

**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 17/11/2020 - DA2019/01334 - 5 ERINA PLACE, NORTH  
LAMBTON - DUAL OCCUPANCY - TWO X THREE BEDROOM  
DETACHED DWELLINGS, TWO X SWIMMING POOLS AND TWO  
LOT STRATA SUBDIVISION**

<b>PAGE 3</b>	<b>ITEM-40</b>	<b>Attachment A:</b>	Submitted Plans
<b>PAGE 26</b>	<b>ITEM-40</b>	<b>Attachment B:</b>	Draft Schedule of Conditions
<b>PAGE 39</b>	<b>ITEM-40</b>	<b>Attachment C:</b>	Processing Chronology

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**ITEM-40**      **Attachment A:**      Submitted Plans

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# ERINA PLACE DEVELOPMENT

DEVELOPMENT APPLICATION  
5 ERINA PLACE, NORTH LAMBTON



DESIGNER  
NICHOLAS HALLIDAY  
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REV	DATE	COMMENTS	DRN	CHKD
A	28/04/2018	ISSUE FOR PRE DA	NJH	
B	19/06/2019	ISSUE FOR DEVELOPMENT APPLICATION	NJH	
C	25/01/2020	ISSUE FOR RFI	NJH	
D	26/04/2020	ISSUE FOR CLIENT REVIEW	NJH	
E	27/04/2020	ISSUE FOR REVISED DA	NJH	
F	02/05/2020	ISSUE FOR REVISED DA	NJH	
G	15/05/2020	ISSUE FOR REVISED DA	NJH	
H	25/06/2020	ISSUE FOR REVISED DA	NJH	
I	07/08/2020	ISSUE FOR REVISED DA	NJH	
J	23/10/2020	ISSUE FOR REVISED DA	NJH	

PROJECT: ERINA PLACE DEVELOPMENT

CLIENT: PETER SHEPHERD

SITE: 5 ERINA PLACE NORTH LAMBTON

DRAWING: COVERSHEET

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

PROJECT No: 0027 PHASE: DA DRAWING No: A-000

DATE: APR 2018

SCALE: @ A1 @ A3

REV: J

5 Erina Place North Lambton					
<b>SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT</b>					
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>					
<b>WATER COMMITMENTS</b>					
<b>Fixtures</b>					
<b>3 Star Shower Heads</b>		Yes			
<b>3 Star Kitchen / Basin Taps</b>		Yes	<b>3 Star Toilet</b>	Yes	
<b>Alternative Water</b>					
<b>Minimum Tank Size (L)</b>	3000	<b>Collected from Roof Area (m2)</b>	120		
<b>Tank Connected To:</b>					
<b>All Toilets</b>	Yes	<b>Laundry W/M Cold Tap</b>	Yes		
<b>One Outdoor Tap</b>	Yes				
<b>THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans</b>					
<b>ENERGY COMMITMENTS</b>					
<b>Hot Water</b>	Gas Instantaneous 6 Star				
<b>Cooling System</b>	<b>Living</b>	1 Phase A/C		4 Star	
	<b>Bedrooms</b>	None		N/A	
<b>Heating System</b>	<b>Living</b>	1 Phase A/C		4 Star	
	<b>Bedrooms</b>	None		N/A	
<b>Ventilation</b>	<b>1 x Bathroom</b>	Fan ducted to exterior		Manual on/off	
	<b>Kitchen</b>	Fan ducted to exterior		Manual on/off	
	<b>Laundry</b>	Natural ventilation		N/A	
<b>Natural Lighting</b>	<b>Window/Skylight in Kitchen</b>			No	
	<b>Window/Skylight in Bathrooms/Toilets</b>			Yes to 2	
<b>Artificial Lighting</b> (rooms to be primarily lit by fluorescent or LED lights)	<b>Number of bedrooms</b>		All	Dedicated	Yes
	<b>Number of Living/Dining rooms</b>		All	Dedicated	Yes
	<b>Kitchen</b>		Yes	Dedicated	Yes
	<b>All Bathrms/Toilets</b>		Yes	Dedicated	Yes
	<b>Laundry</b>		Yes	Dedicated	Yes
	<b>All Hallways</b>		Yes	Dedicated	Yes
<b>OTHER COMMITMENTS</b>					
<b>Outdoor clothes line</b>	Yes	<b>Ventilated refrigerator space</b>		Yes	
<b>Stove/Oven</b>	Gas cooktop & electric oven				
<b>Alternative Energy</b>	Photovoltaic system: 0.7kW to U1 only				

<b>May 2020</b>	<b>BSA Reference: 14606</b>				
<b>Building Sustainability Assessments</b>		<b>Ph: (02) 4962 3439</b>			
<b>enquiries@buildingsustainability.net.au</b>		<b>www.buildingsustainability.net.au</b>			
<b>Important Note</b>					
<i>The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.</i>					
<b>Thermal Performance Specifications (does not apply to garage)</b>					
<b>External Wall Construction</b>		<i>Added Insulation</i>			
Lightweight		R2.5			
<b>Internal Wall Construction</b>		<i>Added Insulation</i>			
Plasterboard on studs		R2.0 to walls adjacent to garage			
<b>Ceiling Construction</b>		<i>Added Insulation</i>			
Plasterboard		R3.5 to ceilings adjacent to roof space			
<b>Roof Construction</b>		<i>Colour</i>	<i>Added Insulation</i>		
Metal		Any	Foil + R1.0 blanket		
<b>Floor Construction</b>		<i>Covering</i>	<i>Added Insulation</i>		
Concrete		As drawn	None		
Timber		As drawn	R2.0 to floors adjacent to garage and to enclosed subfloor		
<b>Windows</b>		<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC Range</i>	<i>Area sq m</i>
Performance glazing Type A			3.70	0.32 - 0.39	As Drawn
Performance glazing Type B			3.70	0.34 - 0.42	As Drawn
<b>Skylights</b>		<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC</i>	<i>Area sq m</i>
<i>U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified</i>					
<b>External Window Shading</b>		<i>(eaves, verandahs, pergolas, awnings etc)</i>			
All shade elements modelled as drawn					
<b>Ceiling Penetrations</b>		<i>(downlights, exhaust fans, flues etc)</i>			
No adjustment has been made for losses to insulation arising from ceiling penetrations.					

DRAWING LIST		
NO.	NAME	REV
A-000	COVERSHEET	H
A-001	PROJECT NOTES	G
A-010	SITE ANALYSIS PLAN	F
A-011	SITE PLAN	I
A-012	LANDSCAPE ANALYSIS PLAN	C
A-030	SHADOW DIAGRAMS	H
A-031	SHADOW DIAGRAMS	F
A-032	SHADOW DIAGRAMS	C
A-035	SHADOW ANALYSIS - 3 ERINA PLACE FACADE	B
A-036	SHADOW ANALYSIS - 3 ERINA PLACE FACADE	B
A-040	NOTIFICATION PLAN	F
A-050	BUILDING ENVELOPE DIAGRAMS	B
A-060	SITE SECTIONS	B
A-100	LOWER GROUND FLOOR	H
A-101	GROUND FLOOR PLAN	H
A-102	ROOF PLAN	G
A-200	ELEVATIONS	I
A-300	SECTIONS	H
A-310	DRIVEWAY SECTION	F

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DRN	CHKD
NJH	

PROJECT: ERINA PLACE DEVELOPMENT

SITE: 5 ERINA PLACE NORTH LAMBTON

CLIENT: PETER SHEPHERD

DRAWING: PROJECT NOTES

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

I:\Desktop-n\ff\cna\Projects\0027 - Erina Place Development\Rev\0027 - Erina Place Development\_Redesign\_R20.rvt  
DRAWN: NJH DATE: AUG 2019

SCALES: @ A1 @ A3

PROJECT No: 0027 PHASE: DA DRAWING No: A-001 REV: G



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DRN	CHKD
NJH	

PROJECT: ERINA PLACE DEVELOPMENT

CLIENT: PETER SHEPHERD

SITE: 5 ERINA PLACE NORTH LAMBTON

DRAWING: SITE ANALYSIS PLAN

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 DRAWN: NJH DATE: JAN 2019

SCALES: 1:200 @ A1 1:400 @ A3

PROJECT No: 0027 DA PHASE: DA DRAWING No: A-010 REV: H



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0 25mm 100mm 200mm ON ORIGINAL A1

REV	DATE	COMMENTS	DRN	CHKD
A	28/04/2018	ISSUE FOR PRE DA	NJH	
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K	23/10/2020	ISSUE FOR REVISED DA	NJH	

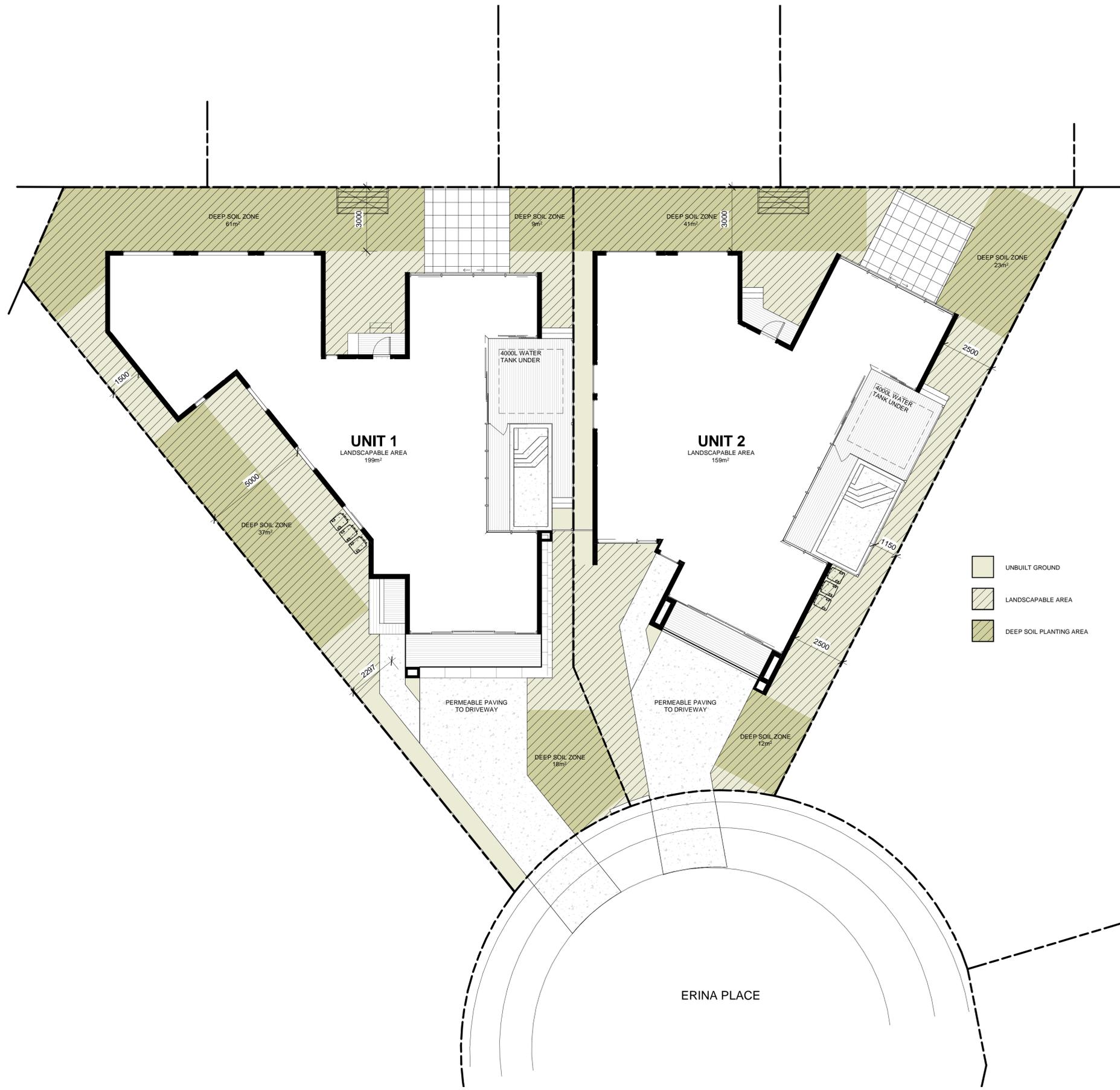
PROJECT: ERINA PLACE DEVELOPMENT  
 CLIENT: PETER SHEPHERD

SITE: 5 ERINA PLACE NORTH LAMBTON  
 DRAWING: SITE PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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 DRAWN: NJH DATE: APR 2018 SCALES: 1:100 @ A1, 1:200 @ A3

PROJECT No: 0027 DA PHASE: DA DRAWING No: A-011 REV: K



**LANDSCAPE CALCULATIONS - OVERALL**

SITE AREA: 993m<sup>2</sup>  
LANDSCAPED AREA: 358m<sup>2</sup>

TOTAL AS %: 36.0%

DEEP SOIL ZONES: 201m<sup>2</sup>

TOTAL AS %: 20.2%

**LANDSCAPE CALCULATIONS - UNIT 1**

SITE AREA: 526m<sup>2</sup>  
LANDSCAPED AREA: 199m<sup>2</sup>

TOTAL AS %: 37.8%

DEEP SOIL ZONES: 125m<sup>2</sup>

TOTAL AS %: 23.7%

**LANDSCAPE CALCULATIONS - UNIT 2**

SITE AREA: 467m<sup>2</sup>  
LANDSCAPED AREA: 159m<sup>2</sup>

TOTAL AS %: 34.0%

DEEP SOIL ZONES: 76m<sup>2</sup>

TOTAL AS %: 16.3%

- UNBUILT GROUND
- LANDSCAPABLE AREA
- DEEP SOIL PLANTING AREA

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DRN	CHKD
NJH	NJH
NJH	NJH

PROJECT: ERINA PLACE DEVELOPMENT

CLIENT: PETER SHEPHERD

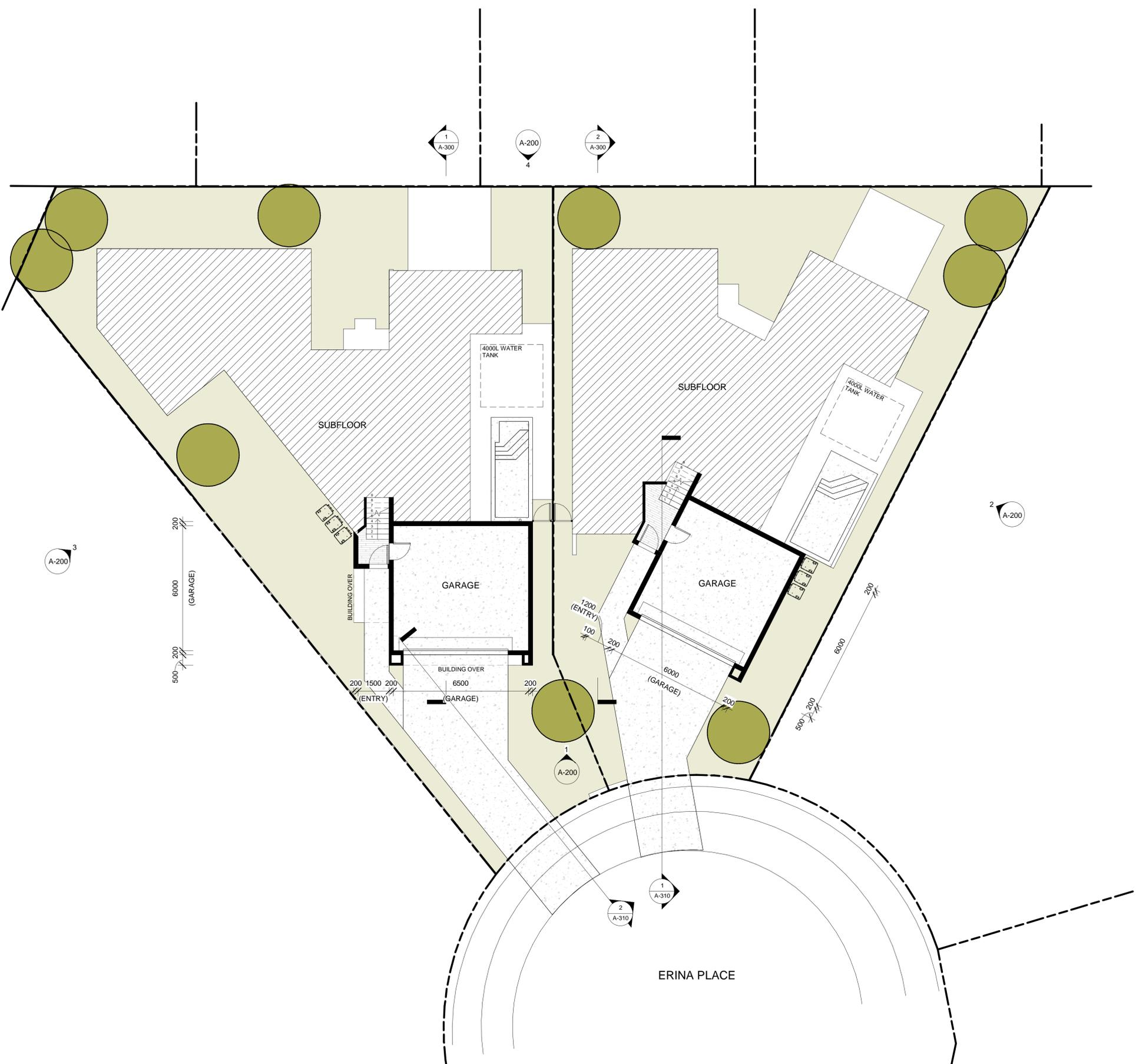
SITE: 5 ERINA PLACE NORTH LAMBTON

DRAWING: LANDSCAPE ANALYSIS PLAN

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PROJECT No: 0027 PHASE: DA DRAWING No: A-012 REV: C

