

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 12/04/22 – 335 LAMBTON ROAD NEW LAMBTON –
DA2021/00959 - MULTI-DWELLING HOUSING - INCLUDES ONE
INTO FOUR LOT SUBDIVISION AND DEMOLITION OF EXISTING
STRUCTURES**

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PAGE 24	ITEM - 5	Attachment B:	Draft Schedule of Conditions
PAGE 38	ITEM - 5	Attachment C:	Processing Chronology

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DA2021/00959 - MULTI-DWELLING HOUSING - INCLUDES ONE
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STRUCTURES**

ITEM - 5 Attachment A: Submitted Plans

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DEVELOPMENT APPLICATION 20151

Multi Dwelling - 335 Lambton Road, New Lambton

Lambton Road Developments PTY LTD

SCHEDULE OF DRAWINGS

DA000	COVER PAGE
DA010	SITE ANALYSIS PLAN
DA020	DEMOLITION PLAN
DA030	SITE PLAN
DA035	SITE COVERAGE PLAN
DA040	PERSPECTIVES
DA100	GROUND FLOOR
DA110	FIRST FLOOR
DA150	ROOF PLAN
DA300	ELEVATIONS
DA301	ELEVATIONS
DA350	EXTERNAL FINISHES
DA400	SECTIONS
DA900	EXTERNAL SHADOW DIAGRAMS
DA901	EXTERNAL SHADOW DIAGRAMS
DA902	NEIGHBOURING DWELLING SHADOW DIAGRAMS
DA960	SEDIMENT CONTROL



SUBJECT SITE



SITE LOCATION

Survey By: Positive Survey Solutions
Ref: 21143 Date: 17.12.2020

DMN Assessor #16/1742	16 th July 2021	Reference: 258/2021	
Evergreen Energy Consultants			
Email address: enquiries@evergreeneec.com.au	Ph: 1300 584 010		
Important Note for Development Applicants:			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.			
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.			
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.			
Thermal Performance Specifications			
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Brick Veneer	Anti-glare foil with bulk R2.5	Medium	
Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk R2.5	Medium and Dark	
Internal Wall Construction	Insulation	Detail	
Cavity wall, direct fix plasterboard, single gap	None		
Cavity wall, direct fix plasterboard, single gap	Bulk insulation R2.5	Internal walls adjoining garage	
Party Walls – Shaft Liner	Bulk insulation both sides R2.5		
Ceiling Construction	Insulation	Detail	
Plasterboard with Timber	Bulk insulation R4.0	External ceilings	
Timber above Plasterboard	None	Internal ceilings	
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Corrugated Iron	Bulk, reflective side down, no air gap above R1.3	Monument – 0.73	1°, 2°, 3°, 5° & 10° Pitch
Floor Construction	Insulation	Covering	
175mm Waffle Pod Slab	None	Carpet, Tiles and Bare	
Suspended Timber Floor	None	Carpet and Tiles	
Windows	Glass and frame type	U Value	SHGC Area m2
ALM-001-03 A Aluminium framed			
Group A Windows Single Glazed High Solar Gain Low-E	5.40	0.49	
ALM-002-03 A Aluminium framed			
Group B Windows Single Glazed High Solar Gain Low-E	5.40	0.58	
Skylights – Velux U-Value 2.50, SHGC 0.21			
All Group A windows are Awning, Bifold, Casement, Tilt 'n' Turn, Entry, French & Hinged windows and doors. All Group B windows are Double Hung, Louvre, Fixed, Sliding & Stacker windows and doors.			
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.			
Fixed shading – Eaves	Width includes guttering, offset is distance above windows		
As drawn	Nominal only, refer to plan for detail		
Fixed shading – Other	Verandah to certain units only		
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences			
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:			
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1			
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)			
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)			
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)			
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6			

335 Lambton Road, New Lambton				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.				
WATER COMMITMENTS				
Fixtures				
Alternative Water – Rainwater Tank Size 4,000(L) Tank/Unit Connected To:				
Laundry W/M Cold Tap	One Outdoor Tap	All toilets		
Fixtures				
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps	
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas instantaneous 6 star			
Cooling System	Living	1-phase air conditioning EER 3.0-3.5 (zoned)		
	Bedrooms	1-phase air conditioning EER 3.0-3.5 (zoned)		
Heating System	Living	1-phase air conditioning EER 3.0-3.5 (zoned)		
	Bedrooms	1-phase air conditioning EER 3.0-3.5 (zoned)		
Ventilation	Bathroom	Individual fan, not ducted	Manual on/off	
	Kitchen	Individual fan, not ducted	Manual on/off	
	Laundry	Individual fan, not ducted	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen		As Drawn	
	Window/Skylight in Bathrooms/Toilets		As Drawn	
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrooms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
All Hallways	Yes	Dedicated	Yes	
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Indoor or sheltered clothes drying line	No	
Stove/Oven	Gas cooktop, electric oven			
Other	"Well ventilated" refrigerator space			
	Ceiling fans to be installed – Refer to NatHERS certificates for locations			



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PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
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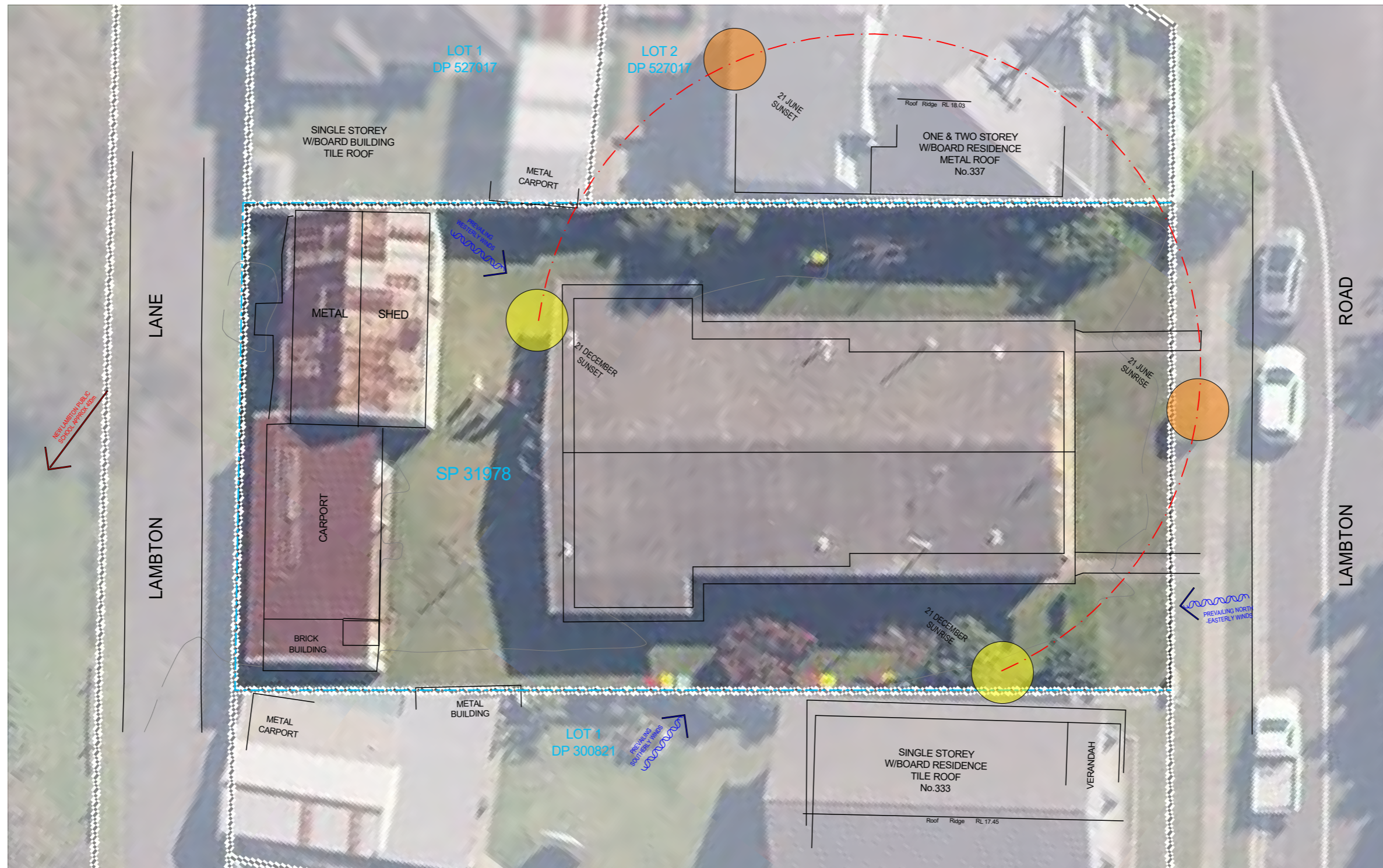
Issue	Description	Date
P1	For Review	17/02/2021
P2	For Information	19/05/2021
P3	Consultant Issue	16/06/2021
P4	For Review	28/06/2021
P5	Consultant Issue	30/06/2021
P6	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021
B	Revised Development Application	17/09/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
COVER PAGE
Scale
@ A3
DRAWN
JG
QA CHECKED
SV

Drawing Number
DA000
Issue
B
Project Number
20151





Summary of planning controls

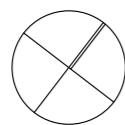
Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Newcastle Local Environmental Plan 2012 (pub. 30-5-2014)
Land Zoning	R2 - Low Density Residential: (pub. 15-6-2012)
Height Of Building	8.5 m
Floor Space Ratio	0.6:1
Minimum Lot Size	400 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5



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Multi Dwelling
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**Lambton Road
Developments PTY LTD**




