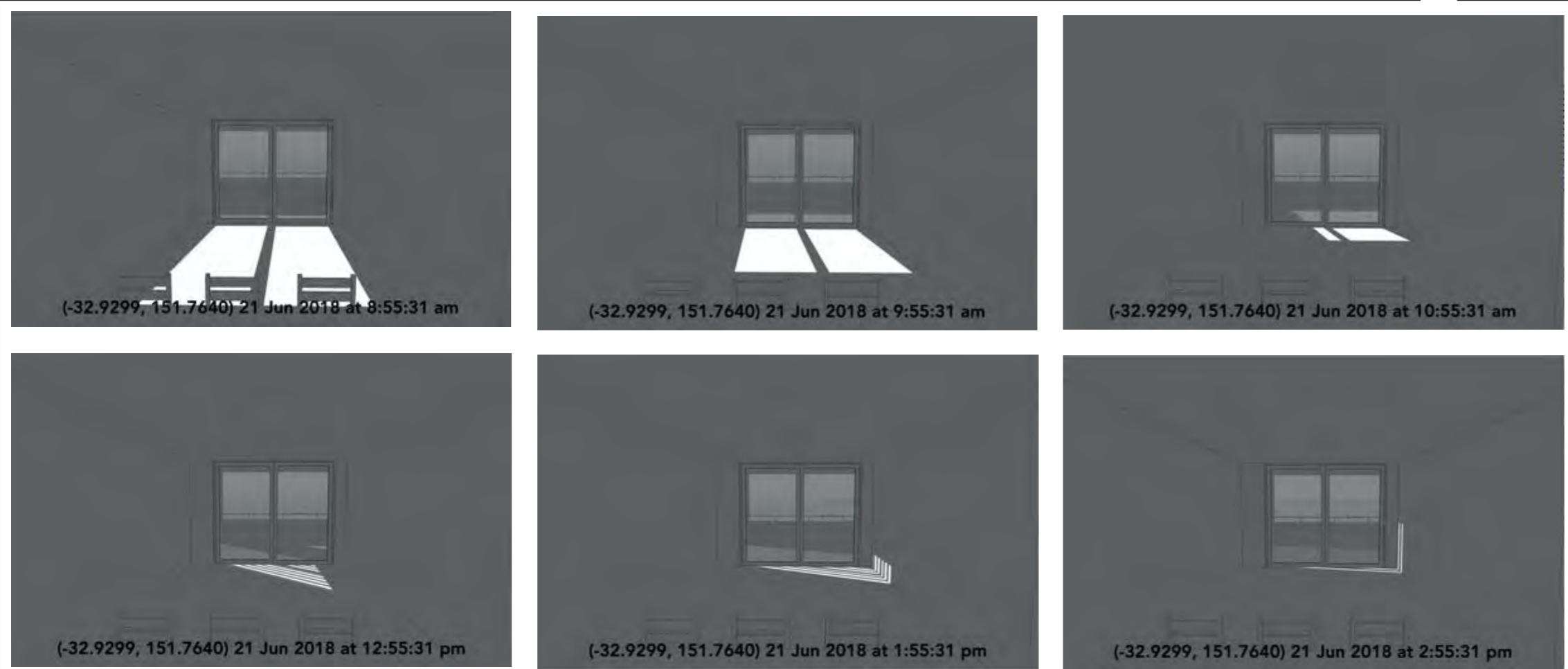
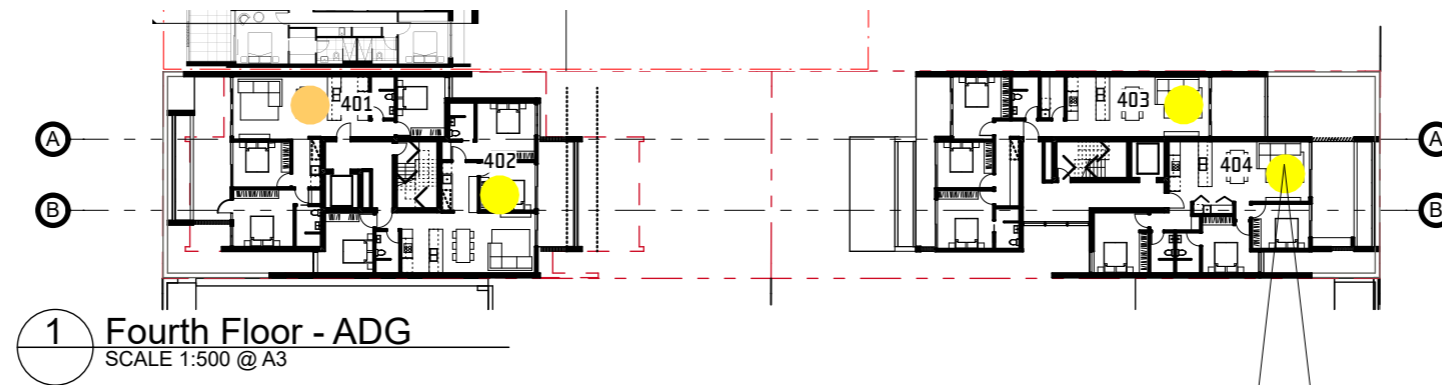


PARRY STREET TOWER - UNIT 402



HALL STREET TOWER - UNIT 403





HALL STREET TOWER - UNIT 404



DEVELOPMENT APPLICATION





(-32.9299, 151.7640) 21 Jun 2018 at 9:25:31 am

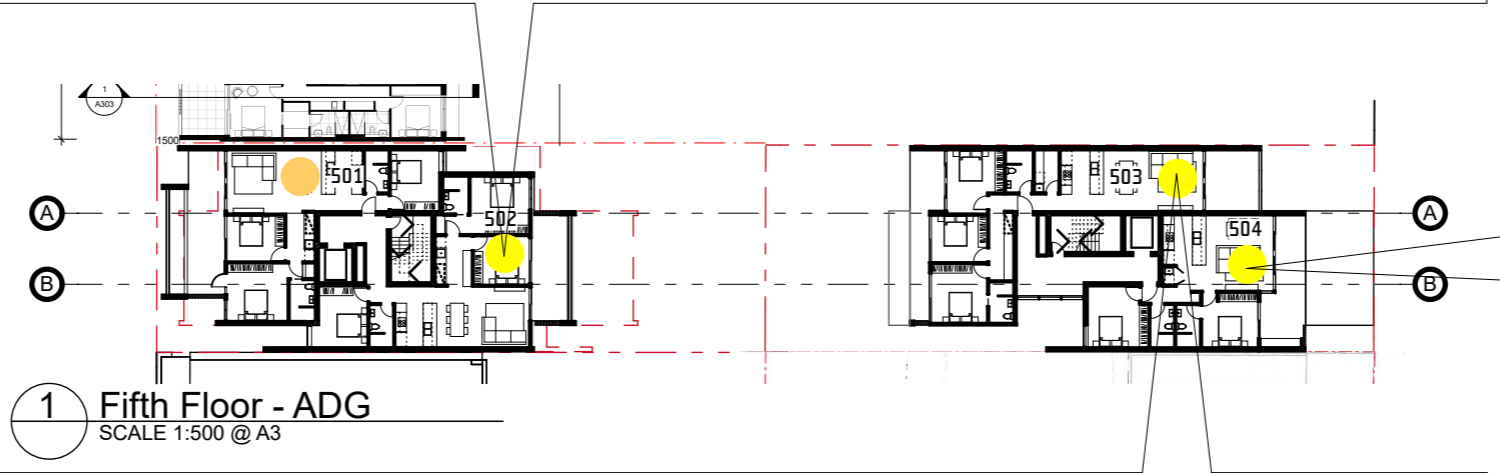


(-32.9299, 151.7640) 21 Jun 2018 at 10:55:31 am



(-32.9299, 151.7640) 21 Jun 2018 at 11:55:31 am

PARRY STREET TOWER - UNIT 502



(-32.9299, 151.7640) 21 Jun 2018 at 8:55:31 am



(-32.9299, 151.7640) 21 Jun 2018 at 9:55:31 am



(-32.9299, 151.7640) 21 Jun 2018 at 8:55:31 am



(-32.9299, 151.7640) 21 Jun 2018 at 9:55:31 am



(-32.9299, 151.7640) 21 Jun 2018 at 10:55:31 am

HALL STREET TOWER - UNIT 503



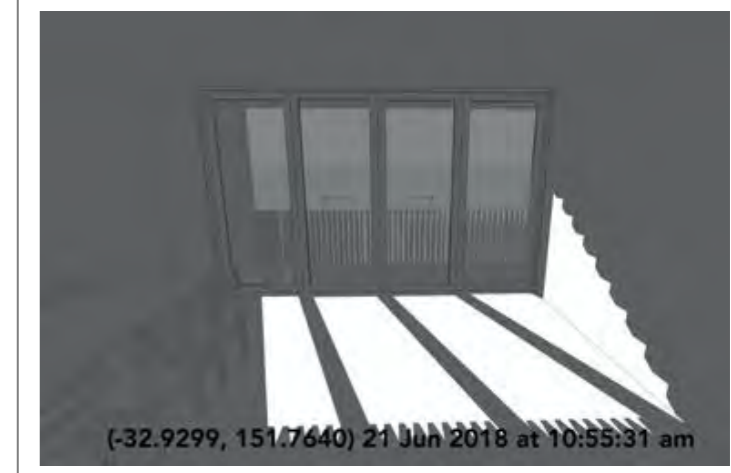
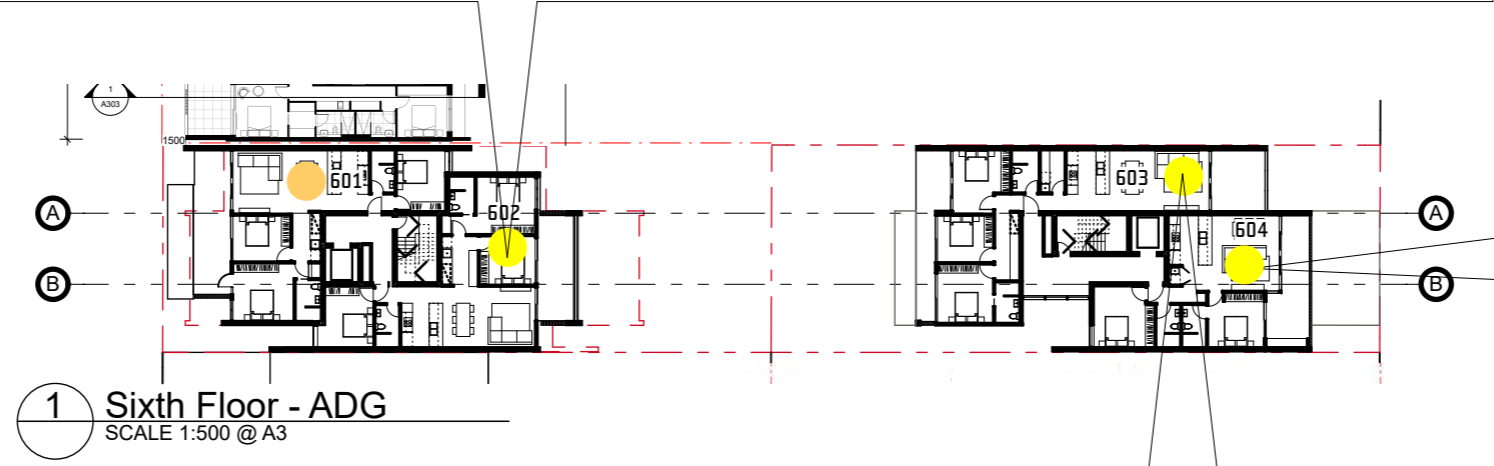
(-32.9299, 151.7640) 21 Jun 2018 at 10:55:31 am

HALL STREET TOWER - UNIT 504





PARRY STREET TOWER - UNIT 602



HALL STREET TOWER - UNIT 604



HALL STREET TOWER - UNIT 603

DEVELOPMENT APPLICATION





(-32.9299, 151.7640) 21 Jun 2018 at 8:55:31 am



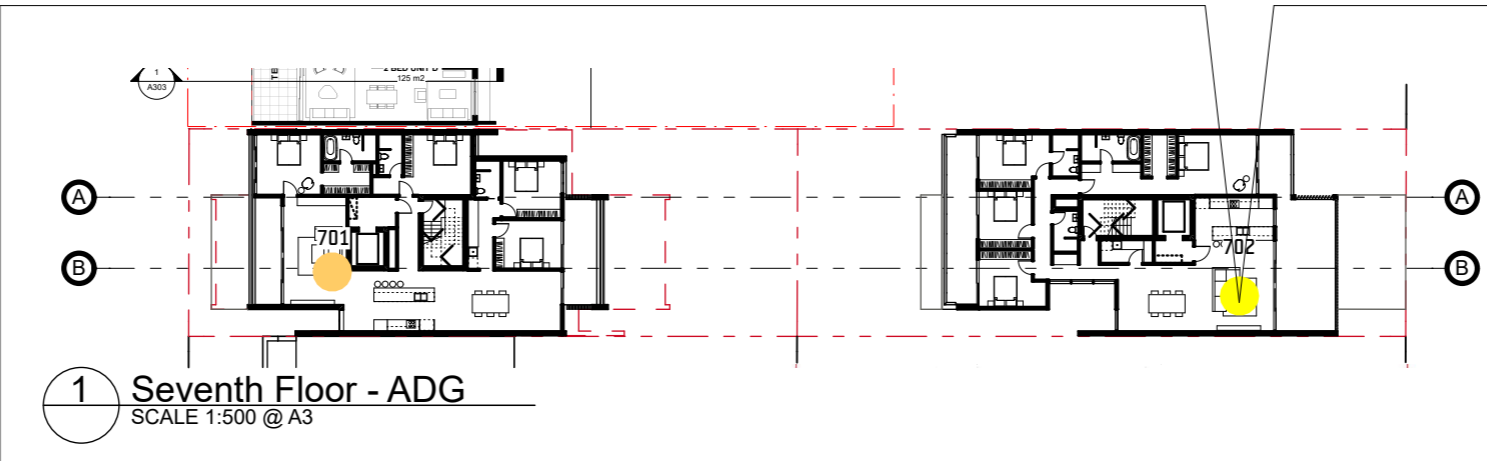
(-32.9299, 151.7640) 21 Jun 2018 at 9:55:31 am



(-32.9299, 151.7640) 21 Jun 2018 at 10:55:31 am

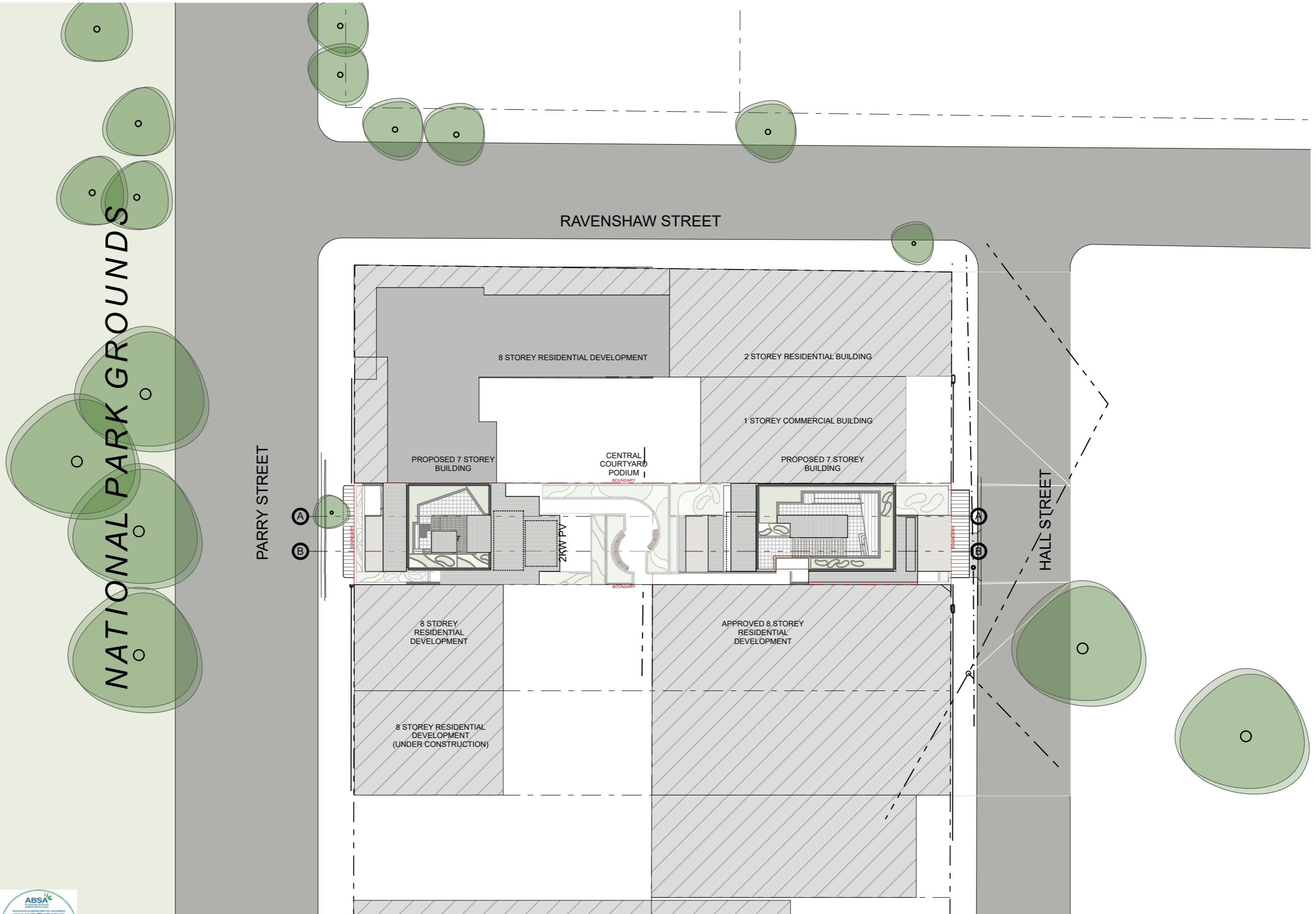


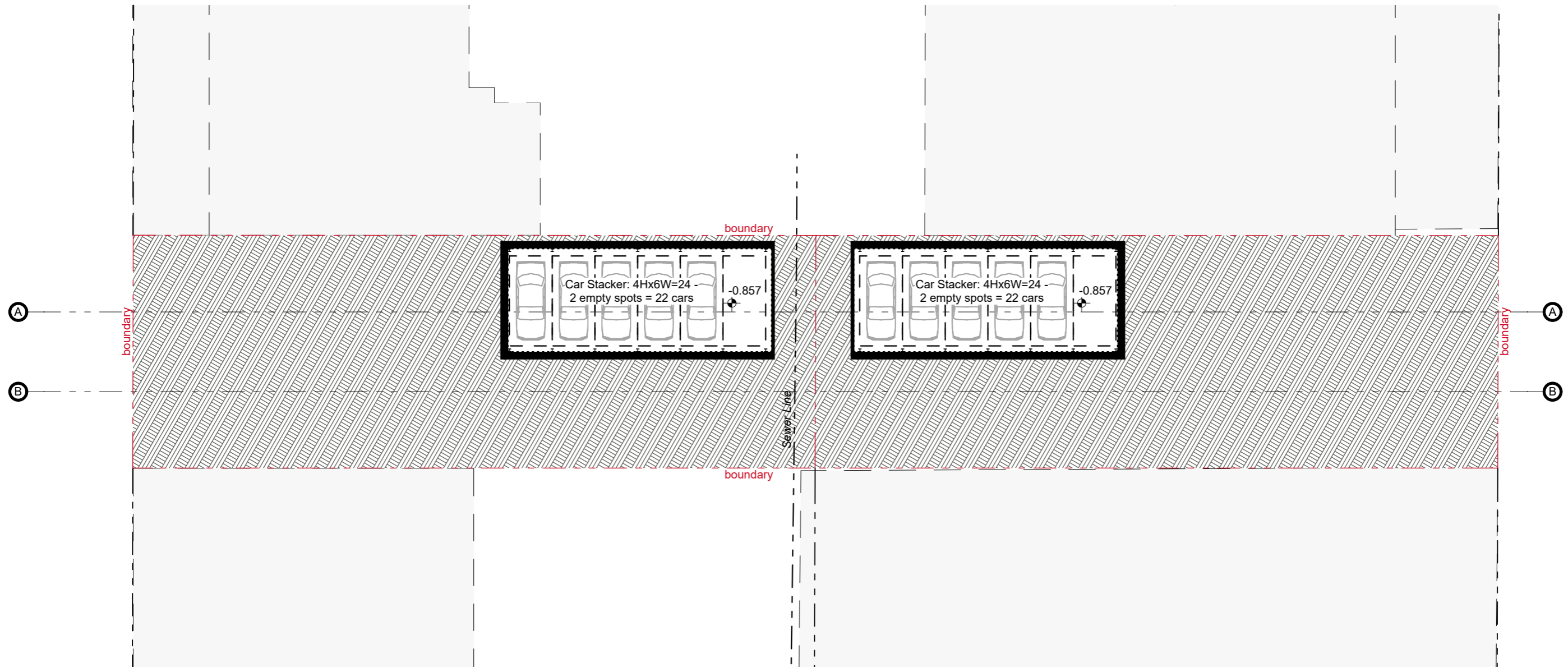
(-32.9299, 151.7640) 21 Jun 2018 at 11:55:31 am