DATE: JAN 2020 SCALES: 1:100 @ A1, 1:200 @ A3



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K	23/10/2020	ISSUE FOR REVISED DA	NJH	

PROJECT: ERINA PLACE DEVELOPMENT  
 CLIENT: PETER SHEPHERD

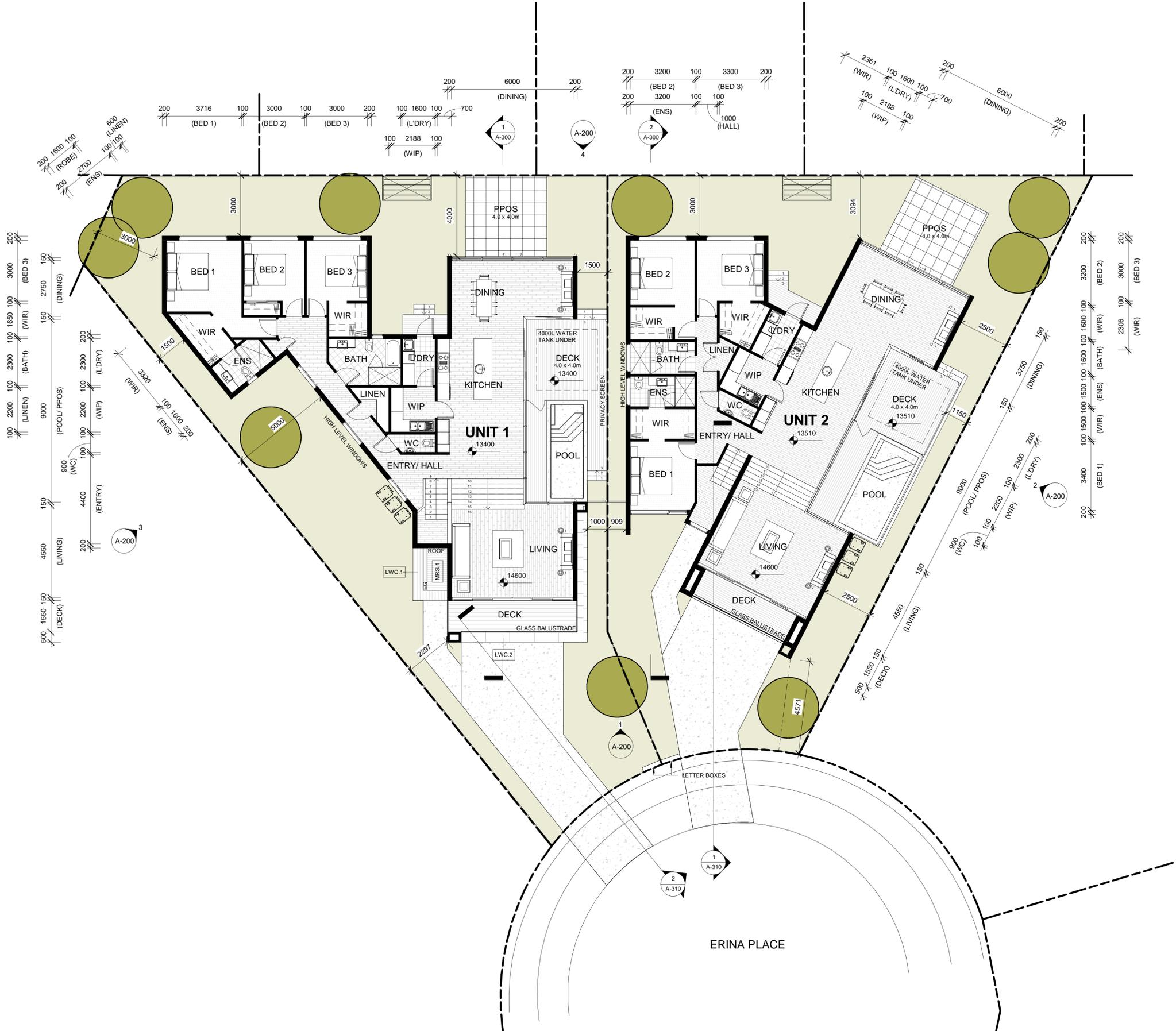
SITE: 5 ERINA PLACE NORTH LAMBTON  
 DRAWING: LOWER GROUND FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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 DRAWN: NJH DATE: APR 2018 SCALES: 1:100 @ A1, 1:200 @ A3

PROJECT No: 0027 DA PHASE: DA DRAWING No: A-100 REV: K





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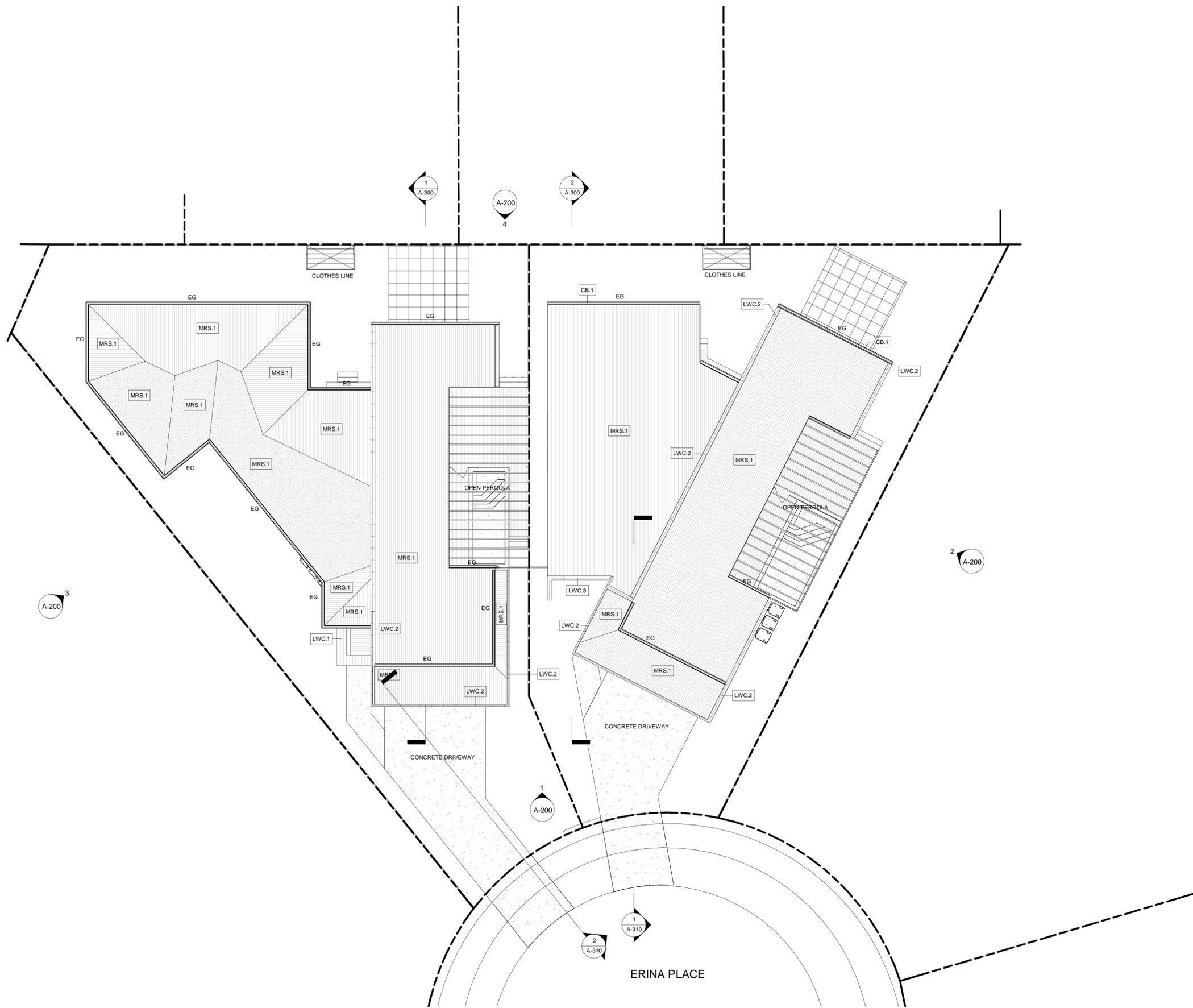
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PROJECT: ERINA PLACE DEVELOPMENT  
 CLIENT: PETER SHEPHERD

SITE: 5 ERINA PLACE NORTH LAMBTON  
 DRAWING: GROUND FLOOR PLAN

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 DRAWN: NJH DATE: APR 2018 SCALES: 1:100 @ A1, 1:200 @ A3  
 PROJECT No: 0027 DA PHASE: DA DRAWING No: A-101 REV: J



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PROJECT: ERINA PLACE DEVELOPMENT  
 CLIENT: PETER SHEPHERD

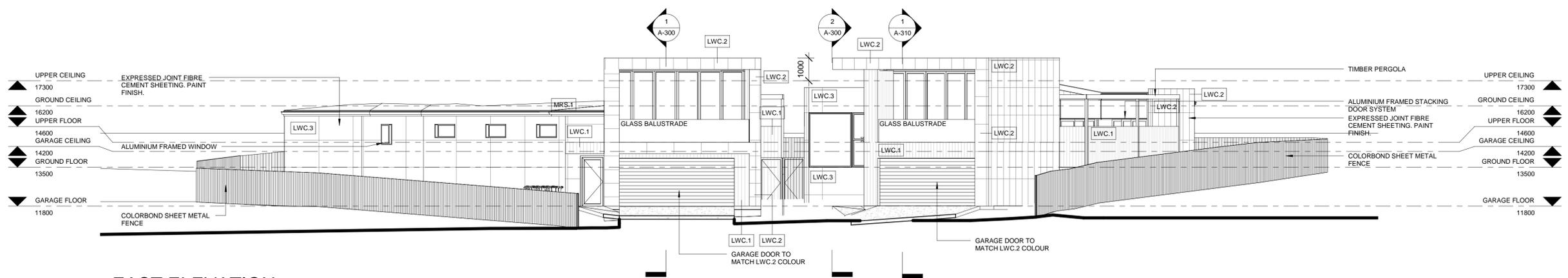
SITE: 5 ERINA PLACE NORTH LAMBTON  
 DRAWING: ROOF PLAN

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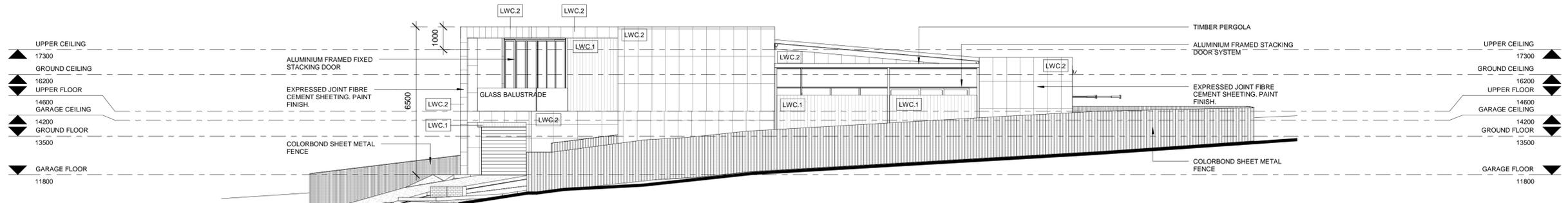
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 DRAWN: DATE: SCALES:

NJH JAN 2019 1:100 @ A1  
 1:200 @ A3

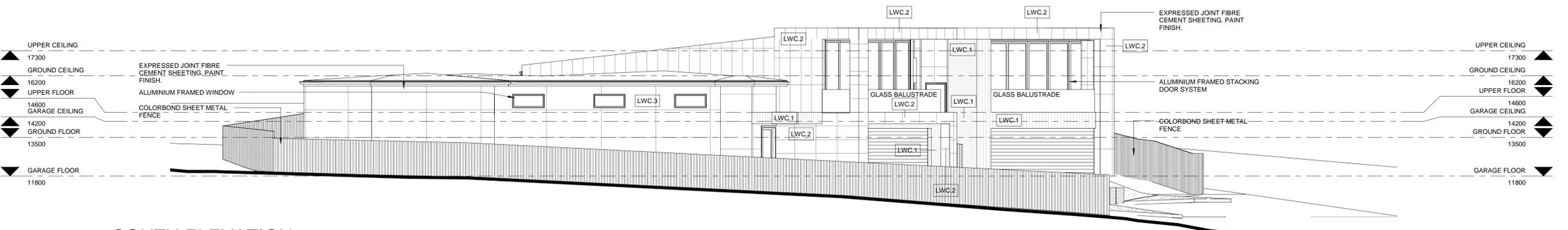
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 0027 DA A-102 I



