



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/01352 – 64 FREDERICK STREET
MEREWETHER – DWELLING HOUSE - ALTERATIONS AND
ADDITIONS**

PAGE 3	ITEM-36	Attachment A:	Submitted Plans
PAGE 14	ITEM-36	Attachment B:	Draft Schedule of Conditions
PAGE 22	ITEM-36	Attachment C:	Processing Chronology

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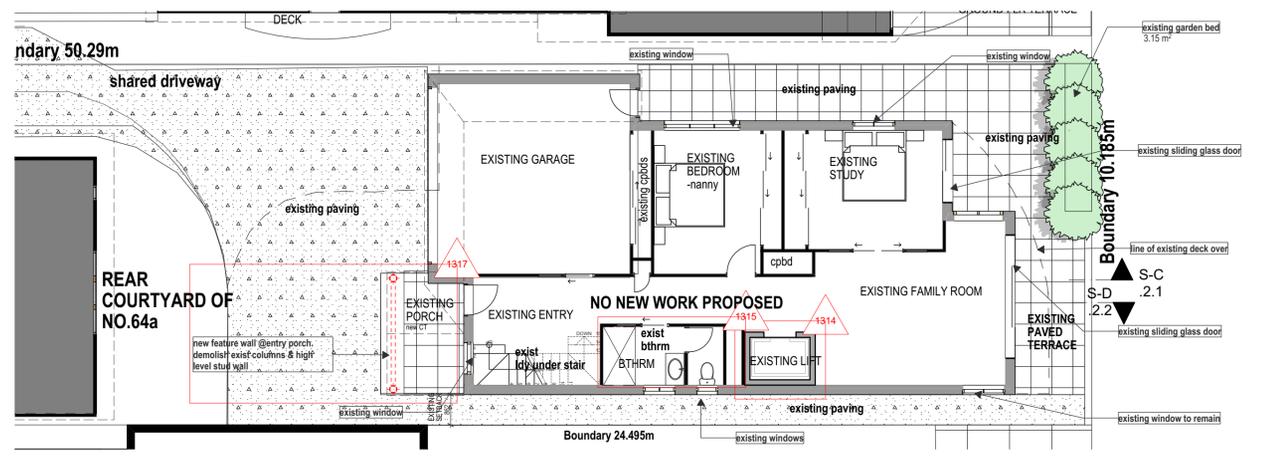
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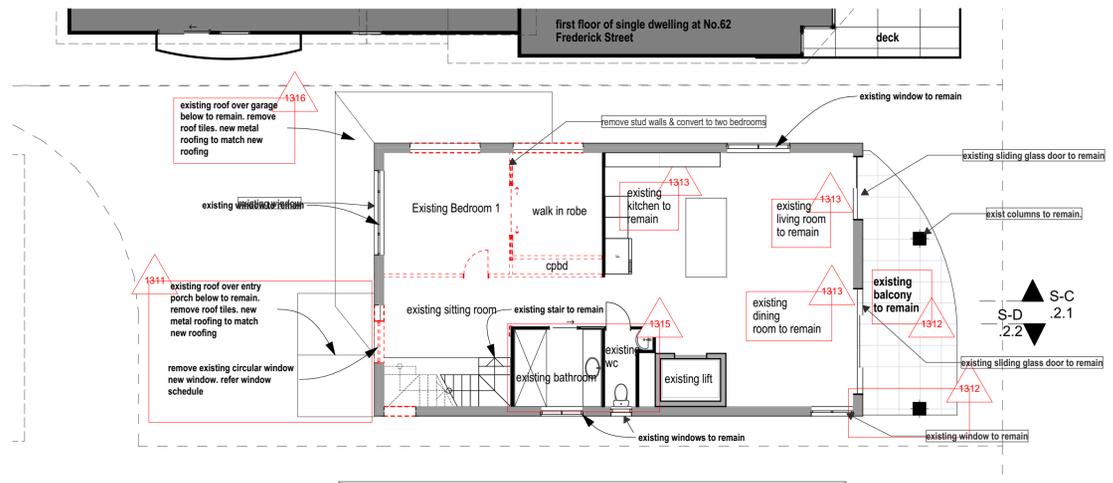
ITEM-36 Attachment A: Submitted Plans

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Ground Floor Demolition Plan
1:100