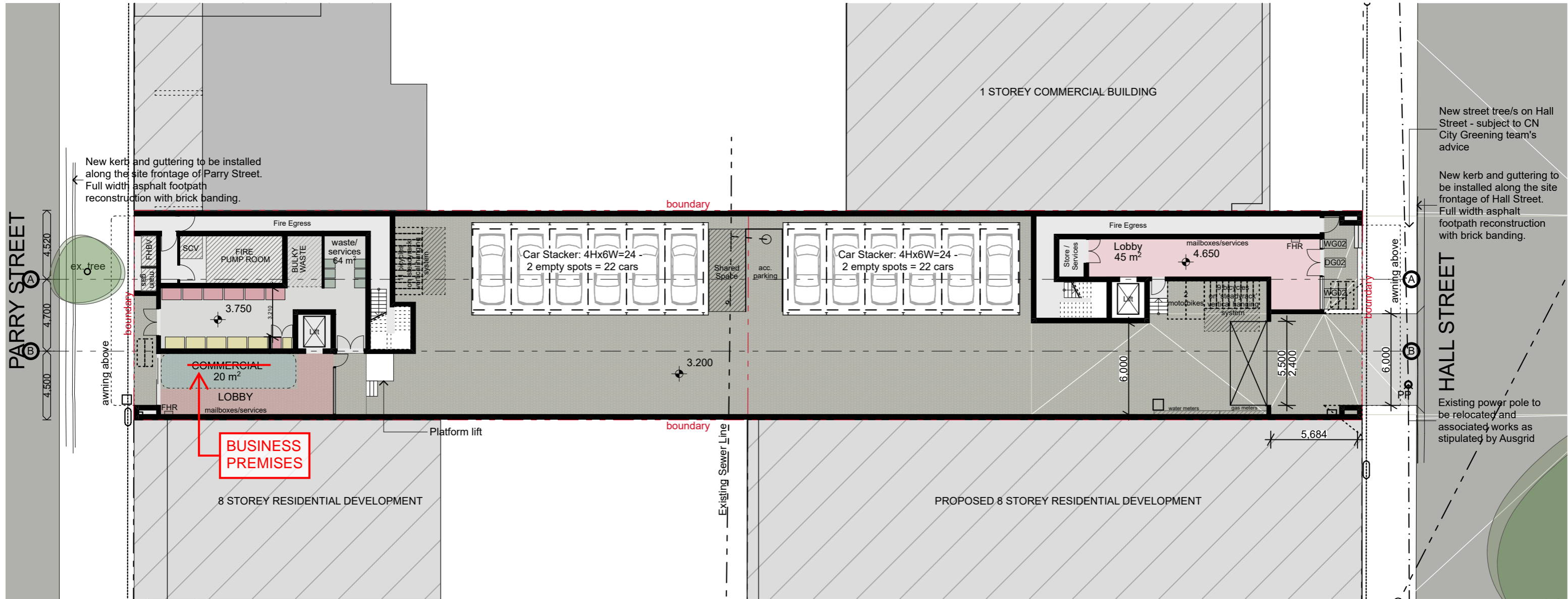


HALL STREET TOWER - UNIT 702

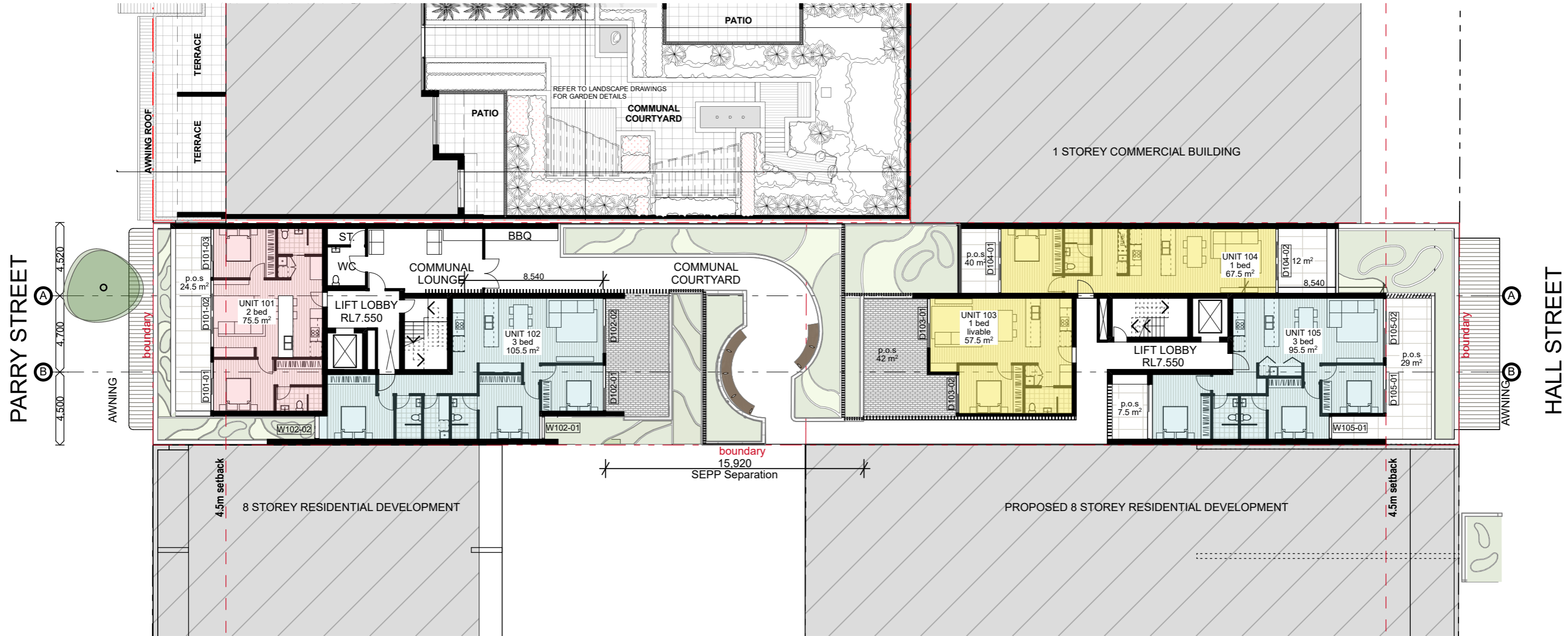






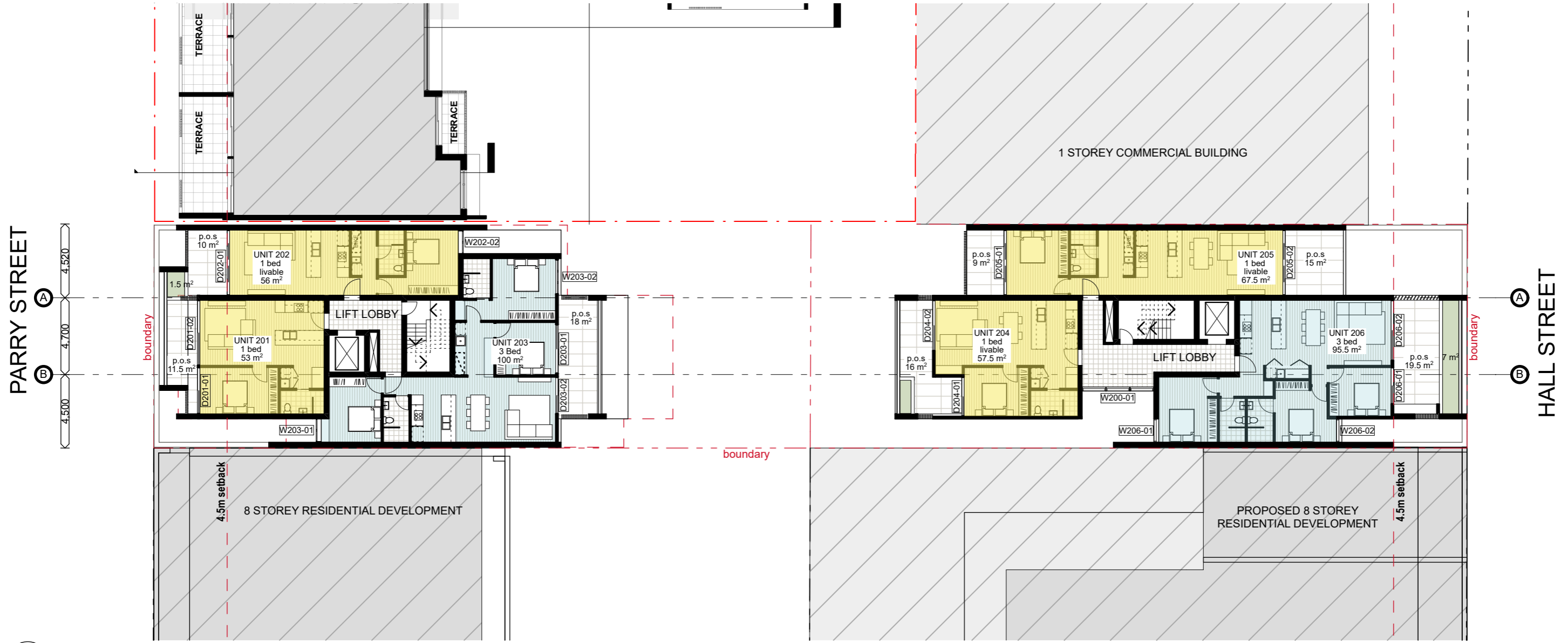


DEVELOPMENT APPLICATION



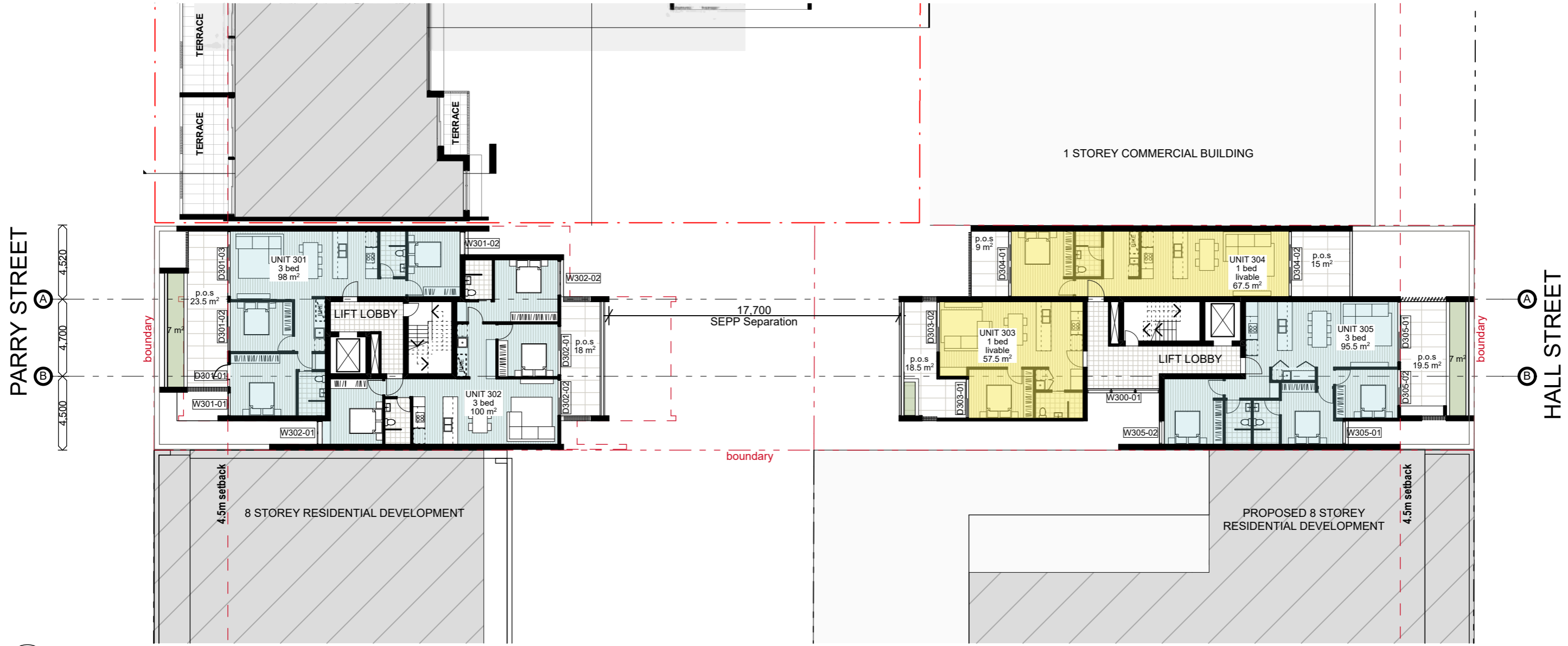
2 Level 1 Floor Plan
SCALE 1:250 @ A3





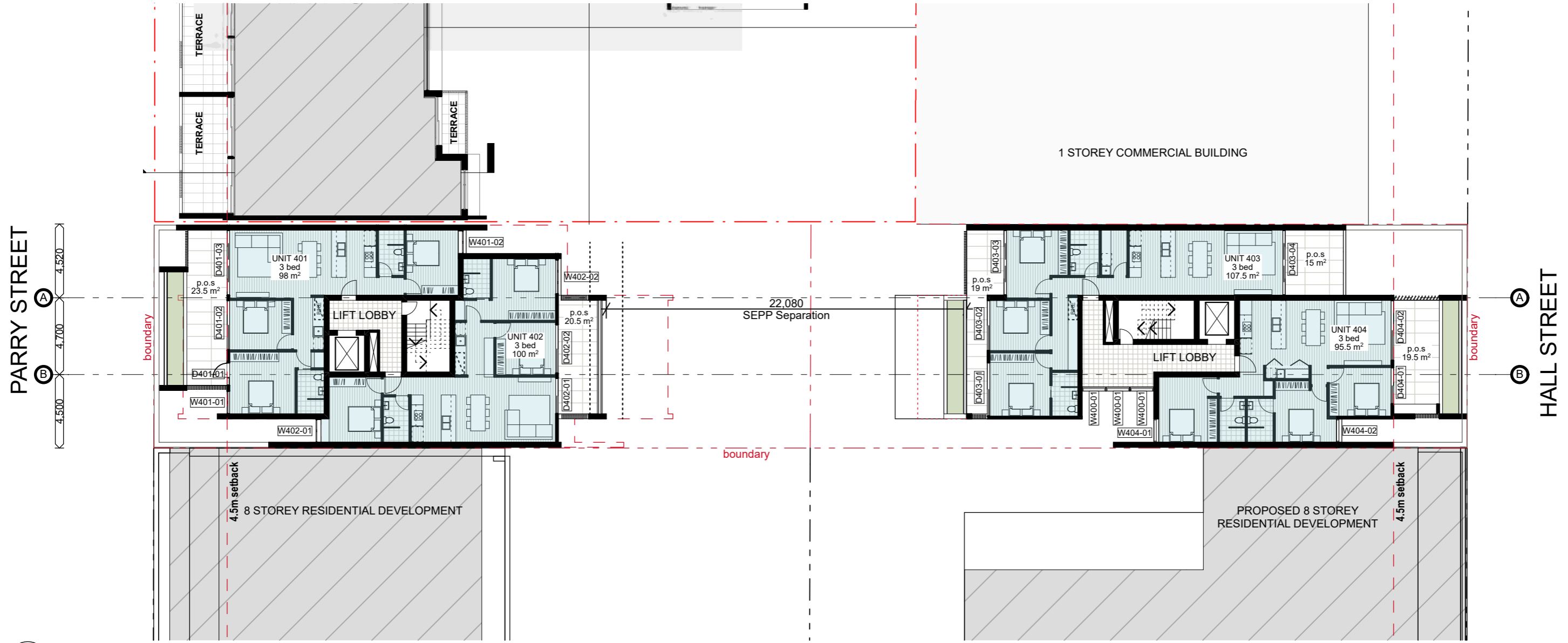
2 Level 2 Floor Plan
SCALE 1:250 @ A3





Level 3 Floor Plan
SCALE 1:250 @ A3





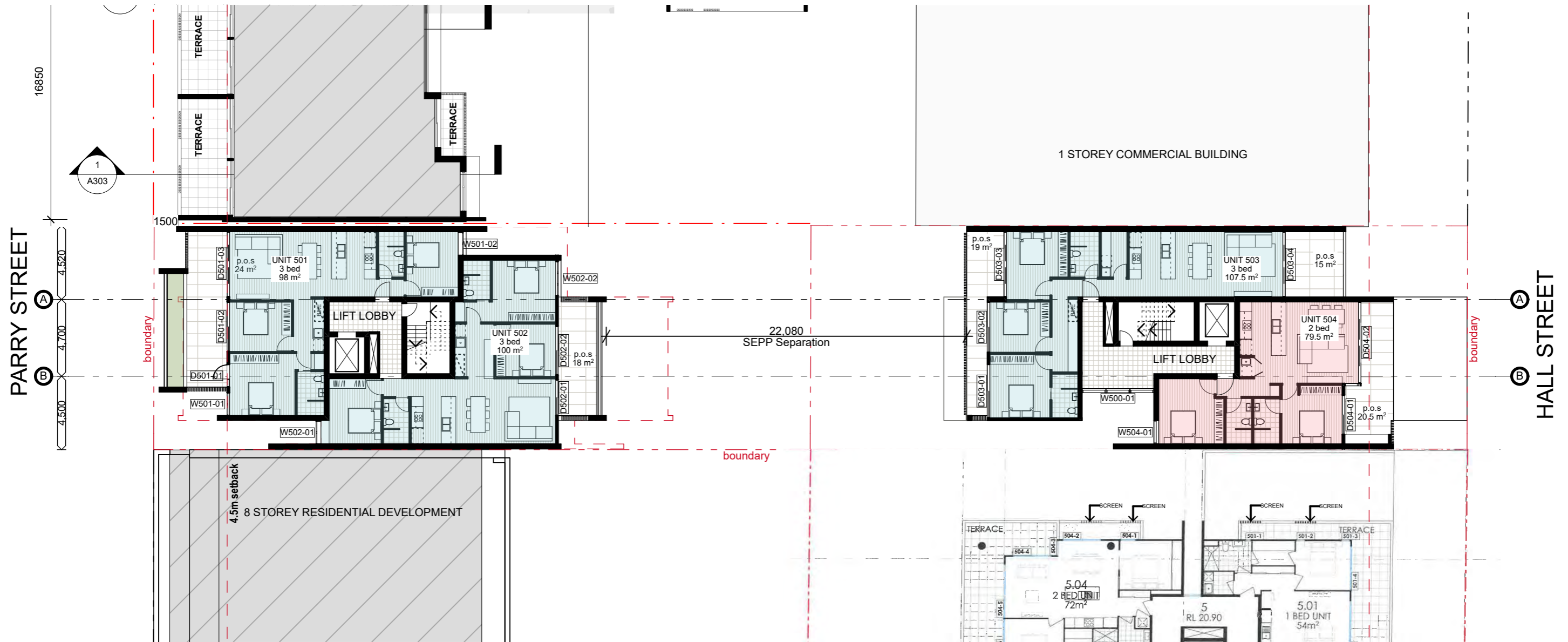
PARRY STREET
 4.500
 4.700
 4.520

HALL STREET
 A
 B

Level 4 Floor Plan
 SCALE 1:250 @ A3



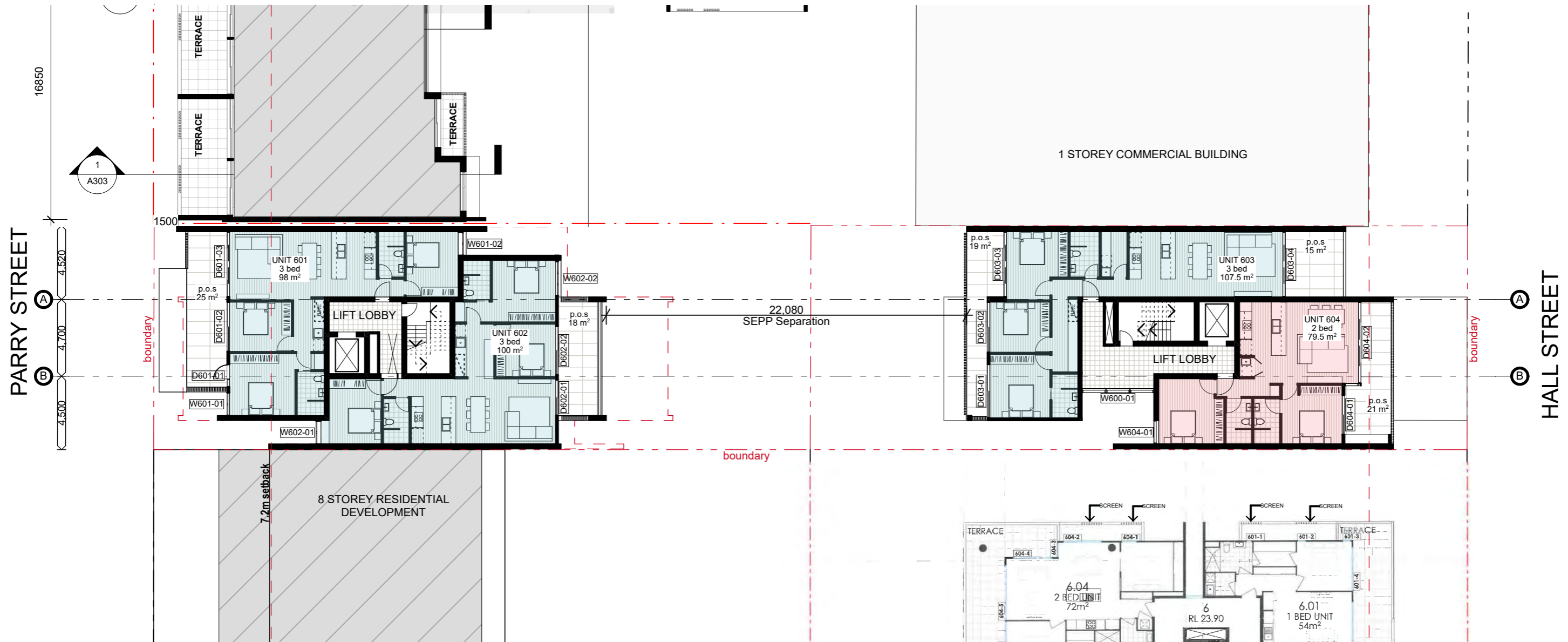
DEVELOPMENT APPLICATION



Level 5 Floor Plan
SCALE 1:250 @ A3



DEVELOPMENT APPLICATION



Level 6 Floor Plan
SCALE 1:250 @ A3



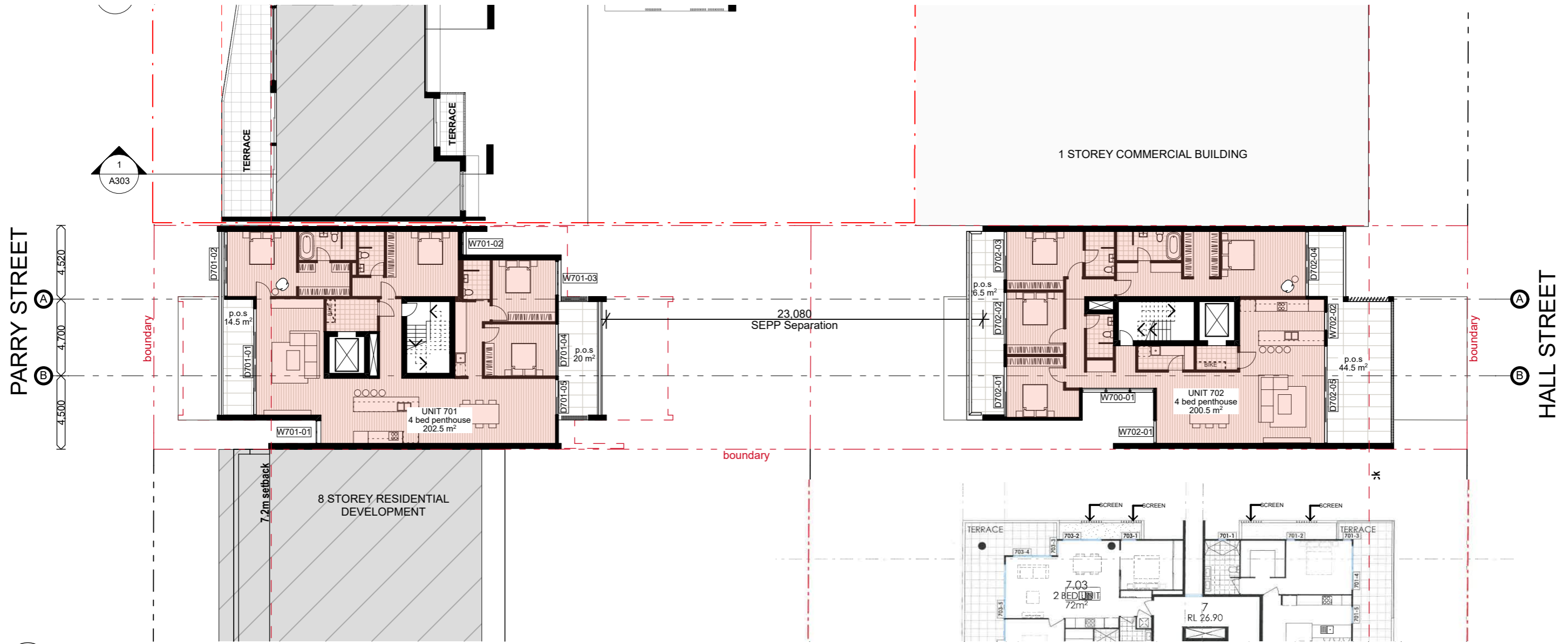
Five Elements Newcastle West
Project # 18031
120 Parry St - 16 Hall St, Newcastle West
Lot 121 & 126, Section J, DP978906



Levels 6 Floor Plan
Drawing # DA-107
refer to drawing
Issue 11
14/5/21

This document is the copyright of CKDS Architecture Pty Ltd. Check and verify all dimensions on site. Refer any discrepancies to the issuing office. Processing with the work on site. Drawings manually or electronically drawn shall not be used for construction until issued for construction by designer.

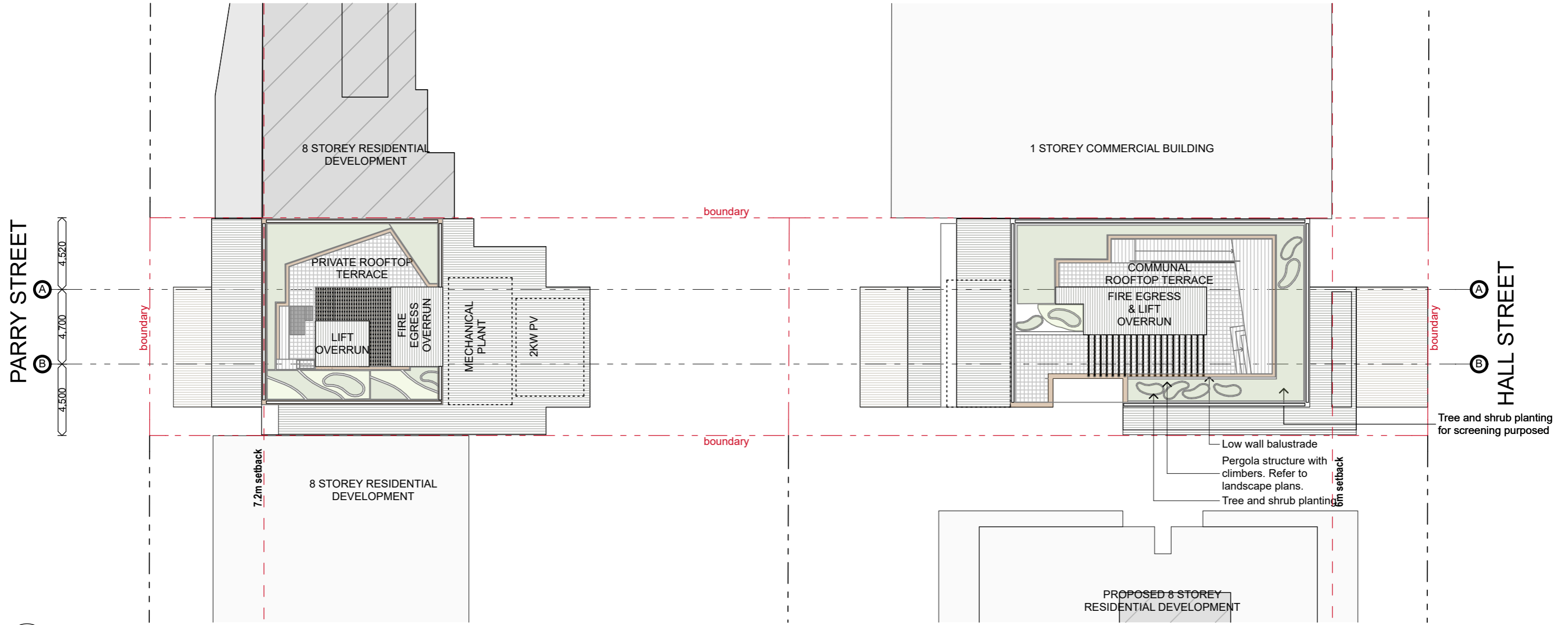
DEVELOPMENT APPLICATION



Level 7 Floor Plan
SCALE 1:250 @ A3

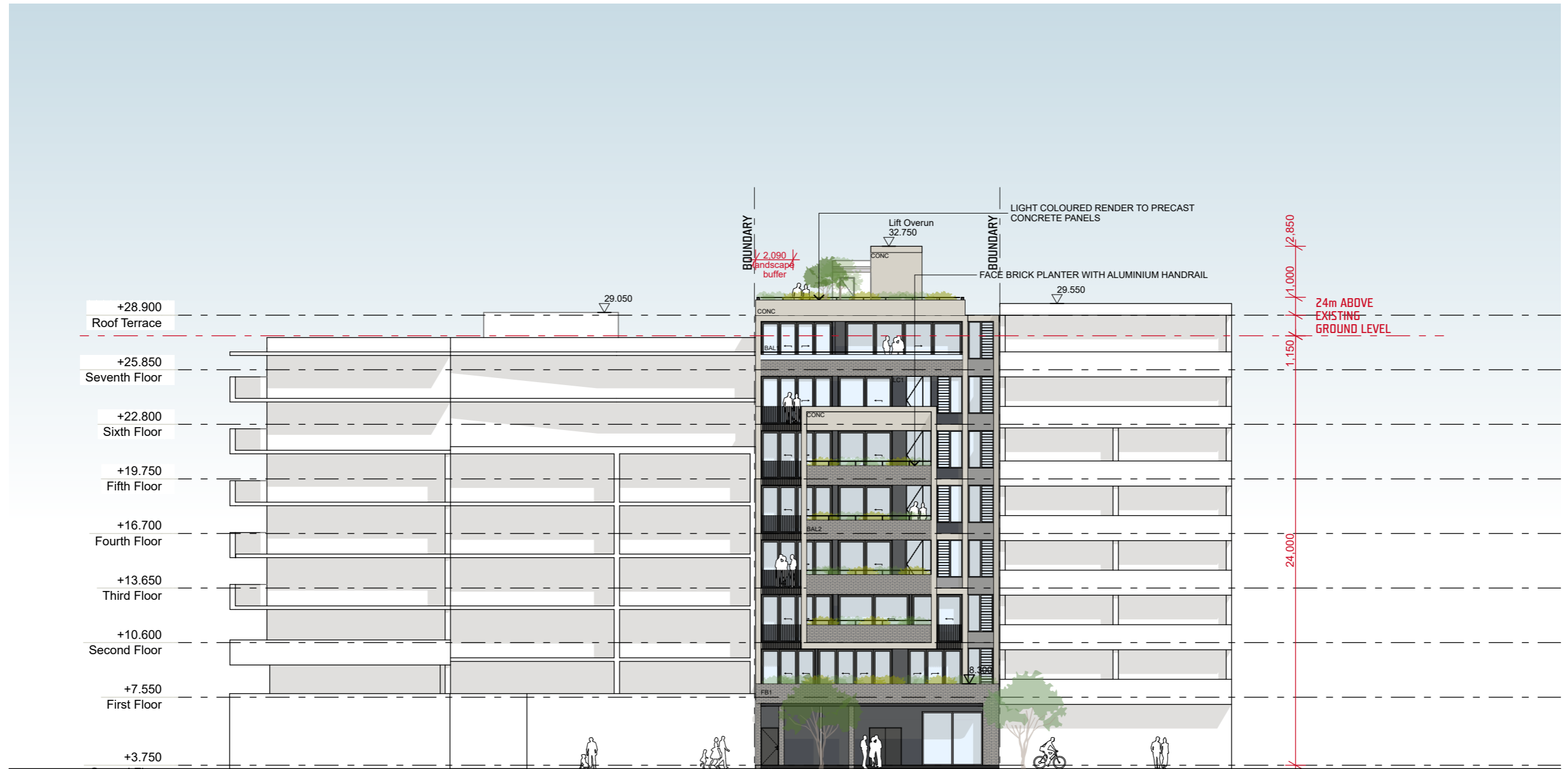
DEVELOPMENT APPLICATION





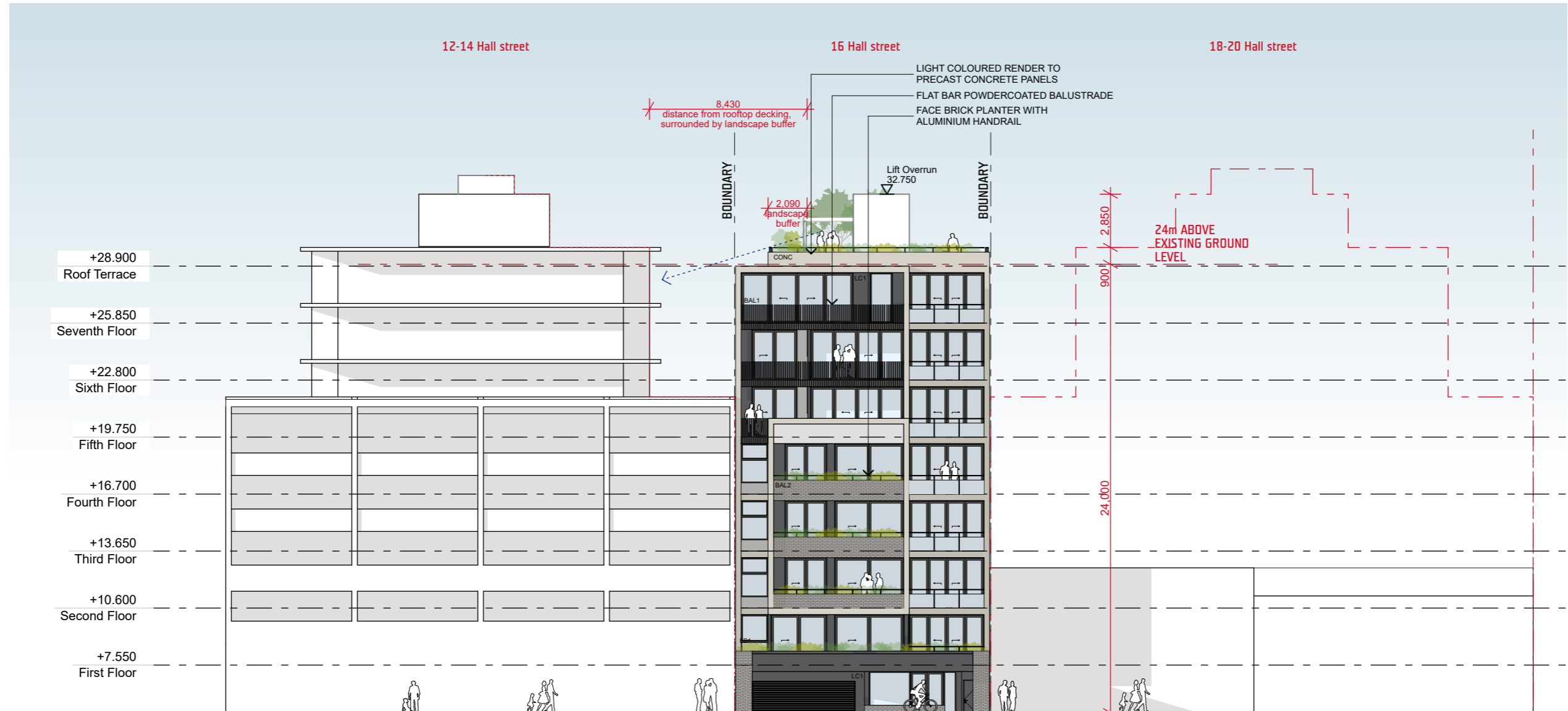
Rooftop Plan
SCALE 1:250 @ A3





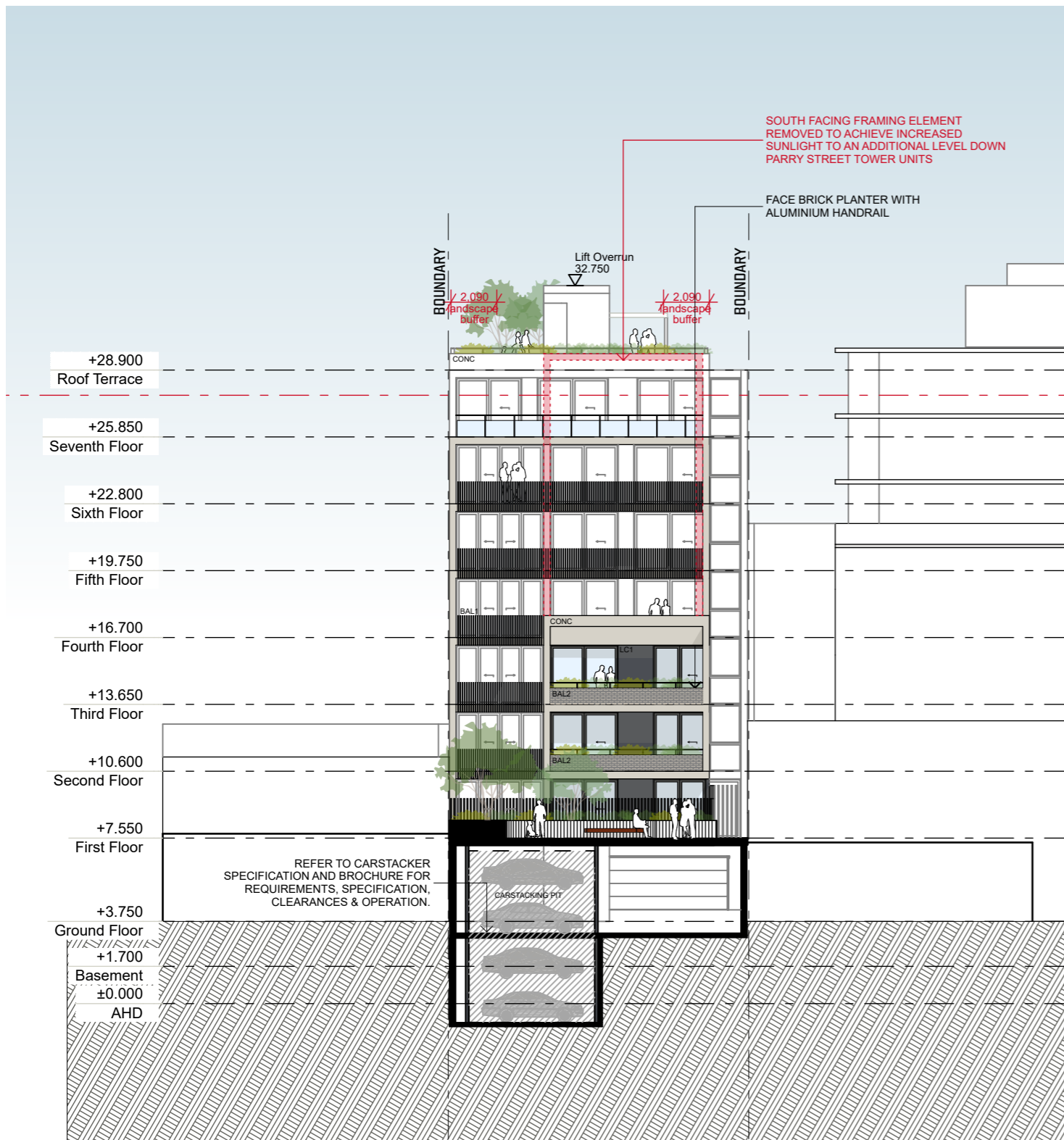
South Elevation - Parry Street
SCALE 1:250 @ A3