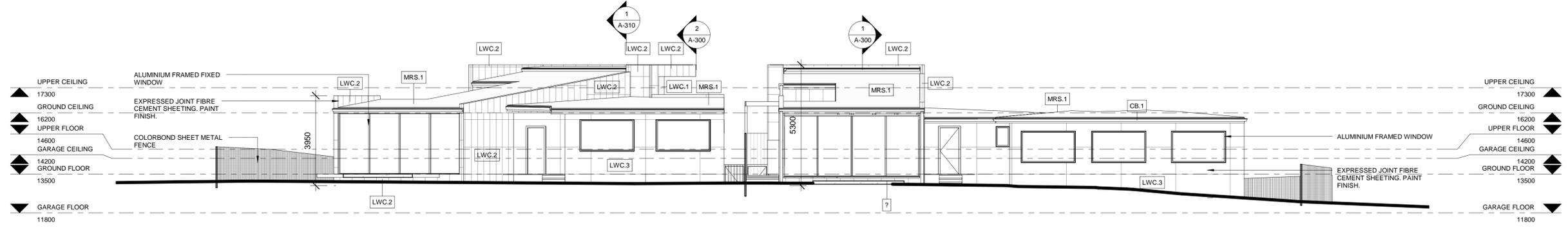
**1 EAST ELEVATION**  
1 : 100



**2 NORTH ELEVATION**  
1 : 100



**3 SOUTH ELEVATION**  
1 : 100



**4 WEST ELEVATION**  
1 : 100

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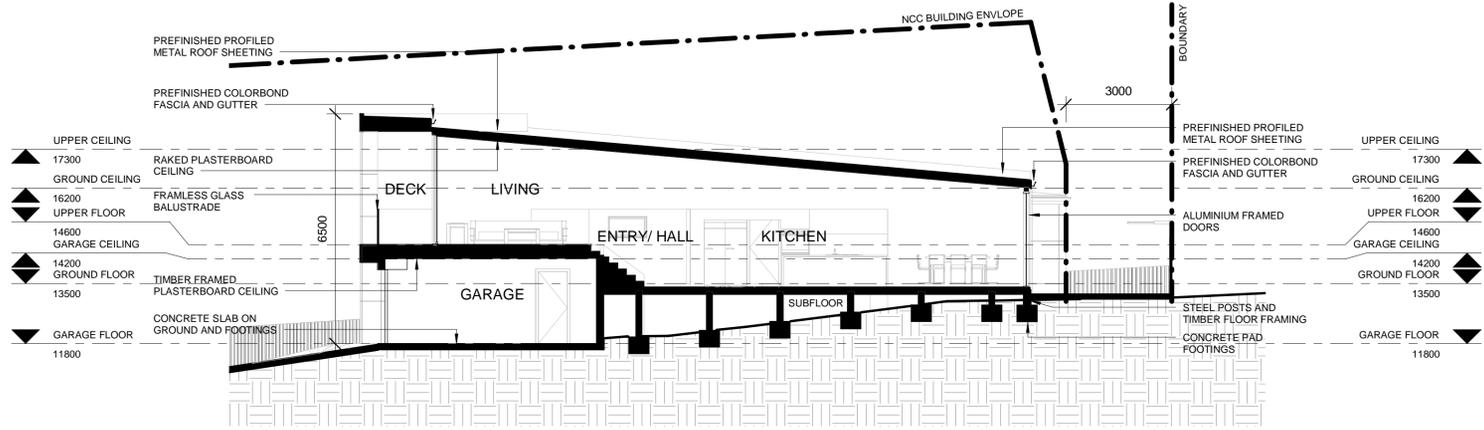
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PROJECT: ERINA PLACE DEVELOPMENT  
CLIENT: PETER SHEPHERD

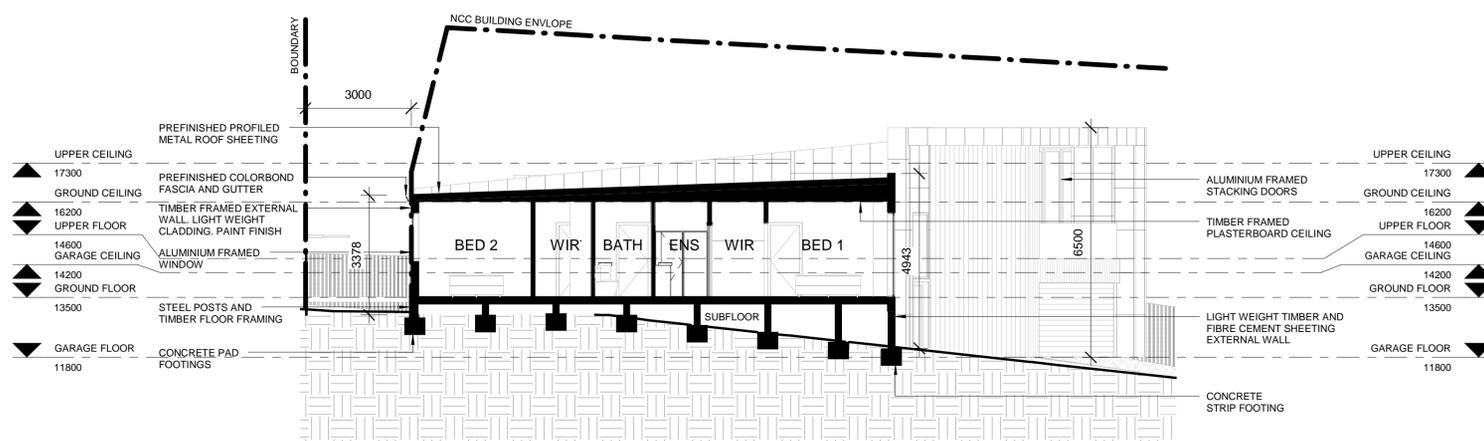
SITE: 5 ERINA PLACE NORTH LAMBTON  
DRAWING: ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.  
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DRAWN: NJH DATE: APR 2018  
SCALE: 1:100 @ A1, 1:200 @ A3

PROJECT No: 0027 DA PHASE: DA DRAWING No: A-200 REV: I



1 SECTION AA  
1 : 100



2 SECTION BB  
1 : 100

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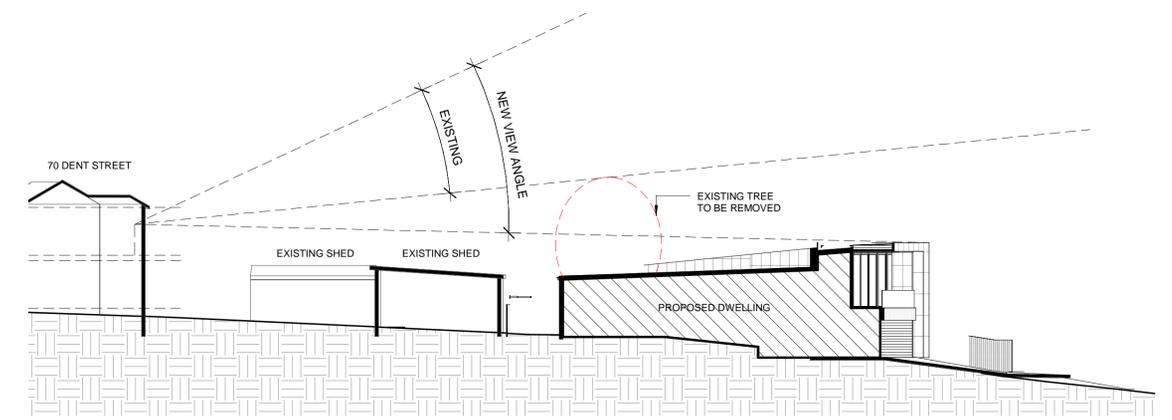
PROJECT: ERINA PLACE DEVELOPMENT  
CLIENT: PETER SHEPHERD

SITE: 5 ERINA PLACE NORTH LAMBTON  
DRAWING: SECTIONS

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I:\Desktop-n\ff\l\cna\Projects\0027 - Erina Place Development\Rev\0027 - Erina Place Development\_R20.rvt  
DRAWN: NJH DATE: JAN 2019 SCALES: 1:100 @ A1, 1:200 @ A3  
PROJECT No: 0027 DA PHASE: DA DRAWING No: A-300 REV: H



**1** SITE SECTION PLAN  
1 : 200



**2** 70 DENT STREET - VIEW SECTION  
1 : 200

**DESIGNER**  
NICHOLAS HALLIDAY  
PHONE: 0402038620  
EMAIL: info.nh3d@gmail.com  
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REV	DATE	COMMENTS
A	15/05/2020	ISSUED FOR REVISED DA
B	25/06/2020	ISSUED FOR REVISED DA

DRN	CHKD
NJH	NJH

PROJECT: ERINA PLACE DEVELOPMENT

SITE: 5 ERINA PLACE NORTH LAMBTON

CLIENT: PETER SHEPHERD

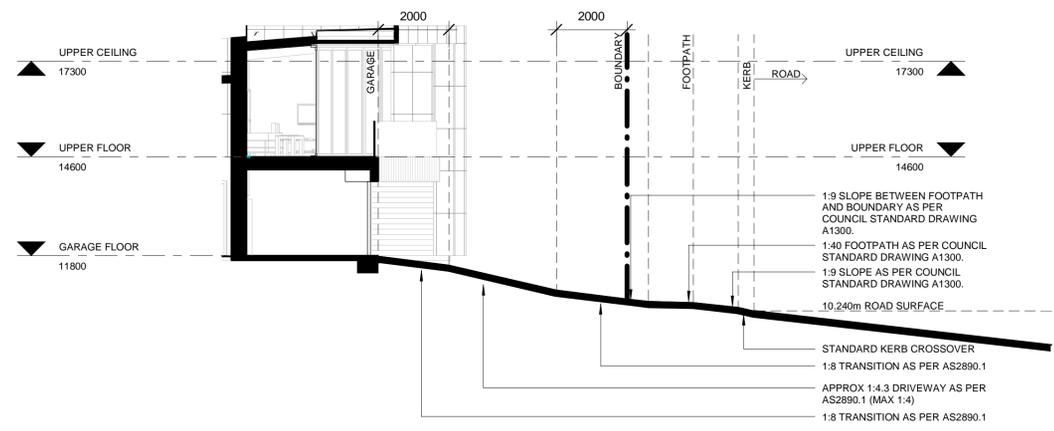
DRAWING: SITE SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

PROJECT No: 0027 DA  
PHASE: PHASE  
DRAWING No: A-060  
REV: B

DATE: MAY 2020  
SCALE: 1:200 @ A1, 1:400 @ A3





**1 DRIVEWAY SECTION**  
1 : 100

**DESIGNER**  
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REV	DATE	COMMENTS	DRN	CHKD
A	25/01/2020	ISSUE FOR RFI	NJH	
B	26/04/2020	ISSUE FOR CLIENT REVIEW	NJH	
C	27/04/2020	ISSUE FOR REVISED DA	NJH	
D	02/05/2020	ISSUE FOR REVISED DA	NJH	
E	15/05/2020	ISSUE FOR REVISED DA	NJH	
F	25/06/2020	ISSUE FOR REVISED DA	NJH	

PROJECT : ERINA PLACE DEVELOPMENT  
CLIENT : PETER SHEPHERD

SITE : 5 ERINA PLACE NORTH LAMBTON  
DRAWING : DRIVEWAY SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

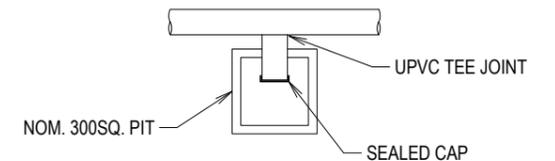
PROJECT No : 0027 DA PHASE : PHASE DRAWING No : A-310 REV : F  
DRAWN : NJH DATE : JAN 2020 SCALES : 1 : 100 @ A1, 1 : 200 @ A3

**STORMWATER**

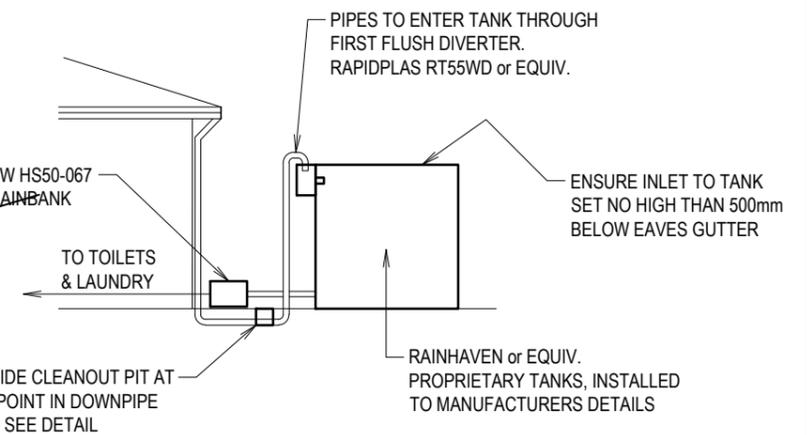
1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DETAILS.
2. ALL WORKS IN ACCORDANCE WITH AS3500, COUNCIL DEVELOPMENT CONTROL PLANS, HWC REQUIREMENTS AND PROPRIETARY MANUFACTURER'S RECOMMENDATIONS.
3. LOCATION OF TANKS & TANK TYPES CAN BE VARIED AT OWNER'S DIRECTION.
4. ALL STORMWATER PIPES TO BE 90Ø STORMWATER GRADE, U.N.O. JOINTED & INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.
5. ALL STORMWATER LINES TO HAVE ALL JOINTS, INC. DP CONNECTIONS, FULLY SOLVENT WELDED (AS LINES ARE 'CHARGED')
6. ALL LEVELS ARE DATUM AHD.
7. ALL LEVELS ARE FINISHED PAVEMENT OR LAWN LEVELS.
8. EXISTING LEVELS SHOWN eg. 4.79E NEW LEVELS SHOWN eg. 20.84.

**LEGEND**

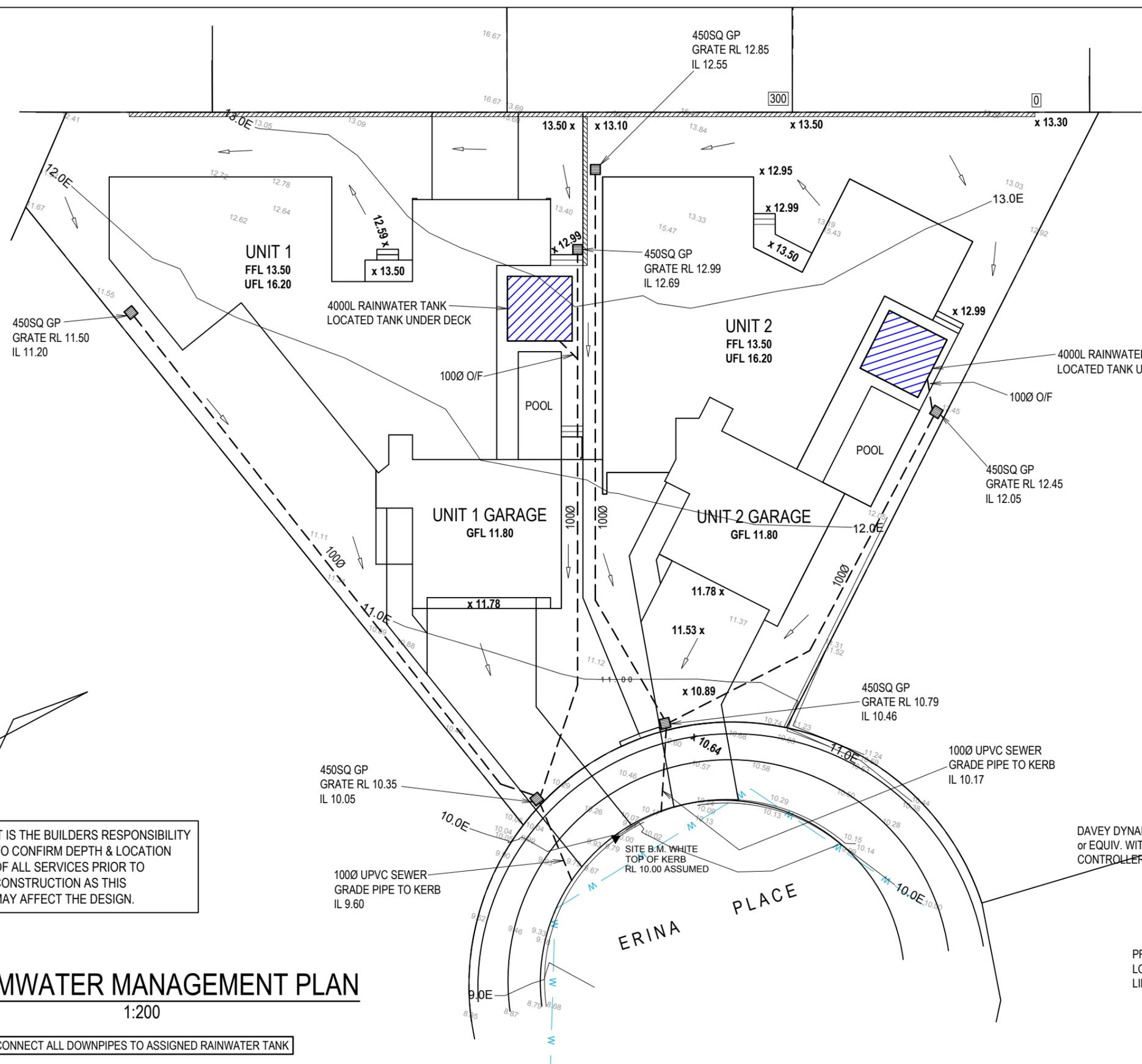
- RL REDUCED LEVEL
- IL INVERT LEVEL
- GP GRATED PIT, LIGHT DUTY IN LANDSCAPED AREAS, MEDIUM DUTY IN TRAFFICABLE AREAS
- FFL 13.50 FINISHED FLOOR LEVEL
- GFL 11.80 FINISHED GARAGE LEVEL
- x 11.78 FINISHED SURFACE LEVEL
- 13.0E EXISTING SURFACE LEVEL, CONTOURS SHOWN ALSO EXISTING
- O/F OVERFLOW FROM RAINWATER TANK
- APPROX EXTENTS OF RETAINING WALL, APPROX HEIGHT SHOWN [1000]
- INDICATES DIRECTION OF SURFACE FLOW



**CLEANOUT PIT DETAIL**  
NTS



**SCHEMATIC SECTION**  
NTS



**IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM DEPTH & LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AS THIS MAY AFFECT THE DESIGN.**

**STORMWATER MANAGEMENT PLAN**  
1:200

CONNECT ALL DOWNPIPES TO ASSIGNED RAINWATER TANK

Rev.	By	Date	Description	Des'd
C	A.H.	31.07.20	LAYOUT AMENDMENT	A.H.
B	E.R.	29.04.20	LAYOUT AMENDED	A.H.
A	E.R.	09.04.19	FOR DA	A.H.

