

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

ITEM - 21 DA2018/00037 - 291 KING STREET NEWCASTLE

- Attachment A** Submitted Plans
- Attachment B** Draft Schedule of Conditions
- Attachment C** Processing Chronology

ITEM - 22 DA2020/00136 - 76 LINWOOD STREET, WICKHAM

- Attachment A** Submitted Plans
- Attachment B** Draft Schedule of Conditions
- Attachment C** Processing Chronology

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/07/2020 – DA2018/00037 – 291 KING STREET, NEWCASTLE
– CAR PARKING, SERVICED APARTMENTS, CHILD CARE CENTRE
AND COMMERCIAL PREMISES**

PAGE 3	ITEM-21	Attachment A:	Submitted Plans
PAGE 38	ITEM-21	Attachment B:	Draft Schedule of Conditions
PAGE 54	ITEM-21	Attachment C:	Processing Chronology

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**DAC 21/07/2020 – DA2018/00037 – 291 KING STREET, NEWCASTLE
– CAR PARKING, SERVICED APARTMENTS, CHILD CARE CENTRE
AND COMMERCIAL PREMISES**

ITEM-21 **Attachment A:** Submitted Plans

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PROJECT PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

CLIENT CIVIC CAR PARK REDEVELOPMENT

LOCATION 291 KING ST, NEWCASTLE,

STATUS DA SUBMISSION

PROJECT No. JN612783

DATE Feb 2020

DRAWN BY CW

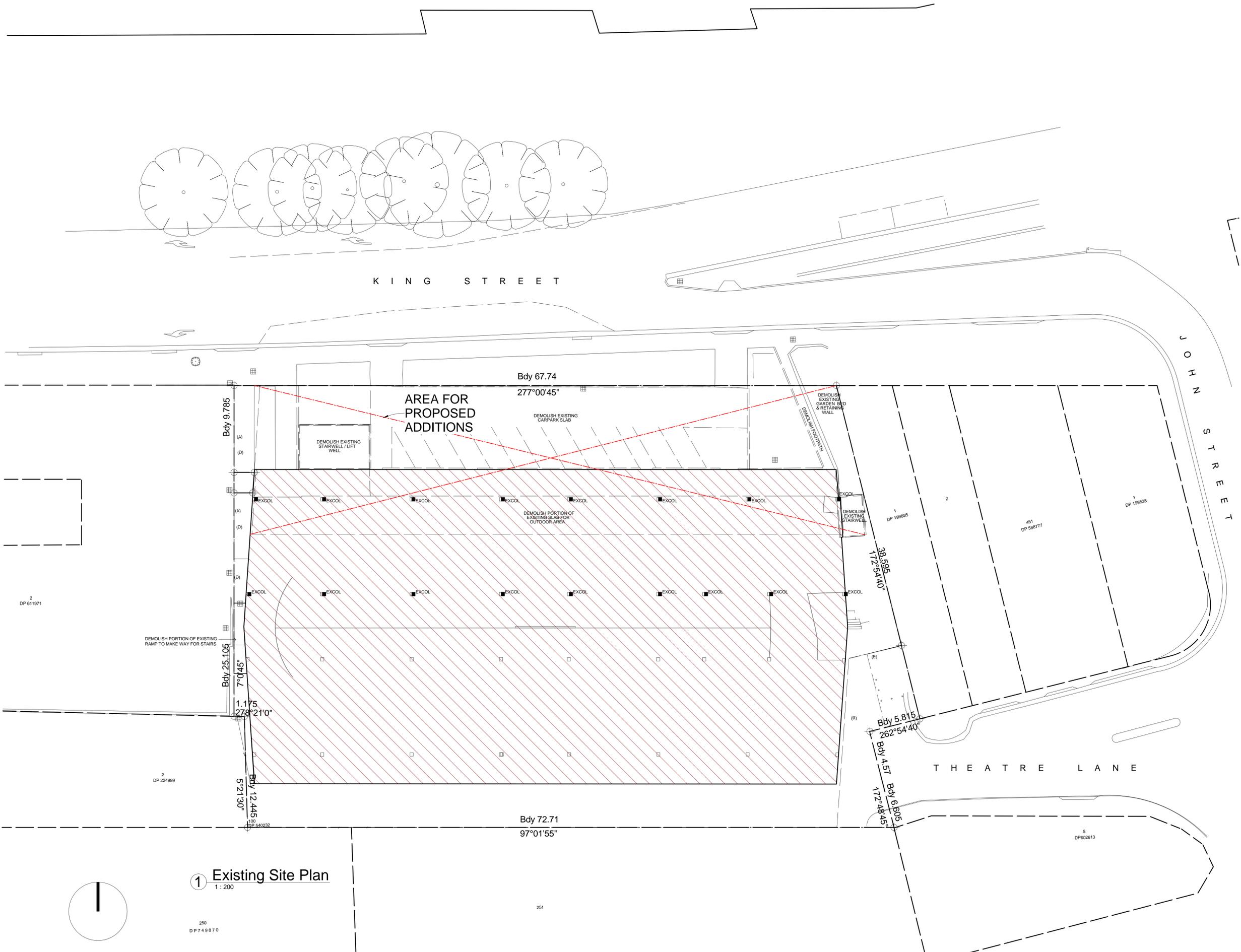
REV A



DRAWING SCHEDULE

Dwg	Sheet Name	Rev
A.000	TITLEPAGE	A
A.101	SITE PLAN	D
A.102	FLOOR AREAS & CARPARKING	D
A.103	GROUND FLOOR - TYPICAL DEMOLITION PLAN	D
A.104	CARPARK LEVELS 1-2 - TYPICAL DEMOLITION PLAN	D
A.105	CARPARK LEVELS 3-11 - TYPICAL DEMOLITION PLAN	D
A.106	DELIVERY & SERVICE VEHICLE	D
A.107	STREET ANALYSIS	D
A.108	SEDIMENT & EROSION CONTROL	D
A.201	GROUND FLOOR PLAN	D
A.202	EX. CP LEVELS 2 & 3	D
A.203	NEW UNITS - LEVEL 1	D
A.204	NEW UNITS - LEVEL 2	D
A.205	NEW UNITS - LEVEL3	D
A.206	NEW UNITS - LEVEL 4	D
A.207	NEW UNITS - LEVEL 5	D
A.208	NEW UNITS - LEVEL 6	D
A.209	NEW COMMERCIAL - LEVEL 7	D
A.210	NEW COMMERCIAL - LEVEL 8	D
A.211	NEW ROOF PLAN	D
A.301	ELEVATIONS 01	D
A.302	ELEVATIONS 02	D
A.401	SECTIONS	D
A.501	ELEVATIONS - 3D	D
A.502	ELEVATIONS - 3D RENDERINGS	D
A.601	SHADOW ANALYSIS - PLAN	D
A.602	SHADOW ANALYSIS - NORTH FACADE	D
A.603	SHADOW ANALYSIS - GROUND FLOOR CCC	D
A.701	Ground Level - Pedestrian Access Travel Paths	A
A.702	New Units - Level 1 - Pedestrian Access Travel Path	A
A.703	New Commercial - Level 7 - Pedestrian Access Travel Paths	A
A.704	Lift No 1 - Pedestrian Access Travel Paths	A
A.705	Lift No 2 - Pedestrian Access Travel Paths	A
A.706	ACCESSIBLE AMENITIES DETAILS	D

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1 Existing Site Plan
1 : 200

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019

Issue	Description	Date
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Graphic Scale 1 : 200 on A1 Sheet

The WILLIAMS RIVER STEEL GROUP OF COMPANIES
There is a Difference
 25 OLD PUNT ROAD, TOMAGO, NSW 2322

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Project:
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address:
 291 KING ST,
 NEWCASTLE,

Client:
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
SITE PLAN

Status:
DA SUBMISSION

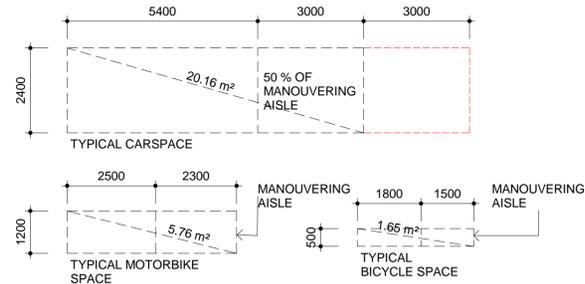
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1 : 200	CW	CW	JN612783
Date :	Sheets in set :	Page Size :	Drawing No. :
Feb 2020	28	A1	A.101
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INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

PARKING CALCULATIONS			
CAR PARKING		REQUIRED	PROVIDED
SERVICED APARTMENTS			
1 / UNIT + 1 / 2 EMPLOYEES	: 60 UNITS + 2 EMPLOYEES	: 61	: 66
CHILD CARE CENTRE			
1 / 4 CHILDREN	: 109 CHILDREN	: 28	: 10
COMMERCIAL TENANCIES			
1 / 50m ²	: 4686m ² COMBINED GFA	: 94	: 111
TOTAL CAR SPACES REQUIRED		: 183	: 524
MOTORBIKE PARKING			
SERVICED APARTMENTS			
1 / 20 CARS	: 61/20	: 3.05	
CHILD CARE CENTRE			
No requirement		: 0	
COMMERCIAL TENANCIES			
1 / 20 CARS	: 94 / 20	: 5	
TOTAL MOTORBIKE SPACES REQUIRED		: 8	: 8
BICYCLE PARKING			
SERVICED APARTMENTS			
1 / 20 CARS	: 61 CARS	: 4	
CHILD CARE CENTRE			
1 / 10 STAFF	: 19 STAFF	: 2	
COMMERCIAL TENANCIES			
1 / 200m ²	: 4686m ² COMBINED GFA	: 24	
TOTAL BICYCLE SPACES REQUIRED		: 30	: 31

CARPARKING PROVIDED - ALLOCATION PER LEVEL		
FLOOR LEVEL	NUMBER	ALLOCATION
EXISTING CARPARK LEVEL 1	39 SPACES	ALL PUBLIC
EXISTING CARPARK LEVEL 2	34 SPACES	10 TO CHILD CARE CENTRE 24 TO PUBLIC
EXISTING CARPARK LEVEL 3	63 SPACES	ALL PUBLIC
EXISTING CARPARK LEVEL 4	38 SPACES	ALL PUBLIC
EXISTING CARPARK LEVEL 5	41 SPACES	ALL PUBLIC
EXISTING CARPARK LEVEL 6	38 SPACES	ALL PUBLIC
EXISTING CARPARK LEVEL 7	43 SPACES	ALL PUBLIC
EXISTING CARPARK LEVEL 8	38 SPACES	ALL PUBLIC
EXISTING CARPARK LEVEL 9	43 SPACES	43 TO SERVICED APARTMENTS
EXISTING CARPARK LEVEL 10	36 SPACES	23 TO SERVICED APARTMENTS 13 TO PUBLIC
TOTAL ALLOCATED TO SERVICED APARTMENTS		66 SPACES
EXISTING CARPARK LEVEL 11	41 SPACES	ALL TO COMMERCIAL LEVELS 7 & 8
NEW CARPARK LEVEL 12	70 SPACES	ALL TO COMMERCIAL LEVELS 7 & 8
TOTAL ALLOCATED TO COMMERCIAL LEVELS		111 SPACES
TOTAL AVAILABLE CARSPACES		524 SPACES
		337 ALLOCATED TO PUBLIC

AREA SUMMARY		
EXISTING SITE AREA	: 3557m ²	
EXISTING SITE COVER	: (2810m ²)	: 79%
PROPOSED SITE COVER	: (3398m ²)	: 95.5%
GFA		
CARPARKING STATION :		
EXISTING CARPARK LEVEL 1	: 814m ²	
EXISTING CARPARK LEVEL 2	: 1001m ²	
EXISTING CARPARK LEVEL 3	: 1268m ²	
EXISTING CARPARK LEVEL 4	: 1001m ²	
EXISTING CARPARK LEVEL 5	: 1053m ²	
EXISTING CARPARK LEVEL 6	: 1018m ²	
EXISTING CARPARK LEVEL 7	: 1053m ²	
EXISTING CARPARK LEVEL 8	: 1008m ²	
EXISTING CARPARK LEVEL 9	: 1038m ²	
EXISTING CARPARK LEVEL 10	: 1013m ²	
EXISTING CARPARK LEVEL 11	: 1062m ²	
NEW CARPARK LEVEL 12	: 1940m ²	
TOTAL GFA CARPARK LEVELS		: 13324m ²
SERVICED APARTMENTS :		
NEW APARTMENT LEVEL 1	: 566m ²	
NEW APARTMENT LEVEL 2	: 566m ²	
NEW APARTMENT LEVEL 3	: 566m ²	
NEW APARTMENT LEVEL 4	: 566m ²	
NEW APARTMENT LEVEL 5	: 573m ²	
NEW APARTMENT LEVEL 6	: 528m ²	
TOTAL GFA SERVICED APARTMENTS		: 3365m ²
COMMERCIAL TENANCIES :		
COMMERCIAL FLOOR LEVEL 7	: 2343m ²	
COMMERCIAL FLOOR LEVEL 8	: 2343m ²	
TOTAL GFA COMMERCIAL SPACE		: 4686m ²
CHILD CARE CENTRE		
TOTAL GFA CHILD CARE CENTRE	: 1224m ²	
SUBTOTAL GFA TO ALL LEVELS		: 22599m²
LESS AREA FOR REQUIRED CARPARKING, MOTORCYCLE & BICYCLE PARKING BASED ON SPACE R/RQMNT + MANOUVERING - SEE BELOW		
		: - 3786m ²
TOTAL GFA		: 18813m²
FSR CALCULATION		
EXISTING DA APPROVAL	= 3.6 : 1	
PREVIOUS DA APPROVAL	= 6.75 : 1	
		= 5.28 : 1



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D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	CC ISSUE	29/04/2019

Issue	Description	Date
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 FAX: 02 49852099 WEB: www.wrsteel.com.au
 AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au