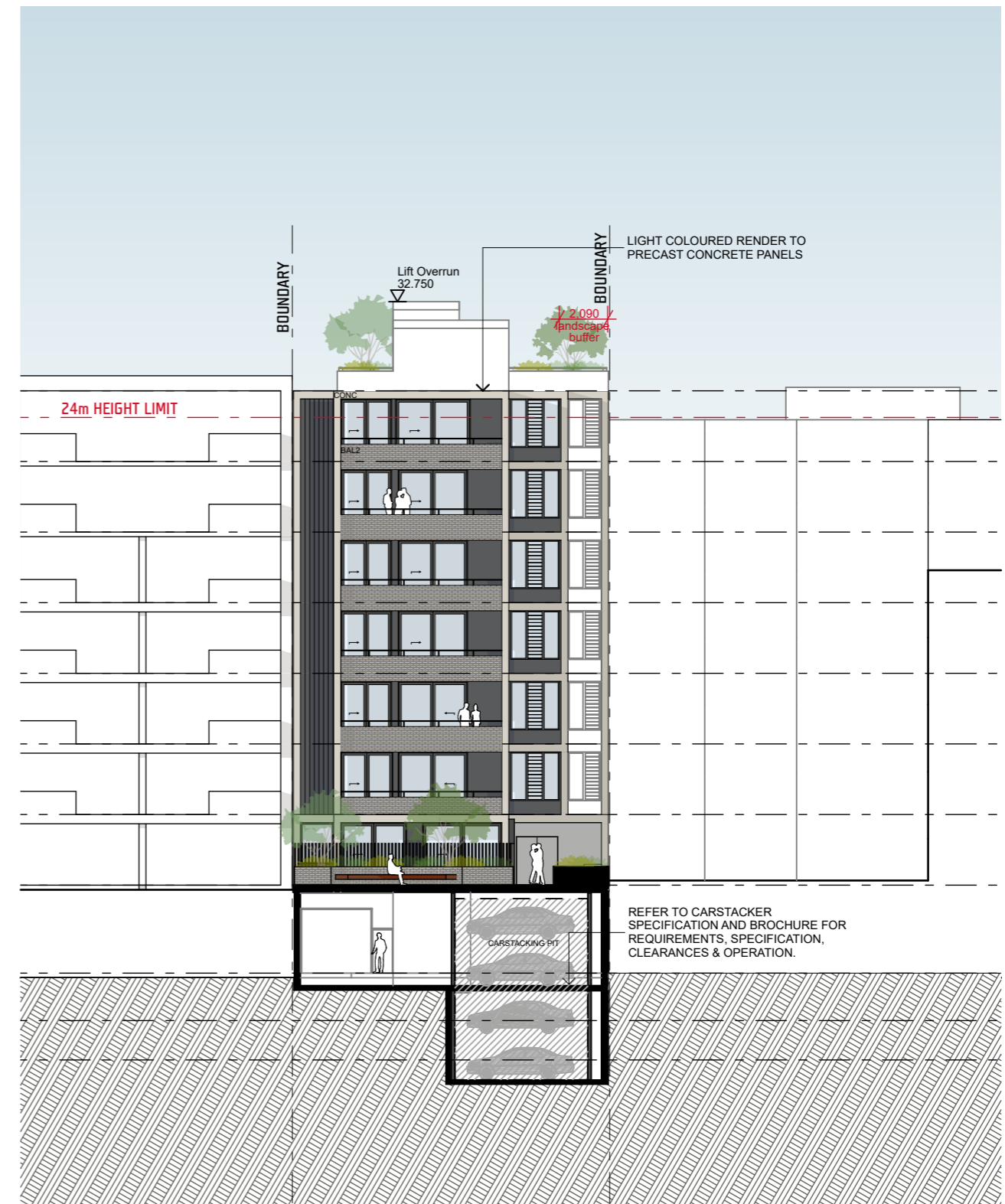


North Elevation - Hall Street
SCALE 1:250 @ A3



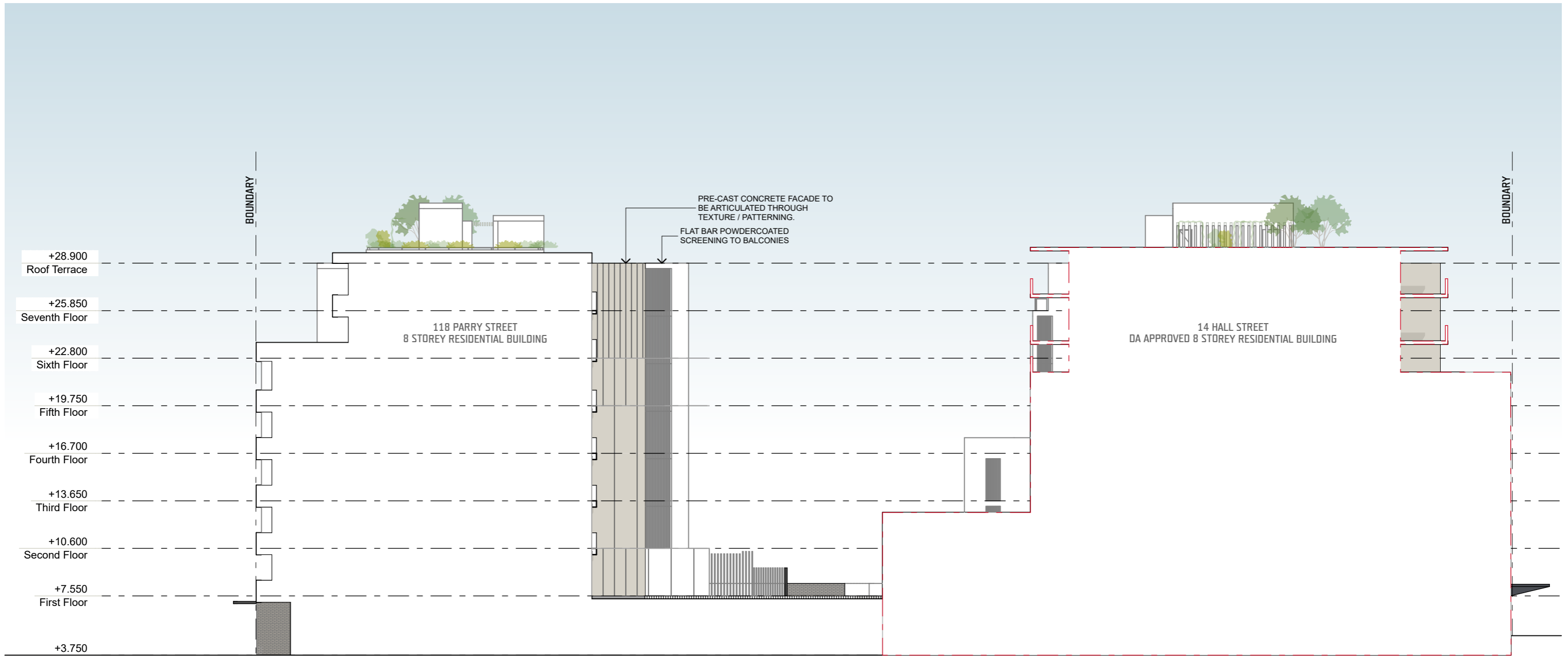


1 South Elevation - Internal
SCALE 1:250 @ A3



1 North Elevation - Internal
SCALE 1:250 @ A3

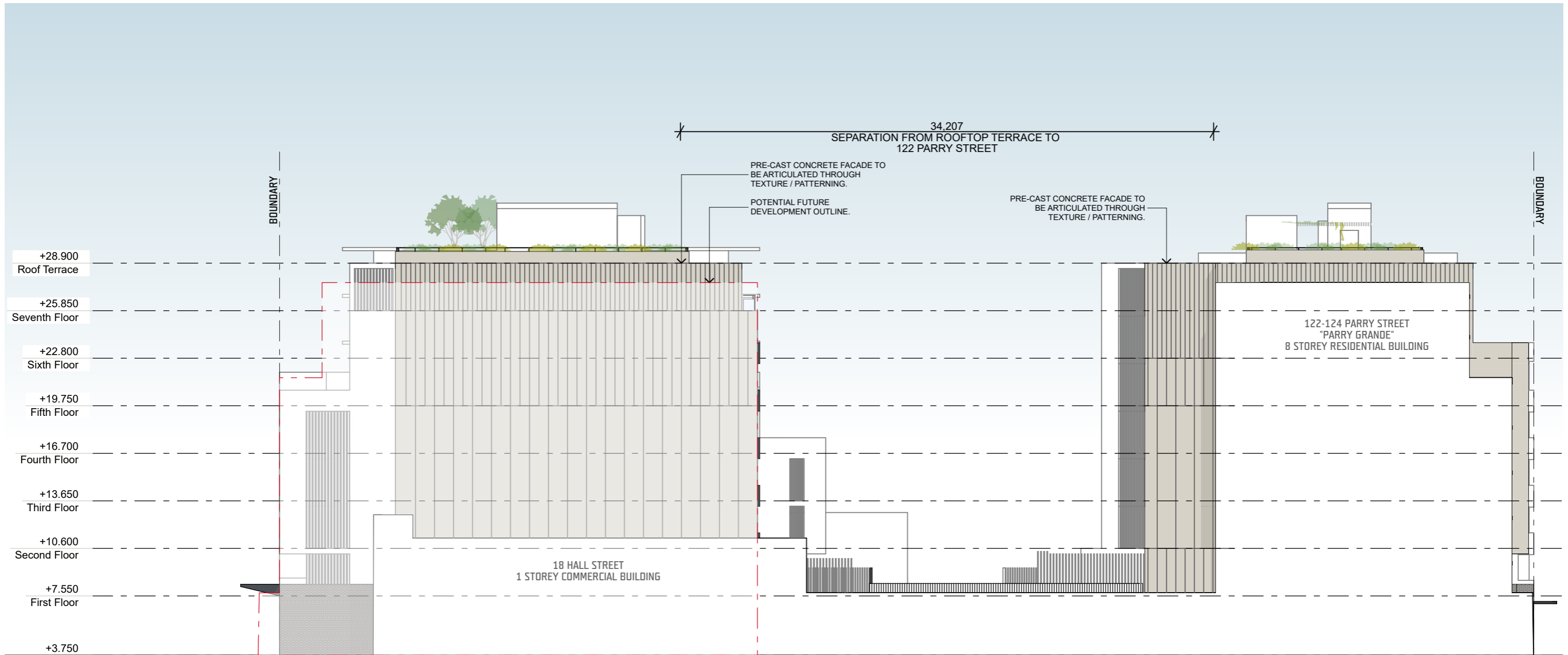




1 EAST ELEVATION
 SCALE 1:250 @ A3

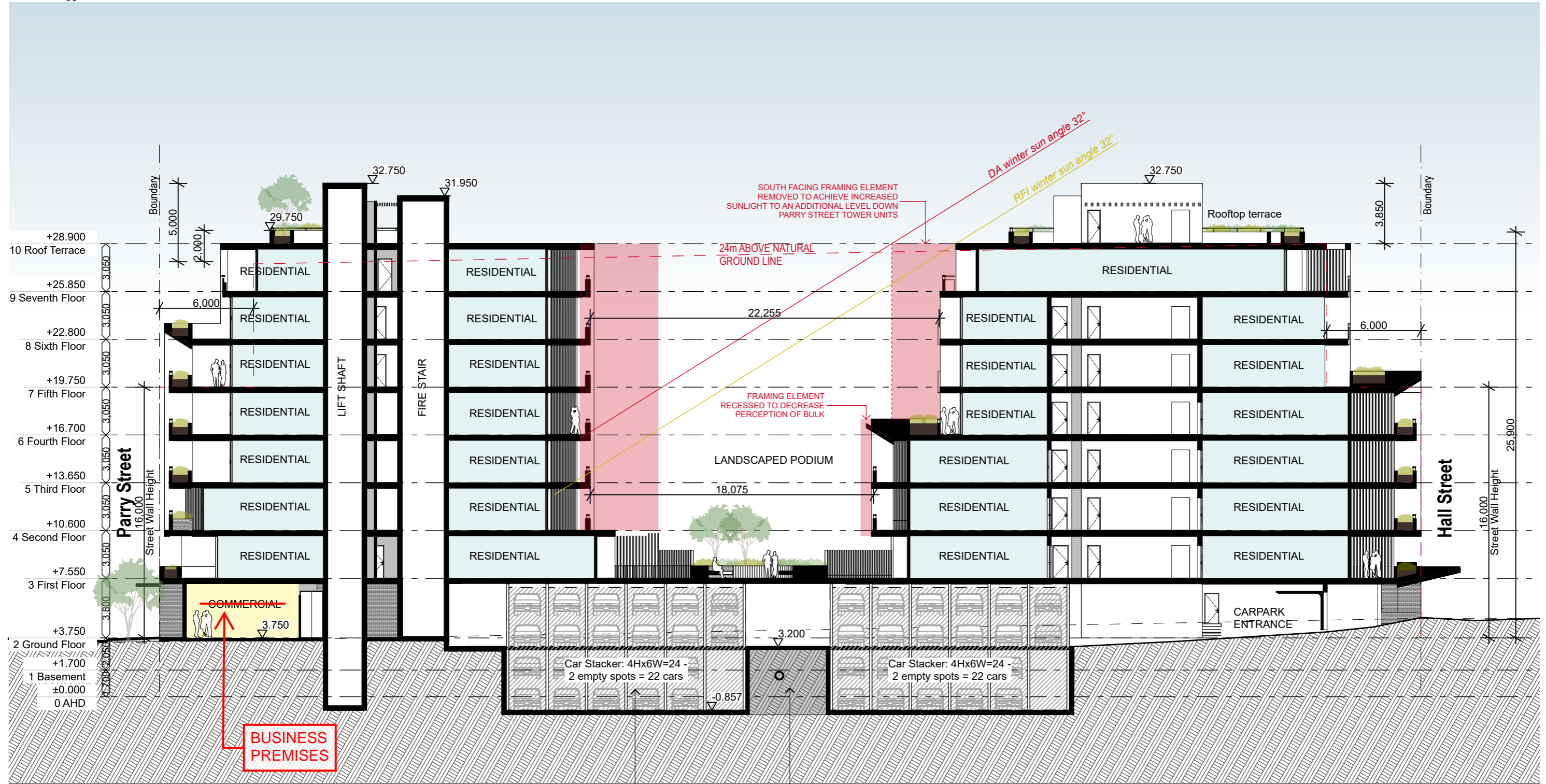
DEVELOPMENT APPLICATION





1 WEST ELEVATION
SCALE 1:250 @ A3





BACKFILL AROUND UPGRADED SEWER PIPE. DEPTH OF PIPE TO BE CONFIRMED ON SITE.
REFER TO CAR STACKER MANUFACTURER'S BROCHURE AND SPECIFICATION.

1 Cross Section
SCALE 1:250 @ A3

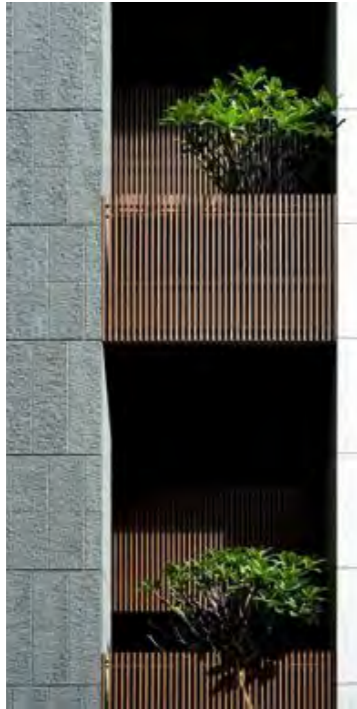
DEVELOPMENT APPLICATION

0004559850 20 May 2021
 5.8 Average star rating
 Assessor Terry Chapman
 Accreditation No. 20920
 Address 120 Parry St, Newcastle West, NSW, 2302
 hstar.com.au

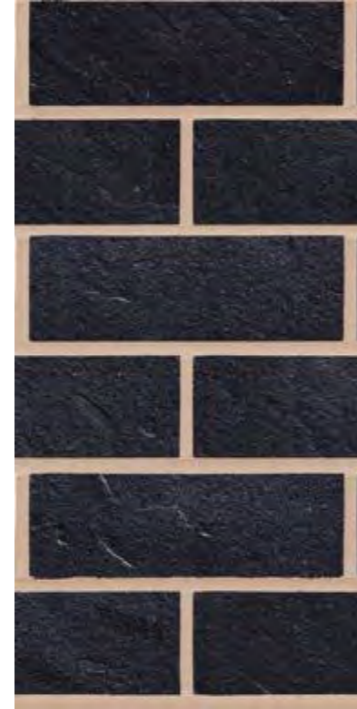




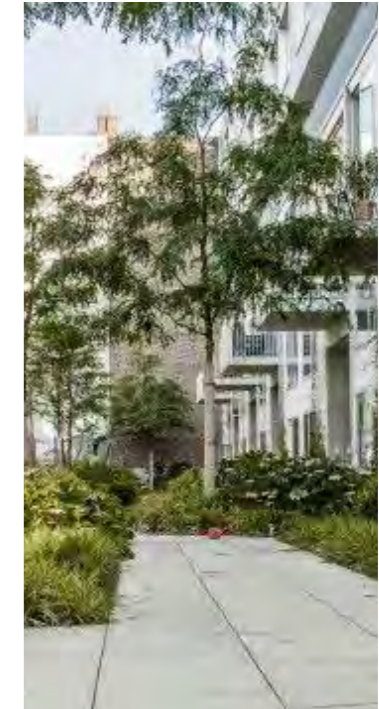
BAL1
FLAT BAR POWDERCOATED ALUMINIUM
BALUSTRADE
COLOUR - MONUMENT (OR SIMILAR)



LC1
LIGHTWEIGHT CLADDING
COMPRESSED FIBER CEMENT SHEETING.
COLOUR - MONUMENT (OR SIMILAR)



LANDSCAPED PODIUM AND ROOF TERRACE



BAL2
LGHT BRICK EXPOSURE GRADE TO
SELECTED BALUSTRADE



CONC
LGHT RENDER APPLIED TO PRE-CAST
CONCRETE PANEL



FB1
LGHT BRICK EXPOSURE GRADE TO
EXTERIOR WALLS & LOBBY



LANDSCAPED MASONRY PLANTERS



**EXPRESSED CONCRETE SLAB & WALL
EDGE**

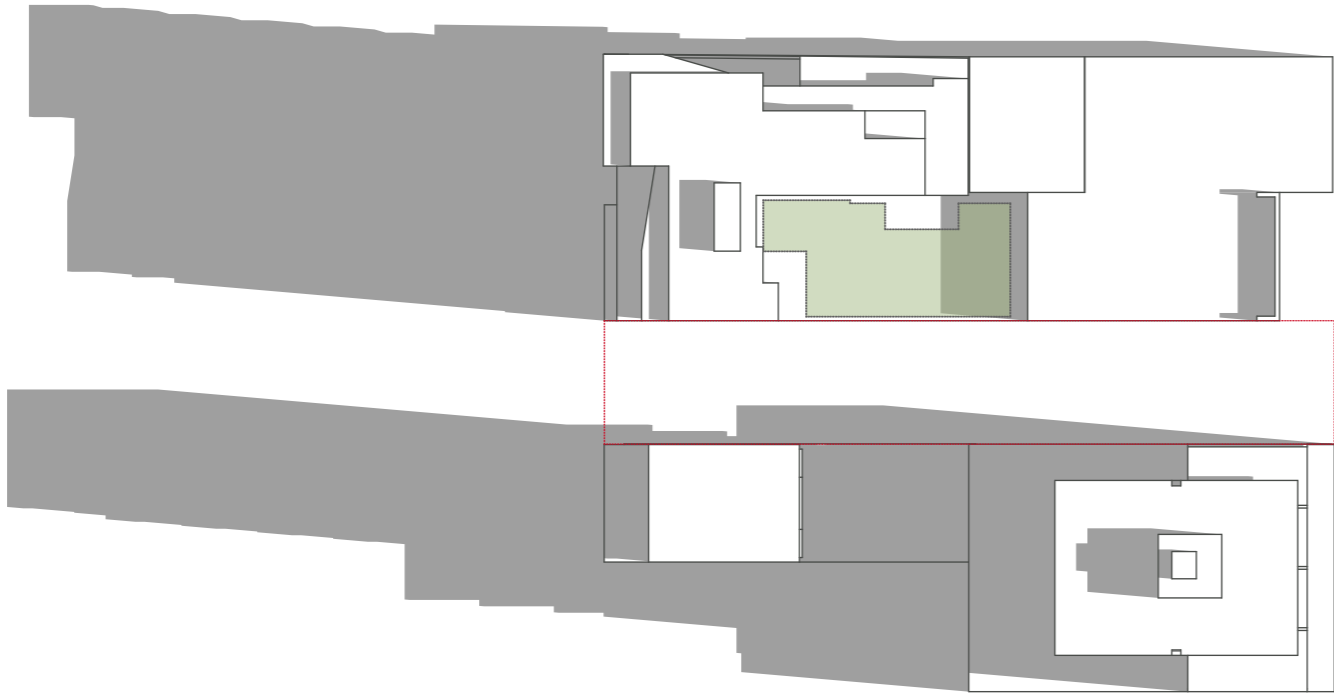


Hall Street Perspective



DEVELOPMENT APPLICATION





21 JUN 09AM - EXTG
SCALE 1:833.33 @ A3

21 JUN 09AM - PROP
SCALE 1:833.33 @ A3



21 JUN 10AM - EXTG
SCALE 1:833.33 @ A3

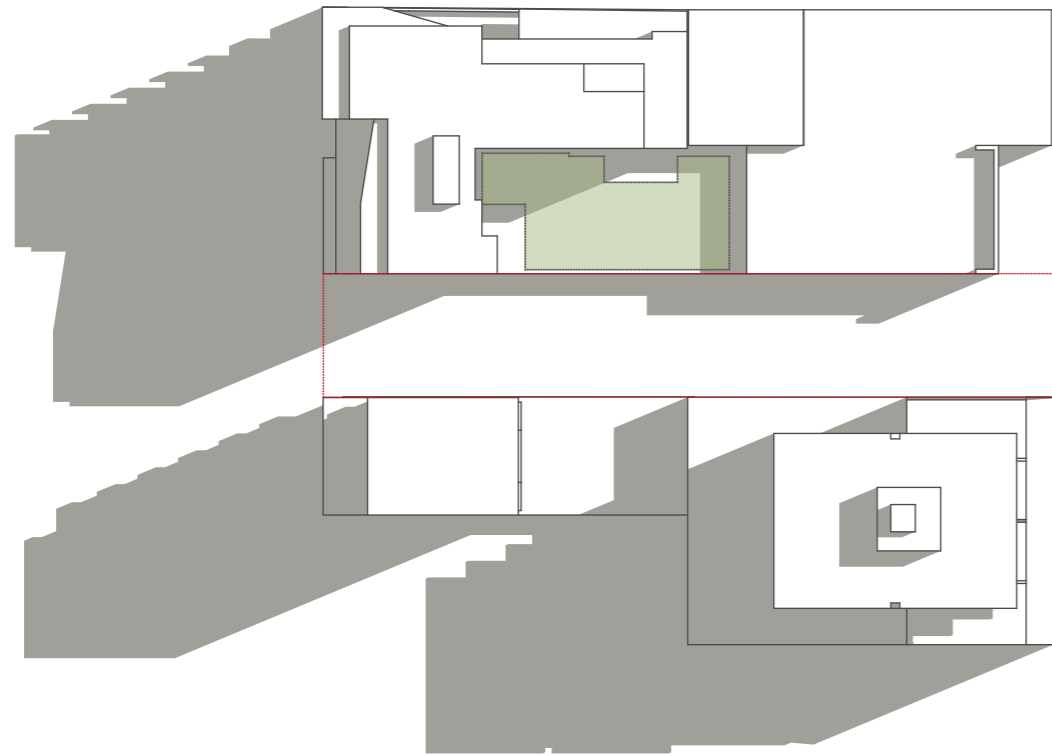
21 JUN 10AM - PROP
SCALE 1:833.33 @ A3



- GROUND FLOOR COMMUNAL LANDSCAPING
- EXISTING SHADOWS
- ADDITIONAL SHADOW FROM PROPOSED DEVELOPMENT

DEVELOPMENT APPLICATION

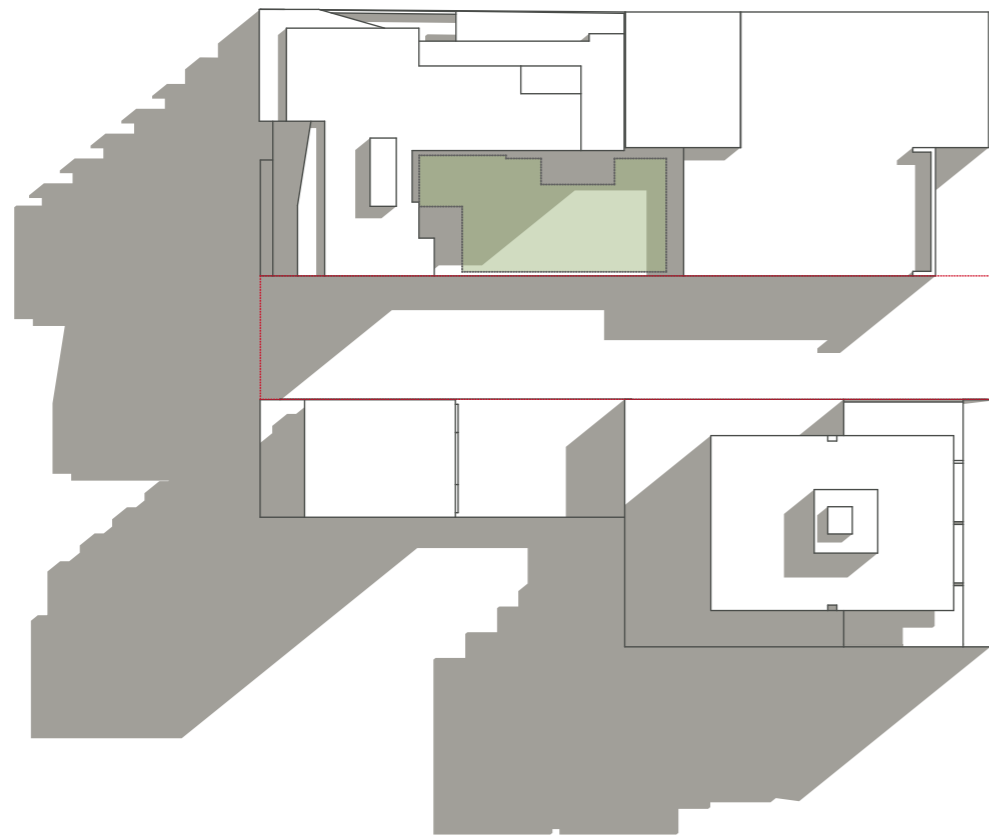




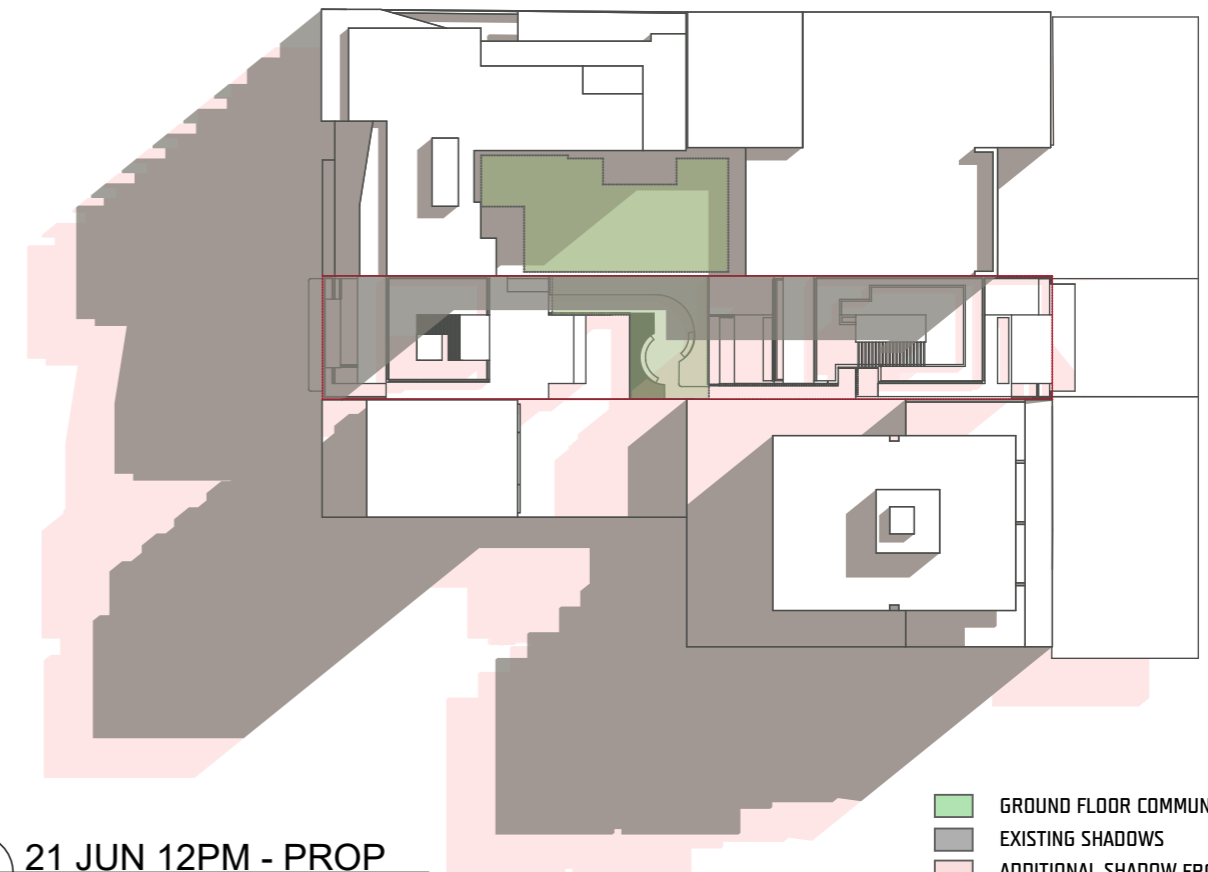
21 JUN 11AM - EXTG
SCALE 1:833.33 @ A3



21 JUN 11AM - PROP
SCALE 1:833.33 @ A3



21 JUN 12PM - EXTG
SCALE 1:833.33 @ A3



21 JUN 12PM - PROP
SCALE 1:833.33 @ A3

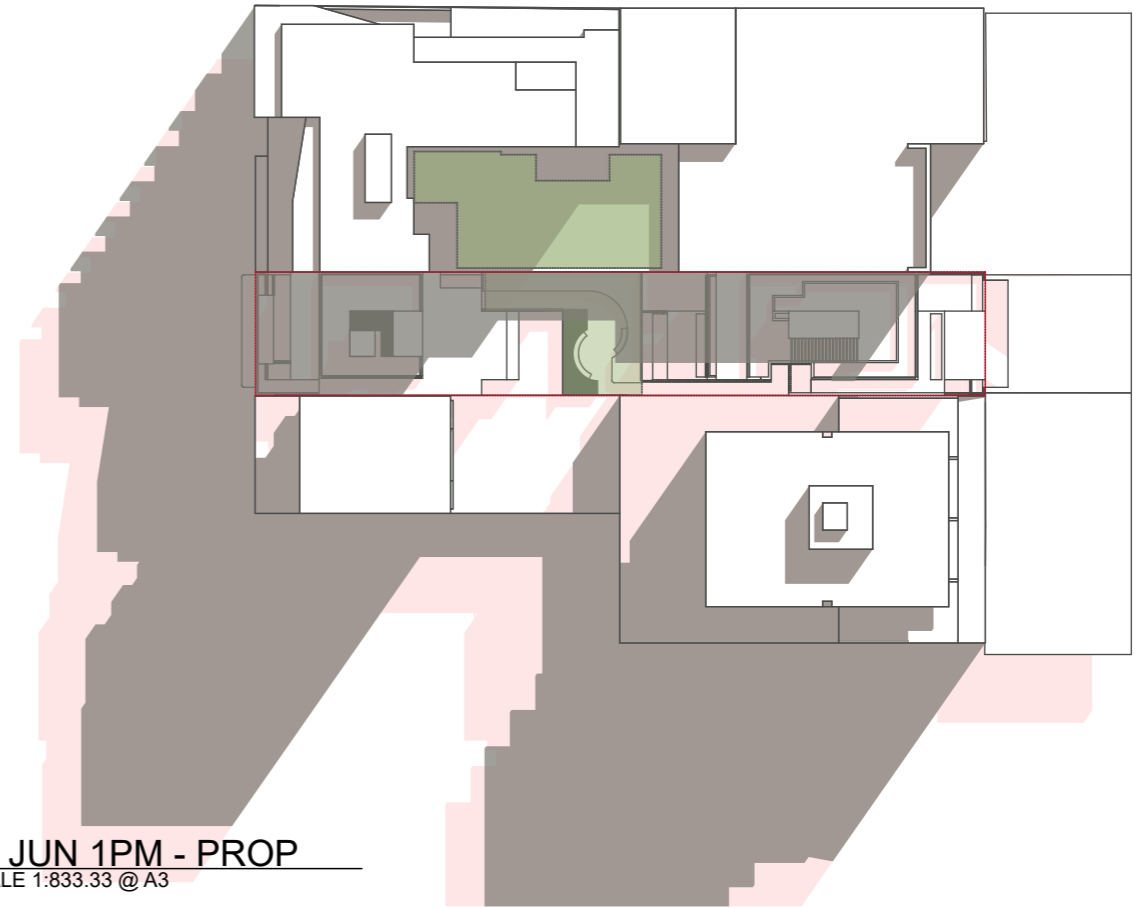
- GROUND FLOOR COMMUNAL LANDSCAPING
- EXISTING SHADOWS
- ADDITIONAL SHADOW FROM PROPOSED DEVELOPMENT