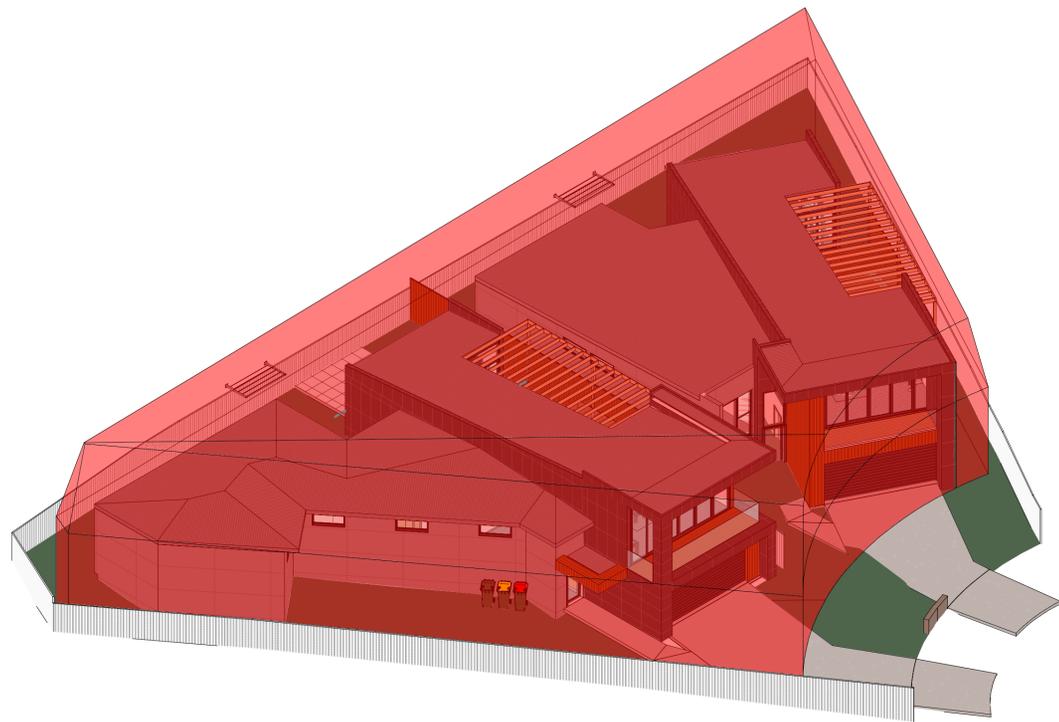
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**FORUM CONSULTING ENGINEERS**  
PO BOX 261 WICKHAM 2293 | 67 McMICHAEL ST MARYVILLE 2293  
T: 02 4961 4980 | E: admin@forumengs.com.au  
A.B.N. 91 626 002 551

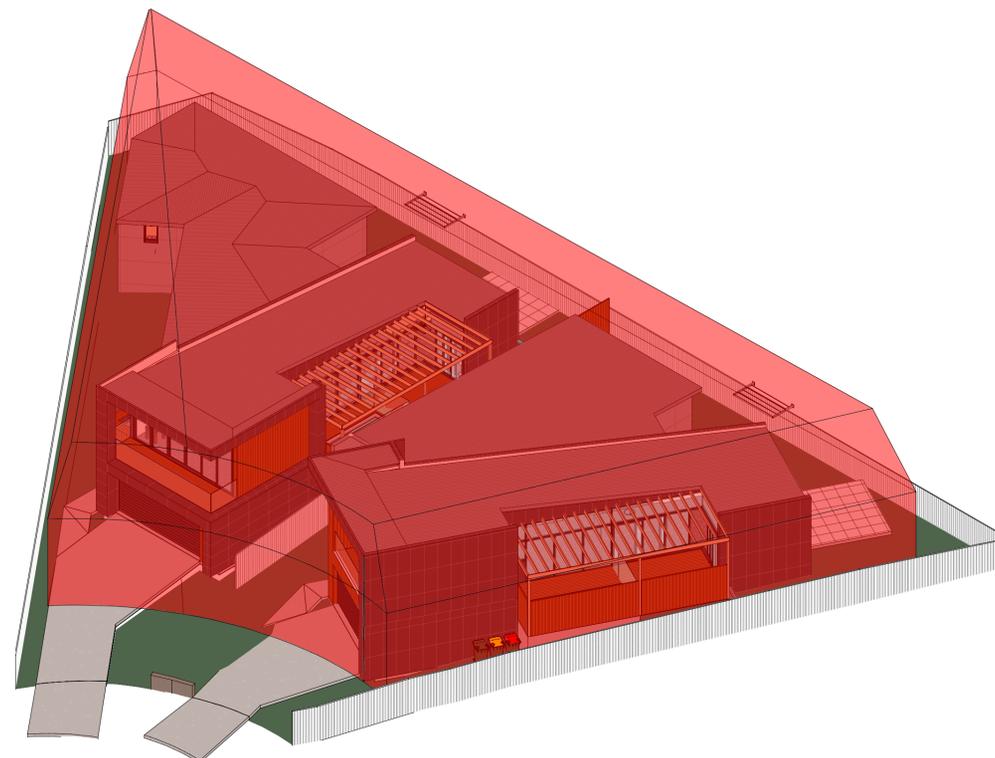
Client **PINK SLIP BUILDING REPORTS**  
Project **PROPOSED DEVELOPMENT**  
**No. 5 ERINA PLACE**  
**NORTH LAMBTON**

Approved by B.E. MIEAust CPEng

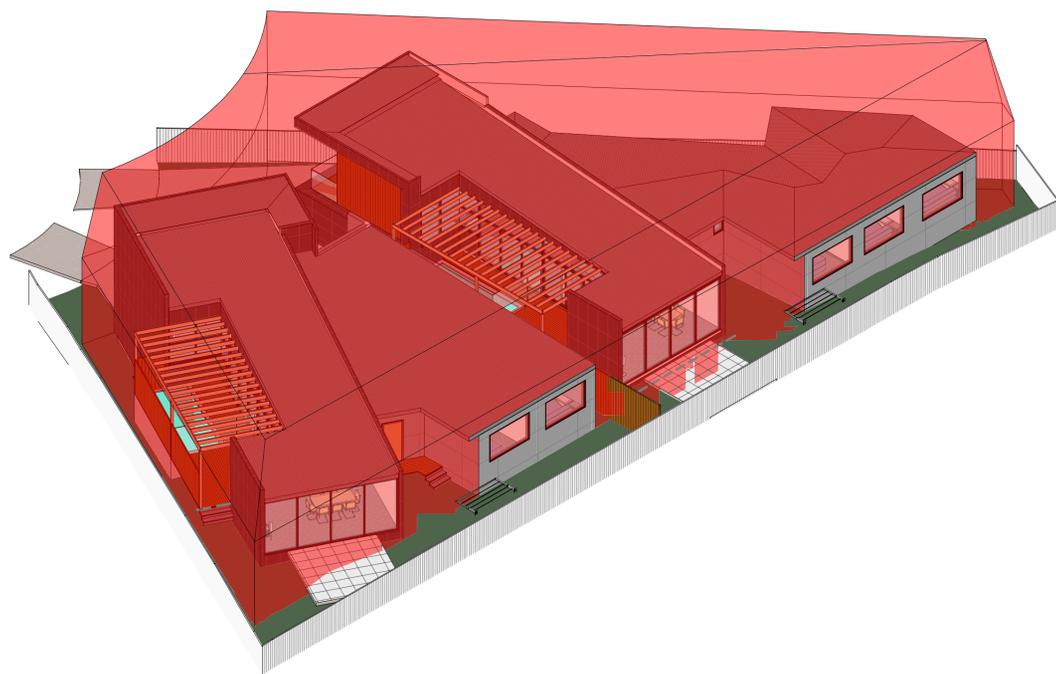
Drawing No. **903097-SWD - 01 OF 01** Revision **C** Sheet **A3**



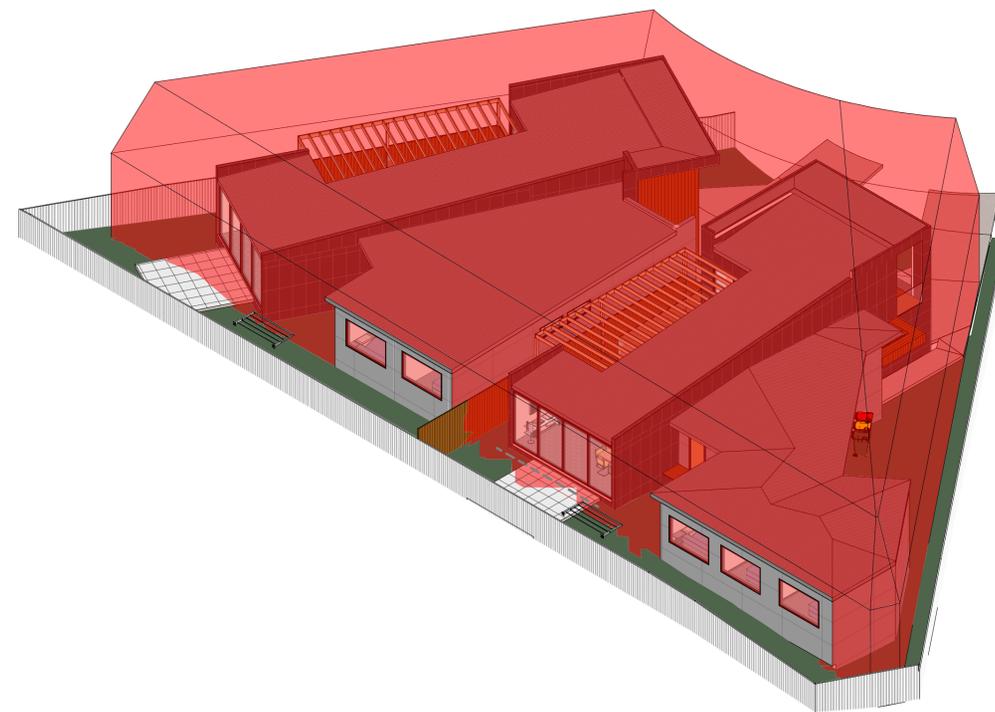
1 BUILDING ENVELOPE - 01



2 BUILDING ENVELOPE - 02



3 BUILDING ENVELOPE - 03



4 BUILDING ENVELOPE - 04

DESIGNER  
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A	15/05/2020	ISSUED FOR REVISED DA
B	25/06/2020	ISSUED FOR REVISED DA

DRN	CHKD
NJH	
NJH	

PROJECT: ERINA PLACE DEVELOPMENT

SITE: 5 ERINA PLACE NORTH LAMBTON

CLIENT: PETER SHEPHERD

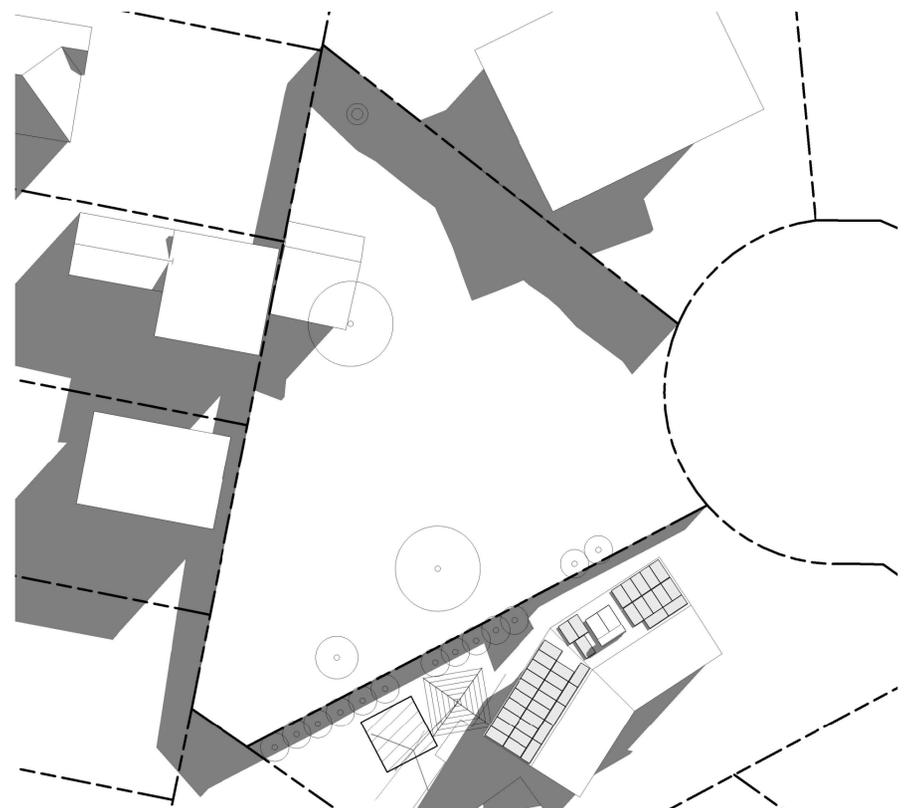
DRAWING: BUILDING ENVELOPE DIAGRAMS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