Drawing
SITE ANALYSIS PLAN
Scale
@ A3
DRAWN
JG

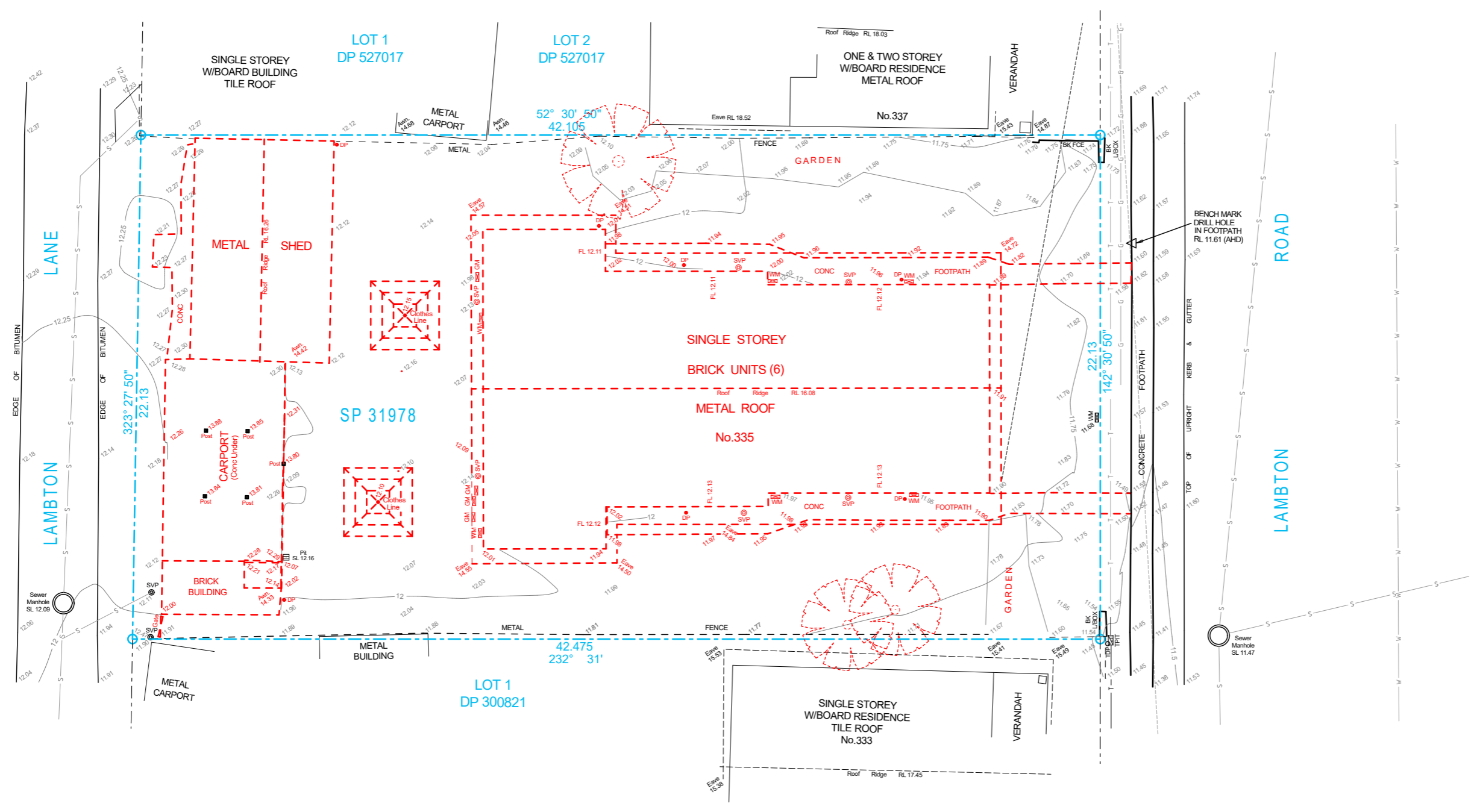
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DA010
Issue
A
Project Number
20151



DEMOLITION LEGEND

-  EXISTING TREE TO BE DEMOLISHED
-  EXISTING TREE TO BE RETAINED
-  TO BE DEMOLISHED

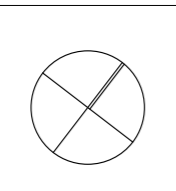


0006253480 16 Jul 2021
 Assessor: Joseph Lorrimer
 Accreditation No. DMN161742
 Address: 335 Lambton Road, NEW LAMBTON, NSW, 2305

 hestarc.com.au

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Multi Dwelling

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**Lambton Road
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Drawing
DEMOLITION PLAN

Scale
 1:200 @ A3

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JG

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SV

Drawing Number
DA020

Issue
A

Project Number
20151



AREA CALCULATION (m2)	
DEEP SOIL	143
DRIVEWAY	212
LANDSCAPING	281
Proposed Lot 1	208
Proposed Lot 2	208
Proposed Lot 3	259
Proposed Lot 4	261

AREAS	
SITE AREA	936m ²
FLOOR SPACE RATIO (MAX 0.60)	0.65
TOTAL GFA	611m ²
LANDSCAPE	281m ²
DEEP SOIL	143m ²
	15%





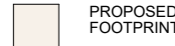
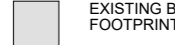
UNIT 01	
FIRST FLOOR	88
GARAGE	17
GROUND FLOOR	62

UNIT 02	
FIRST FLOOR	87
GARAGE	17
GROUND FLOOR	62

UNIT 03	
FIRST FLOOR	78
GARAGE	18
GROUND FLOOR	78

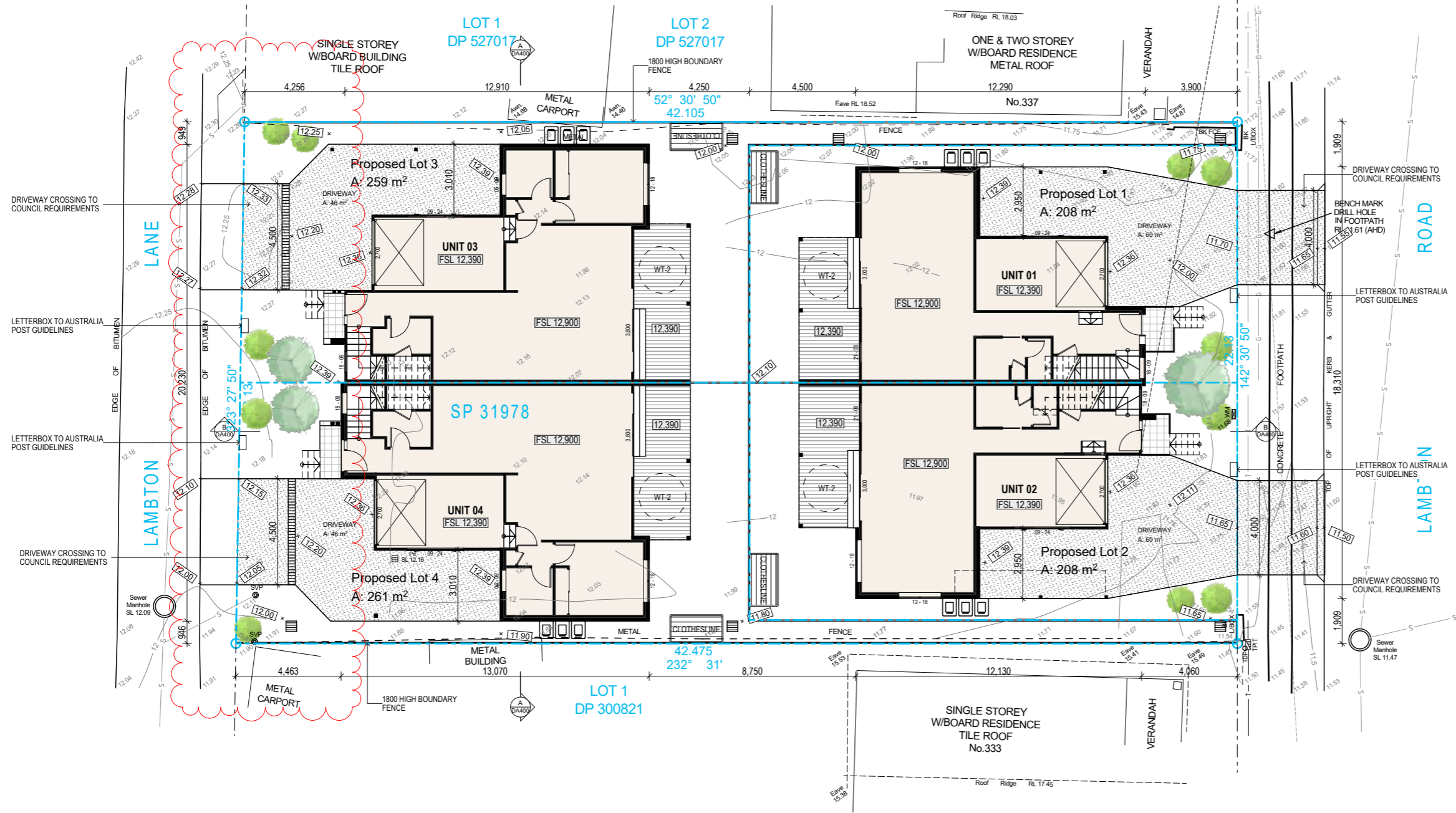
UNIT 04	
FIRST FLOOR	78
GARAGE	17
GROUND FLOOR	78

SITE LEGEND

-  4,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
-  4,000 LITRE UNDER GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
-  RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS
-  EXISTING TREE TO BE RETAINED
-  PROPOSED BUILDING FOOTPRINT
-  EXISTING BUILDING FOOTPRINT

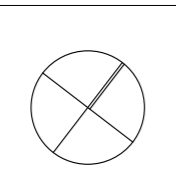
SITE NOTES

1. GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
2. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



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Issue	Description	Date
P7	For Review	28/06/2021
P8	Consultant Issue	30/06/2021
P9	Hunter Water Issue	9/07/2021
P10	Consultant Issue	12/07/2021
A	Development Application	16/07/2021
P11	Consultant Issue	3/09/2021
P12	Consultant Issue	6/09/2021
B	Revised Development Application	17/09/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
SITE PLAN
Scale
1:200 @ A3
DRAWN
JG
QA CHECKED
SV