DEVELOPMENT APPLICATION





21 JUN 01PM - EXTG
SCALE 1:833.33 @ A3



21 JUN 1PM - PROP
SCALE 1:833.33 @ A3



21 JUN 02PM - EXTG
SCALE 1:833.33 @ A3



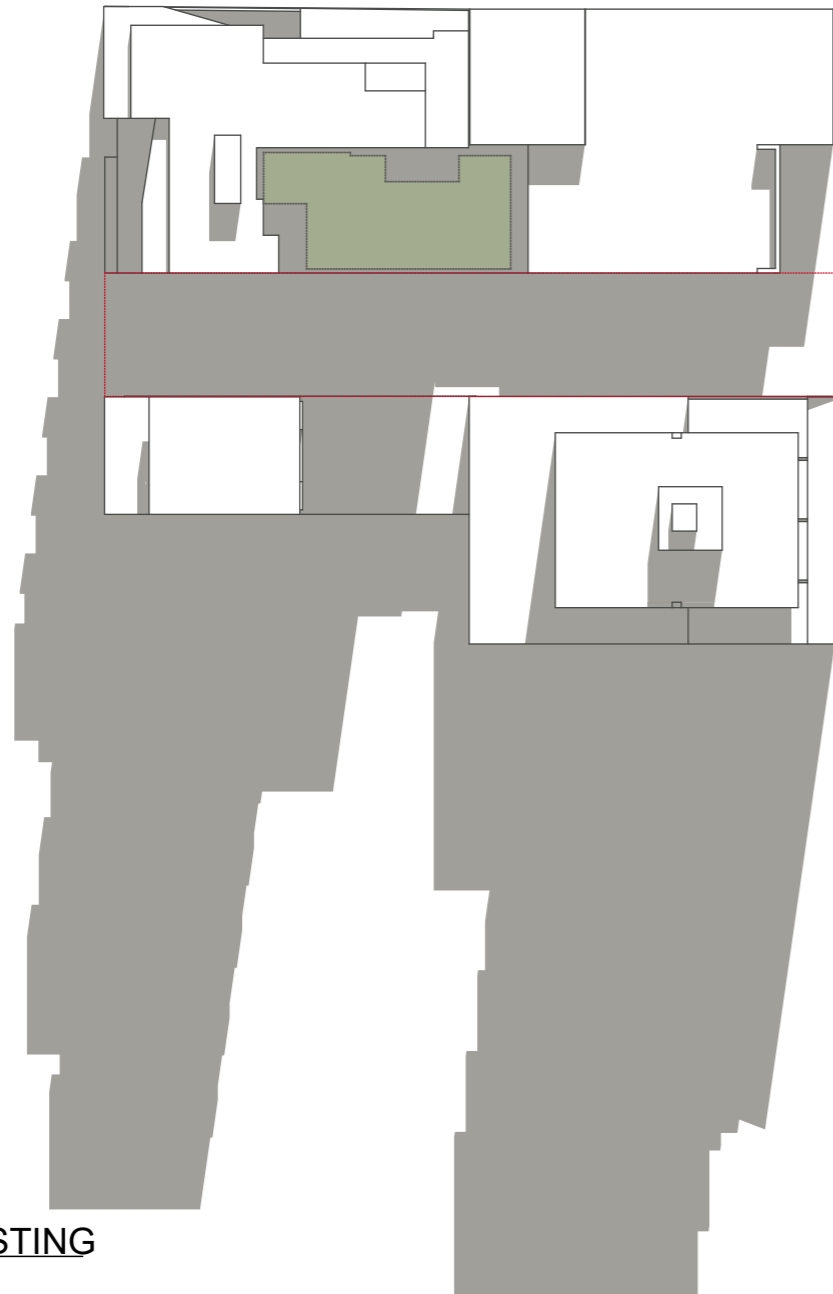
21 JUN 02PM - PROP
SCALE 1:833.33 @ A3



- GROUND FLOOR COMMUNAL LANDSCAPING
- EXISTING SHADOWS
- ADDITIONAL SHADOW FROM PROPOSED DEVELOPMENT

DEVELOPMENT APPLICATION





21 JUN 03PM - EXISTING
SCALE 1:833.33 @ A3



21 JUN 3PM - PROPOSED
SCALE 1:833.33 @ A3

- GROUND FLOOR COMMUNAL LANDSCAPING
- EXISTING SHADOWS
- ADDITIONAL SHADOW FROM PROPOSED DEVELOPMENT



GLAZING SCHEDULE																					
ID Number	D101-01	D101-02	D101-03	D102-01	D102-02	D103-01	D103-02	D104-01	D104-02	D105-01	D105-02	D105-03	D201-01	D201-02	D202-01	D203-01	D203-02	D204-01	D204-02	D205-01	D205-02
Width	3,050	4,190	3,050	2,850	3,425	3,100	2,410	4,000	4,000	3,000	3,700	3,400	2,850	4,000	4,000	3,000	2,255	2,410	3,100	4,000	4,000
Height	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700
2D Symbol																					
View from Reveal Side																					

GLAZING SCHEDULE																					
ID Number	D206-01	D206-02	D301-01	D301-02	D301-03	D302-01	D302-02	D303-01	D303-02	D304-01	D304-02	D305-01	D305-02	D401-01	D401-02	D401-03	D402-01	D402-02	D403-01	D403-02	D403-03
Width	2,250	3,700	1,400	3,050	4,000	3,000	2,200	2,410	3,100	4,000	4,000	3,700	2,250	1,400	3,050	4,000	2,200	3,000	3,300	3,100	4,000
Height	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700
2D Symbol																					
View from Reveal Side																					

GLAZING SCHEDULE																					
ID Number	D403-04	D404-01	D404-02	D501-01	D501-02	D501-03	D502-01	D502-02	D503-01	D503-02	D503-03	D503-04	D504-01	D504-02	D601-01	D601-02	D601-03	D602-01	D602-02	D603-01	D603-02
Width	4,000	2,250	3,700	1,400	3,050	4,000	2,200	3,000	3,300	3,100	4,000	4,000	2,434	4,990	1,400	3,050	4,000	2,200	3,000	3,300	3,100
Height	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700
2D Symbol																					
View from Reveal Side																					

GLAZING SCHEDULE																					
ID Number	D603-03	D603-04	D604-01	D604-02	D701-01	D701-02	D701-04	D701-05	D702-01	D702-02	D702-03	D702-04	D702-05	DG02	W102-01	W102-02	W105-01	W200-01	W202-02	W203-01	W203-02
Width	4,000	4,000	2,433	4,990	6,550	4,000	3,237	2,200	3,150	3,240	3,000	4,000	6,000	1,800	1,441	1,400	1,440	1,467	1,400	1,400	2,100
Height	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,550	2,700	2,100	2,700	3,050	2,100	2,100	2,100
2D Symbol																					
View from Reveal Side																					



GLAZING SCHEDULE																					
ID Number	W206-01	W206-02	W300-01	W301-01	W301-02	W302-01	W302-02	W305-01	W305-02	W400-01	W401-01	W401-02	W402-01	W402-02	W404-01	W404-02	W500-01	W501-01	W501-02	W502-01	W502-02
Width	1,440	1,440	1,467	1,400	1,400	1,400	2,100	1,440	1,440	1,467	1,400	1,400	1,400	2,100	1,440	1,440	1,467	1,400	1,400	1,400	2,100
Height	3,050	2,100	3,050	2,100	2,100	2,100	2,100	2,100	3,050	3,050	2,100	2,100	2,100	2,100	3,050	2,100	3,050	2,100	2,100	2,100	2,100
2D Symbol																					
View from Reveal Side																					

GLAZING SCHEDULE																
ID Number	W504-01	W600-01	W601-01	W601-02	W602-01	W602-02	W604-01	W700-01	W701-01	W701-02	W701-03	W702-01	W702-02	WG02	WG02	
Width	1,440	1,467	1,400	1,400	1,400	2,100	1,440	1,467	1,400	1,400	2,100	1,441	1,200	651	2,199	
Height	3,050	3,050	2,100	2,100	2,100	2,100	3,050	2,700	2,100	2,100	2,100	2,700	2,700	2,550	2,550	
2D Symbol																
View from Reveal Side																

Basix Requirements Summary - Multi Units			
Five Elements 120 Parry St Newcastle West NSW 2302	Prepared by Chapman Environmental Services www.basixcertificates.com.au 1300 004 914		

Water Target	40	Water Score	42
Energy Target	20	Energy Score	20
Max Average Heating Load is (MJ/m²)	54	Actual Average Heating Load	50.99
Max Average Cooling Load is (MJ/m²)	32	Actual Average Cooling Load	21.41

Basix Commitments				
Landscaping	Total area of garden (m²)	192	Area of indigenous/low water use plants (m²)	0

Fixtures	Shower heads	3 star (> 7.5 but <= 9 L/min)	Toilets	4 star	All taps	4 star
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Energy	Hot water system	Gas instantaneous	Rating	5 star
	Bathroom ventilation	individual fan, ducted to facade or roof	with	Manual switch on/off
	Kitchen ventilation	individual fan, ducted to facade or roof	with	Manual switch on/off
	Laundry ventilation	individual fan, ducted to facade or roof	with	Manual switch on/off
	Cooling - living areas	Central system - refer to Basix		Zoned
	Cooling - bedrooms	Central system - refer to Basix		
	Heating - living areas	Central system - refer to Basix		
	Heating - bedrooms	Central system - refer to Basix		
Alternate Energy	Photovoltaic system able to generate at least	2	peak kilowatts of electricity	
Electric cooktop & electric oven	No outdoor clothesline required		Indoor clothesline required	

Thermal Performance Assessment Based on the Following Requirements	
Floor Types	Suspended concrete slab with R2.5 insulation

Floor Coverings	Tiles	Wet areas	Timber	Living areas, kitchens, hallways
	Carpet	Bedrooms	Concrete	Nil

External Walls	Concrete, battened and sheeted	with	R1.2 insulation	Colour	Light
	Stud walls Fibro clad	with	Sarking and R2.5 bulk insulation	Colour	Light

Party Walls	Concrete, battened and sheeted	with	No insulation required
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Internal Walls	Plasterboard	with	No insulation required
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Ceiling (floor over)	Concrete above plasterboard	with	No insulation required
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Ceilings (roof over)	Concrete above plasterboard (balcony above)	with	R2.5 insulation
	Concrete above plasterboard (uppermost level)	with	R2.5 insulation
	Timber above plasterboard	with	R3.0 bulk insulation

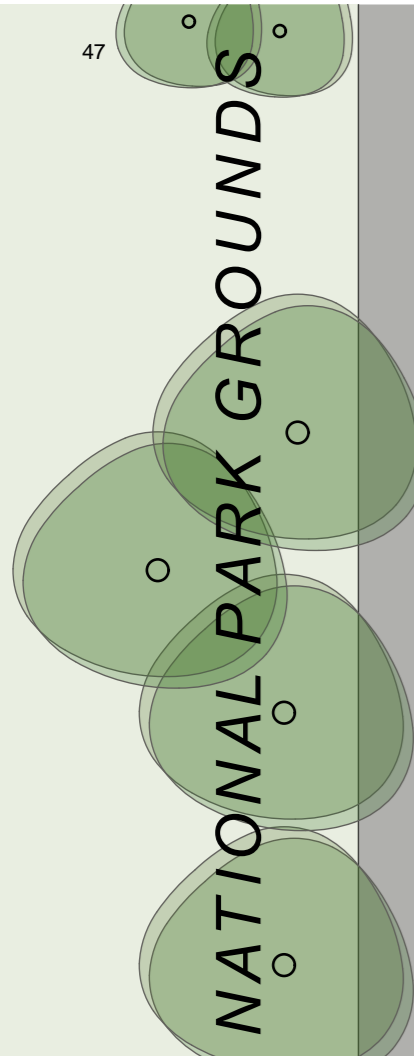
Roof	Concrete (balcony or rooftop terrace)	with	Nil	Colour	Medium
	Metal	with	Sarking	Colour	Medium

Windows and Doors	AF single glazed clear	to all windows and glazed doors unless noted otherwise	WID-010-01 A Wideline Uval 6.28 SHGC 0.62 Glass 5Clr Frame WID-010 AI Architectural Paragon Sliding Door SG WID-011-01 A Wideline Uval 6.28 SHGC 0.63 Glass 5mm Clear Frame WID-011 AI Architectural Paragon Stacker Door SG WID-009-01 A Wideline Uval 6.90 SHGC 0.49 Glass 5Clr Frame WID-009 AI Architectural Paragon Awning Window SG Group B ALM-002-01 U-Value 6.70 or less SHGC 0.70 +/- 5%. (This item represents both fixed and louvred windows)
	AF single glazed LowE (clear)	to D301-03, D401-03, D403-01, D403-02, D403-03, D501-03, D503-01, D503-02, D503-03, D603-01, D603-02, D603-03, D702-01, D702-02, D702-03, D702-04, W702-01	WID-010-04 A Wideline Uval 4.70 SHGC 0.39 Glass 6.38CP Frame WID-010 AI Architectural Paragon Sliding Door SG WID-009-04 A Wideline Uval 5.90 SHGC 0.33 Glass 6.38CP Frame WID-009 AI Architectural Paragon Awning Window SG
	AF double glazed LowE (clear)	to D103-01, D103-02, D104-02, D204-02, D303-02, D403-04, D503-04, D603-04, D701-01, D702-05, W700-01, W702-02	WID-010-12 A Wideline Uval 3.73 SHGC 0.49 Glass 5/12/5EA Frame WID-010 AI Architectural Paragon Sliding Door DG ALM-006-01 A U-Value 4.5 or less & SHGC 0.61 +/- 5%
	Group A windows are Awning, Bifold, Casement or Tilt'n Turn Group B windows are Double-hung, Fixed, Louvre or Sliding AF = Aluminium Framed TB = Thermally Broken Aluminium Framed		Group A doors are Bifold, Entry, French or Hinged Group B doors are Sliding or Stacker TF = Timber Framed



DEVELOPMENT APPLICATION

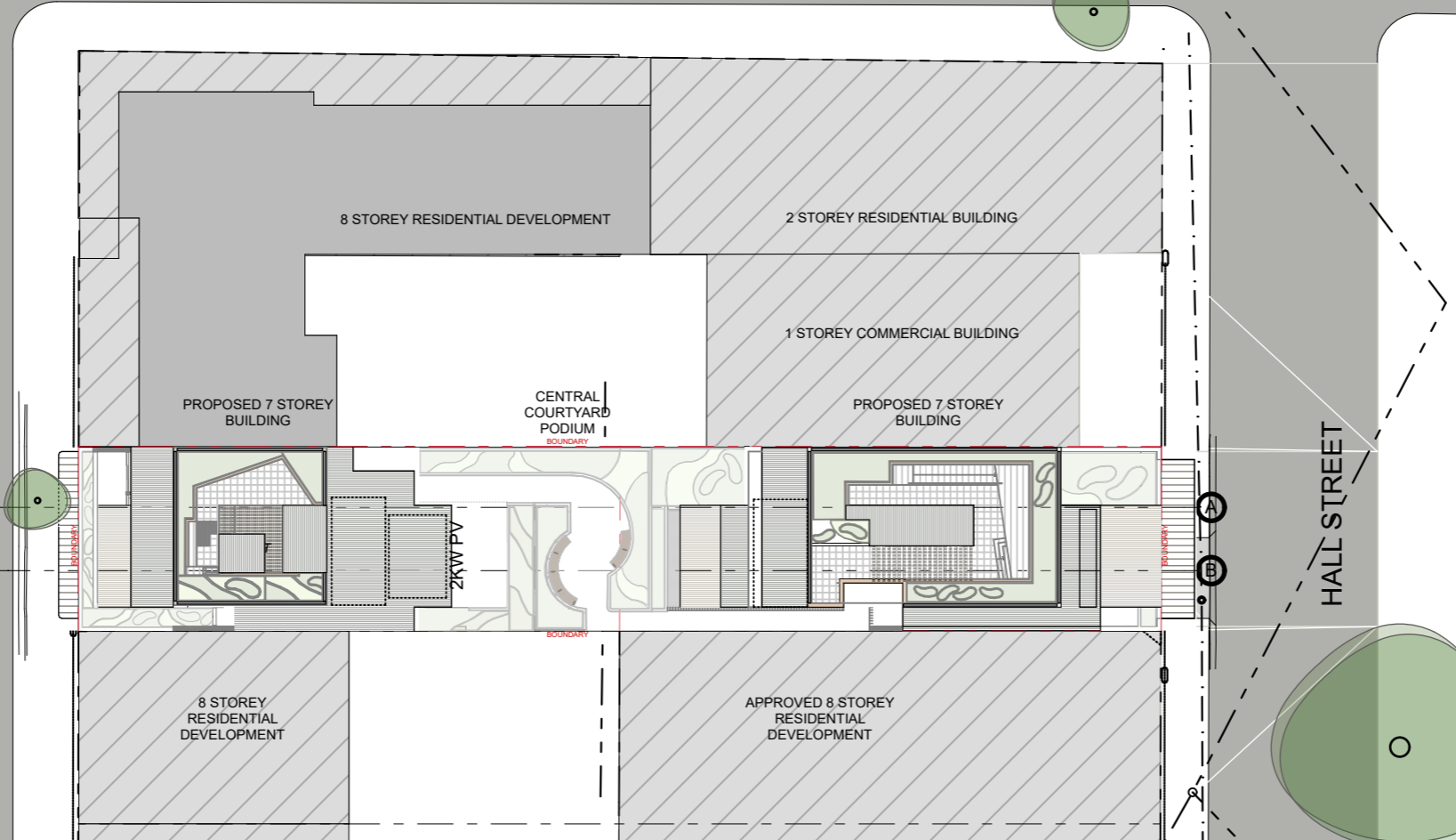




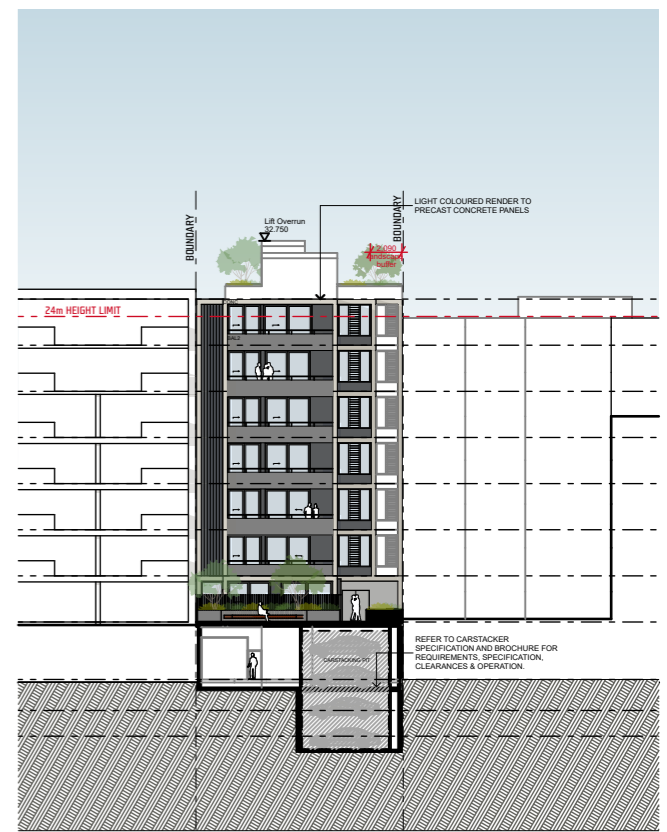
PARRY STREET

(A)

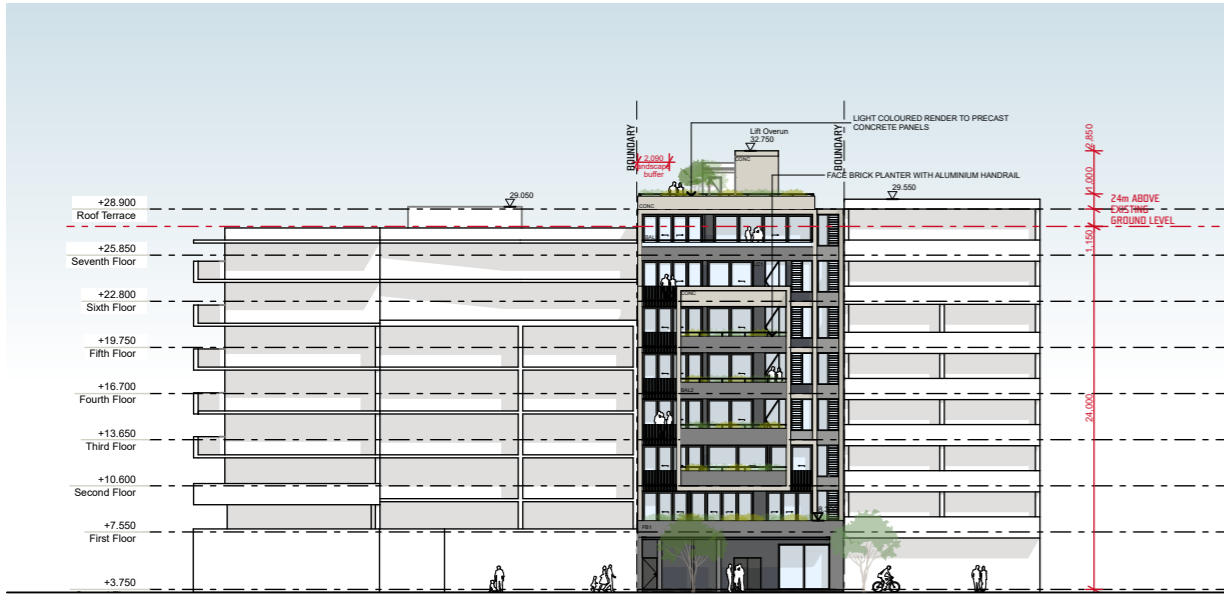
(B)



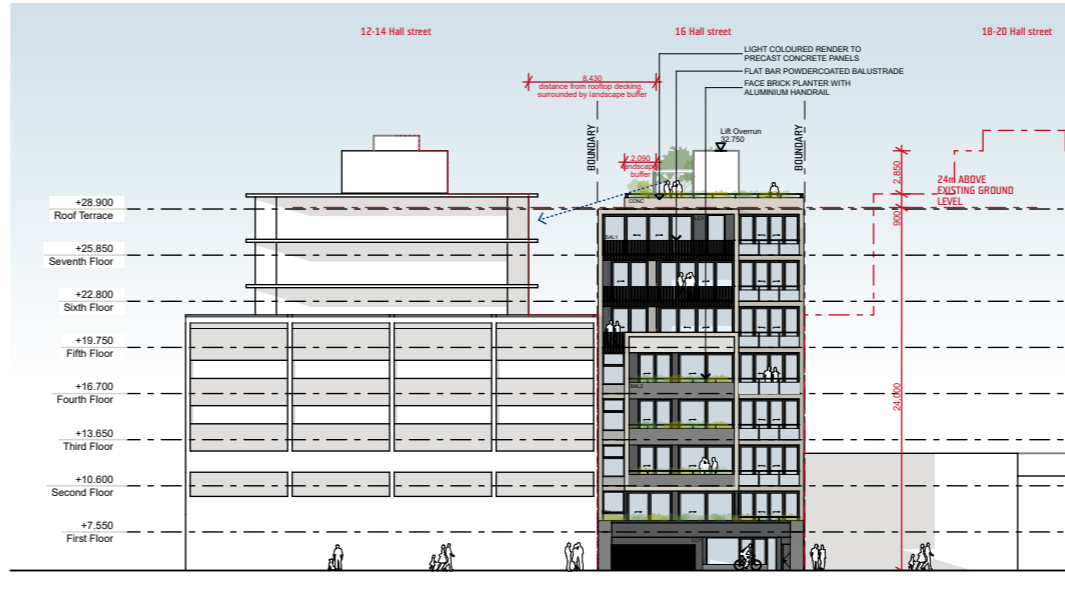
HALL STREET



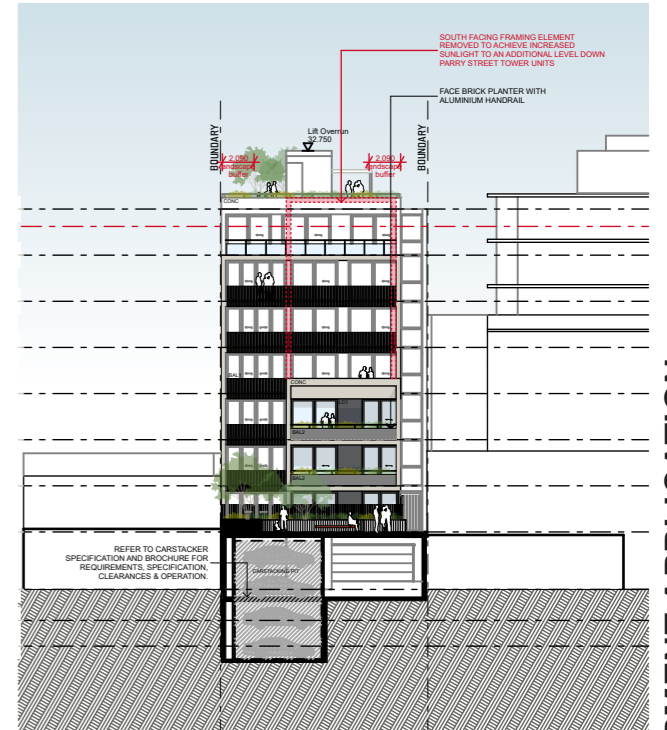
North Elevation - Internal
SCALE 1:500 @ A3



South Elevation - Parry Street
SCALE 1:500 @ A3



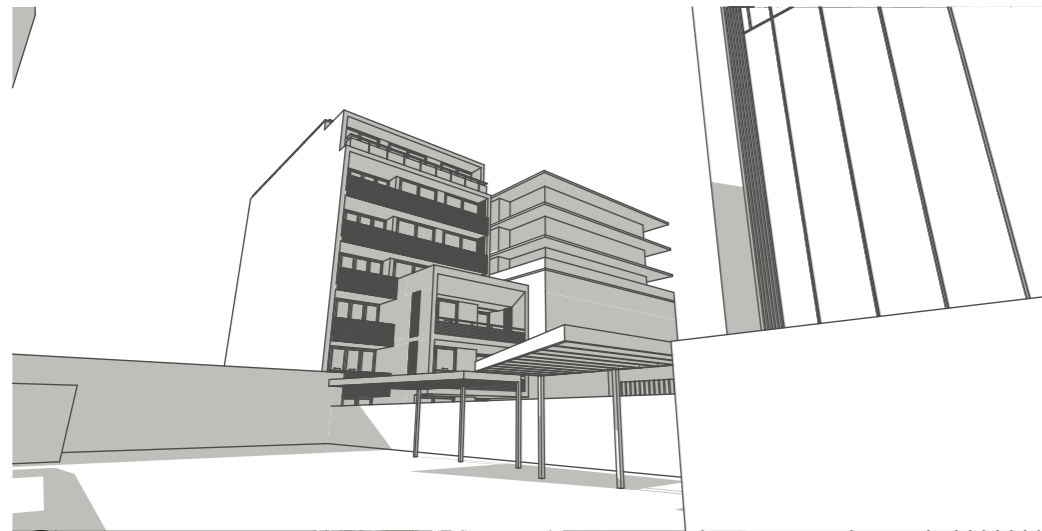
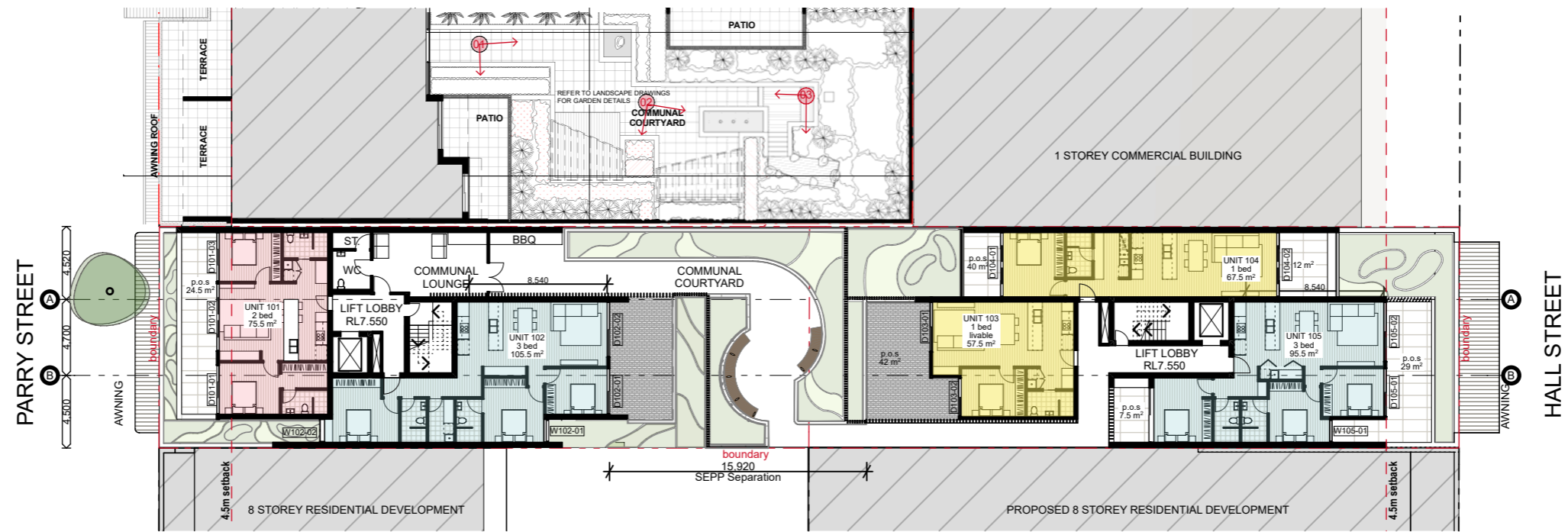
North Elevation - Hall Street
SCALE 1:500 @ A3



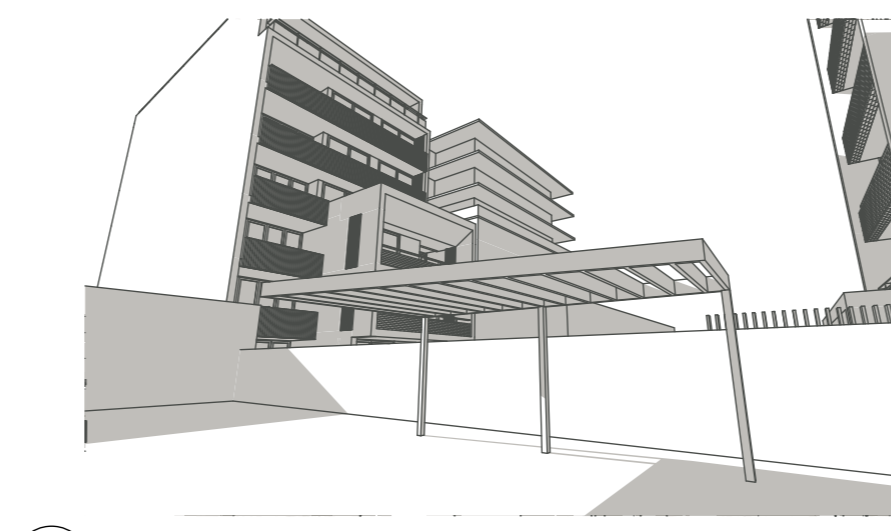
South Elevation - Internal
SCALE 1:500 @ A3