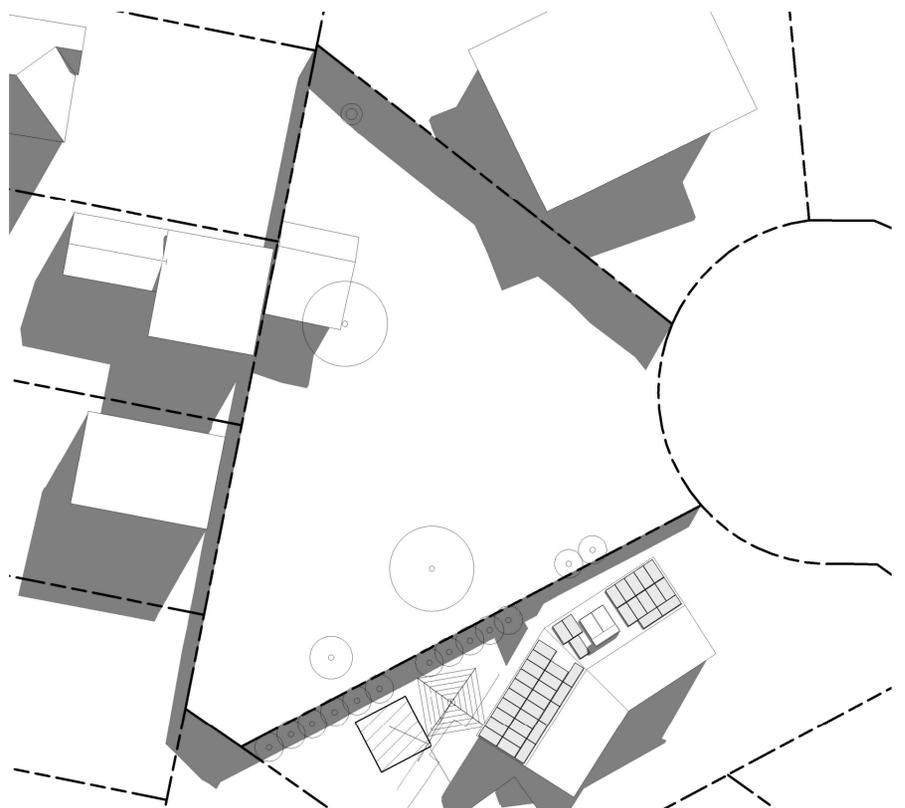
I:\Desktop-n\h\l\cna\Projects\0027 - Erina Place Development\Rev\0027 - Erina Place Development\_Redesign\_R20.rvt  
DRAWN: NJH DATE: MAY 2020

SCALES: @ A1 @ A3

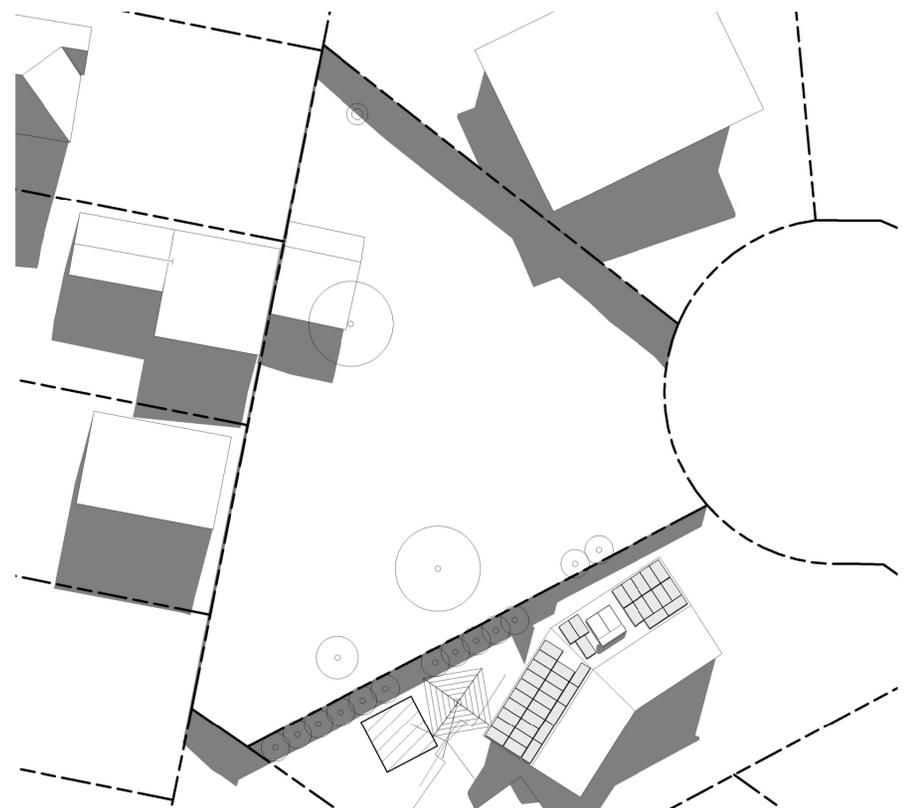
PROJECT No: 0027 PHASE: DA DRAWING No: A-050 REV: B



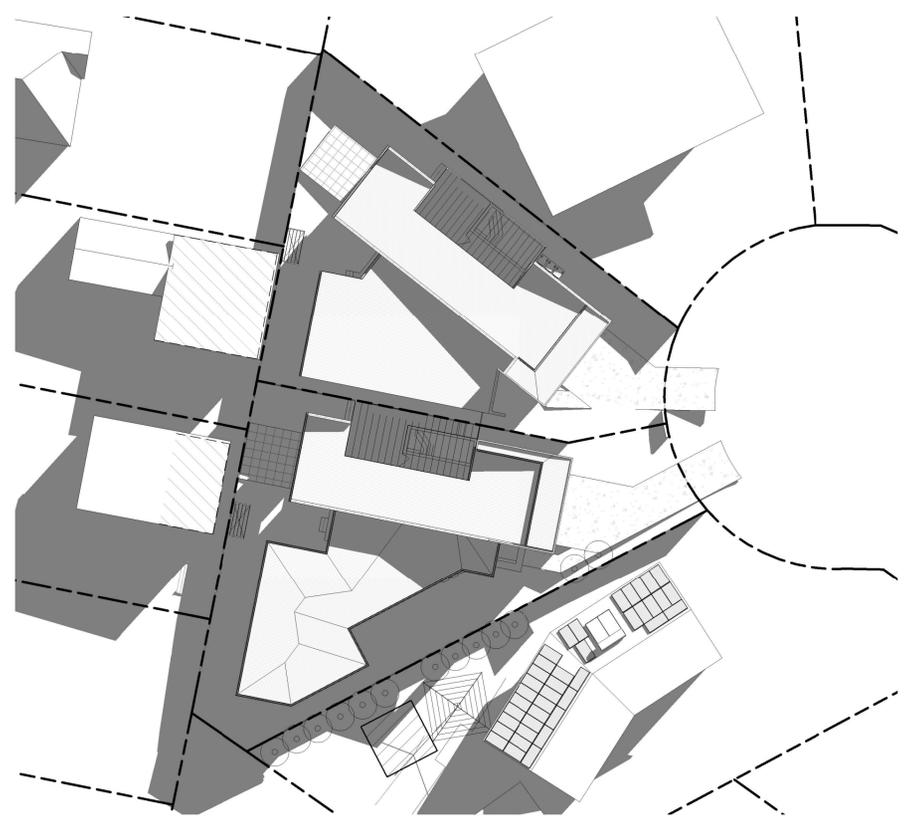
**1** EXISTING SHADOW DIAGRAM - WINTER 21ST JUNE - 9am  
1 : 250



**3** EXISTING SHADOW DIAGRAM - WINTER 21ST JUNE - 10am  
1 : 250



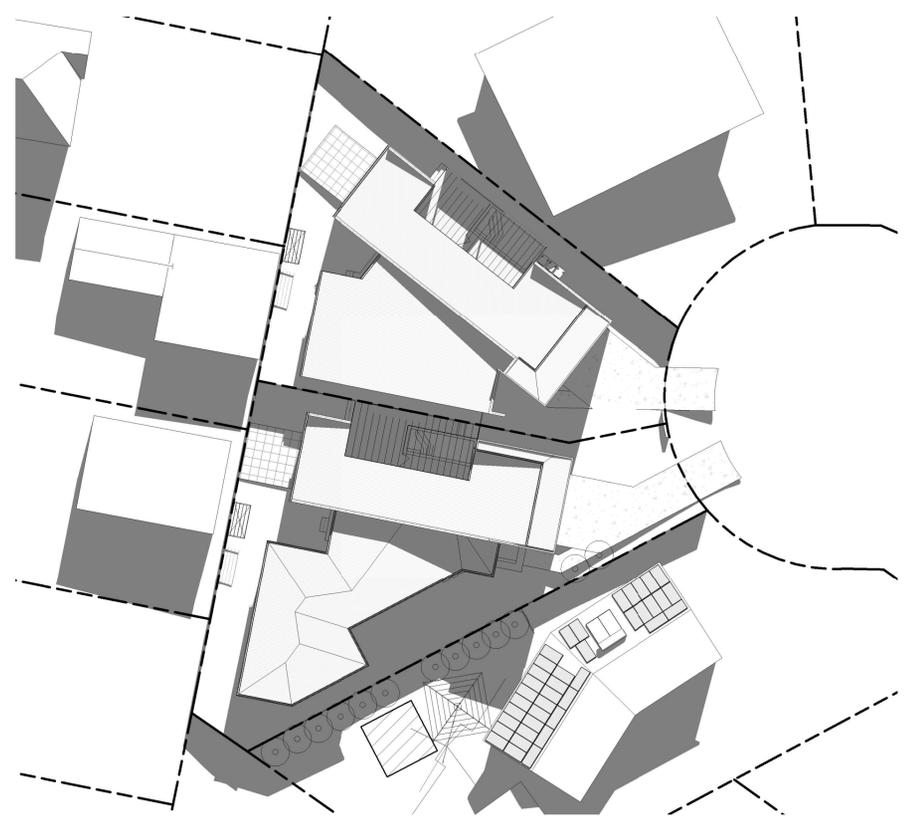
**6** EXISTING SHADOW DIAGRAM - WINTER 21ST JUNE - 11am  
1 : 250



**2** PROPOSED SHADOW DIAGRAM - WINTER 21ST JUNE - 9am  
1 : 250



**4** PROPOSED SHADOW DIAGRAM - WINTER 21ST JUNE - 10am  
1 : 250



**5** PROPOSED SHADOW DIAGRAM - WINTER 21ST JUNE - 11am  
1 : 250

**DESIGNER**  
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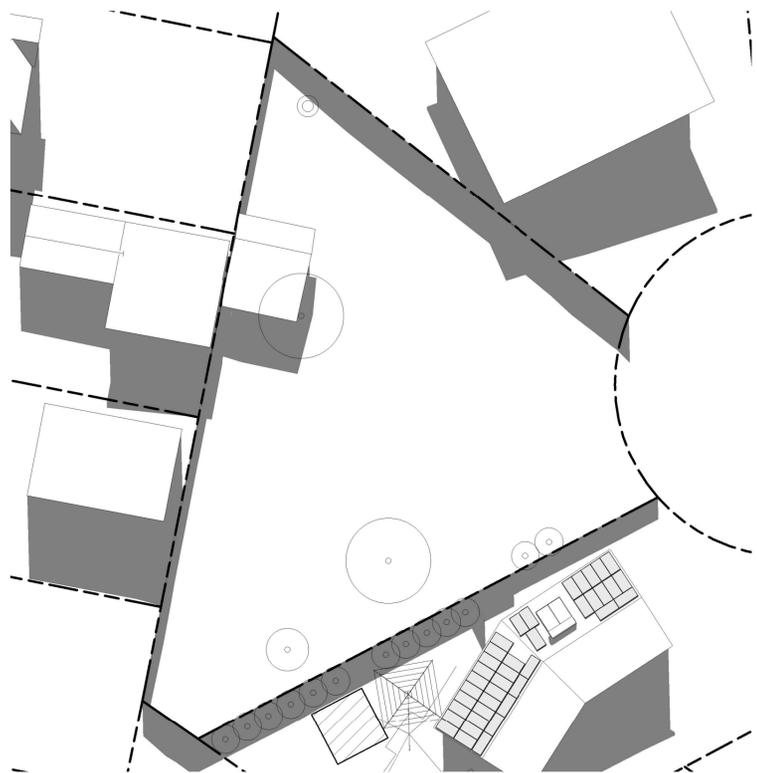
REV	DATE	COMMENTS
A	28/01/2019	ISSUE FOR INFORMATION
B	19/06/2019	ISSUE FOR DEVELOPMENT APPLICATION
C	25/01/2020	ISSUE FOR RFI
D	26/04/2020	ISSUE FOR CLIENT REVIEW
E	27/04/2020	ISSUE FOR REVISED DA
F	02/05/2020	ISSUE FOR REVISED DA
G	15/05/2020	ISSUE FOR REVISED DA
H	25/06/2020	ISSUE FOR REVISED DA
I	07/08/2020	ISSUE FOR REVISED DA
J	23/10/2020	ISSUE FOR REVISED DA

DRN	CHKD
NJH	

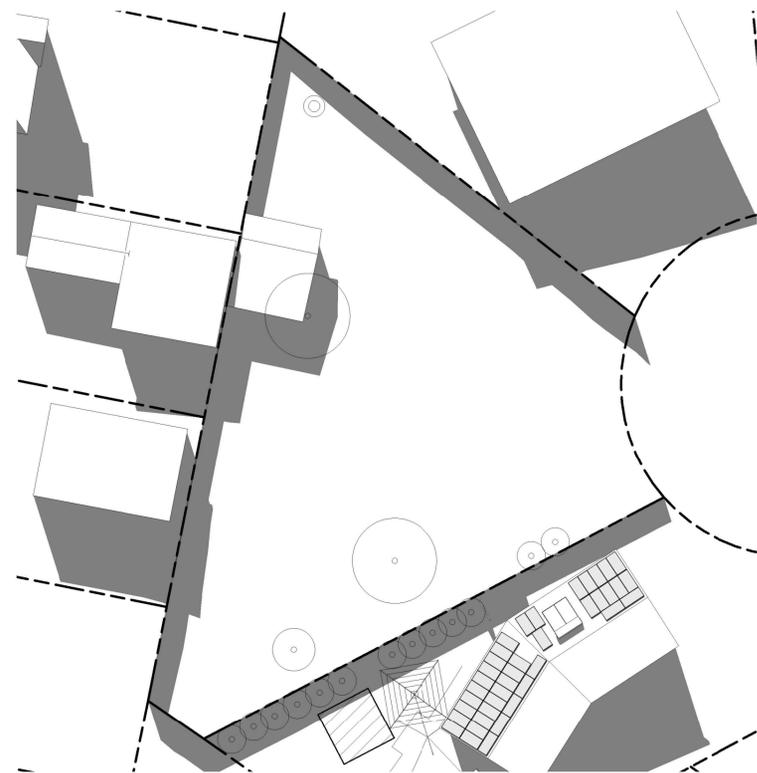
PROJECT: ERINA PLACE DEVELOPMENT  
CLIENT: PETER SHEPHERD

SITE: 5 ERINA PLACE NORTH LAMBTON  
DRAWING: SHADOW DIAGRAMS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.  
I:\desktop-nh\file\cna\Projects\0027 - Erina Place Development\Rev\0027 - Erina Place Development\_Redesign\_R20.rvt  
DRAWN: NJH DATE: JAN 2019  
SCALES: 1:250 @ A1, 1:500 @ A3  
PROJECT No: 0027 DA PHASE: DA DRAWING No: A-030 REV: J