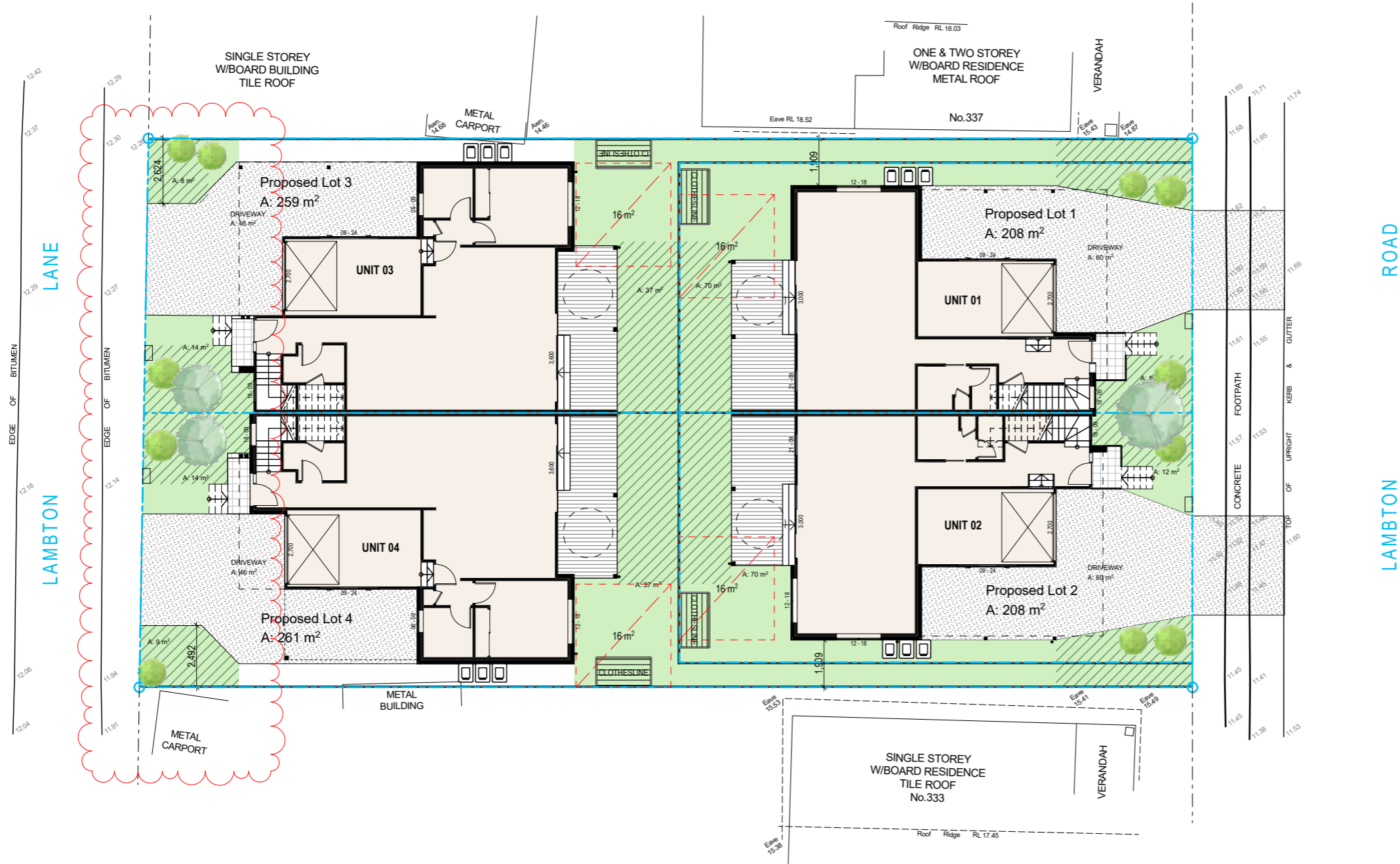
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DA030
Issue
B
Project Number
20151


SITE COVERAGE LEGEND

-  PROPOSED BUILDING FOOTPRINT
-  EXISTING BUILDING FOOTPRINT
-  CALCULATED LANDSCAPED AREAS
-  DEEP SOIL AREAS
-  PRIVATE OPEN SPACE
-  INDICATIVE PLANTING

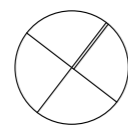
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3. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



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P4	For Review	27/04/2021
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Drawing
SITE COVERAGE PLAN
 Scale
 1:200 @ A3
 DRAWN
JG
 QA CHECKED
SV

Drawing Number
DA035
 Issue
B
 Project Number
20151





VIEW OF UNIT 03 & UNIT 04 FROM LANEWAY



VIEW OF UNIT 01 & UNIT 02 FROM LAMBTON ROAD



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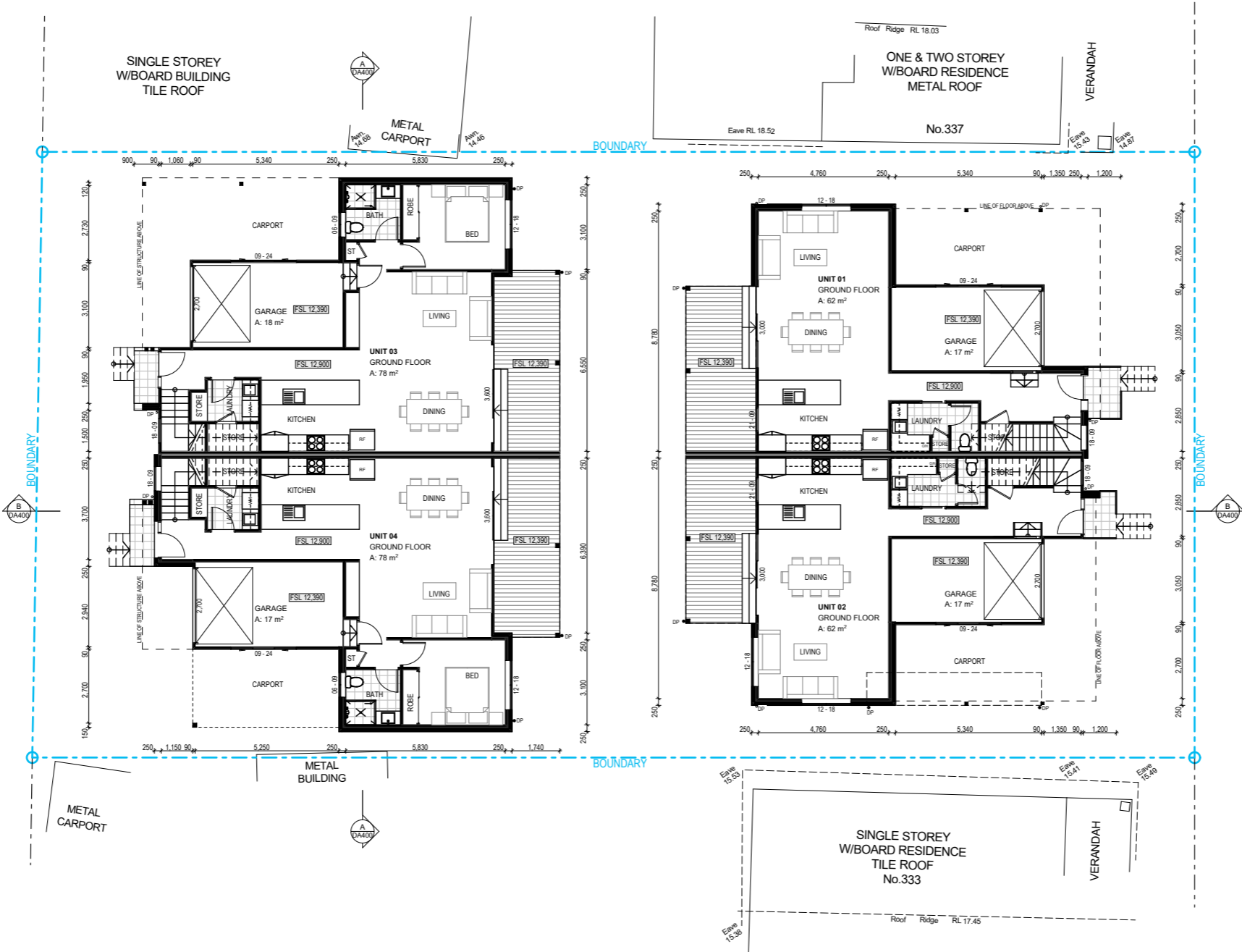
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Project Number
20151



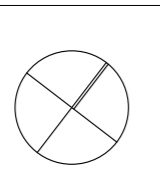
STORAGE CALCULATION (m3)

UNIT 01	STORE	10
UNIT 02	STORE	10
UNIT 03	STORE	11
UNIT 04	STORE	11



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PO Box 601 Kolaria
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Nominated Architect: Daniel Hadley 8209
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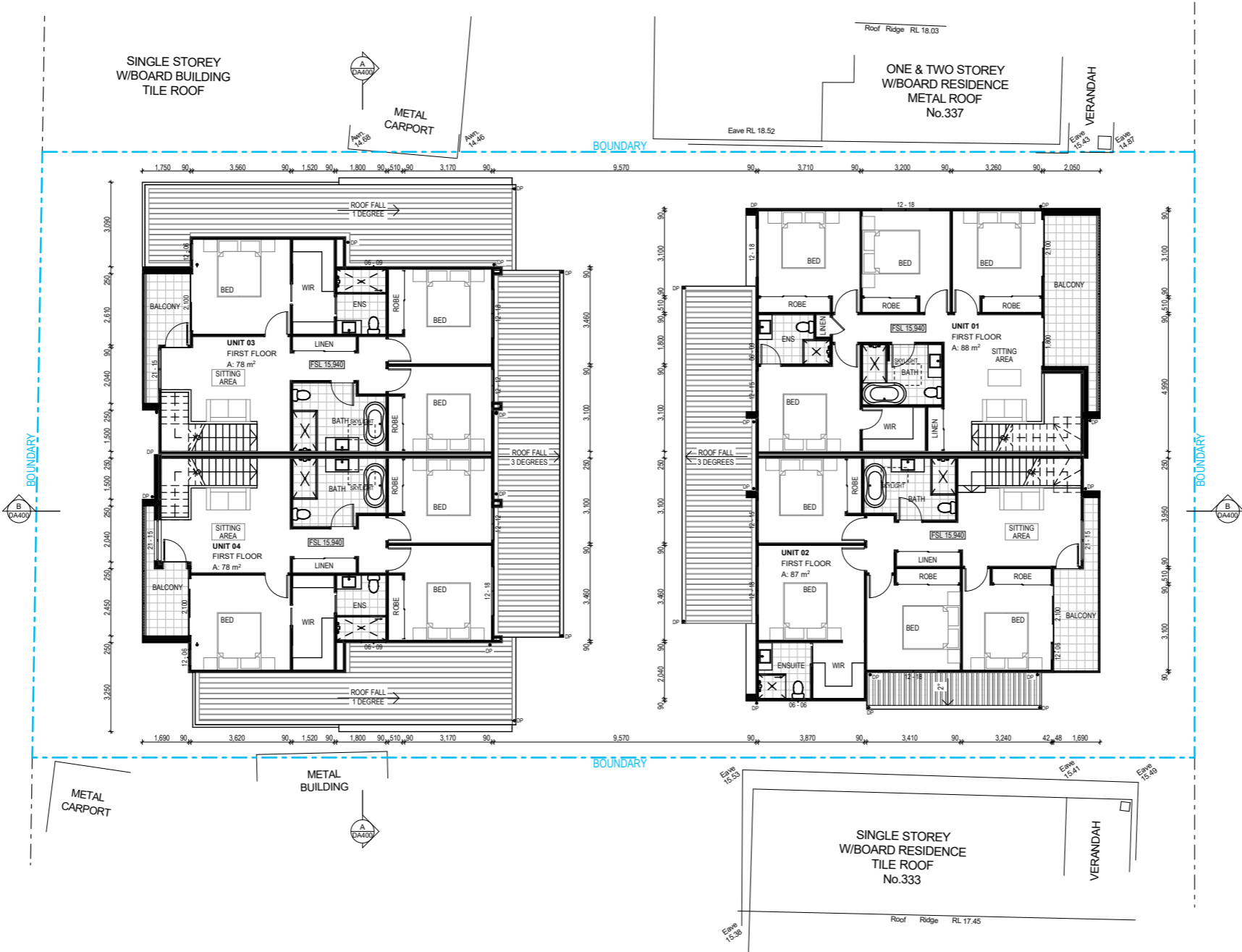
Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenfora704@gmail.com