DEVELOPMENT APPLICATION

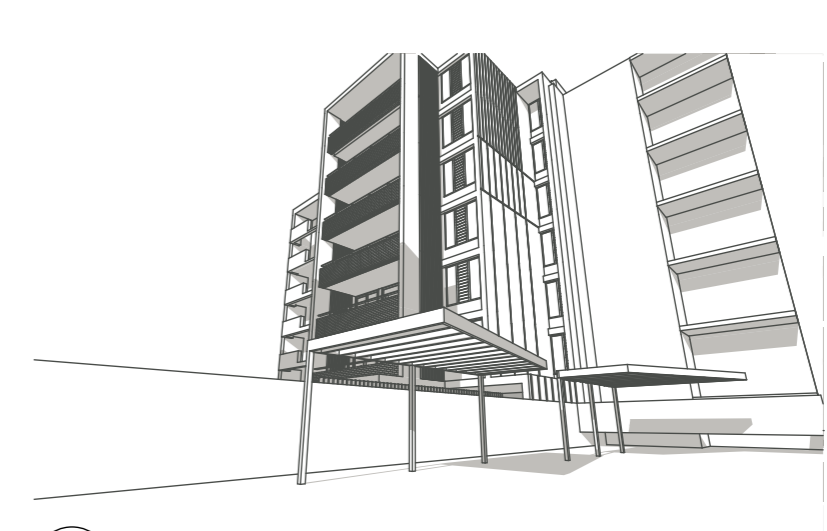




01 View 01 from Parry Grande courtyard
SCALE 1:500 @ A3



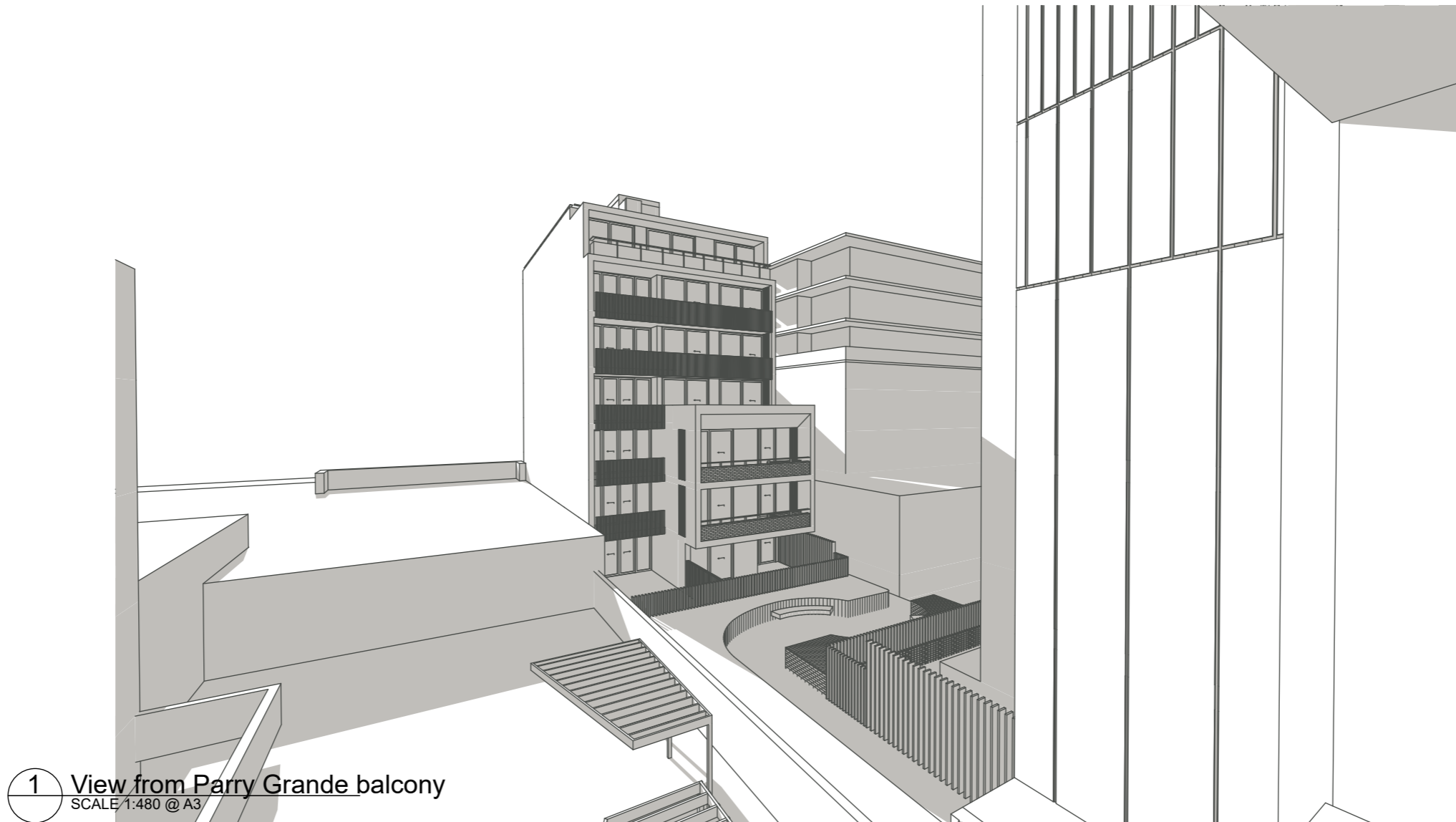
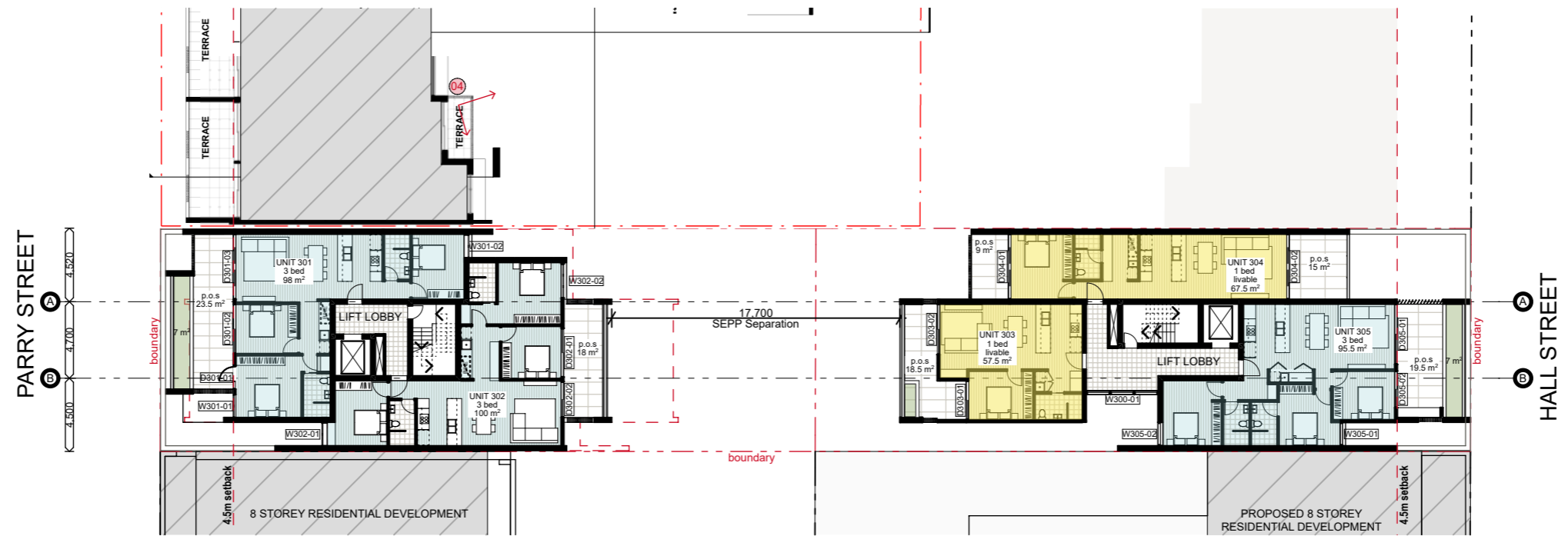
1 View 02 from Parry Grande courtyard
SCALE 1:800 @ A3



1 View 03 from Parry Grande courtyard
SCALE 1:800 @ A3

DEVELOPMENT APPLICATION





1 View from Parry Grande balcony
SCALE 1:480 @ A3

DEVELOPMENT APPLICATION



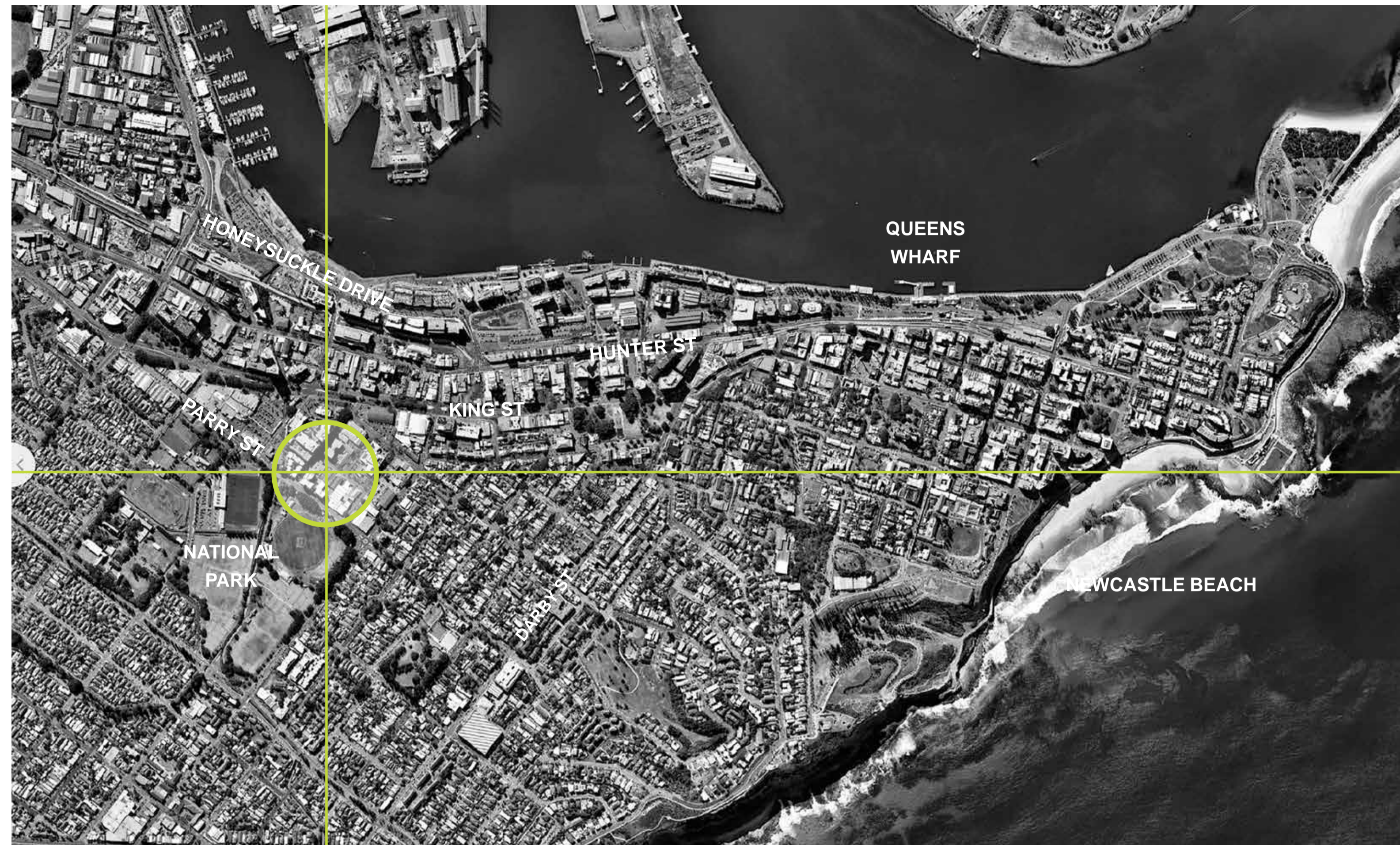


DEVELOPMENT APPLICATION

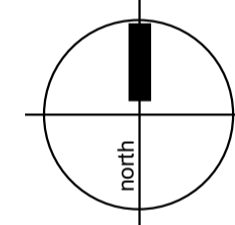


FIVE ELEMENTS RESIDENTIAL DEVELOPMENT

December 2019



LOCATION MAP



Drawing Schedule

Name	Drawing Number	Revision
Cover Sheet	L000	D
Overall Landscape Plan	L101	C
Level 1 Detail Landscape Plan	L102	B
Rooftop Detail Landscape Plan	L103	C
Indicative Plant Schedule	L301	B

Statutory & Regulatory Guidelines

The City of Newcastle
 -Newcastle Street Tree Masterplan 2011
 -Newcastle City Council DCP 2012:
 7.02 Landscape, Open Space and Visual Amenity
 -NSW Apartment Design Guide: 4O - Landscape Design & 4P - Planting on Structures
 -Newcastle City Council Technical Manual Landscape 2015
 -Newcastle City Council Street Tree Selection Manual 2016

Site Calculations

Item	Area	Percentage
Total Site	1100m ²	
Ground Floor	0m ²	
First Floor	216m ²	
Second Floor	14m ²	
Third Floor	17m ²	
Fourth Floor	14m ²	
Fifth Floor	7m ²	
Sixth Floor	0m ²	
Seventh Floor	0m ²	
Rooftop	112m ²	
Total Soft Landscaping	380m ²	34.5%

Site Description:

The subject site is located at Lots 121 & 126 (DP978906) and the street address is 120 Parry St - 16 Hall St, Newcastle West NSW.

Currently the site is occupied by a single storey commercial building and is flanked by a recent 8 storey development and a proposed development of a similar scale. The existing building at 120 Parry Street and 16 Hall Street will be demolished as part of this development.

There are currently large expanses of hard paved areas at the front and rear of the premises and there is a single street tree on Parry Street that is to be retained.

Local Context/Character:

The existing street character is a mix of commercial/light industrial buildings and single storey terrace cottages. In the near vicinity there are multiple developments recently completed and under construction.

Parry Street has existing street tree plantings and the site sits opposite multiple sportsgrounds and park facilities which lends the immediate vicinity a leafy, green character. Adjacent commercial and industrial sites juxtapose this, there are some small turf verges however predominantly hardscaped footpaths and off street carparking.

The only apparent infrastructure associated with the subject site are overhead powerlines located on both Parry and Hall Streets. The subject site is located in close proximity to the Newcastle West market town (located on Steel Street), Newcastle High School and National Park Sportsground.

Proposed Development:

The proposed development will include a seven level, 30 apartment residential flat building with two rooftop terrace courtyards. There is a ground level carpark and the driveway entry to this car park is located to the north-east of the site on Hall Street.

There are both private open space and common open space areas associated with this development and are as follows:

Private Open Space:

Private open space terrace and courtyard areas have been provided for each of the units on site and are in accordance with the minimum area requirements with Council's DCP & NSW Planning & Environment; Apartment Design Guide.

The landscape intent for these private open space terrace areas will include the following:

- Private terrace or courtyard areas for each of the apartments that can be used for outdoor entertaining,
- Suitable screening between courtyard areas of each unit for privacy,
- Landscape buffer zone between the private open space terrace areas and any common open space areas for privacy
- Raised Garden Beds/Planters for individual private terrace areas and for residents to take ownership of their own garden bed (optional). Raised garden beds to provide a physical separation between private open space terrace areas and common open space terrace areas.

The private open space areas for the apartment/unit complexes will include raised planters on structure. All raised planters to include minimum suitable soil media in relation to trees, shrubs & groundcovers to promote optimum plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

Common Open Space Areas:

The common open space areas of this development will be located on the first floor podium level (above basement car parks) and the Hall Street rooftop terrace for communal use by all residents of this residential flat building development.

The landscape intent for the common space terrace areas will include the following:

- Shade/amenity tree planting in deep soil zones (where practical)
- Passive recreation areas such as break-out spaces, small paved courtyards for activities such as meditation, functions and communal barbecues etc.
- External structures & furniture elements that include fixed pergola structures and bench seats

- Common open space areas to be located in areas that provide suitable solar access
- Raised garden beds and/or buffer planting to provide a physical separation between private open space terrace areas and common open space terrace areas.

Common open space areas to include raised planters on structure. All raised planters to include minimum suitable soil media in relation to trees, shrubs & groundcovers to promote optimum plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

Planting Design Strategy:

The planting design strategy for this residential flat building development to include the following:

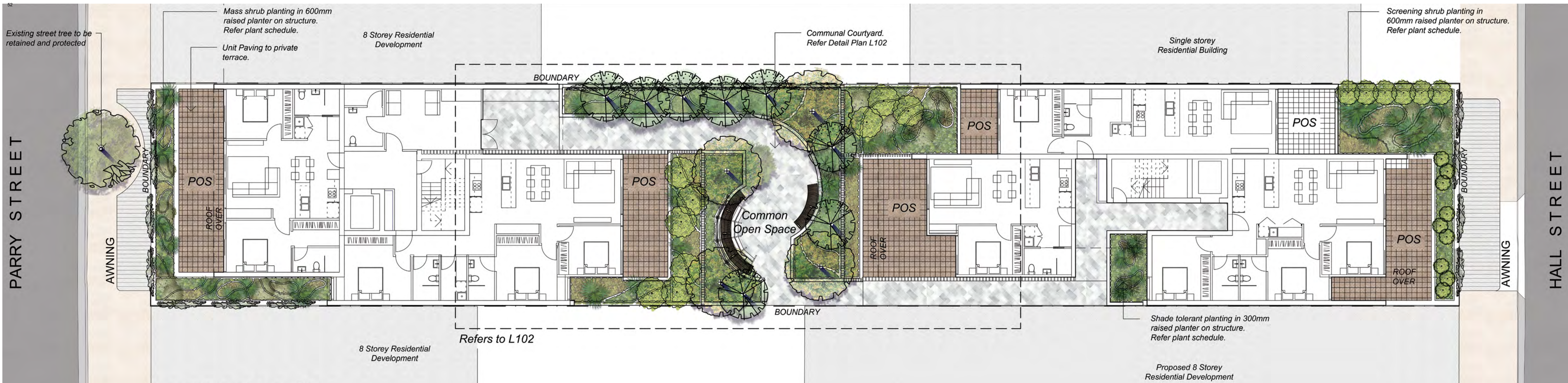
- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- Deciduous tree planting to allow for solar access & seasonal change
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form
- Implementation of some indigenous species to encourage canopy corridor links and bio-diversity
- As small courtyard areas are not adequate or accessible for a mower, low spreading groundcovers are to be planted as a substitute for turf and to reduce ongoing landscape maintenance.

With the proposed landscape design for this development we would implement the following safety planting initiatives:

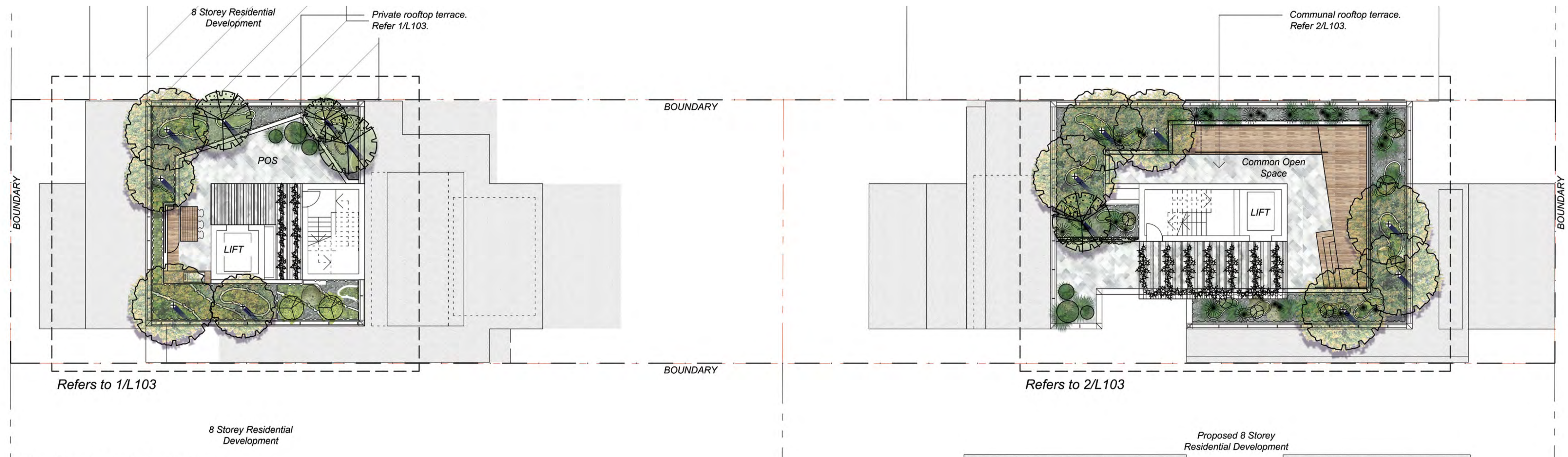
- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

All proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.


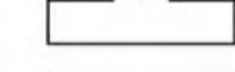
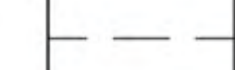


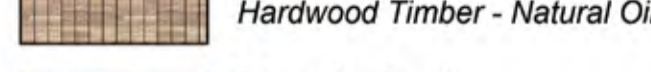

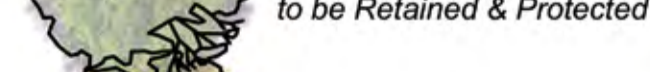


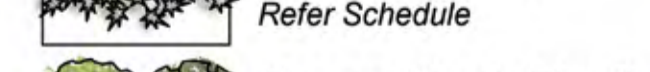
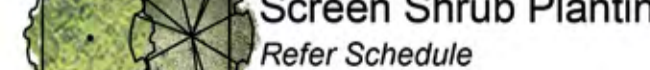
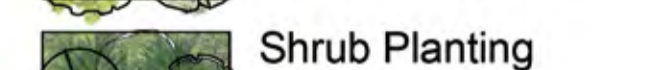

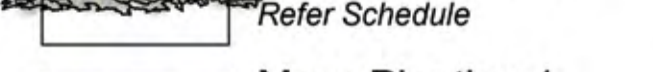
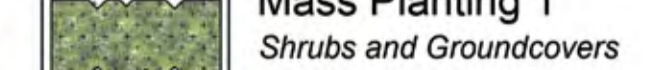
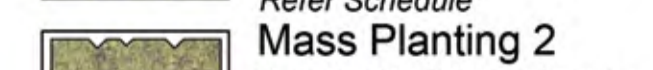


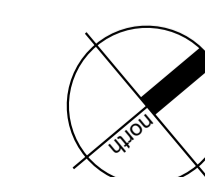
LEVEL 1 LANDSCAPE PLAN



ROOFTOP LANDSCAPE PLAN

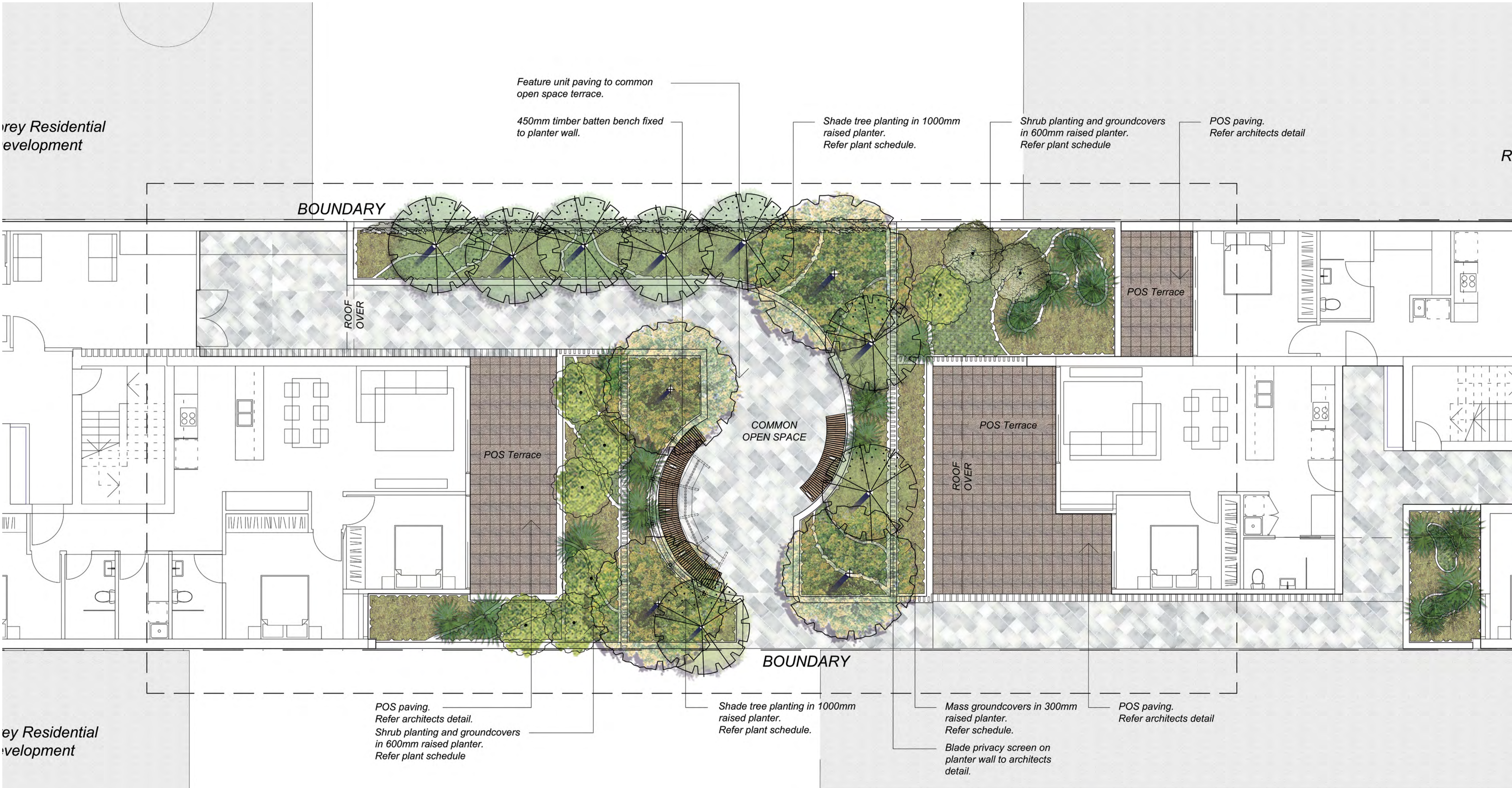
LEGEND

-  Lot Boundary Line
-  Roof Over
-  Paving Type 1
Private Terrace - to Architects Detail
-  Paving Type 2
Communal Terrace - Unit Paver
-  Timber Deck
Hardwood Timber - Natural Oil
-  Bench Seat
Timber Batten on Steel Frame
-  Existing Tree
to be Retained & Protected
-  Shade Canopy Tree
Refer Schedule
-  Small Feature Tree
Refer Schedule
-  Climbing Plants
Refer Schedule
-  Screen Shrub Planting
Refer Schedule
-  Shrub Planting
Refer Schedule
-  Accent Shrub Planting
Refer Schedule
-  Cascading Plants
Refer Schedule
-  Mass Planting 1
Shrubs and Groundcovers
Refer Schedule
-  Mass Planting 2
Grasses and Groundcovers
Refer Schedule
-  Ballast Rock Mulch
Refer Schedule



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Feature unit paving to common open space terrace.
450mm timber batten bench fixed to planter wall.

Shade tree planting in 1000mm raised planter. Refer plant schedule.

Shrub planting and groundcovers in 600mm raised planter. Refer plant schedule

POS paving. Refer architects detail

POS paving. Refer architects detail.
Shrub planting and groundcovers in 600mm raised planter. Refer plant schedule

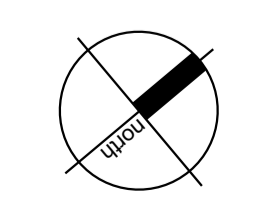
Shade tree planting in 1000mm raised planter. Refer plant schedule.

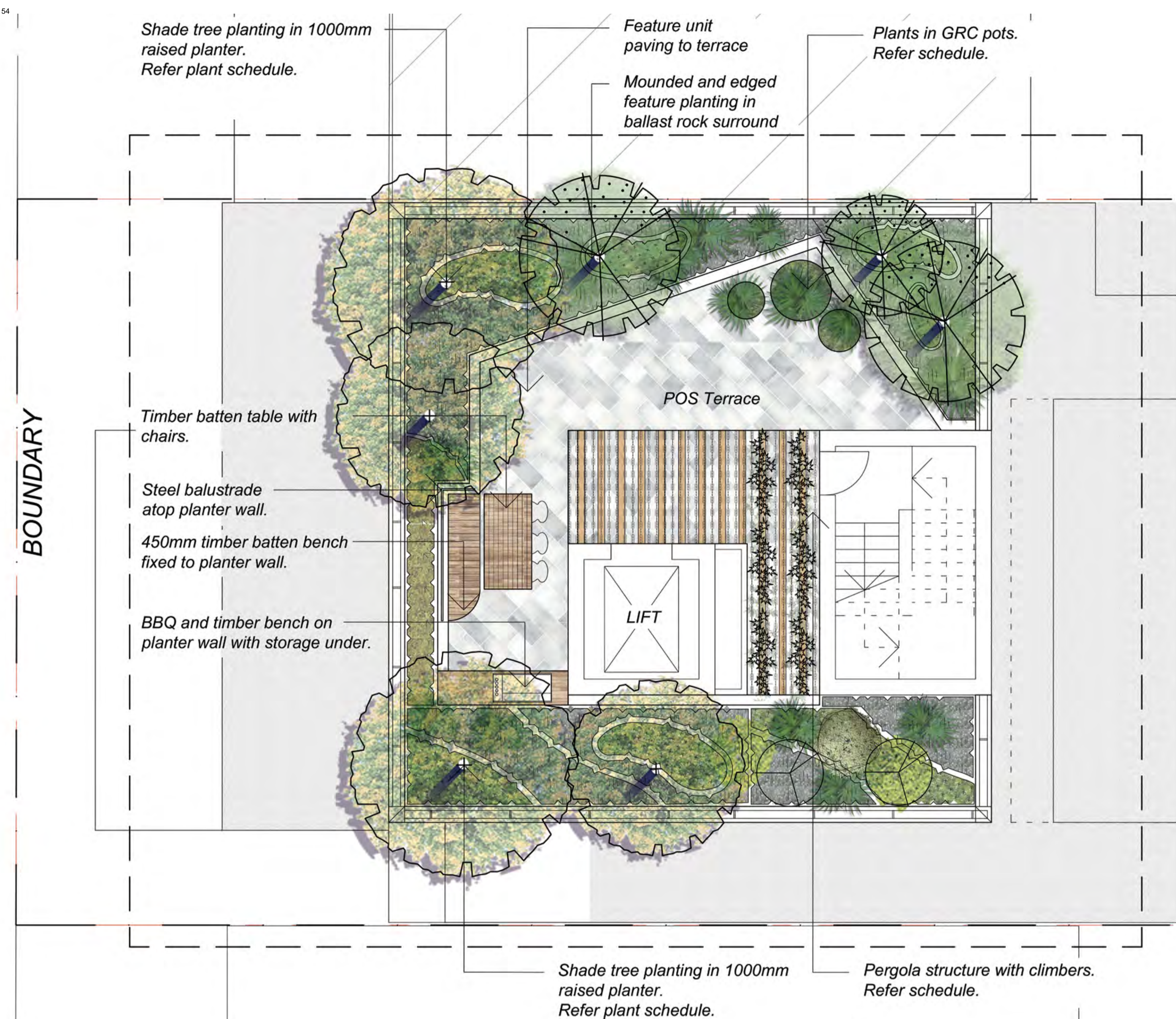
Mass groundcovers in 300mm raised planter. Refer schedule.
Blade privacy screen on planter wall to architects detail.