4 EXISTING SHADOW DIAGRAM - WINTER 21ST JUNE - 12pm  
1 : 250



5 EXISTING SHADOW DIAGRAM - WINTER 21ST JUNE - 1pm  
1 : 250



6 EXISTING SHADOW DIAGRAM - WINTER 21ST JUNE - 2pm  
1 : 250



3 PROPOSED SHADOW DIAGRAM - WINTER 21ST JUNE - 12pm  
1 : 250



2 PROPOSED SHADOW DIAGRAM - WINTER 21ST JUNE - 1pm  
1 : 250



1 PROPOSED SHADOW DIAGRAM - WINTER 21ST JUNE - 2pm  
1 : 250

DESIGNER  
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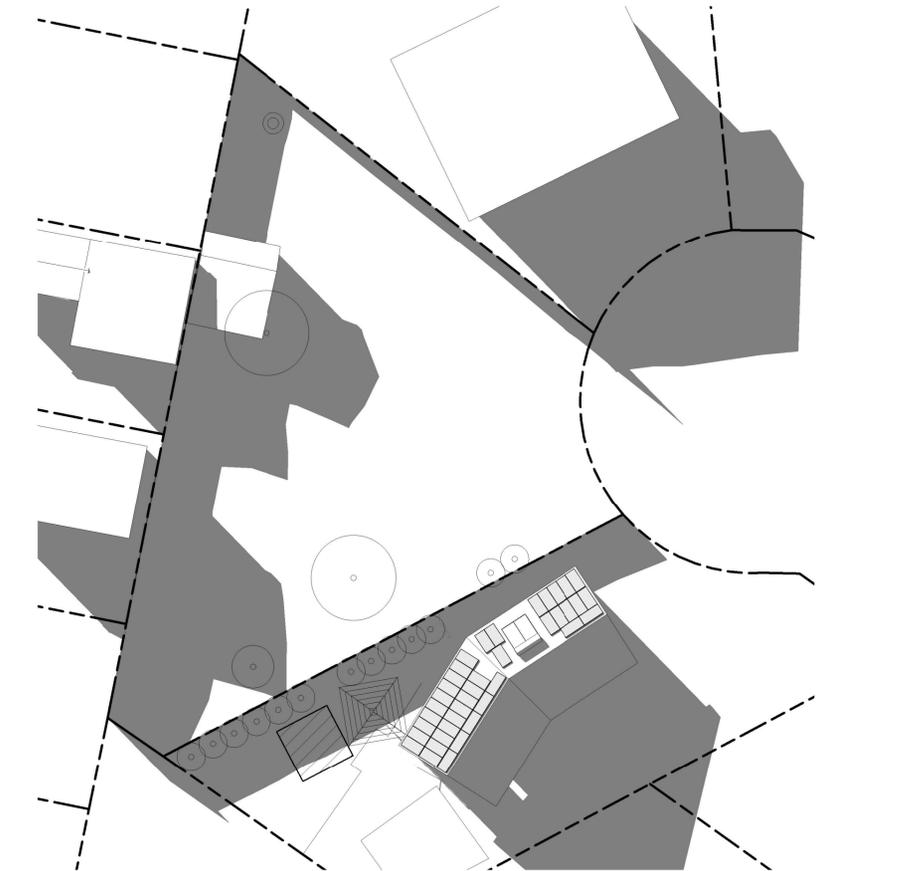
REV	DATE	COMMENTS
A	25/01/2020	ISSUE FOR RFI
B	26/04/2020	ISSUE FOR CLIENT REVIEW
C	27/04/2020	ISSUE FOR REVISED DA
D	02/05/2020	ISSUE FOR REVISED DA
E	15/05/2020	ISSUE FOR REVISED DA
F	25/06/2020	ISSUE FOR REVISED DA
G	07/08/2020	ISSUE FOR REVISED DA
H	23/10/2020	ISSUE FOR REVISED DA

DRN	CHKD
NJH	

PROJECT: ERINA PLACE DEVELOPMENT  
CLIENT: PETER SHEPHERD

SITE: 5 ERINA PLACE NORTH LAMBTON  
DRAWING: SHADOW DIAGRAMS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.  
I:\Desktop-nh\file\cna\Projects\0027 - Erina Place Development\Rev\0027 - Erina Place Development\_Redesign\_R20.rvt  
DRAWN: NJH DATE: JAN 2020  
PROJECT No: 0027 PHASE: DA DRAWING No: A-031 REV: H  
SCALE: 1:250 @ A1, 1:500 @ A3



**2** EXISTING SHADOW DIAGRAM - WINTER 21ST JUNE - 3pm  
1 : 250



**1** PROPOSED SHADOW DIAGRAM - WINTER 21ST JUNE - 3pm  
1 : 250

**DESIGNER**  
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REV	DATE	COMMENTS
A	25/01/2020	ISSUE FOR RFI
B	15/05/2020	ISSUED FOR REVISED DA
C	25/06/2020	ISSUE FOR REVISED DA
D	07/08/2020	ISSUE FOR REVISED DA
E	23/10/2020	ISSUE FOR REVISED DA

DRN	CHKD
NJH	
NJH	
NJH	
NJH	

PROJECT : ERINA PLACE DEVELOPMENT

SITE : 5 ERINA PLACE NORTH LAMBTON

CLIENT : PETER SHEPHERD

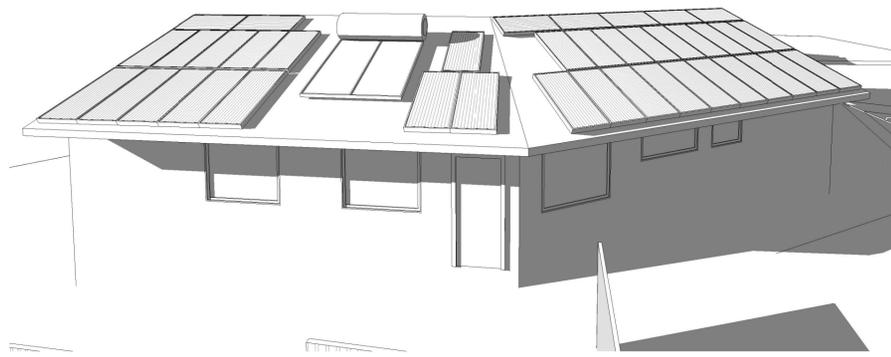
DRAWING : SHADOW DIAGRAMS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

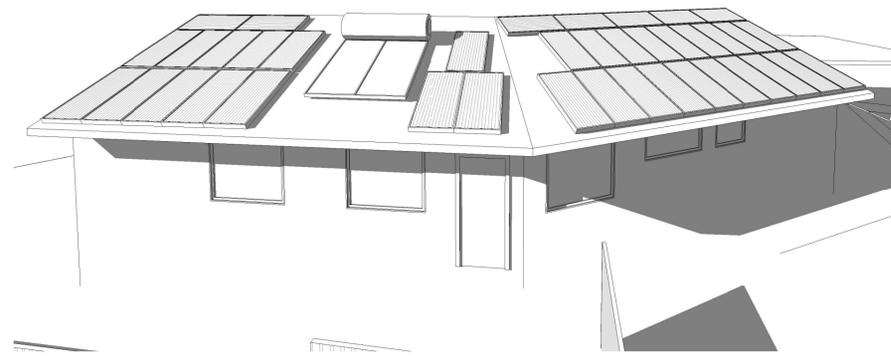
I:\Desktop-n\ff\acna\Projects\0027 - Erina Place Development\Rev\0027 - Erina Place Development\_Redesign\_R20.rvt  
DRAWN : NJH DATE : JAN 2020

PROJECT No : 0027 PHASE : DA DRAWING No : A-032 REV : E

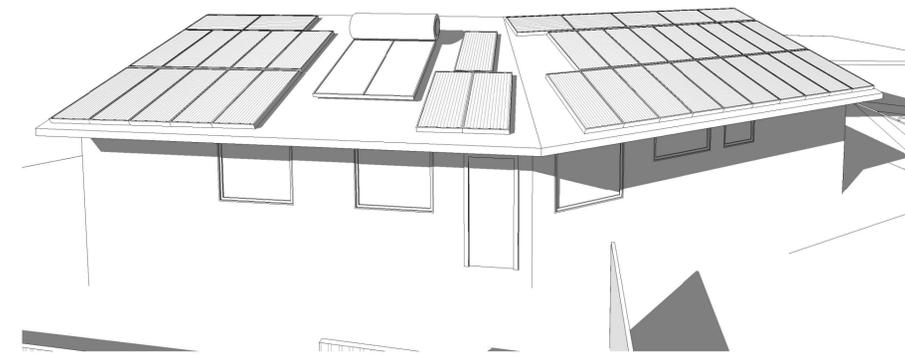




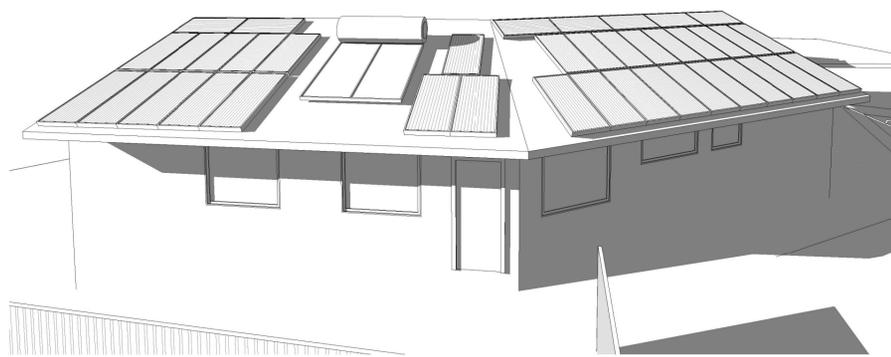
3 EXISTING - 9am WINTER 21ST JUNE



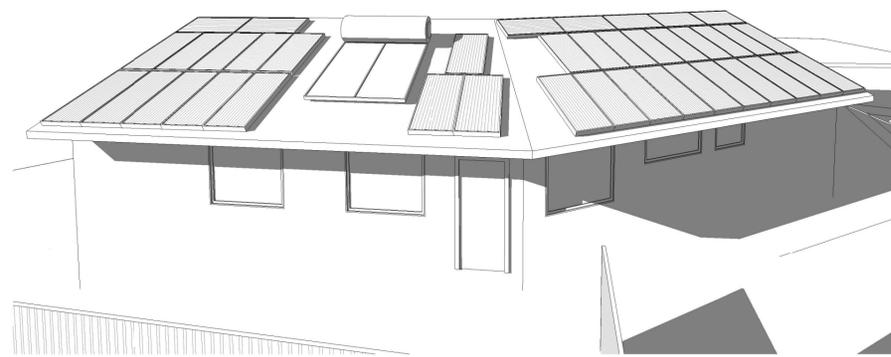
2 EXISTING - 10am WINTER 21ST JUNE



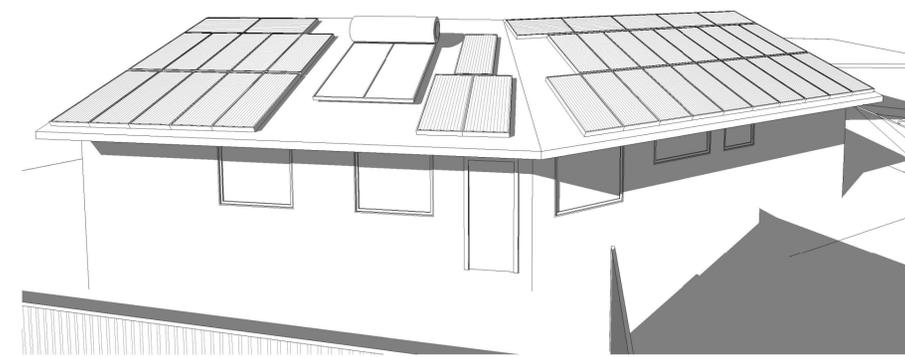
6 EXISTING - 11am WINTER 21ST JUNE



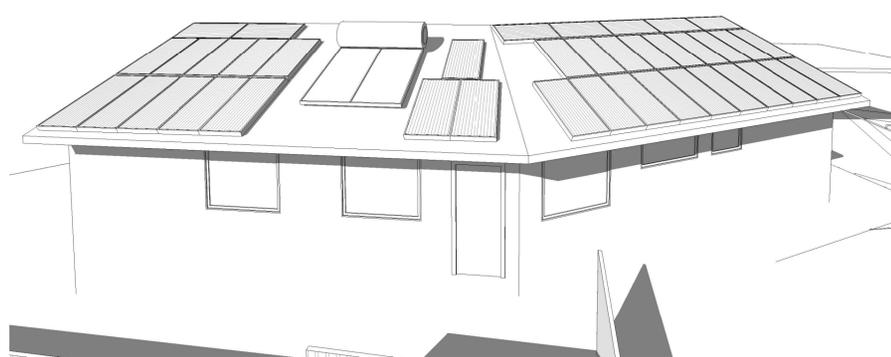
4 PROPOSED - 9am WINTER 21ST JUNE



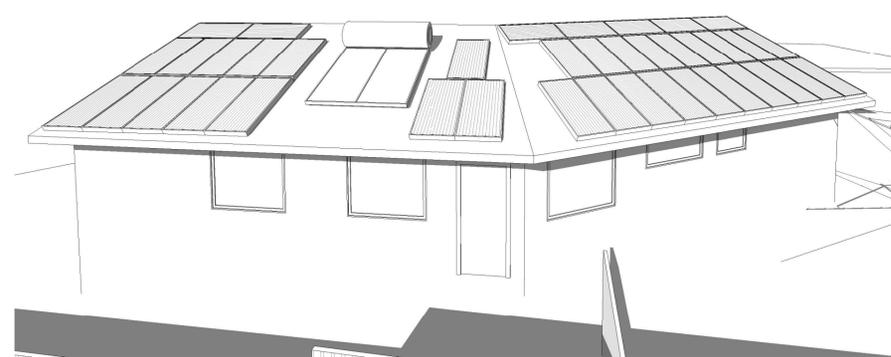
1 PROPOSED - 10am WINTER 21ST JUNE



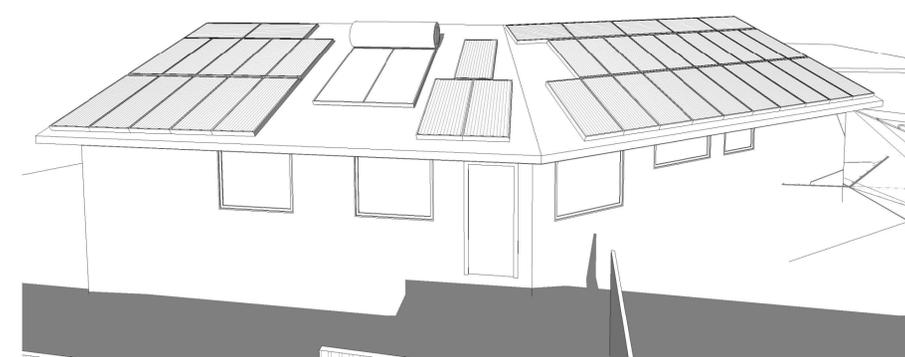
5 PROPOSED - 11am WINTER 21ST JUNE



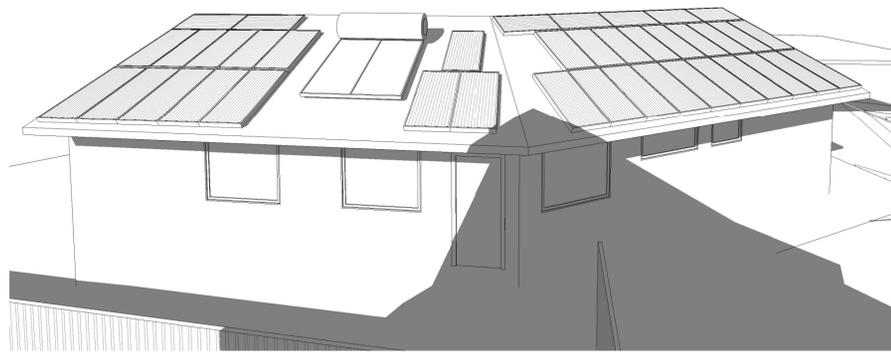
8 EXISTING - 12pm WINTER 21ST JUNE



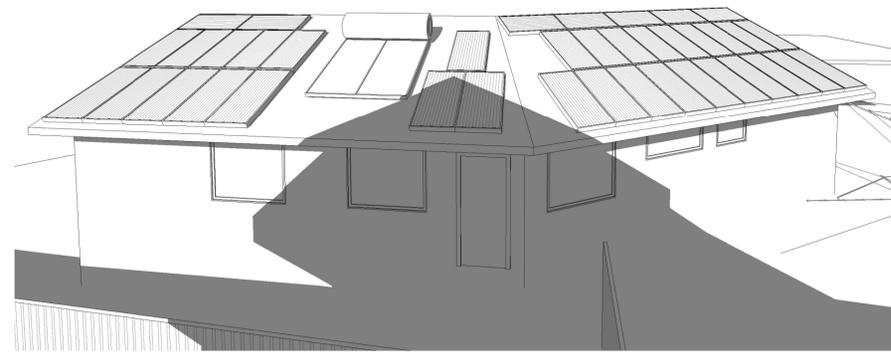
10 EXISTING - 1pm WINTER 21ST JUNE



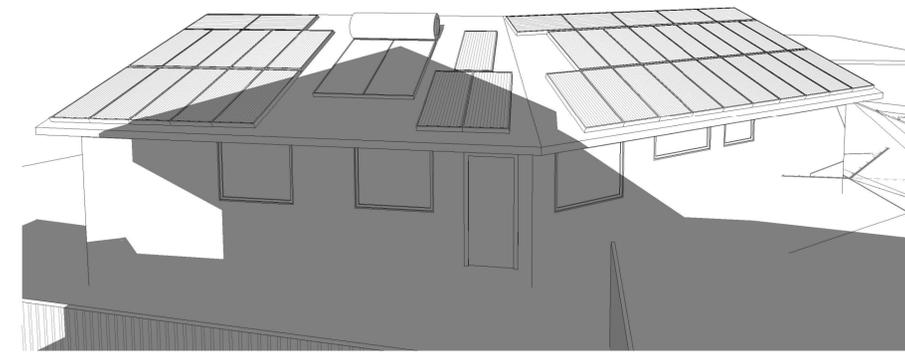
11 EXISTING - 2pm WINTER 21ST JUNE



7 PROPOSED - 12pm WINTER 21ST JUNE



9 PROPOSED - 1pm WINTER 21ST JUNE



12 PROPOSED - 2pm WINTER 21ST JUNE

DESIGNER  
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A	15/05/2020	ISSUED FOR REVISED DA
B	25/06/2020	ISSUED FOR REVISED DA
C	07/08/2020	ISSUE FOR REVISED DA
D	23/10/2020	ISSUE FOR REVISED DA