Issue
P3 For Review 9/04/2021
P4 For Review 27/04/2021
P5 For Information 19/05/2021
P6 Consultant Issue 16/06/2021
P7 For Review 28/06/2021
P8 Consultant Issue 30/06/2021
P9 Hunter Water Issue 9/07/2021
A Development Application 16/07/2021

Project
Multi Dwelling
Location
335 Lambton Road
New Lambton
Client
Lambton Road
Developments PTY LTD

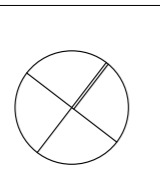
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GROUND FLOOR
Scale
1:200 @ A3
DRAWN
JG
QA CHECKED
SV
Drawing Number
DA100
Issue
A
Project Number
20151





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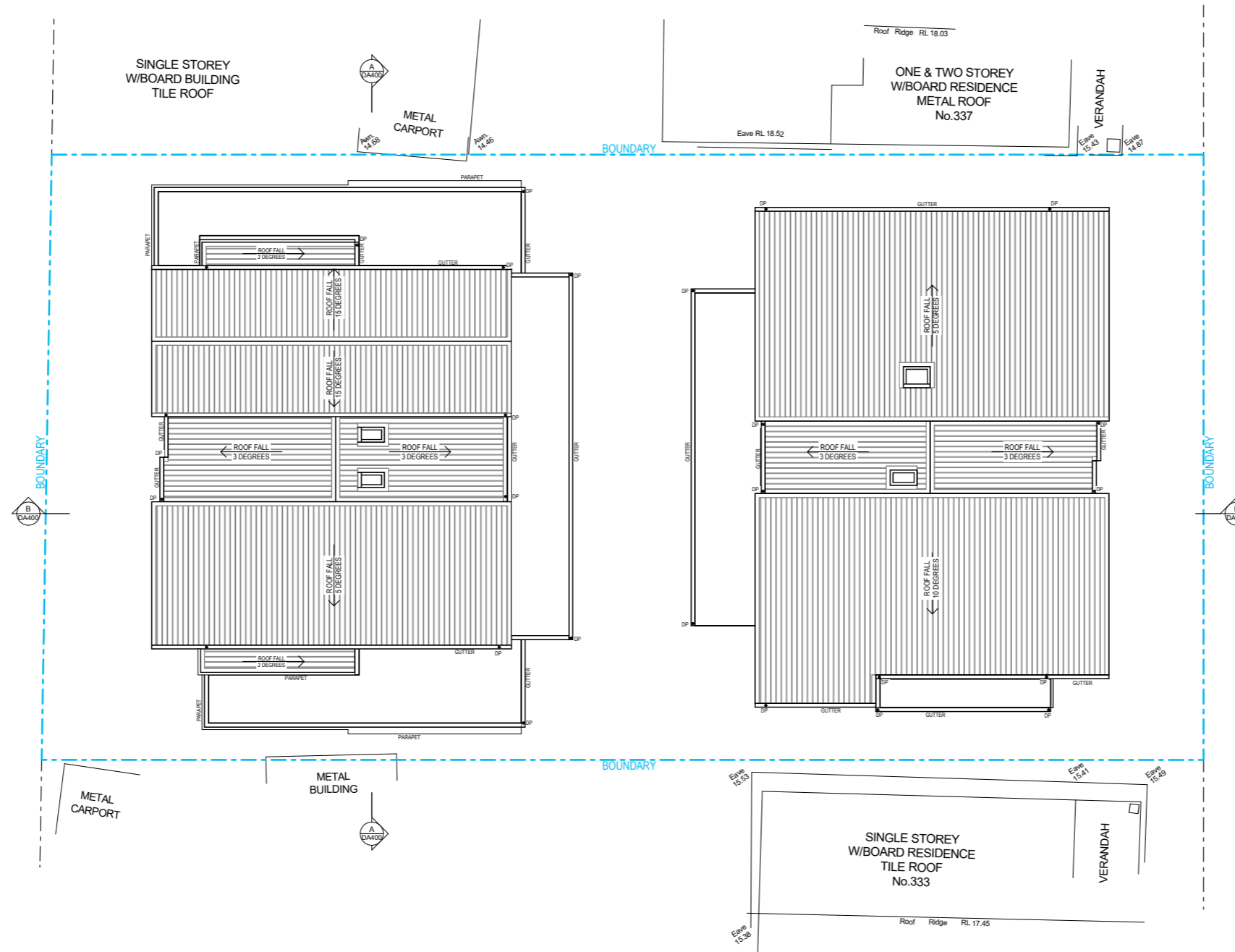
Issue	Description	Date
P3	For Review	9/04/2021
P4	For Review	27/04/2021
P5	For Information	19/05/2021
P6	Consultant Issue	16/06/2021
P7	For Review	28/06/2021
P8	Consultant Issue	30/06/2021
P9	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
FIRST FLOOR
Scale
1:200 @ A3
DRAWN
JG
QA CHECKED
SV

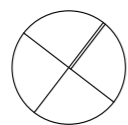
Drawing Number
DA110
Issue
A
Project Number
20151





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Issue	Description	Date
P1	For Information	19/05/2021
P2	Consultant Issue	16/06/2021
P3	For Review	28/06/2021
P4	Consultant Issue	30/06/2021
P5	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
ROOF PLAN
Scale
1:200 @ A3
DRAWN
JG

QA CHECKED
SV

Drawing Number
DA150
Issue
A
Project Number
20151

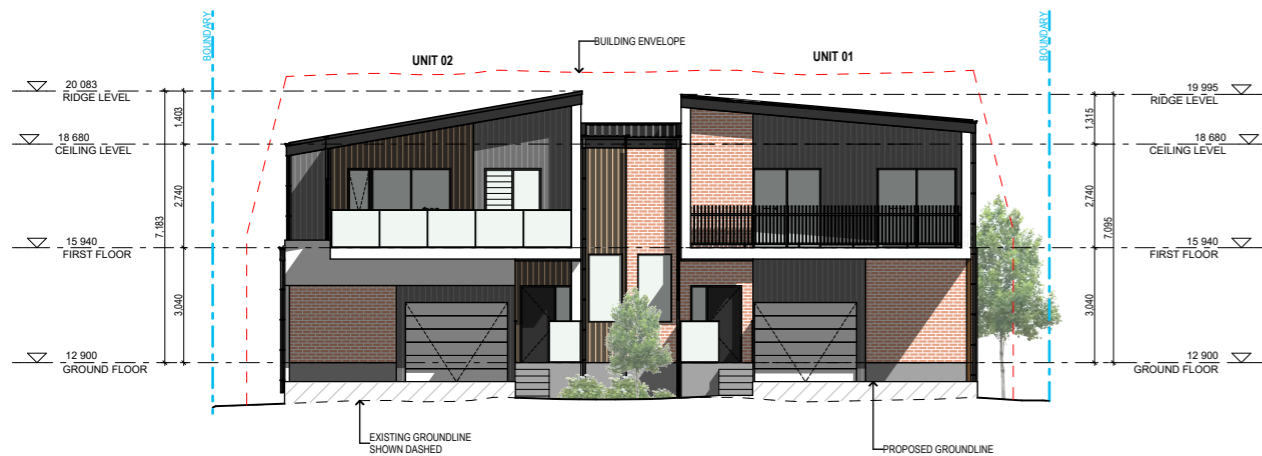


ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



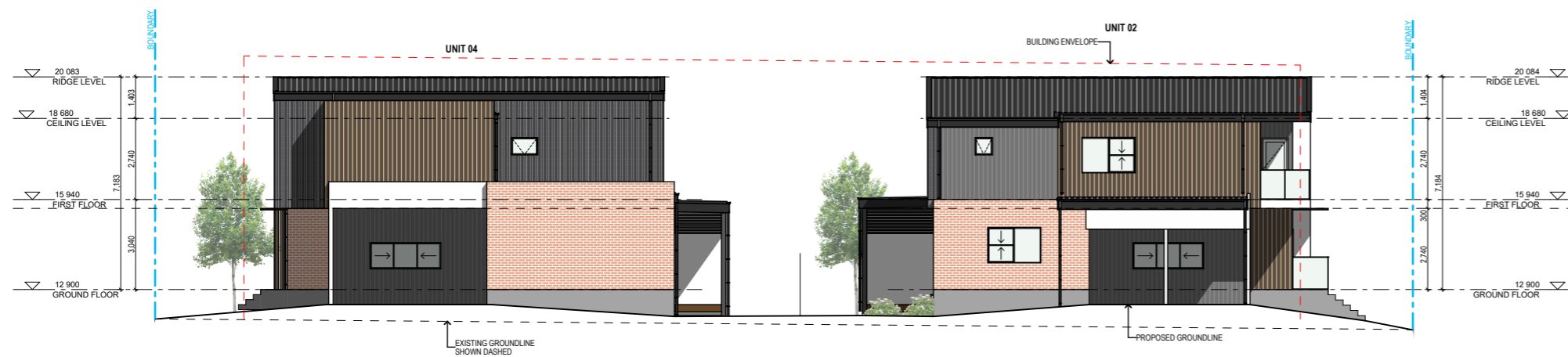
E-01
NORTH ELEVATION
1:200



E-02
EAST ELEVATION
1:200



E-04
WEST ELEVATION
1:200



E-03
SOUTH ELEVATION
1:200



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P4	For Review	28/06/2021
P5	Consultant Issue	30/06/2021
P6	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
ELEVATIONS
Scale
1:200 @ A3
DRAWN
JG