POS paving. Refer architects detail

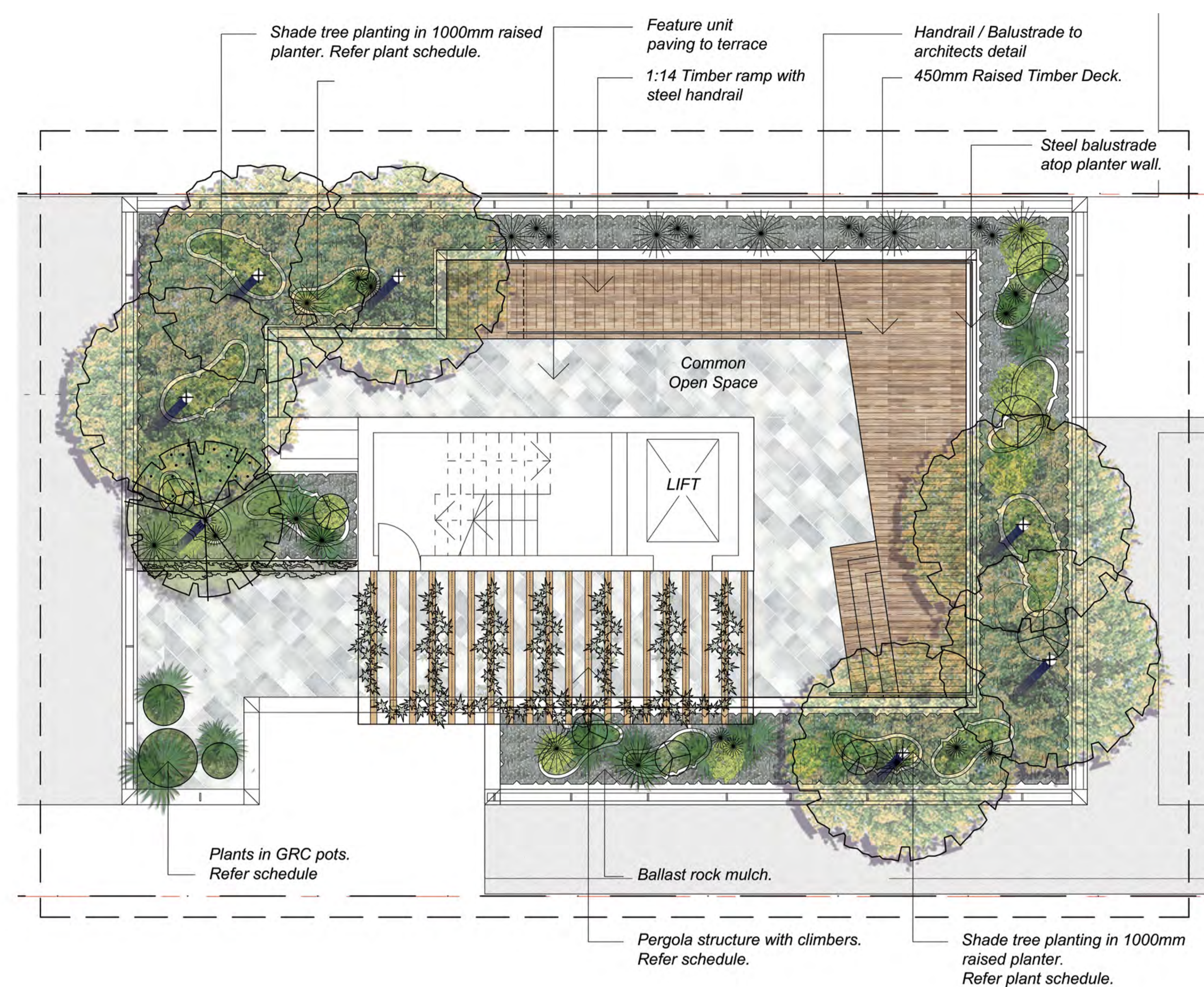
LEGEND

- Lot Boundary Line
- Extent of Level Below
- Paving Type 1
Private Terrace - Brick Herringbone
- Paving Type 2
Communal Terrace - Unit Paver
- Timber Deck
Hardwood Timber - Natural Oil
- Bench Seat
Timber Batten on Steel Frame
- Existing Tree
to be Retained & Protected
- Shade Canopy Tree
Refer Schedule
- Small Feature Tree
Refer Schedule
- Climbing Plants
Refer Schedule
- Screen Shrub Planting
Refer Schedule
- Shrub Planting
Refer Schedule
- Accent Shrub Planting
Refer Schedule
- Cascading Plants
Refer Schedule
- Mass Planting 1
Shrubs and Groundcovers
Refer Schedule
- Mass Planting 2
Grasses and Groundcovers
Refer Schedule
- Ballast Rock Mulch
Refer Schedule

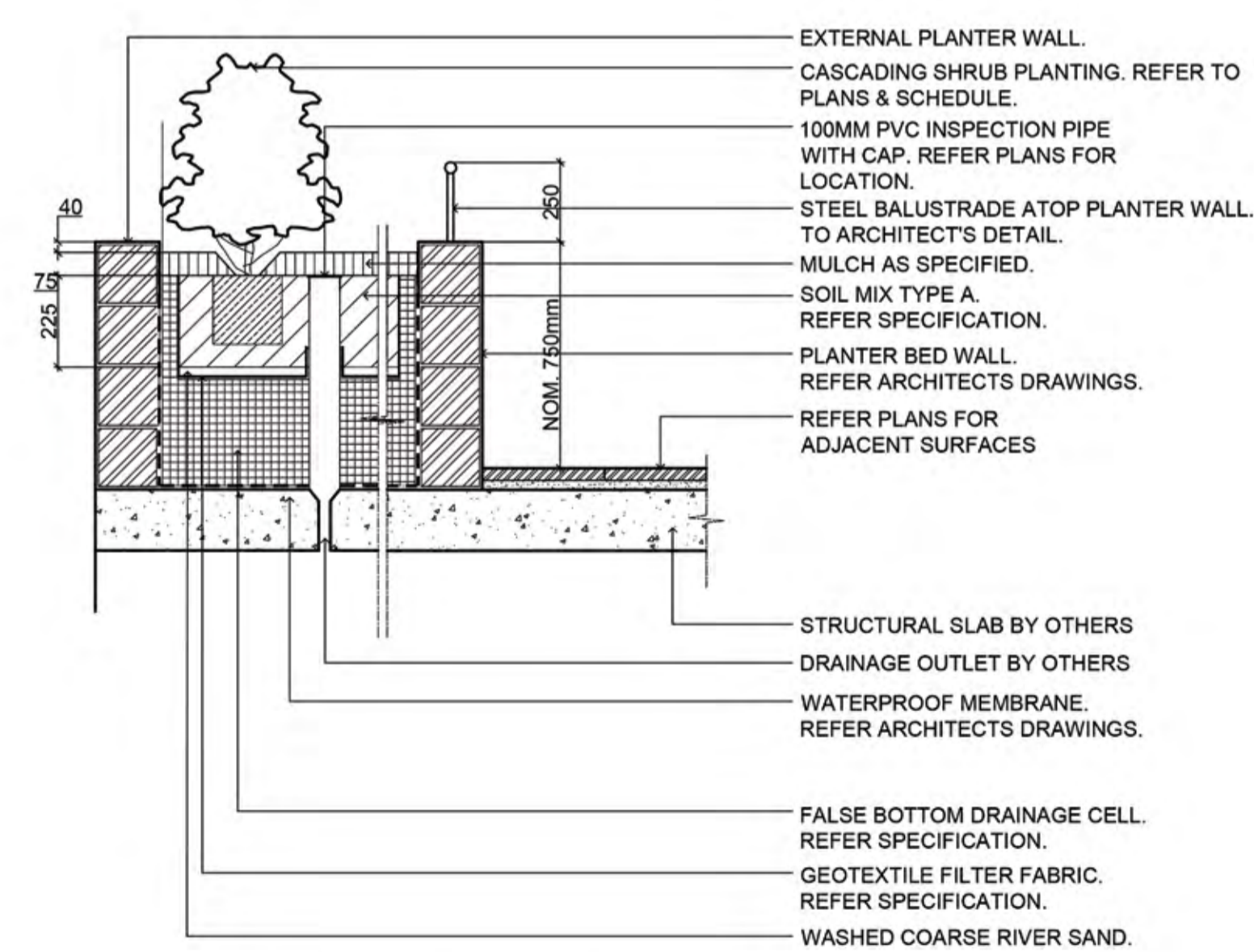




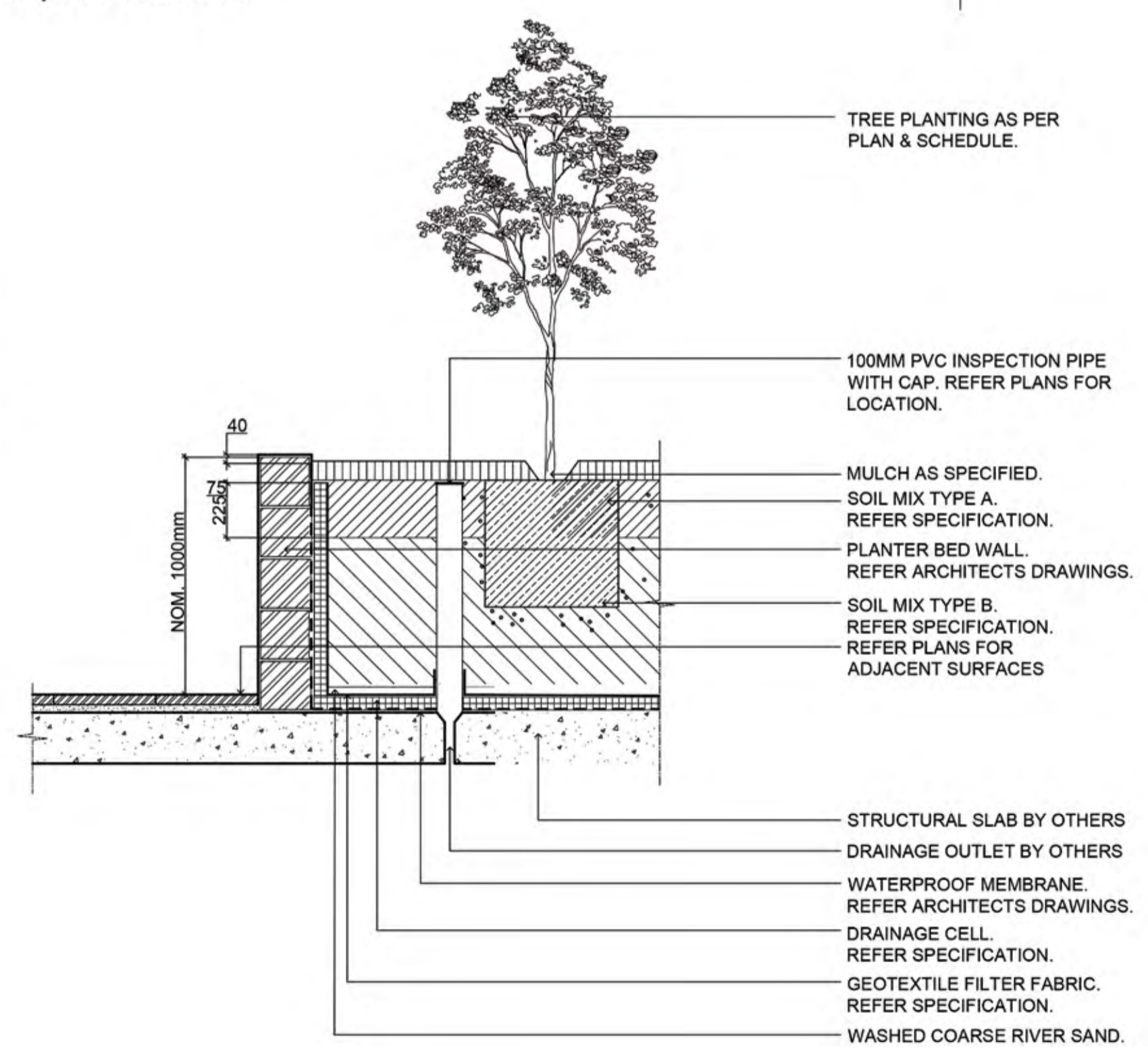
1. PRIVATE ROOFTOP TERRACE



2. COMMUNAL ROOFTOP TERRACE



3. TYP. BALCONY PLANTER BED ON SUSPENDED SLAB - LEVELS 2 - 5
SCALE 1:20



4. TYP. TREE PLANTING IN RAISED PLANTER BED ON SUSPENDED SLAB
SCALE 1:20

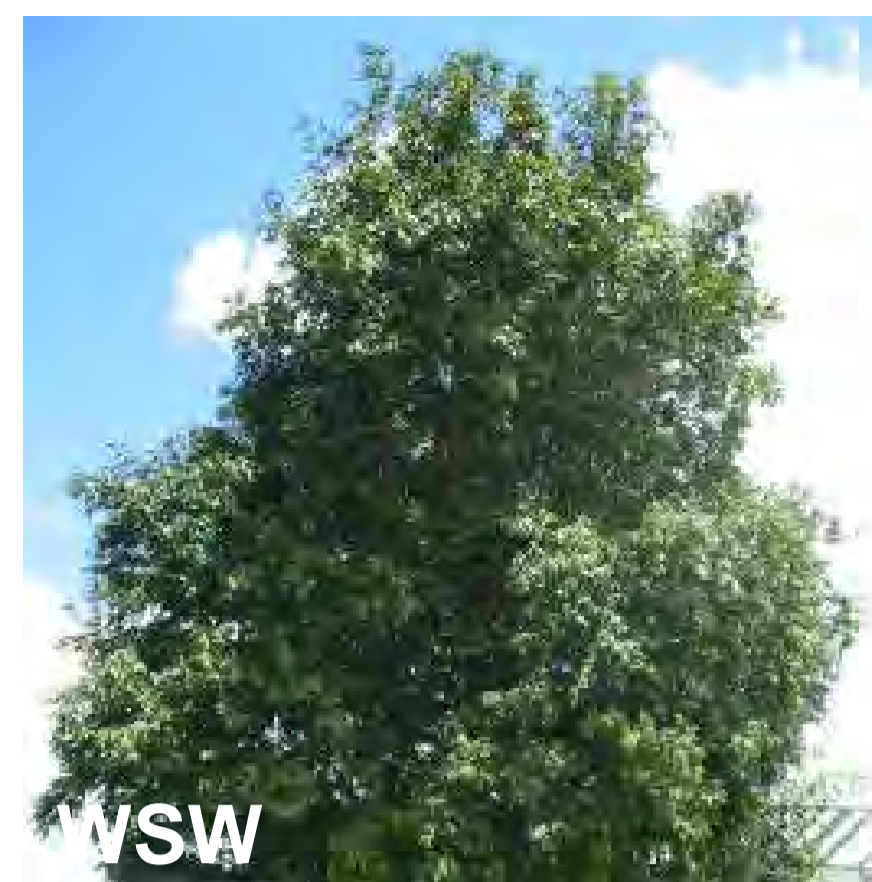
LEGEND

- Lot Boundary Line
- Roof Over
- Paving Type 1
Private Terrace - to Architects Detail
- Paving Type 2
Communal Terrace - Unit Paver
- Timber Deck
Hardwood Timber - Natural Oil
- Bench Seat
Timber Batten on Steel Frame
- Existing Tree
to be Retained & Protected
- Shade Canopy Tree
Refer Schedule
- Small Feature Tree
Refer Schedule
- Climbing Plants
Refer Schedule
- Screen Shrub Planting
Refer Schedule
- Shrub Planting
Refer Schedule
- Accent Shrub Planting
Refer Schedule
- Cascading Plants
Refer Schedule
- Mass Planting 1
Shrubs and Groundcovers
Refer Schedule
- Mass Planting 2
Grasses and Groundcovers
Refer Schedule
- Ballast Rock Mulch
Refer Schedule

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Shade Amenity Trees						
Bin	<i>Banksia integrifolia</i>	Coast Banksia	10-15	5-7	75L	Stakes and ties
WSW	<i>Waterhousea 'Sweeper'</i>	Weeping Lilly Pilly	10	7	75L	Stakes and ties
Small Feature Trees						
Ast	<i>Acacia stenophylla</i>	Shoe String Acacia	6	4	45L	Stakes and ties
COS	<i>Corymbia ficifolia 'Orange Splendour'</i>	Dwarf Flowering Gum	6	4-6	45L	Stakes and ties
ESP	<i>Eucalyptus caesia 'Silver Princess'</i>	Silver Princess	6	3	45L	Stakes and ties
TLU	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	75L	Stakes and ties
Tall Screen Shrubs > 1.5m						
Bro	<i>Banksia robur</i>	Swamp Banksia	2	2	300mm	
BIR	<i>Breynea cernua 'Ironstone Range'</i>	Coffee Bush	2	1.5	300mm	
GHR	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm	
LSR	<i>Leucospermum cordifolium 'Scarlet Ribbon'</i>	Scarlet Ribbon	2	1.5	300mm	
SPI	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
Accent Shrubs						
Afl	<i>Anigozanthos flavidus</i>	Kangaroo Paw	2	1.5	200mm	
BBC	<i>Banksia Birthday Candles</i>	Banksia Birthday Candles	1	1.5	200mm	
GLL	<i>Grevillea 'Loopy Lou'</i>	Grevillea	1	0.7	200mm	
WZE	<i>Westringia fruticosa 'Zena'</i>	Westringia 'Zena'	1.2	1.2	200mm	
Xre	<i>Xanthorrhoea resinosa</i>	Grass Tree	0.8	1	300mm	
Mass Planting 1 - Shrubs and Groundcovers						
Ccn	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
DLJ	<i>Dianella caerulea 'Little Jess'</i>	Little Jess Flax Lily	0.4	0.4	140mm	
Dre	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	100mm	
Epa	<i>Echinacea pallida</i>	Pale Purple Coneflower	0.7	0.5	140mm	
LIS	<i>Liriope muscari 'Isabella'</i>	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
NGR	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
Sby	<i>Stachys byzantina</i>	Lambs Ears	0.5	0.5	140mm	
Wmu	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	
Mass Planting 2 - Grasses and Groundcovers						
CFC	<i>Carex albula 'Frosted Curly'</i>	New Zealand Hair Sedge	0.6	0.6	140mm	
CDF	<i>Chrysocephalum apiculatum 'Desert Flame'</i>	Yellow Buttons	0.5	0.3	140mm	
Fgl	<i>Festuca glauca</i>	Blue Fescue Grass	0.5	0.5	140mm	
LWI	<i>Lomandra confertifolia 'Wingarra'</i>	Lomandra Wingarra	0.4	0.6	140mm	
MYA	<i>Myoporum parvifolium 'Yareena'</i>	Yareena Creeping Boobialla	0.1	1	140mm	
Pgl	<i>Pycnosorus globosus</i>	Billy Buttons	0.5	0.5	140mm	
Sch	<i>Santolina chamaecyparissus</i>	Lavender Cotton	0.6	0.3	200mm	
Vhe	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
GRC Pot and Rooftop Planting Mix						
Afl	<i>Anigozanthos flavidus</i>	Kangaroo Paw	2	1.5	200mm	
Ewu	<i>Euphorbia characias subsp. wulfenii</i>	Mediterranean Spurge	1.5	2	200mm	
Esu	<i>Eremophila subfloccosa</i>	Felted Emu Bush	1	1	200mm	
Pla	<i>Poa labillardieri</i>	Coast Tussock Grass	0.6	0.6	140mm	
Rpr	<i>Rosmarinus officinalis prostrate</i>	Prostrate Rosemary	0.3	1	140mm	
Req	<i>Russelia equisetiformis</i>	Red Fountain Plant	1.5	2	200mm	
Sse	<i>Senecio serpens</i>	Blue Chalksticks	0.25	0.6	140mm	
Shade Tolerant Planting						
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
Bnu	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
Mco	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
PXA	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
Ptr	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
Cascading Plants and Climbers						
AGL	<i>Acacia cardiophylla 'Gold Lace'</i>	Gold Lace Wattle	0.3	1	140mm	
CCI	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	0.3	1	140mm	
Can	<i>Cissus antartica</i>	Kangaroo Vine	6		140mm	
Hsc	<i>Hibbertia scandens</i>	Climbing Guinea Flower	10		140mm	
Rpr	<i>Rosmarinus officinalis prostrate</i>	Prostrate Rosemary	0.3	1	140mm	
Pja	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	



Bin



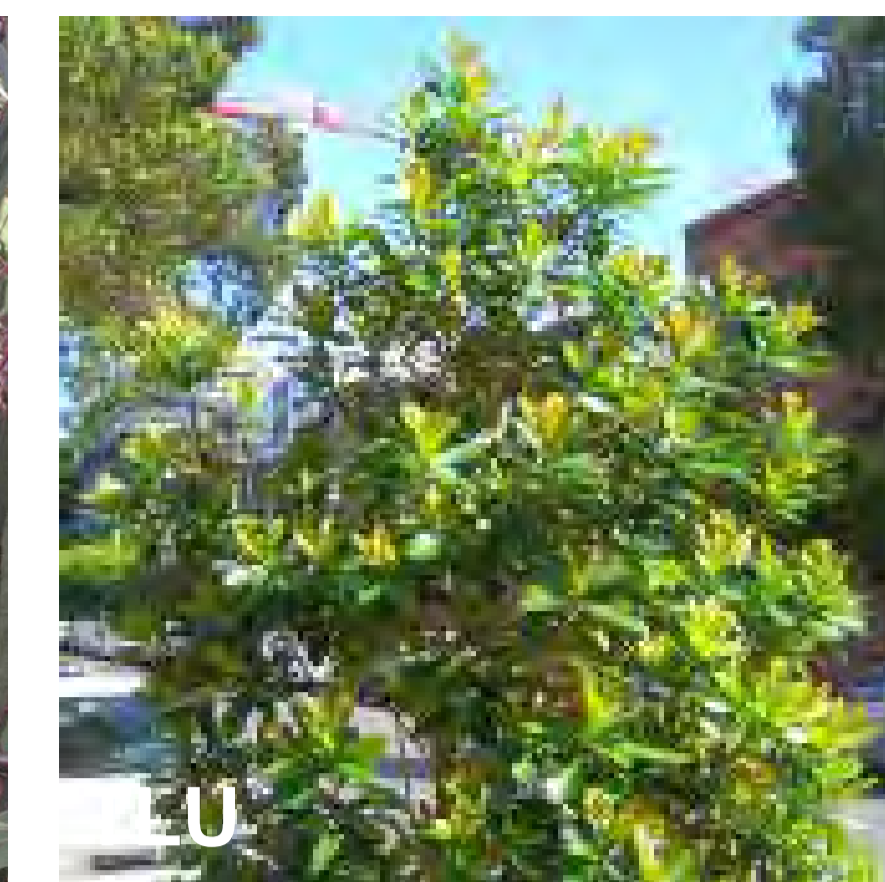
WSW



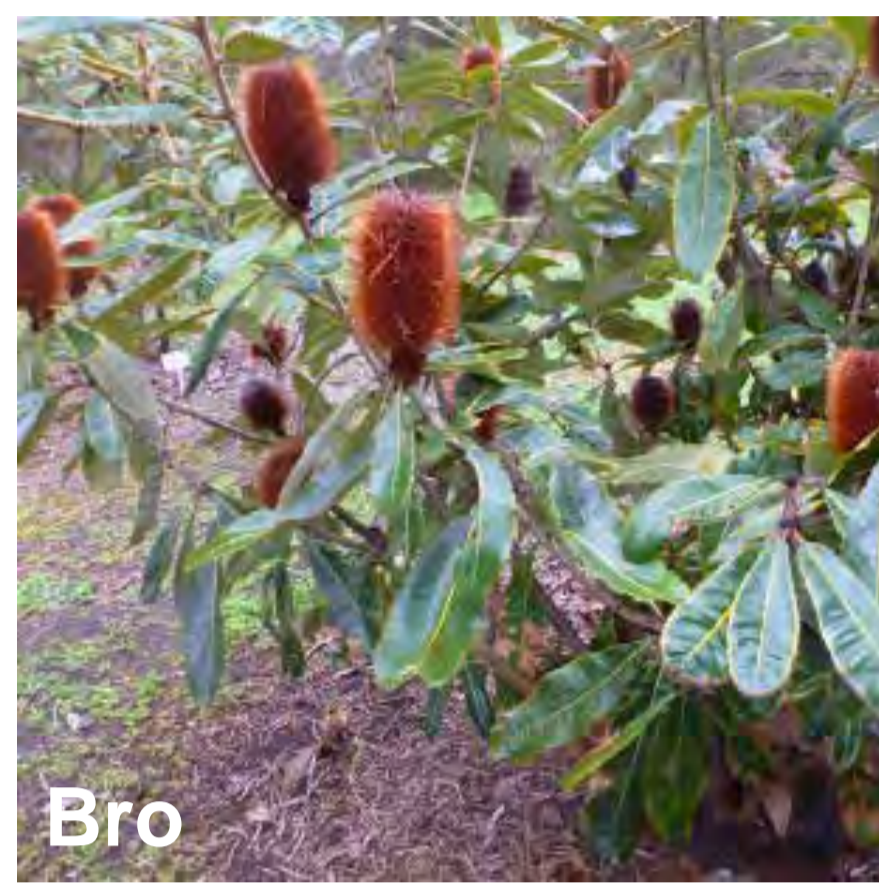
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ESp



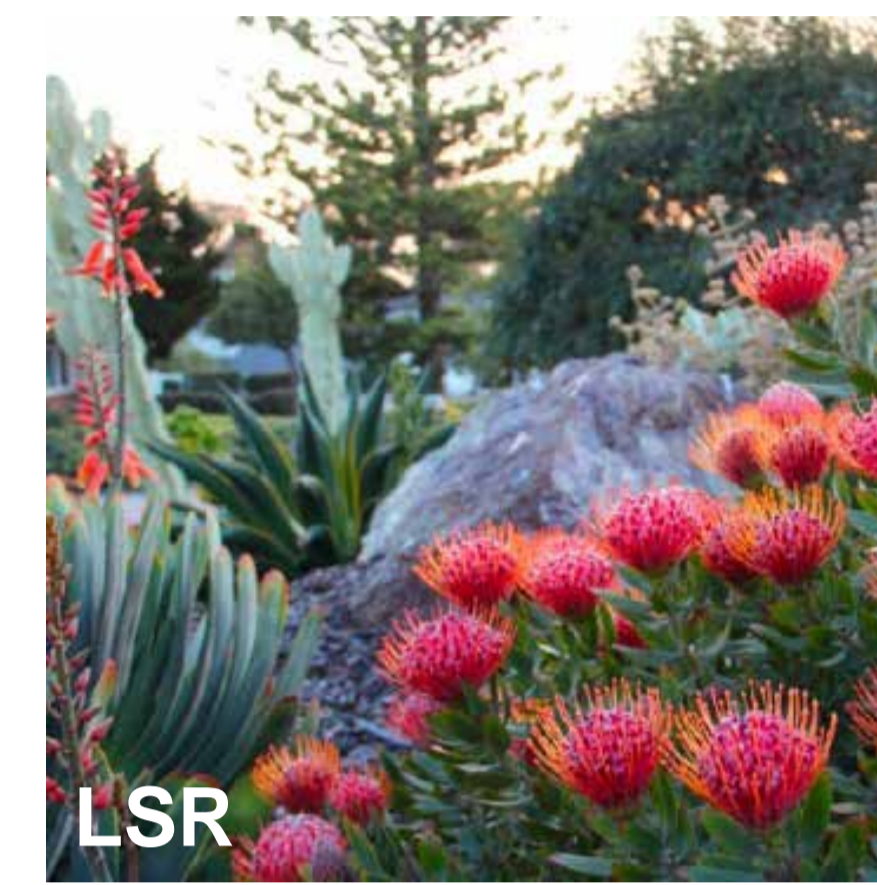
TLU



Bro



BIR



LSR



SPI



Afl



GLL



WZE



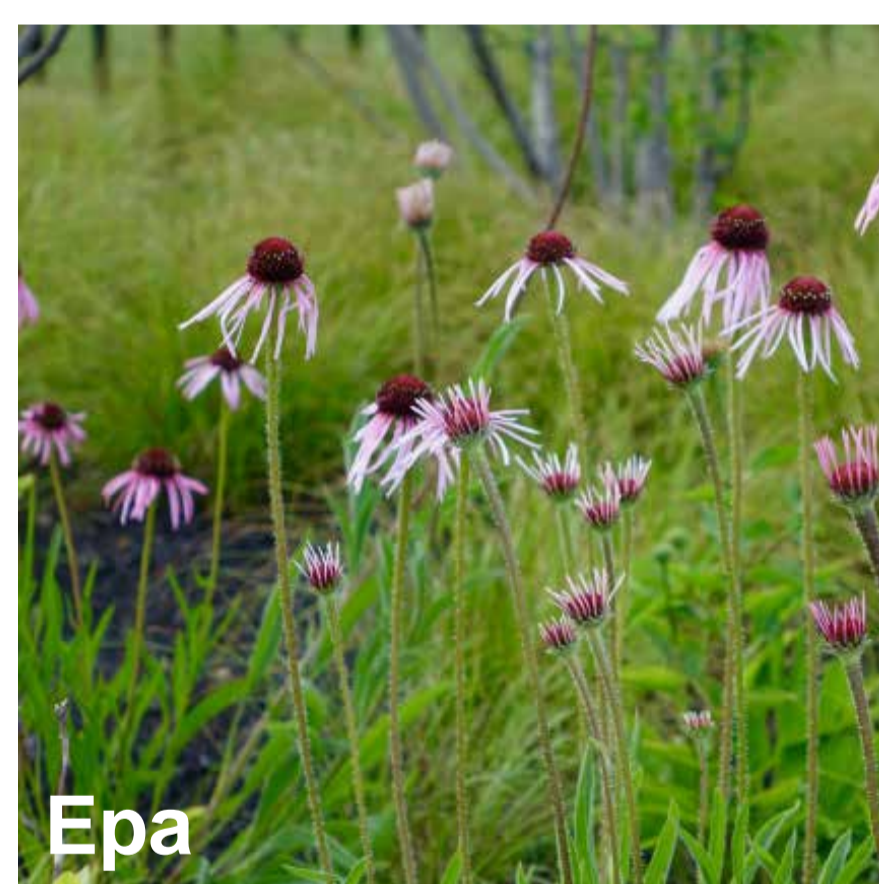
Xre



Ccn



Dre



Epa



Fgl



LIS



CFC



CDF



LWI



Req



Aau



PXA



Can

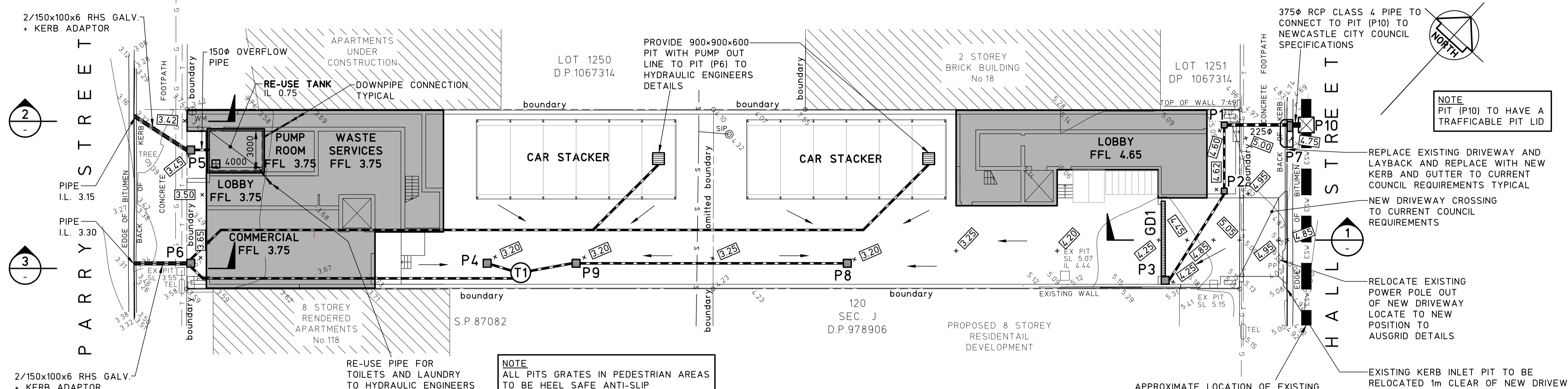


FIVE ELEMENTS RESIDENTIAL DEVELOPMENT
120 PARRY ST, NEWCASTLE WEST

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

DRAWING NAME
INDICATIVE PLANT SCHEDULE

CLIENT FIVE ELEMENTS GROUP REVISION B
PROJECT NO 19080 DATE 16.12.19
DRAWING NO L301
SCALE NA



FLOODING COMMENTARY
16 HALL STREET NEWCASTLE WEST
 NEWCASTLE CITY COUNCIL FLOOD CERTIFICATE INDICATES THAT THE PMF LEVEL IS 4.86m AHD. THE BOUNDARY THRESHOLD LEVELS FOR THE PROPOSED DEVELOPMENT HAVE BEEN SET TO BE ABOVE THIS LEVEL. MINIMUM BOUNDARY LEVELS IS 4.95m AHD.
120 PARRY STREET NEWCASTLE WEST
 NEWCASTLE CITY COUNCIL FLOOD CERTIFICATE INDICATES THAT THE SITE CAN BE FLOODED. THE CURRENT CIVIL LEVELS DO NOT PROPOSE ANY FILLING ABOVE THE 20% AREA ZONE