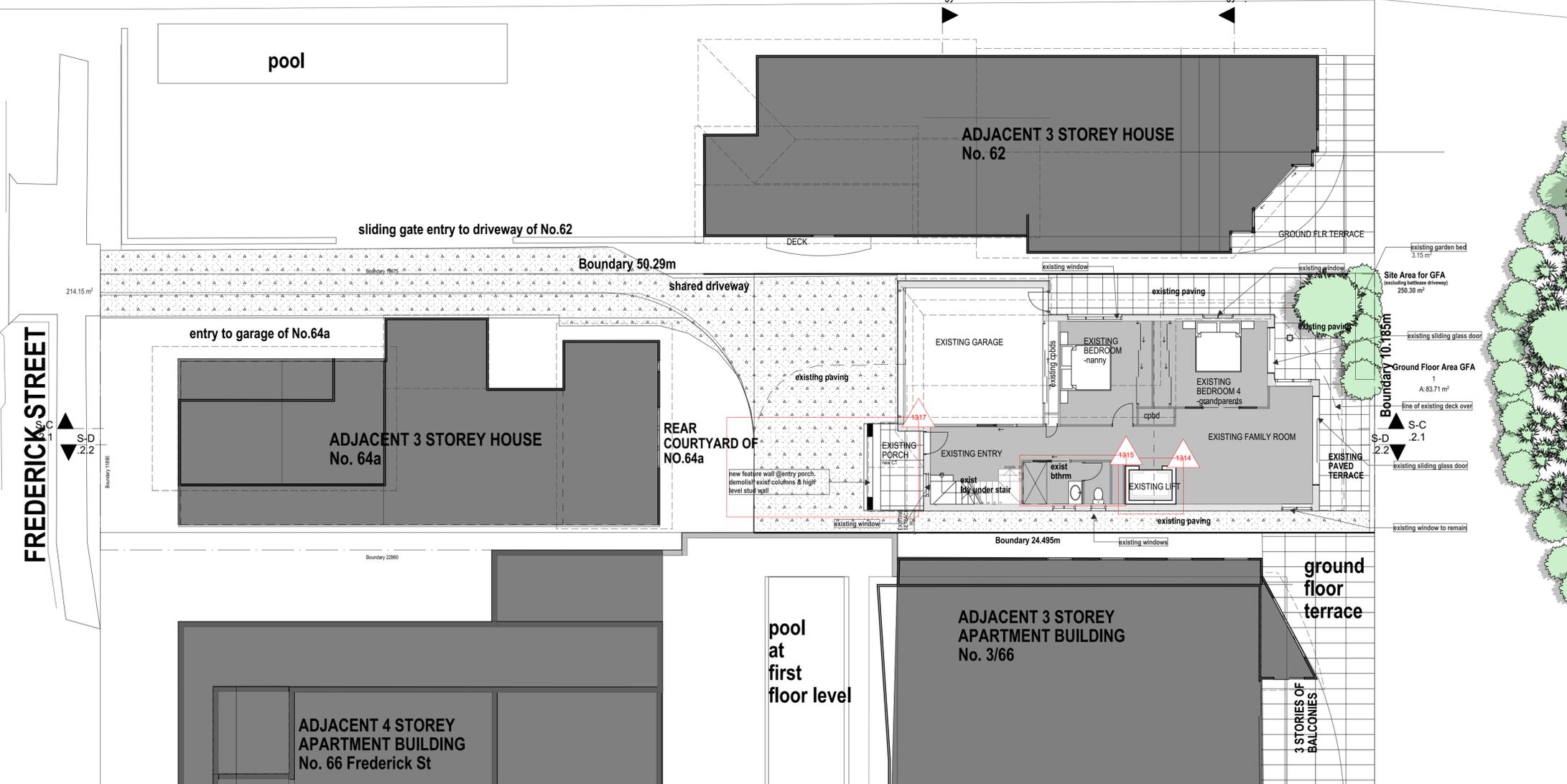
First Floor Demolition Plan
1:100

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ROOFED AREA
TOTAL ROOFED AREA ON COMPLETION = 84sqm (existing)
No increase to building footprint.

LANDSCAPED AREA
TOTAL LANDSCAPED AREA PROVIDED = 3.15sqm (existing)
MIN. LANDSCAPED AREA REQUIRED = 10% of allotment = 25sqm
Due to the small size of the site and the need for hard surfaces for vehicle turning, there is limited potential for any additional landscaped area.



SITE PLAN/FLOOR PLAN
1:100

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architect Debra Mckendry-Hunt
NSW architects registration board no. 6034

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Newcastle NSW 2300

Member
Australian Institute of Architects

List of Changes

Ch-	Description	Date	Status
Ch-60	Deleted new Bedrm 4 and ensuite	22/06/2020 3:40 PM	Issued
Ch-61	Deleted privacy screen mid level rear south	17/08/2020 4:59 PM	Issued
Ch-62	Exist Kit Liv Din to remain at mid level	18/08/2020 2:46 PM	Issued
Ch-63	Exist lift to remain	18/08/2020 2:47 PM	Issued
Ch-64	Exist bthrms to remain	18/08/2020 2:47 PM	Issued
Ch-65	New bedrm 1 to second flr	18/08/2020 2:49 PM	Issued
Ch-66	New study nook Second Flr	18/08/2020 2:49 PM	Issued
Ch-67	Change exist grnd flr roofs to metal roofing	18/08/2020 2:57 PM	Issued
Ch-68	Added feature wall at Entry Porch	18/08/2020 3:07 PM	Issued

General Notes
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.