DRN	CHKD
NJH	
NJH	
NJH	

PROJECT: ERINA PLACE DEVELOPMENT

SITE: 5 ERINA PLACE NORTH LAMPTON

CLIENT: PETER SHEPHERD

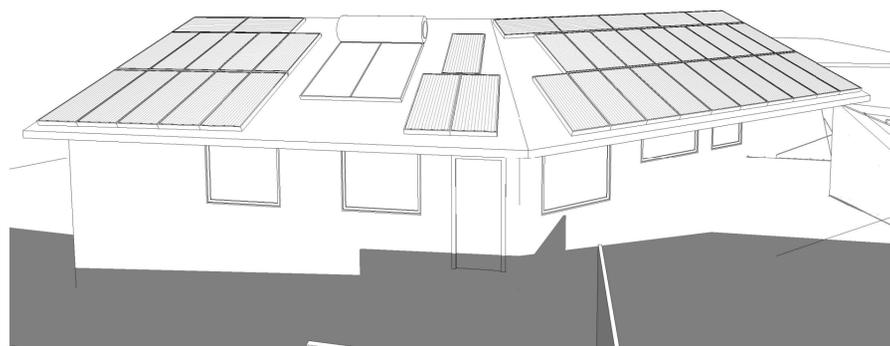
DRAWING: SHADOW ANALYSIS - 3 ERINA PLACE FACADE

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

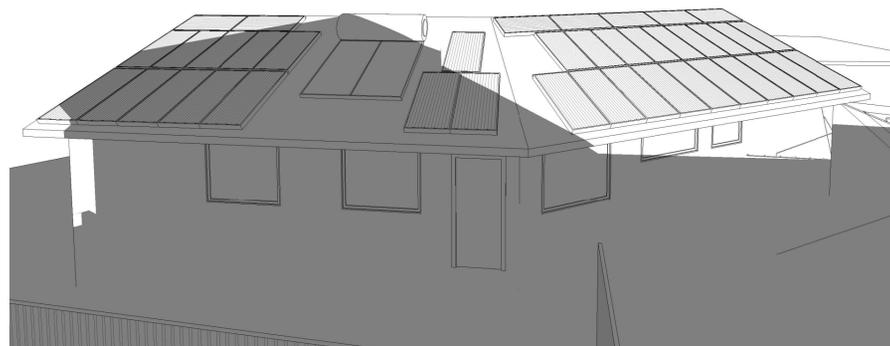
PROJECT No: 0027 DA  
PHASE: PHASE  
DRAWN: NJH  
DATE: MAY 2020  
SCALE: @ A1 NTS@ A3

DRAWING No: A-035  
REV: D





1 EXISTING - 3pm WINTER 21ST JUNE



2 PROPOSED - 3pm WINTER 21ST JUNE

DESIGNER  
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REV	DATE	COMMENTS
A	15/02/2020	ISSUED FOR REVISED DA
B	25/06/2020	ISSUED FOR REVISED DA
C	07/08/2020	ISSUE FOR REVISED DA
D	23/10/2020	ISSUE FOR REVISED DA

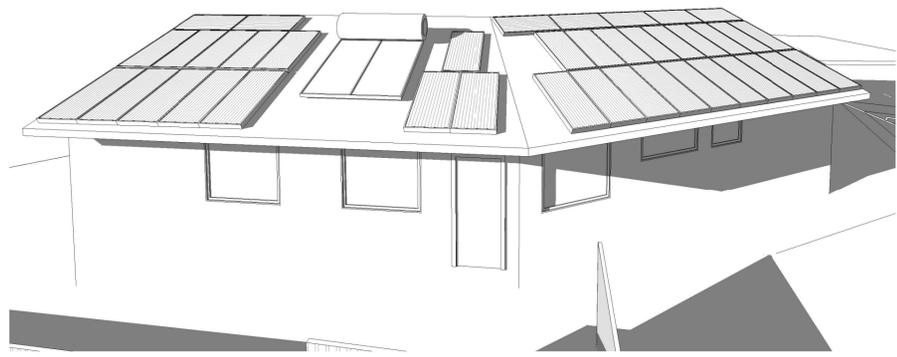
DRN	CHKD
NJH	
NJH	
NJH	

PROJECT : ERINA PLACE DEVELOPMENT  
CLIENT : PETER SHEPHERD

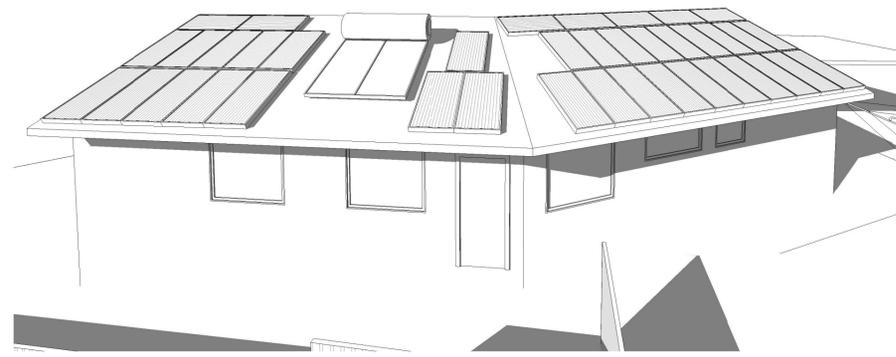
SITE : 5 ERINA PLACE NORTH LAMBTON  
DRAWING : SHADOW ANALYSIS - 3 ERINA PLACE FACADE

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.  
DRAWN : NJH DATE : MAY 2020  
PROJECT No : 0027 PHASE : DA DRAWING No : A-036 REV : D  
SCALES : @ A1 NTS @ A3