Project: **PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS**

Address: **291 KING ST, NEWCASTLE,**

Client: **CIVIC CAR PARK REDEVELOPMENT**

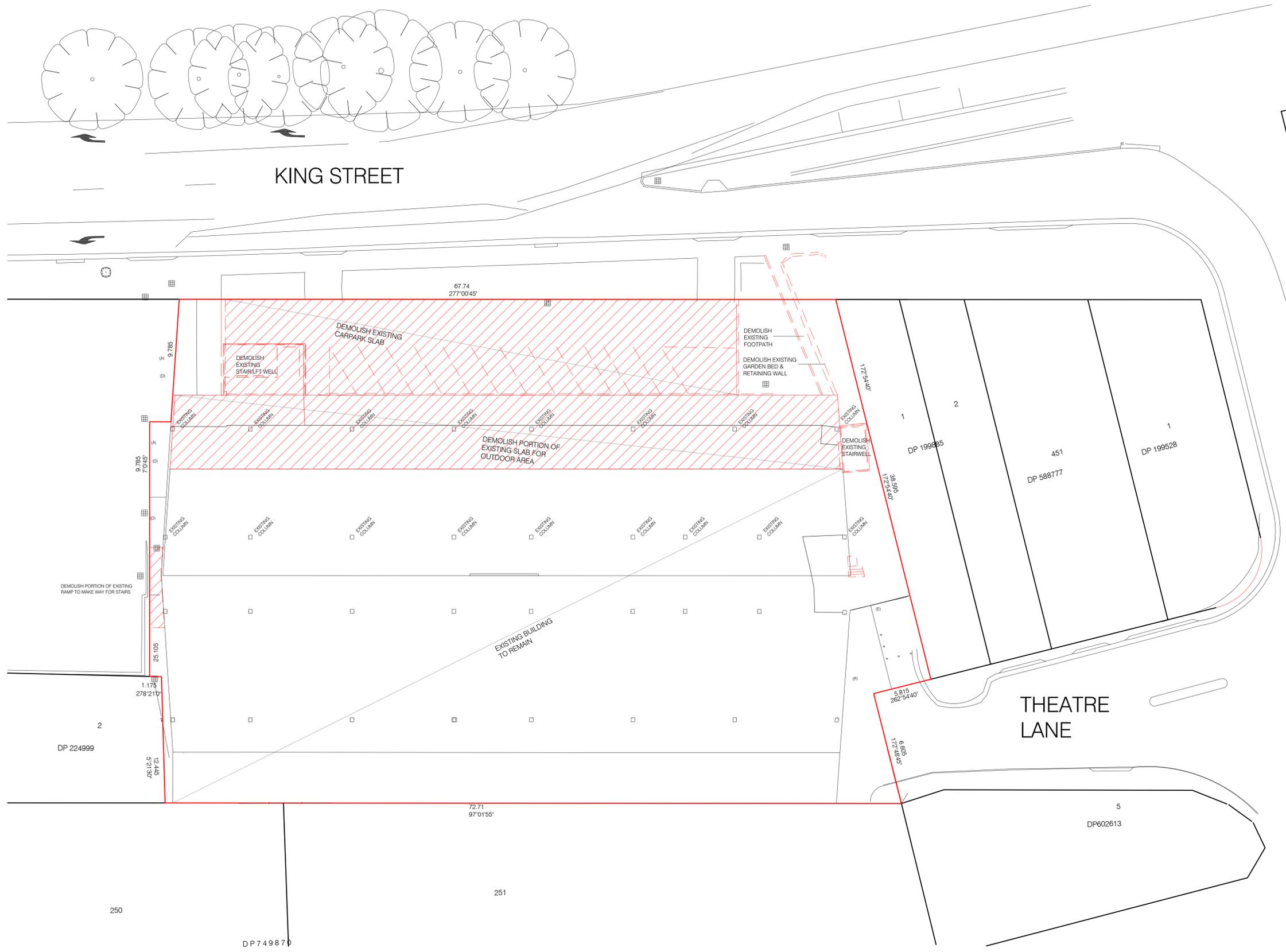
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Status: **DA SUBMISSION**

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Feb 2020	28	A1	A.102

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1 GROUND FLOOR - TYPICAL DEMOLITION PLAN
1 : 200

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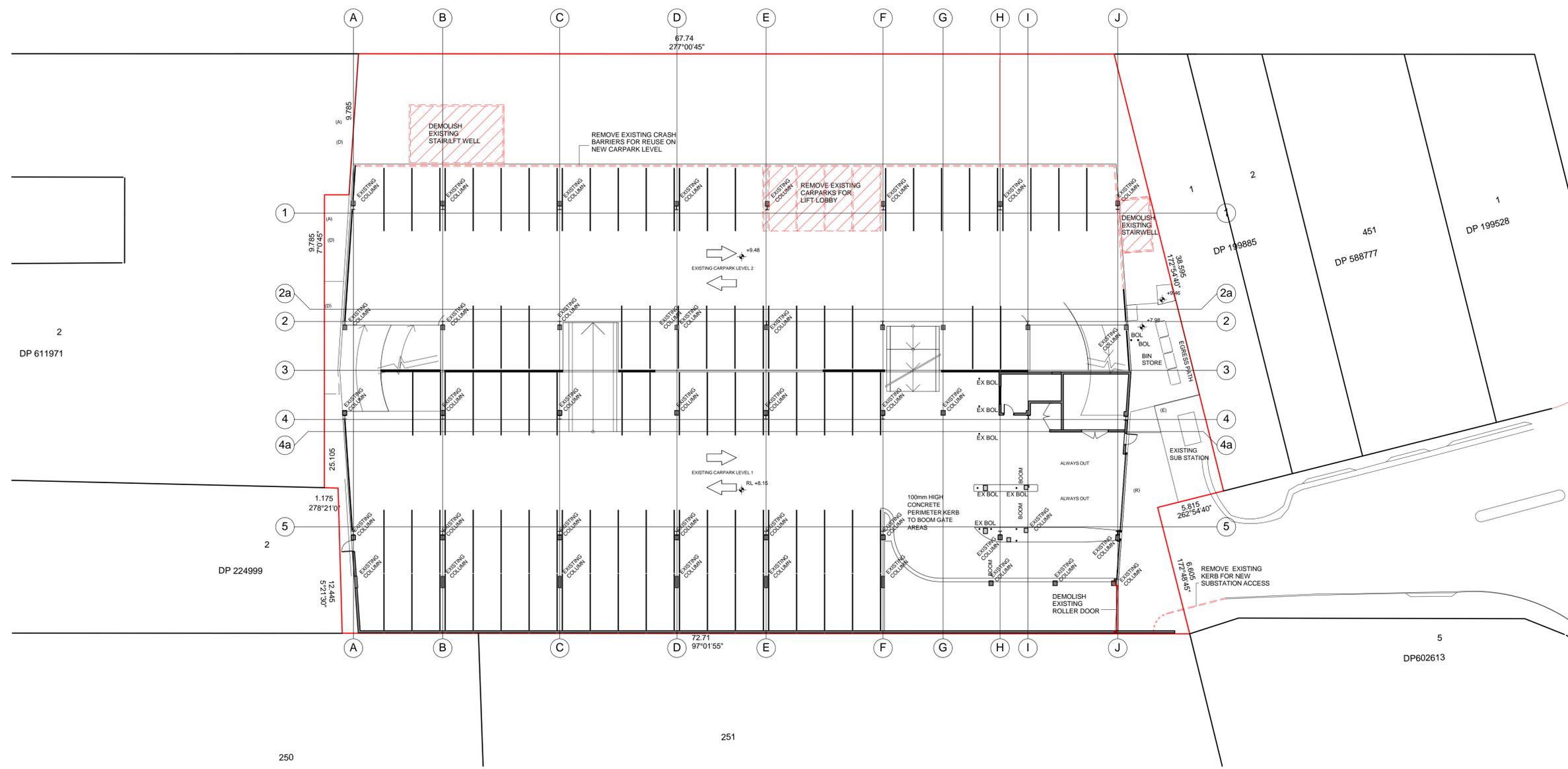
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS
 Address: 291 KING ST, NEWCASTLE,
 Client: **CIVIC CAR PARK REDEVELOPMENT**
 Drawing Title: **GROUND FLOOR - TYPICAL DEMOLITION PLAN**
 Status: **DA SUBMISSION**

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1 CARPARK LEVEL 1-2 - TYPICAL DEMOLITION
1 : 200

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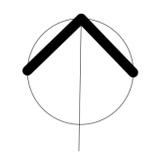
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Drawing Title:
CARPARK LEVELS 1-2 - TYPICAL DEMOLITION PLAN

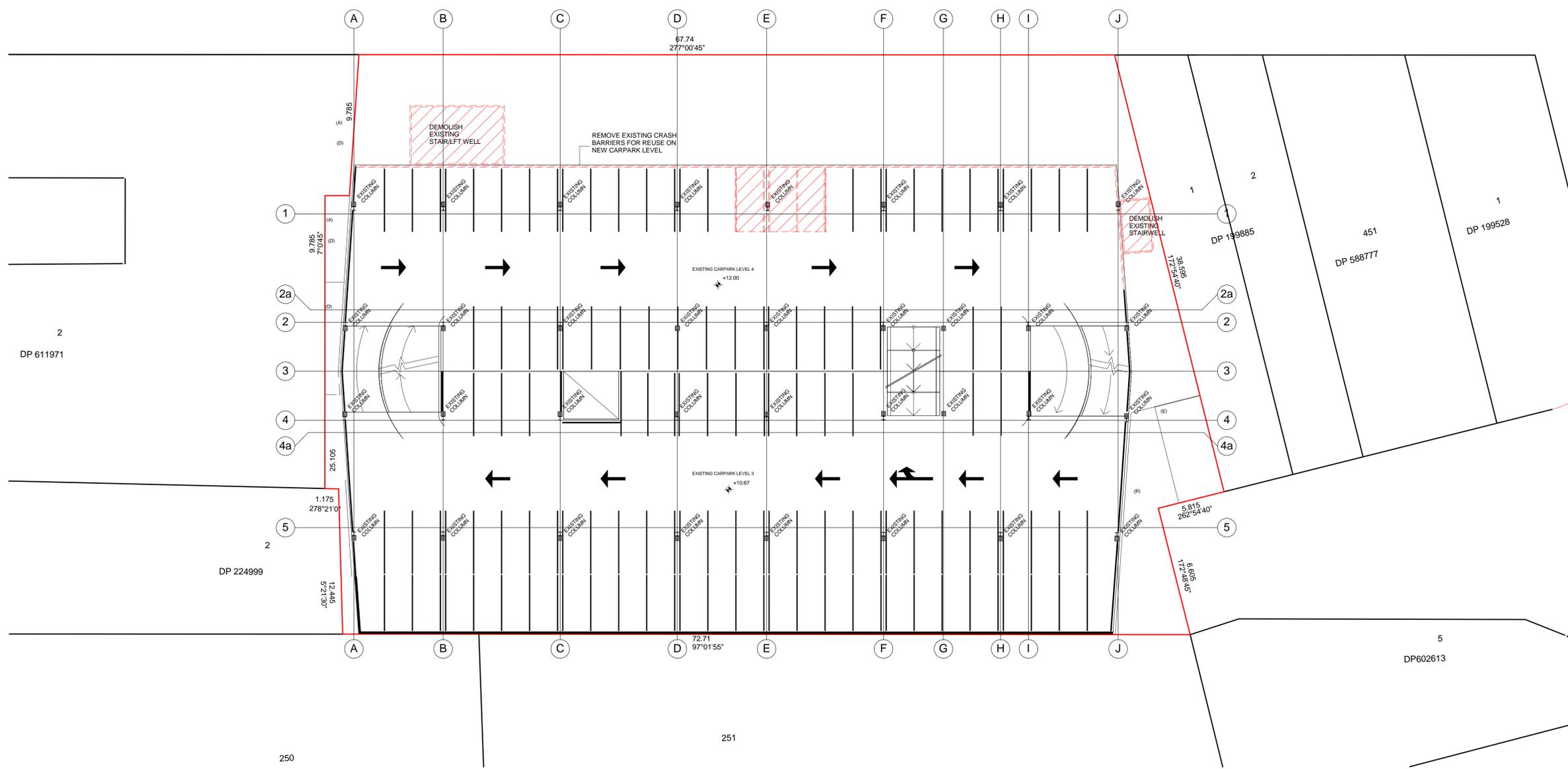
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Date:	Feb 2020	Sheets in set:	28	Page Size:	A1	Drawing No.:	A.104
						Issue:	D



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1 CARPARK LEVEL 3-11 - TYPICAL DEMOLITION PLAN
1 : 200

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
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A	CC ISSUE	29/04/2019

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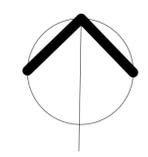
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Drawing Title:
CARPARK LEVELS 3-11 - TYPICAL DEMOLITION PLAN

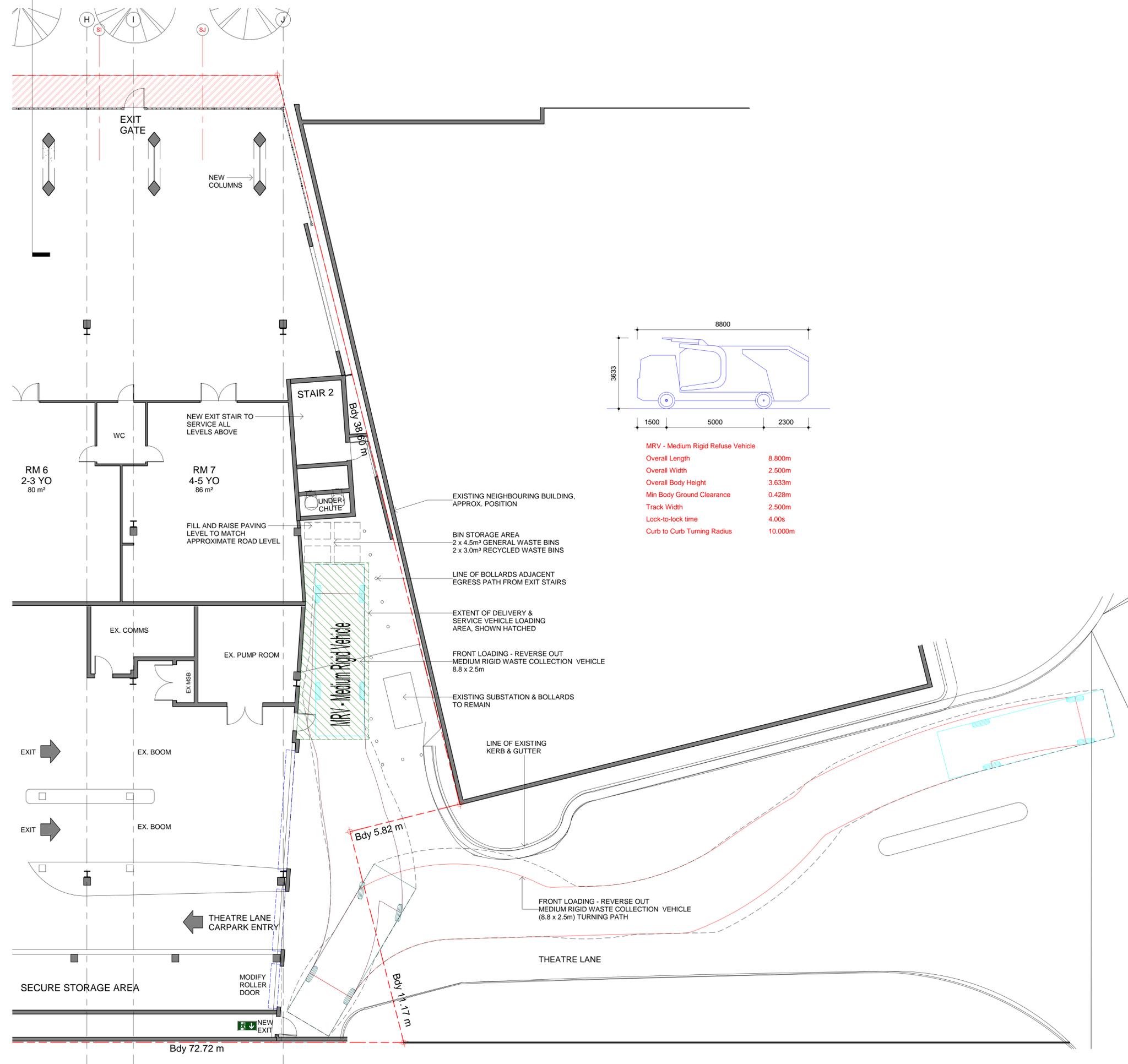
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MRV - Medium Rigid Refuse Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

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D	REVISED DA SUBMISSION	06-02-2020
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A	Issued for comment	30/04/2019



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Drawing Title:
DELIVERY & SERVICE VEHICLE