Client
Ms Shetty & Mr Nayak
Project Name
Shetty Nayak House
64 Frederick Street Merewether NSW 2291

DA PLANS
0. SITE PLAN/GRND FLOOR PLAN/DEMO PLANS

Scale: as noted Date: #Date
Status: Sketch Design Checked By:
Project No: **2606** Drawing No.: **1.1** Rev: **13**

Not Date: 11/09/2020

Element ID	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11	W-12	W-13	W-14	W-15	W-16
W x H	2,000x1,200	2,000x1,200	900x1,200	900x1,200	900x1,200	700x1,200	700x1,200	700x1,200	700x1,200	3,000x700	840x1,200	840x1,200	900x1,200	700x1,200	900x1,200	900x1,200
SILL HEIGHT	900	900	900	900	900	900	900	900	900	2,100	900	900	900	900	900	900
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,800	2,100	2,100	2,100	2,100	2,100	2,100
DO																
ELEVATION																
ROOM NAME	New Bedroom 3 at First Floor	New Bedroom 2 at First Floor	New window to replace existing circular window at First Floor	Stair at First Floor	Study Nook at new Second Floor	Void at new Second Floor	Study Nook at new Second Floor	Hallway at new Second Floor	Hallway at new Second Floor	Bedroom 1 at Second Floor	Bedroom 1 at Second Floor	Living Room at Second Floor	Ensuite at Second Floor	Ensuite wc at Second Floor	Stair to Second Floor	Stair to Second Floor
NOTES	New Aluminium window with 3 off awning windows. Clear Glass. Flyscreen.	New Aluminium window with 3 off awning windows. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 4 off awning windows. Clear Glass. Flyscreen.	Awning Glass Aluminium corner window.	Fixed Glass Aluminium corner window.	New Aluminium window with 1 off awning window. Obscure Glass. Flyscreen.	New Aluminium window with 1 off awning window. Obscure Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.	New Aluminium window with 1 off awning window. Clear Glass. Flyscreen.
ORIENTATION	NORTH	NORTH	WEST	SOUTH	WEST	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST	SOUTH	SOUTH	SOUTH	SOUTH
SUN PROTECTION				NIL		500 Deep EAVE OVERHANG	ROOF OVER NEW DECK. 2500 DEEP	ROOF OVER NEW DECK. 2500 DEEP	NIL	NIL	NIL	NIL				

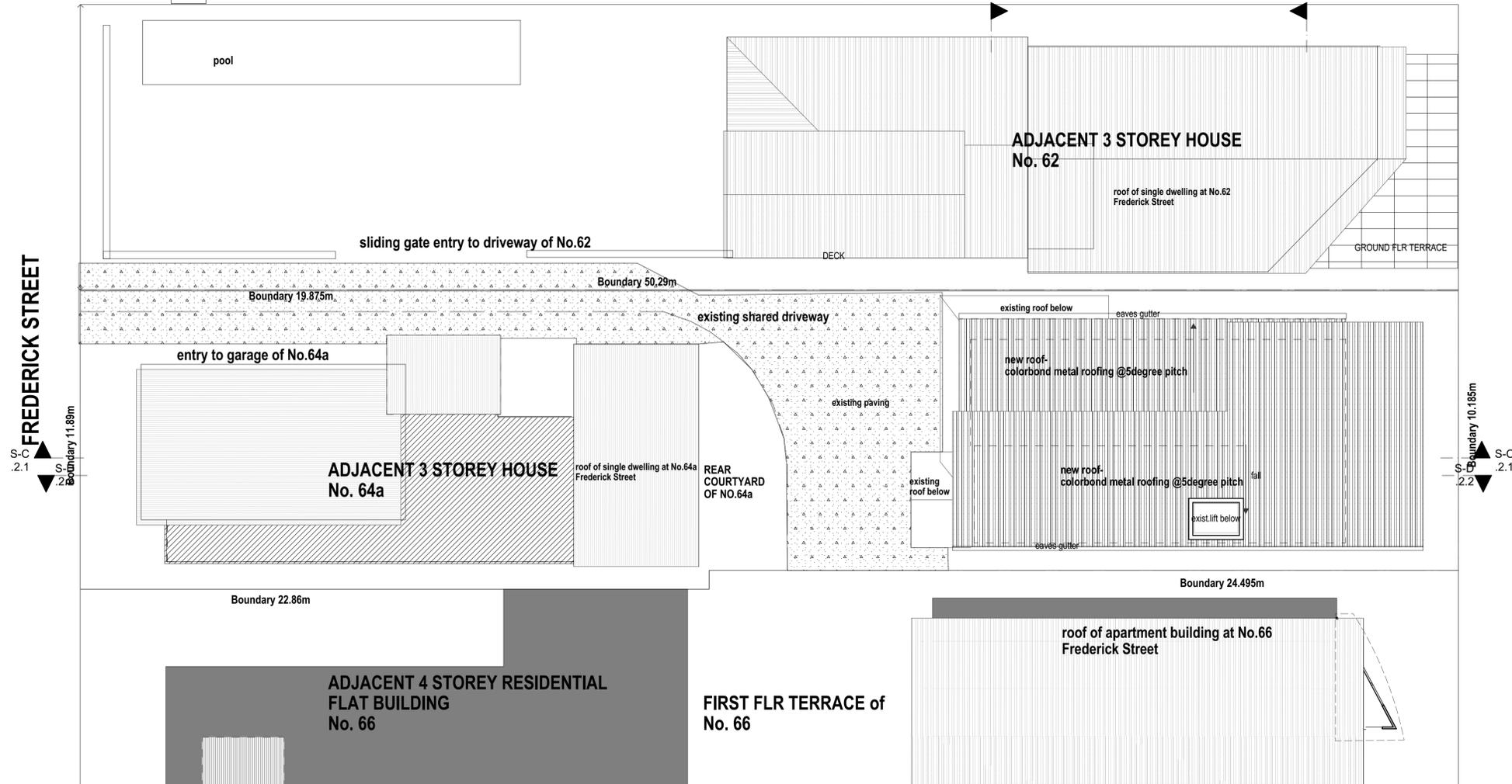
2.
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WINDOW LIST
1:1.33