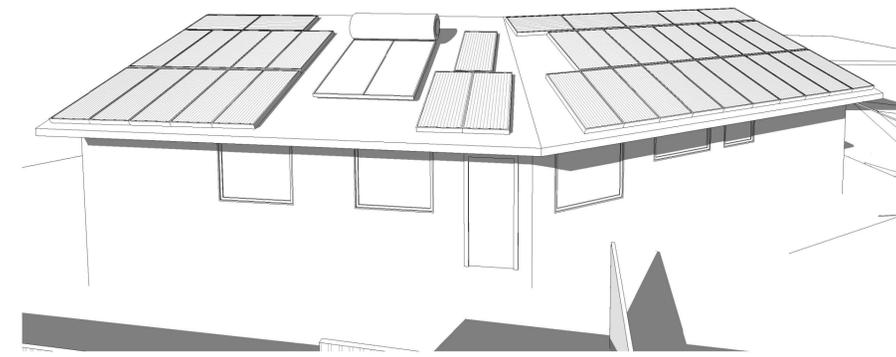




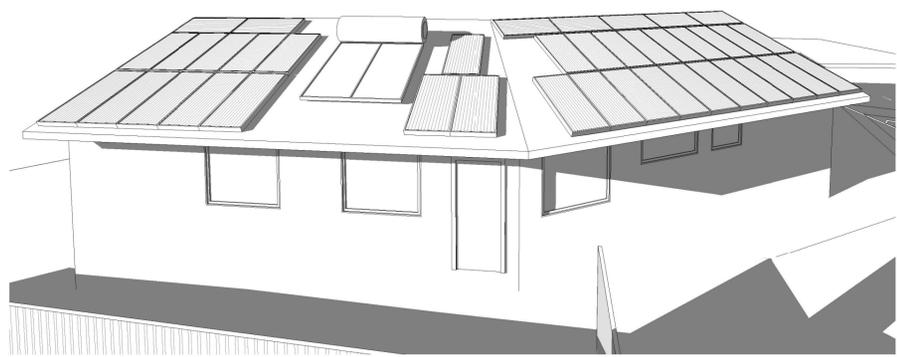
3 EXISTING - 9am WINTER 21ST JUNE



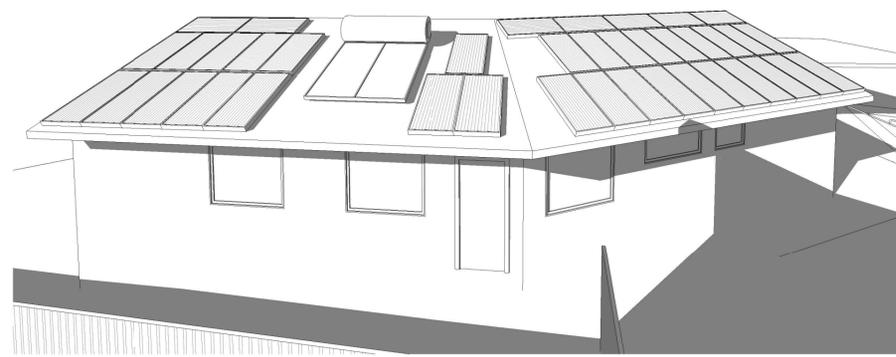
2 EXISTING - 10am WINTER 21ST JUNE



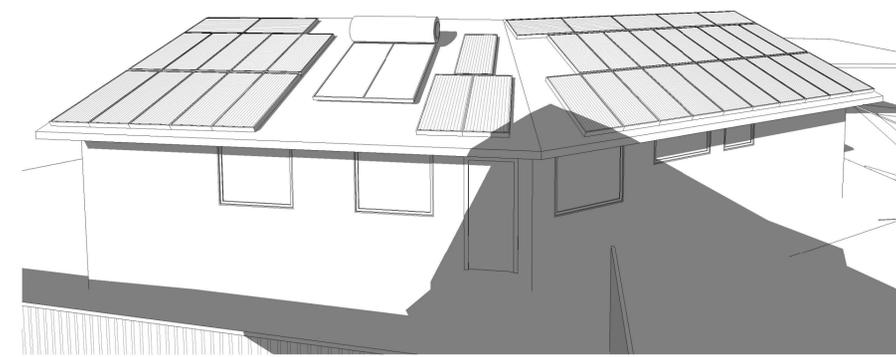
6 EXISTING - 11am WINTER 21ST JUNE



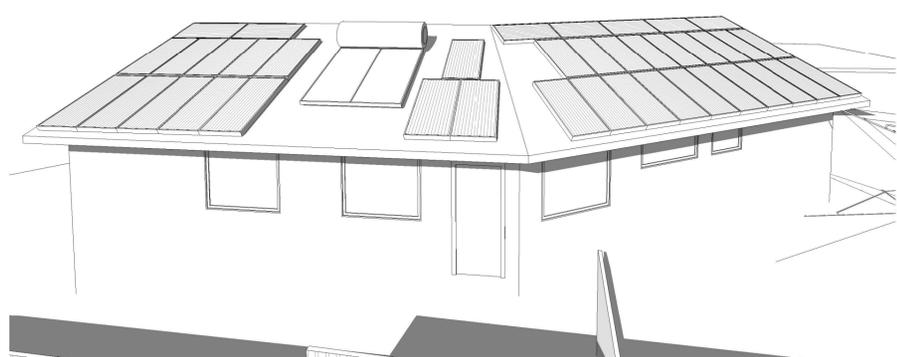
4 PROPOSED - 9am WINTER 21ST JUNE



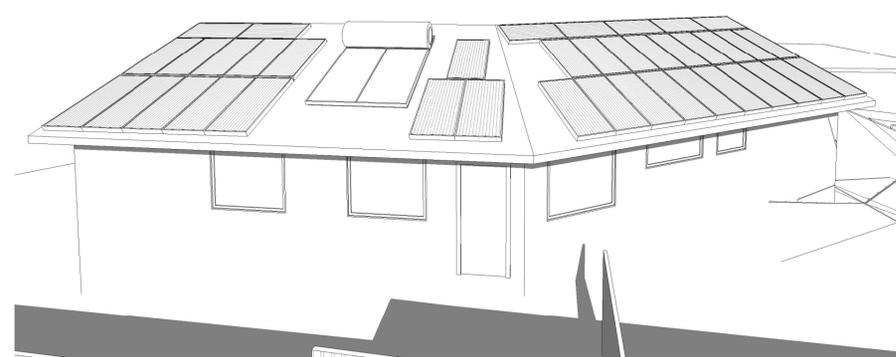
1 PROPOSED - 10am WINTER 21ST JUNE



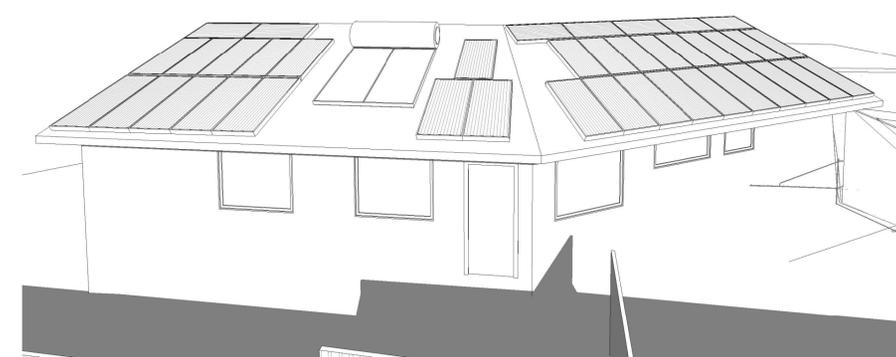
5 PROPOSED - 11am WINTER 21ST JUNE



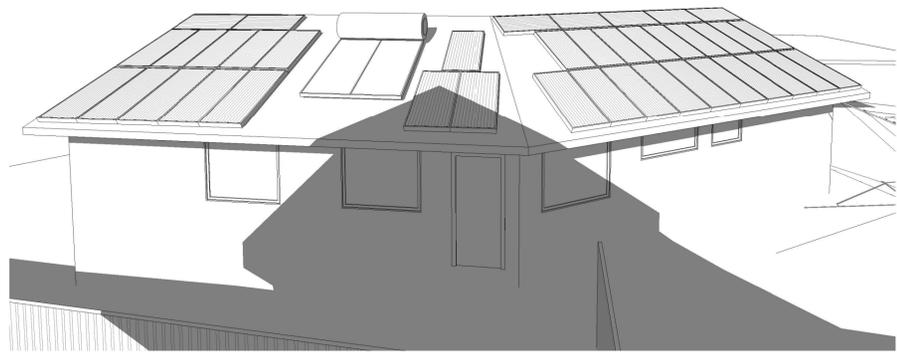
8 EXISTING - 12pm WINTER 21ST JUNE



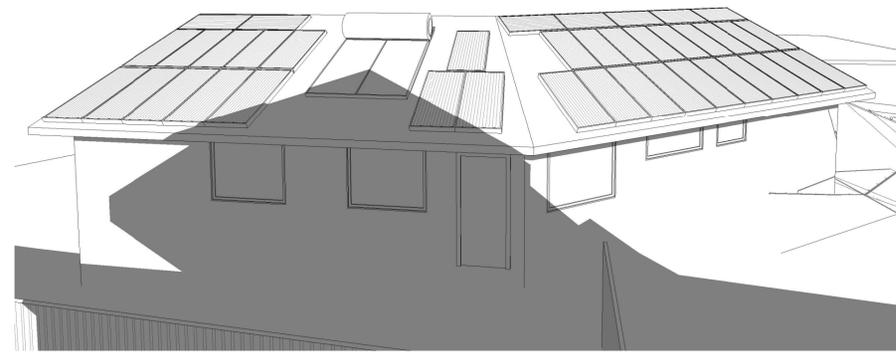
10 EXISTING - 1pm WINTER 21ST JUNE



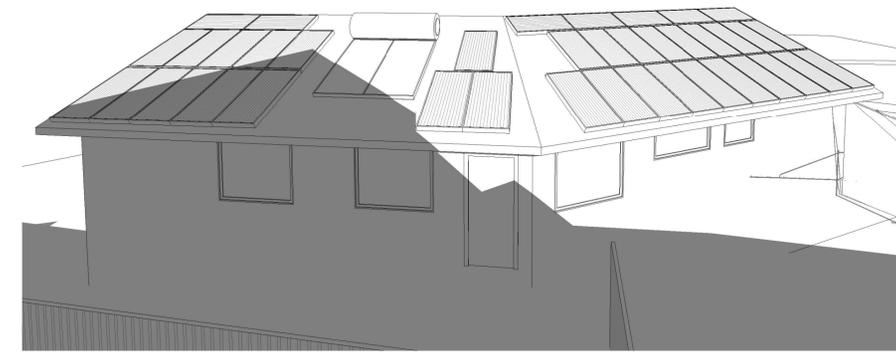
11 EXISTING - 2pm WINTER 21ST JUNE



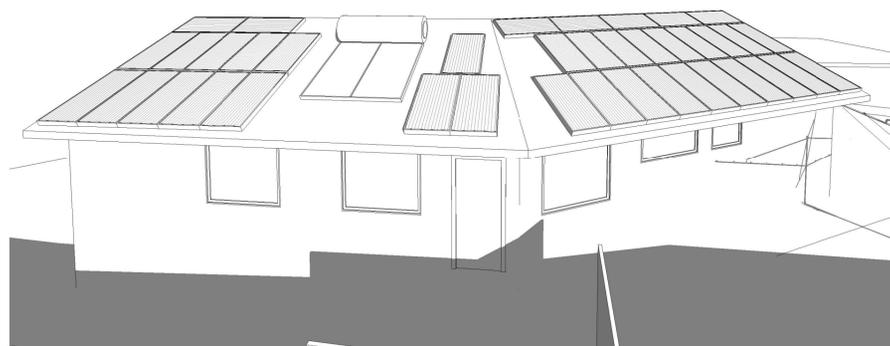
7 PROPOSED - 12pm WINTER 21ST JUNE



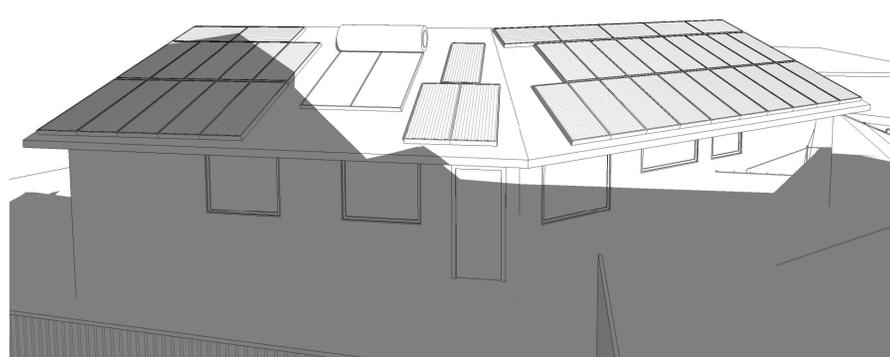
9 PROPOSED - 1pm WINTER 21ST JUNE



12 PROPOSED - 2pm WINTER 21ST JUNE



1 EXISTING - 3pm WINTER 21ST JUNE



2 PROPOSED - 3pm WINTER 21ST JUNE

DESIGNER  
NICHOLAS HALLIDAY  
PHONE: 0402038620  
EMAIL: info.nh3d@gmail.com  
ADDRESS: MEDOWIE, NSW, 2318

REV	DATE	COMMENTS
A	15/05/2020	ISSUED FOR REVISED DA
B	25/06/2020	ISSUED FOR REVISED DA

DRN	CHKD
NJH	
NJH	

PROJECT : ERINA PLACE DEVELOPMENT

SITE : 5 ERINA PLACE NORTH LAMBTON

CLIENT : PETER SHEPHERD

DRAWING : SHADOW ANALYSIS - 3 ERINA PLACE FACADE

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

PROJECT No : 0027 DA PHASE : PHASE : DRAWING No : A-036 B  
DATE : MAY 2020  
DRAWN : NJH  
SCALE : @ A1 NTS @ A3



**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 17/11/2020 - DA2019/01334 - 5 ERINA PLACE, NORTH  
LAMBTON - DUAL OCCUPANCY - TWO X THREE BEDROOM  
DETACHED DWELLINGS, TWO X SWIMMING POOLS AND TWO  
LOT STRATA SUBDIVISION**

**ITEM-40**      **Attachment B:**      Draft Schedule of Conditions

**DISTRIBUTED UNDER SEPARATE COVER**



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<b>Application No:</b>	DA2019/01334
<b>Land:</b>	Lot 12 DP 223109
<b>Property Address:</b>	5 Erina Place North Lambton NSW 2299
<b>Proposed Development:</b>	Dual Occupancy - Two x three bedroom detached dwellings, two x swimming pools and two lot strata subdivision

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## 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.

<b>Plan No / Supporting Document</b>	<b>Reference / Version</b>	<b>Prepared by</b>	<b>Dated</b>
Site Plan	Project No 0027, Drawing No. A-011, Rev K	Nicholas Halliday	23/10/2020
Landscape Analysis Plan	Project No 0027, Drawing No. A-012, Rev C	Nicholas Halliday	25/06/2020
Floor Plans	Project No 0027, Drawing No. A-100 & A-101, Rev K	Nicholas Halliday	23/10/2020
Elevation Plan	Project No 0027, Drawing No. A-200, Rev I	Nicholas Halliday	25/06/2020
Section Plan	Project No 0027, Drawing No. A-300, Rev H	Nicholas Halliday	25/06/2020
Stormwater Management Plan	Drawing No. 903097-SWD-01, Rev C	Forum Consulting Engineers	31/07/2020
Basix Certificate	1003636M		05/05/2020

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. A total monetary contribution of \$9,000.00 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. The car parking and vehicular access are to be designed to comply with the relevant provisions of *AS/NZS 2890 Parking facilities*. Details are to be included in documentation for a Construction Certificate application.
4. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of a depth to suit design traffic and be sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers. Details are to be included in documentation for a Construction Certificate application.
5. Residential vehicular crossings are to be constructed across the road reserve, in accordance with the following criteria:
  - a) Constructed in accordance with City of Newcastle's A1300 - Driveway Crossings Standard Design Details.
  - b) The driveway crossing, within the road reserve, is to be a maximum of 3m wide per dwelling.
  - c) Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m, in the 2.0m by 2.5m splay within the

property boundary, each side of the driveway entrance.

- d) The proposed driveway is to be a minimum of 3.0m clear of the trunk of any tree within the road reserve.
  - e) The proposed driveway is to be a minimum of 750mm clear of the centre of any pole or obstruction within the road reserve and 1.0m clear of any drainage pit.
6. 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.
7. The developer is to design and construct the following works in connection with the proposed development within the Erina Place public road reserve, adjacent to the site, at no cost to the City of Newcastle and in accordance with City of Newcastle's guidelines and design specifications:
- a) New driveway crossing
  - b) Replace footpath

Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to Council for approval pursuant to Section 138 of the *Roads Act 1993* (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

8. 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 Forum Consulting Engineers, Drawing No. 903097-SWD-01, Rev C, 31/07/2020. Full details are to be included in documentation for a Construction Certificate application.
9. Roof water from the proposed new work is to be directed to the proposed water tank with a minimum capacity of 4000 litres per dwelling and being reticulated to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3). Full details are to be included in documentation for a Construction Certificate application. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to City of Newcastle's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Details are to be included in documentation for a Construction Certificate application.
10. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls. Details are to be included in documentation for a Construction Certificate application.
11. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer Section 50 *Hunter Water Act*

1991) is to be included in documentation for a Construction Certificate application.

12. 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.
13. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on an Erosion and Sediment Control Plan that is to be submitted for approval with the Construction Certificate application. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
14. A minimum of four (4) trees with a minimum pot size of 45L are to be planted onsite, with a minimum of one (1) of these trees (minimum pot size 45L and mature height of 5m) planted within the front setback. Full details are to be included in documentation for a Construction Certificate application.
15. The construction or erection of appropriate swimming pool safety fences and gates and all associated work is to be carried out in accordance with the *Swimming Pool Act 1992* (NSW) and Regulations. Full details are to be included in the documentation for a Construction Certificate application.
16. The swimming pool/spa water recirculation and filtration system installation shall comply with Australian Standard 1926.3:2010 - Swimming pool safety - Water recirculation systems. Full details are to be included in the documentation for a Construction Certificate application.

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

17. All building work is to be carried out in accordance with the provisions of the National Construction Code.
18. 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.
19. 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*.
20. 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*.

21. 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.

22. 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.
23. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil are to be provided. All building materials, plant and equipment is to be placed on the site of the development, to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on City of Newcastle reserves, including the road reserve, is not permitted.
24. 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.
25. 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.
26. 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.

27. 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.

28. 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 4<sup>th</sup> 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.
29. 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.
30. All necessary measures are to be undertaken to control dust pollution from the site. These measures are to include, but are not limited to:
- a) Restricting topsoil removal;
  - b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion);
  - c) Alter or cease construction work during periods of high wind; and
  - d) Erect green or black shadecloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
31. 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*.
32. Pool plant and equipment is to be sited or enclosed in a sound absorbing enclosure to minimise any potential offensive noise impacts to adjoining neighbours as defined 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**

33. 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.
34. 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.

35. All works within the road reserve required by this consent are to be completed prior to the issue of an Occupation Certificate.
36. 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.
37. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to the City of Newcastle with Occupation Certificate documentation.
38. The premises are to be identified by the provision of house numbers on the building exterior and mailbox such that they are clearly visible from the road frontage.
- The minimum numeral height is to be 75mm.
39. An application is to be made for a Strata Certificate in accordance with the requirements of the *Strata Schemes Development Act 2015*.

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

40. The premises are allocated the following street addresses in accordance with City of Newcastle's *House Numbering Policy* and the *Surveying and Spatial Regulation*.

City of Newcastle allocated street address/es					
Unit/ dwelling number on plan	Unit	Street number	Street name	Street type	Suburb
1	1	5	Erina	Place	North Lambton
2	2	5	Erina	Place	North Lambton

41. 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 shall be:

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

#### **ADVISORY MATTERS**

- Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development', as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to such a retaining wall taking place.

- An application is to be submitted to the City of Newcastle for the removal or pruning of any trees located more than three metres from the dwelling wall, measured from the centre of the trunk to the footings of the dwelling, excluding carports and pergolas.
- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required from any adjoining owner under the provisions of the *Dividing Fences Act 1991*.
- The owner of the premises on which a swimming pool/spa is situated must ensure that the pool details are entered into the State Swimming Pool Register. The register is accessible at [www.swimmingpoolregister.nsw.gov.au](http://www.swimmingpoolregister.nsw.gov.au).
- 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.
- Compliance with requirements of Ausgrid letter dated 21/10/2020.

A copy of letter is attached to this determination notice at Schedule 3.

**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.

## SCHEDULE 3

### REQUIREMENTS OF AUSGRID



21/10/2020

Leesa Heron  
Newcastle City Council  
PO Box 489  
NEWCASTLE  
NSW 2300

145 Newcastle Road  
Wallsend NSW 2287  
All mail to PO Box 487  
Newcastle NSW 2300  
T +61 2 131 525  
www.ausgrid.com.au

Dear Leesa

**Proposed Development at 5 Erina Place, North Lambton  
Development Application No. DA2019/01334**

I refer to Agency Reference Number A-15901 concerning the above development. This letter is Ausgrid's response under clause 45(2) of the *State Environmental planning Policy (Infrastructure) 2007*.

As you would be aware, the assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the *Environmental Planning and Assessment Act 1979*. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid's infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

Please note the following information in relation to the construction of the development:

**Supply of Electricity**

It is recommended for the developer to engage an electrical consultant/contractor to complete an 'NECF-02 Form "Connection Application – Residential and Small Commercial Connections"' for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the information provided which may include whether or not the existing network can support the expected electrical load of the development. For some developments, a substation may be required on-site.

If an upgrade to the electricity network is necessary, the timeframe between the submission of the connection application and availability to connect the development will vary and may be

Page 1 of 2

exposed to a lengthy design and construction period. The submission of the Connection Application will allow us to begin planning and processing the connection and hopefully minimise any delays.

Please direct the developer to Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au) for information regarding connecting to Ausgrid's network.

#### Proximity to Existing Network Assets

There are existing Service Wires and Low Voltage overhead electricity network assets in the Erina Place footpath, adjacent to the development.

Workcover Code of Practice 2006 – Work Near Overhead Powerlines outlines the minimum safety separation requirements between these mains / poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction.

It is recommended that Ausgrid is contacted on (02) 4910 1200 to discuss compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines.

#### Clearance to 'As Constructed' Development assessed to be Compliant

Based on the design of the development provided, it was identified that the "as constructed" minimum clearances will not be encroached by the development.

The existing overhead mains may require relocating should the minimum safety clearances be compromised during construction, this relocation work is generally at the developers cost.

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely

Digitally signed by  
**Matt Jones**  
 Date: 2020.10.21  
 07:59:31 +11'00'

**Matthew Jones**  
**Engineering Officer**  
 Newcastle Design & Planning Portfolio

☎: 0417 018 095

✉: [MPJones@ausgrid.com.au](mailto:MPJones@ausgrid.com.au)

☎(02) 4951 9459

🌐 [www.ausgrid.com.au](http://www.ausgrid.com.au)

**Ausgrid Reference: 1900102744**

**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**DAC 17/11/2020 - DA2019/01334 - 5 ERINA PLACE, NORTH  
LAMBTON - DUAL OCCUPANCY - TWO X THREE BEDROOM  
DETACHED DWELLINGS, TWO X SWIMMING POOLS AND TWO  
LOT STRATA SUBDIVISION**

**ITEM-40**      **Attachment C:**      Processing Chronology

**DISTRIBUTED UNDER SEPARATE COVER**



**PROCESSING CHRONOLOGY**

**DA2019/01334 – 5 Erina Place, North Lambton**

- |                  |   |
|------------------|---|
| 16 December 2019 | - Application received  |
| 7 January 2020   | - Public notification   |
| 8 January 2020   | - Request for additional information  |
| 25 January 2020  | - Submission of amended plans   |
| 18 February 2020 | - Further request for additional information  |
| 30 April 2020    | - Submission of amended plans by applicant to City of Newcastle including amending the proposal from multi-dwelling to dual occupancy |
| 6 May 2020       | - Further request for additional information  |
| 25 June 2020     | - Submission of amended plans   |
| 1 July 2020      | - Public notification of amended application  |
| 22 July 2020     | - Application 'called-in' to Development Applications Committee by Councillor Clausen and Councillor Winney-Baartz                    |
| 31 July 2020     | - Amended stormwater and driveway plans submitted by applicant  |
| 20 October 2020  | - Public Voice Committee meeting  |