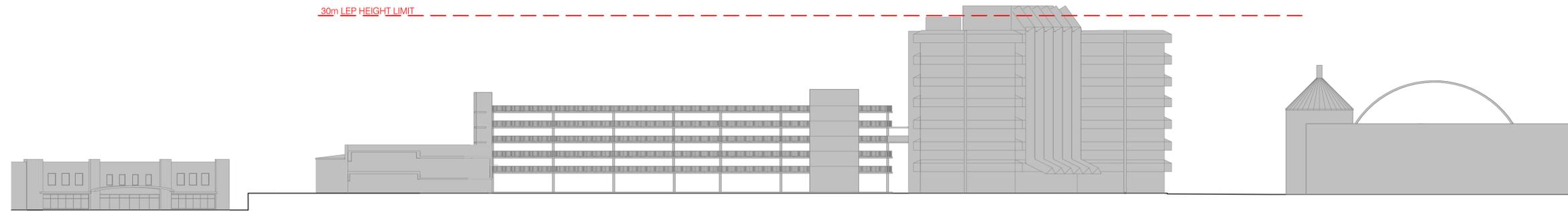
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 Date: Feb 2020 Sheets in set: 28 Page Size: A1 Drawing No.: A.106 Issue: D

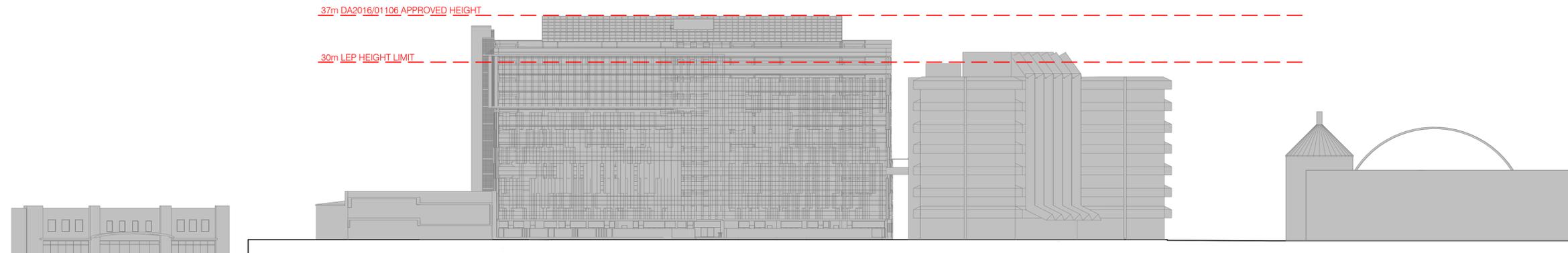
1 EX. GROUND & EX. CP LEVEL 1
 1:100

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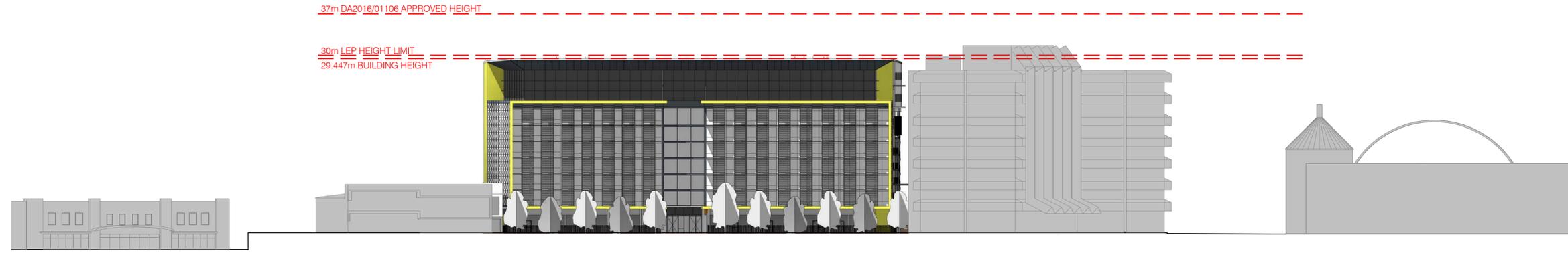
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KING STREET ELEVATION - EXISTING



KING STREET ELEVATION - DA APPROVED - DA2016/01106



KING STREET ELEVATION - PROPOSED

1 STREET ANALYSIS ELEVATION
 1:400

D	REVISED DA SUBMISSION	06-02-2020
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Drawing Title:
STREET ANALYSIS

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SEDIMENT AND EROSION CONTROL NOTES

GENERAL

1. ALL WORK IS TO BE IN ACCORDANCE WITH THE PLAN AND CONSISTENT WITH NSW DEPARTMENT OF HOUSING 1998, MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION.
2. THE NOMINATED PROJECT MANAGER (OR EARTHWORKS CONTRACTOR) SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN
3. THE PROJECT MANAGER SHALL INFORM ALL CONTRACTORS AND SUB CONTRACTORS OF THEIR OBLIGATIONS UNDER THE ESCP
4. THE PROJECT MANAGER SHALL PROVIDE APPROPRIATE ENVIRONMENTAL INDUCTION TO ALL STAFF
5. THE PROJECT MANAGER SHALL PROVIDE APPROPRIATE ENVIRONMENTAL TRAINING TO ALL STAFF
6. THE PLAN SHALL INCLUDE A WORKS PROGRAM (E.G. GANTT CHART) INCLUDING ACCOUNTABILITY FOR EACH ACTION (I.E. RESPONSIBILITY / SIGN OFF)
7. CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EACH SITE DISTURBANCE
8. SITE DISTURBANCE SHALL BE STAGED WHERE POSSIBLE
9. WORK SHALL BE RESTRICTED TO THE WELL DEFINED WORKS ZONES
10. ALL WORKS ARE TO BE INSPECTED, AND MAINTAINED WHERE NECESSARY, ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT
11. FAILURE TO IMPLEMENT ANY PART OF THE PLAN WILL CONSTITUTE A HOLD POINT (THIS WOULD ALSO CONSTITUTE A BREACH OF THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT).

SITE INFRASTRUCTURE

12. THE SITE SUPERVISOR SHALL ENSURE ALL MATERIALS REQUIRED FOR EROSION AND SEDIMENT CONTROL, INCLUDING REHABILITATION WORKS, SHALL BE ON-SITE PRIOR TO IMPLEMENTATION DATES
13. ALL PROJECT MATERIALS SHALL BE CORRECTLY LOCATED AND PROTECTED TO AVOID ANY ADVERSE ENVIRONMENTAL IMPACT
14. ALL WEATHER AND SAFE SITE ACCESS SHALL BE IDENTIFIED
15. A SOIL RETENTION SYSTEM (E.G. GRAVEL SHAKEDOWN ZONE) SHALL BE PROVIDED AT ALL SITE ACCESSES
16. ANY SOIL MATERIAL TRACKED OFF-SITE ONTO ROADWAYS SHALL BE IMMEDIATELY REMOVED
17. ALL CHEMICAL STORAGE SHALL BE MANAGED (E.G. BUNDED) IN ACCORDANCE WITH WORKCOVER OR EPA GUIDELINES

CLEARING

18. NO-GO AREAS SHALL BE CLEARLY MARKED BY MEANS OF APPROPRIATE MARKINGS
19. VEGETATION TO BE CLEARED SHALL BE CLEARLY MARKED USING APPROPRIATE MARKINGS
20. MACHINERY CUTTING EDGES SHALL NOT CONTACT THE SOIL (GRASS, SMALLER SHRUBS, AND ROOTS ETC. WILL BE INCORPORATED INTO THE TOPSOIL WHEN STRIPPED)
21. MINIMUM FORWARD CLEARING SHALL BE ADOPTED. CLEARING OF WATERCOURSES WILL NOT BE CARRIED OUT UNTIL THE ASSOCIATED WORK COMMENCES
22. LOGS SHALL BE SALVAGED OR REPLACED AS HABITAT. REMAINING VEGETATION SHALL BE USED AS MULCH, REMOVED TO AN AUTHORISED WASTE STATION OR BURNED IN PITS UNDER A LICENSE FROM THE EPA
23. VEGETATION WINDROWS SHALL BE LOCATED OUT OF FLOW LINES AND AWAY FROM UNDISTURBED VEGETATION
24. TEMPORARY OR PERMANENT STABILISATION (E.G. SOWING OF COVERCROP) SHALL BE IMPLEMENTED WITHIN 1 WEEK ON SECTIONS OF CLEARED ZONES NOT FURTHER SUBJECT TO WORKS.

TOPSOIL STRIPPING

25. TOPSOIL SHALL INCLUDE A MINIMUM OF THE FIRST 100-150 MM OF THE SOIL SURFACE.
26. ALL TOPSOIL SHALL BE STRIPPED FROM ALL AREAS THAT ARE TO BE CUT OR FILLED AND STOCKPILED IN AREAS INDICATED ON THE PLAN, AWAY FROM DRAINAGE FLOWPATHS OR STORMWATER INLETS
27. TOPSOIL STOCKPILES SHALL BE LIMITED TO 1.5M IN HEIGHT, TRACK ROLLED AND WHERE STOCKPILED FOR PERIODS GREATER THAN 6 WEEKS FURTHER STABILISED (E.G. EROSION PROTECTION BLANKET, VEGETATIVE COVER CROP (SEE BELOW) OR MULCHED).

EROSION CONTROL

28. THE EXTENT OF CUT AND FILLS SHALL BE MINIMISED
29. CUT AND FILL BATTER GRADES SHALL IDEALLY BE AT 1:3
30. OVER FILLING OF BATTERS SHALL BE AVOIDED
31. BARRIER OR SIMILAR FENCING SHALL BE USED TO PROTECT NO-GO AREAS
32. DISTURBED SOIL AREAS SHALL BE EFFECTIVELY MANAGED BY STAGING, MINIMISING AREA EXPOSED AT ANY ONE TIME AND MINIMISING THE EXPOSURE TIMEFRAME OF EACH
33. CATCHMENTS SHALL BE BROKEN INTO SMALLER SUB-CATCHMENTS THEREBY REDUCING RUNOFF VOLUMES E.G.:
 - DIVERTING CLEAN 'RUN-ON' WATER SAFELY AROUND THE SITE USING CATCH DRAINS OR BANKS (GRADES GENERALLY 1-2 % TO STABLE OUTLET AREAS), OR THROUGH THE DISTURBED WORK SITE TEMPORARILY LINING DESIGNATED FLOW PATHS
 - REDUCING SLOPE LENGTHS USING DIVERSION DRAINS (GRADES GENERALLY 3-4 % AT REGULAR INTERVALS ACROSS THE SLOPE) GENERALLY LOCATED AT EVERY 1M FALL IN LONGITUDINAL GROUND(SLOPE) TO SUITABLE SEDIMENT TRAPS / ENERGY DISSIPATORS
 - MINIMISING THE STERNNESS OF DISTURBED SLOPES
34. SOIL MATERIAL STOCKPILES (EXCAVATED AND IMPORTED) SHALL BE LOCATED OUT OF FLOWERINESS
35. TEMPORARY OR PERMANENT SOIL COVERING SHALL BE PROVIDED WHERE APPROPRIATE TO REDUCE EROSION
36. ALL CONTROL MEASURES SHALL BE APPROPRIATELY DESIGNED, SIZED, LOCATED AND INSTALLED
37. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED AS EARLY AND AS SOON AS THEIR EARTHWORKS ARE COMPLETED.

SEDIMENT CONTROL

38. THE NEED FOR SEDIMENT CONTROL MEANS THAT EROSION CONTROL HAS NOT BEEN ACHIEVED.
39. SEDIMENT FILTERS (E.G. SEDIMENT FENCE) SHALL BE USED TO FILTER ALL 'SHEET FLOW' RUNOFF FROM DISTURBED AREAS. SEDIMENT FENCING SHALL BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS AND:
 - BE SPACED SUCCESSIVELY SPACED DOWNSLOPE NO GREATER THAN 50 M APART AND APPROXIMATELY AT EVERY 1 M FALL IN GROUND(SLOPE)
 - BE INSTALLED TO THE CONTOUR
 - HAVE THE ENDS TURNED UPSLOPE 500 MM WHERE APPROPRIATE TO CREATE STORAGE
 - WHERE SEDIMENT FENCING CANNOT BE PLACED ON THE CONTOUR, SMALL CHECK DAMS OR FENCE RETURNS SHALL BE INCORPORATED AT REGULAR INTERVALS ALONG THE FENCE LINE TO SLOW RUNOFF

SEDIMENT CONTROL (Cont)

40. SEDIMENT TRAPS (E.G. EXCAVATIONS, BARRIERS) SHALL BE USED TO POND 'CONCENTRATED' RUNOFF THEREBY ALLOWING SETTLEMENT AND RETENTION OF SEDIMENT. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH PLAN DETAILS OR NOTE 1. THEY WILL:
 - BE AS LARGE AS PRACTICAL
 - BE CONSTRUCTED TO SUIT EXPECTED FLOW CONDITIONS
 - BE LOCATED APPROXIMATELY EVERY 1 M FALL IN GROUND(SLOPE)
 - PROVIDE FOR SAFE OVERFLOW
41. SEDIMENT CONTROLS SHALL BE LOCATED AS CLOSE TO DISTURBED AREAS AS PRACTICAL
42. TRAPPED SEDIMENT SHALL BE REMOVED TO AN APPROPRIATE NOMINATED LOCATION
43. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE CATCHMENT THEY ARE SERVICING IS STABILISED (FOR GRASS THIS WILL MEAN 70% GROUND COVER).

DUST CONTROL

44. ALL SOIL LOADED TRUCKS LEAVING OR ENTERING THE SITE SHALL BE TARPPED
45. A WATER CART SHALL BE CONTINUALLY PROVIDED TO AVOID DUST GENERATION
46. WATERING, WIND FENCING, MANUFACTURED COVERINGS AND/OR MULCH SHALL BE PROVIDED WHERE COVERCROP STRIKE IS INHIBITED

TOPSOIL REPLACEMENT

47. TOPSOIL SHALL BE RE-SPREAD OVER ALL EXPOSED SOIL SURFACES WHERE VEGETATION IS REQUIRED. A MAXIMUM DEPTH OF 50 MM SHALL BE PLACED ON SLOPES STEEPER THAN 1:3 AND A MINIMUM DEPTH OF 100 MM SHALL BE PLACED ON SLOPES LESS THAN 1:3
48. WHERE CUT BATTERS ARE TO BE SEEDED, SLOPES EXCEEDING 1:2.5 (H:V) SHALL BE ROUGHENED HORIZONTALLY TO ENHANCE THE RETENTION OF TOPSOIL
49. SOIL AMELIORANTS SHALL BE PROVIDED WHERE REQUIRED AS DETERMINED BY THE PROJECT MANAGER.
50. SEEDBED PREPARATION SHALL BE PROVIDED WHERE TOPSOIL HAS BEEN OVERLY COMPACTED.