QA CHECKED
SV

Drawing Number
DA300
Issue
A
Project Number
20151





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P1	For Information	19/05/2021
P2	Consultant Issue	16/06/2021
P3	For Review	28/06/2021
P4	Consultant Issue	30/06/2021
P5	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

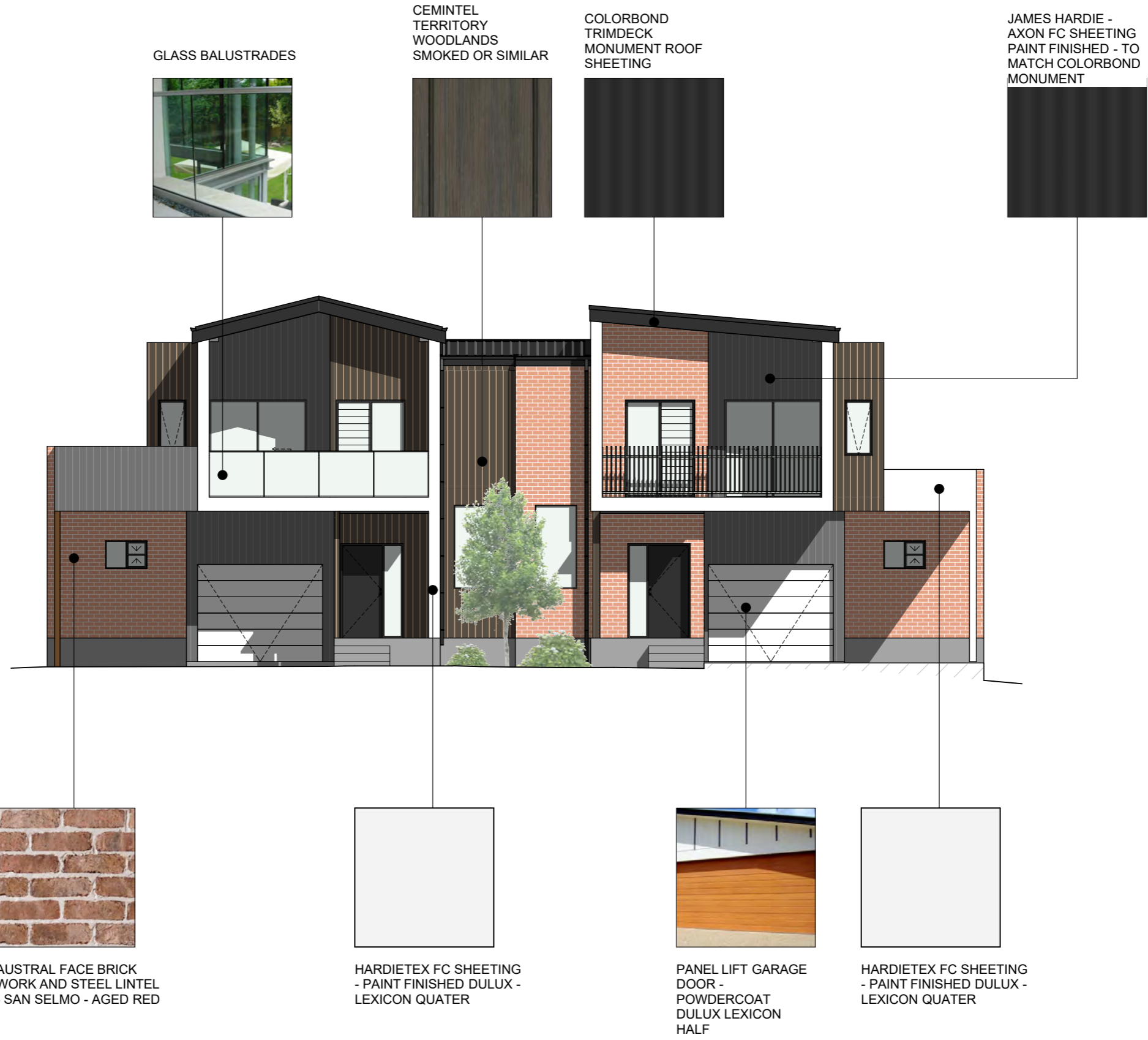
Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
ELEVATIONS
Scale
1:200 @ A3
DRAWN
JG

QA CHECKED
SV

Drawing Number
DA301
Issue
A
Project Number
20151





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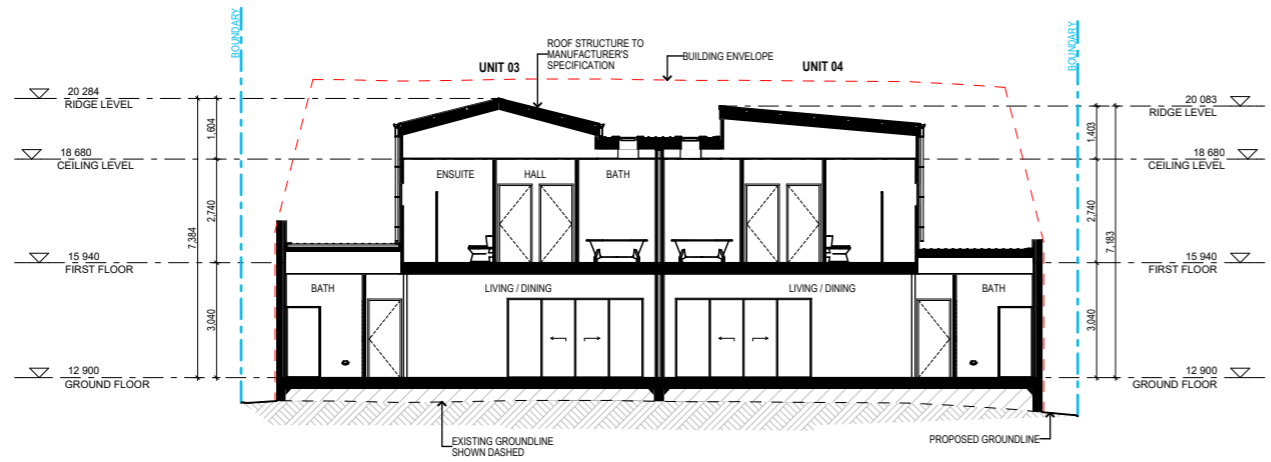
Issue	Description	Date
P1	For Review	27/04/2021
P2	Consultant Issue	16/06/2021
P3	For Review	28/06/2021
P4	Consultant Issue	30/06/2021
P5	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

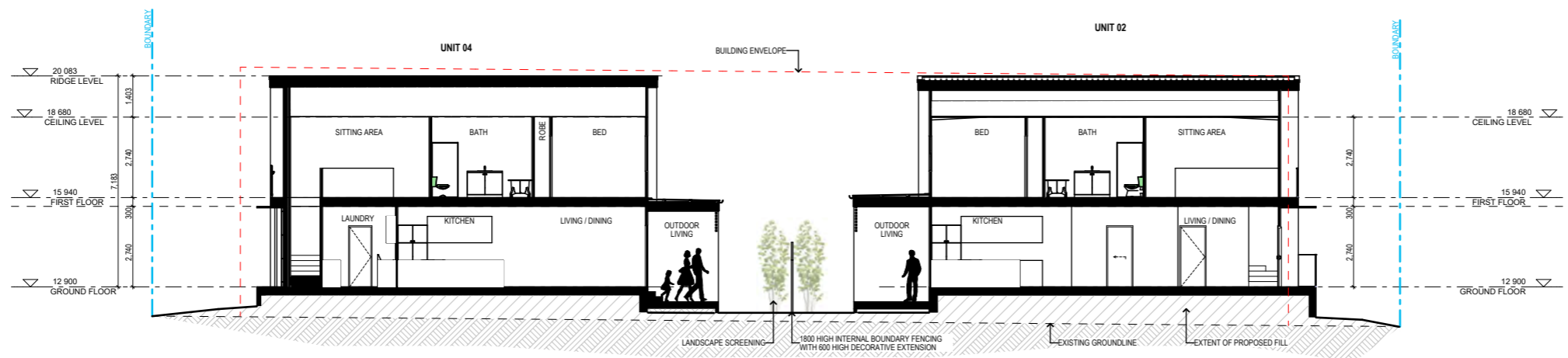
Drawing
EXTERNAL FINISHES
Scale
1:100 @ A3
DRAWN
JG
QA CHECKED
SV

Drawing Number
DA350
Issue
A
Project Number
20151





A SECTION AA
1:200



B SECTION BB
1:200



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P1	For Information	19/05/2021
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P5	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

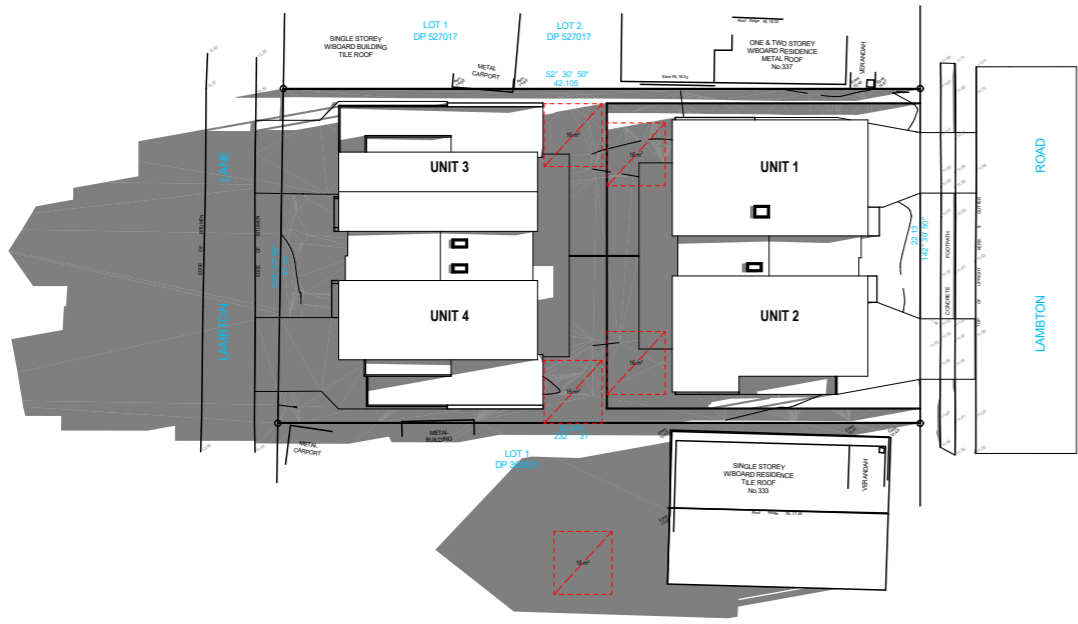
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Scale
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DRAWN
JG
QA CHECKED
SV