Element ID	D-01	D-02	D-03	D-04	D-05	D-06	D-07	D-08
W x H	820x2,100	820x2,100	1,500x2,100	820x2,100	820x2,100	770x2,100	820x2,100	2,400x2,100
WID Nominal Sill Height	0	0	0	0	0	0	0	0
WID Nominal Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
ROOM NAME	New Bedroom 2 at First Floor	New Bedroom 3 at First Floor	New Linen Cupboard at First Floor	New Bedroom 1 at Second Floor	Ensuite at Second Floor	Ensuite WC at Second Floor	New Bedroom 1 at Second Floor	New Bedroom 1 at Second Floor
COMMENTS	Internal swing door. Solid core door. Paint finish. Lever handle.	Internal swing door. Solid core door. Paint finish. Lever handle.	Internal swing joinery doors. Paint finish. Lever handle.	Internal swing door. Paint finish. Solid core door. Privacy snib and lever handle.	Internal swing door. Paint finish. Solid core door. Privacy snib and lever handle.	Internal swing door. Paint finish. Solid core door. Privacy snib and lever handle.	Internal swing door. Paint finish. Solid core door. Privacy snib and lever handle.	External Aluminium 3 part sliding door. FG/XX. Stainless steel pull handle & patio lock. Sliding Flyscreens.
SUN CONTROL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

1.
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DOOR LIST
1:1



3.

ROOF PLAN

1:100

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2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/2699/2700/2701/2702/2703/2704/2705/2706/2707/2708/2709/2710/2711/2712/2713/2714/2715/2716/2717/2718/2719/2720/2721/2722/2723/2724/2725/2726/2727/2728/2729/2730/2731/2732/2733/2734/2735/2736/2737/2738/2739/2740/2741/2742/2743/2744/2745/2746/2747/2748/2749/2750/2751/2752/2753/2754/2755/2756/2757/2758/2759/2760/2761/2762/2763/2764/2765/2766/2767/2768/2769/2770/2771/2772/2773/2774/2775/2776/2777/2778/2779/2780/2781/2782/2783/2784/2785/2786/2787/2788/2789/2790/2791/2792/2793/2794/2795/2796/2797/2798/2799/2800/2801/2802/2803/2804/2805/2806/2807/2808/2809/2810/2811/2812/2813/2814/2815/2816/2817/2818/2819/2820/2821/2822/2823/2824/2825/2826/2827/2828/2829/2830/2831/2832/2833/2834/2835/2836/2837/2838/2839/2840/2841/2842/2843/2844/2845/2846/2847/2848/2849/2850/2851/2852/2853/2854/2855/2856/2857/2858/2859/2860/2861/2862/2863/2864/2865/2866/2867/2868/2869/2870/2871/2872/2873/2874/2875/2876/2877/2878/2879/2880/2881/2882/2883/2884/2885/2886/2887/2888/2889/2890/2891/2892/2893/2894/2895/2896/2897/2898/2899/2900/2901/2902/2903/2904/2905/2906/2907/2908/2909/2910/2911/2912/2913/2914/2915/2916/2917/2918/2919/2920/2921/2922/2923/2924/2925/2926/2927/2928/2929/2930/2931/2932/2933/2934/2935/2936/2937/2938/2939/2940/2941/2942/2943/2944/2945/2946/2947/2948/2949/2950/2951/2952/2953/2954/2955/2956/2957/2958/2959/2960/2961/2962/2963/2964/2965/2966/2967/2968/2969/2970/2971/2972/2973/2974/2975/2976/2977/2978/2979/2980/2981/2982/2983/2984/2985/2986/2987/2988/2989/2990/2991/2992/2993/2994/2995/2996/2997/2998/2999/3000/3001/3002/3003/3004/3005/3006/3007/3008/3009/3010/3011/3012/3013/3014/3015/3016/3017/3018/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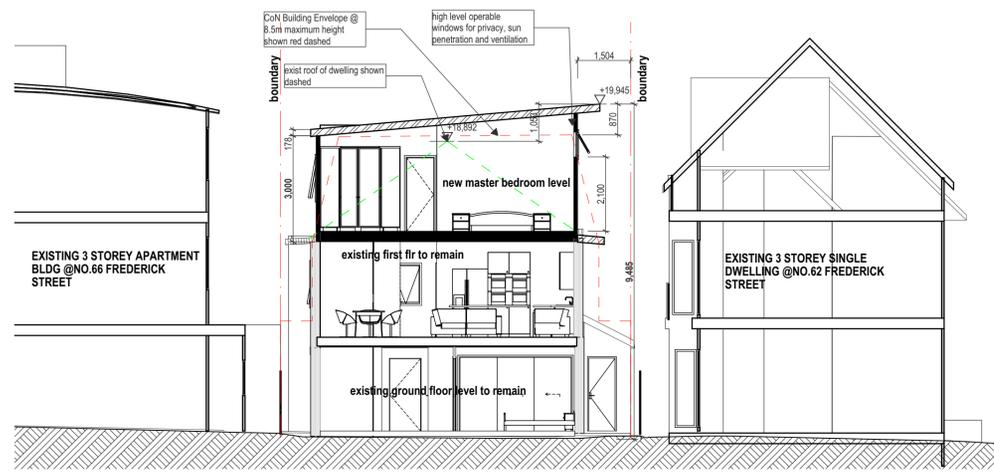
AERIAL VIEW FROM NORTH
 1:181.82