REVEGETATION

51. REVEGETATION SHALL BE ON-GOING AND PROGRESSIVE
52. WHERE ANY BREAK IN OPERATIONS, OR WHERE WORK IS CEASED IN AN AREA FOR LONGER THAN 4 WEEKS, THE EXPOSED AREAS SHALL BE STABILISED (E.G. TEMPORARY TOPSOILING AND SEEDING WITH AN APPROPRIATE COVERCROP, MULCHES, BLANKETS / MATTINGS)
53. TOPSOILED AREAS SHALL BE SEEDED WITH THE FOLLOWING COVERCROP SPECIES:
 - SEPTEMBER TO FEBRUARY JAPANESE MILLET (15 KG/HA)
 - MARCH TO AUGUST ANNUAL RYEGRASS OR CEREAL RYE OR OATS (15 KG/HA)
54. FROM LATE FEBRUARY TO EARLY MARCH AND LATE AUGUST TO EARLY SEPTEMBER A COMBINATION OF SPECIES CAN BE USED
55. PERMANENT GRASS SPECIES SHALL COMPRISE:
 - PRE CONSTRUCTION OR NOMINATED SPECIES (NOMINATE SPECIES AND RATES)
56. PERMANENT SHRUB AND TREE SPECIES SHALL COMPRISE:
 - PRE CONSTRUCTION SPECIES (NOMINATE PLANT SPECIES, FORM (SEED OR SEEDLING), PLANTING RATES / REGIMES / MATRICES,
 - OTHER (REFER TO LANDSCAPE PLAN)
57. AN NPK 11-34-11 FERTILISER OR SIMILAR AS APPROPRIATE SHALL BE APPLIED AT A RATE OF 200-400 KG/HA. CARE IS TO BE TAKEN TO AVOID ANY FERTILISER DIRECTLY ENTERING WATERCOURSES.
58. SCARIFYING OR DIRECT DRILLING SHOULD BE USED TO IMPROVE SEED STRIKE RATES
59. REVEGETATION WORKS SHALL BE MAINTAINED / ENHANCE (E.G. RESEEDING, FERTILISING, WATERING) UNTIL A MINIMUM OF 70% GROUND COVER IS ESTABLISHED
60. ADDITIONAL PROTECTION MEASURES (E.G. ORGANIC MATTING / BLANKETS) SHALL BE PROVIDED (NOMINATE)
61. A STRIP OF TURF SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY BEHIND KERB WHERE FOOTPATH AND SITE DISTURBANCE HAS OCCURRED AND COMPLEMENTED BY ADDITIONAL STRIPS ACROSS THE FOOTPATH AT REGULAR INTERVALS WHERE RUNOFF IS EXPECTED TO FLOW ALONG THE SAID FOOTPATH.
62. STOCKPILE SITES, BORROW PITS ETC. SHALL BE REVEGETATED IMMEDIATELY UPON DECOMMISSION.

MONITORING

63. THE WORKS SUPERVISOR SHALL BE RESPONSIBLE FOR:
 - AUDIT OF THE ESCP
 - MONITORING OF ESCS
 - MAINTENANCE OF ESCS
 - MANAGEMENT OF ANY NON-CONFORMANCES

MAINTENANCE

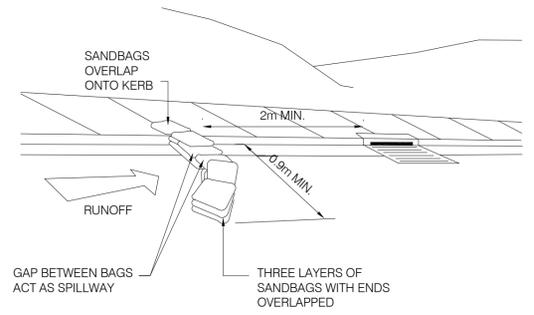
64. THE WORKS SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING CONTROL MEASURES ARE CHECKED WEEKLY AND AFTER EACH RAINFALL EVENT INSPECTION AND MAINTENANCE PROVIDED WHERE REQUIRED.
65. TEMPORARY CONTROL MEASURES SHALL BE MAINTAINED UNTIL A MINIMUM OF 70 COVER IS ACHIEVED
66. WATER QUALITY ASSESSMENT SHALL BE PROVIDED PRIOR TO DISCHARGE OF ANY CONTAMINATED SITE STORMWATER INTO EITHER SURFACE OR GROUND WATERS
67. REHABILITATED AREAS SHALL BE MONITORED PERIODICALLY TO CHECK FOR THE POSSIBLE ONSET OF SOIL EROSION AND/OR WEED PROBLEMS.

AT COMPLETION

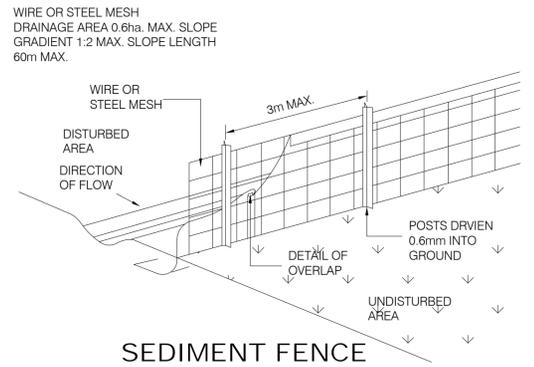
68. THE WORKS SUPERVISOR SHALL ENSURE THAT:
 - ALL PERMANENT ESC WORKS ARE CORRECTLY INSTALLED
 - ALL TEMPORARY CONTROL MEASURES ARE REMOVED, BUT ONLY WHEN AT LEAST 70 GROUND COVER HAS BEEN ACHIEVED

EVALUATION

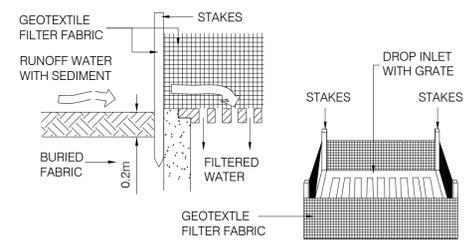
69. THE WORKS SUPERVISOR SHALL ENSURE THE PLAN IS CONTINUALLY EVALUATED AND AMENDMENT WHERE REQUIRED.



SANDBAG KERB INLET SEDIMENT TRAP



SEDIMENT FENCE



GEOTEXTLE FILTER FABRIC DOP INLET SEDIMENT TRAP

D REVISED DA SUBMISSION	06-02-2020
C 2nd REVISED DA ISSUE	Sep 2019
B [August 2019] ISSUE FOR COSTING	20-8-2019
A REVISED DA ISSUE	29/03/2019

ISSUE	DESCRIPTION	DATE
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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

291 KING ST, NEWCASTLE,

CIVIC CAR PARK REDEVELOPMENT

DA SUBMISSION

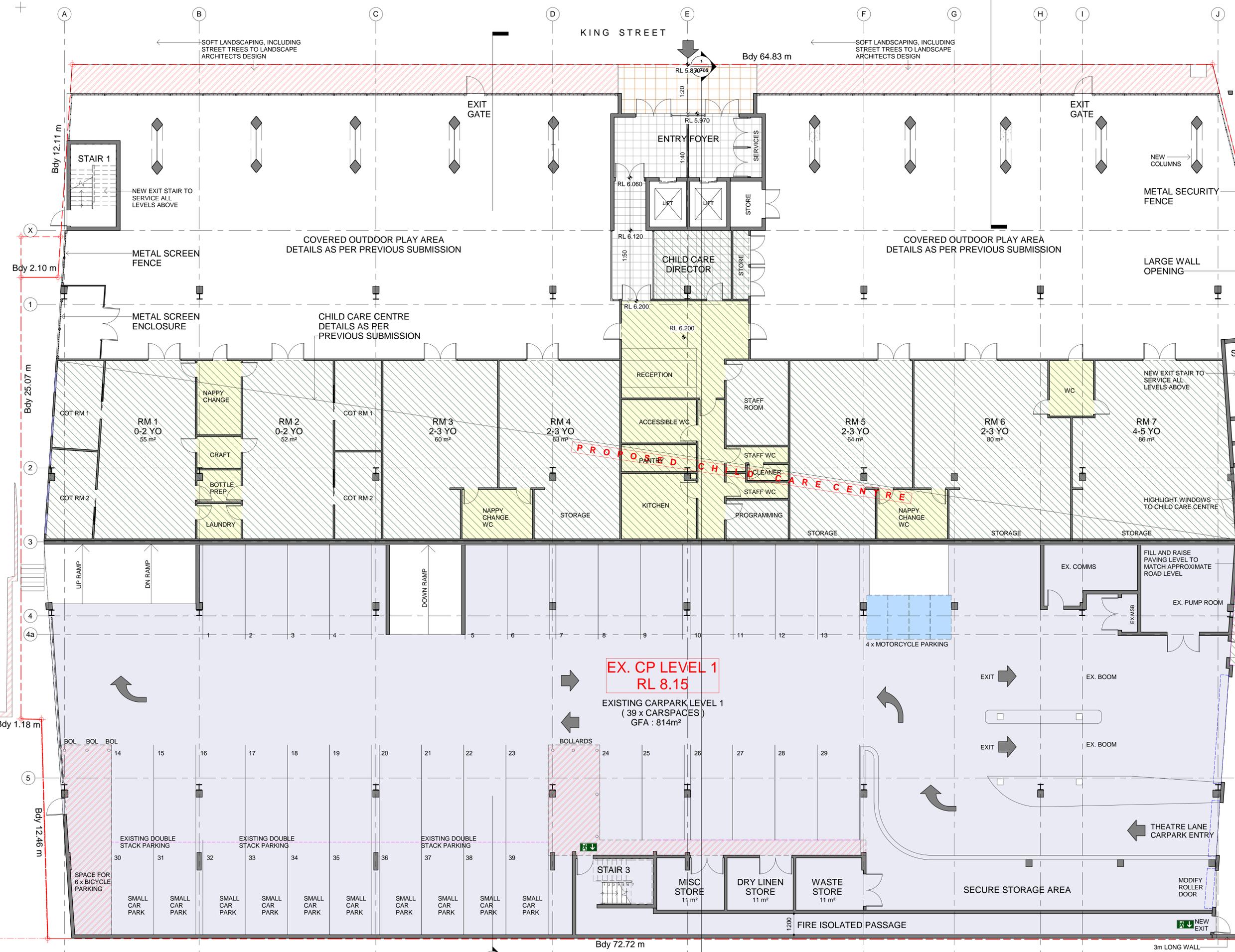
SEDIMENT & EROSION CONTROL

DRAWN: CW	CHECKED: CW
JOB No: JN612783	DATE: Feb 2020
PAGE SIZE: A1	SHEET: A.108
	ISSUE: D

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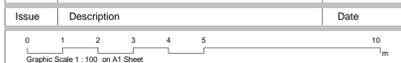
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1 EX. GROUND & EX. CP LEVEL 1
1 : 100

Issue	Description	Date
D	REVISD DA SUBMISSION	06-02-2020
C	2nd REVISD DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019



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Project: **PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS**

Address: 291 KING ST, NEWCASTLE,

Client: **CIVIC CAR PARK REDEVELOPMENT**

Drawing Title: **GROUND FLOOR PLAN**

Status: **DA SUBMISSION**

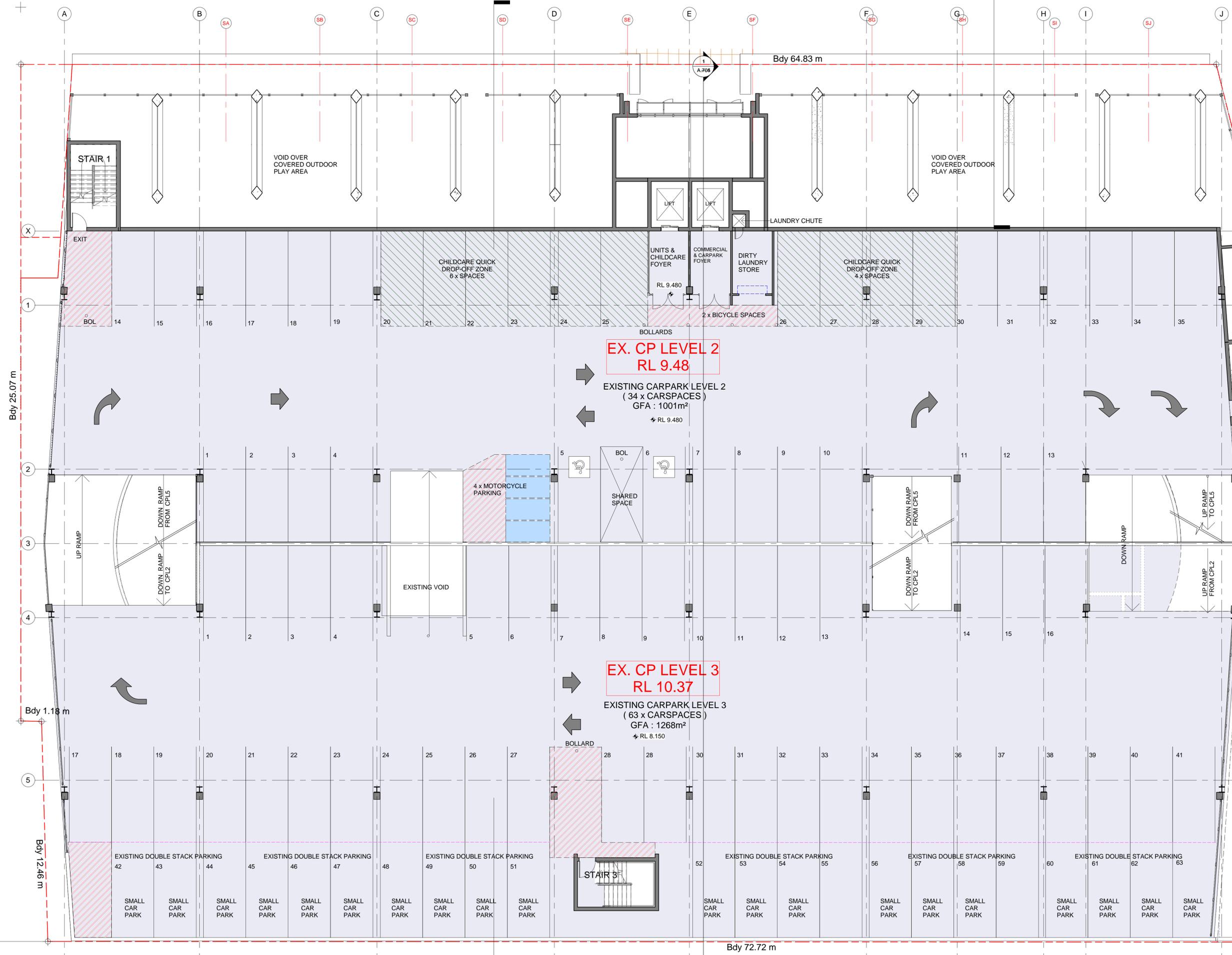
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Date: Feb 2020 Sheets in set: 28 Page Size: A1 Drawing No.: A.201 Issue: D

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1 EX. CARPARK LEVELS 2 & 3
1 : 100

Issue	Description	Date
D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
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A	NEW FACADE OPTION 2	23/05/2019



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Address:
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Client:
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
EX. CP LEVELS 2 & 3