Drawing Number
DA400
Issue
A
Project Number
20151



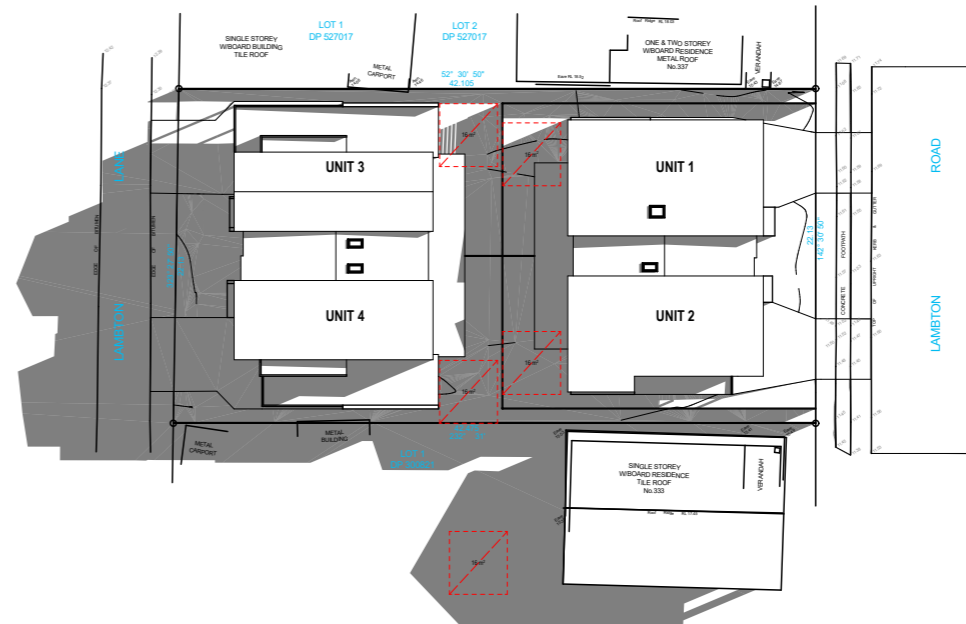
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- AREA OF OPEN SPACE ACHIEVING SOLAR ACCESS
- AREA OF RESIDENTS COMMUNAL OPEN SPACE WITH SOLAR ACCESS



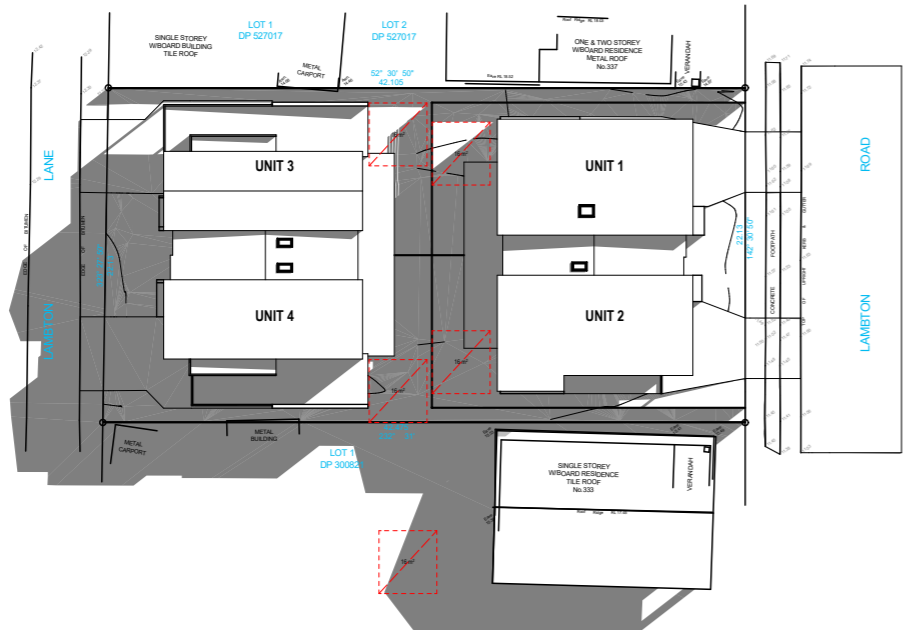
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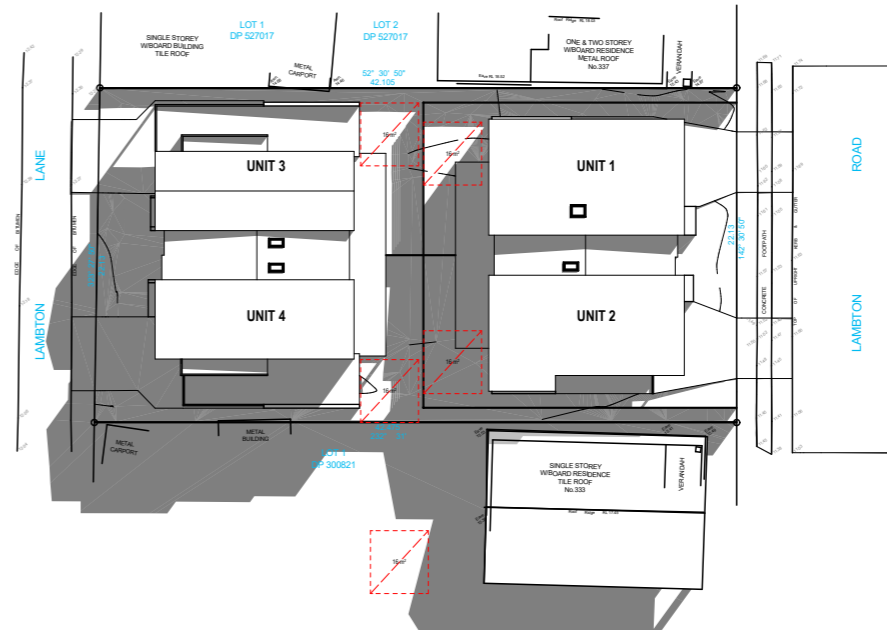
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21 JUN at 10:00
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03
-

21 JUN at 11:00
1:500



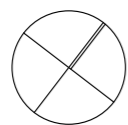
04
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21 JUN at 12:00
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P1	Consultant Issue	16/06/2021
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P4	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

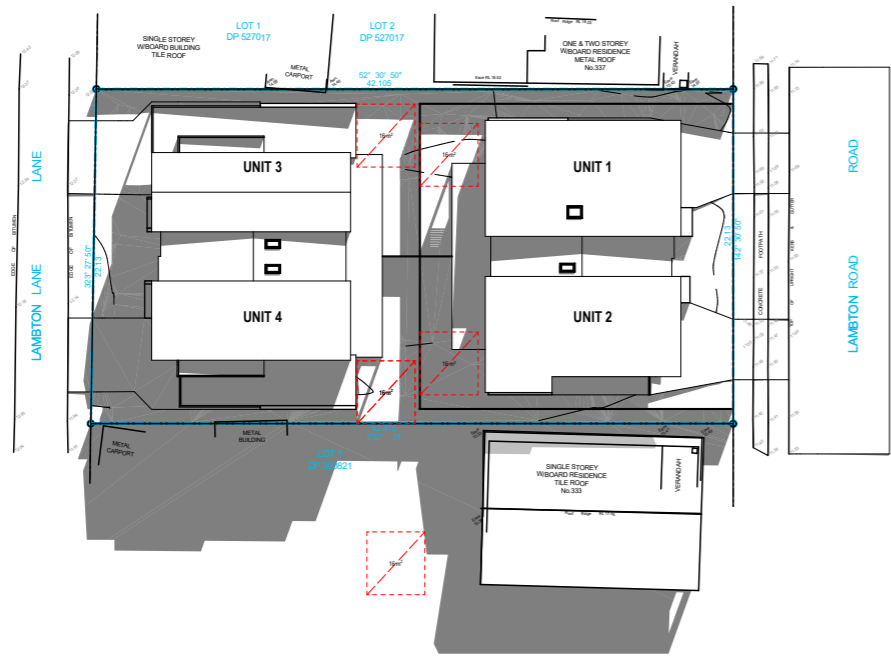
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**EXTERNAL SHADOW
DIAGRAMS**
Scale
1:500 @ A3
DRAWN
JG
QA CHECKED
SV