S-A
 SECTION A
 1:100



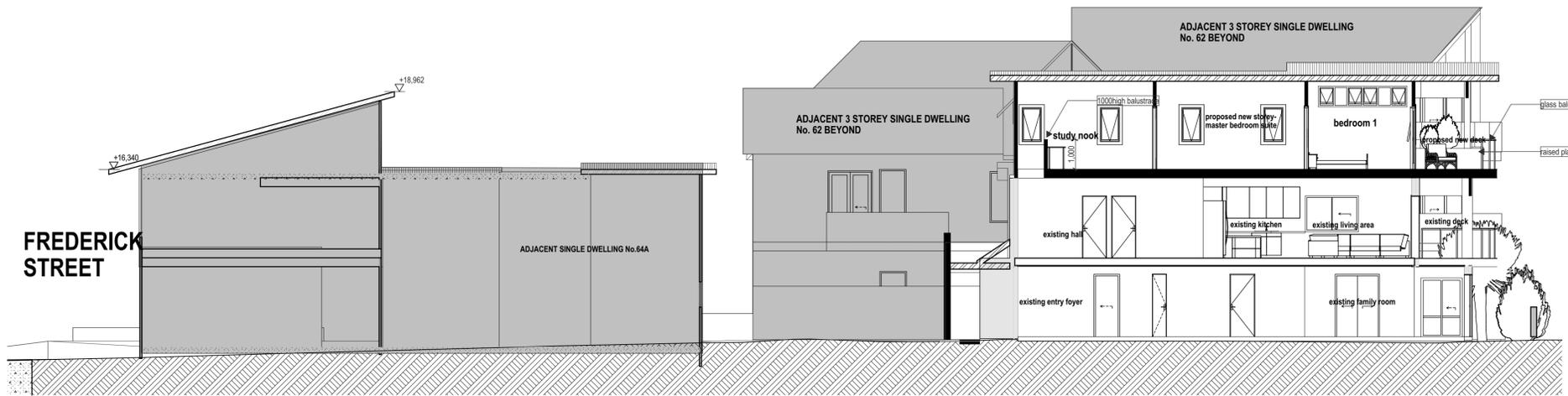
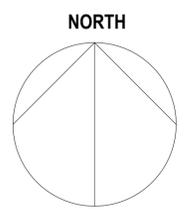
East Facade-View from Merewether Beach Carpark
 1:200



S-B
 SECTION B
 1:100

List of Changes

Ch-	Description	Date	Status
Ch-60	Deleted new Bedrm 4 and ensuite	22/06/2020 3:40 PM	Issued
Ch-61	Deleted privacy screen mid level rear south	17/08/2020 4:59 PM	Issued
Ch-62	Exist Kit Liv Din to remain at mid level	18/08/2020 2:46 PM	Issued
Ch-63	Exist lift to remain	18/08/2020 2:47 PM	Issued
Ch-64	Exist bthrms to remain	18/08/2020 2:47 PM	Issued
Ch-65	New bedrm 1 to second fir	18/08/2020 2:49 PM	Issued
Ch-66	New study nook Second Fir	18/08/2020 2:49 PM	Issued
Ch-67	Change exist grnd fir roofs to metal roofing	18/08/2020 2:57 PM	Issued
Ch-68	Added feature wall at Entry Porch	18/08/2020 3:07 PM	Issued



S-C
 SECTION C
 1:100

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.

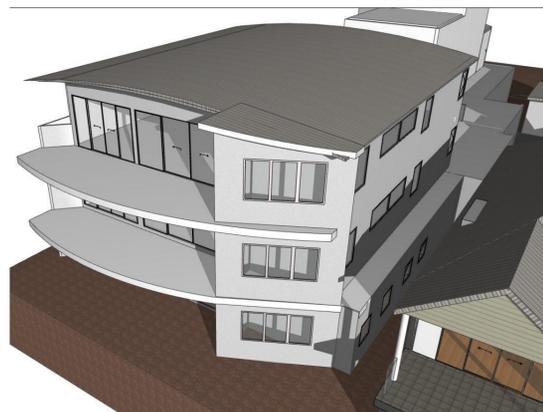
Client
 Ms Shetty & Mr Nayak
 Project Name
Shetty Nayak House
 64 Frederick Street Merewether NSW 2291

DA SECTIONS S-01 SECTIONS & 3D IMAGES

Scale:	as noted	Date:	#Date
Status:	Sketch Design	Checked By:	
Project No:	2606	Drawing No.:	.2.1
		Rev	08