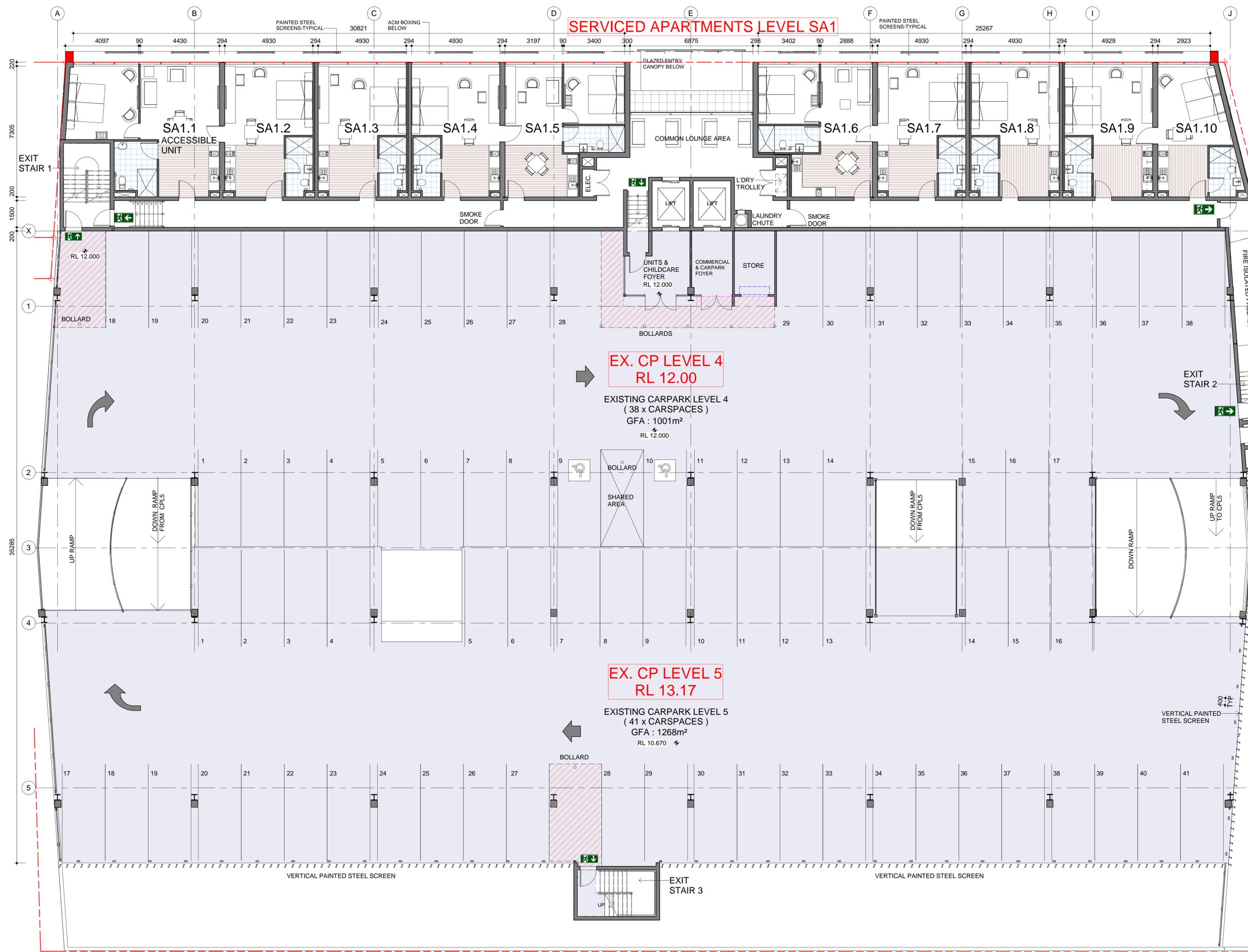
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DA SUBMISSION

Scale: 1 : 100
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 Checked: CW
 Job No: JN612783
 Date: Feb 2020
 Sheets in set: 28
 Page Size: A1
 Drawing No.: A.202
 Issue: D

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SERVICED APARTMENTS LEVEL SA1

EX. CP LEVEL 4
RL 12.00

EXISTING CARPARK LEVEL 4
(38 x CARSPACES)
GFA : 1001m²
RL 12.000

EX. CP LEVEL 5
RL 13.17

EXISTING CARPARK LEVEL 5
(41 x CARSPACES)
GFA : 1268m²
RL 10.670

Issue	Description	Date
D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019



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Address:
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Client:
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
NEW UNITS - LEVEL 1

Status:
DA SUBMISSION

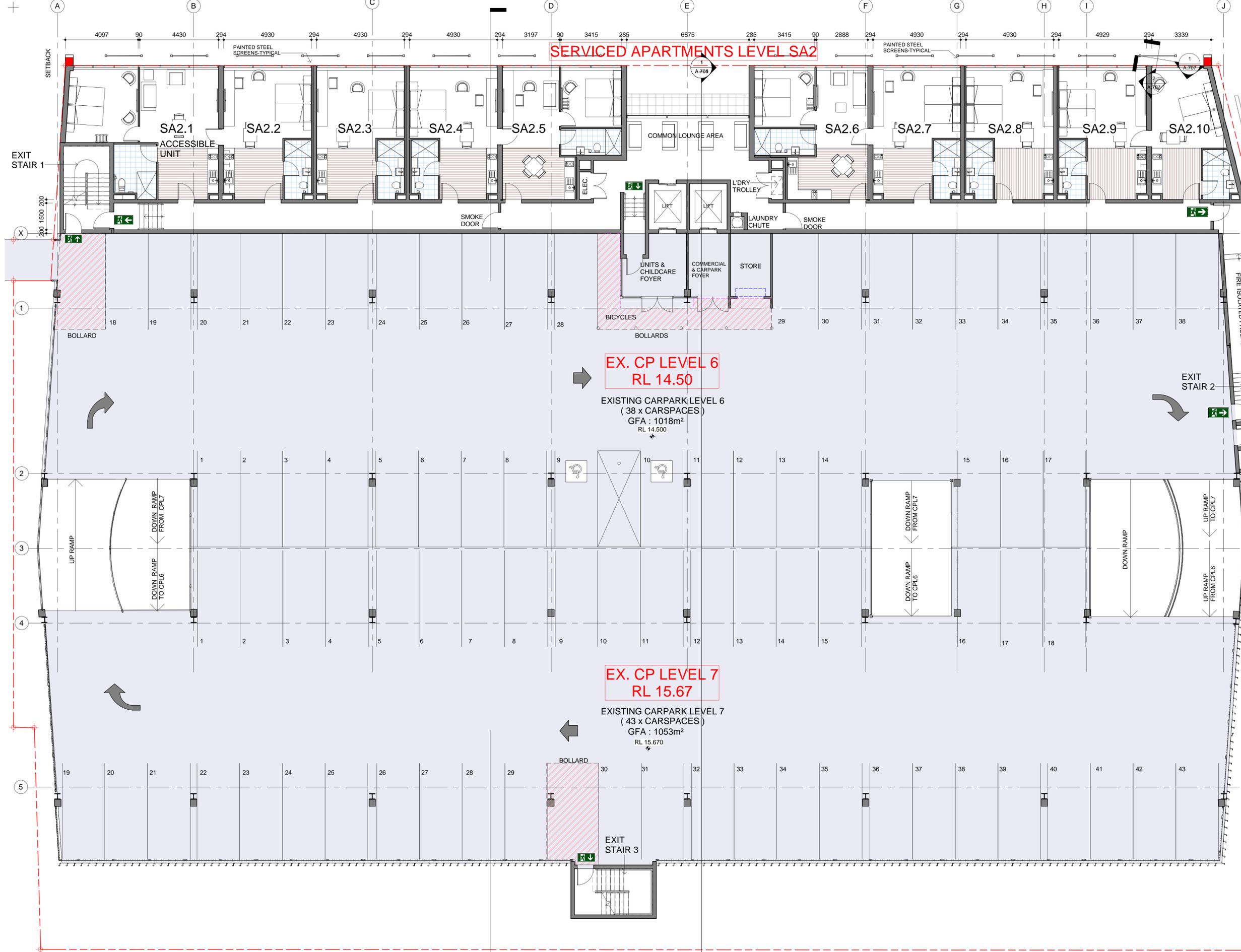
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1:100	CW	CW	JN612783
Date:	Sheets in set:	Page Size:	Drawing No.:
Feb 2020	28	A1	A.203

1 APARTMENT LEVEL 1, NEW CP LEVELS 4 & 5
1:100

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SERVICED APARTMENTS LEVEL SA2

EX. CP LEVEL 6
RL 14.50

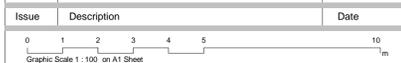
EXISTING CARPARK LEVEL 6
(38 x CARSPACES)
GFA : 1018m²
RL 14.500

EX. CP LEVEL 7
RL 15.67

EXISTING CARPARK LEVEL 7
(43 x CARSPACES)
GFA : 1053m²
RL 15.670

1 APARTMENT LEVEL 2, EX CP LEVELS 6 & 7
1:100

Issue	Description	Date
D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019



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Drawing Title:
NEW UNITS - LEVEL 2

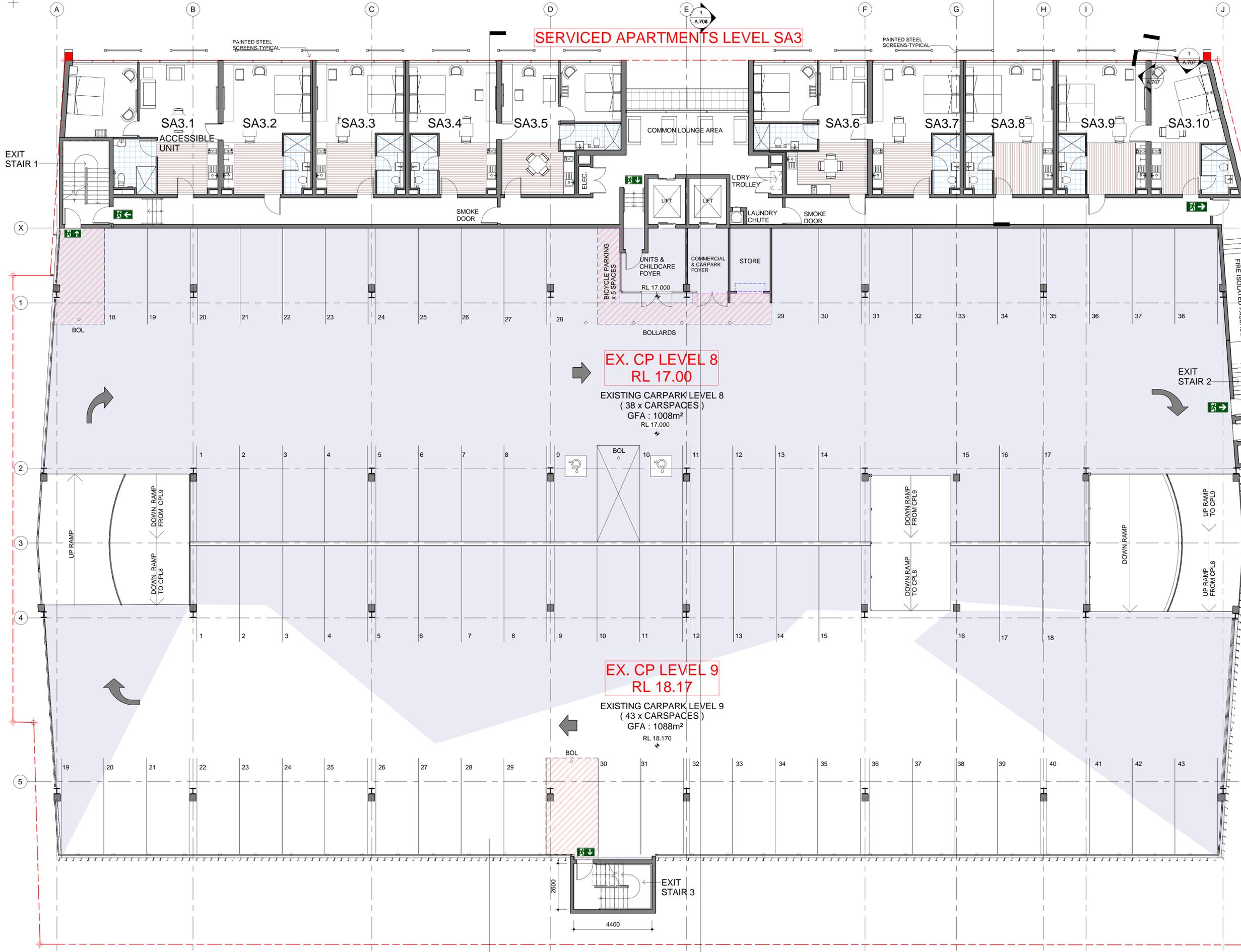
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Date	Sheets in set	Page Size	Drawing No.
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1 APARTMENT LEVEL 3, EX CP LEVELS 8 & 9
1:100

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	CC ISSUE	29/04/2019

Issue	Description	Date
0		
1		
2		
3		
4		
5		

Graphic Scale 1:100 on A1 Sheet

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Project:
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address:
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Client:
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
 NEW UNITS - LEVEL3

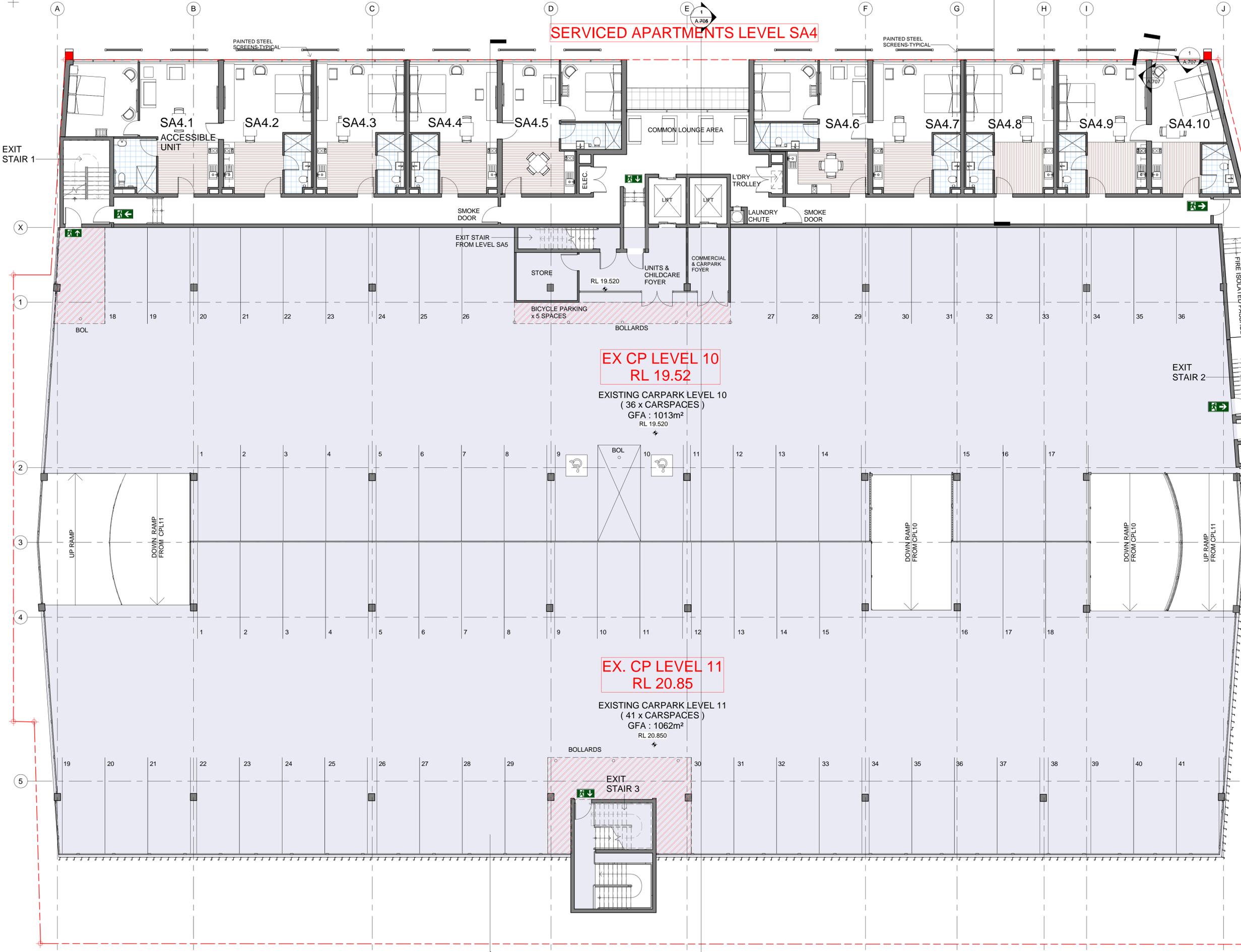
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Date:	Feb 2020	Sheets in set:	28	Page Size:	A1	Drawing No.:	A.205
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SERVICED APARTMENTS LEVEL SA4

**EX CP LEVEL 10
RL 19.52**

EXISTING CARPARK LEVEL 10
(36 x CARSPACES)
GFA : 1013m²
RL 19.520

**EX. CP LEVEL 11
RL 20.85**

EXISTING CARPARK LEVEL 11
(41 x CARSPACES)
GFA : 1062m²
RL 20.850

1 APARTMENT LEVEL 4, EX CP LEVELS 10 & 11
1 : 100

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	CC ISSUE	29/04/2019

Issue	Description	Date
0		
1		
2		
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Graphic Scale 1 : 100 on A1 Sheet