Drawing Number
DA900
Issue
A
Project Number
20151



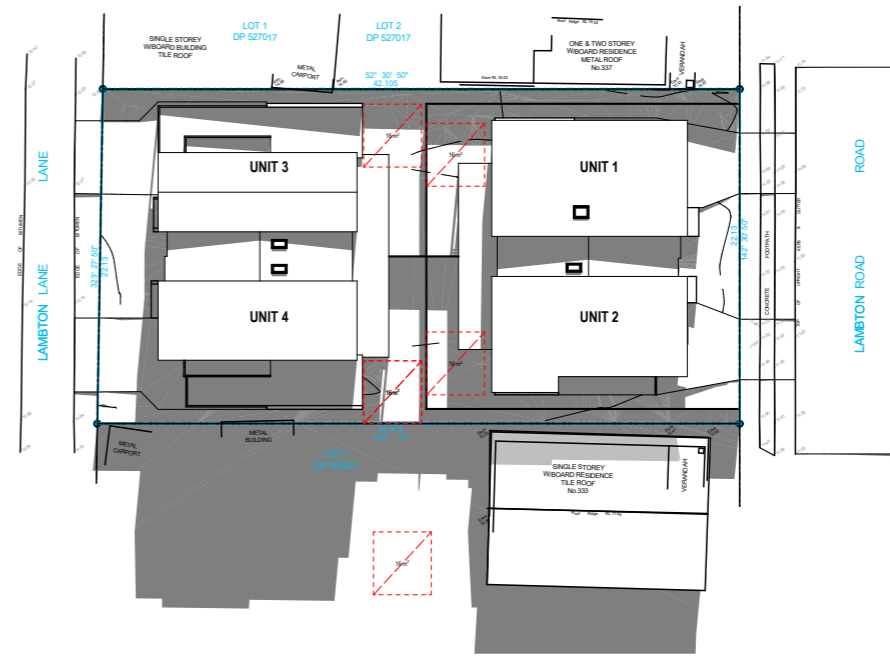
SHADOW DIAGRAM LEGEND

- AREA OF OPEN SPACE ACHIEVING SOLAR ACCESS
- AREA OF RESIDENTS COMMUNAL OPEN SPACE WITH SOLAR ACCESS



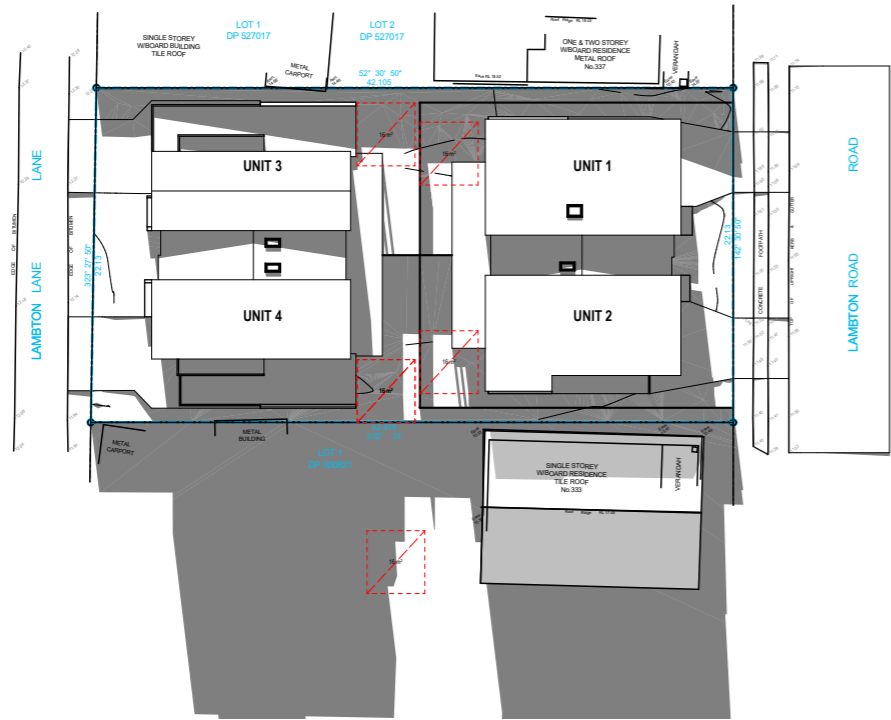
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02
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21 JUN at 14:00
1:500



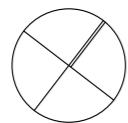
03
-

21 JUN at 15:00
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A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
**EXTERNAL SHADOW
DIAGRAMS**
Scale
1:500 @ A3

DRAWN
JG

QA CHECKED
SV

Drawing Number
DA901
Issue
A
Project Number
20151





9am Neighbouring Overshadow



10am Neighbouring Overshadow



11am Neighbouring Overshadow



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Issue	Description	Date
P1	For Review	22/06/2021
P2	For Review	25/06/2021
P3	For Review	28/06/2021
P4	Consultant Issue	30/06/2021
P5	Hunter Water Issue	9/07/2021
A	Development Application	16/07/2021

Project
Multi Dwelling
Location
**335 Lambton Road
New Lambton**
Client
**Lambton Road
Developments PTY LTD**

Drawing
**NEIGHBOURING DWELLING
SHADOW DIAGRAMS**
Scale
1:410.19 @ A3
DRAWN
JG QA CHECKED
SV

Drawing Number
DA902
Issue
A
Project Number
20151



Sediment and erosion control

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

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

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

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

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

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

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

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

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

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

Soil conservation

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

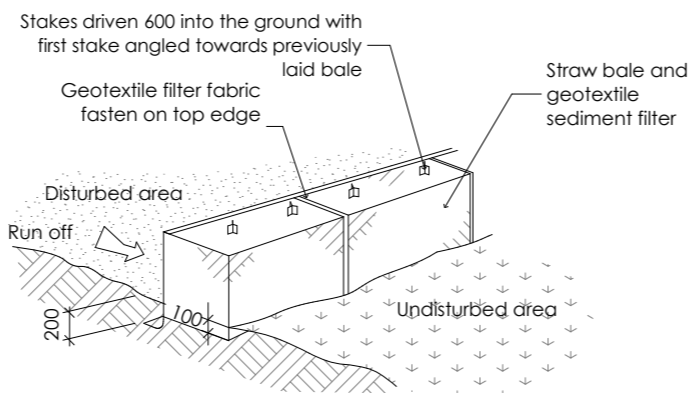
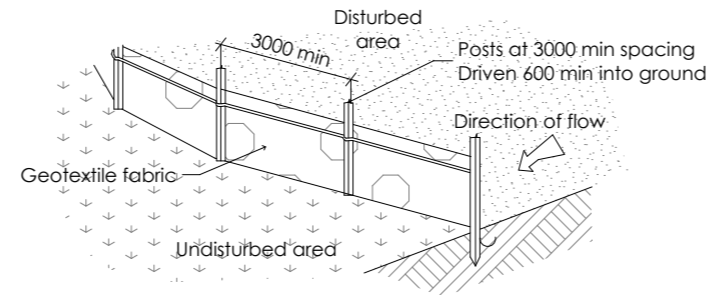
Maintain the above during the course of construction, and clear the 'sediment trap' after each storm.

Sediment trap

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

Sediment fence

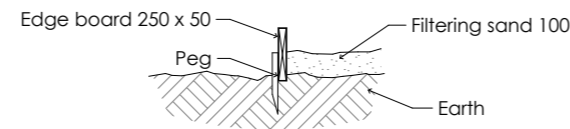
Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



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

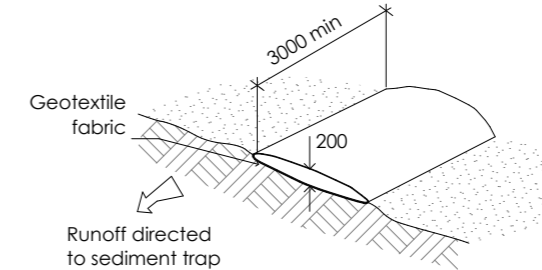
Washout area

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



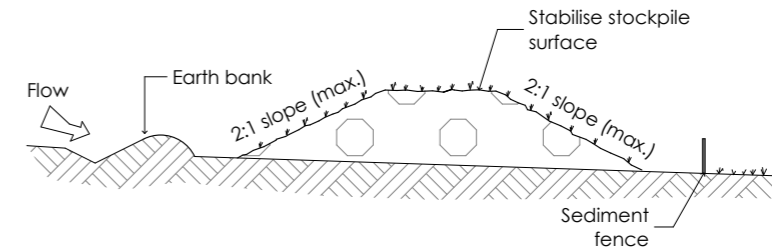
Vehicle access to site

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



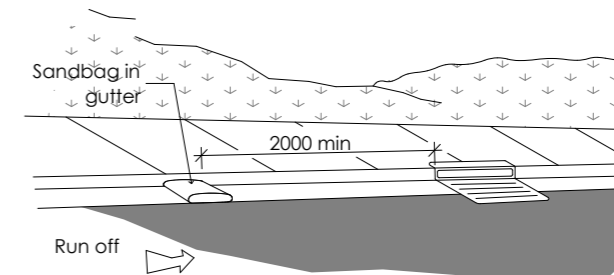
Building material stockpiles

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



Sandbag kerb sediment trap

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



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

<p>PO Box 601 Kolaria NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209</p> <p>Notes The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Drawings are to be read in conjunction with all contract documents. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.</p>	<p>Consultants</p> <p>Surveyor Positive Survey Solutions p: 02 4960 1111 e: brett@psurveys.com.au</p> <p>Town Planner Piper Planning Pty Ltd p: 0401660152 e: piperplanning.com.au</p>	<p>Civil Engineer MPC Consulting Engineers p: 02 4927 5566 e: admin@mpceng.com.au</p> <p>Energy Assessor Evergreen Energy Consultants p: (02) 4975 5350 m: 0407 886 275 e: joseph@evergreenec.com.au</p>	<p>Structural Engineer MPC Consulting Engineers p: 02 4927 5566 e: admin@mpceng.com.au</p> <p>Arborist Abacus Tree Services m: 0425 203 049 e: abacustrees@gmail.com</p>	<p>Landscape Consultant JK's Gardencreations p: 0412582966 e: gardenfora704@gmail.com</p>	<table border="1"> <thead> <tr> <th>Issue</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>P1</td> <td>Consultant Issue</td> <td>16/06/2021</td> </tr> <tr> <td>P2</td> <td>For Review</td> <td>28/06/2021</td> </tr> <tr> <td>P3</td> <td>Consultant Issue</td> <td>30/06/2021</td> </tr> <tr> <td>P4</td> <td>Hunter Water Issue</td> <td>9/07/2021</td> </tr> <tr> <td>A</td> <td>Development Application</td> <td>16/07/2021</td> </tr> </tbody> </table>	Issue	Description	Date	P1	Consultant Issue	16/06/2021	P2	For Review	28/06/2021	P3	Consultant Issue	30/06/2021	P4	Hunter Water Issue	9/07/2021	A	Development Application	16/07/2021	<p>Project Multi Dwelling</p> <p>Location 335 Lambton Road New Lambton</p> <p>Client Lambton Road Developments PTY LTD</p>	<p>Drawing SEDIMENT CONTROL</p> <p>Scale 1:100 @ A3</p> <p>DRAWN JG</p> <p>QA CHECKED SV</p>	<p>Drawing Number DA960</p> <p>Issue A</p> <p>Project Number 20151</p>	
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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 12/04/22 – 335 LAMBTON ROAD NEW LAMBTON –
DA2021/00959 - MULTI-DWELLING HOUSING - INCLUDES ONE
INTO FOUR LOT SUBDIVISION AND DEMOLITION OF EXISTING
STRUCTURES**

ITEM - 5 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



DISTRIBUTED UNDER SEPARATE COVER

Application No: DA2021/00959

Land: SP 31978
 Lot 1 SP 31978
 Lot 2 SP 31978
 Lot 3 SP 31978
 Lot 4 SP 31978
 Lot 5 SP 31978
 Lot 6 SP 31978