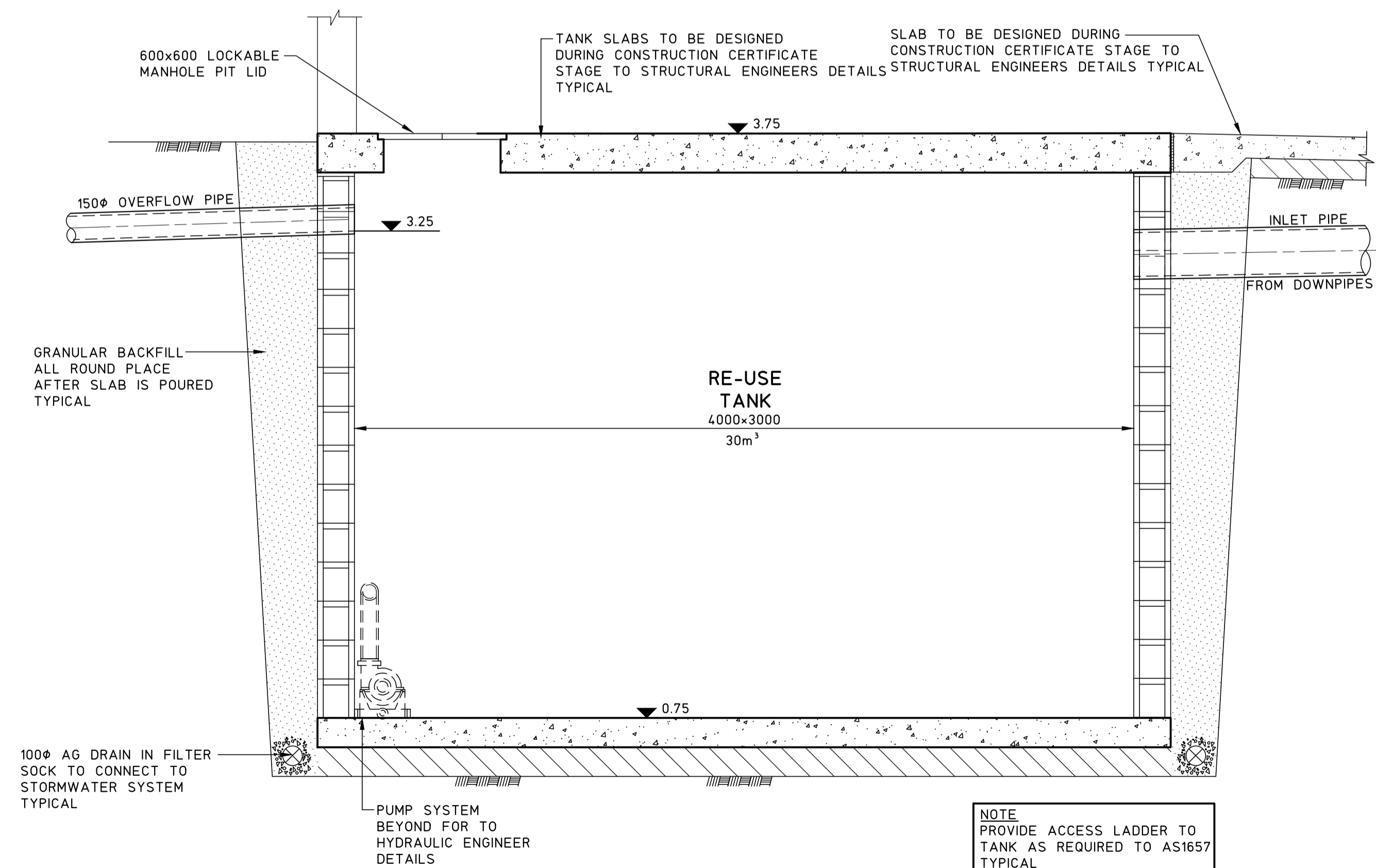
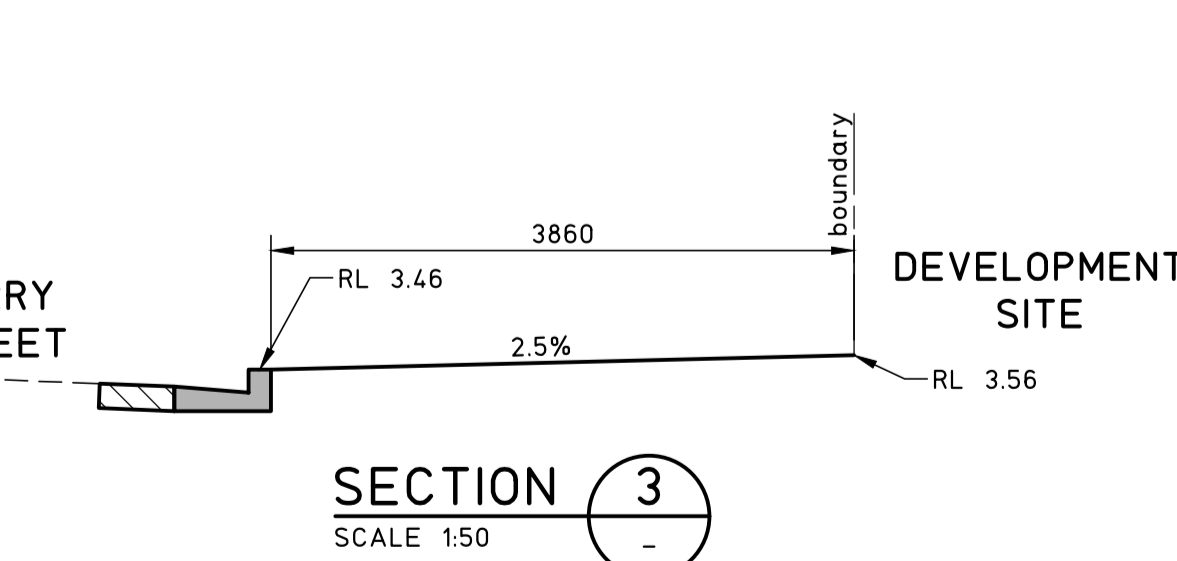
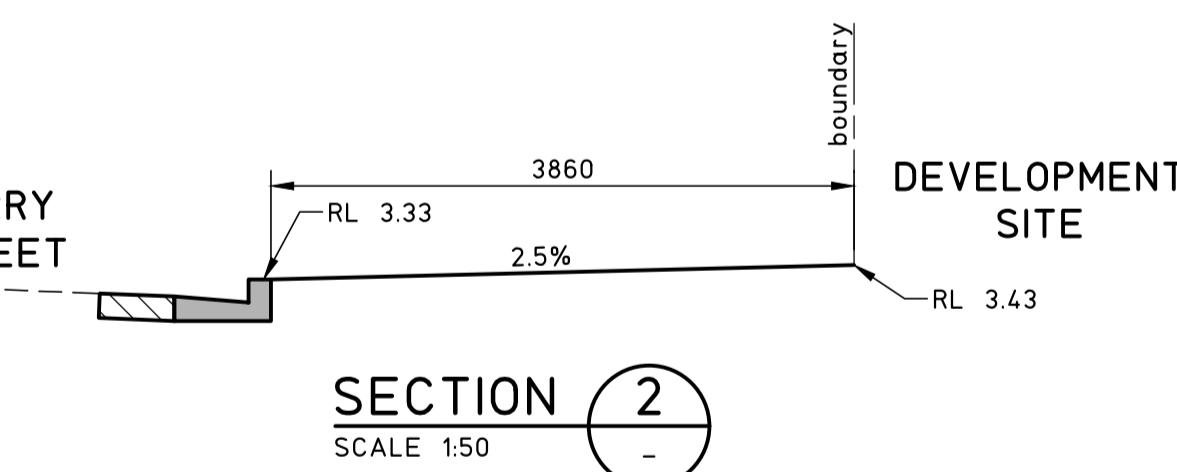
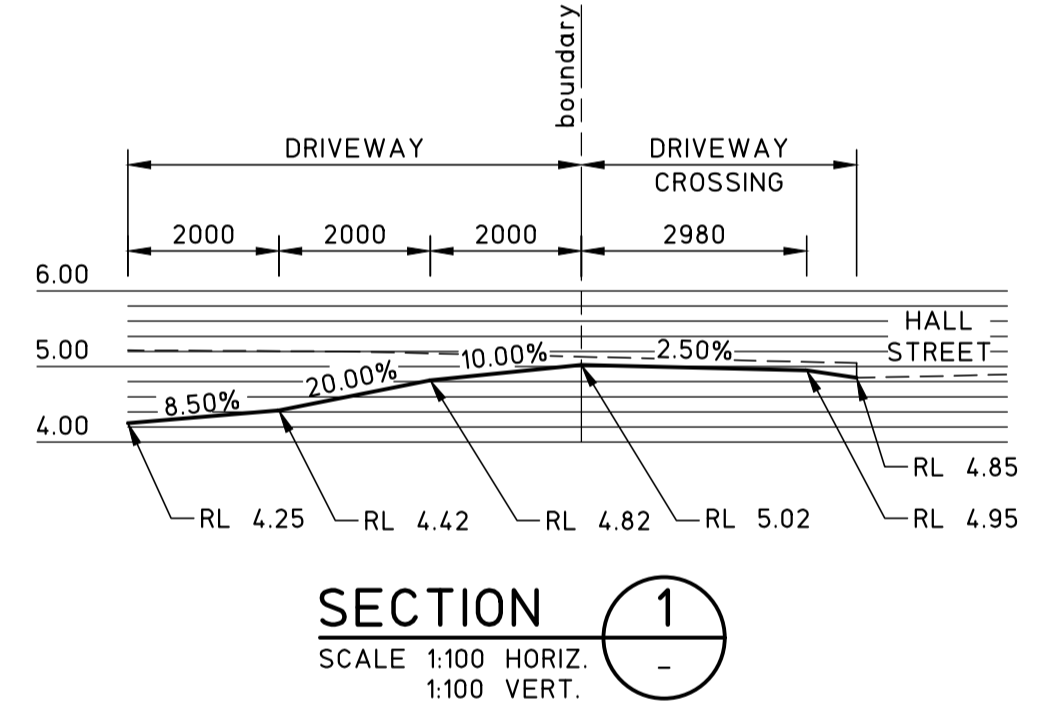
WATER MANAGEMENT CALCULATIONS
AREA CALCULATIONS
 TOTAL SITE AREA = 1200 m²
 TOTAL IMPERMEABLE AREA = 100%
SITE STORAGE REQUIREMENTS
 TOTAL STORAGE REQUIRED = 30 m³
 PROVIDE 30 m³ RE-USE TANK TO SERVICE TOILETS AND LAUNDRIES

STORMWATER PLAN

- SCALE 1:200
- STORMWATER NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH AS3500.3.
 2. ALL PIPES TO HAVE A 1% MINIMUM FALL UNLESS OTHERWISE SPECIFIED.
 3. ALL DOWNPIPES (DP) TO BE SPECIFIED BY ARCHITECT. FOR EXACT LOCATION OF DOWNPIPES, REFER TO ARCHITECTURAL DRAWINGS.
 4. ALL PIPES TO BE UPVC U.N.O.
 5. ALL UPVC PIPES TO BE SEWER GRADE AND TO AS1260.
 6. ALL REINFORCED CONCRETE PIPES (RCP) TO BE SPIGOT AND SOCKET TYPE WITH RUBBER RINGS CLASS 2 TO AS4058.
 7. PITS TO BE C10 REINFORCED PRE-CAST CONCRETE PITS OR EQUIVALENT PROPRIETARY PITS.
 8. ALL LIDS AND GRATES TO BE PROPRIETARY HEAVY DUTY IN AREAS OF VEHICULAR TRAFFIC, LIGHT DUTY ELSEWHERE, IN ACCORDANCE WITH AS3996.
 9. MINIMUM COVER TO STORMWATER PIPES TO BE AS FOLLOWS:
 TRAFFICABLE AREAS - 450mm, LANDSCAPED AREAS - 300mm.
 PIPES TO BE CONCRETE ENCASED IF MINIMUM COVERS CANNOT BE OBTAINED IN TRAFFICABLE AREAS, REFER TO CLAUSE 3.8 AS3500.3. ALTERNATIVELY USE UPVC SEWER GRADE PIPES UNDER ROAD AND BUILDINGS.
 10. PROVIDE 100# AG DRAINS IN FILTER SOCKS TO ALL LANDSCAPED AREAS, PLANTER BEDS AND STORMWATER PIPE TRENCHES.
 ALL AG DRAINS TO BE BEDDED IN COARSE AGGREGATE AND TO BE CONNECTED TO STORMWATER SYSTEM.
 11. ALL PITS, DETENTION TANKS AND PROPRIETARY POLLUTION CONTROL DEVICES TO BE CLEANED OF SEDIMENT AT 3 MONTH MAXIMUM INTERVALS.
 12. ALL EXISTING SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF WORK.
 13. ANY FOOTPATHS, KERB AND GUTTER OR ROADWAY DISTURBED BY WORKS TO BE REINSTATED TO CURRENT COUNCIL REQUIREMENTS.
 14. PROVIDE ACCESS LADDER TO TANK AS REQUIRED, REFER TO AS1657.

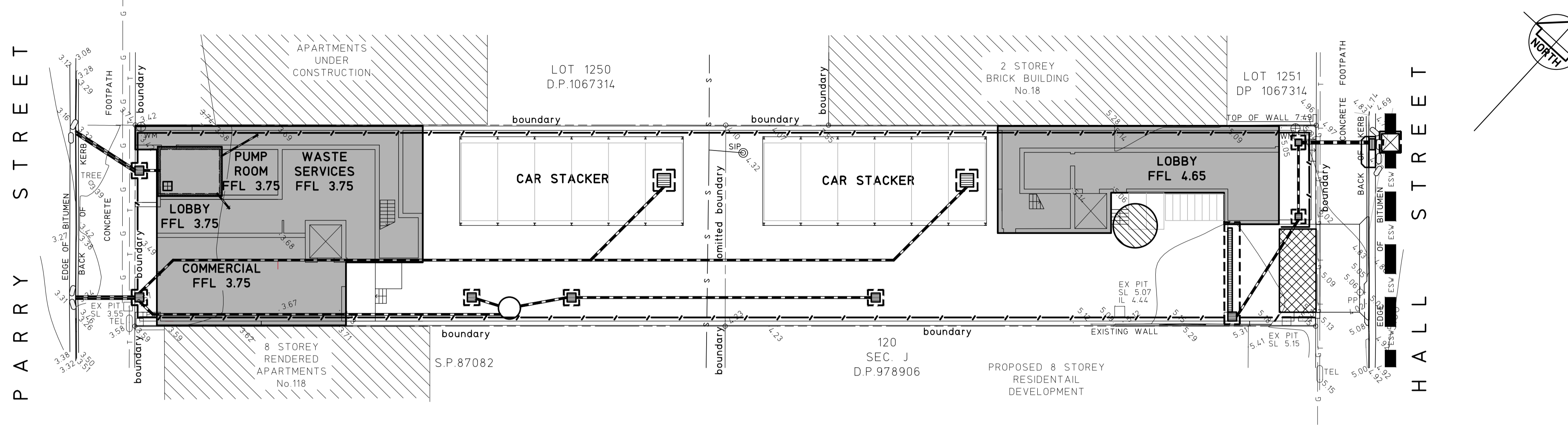
PIT SCHEDULE				
PIT No.	SIZE	TYPE	SURFACE LEVEL S.L.	INVERT LEVEL I.L.
P1	450x450	GRATED PIT	5.00	3.80
P2	450x450	GRATED PIT	4.60	3.90
P3	600x600	GRATED PIT	4.25	3.95
P4	600x600	GRATED PIT	3.20	2.80
P5	600x600	GRATED PIT	3.45	3.20
P6	600x600	GRATED PIT	3.65	3.35
P7	1800 LINTEL	KERN INLET PIT	4.75	3.70 (TBC)
P8	600x600	GRATED PIT	3.20	2.80
P9	600x600	GRATED PIT	3.20	2.70
P10	1200x1200	JUNCTION PIT	TO MATCH EXISTING	TBC
GD1	300 WIDE	GRATED DRAIN	REFER TO PLAN	200 MIN DEEP

- LEGEND**
- DENOTES 150# PIPE U.N.O.
 - 5.00- DENOTES EXISTING CONTOUR
 - 3.32 DENOTES EXISTING LEVELS
 - x 4.00 DENOTES DESIGN SPOT LEVELS
 - DENOTES DIRECTION OF SURFACE FLOWS
 - DENOTES 600x600 MANHOLE PIT LID
 - T1 DENOTES 3000L UNDERGROUND TANK WITH PUMP OUT LINE TO PIT (P6) TO HYDRAULIC ENGINEERS DETAILS
- NOTE**
 SETOUT AND ALIGNMENT OF WALLS TO BOUNDARY TO ARCHITECTS DETAILS TYPICAL
- NOTE**
 BUILDER TO PROVIDE ADEQUATE SHORING IN ORDER TO MAINTAIN STABILITY OF EXISTING NEIGHBOURING STRUCTURES AND FENCES DURING EXCAVATION WORKS TYPICAL
- NOTE**
 DRIVEWAY GRADES TO CURRENT COUNCIL REQUIREMENTS. BUILDER TO CONFIRM GRADES PRIOR TO CONSTRUCTION OF DRIVEWAY
- NOTE**
 PIT P5 TO BE SILT TRAP PIT, PROVIDE 300 MIN EXTRA DEPTH TO PIT FROM PIPE INVERT LEVEL (IL) TYPICAL
- NOTE**
 ALL DOWNPIPES TO CONNECT TO RE-USE UNDER GROUND WATER STORAGE TANK
- NOTE**
 ALL SETOUT, DIMENSIONS AND RL'S TO ARCHITECTS SPECIFICATION & DETAILS



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5 REVISED DEVELOPMENT APPLICATION 4 REVISED DEVELOPMENT APPLICATION 3 REVISED DEVELOPMENT APPLICATION 2 REVISED DEVELOPMENT APPLICATION 1 RE-ISSUED FOR DEVELOPMENT APPLICATION 0 DEVELOPMENT APPLICATION	19.5.21 15.12.20 9.10.20 13.02.20 14.01.20 13.01.20	DATE DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	DRAWN C.W. SCALES 1:200, 50, 20	ENGINEER P.M. JOB No 180648	No in SET 3 DRAWING No C01	SHEET A1 ISSUE 5	FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm	



SEDIMENTATION AND EROSION CONTROL PLAN

SCALE 1:100

SEDIMENTATION AND EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROPRIATE FOR THE SOILS ONSITE, IN ACCORDANCE WITH THE BLUE BOOK (MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION LANDCOM 2004), OR OTHER CURRENT RECOGNISED INDUSTRY STANDARDS FOR EROSION AND SEDIMENT CONTROL FOR AUSTRALIAN CONDITIONS.

DEWATERING OF EXCAVATION

2. PRIOR TO THE CONTROLLED DISCHARGE (E.G. DEWATERING ACTIVITIES FROM EXCAVATIONS AND SEDIMENT BASINS) OF ANY WATER (GROUNDWATER OR SEDIMENT LADEN WATER) FROM THE SITE DURING CONSTRUCTION, THE FOLLOWING WATER QUALITY OBJECTIVES SHALL BE ACHIEVED:

- a) TOTAL SUSPENDED SOLIDS (TSS) TO A MAXIMUM OF 50 MILLIGRAMS/LITRE;
- b) WATER pH BETWEEN 6.5 AND 8.5 UNLESS OTHERWISE REQUIRED BY THE COUNCIL;
- c) TURBIDITY (MEASURED IN THE NTU'S MAXIMUM OF 60 NTU); AND
- d) EC LEVELS NO GREATER THAN BACKGROUND LEVELS.

3. WATER QUALITY SAMPLES SHALL BE TAKEN AT A DEPTH NO LESS THAN 200mm BELOW THE WATER SURFACE.

4. A SAMPLE OF THE RELEASED TREATED WATER SHALL BE KEPT ONSITE IN A CLEAR CONTAINER WITH THE SAMPLE DATE RECORDED ON IT.

5. THE SITE MANAGER SHALL OBTAIN THE RELEVANT APPROVALS FROM THE RELEVANT ORGANISATIONS TO DISCHARGE TREATED WATER FROM ANY EXISTING BASINS. ORGANISATIONS MAY INCLUDE, BUT NOT BE LIMITED TO, HUNTER WATER, AND THE COUNCIL.

6. NO ALUMINIUM BASED PRODUCTS MAY BE USED TO TREAT TURBID WATER CAPTURED ONSITE WITHOUT THE PRIOR WRITTEN PERMISSION FROM AN APPROPRIATE COUNCIL OFFICER. THE APPLICANT SHALL HAVE A DEMONSTRATED ABILITY TO USE SUCH PRODUCTS CORRECTLY AND WITHOUT ENVIRONMENTAL HARM PRIOR TO ANY APPROVAL.

7. THE CHEMICAL AGENT USED TO TREAT TURBID WATER CAPTURED ONSITE SHALL BE APPLIED IN CONCENTRATIONS SUFFICIENT TO ACHIEVE THE WATER QUALITY OBJECTIVES SPECIFIED IN THESE CONDITIONS.

8. ALL MANUFACTURERS INSTRUCTIONS SHALL BE FOLLOWED FOR THE USE OF ANY CHEMICALS/AGENTS, EXCEPT WHERE APPROVED BY THE RESPONSIBLE PERSON OR AN APPROPRIATE COUNCIL OFFICER.

9. THE EXCAVATION SHALL BE DEWATERED AS SOON AS PRACTICAL, ONCE WATER CAPTURED ACHIEVES COUNCIL WATER QUALITY OBJECTIVES, SPECIFIED IN THESE CONDITIONS.

10. SUFFICIENT QUANTITIES OF CHEMICALS/AGENTS TO TREAT TURBID WATER SHALL BE SECURELY STORED ONSITE TO PROVIDE FOR AT LEAST 2 COMPLETE TREATMENTS.

11. ALL MATERIALS REMOVED FROM SEDIMENT AND EROSION CONTROL DEVICES DURING MAINTENANCE, OR DECOMMISSIONING, WHETHER SOLID OR LIQUID, SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT CAUSE ANY ONGOING OR IMMEDIATE EROSION OR POLLUTION HAZARD.

INSPECTION AND MAINTENANCE

12. THE APPLICANT SHALL ENSURE THAT THE APPROPRIATE PROCEDURES AND SUITABLY QUALIFIED PERSONNEL ARE ENGAGED TO PLAN AND CONDUCT SITE INSPECTIONS AND WATER QUALITY MONITORING.

13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND ANY MAINTENANCE UNDERTAKEN IMMEDIATELY:

- a) AT LEAST DAILY (WHEN WORK IS OCCURRING ONSITE); AND
- b) AT LEAST WEEKLY (WHEN WORK IS NOT OCCURRING ONSITE); AND
- c) WITHIN 24 HOURS OF EXPECTED RAINFALL; AND
- d) WITHIN 18 HOURS OF A RAINFALL EVENT THAT CAUSES RUN-OFF ON THE SITE.

14. WRITTEN RECORDS SHALL BE KEPT ONSITE OF EROSION AND SEDIMENT CONTROL MONITORING AND MAINTENANCE ACTIVITIES CONDUCTED DURING CONSTRUCTION, AND BE AVAILABLE TO COUNCIL ON REQUEST.

15. ALL SITE MONITORING DATA INCLUDING RAINFALL RECORDS, DATES OF WATER QUALITY TESTING, TESTING RESULTS AND RECORDS OF CONTROLLED WATER RELEASES FROM THE SITE, SHALL BE KEPT IN AN ONSITE REGISTER. THE REGISTER IS TO BE MAINTAINED UP TO DATE FOR THE DURATION OF THE APPROVED WORKS AND BE AVAILABLE TO COUNCIL ON REQUEST.

16. ALL ENVIRONMENTAL INCIDENTS SHALL BE RECORDED IN A FIELD LOG THAT SHALL REMAIN ACCESSIBLE TO ALL RELEVANT REGULATORY AUTHORITIES.

LEGEND	
	DENOTES ALLOWABLE AREA FOR TEMPORARY STOCKPILING OF CUT SOIL MATERIAL, REFER TO DETAIL SD4-1
	DENOTES SEDIMENT FENCE, REFER TO DETAIL SD6-8
	DENOTES MESH AND GRAVEL INLET FILTER, REFER TO DETAIL SD6-11
	DENOTES GEOTEXTILE INLET FILTER, REFER TO DETAIL SD6-12
	DENOTES STABILISED SITE ACCESS, REFER TO DETAIL SD6-14

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ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE
3	REVISED DEVELOPMENT APPLICATION	19.5.21			
2	REVISED DEVELOPMENT APPLICATION	15.12.20			
1	REVISED DEVELOPMENT APPLICATION	9.10.20			
0	DEVELOPMENT APPLICATION	07.02.20			

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CLIENT

FIVE ELEMENTS GROUP PTY LTD

TITLE

SEDIMENTATION AND EROSION CONTROL PLAN

PROJECT

PROPOSED MULTI STOREY DEVELOPMENT
LOTS 121 & 126, SECTION J, DP 978906,
No.120 PARRY STREET, No.16 HALL STREET,
NEWCASTLE WEST

DO NOT SCALE DRAWING

DRAWN C.W.	ENGINEER P.M.	No in SET	SHEET
		3	A1
SCALES	JOB No	DRAWING No	ISSUE
1:200	180648	C02	3

Construction Notes

- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
- Construct on the contour as low, flat, elongated mounds.
- Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
- Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
- Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

STOCKPILES SD 4-1

Construction Notes

- Scarify the ground surface along the line of the contour to a depth of 50 mm to 100 mm to break up any hardsetting surfaces and to provide a good bond between the respread material and subsoil.
- Add soil amendments as required by the ESCP or SWMP.
- Rip to a depth of 300 mm if compacted layers occur.
- Where possible, replace topsoil to a depth of 40 to 60 mm on lands where the slope exceeds 4(H):1(V) and to at least 75 mm on lower gradients.

REPLACING TOPSOIL SD 4-2

Construction Notes

- Prohibit all traffic until the access way is constructed.
- Strip any topsoil and place a needle-punched textile over the base of the crossing.
- Place clean, rigid, non-polluting aggregate or gravel in the 100 mm to 150 mm size class over the fabric to a minimum depth of 200 mm.
- Provide a 3-metre wide carriageway with sufficient length of culvert pipe to allow less than a 3(H):1 (V) slope on side batters.
- Install a lower section to act as an emergency spillway in greater than 1:50.
- Ensure that culvert outlets extend beyond the toe of fill embankments.

TEMPORARY WATERWAY CROSSING SD 5-1

Construction Notes

- Check dams can be built with various materials, including rocks, logs, sandbags and straw bales. The maintenance program should ensure their integrity is retained, especially where constructed with straw bales. In the case of bales, this might require their replacement each two to four months.
- Trench the check dam 200 mm into the ground across its whole width. Where rock is used, fill the trenches to at least 100 mm above the ground surface to reduce the risk of undercutting.
- Normally, their maximum height should not exceed 600 mm above the gully floor. The centre should act as a spillway, being at least 150 mm lower than the outer edges.
- Space the dams so the toe of the upstream dam is level with the spillway of the next downstream dam.

ROCK CHECK DAM SD 5-4

Construction Notes

- Build with gradients between 1 percent and 5 percent.
- Avoid removing trees and shrubs if possible - work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilisation within 10 days of construction.

EARTH BANK (LOW FLOW) SD 5-5

Construction Notes

- Construct at the gradient specified on the ESCP or SWMP, normally between 1 and 5 percent and the dimensions shown on the SWMP.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped, at the dimensions shown on the SWMP.
- Complete permanent or temporary stabilisation within 10 days of construction following Table 5.2 in Landcom (2004).
- Where discharging to erodible lands, ensure they outlet through a properly constructed level spreader.
- Construct the level spreader at the gradient specified on the ESCP or SWMP, normally less than 1 percent or level.
- Where possible, ensure they discharge waters onto either stabilised or undisturbed disposal sites within the same subcatchment area from which the water originated. Approval might be required to discharge into other subcatchments.

EARTH BANK (HIGH FLOWS) SD 5-6

Construction Notes

- Remove any rocks, clods, sticks or grass from the surface before laying matting.
- Ensure that topsoil is at least 75 mm deep.
- Complete fertilising and seeding before laying the matting.
- Ensure fabric will be continuously in contact with the soil by grading the surface carefully first downstream. Ensure each roll is anchored properly at its upslope end.
- Lay the fabric in "shingle-fashion", with the end of each upstream roll overlapping those downstream. Ensure each roll is anchored properly at its upslope end.
- Ensure that the full width of flow in the channel is covered by the matting up to the design storm event, usually in the 10-year ARI time of concentration storm event.
- Divert water from the structure until vegetation is stabilised properly.

RECP : CONCENTRATED FLOW SD 5-7

Construction Notes

- Compact the subgrade fill to the density of the surrounding undisturbed material.
- Prepare a smooth, even foundation for the structure that will ensure that the needle-punched geotextile does not sustain serious damage when covered with rock.
- Should any minor damage to the geotextile occur, repair it before spreading any aggregate. For repairs, patch one piece of fabric over the damage, making sure that all joints and patches overlap more than 300 mm.
- Lay rock following the drawing, according to Table 5.2 of Landcom (2004) and with a minimum diameter of 75 mm.
- Ensure that any concrete or riprap used for the energy dissipater or the outlet protection conforms to the grading limits specified on the SWMP.

ENERGY DISSIPATER SD 5-8

Construction Notes

- Remove all vegetation and topsoil from under the dam wall and from within the storage area.
- Construct a cut-off trench 500 mm deep and 1,200 mm wide along the centreline of the embankment extending to a point on the gully wall level with the riser crest.
- Maintain the trench free of water and recompact the materials with equipment as specified in the SWMP to 95 per cent Standard Proctor Density.
- Select fill following the SWMP that is free of roots, wood, rock, large stone or foreign material.
- Prepare the site under the embankment by ripping to at least 100 mm to help bond compacted fill to the existing substrate.
- Spread the fill in 100 mm to 150 mm layers and compact it at optimum moisture content following the SWMP.
- Construct the emergency spillway.
- Rehabilitate the structure following the SWMP.

EARTH BASIN - WET (APPLIES TO TYPE D' AND TYPE F SOILS ONLY) SD 6-4

Construction Notes

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150-mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE SD 6-8

Construction Notes

- Install filters to kerb inlets only at sag points.
- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
- Form an elliptical cross-section about 150 mm high x 400 mm wide.
- Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
- Form a seal with the kerb to prevent sediment bypassing the filter.
- Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

MESH AND GRAVEL INLET FILTER SD 6-11

Construction Notes

- Fabricate a sediment barrier made from geotextile or straw bales.
- Follow Standard Drawing 6-8 for installation procedures for the straw bales or geotextile. Reduce the picket spacing to 1 metre centres.
- In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
- Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER SD 6-12

Construction Notes

- Install a 450 mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
- Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
- Rehabilitate disturbed soil behind the turf strip following the ESCP/SWMP.