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Address:
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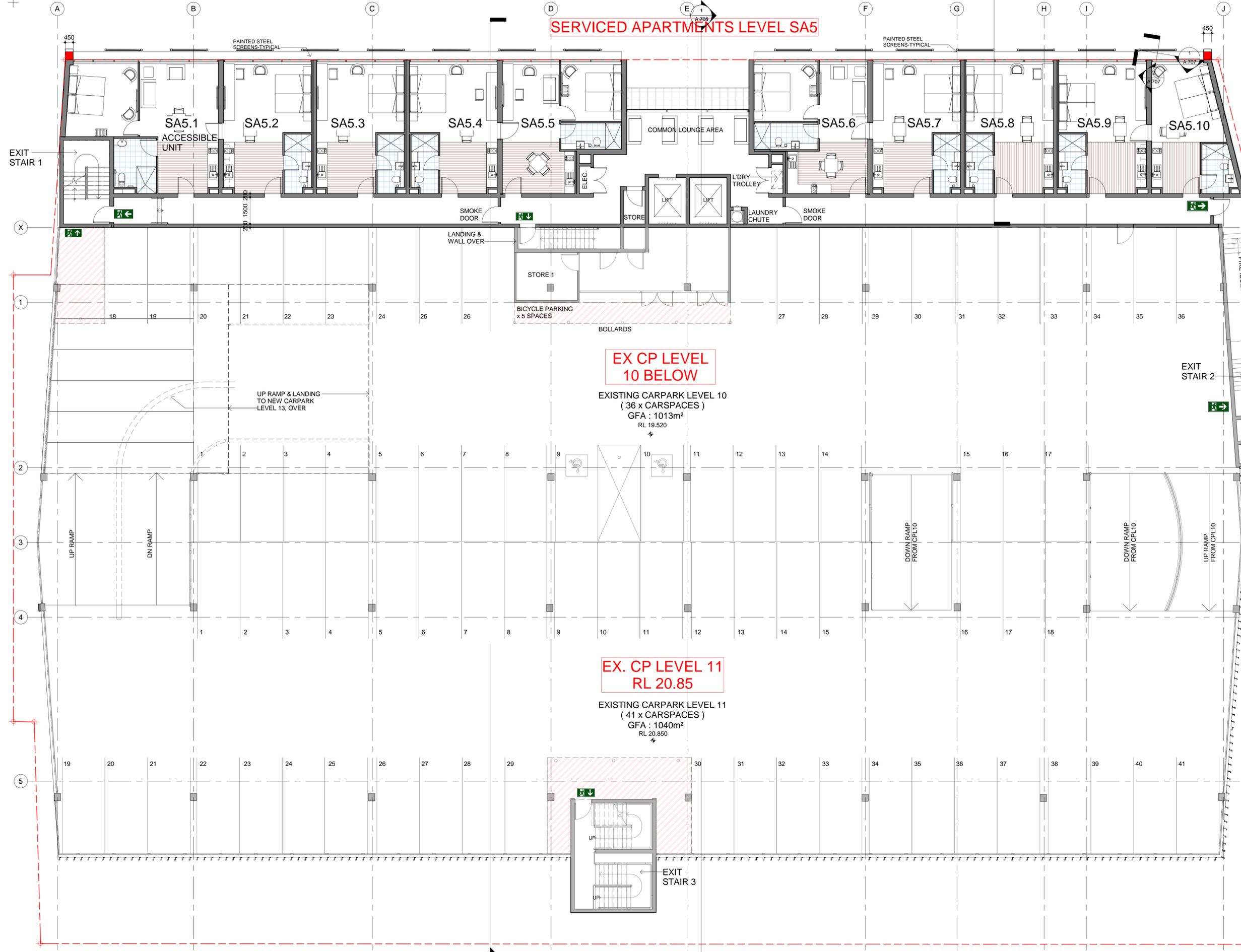
Client:
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
NEW UNITS - LEVEL 4

Status:
DA SUBMISSION

Scale:	Drawn:	Checked:	Job No.:
1 : 100	CW	CW	JN612783
Date:	Sheets in set:	Page Size:	Drawing No.:
Feb 2020	28	A1	A.206
			D

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL



SERVICED APARTMENTS LEVEL SA5

EX CP LEVEL 10 BELOW

EXISTING CARPARK LEVEL 10
(36 x CARSPACES)
GFA : 1013m²
RL 19.520

**EX. CP LEVEL 11
RL 20.85**

EXISTING CARPARK LEVEL 11
(41 x CARSPACES)
GFA : 1040m²
RL 20.850

1 APARTMENT LEVEL 5, EX CP LEVELS 10 & 11
1 : 100

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A	CC ISSUE	29/04/2019

Issue	Description	Date
0		
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5		

Graphic Scale 1 : 100 on A1 Sheet

The WILLIAMS RIVER STEEL GROUP OF COMPANIES
There is a Difference

25 OLD PUNT ROAD, TOMAGO, NSW 2322

PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au
 FAX: 02 49852099 WEB: www.wrsteel.com.au
 AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au

Project:
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address:
 291 KING ST, NEWCASTLE,

Client:
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
NEW UNITS - LEVEL 5

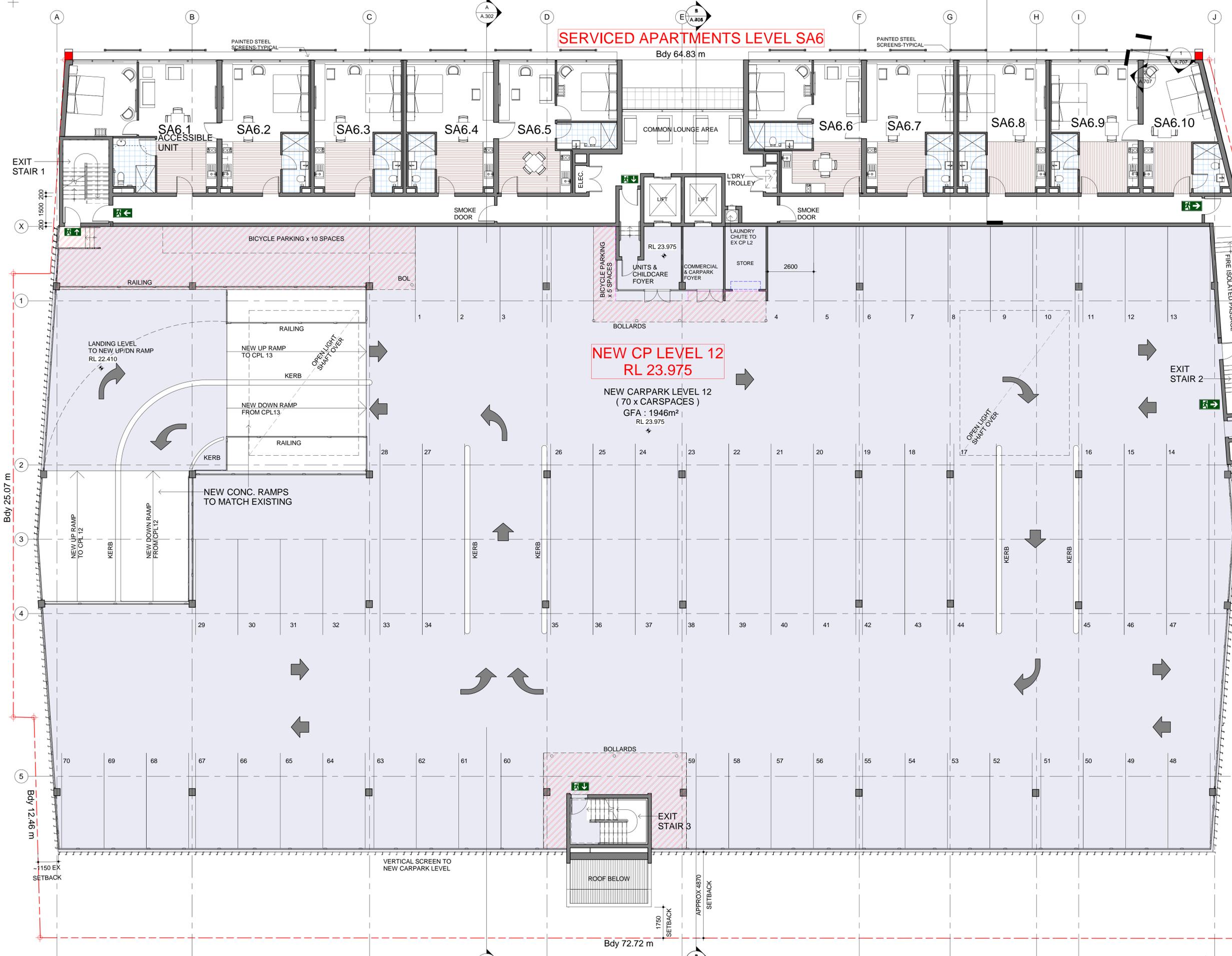
Status:
DA SUBMISSION

Scale :	Drawn :	Checked :	Job No.:
1 : 100	CW	CW	JN612783
Date :	Sheets in set :	Page Size :	Drawing No. :
Feb 2020	28	A1	A.207
			D

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D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	CC ISSUE	29/04/2019

Issue	Description	Date
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Graphic Scale 1: 100 on A1 Sheet

The WILLIAMS RIVER STEEL GROUP OF COMPANIES
There is a Difference

25 OLD PUNT ROAD, TOMAGO, NSW 2322

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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address: 291 KING ST, NEWCASTLE,

Client: **CIVIC CAR PARK REDEVELOPMENT**

Drawing Title: **NEW UNITS - LEVEL 6**

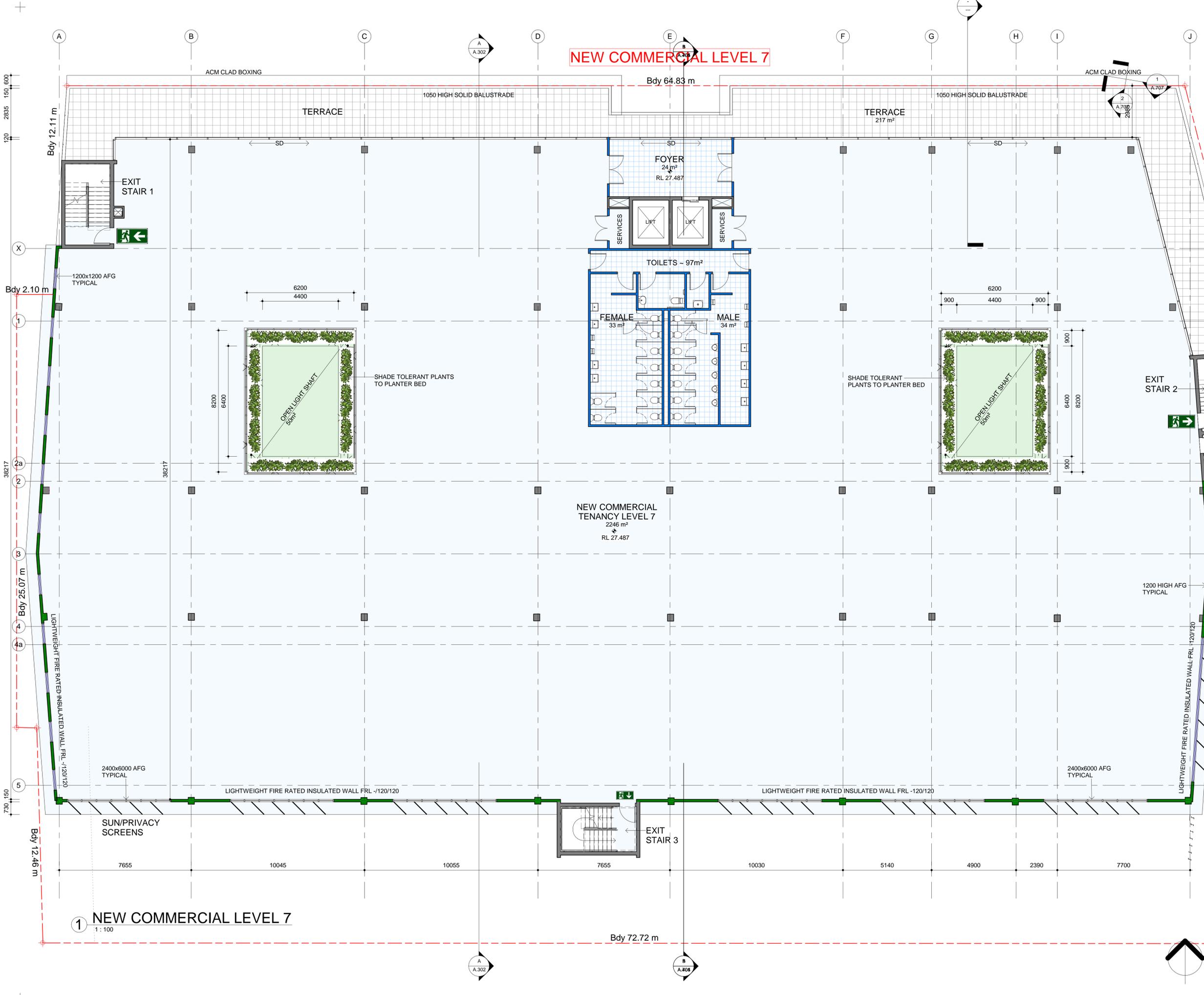
Status: **DA SUBMISSION**

Scale: 1 : 100 Drawn: CW Checked: CW Job No: JN612783

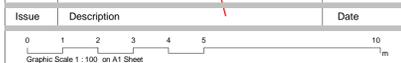
Date: Feb 2020 Sheets in set: 28 Page Size: A1 Drawing No.: A.208 Issue: D

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Issue	Description	Date
D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019



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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address: 291 KING ST, NEWCASTLE,