Property Address: 335 Lambton Road New Lambton NSW 2305
 1/335 Lambton Road New Lambton NSW 2305
 2/335 Lambton Road New Lambton NSW 2305
 3/335 Lambton Road New Lambton NSW 2305
 4/335 Lambton Road New Lambton NSW 2305
 5/335 Lambton Road New Lambton NSW 2305
 6/335 Lambton Road New Lambton NSW 2305

Proposed Development: Multi dwelling housing, one into four lot subdivision and demolition of existing structures

SCHEDULE 1

APPROVED DOCUMENTATION

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

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Demolition Plan	DA020 Issue A	ELK	16/07/2021
Site Plan	DA030 Issue B	ELK	17/09/2021
Site Coverage Plan	DA035 Issue B	ELK	17/09/2021
Ground Floor	DA100 Issue A	ELK	16/07/2021
First Floor	DA110 Issue A	ELK	16/07/2021
Roof Plan	DA150 Issue A	ELK	16/07/2021
Elevations	DA300 Issue A	ELK	16/07/2021
Elevations	DA301 Issue A	ELK	16/07/2021
Sections	DA400 Issue A	ELK	16/07/2021
Sediment Control	DA960 Issue A	ELK	16/07/2021
Sedimentation and Erosion Control Plan	Drawing no. C01 Issue 2	Mpc	02/09/2021
Stormwater Plan and Details	Drawing no. C03 Issue 2	Mpc	02/09/2021
BASIX Certificate	1208528M	Evergreen Energy Consultants Pty Ltd	16/07/2021
Arborist Report	n/a	Abacus Tree Services	03/06/2021

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

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

2. A total monetary contribution of \$11,931.35 is to be paid to the City of Newcastle, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

- i) This condition is imposed in accordance with the provisions of the City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019*.
- ii) 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.
- iii) 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.

3. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays, sufficient to discourage the encroachment of vehicles thereon. Details are to be included in documentation for a Construction Certificate application.
4. Roof water from the proposed new work is to be directed to the proposed water tank with a minimum capacity of 4,000 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.
5. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 'Stormwater' of Newcastle Development Control

Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by MPC Consulting Engineers (Job No. 210631, dated 02/09/2021) and including the following requirements:

- a) The stormwater management systems of proposed Lots 1 & 2 must not encroach over the pedestrian access handles of Lots 3 & 4.

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

6. 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.

7. The car park is to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Details are to be included in documentation for a Construction Certificate application.
8. The applicant is to comply with all of Hunter Water's requirements to provide your development with water supply and sewerage services. A copy of Hunter Water's compliance certificate (*Hunter Water Act 1991* - Section 50) must be submitted with your Construction Certificate application.
9. Facilities are to be provided within the proposed individual private courtyards, or in another screened location, for the storage of garbage. Full details are to be included in documentation for a Construction Certificate application.
10. A group type mailbox is to be provided at the Lambton Road street frontage in accordance with the requirements of Australia Post, clearly displaying individual unit numbers and the required house number. Full details are to be included in the documentation for a Construction Certificate application.
11. Four residential vehicular crossings are to be constructed across the road reserve, in

accordance with the following criteria:

- a) Constructed in accordance with Council's A1300 – Driveway Crossings Standard Design Details.
- b) The driveway crossings, within the Lambton Lane road reserve, shall be a maximum of 4.5 metres wide.
- c) The driveway crossings, within the Lambton Road road reserve, shall be a maximum of 4.0 metres wide.
- d) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
- e) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
- f) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.

These works are not approved until consent under Section 138 of the *Roads Act 1993 (NSW)* has been granted by Council. An application under Section 138 must be lodged and consent obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

12. 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.
13. The visitor parking bays are to be constructed in paving bricks or in an alternative paving material that contrasts in colour and texture with that used in the construction of the driveway. Details are to be included in documentation for a Construction Certificate application.
14. 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.
15. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls, full details are to be included in documentation for a Construction Certificate application.
16. The floor level of all proposed buildings or building additions is to be verified on plans for a Construction Certificate application to be not lower than 12.90m Australian Height Datum. Garage floor levels shall be verified to be not lower than 12.4m Australian Height Datum.
17. All first floor bedroom windows located in the northern and southern elevations of the dwellings are to be screened. Screening is to be provided by a fixed louvre with no more than 25% transparency. All screening is to be designed to adequately screen views from the bedrooms. Full details are to be included in documentation for a Construction Certificate application.
18. The stormwater drainage lines for each property are to be fully located on the property lots and are not to rely on easements or adjoining lots. The stormwater management system is to be amended to reflect this. The amended stormwater management plan is to be included in documentation for a Construction Certificate application.

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

19. During demolition and construction works, no vehicles associated with these works are to park in Lambton Lane.
20. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifying Authority at the stages of construction indicated:
 - a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.

When the roof has been completed, confirming that the building does not exceed the approved levels.

21. The recommendations set out in Section 7 of the Arborist Report prepared by Abacus Tree Services dated 3 June 2021 are to be fully enacted on site.
22. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifying Authority at the stages of construction indicated:
 - a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
23. Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet is to:

- a) Be a standard flushing toilet connected to a public sewer, or
 - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993*.
24. 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.
 25. 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.
26. The demolisher is to ensure that all services (i.e. water, telecommunications, gas, electricity, sewerage etc), are disconnected in accordance with the relevant authority's requirements prior to demolition.
27. 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.

28. 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.

29. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
30. Waste management is to be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures are to be implemented during the construction phase:
- a) A waste container of at least one cubic metre capacity is to be provided, maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste;
 - b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets;
 - c) Provision is to be made to prevent windblown rubbish leaving the site; and
 - d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

Note: Fines may be issued for pollution/littering offences under the *Protection of the Environment Operations Act 1997*.

31. A rigid and durable sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out, before the

commencement of the work:

- a) showing the name, address and telephone number of the Principal Certifier for building work and subdivision work, and
- b) showing the name, address and telephone number of the Principal Contractor, if any, for any building work and a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
- c) stating that unauthorised entry to the work site is prohibited, and
- d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

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

32. Note: This does not apply in relation to building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. 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.
33. 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.
34. Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the development.
35. 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.

36. 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.

37. Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
38. 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.

39. All public trees that are required to be retained are to be protected in accordance with the City of Newcastle *Urban Forest Technical Manual, Part B Public Trees*.

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.

40. Building work must be carried out in accordance with the requirements of the Building Code of Australia.
41. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
42. 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.
43. All roof and surface waters are to be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to City of Newcastle requirements, in accordance with Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012.
44. The proposed visitor parking bays are to be clearly indicated by means of signs and/or pavement markings.
45. Prior to the commencement of work, a 3.0m wide all-weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand or soil is not to be stockpiled on the all-weather vehicle access.
46. All downpipes discharging to the rainwater tanks are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water. A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of pipe blockage (e.g. capped relief access points at the lowest level of stormwater drainage).
47. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in Lambton Lane during the construction phase.

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

48. 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.
49. An application is to be made for a Subdivision Certificate. The application is to be supported by a digital copy (pdf format) of the survey plan of subdivision, associated

administration sheets and a Section 50 Certificate from the Hunter Water Corporation.

50. An instrument under Section 88B of the *Conveyancing Act 1919*, setting out the terms of easements as required by this consent, along with related notations on the plan of subdivision, are to be submitted to the City of Newcastle for certification. The City of Newcastle is to be identified as a party whose consent is required to release, vary or modify easements.
51. Written evidence of arrangements being made with the Hunter Water Corporation for the provision of water supply and sewerage and with the electricity authority for the provision of overhead or underground electricity supply is to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate.
52. Written evidence of arrangements being made with the telecommunications authority for the provision of underground telephone services to the lots is to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate.
53. The approved multi dwelling development on the site is to be completed to at least lock-up stage prior to the issue of the Subdivision Certificate.

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

54. All commitments listed in the relevant BASIX certificate for:
 - a) BASIX development,
 - b) BASIX optional development, if the development application was accompanied by a BASIX certificate.

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 Newcastle City Council with Occupation Certificate documentation.

55. All works within the road reserve required by this consent are to be completed prior to the issue of a Occupation Certificate.
56. 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.
57. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifier and to Newcastle City Council prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
58. 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.
59. 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
60. Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. Works are to be completed prior to the issuing of a Final Occupation Certificate for the proposed development.
61. The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate.

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

62. The premise/s is/are allocated the following street address/es in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation*.

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Proposed Unit 1	335A	Lambton	Road	New Lambton
Proposed Unit 2	335	Lambton	Road	New Lambton
Proposed Unit 3	69	Lambton	Lane	New Lambton
Proposed Unit 4	67	Lambton	Lane	New Lambton

ADVISORY MATTERS

- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of 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.
- 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.
- Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development', as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, are to be subject to a separate development

application. An application in this regard is to be approved prior to any works relating to such a retaining wall taking place.

- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required from any adjoining owner under the provisions of the *Dividing Fences Act 1991*.
- Prior to commencing any building works, the following provisions of Division 6.2 of the Environmental Planning and Assessment Act 1979 are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and Newcastle City Council is to be notified of the appointment; and
- b) Newcastle City Council is to be given at least two days notice of the date intended for commencement of building works.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Section 37 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW).
- For the purpose of applying the provisions of the National Construction Code for class 1, 2, 3, 4, 9a (health care) and 9c (aged care) buildings, it is advised that the proposed building is located in a Flood Hazard Area and the:
 - a) Defined Flood Level (DFL) is 12.40m Australian Height Datum (AHD)
 - b) Flood Hazard Level is 12.90m AHD (Freeboard is 500mm above DFL)
 - c) Maximum Flow Velocity of floodwaters for the Defined Flood Event is 0.40m/s

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

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

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 12/04/22 – 335 LAMBTON ROAD NEW LAMBTON –
DA2021/00959 - MULTI-DWELLING HOUSING - INCLUDES ONE
INTO FOUR LOT SUBDIVISION AND DEMOLITION OF EXISTING
STRUCTURES**

ITEM - 5 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



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PROCESSING CHRONOLOGY

DA2021/00959 - 335 Lambton Road New Lambton

22 July 2021	-	Application lodged
26 July 2021	-	Internal referrals undertaken; Engineering, Parks & Recreation
28 July – 11 August 2021	-	Application notified in accordance with CN's Public Participation Policy
19 August 2021	-	Request for additional information: Confirmation of private open space area, updates to stormwater proposal and amendments to access driveways
17 September 2021	-	Additional Information received from applicant
12 October 2021	-	Further internal referral undertaken; Engineering
15 February 2021	-	Public Voice Committee Meeting
12 April 2022	-	Development Applications Committee meeting