KERBSIDE TURF STRIP SD 6-13

Construction Notes

- Strip the topsoil, level the site and compact the subgrade.
- Cover the area with needle-punched geotextile.
- Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
- Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
- Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

STABILISED SITE ACCESS SD 6-14

NOT FOR CONSTRUCTION

		© Copyright MPC Consulting Engineers as date of issue		COPYRIGHT		CLIENT		PROJECT		DO NOT SCALE DRAWING			
		THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ENDORSED BELOW		The concepts and information contained in this document are the copyright of MPC Consulting Engineers. Use or copying of the document in whole or in part without the written permission of MPC Consulting Engineers constitutes an infringement of copyright.		FIVE ELEMENTS GROUP PTY LTD		PROPOSED MULTI STOREY DEVELOPMENT LOTS 121 & 126, SECTION J, DP 978906, No.120 PARRY STREET, No.16 HALL STREET, NEWCASTLE WEST		DRAWN C.W.	ENGINEER P.M.	No in SET 3	SHEET A1
0 DEVELOPMENT APPLICATION		07.02.20				TITLE SEDIMENTATION AND EROSION CONTROL DETAILS		SCALES N.T.S.		JOB No 180648	DRAWING No C03	ISSUE 0	
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE					FULL SIZE ON ORIGINAL 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm			

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/09/21 – 120 Parry Street & 16 Hall Street Newcastle West -
DA2020/00322 - Demolition (existing building) and Mixed-Use
Development (eight storey) – comprising ground floor business,
residential (30 apartments), car parking and associated site works**

ITEM-16 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER

Application No:	DA2020/00322
Land:	Lot 126 Sec J DP 978906 Lot 121 Sec J DP 978906
Property Address:	120 Parry Street Newcastle West NSW 2302 16 Hall Street Newcastle West NSW 2302
Proposed Development:	Demolition (existing building) and Mixed-Use Development (eight storey) – comprising ground floor business, residential (30 apartments), car parking and associated site works

SCHEDULE 1

- 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
DA-002 Drawing Register	Issue 11	CKDS Architecture	14/05/2021
DA-019 Site Plan	Issue 11	CKDS Architecture	14/05/2021
DA-100 Basement Plan	Issue 11	CKDS Architecture	14/05/2021
DA-101 Ground Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-102 Levels 1 Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-103 Levels 2 Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-104 Levels 3 Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-105 Levels 4 Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-106 Levels 5 Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-107 Levels 6 Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-108 Levels 7 Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-109 Rooftop Floor Plan	Issue 11	CKDS Architecture	14/05/2021
DA-200 South Elevation - Parry St.	Issue 11	CKDS Architecture	14/05/2021
DA-201 North Elevation - Hall St.	Issue 11	CKDS Architecture	14/05/2021
DA-202 Courtyard Elevations	Issue 11	CKDS Architecture	14/05/2021
DA-203 East Elevation	Issue 11	CKDS Architecture	14/05/2021
DA-204 West Elevation	Issue 11	CKDS Architecture	14/05/2021
DA-301 Site Section	Issue 11	CKDS Architecture	14/05/2021
DA-501 Material Selections	Issue 11	CKDS Architecture	14/05/2021
L000 Cover Sheet	Revision D	Xeriscapes	18/05/2021
L001 Overall Landscape Plan	Revision C	Xeriscapes	18/05/2021
L002 Level 1 Detail Landscape Plan	Revision B	Xeriscapes	16/12/2019
L003 Rooftop Detail Landscape Plan	Revision C	Xeriscapes	18/05/2021
L301 Indicative Plant Schedule	Revision B	Xeriscapes	16/12/2019
C01 Stormwater Plan Sections and Details	Issue 5	MPC Consulting Engineers	19/05/2021
C02 Sedimentation and Erosion Control Plan	Issue 3	MPC Consulting Engineers	19/05/2021
C03 Sedimentation and Erosion Control Details	Issue 0	MPC Consulting Engineers	7/02/2020

Acid Sulfate Soil Management and Waste Classification Plan	RCA Ref 14618-402/0	RCA Australia	8/10/2020
Noise Impact Assessment	Doc. No: 191861-8786	Spectrum Acoustics	December 2019
BASIX Certificate	1070368M_02	Chapman Environmental Services	20/05/2021
Detailed Site (Contamination) Assessment	RCA ref 14618-401/0	RCA Australia	19/12/2019
Operational Waste Management Plan	Report No. SO417 Revision C	Elephants Foot Recycling Solutions	03/02/2020
Traffic Impact Assessment	Issue D	Intersect Traffic	07/01/2020

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.

ADMINISTRATIVE CONDITIONS

- The General Terms of Approval from state authorities must be complied with prior to, during, and at the completion of the development.

The General Terms of Approval are:

- Subsidence Advisory NSW, ref: TBA20-00918, dated 24 May 2021

A copy of the General Terms of Approval is attached to this determination notice.

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

- A total monetary contribution of \$384,351.30 is to be paid to the City of Newcastle, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of the first occupation certificate in respect of the proposed development.

The payment deferral arrangements enabling payment prior to the issue of the first occupation certificate applies from the 8th July 2020 to when the COVID-19 prescribed period ends. The payment deferral arrangements cease to apply if a construction certificate has not been issued for the development by 25 September 2022.

Note:

- This condition is imposed in accordance with the provisions of the City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019*.
- The City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019* permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement.
- Certifiers are required to obtain documentation from City of Newcastle confirming the payment of infrastructure contributions prior to the issuing of an occupation certificate.
- The amount of contribution payable under this condition has been calculated on

the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and, as a guide, these approximate dates are as follows:

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

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

4. The proposed awning is to be designed to meet the requirements of Element 7.10 '*Street Awnings and Balconies*' of Newcastle Development Control Plan 2012. Details are to be included in documentation for a Construction Certificate application.
5. The building is to be provided with access for persons with disabilities, to the extent necessary to comply with the Commonwealth's *Disability (Access to Premises - Buildings) Standards 2010*. Details are to be included in documentation for a Construction Certificate application.
6. On-site parking accommodation is to be provided for a minimum of 45 vehicles and such be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 '*Traffic, Parking and Access*' of Councils' adopted Newcastle Development Control Plan 2012. Full details are to be included in documentation for a Construction Certificate application.

Parking spaces shall be allocated as follows:

- a) 7 stacker spaces for visitor parking
 - b) 37 stacker spaces for residential parking
 - c) 1 hardstand car space for accessible parking
7. 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.
 8. 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.
 9. Roof water from the proposed new work is to be directed to the proposed water tank with a minimum capacity of 30,000 litres 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.

10. All stormwater runoff from the proposed development is to be managed in accordance with the requirements of Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of *AS/NZS 3500.3 Plumbing and drainage Part 3 Stormwater drainage* as applicable, as indicated on the stormwater management concept plan prepared by MPC Consulting Engineers (Job. No. 180648, issue. 5, dated 19/05/2021). Full details are to be included in documentation for a Construction Certificate application.
11. 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.

12. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer Section 50 *Hunter Water Act 1991*) is to be included in documentation for a Construction Certificate application.
13. The applicant is to comply with the requirements of the Hunter Water Corporation in respect of any building or structure proposed to be erected over any services or drain under the Corporation's control. Details addressing any requirements of the Hunter Water Corporation are to be included in documentation for a Construction Certificate application.
14. An electronic copy of a dilapidation report, prepared by a suitability qualified person, is to be submitted to the Certifying Authority prior to the issue of a Construction Certificate. The dilapidation report is to document and contain a photographic record of the condition of the adjoining buildings, infrastructure and roads.

15. A commercial 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 in Hall Street, is to be a maximum of 6.0m 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.

Full details are to be provided in an application to Council for a Section 138 Roads Act Approval.

16. 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.
17. A statement from a qualified designer, verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles of *State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development*, is to be submitted to the Certifier prior to the issue of a Construction Certificate.

Note: 'Qualified Designer' means a person registered as an architect in accordance with the *Architects Act 2003*.

18. The developer is to design and construct the following works in connection with the proposed development within the Parry Street and Hall Street public road reserves, adjacent to the site, at no cost to the City of Newcastle and in accordance with City of Newcastle's guidelines and design specifications:
- a) Full frontage reconstruction of 3m wide road shoulder pavement on Parry Street and Hall Street
 - b) Replacement of full frontage kerb and gutter on Parry Street and Hall Street.
 - c) New 6m driveway crossing to Hall Street.
 - d) Construction of full width bitumen infill and standard brick paver banding footpath along both frontages to match existing streetscape on Parry Street.
 - e) Relocate kerb inlet pit on Hall Street along with any associated drainage works.
 - f) Construction of a junction pit with a 'Class D' lid at the point of connection from the kerb inlet pit constructed in e) to Council's pipe in Hall Street.
 - g) Relocate power pole on Hall Street and complete any associated works as stipulated by Ausgrid.
 - h) Determine the location of Council's stormwater pipe in the Hall Street road reserve and identify the pipe invert level at the proposed point of connection.

Engineering design plans and specifications for the works to be undertaken within the public road reserve are to be prepared by a practising professional engineer with experience and competence in the related field and submitted to the City of Newcastle for approval pursuant to Section 138 of the *Roads Act 1993*.

19. Prior to the issue of a Construction Certificate or any application to Council for a Section 138 Roads Act Approval, the applicant shall submit the following to Ausgrid for assessment:
 - a) A Connection Application for the subject development.
 - b) A survey plan identifying all overhead mains within 5m of the proposed development.
20. Prior to the issue of a Construction Certificate or a Section 138 Roads Act Approval, the applicant shall submit written approval from Ausgrid for the proposed relocation/removal of the power pole in the Hall Street frontage.
21. Provision is to be made on the site for the installation of a 'kiosk' type electricity substation should such be required by the electricity authority and any such 'kiosk' being located in public reserves and/or private land and are not to be located within road reserves. Any such substation is to be appropriately screened to ensure the visual amenity of the streetscape is maintained. Full details are to be included in documentation for a Construction Certificate application.
22. The applicant is required to engage an electrical consultant or contractor to complete an online application to Ausgrid for the connection of the approved development to the adjacent electricity network infrastructure.
23. The acoustic performance of the car stacker and associated equipment within the building being assessed by an appropriately qualified acoustic consultant prior to the issue of any required Construction Certificate to ensure the maximum noise level of the stacker does not exceed 90 dB(A). Appropriate acoustic treatment as recommended by the acoustic consultant being designed prior to the issue of a Construction Certificate. Full details are to be included in documentation for a Construction Certificate application.
24. Lighting is to be provided to all entrances and exits of the development, carparking areas, and pedestrian pathways and is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety or detract from the amenity of surrounding properties. All lighting must comply with AS1158 'Lighting for Roads and Public Spaces' and AS 4282 'Control of Obtrusive Effects of Outdoor Lighting'. Full details are to be included in the documentation for a Construction Certificate application.
25. Where dewatering works are required to facilitate excavation works, the person having the benefit of this consent will need to apply with Water NSW under the *Water Management Act 2000* for a Groundwater Licence prior to the commencement of any extraction of groundwater. A copy of the Groundwater Licence will need to be provided to City of Newcastle prior to the issue of any Construction Certificate.

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

26. 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*.
27. Building demolition is to be planned and carried out in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*.
28. 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.
29. 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 officers upon request;
 - d) Seven working days' notice in writing is to be given to the City of Newcastle 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 City of Newcastle'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.
30. 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.
31. 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 City of Newcastle's approval to position the container on the adjacent public road in accordance with City of Newcastle's adopted Building Waste Container Policy.
32. 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.

33. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
34. Any demolition/waste building materials that are not suitable for recycling are to be disposed of at City of Newcastle's Summerhill Waste Management Facility or other approved site.
35. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence is to be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
36. An application is to be made to and approved by the City of Newcastle for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence is to comply with the *Work Health and Safety Act 2011*, *Work Health and Safety Regulation 2011* and any relevant approved industry code of practice. Notice of intention of commencement is to be given to SafeWork NSW.
37. 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 also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

38. All building work is to be carried out in accordance with the provisions of the National Construction Code.
39. 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.
40. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent is to, at that person's own expense:
 - a) Protect and support the adjoining premises from possible damage from the excavation, and
 - b) Where necessary, underpin the adjoining premises to prevent any such damage.

The above requirements do not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in

writing to the requirements not applying.

41. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil are to be provided. 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 City of Newcastle reserves, including the road reserve, is not permitted.
42. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifier at the stages of construction indicated:
 - a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
 - c) When the roof has been completed, confirming that the building does not exceed the approved levels.
43. Prior to commencement of site works, the developer is to submit to the City of Newcastle, for approval, a Construction Traffic Management Plan, addressing traffic control measures to be implemented in the public road reserve during the construction phase.
44. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a *Design and Audit Traffic Control Plans Certificate* in accordance with *Australian Standard 1742.3:2009 - Manual of uniform traffic devices - traffic control for works on roads*. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.
45. 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.
46. The proposed development is to comply with all requirements of SafeWork NSW.
47. The removal of any asbestos material during the demolition phase of the development is to be in accordance with the requirements of SafeWork NSW.
48. 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.

49. City of Newcastle'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 the City of Newcastle, 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.

50. Any excavated material to be removed from the site is to be assessed and classified in accordance with the NSW Environment Protection Authority's '*Waste Classification*

Guidelines Part 1: Classifying Waste and be transported and disposed of in accordance with the provisions of the *Protection Of The Environment Operations Act 1997* and the *Protection Of The Environment (Waste) Regulation 2014*.

51. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment (Waste) Regulation 2014*.
52. Documentation verifying compliance with the conditions of a relevant Resource Recovery Order and Resource Recovery Exemption are to be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Resource Recovery Exemption. This documentation is to be provided to City of Newcastle officers or the Principal Certifier on request.
53. 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 the Erosion and Sediment Control Plan submitted with the application, and with the below requirements:
 - a) Control over discharge of stormwater and containment of run-off and pollutants leaving the site is to be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sediment basins and controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover; and
 - b) Erosion and sediment control measures are to be designed in accordance with the requirements of the *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the 'Blue Book') published by Landcom, 2004.
54. 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.
55. 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*.
56. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building. Compliance with this condition requires that external items of plant, including air conditioning units, are not visible from the street or public places.
57. The existing public tree (Street Tree ID 6180656, *Tristanopsis laurina*) located within the Parry Street road reserve adjacent the development site is required to be retained and must be physically protected in accordance with the City of Newcastle *Urban Forest Technical Manual*, Part B *Public Trees*, Section 8 Protection Measures. Tree Protection ATF Fencing is to be installed prior to the commencement of demolition works.

Arrangements are to be made by the developer to contact City Greening Services prior to confirm the location of the Tree Protection Fencing and appropriate signage.

The tree protection fencing is to remain in place and be maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

58. The development being carried out in accordance with the details set out in the Acid Sulfate Soil Management Plan prepared by RCA Australia dated 8 October 2020.
59. Prior to any site works commencing, the Developer preparing a Construction Management Plan (CMP) such to be designed and implemented to manage all environmental aspects associated with the construction works, including off site impacts such as transport to and from the site. Two copies of the CMP are to be provided to the Principal Certifying Authority and the CMP is to be maintained on site during all site works and be made available to Authorised Officers upon request. The CMP is to include but not be limited to:
 - a) A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and management.
 - b) A soil and water management strategy, detailing erosion and sediment control, management of soil stockpiles, control and management of surface water and groundwater. Procedures should be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.
 - c) A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions.
 - d) A waste minimisation strategy that aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.
 - e) A community relations plan that aims to inform local residents and other local stakeholders of the proposed nature and timeframes for construction activities together with contact details for site management.
 - f) A noise management strategy detailing measures to minimise the impact of the construction phase on the amenity of the locality, in accordance with Australian Standard AS 2436, 1981 'Guide to Noise control on Construction, Maintenance and Demolition Sites'. Noise monitoring during the construction phase should be incorporated into the program.
 - g) A site management strategy for dealing with any identifying potential for Acid Sulphate Soils (ASS) to be encountered and measures and techniques to be followed in the event that ASS is encountered.
60. There are existing overhead electricity network assets in Parry and Hall Street, adjacent to the development site. Workcover Code of Practice 2006 Work Near Overhead Powerlines outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction phase. Any relocation of overhead mains required to maintain minimum safety clearances is at the cost of the person having the benefit of this consent.
61. The development is in proximity to underground electricity assets. In addition to DBYD searches a ground search is to be conducted to locate electricity assets immediately prior to commencing work to check for updates of installed utilities. During construction work is to be undertaken in accordance with Ausgrids's Network Standard 156 - Working near or around underground cables. Any alterations to Ausgrid's underground electricity

main will be contestable works and funded by the person having the benefit of this consent.

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

62. 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 the City of Newcastle with Occupation Certificate documentation.
63. 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.
64. All works within the road reserve required by this consent are to be completed prior to the issue of a Occupation Certificate.
65. 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.
66. The whole of the development site is to be consolidated into a single title and documentary evidence of the lodgement for registration of a survey plan of consolidation with NSW Land Registry Services is to be submitted to the City of Newcastle prior to the issuing of an Occupation Certificate for the proposed development.
67. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, are to be submitted to the Principal Certifier and to the City of Newcastle prior to the issue of an Occupation Certificate. The plans are to be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
68. 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.
69. A post construction dilapidation report prepared by a suitability qualified person is to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate, to ascertain whether any physical damage, caused by the construction work, has occurred to the adjoining buildings, infrastructure and roads. The report is also to be forwarded to the City of Newcastle and will be made available in any private dispute between neighbours regarding damage arising from construction works.
70. The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights are to be:

- a) Exterior of the building = 75mm and
- b) Group mailbox - street number = 150mm
- house number = 50mm

71. A statement from a qualified designer, verifying that the development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles of *State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development*, is to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Note: 'Qualified Designer' means a person registered as an architect in accordance with the *Architects Act 2003*.

72. The proposed mechanical stack parking system is to be regularly serviced and maintained to the requirements set out by the manufacturer of the system. In this regard the owner or the occupier of the building is to enter into an annual service and maintenance contract with the manufacturer's service agent for the life of the system. A copy of the initial service and maintenance contract is to be provided to Council along with an operational plan prior to the issue of any Occupation Certificate.
73. On-site parking accommodation is to be provided for a minimum of 45 vehicles and such be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 and with the details indicated on the submitted plans except as otherwise provided by the conditions of consent.

A parking allocation plan shall be submitted to the Principal Certifying Authority that is consistent with the following requirements:

- a) 7 stacker spaces for visitor parking.
 - b) 37 stacker spaces for residential parking.
 - c) 1 hardstand car space for accessible parking.
74. Written certification from an appropriately qualified acoustic consultant being submitted to the Principal Certifying Authority prior to issue of an Occupation Certificate confirming that noise from all mechanical plant and equipment achieves the required acoustic attenuation to comply with the conditions of consent and the requirements of the Protection of the Environment Operations Act 1997.

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

75. Access to the bin storage area from Parry Street is to be via a pin code door entry. Prior to issue of any Occupation Certificate details of entry are to be provided to the written satisfaction of Council. Documentation demonstrating Councils satisfaction with this requirement is to be provided to the Principal Certifier.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

76. The hours of operation or trading of the approved business premises are to be not more than:

DAY	START	FINISH
Monday	7:00am	6:00pm

Tuesday	7:00am	6:00pm
Wednesday	7:00am	6:00pm
Thursday	7:00am	6:00pm
Friday	7:00am	6:00pm
Saturday	7:00am	6:00pm

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

77. 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 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 City of Newcastle prior to the expiration of the nominated period.

78. 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 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 City of Newcastle, 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.

79. A Landscape Establishment Report is to be submitted to the City of Newcastle following completion of a three month maintenance period, verifying that satisfactory maintenance of the landscape works has been undertaken and any necessary rectification measures have been carried out.
80. Waste management (recyclable and non-recyclable) is to be collected from the refuse storage areas, as identified on the approved plans, serviced and returned immediately to the refuse storage areas. Under no circumstances are garbage bins to be presented to the kerb for collection.
81. In the event of permanent failure of the car stacker system (which is unable to be remedied by servicing), the owner(s) of the building is to replace the mechanical stack parking system as soon as reasonably practicable and no later than 28 days.
82. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
83. On-site car parking accommodation is to be provided for a minimum of 45 car parking vehicles (includes minimum of 7 residential visitor parking spaces, 37 residential apartment parking spaces, 1 hardstand accessible parking space) and 22 residential bicycle spaces (Class 2) and 5 visitor bicycle spaces (Class 3). In the event of any future subdivision, visitor parking spaces are to remain in common property at all times.

84. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

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 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.
- 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 is to be notified of the appointment; and
 - c) The City of Newcastle 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.
- Development applications are not assessed against the provisions of the National Construction Code. An application to modify the application under the *Environmental Planning and Assessment Act 1979* will be required if design amendments that cause the proposal to be inconsistent with the development consent are necessary to comply with the provisions of the Building Code of Australia.
- 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 NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* 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 New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* 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.
- The proposed development will require the provision of additional street numbers for the delivery of services and goods. The allocated house numbers are:

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
PARRY STREET TOWER				
Primary Address	120	Parry	Street	Newcastle West
Ground Floor				
Commercial	1/120	Parry	Street	Newcastle West
Level 1				
Unit 101	101/120	Parry	Street	Newcastle West
Unit 102	102/120	Parry	Street	Newcastle West
Level 2				
Unit 201	201/120	Parry	Street	Newcastle West
Unit 202	202/120	Parry	Street	Newcastle West
Unit 203	203/120	Parry	Street	Newcastle West
Level 3				
Level 301	301/120	Parry	Street	Newcastle West
Level 302	302/120	Parry	Street	Newcastle West
Level 4				
Unit 401	401/120	Parry	Street	Newcastle West
Unit 402	402/120	Parry	Street	Newcastle West
Level 5				
Unit 501	501/120	Parry	Street	Newcastle West
Unit 502	502/120	Parry	Street	Newcastle West
Level 6				
Unit 601	601/120	Parry	Street	Newcastle West
Unit 602	602/120	Parry	Street	Newcastle West
Level 7				
Unit 701	701/120	Parry	Street	Newcastle West
HALL STREET TOWER				
Primary Address	16	Hall	Street	Newcastle West
Ground Floor				

Level 1				
Unit 103	103/16	Hall	Street	Newcastle West
Unit 104	104/16	Hall	Street	Newcastle West
Unit 105	105/16	Hall	Street	Newcastle West
Level 2				
Unit 204	204/16	Hall	Street	Newcastle West
Unit 205	205/16	Hall	Street	Newcastle West
Unit 206	206/16	Hall	Street	Newcastle West
Level 3				
Unit 303	303/16	Hall	Street	Newcastle West
Unit 304	304/16	Hall	Street	Newcastle West
Unit 305	305/16	Hall	Street	Newcastle West
Level 4				
Unit 403	403/16	Hall	Street	Newcastle West
Unit 404	404/16	Hall	Street	Newcastle West
Level 5				
Unit 503	503/16	Hall	Street	Newcastle West
Unit 504	504/16	Hall	Street	Newcastle West
Level 6				
Unit 603	603/16	Hall	Street	Newcastle West
Unit 604	604/16	Hall	Street	Newcastle West
Level 7				
Unit 702	702/16	Hall	Street	Newcastle West

- If archaeological deposits or relics not considered in the supporting documents for this consent are discovered, work must cease in the affected area(s) and the Heritage Council of NSW notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Note: The Heritage Council of NSW can be contacted on 02 9873 8500 or heritagemailbox@environment.nsw.au. A 'relic' is any deposit, object or material evidence that relates to the settlement of New South Wales, not being Aboriginal settlement, and is of State or local significance. It is an offence under the provisions of the Heritage Act 1977 (NSW) for a person to disturb or excavate any land on which the person has discovered a relic except in accordance with a gazetted exemption or an excavation permit issued by the Heritage Council of NSW.

- Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with the National Parks and Wildlife Act 1974 (as amended). Works affecting Aboriginal objects on the site must not continue until the Office of Environment and Heritage has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the National Parks and Wildlife Act 1974.

END OF CONDITIONS

SCHEDULE 2

Subsidence Advisory NSW – General Terms of Approval

GENERAL							
Plans, Standards and Guidelines							
1.	<p>These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to DA2020/00322 and provided to Subsidence Advisory NSW.</p> <p>Any amendments or subsequent modifications to the development may render these GTAs invalid.</p> <p>If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified to determine if any variations to these GTAs are required.</p>						
2.	This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.						
PRIOR TO COMMENCEMENT OF CONSTRUCTION							
3.	<p>Prescribed Design Parameters</p> <p>Provide certification from a qualified structural engineer that the proposed structure is capable of remaining structurally sound and safe if subjected to the subsidence parameters outlined below:</p> <table style="margin-left: 40px;"> <tr> <td>a) Maximum Horizontal Tensile Strain:</td> <td style="text-align: right;">5 mm/m</td> </tr> <tr> <td>b) Maximum Tilt:</td> <td style="text-align: right;">12 mm/m</td> </tr> <tr> <td>c) Maximum Radius of Curvature:</td> <td style="text-align: right;">2.5 km</td> </tr> </table>	a) Maximum Horizontal Tensile Strain:	5 mm/m	b) Maximum Tilt:	12 mm/m	c) Maximum Radius of Curvature:	2.5 km
a) Maximum Horizontal Tensile Strain:	5 mm/m						
b) Maximum Tilt:	12 mm/m						
c) Maximum Radius of Curvature:	2.5 km						
4.	<p>Submit an "Engineering Impact Statement" prior to commencement of detailed design for acceptance by SA NSW, which shall identify the:</p> <ol style="list-style-type: none"> a. Mine Subsidence Parameters used for the design. b. Main building elements and materials. c. Risk of damage due to mine subsidence d. Design measures proposed to control the risks. e. Provide certification that the design will ensure the improvement remains "structurally sound and safe". f. Comment on the: <ul style="list-style-type: none"> • likely building damage in the event of mine subsidence. • sensitivity of the design to greater levels of mine subsidence. 						
5.	<p>Submit a final design that incorporates the design methodology contained in the "<i>Engineering Impact Statement</i>", for acceptance by SA NSW prior to commencement of construction. It shall include certification by a qualified structural engineer to the effect that the improvements will remain "structurally sound and safe" taking into consideration the mine subsidence parameters outlined above.</p>						

POST CONSTRUCTION	
6.	Establish 4 survey monitoring reference marks on and around the circumference of the buildings so that building movement can be monitored should mine subsidence occur. A plan with the position including Easting, Northing and RL of each monitoring reference marks and original RLs are to be forwarded to Subsidence Advisory NSW.
7.	Upon completion of construction, work-as-executed certification by a qualified engineer will be required by Subsidence Advisory NSW confirming that construction was in accordance with the plans accepted by Subsidence Advisory NSW.

Dispute Resolution

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.

SCHEDULE 3

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.
- •The City of Newcastle has considered and accepted the proposed development standard variation made under Clause 4.3 Height of building of the *Newcastle Local Environmental Plan 2012*. The proposed 20% variation is considered acceptable in the particular circumstances of this case as the variation will not significantly overshadow the neighbouring properties, obstruct significant view corridors, and result in negative privacy issues.
- 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.
- The development is consistent with the City of Newcastle's adopted policies, that are developed taking into account community views. The development is considered to be consistent with the public interest and no significant negative neighbour impacts are anticipated.

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 21/09/21 – 120 Parry Street & 16 Hall Street Newcastle West -
DA2020/00322 - Demolition (existing building) and Mixed-Use
Development (eight storey) – comprising ground floor business,
residential (30 apartments), car parking and associated site works**

ITEM-16 Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER

PROCESSING CHRONOLOGY

DA2020/00322 - 120 Parry Street & 16 Hall Street Newcastle West

30 March 2020	- Application received
7 April 2020	- Application lodged
1 May 2020 to 15 May 2020	- Public Notification period (first round)
13 May 2020	- Request for additional information
27 May 2020	- Urban Design Review Panel meeting held (first review during assessment of development application)
15 December 2020	- Amended proposal received
24 December 2020 to 25 January 2021	- Public Notification period (second round)
20 April 2021	- Public Voice Committee meeting held
28 April 2021	- Urban Design Review Panel meeting held (second review during assessment of development application)
29 April 2021	- Request for additional information
20 May 2021	- Amended proposal received
24 May 2021	- Subsidence Advisory General Terms of Approval
26 May 2021 to 9 June 2021	- Public Notification period (third round)
11 June 2021	- Request for additional information
22 July 2021	- Additional information submitted

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/9/21 – 120 Parry Street & 16 Hall Street Newcastle West -
DA2020/00322 - Demolition (existing building) and Mixed-Use
Development (eight storey) – comprising ground floor business,
residential (30 apartments), car parking and associated site works**

**ITEM-16 Attachment D: General Terms of Approval - Subsidence
Advisory NSW**

DISTRIBUTED UNDER SEPARATE COVER



Subsidence Advisory

117 Bull Street, Newcastle West, NSW, 2302 | T: (02) 4908 4300

99 Menangle Street, Picton, NSW, 2571 | T: (02) 4677 6500

24 Hour Emergency Service: 1800 248 083 (Free Call)

Newcastle City Council
ATTN: Gareth Simpson
Via NSW Planning Portal

Our ref: TBA20-00918
FN00-01342N0 & FN92-03207N0

Dear Gareth

RE: PROPOSED DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 8 STOREY MIXED USED DEVELOPMENT AT 120 PARRY STREET AND 16 HALL STREET NEWCASTLE WEST; LOT 126 & 121 SEC J DP 978906 - TBA20-00918 - DA2020/00322

GENERAL TERMS OF APPROVAL

I refer to the above integrated development referred on 15 April 2020. Attached, please find Subsidence Advisory NSW General Terms of Approval (GTA) for the development of land as detailed above. Please note conditions are detailed under Schedule 2. The stamped approved plans are attached.

Once relevant documentation to meet the conditions in Schedule 2 are available, please submit via email to subsidedevelopment@customerservice.nsw.gov.au quoting reference **TBA20-00918**.

This satisfies the approval of Subsidence Advisory NSW under *section 22 of the Coal Mine Subsidence Compensation Act 2017*.

Should you have any questions about the attached general terms of approval I can be contacted by phone on 4908 4300 or via email at subsidedevelopment@customerservice.nsw.gov.au

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Shane McDonald'.

Shane McDonald
Senior Risk Engineer
24 May 2021

GENERAL TERMS OF APPROVAL

Issued in accordance with Section 4.47 of the *Environmental Planning & Assessment Act 1979* for the subdivision / development of land.

As delegate for Subsidence Advisory NSW under delegation executed 24 May 2021, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

SCHEDULE 1

Ref:	TBA20-00918
DA:	DA2020/00322
Site Address:	120 PARRY STREET AND 16 HALL STREET NEWCASTLE WEST
Lot and DP:	126 & 121 SEC J DP 978906
Proposal:	DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 8 STOREY MIXED USED DEVELOPMENT
Mine Subsidence District:	NEWCASTLE

SCHEDULE 2

GENERAL TERMS OF APPROVAL

GENERAL							
Plans, Standards and Guidelines							
1.	<p>These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to DA2020/00322 and provided to Subsidence Advisory NSW.</p> <p>Any amendments or subsequent modifications to the development may render these GTAs invalid.</p> <p>If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified to determine if any variations to these GTAs are required.</p>						
2.	<p>This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.</p>						
PRIOR TO COMMENCEMENT OF CONSTRUCTION							
3.	<p>Prescribed Design Parameters</p> <p>Provide certification from a qualified structural engineer that the proposed structure is capable of remaining structurally sound and safe if subjected to the subsidence parameters outlined below:</p> <table style="margin-left: 40px;"> <tr> <td>a) Maximum Horizontal Tensile Strain:</td> <td style="text-align: right;">5 mm/m</td> </tr> <tr> <td>b) Maximum Tilt:</td> <td style="text-align: right;">12 mm/m</td> </tr> <tr> <td>c) Maximum Radius of Curvature:</td> <td style="text-align: right;">2.5 km</td> </tr> </table>	a) Maximum Horizontal Tensile Strain:	5 mm/m	b) Maximum Tilt:	12 mm/m	c) Maximum Radius of Curvature:	2.5 km
a) Maximum Horizontal Tensile Strain:	5 mm/m						
b) Maximum Tilt:	12 mm/m						
c) Maximum Radius of Curvature:	2.5 km						
4.	<p>Submit an “Engineering Impact Statement” prior to commencement of detailed design for acceptance by SA NSW, which shall identify the:</p> <ol style="list-style-type: none"> a. Mine Subsidence Parameters used for the design. b. Main building elements and materials. c. Risk of damage due to mine subsidence d. Design measures proposed to control the risks. e. Provide certification that the design will ensure the improvement remains “structurally sound and safe”. f. Comment on the: <ul style="list-style-type: none"> • likely building damage in the event of mine subsidence. • sensitivity of the design to greater levels of mine subsidence. 						
5.	<p>Submit a final design that incorporates the design methodology contained in the “<i>Engineering Impact Statement</i>”, for acceptance by SA NSW prior to commencement of construction. It shall include certification by a qualified structural engineer to the effect that the improvements will remain “structurally sound and safe” taking into consideration the mine subsidence parameters outlined above.</p>						

POST CONSTRUCTION	
6.	Establish 4 survey monitoring reference marks on and around the circumference of the buildings so that building movement can be monitored should mine subsidence occur. A plan with the position including Easting, Northing and RL of each monitoring reference marks and original RLs are to be forwarded to Subsidence Advisory NSW.
7.	Upon completion of construction, work-as-executed certification by a qualified engineer will be required by Subsidence Advisory NSW confirming that construction was in accordance with the plans accepted by Subsidence Advisory NSW.

Dispute Resolution

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.