21st June (Winter) 3D PROJECTIONS-SOUTH

21st December (Summer) 3D PROJECTIONS-SOUTH



Shadow Info 9am Winter Existing
1:2.50

Shadow Info 9am Winter Proposed
1:2.50

Shadow Info Summer 9am Existing
1:2.50

Shadow Info Summer 9am Proposed
1:2.50

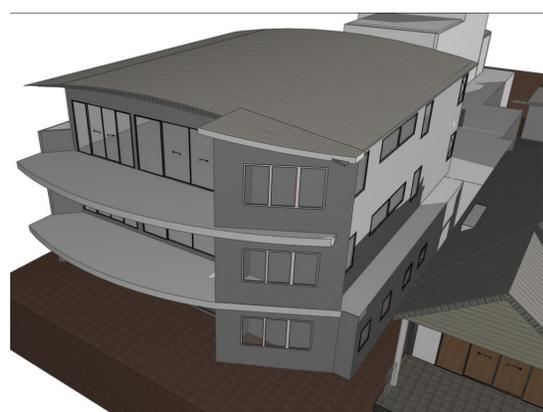


Shadow Info 12noon Winter Existing
1:2.50

Shadow Info 12noon Winter Proposed
1:2.50

Shadow Info Summer 12noon Existing
1:2.50

Shadow Info Summer 12noon Proposed
1:2.50



Shadow Info 3pm Winter Existing
1:2.50

Shadow Info 3pm Winter Proposed
1:2.50

Shadow Info Summer 3pm Existing
1:2.50

Shadow Info Summer 3pm Proposed
1:2.50



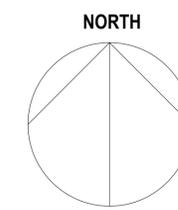
© Geometry 21st Dec 2020 10:00:00 AM Study Area 3.3 & 3.4 Merewether Council Development Study Area sheet 11.dwg
copyright mckendry hunt architects 2019

mckendry hunt architects
www.mckendryhunt.com.au
ph 0403 948 745

architect Debra Mckendry-Hunt
NSW architects registration board no.6034

The Production Hub
Level 1/ Suite 3
4 Crown Street
Newcastle NSW 2300

Member
Australian Institute of Architects



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Client
Ms Shetty & Mr Nayak
Project Name
Shetty Nayak House
64 Frederick Street Merewether NSW 2291

DA SECTIONS
Shadow Information-3D Images

Scale:	as noted	Date:	#Date
Status:	Sketch Design	Checked By:	
Project No.:	2606	Drawing No.:	Rev
		.25	01

Not Date: 11/09/2020

mckendry hunt architects
 www.mckendryhunt.com.au
 ph 0403 948 745
 architect Debra Mckendry-Hunt
 NSW architects registration board no.6034

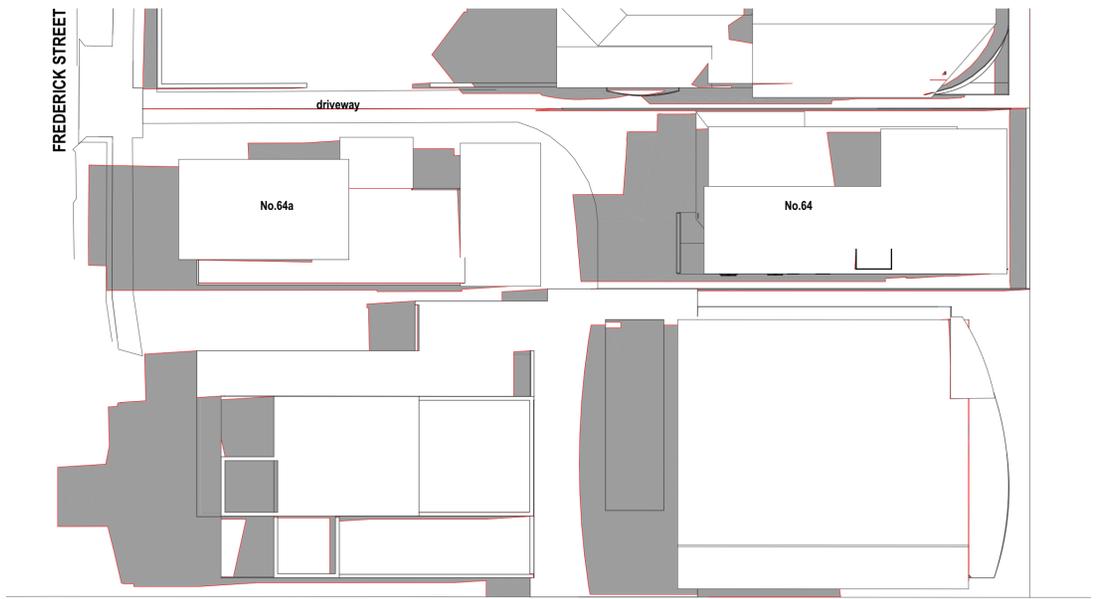
The Production Hub
 Level 1/ Suite 3
 4 Crown Street
 Newcastle NSW 2300