Client: **CIVIC CAR PARK REDEVELOPMENT**

Drawing Title: **NEW COMMERCIAL - LEVEL 7**

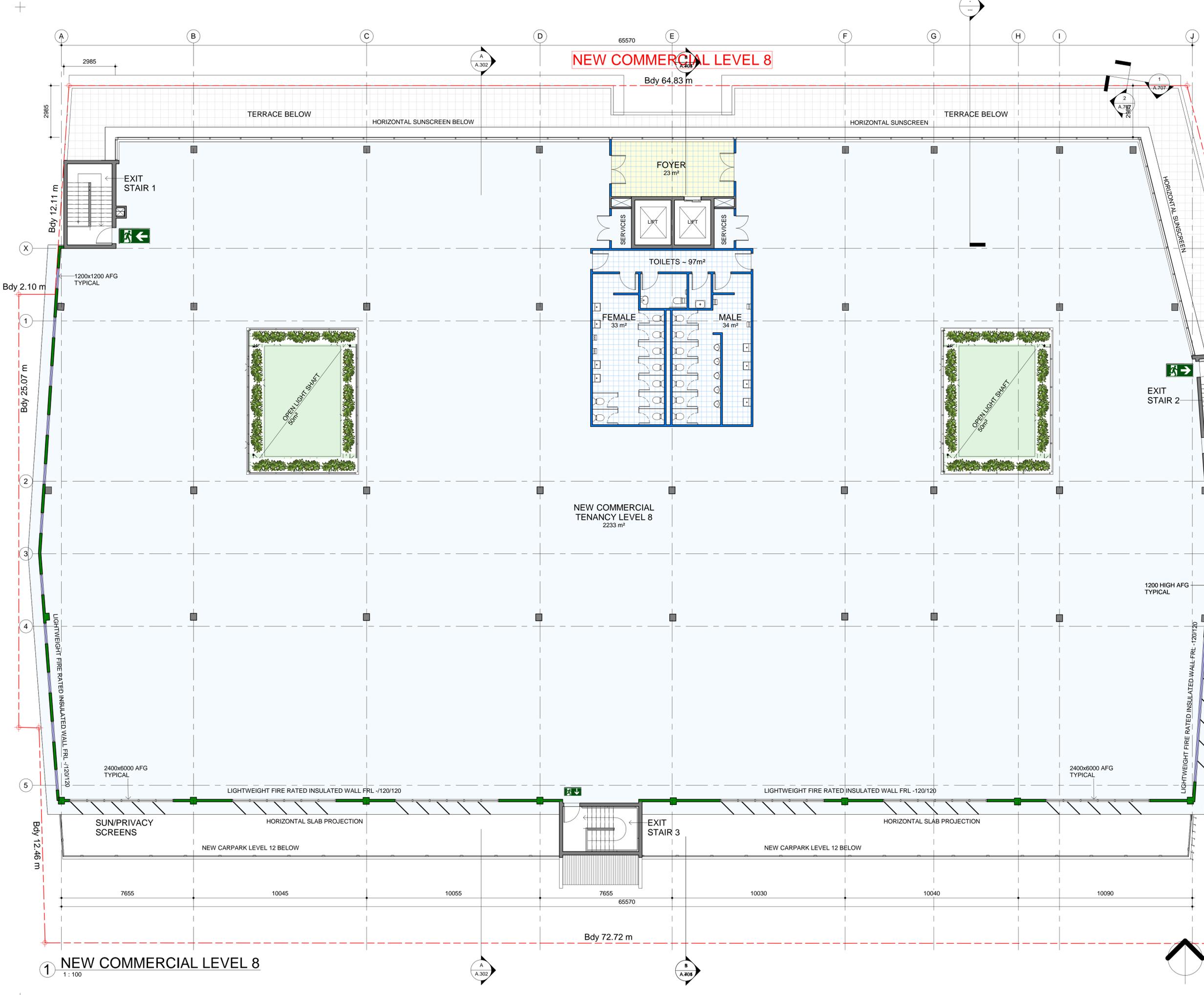
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Scale	Drawn	Checked	Job No.
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Date:	Sheets in set:	Page Size:	Drawing No.:
Feb 2020	28	A1	A.209

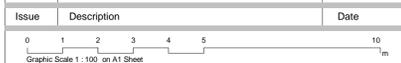
INDUSTRIAL • COMMERCIAL • PRE-CAST PANEL

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Issue	Description	Date
D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019



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Project: **PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS**

Address: **291 KING ST, NEWCASTLE,**

Client: **CIVIC CAR PARK REDEVELOPMENT**

Drawing Title: **NEW COMMERCIAL - LEVEL 8**

Status: **DA SUBMISSION**

Scale:	Drawn:	Checked:	Job No.:
1: 100	CW	CW	JN612783
Date:	Sheets in set:	Page Size:	Drawing No.:
Feb 2020	28	A1	A.210
			D

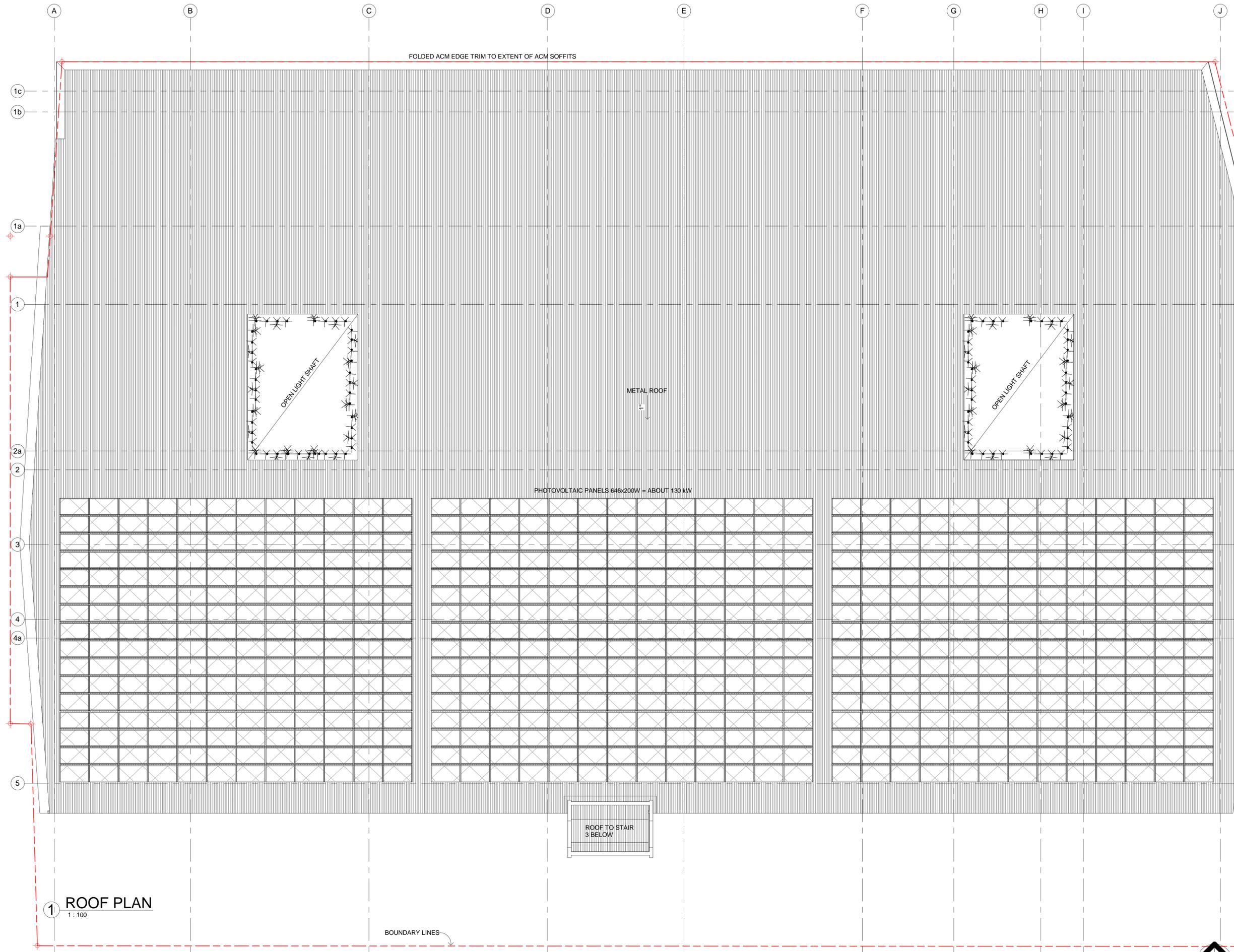
1 NEW COMMERCIAL LEVEL 8
1: 100

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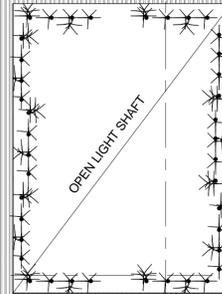
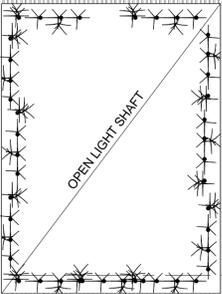
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FOLDED ACM EDGE TRIM TO EXTENT OF ACM SOFFITS



METAL ROOF

PHOTOVOLTAIC PANELS 646x200W = ABOUT 130 kW



D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019

Issue	Description	Date
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Graphic Scale 1:100 on A1 Sheet

The WILLIAMS RIVER STEEL GROUP OF COMPANIES
There is a Difference

25 OLD PUNT ROAD, TOMAGO, NSW 2322

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Project: PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address: 291 KING ST, NEWCASTLE,

Client: CIVIC CAR PARK REDEVELOPMENT

Drawing Title: NEW ROOF PLAN

Status: DA SUBMISSION

Scale:	Drawn:	Checked:	Job No:
1:100	CW	CW	JN612783
Date:	Sheets in set:	Page Size:	Drawing No.:
Feb 2020	28	A1	A.211
			D

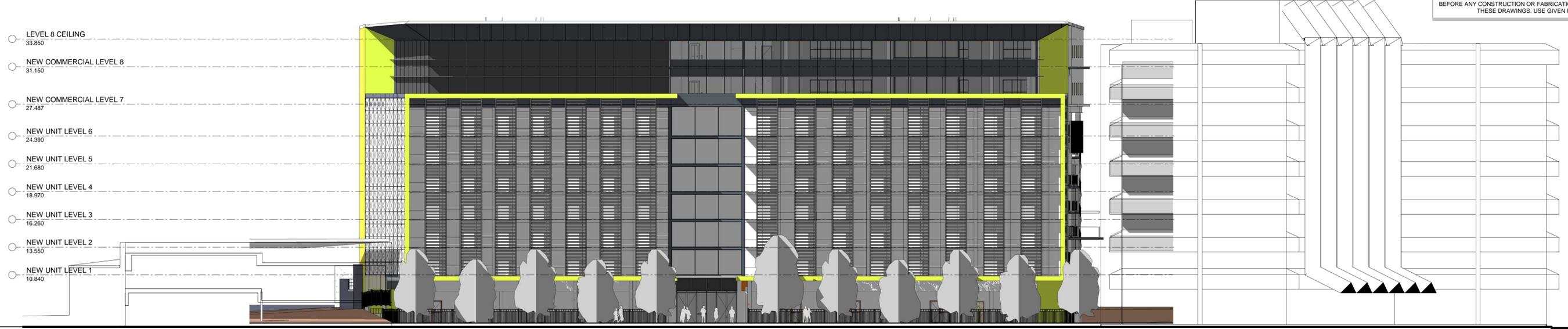
1 ROOF PLAN
1:100

BOUNDARY LINES



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① NORTH
 1:200



③ EAST
 1:200

④ WEST
 1:200

Issue	Description	Date
D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019

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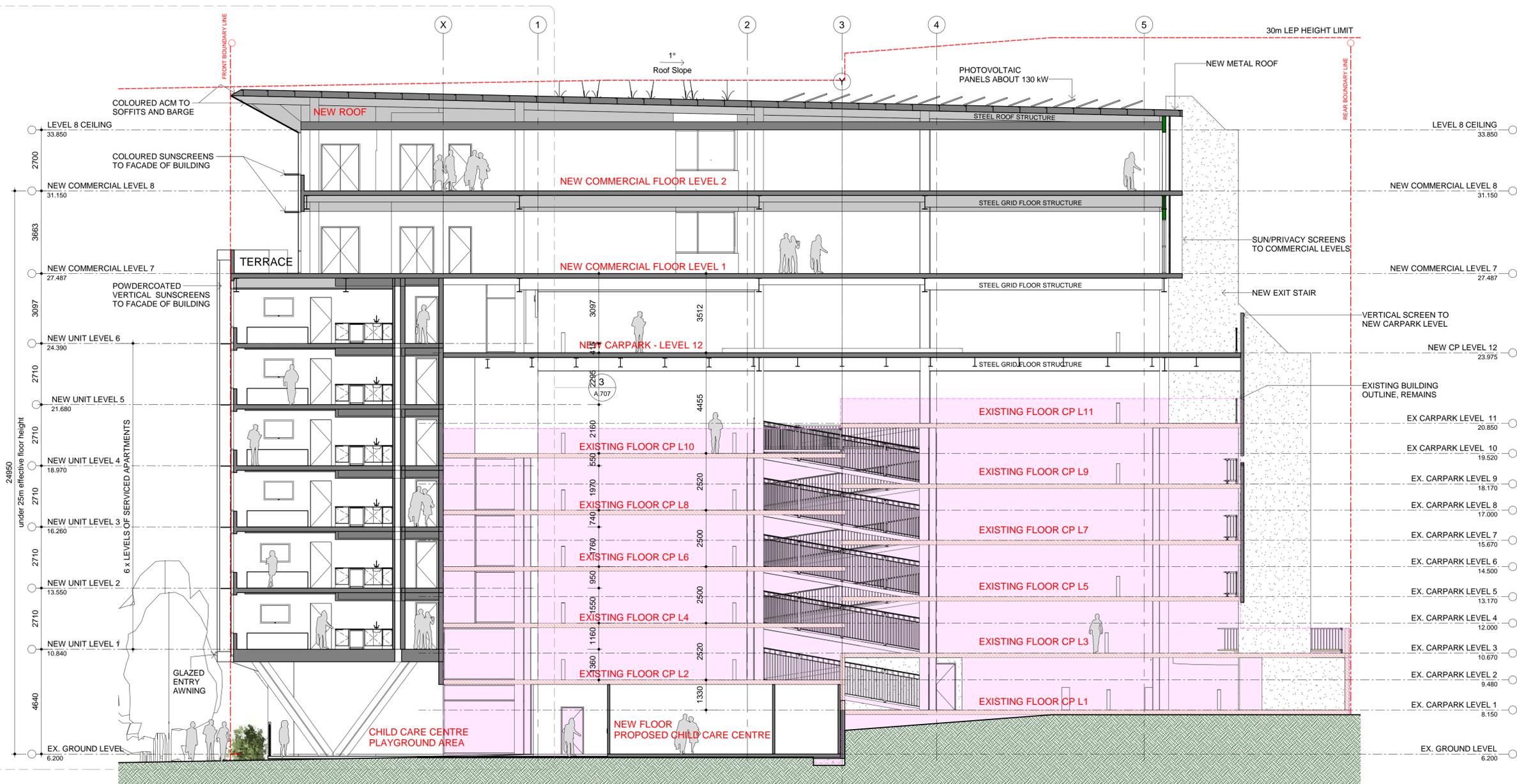
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS
 Address: 291 KING ST, NEWCASTLE,
 Client: **CIVIC CAR PARK REDEVELOPMENT**
 Drawing Title: ELEVATIONS 01
 Status: **DA SUBMISSION**
 Scale: 1:200
 Drawn: CW
 Checked: CW
 Job No: **JN612783**
 Date: Feb 2020
 Sheets in set: 28
 Page Size: A1
 Drawing No.: **A.301**
 Issue: **D**

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1 SOUTH
1:200



A SECTION A-A
1:100

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019

Issue	Description	Date
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The WILLIAMS RIVER STEEL GROUP OF COMPANIES
There is a Difference
 25 OLD PUNT ROAD, TOMAGO, NSW 2322
 PHONE: 02 49852000 FAX: 02 49852099 AUSTRALIA WIDE: 1300 363 121
 EMAIL: wrsteel@wrsteel.com.au WEB: www.wrsteel.com.au WEB: www.precastpanels.com.au