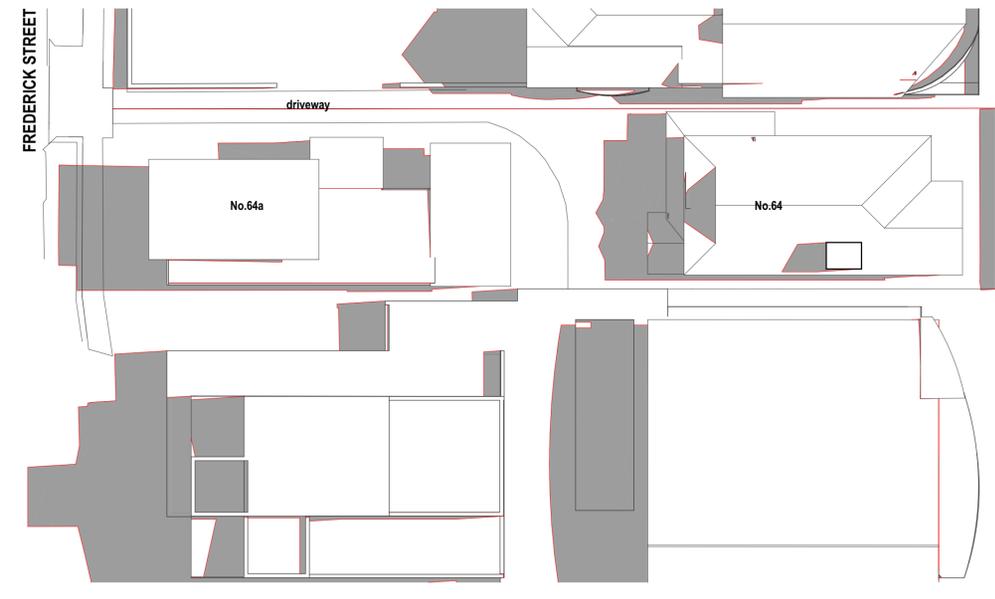
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List of Changes

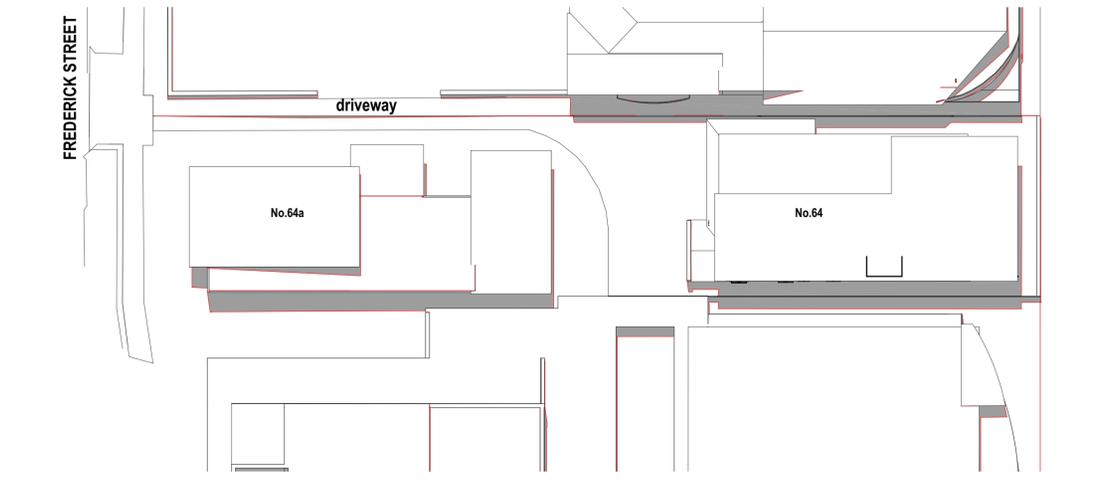
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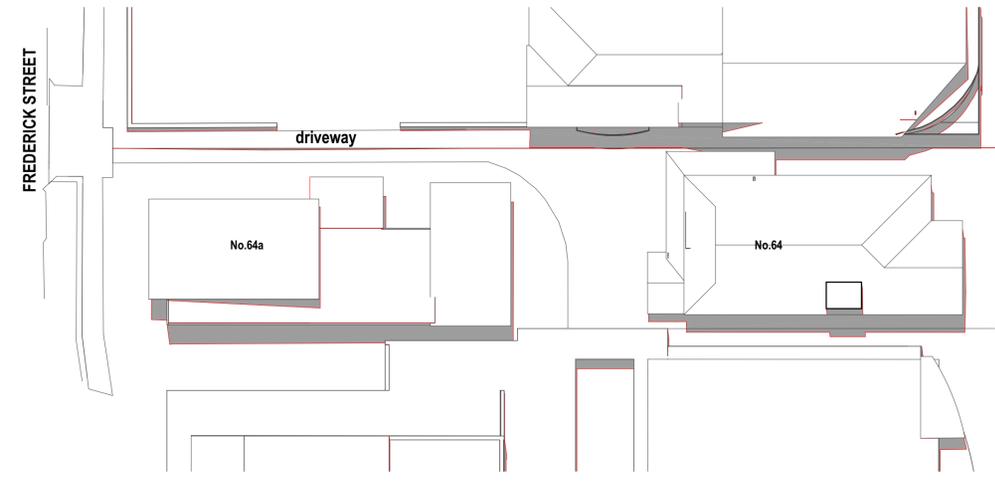
10
-
PROPOSED 21 DEC at 0900h 1:200



10
-
EXISTING 21 DEC AT 0900h EXISTING 1:200



11
-
PROPOSED 21 DEC at 1200h 1:200



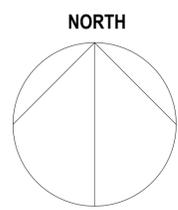
11
-
EXISTING 21 DEC at 1200h EXISTING 1:200



12
-
PROPOSED 21 DEC at 1500h 1:200



12
-
EXISTING 21 DEC at 1500h EXISTING 1:200



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Client	
Ms Shetty & Mr Nayak	
Project Name	
Shetty Nayak House	
64 Frederick Street Merewether NSW 2291	

Drawing Title:

**DA SECTIONS
Shadow Plans-Summer**

Scale:	as noted	Date:	#Date
Status:	Sketch Design	Checked By:	
Project No:	2606	Drawing No.:	.2.4
		Rev	02

Plot Date: 11/09/2020





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 20/10/2020 – DA2019/01352 – 64 FREDERICK STREET
MEREWETHER – DWELLING HOUSE - ALTERATIONS AND
ADDITIONS**

ITEM-36 **Attachment B:** Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No: DA2019/01352
Land: Lot 11 DP 1044112
Property Address: 64 Frederick Street Merewether NSW 2291
Proposed Development: Dwelling house - alterations and additions

SCHEDULE 1**APPROVED DOCUMENTATION**

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
Site, ground floor & Demo Plan	Mckendry Hunt Architects, Project No: 2606, Dwg No: .1.1, Rev 13.	Mckendry Hunt Architects	18.08.2020
First & Second Floor Plans	Mckendry Hunt Architects, Project No: 2606, Dwg No: .1.2, Rev 02.	Mckendry Hunt Architects	18.08.2020
Roof plan	Mckendry Hunt Architects, Project No: 2606, Dwg No: .1.3, Rev 09.	Mckendry Hunt Architects	18.08.2020
Sections/Elevations	Mckendry Hunt Architects, Project No: 2606, Dwg No's: .2.1, Rev 08 & .2.2, Rev 03.	Mckendry Hunt Architects	18.08.2020

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.

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

2. Privacy screening is to be constructed along the southern side of the second storey deck area. The privacy screening must be:-
 - of a high-quality presentation style of attractive appearance on both sides,
 - be permanently fixed and made of durable materials,

- be constructed to a height of between 1.7m to 2.2m above finished floor level of the deck,
- provide adequate screening to ensure privacy to and from the deck to the neighbouring property to the south, and
- have a maximum area of 25% openings in accordance with Section 3.02, Single Dwellings, of City of Newcastle Development Control Plan 2012. Full details are 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

3. 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.
4. 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.
5. 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.
6. 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.

7. 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.

8. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
9. 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*.
10. A Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries, is to be submitted to the Principal Certifier before construction is commenced.
 11. 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 each relevant floor level, confirming that the floor levels are in accordance with the approved levels.
 - b) When the roof has been completed, confirming that the building does not exceed the approved levels.
 12. 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.

13. All building work is to be carried out in accordance with the provisions of the National Construction Code.
14. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force, such a contract of insurance is

to be in force before any building work authorised to be carried out by this consent commences.

15. 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.
16. 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.

17. 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.

18. The following waste management measures are to be implemented during construction:
 - a) waste container of at least one cubic metre capacity shall be provided, maintained and regularly serviced from the commencement of operations until the completion of the building for the reception and storage of waste generated by the construction of the building and associated waste
 - b) the waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets
 - c) appropriate provision is to be made to prevent wind blown rubbish leaving the site and
 - d) footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

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

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

19. 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.
20. All works in relation to the privacy screens required by this consent are to be completed prior to the issue of an Occupation Certificate.

ADVISORY MATTERS

- Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development', as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to such a retaining wall taking place.
- 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.
- 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*.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.
- Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979*, which may be subject to a penalty infringement notice (ie 'on-the-spot fine') or prosecution.

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The applicant's written requests to contravene a development standard under Clause 4.6 of the NLEP 2012 in respect to Building Height and Floor Space Ratio have been assessed and are considered to be well founded are therefore acceptable in the circumstances.
- 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 objections received have been considered in the assessment report and where appropriate conditions have been included in the consent.

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.



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**DAC 20/10/2020 – DA2019/01352 – 64 FREDERICK STREET
MEREWETHER – DWELLING HOUSE - ALTERATIONS AND
ADDITIONS**

ITEM-36 **Attachment C:** Processing Chronology

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PROCESSING CHRONOLOGY

DA2019/01352– 64 Frederick Street Merewether

08 January 2020	-	Development application lodged
21 January 2020	-	Application publicly notified
09 April 2020	-	Additional information requested
05 June 2020	-	Additional information received
22 June 2020	-	Additional information requested
20 August 2020	-	Additional information received