Project: **PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS**

Address: **291 KING ST, NEWCASTLE,**

Client: **CIVIC CAR PARK REDEVELOPMENT**

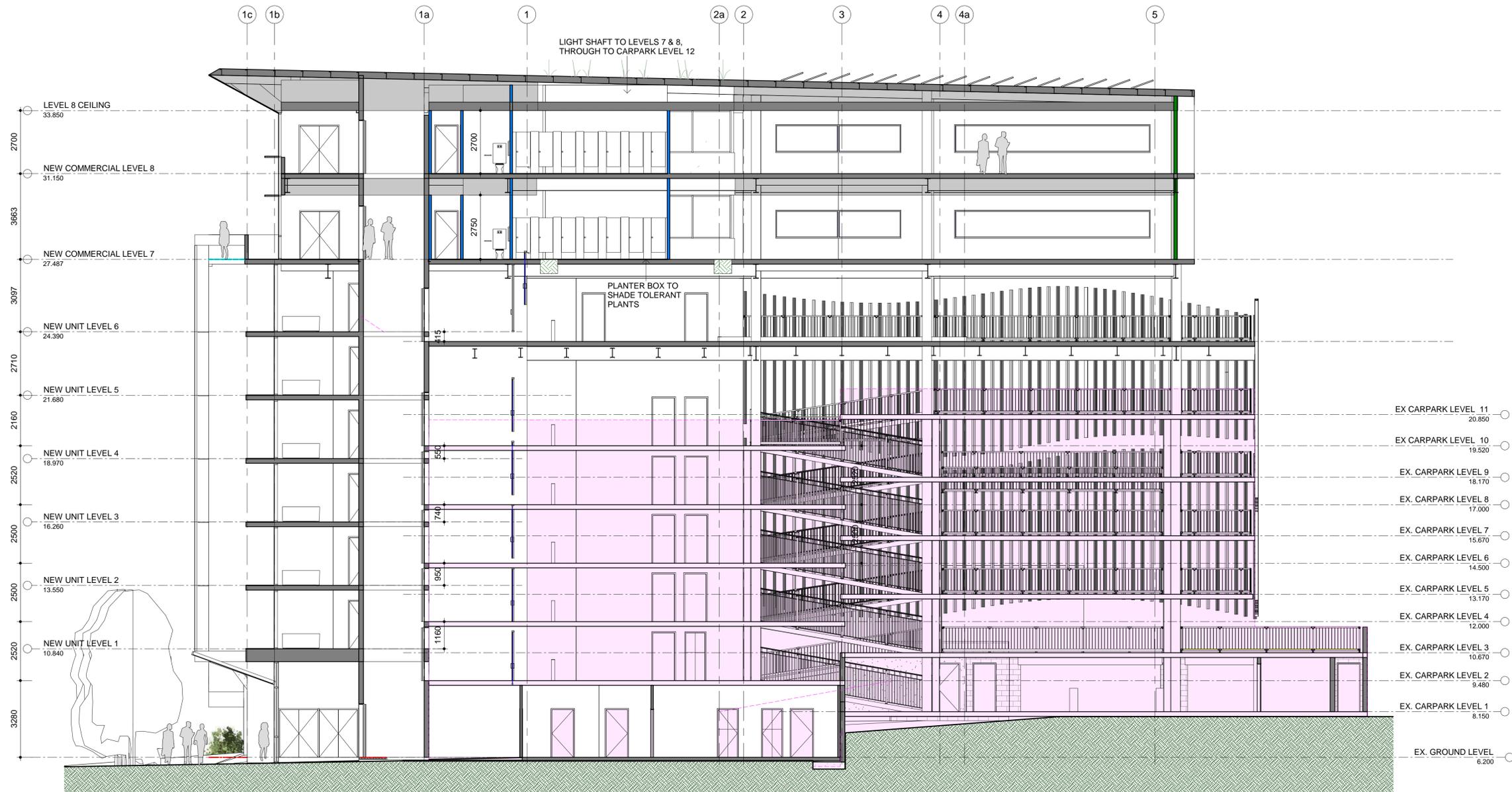
Drawing Title: **ELEVATIONS 02**

Status: **DA SUBMISSION**

Scale:	As indicated	Drawn:	CW	Checked:	CW	Job No.:	JN612783
Date:	Feb 2020	Sheets in set:	28	Page Size:	A1	Drawing No.:	A.302
						Issue:	D

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B Section B-B
1 : 100

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	REVISED DA ISSUE	29/03/2019

Issue	Description	Date
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The WILLIAMS RIVER STEEL GROUP OF COMPANIES
There is a Difference
 25 OLD PUNT ROAD, TOMAGO, NSW 2322

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 AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au

Project:
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address:
 291 KING ST,
 NEWCASTLE,

Client:
CIVIC CAR PARK REDEVELOPMENT

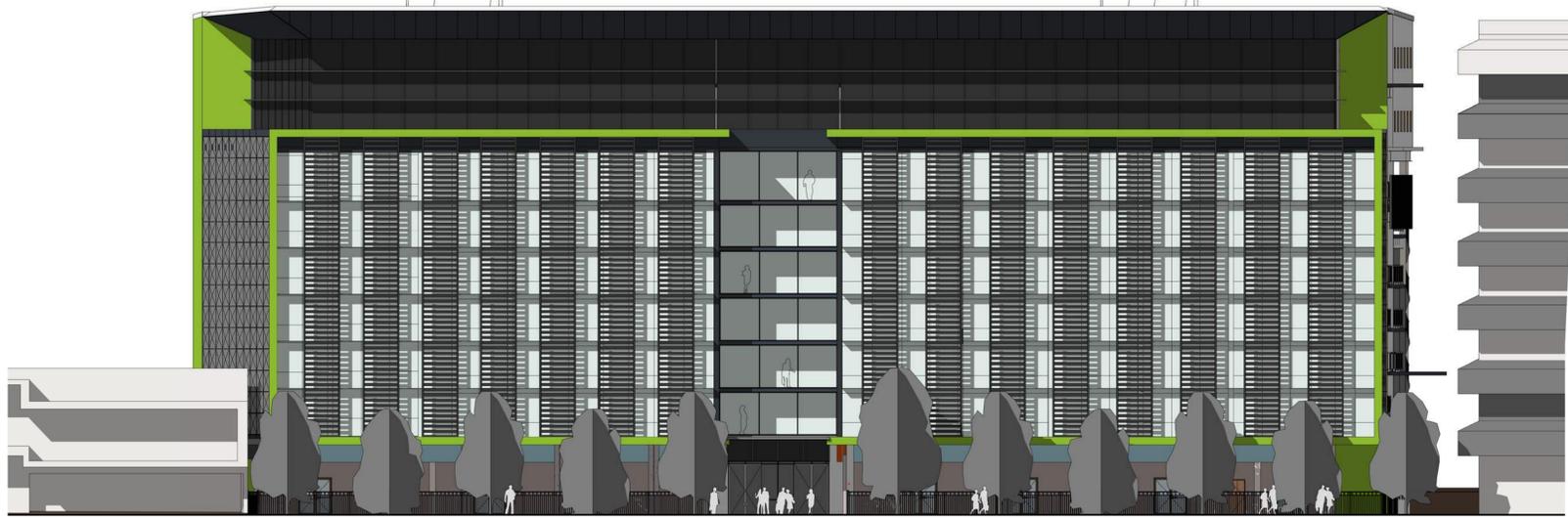
Drawing Title:
SECTIONS

Status:
DA SUBMISSION

Scale:	Drawn:	Checked:	Job No:
Not To Scale	CW	CW	JN612783
Date:	Sheets in set:	Page Size:	Drawing No.:
Feb 2020	28	A1	A.401

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① NORTHERN ELEVATION
 1 : 200



② 3D View rear SE



③ Looking from West

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	NEW FACADE OPTION 2	23/05/2019

Issue	Description	Date
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Graphic Scale 1 : 100 on A1 Sheet



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Project :
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address :
 291 KING ST,
 NEWCASTLE,

Client :
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
 ELEVATIONS - 3D

Status :
DA SUBMISSION

Scale :	Drawn :	Checked :	Job No.:
1 : 200	CW	CW	JN612783
Date :	Sheets in set :	Page Size :	Drawing No. :
Feb 2020	28	A1	A.501
			Issue :
			D

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28
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D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	REVISED FACADE OPTION 3	Aug 2019

Issue	Description	Date
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Graphic Scale 1: 100 on A1 Sheet

The WILLIAMS RIVER STEEL GROUP OF COMPANIES
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Project:
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address:
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Client:
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
ELEVATIONS - 3D RENDERINGS

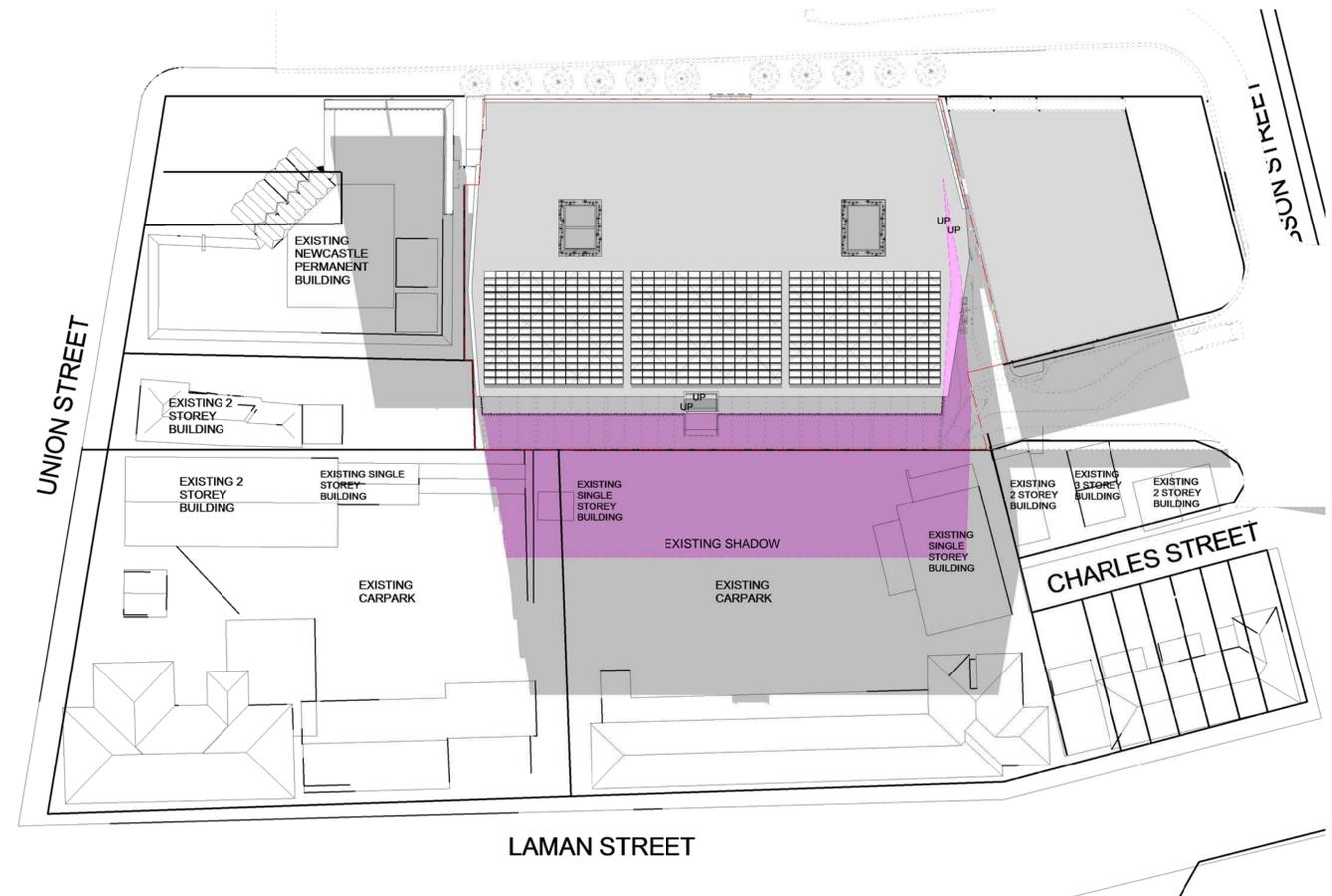
Status:
DA SUBMISSION

Scale:	Drawn:	Checked:	Job No.:
	CW	CW	JN612783
Date:	Sheets in set:	Page Size:	Drawing No.:
06/02/2020	28	A1	A.502
			D

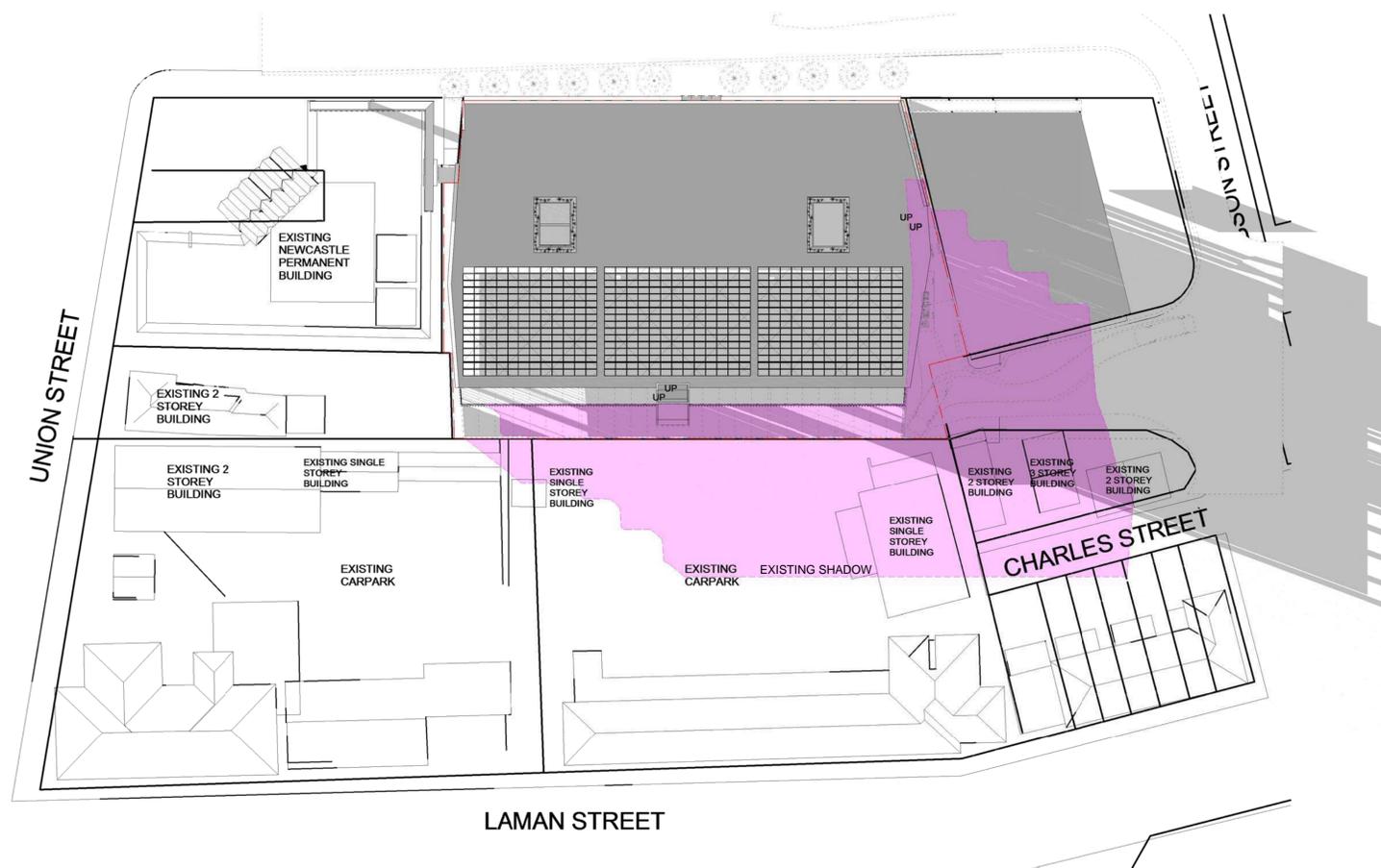
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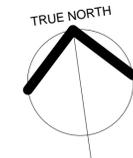
① Shadows June 21 - 9am
1 : 500



② Shadows June 21 - 12noon
1 : 500



③ Shadows June 21 - 3pm
1 : 500



D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	CC ISSUE	29/04/2019

Issue	Description	Date
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Graphic Scale 1: 100 on A1 Sheet

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Project:
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address:
 291 KING ST, NEWCASTLE,

Client:
CIVIC CAR PARK REDEVELOPMENT

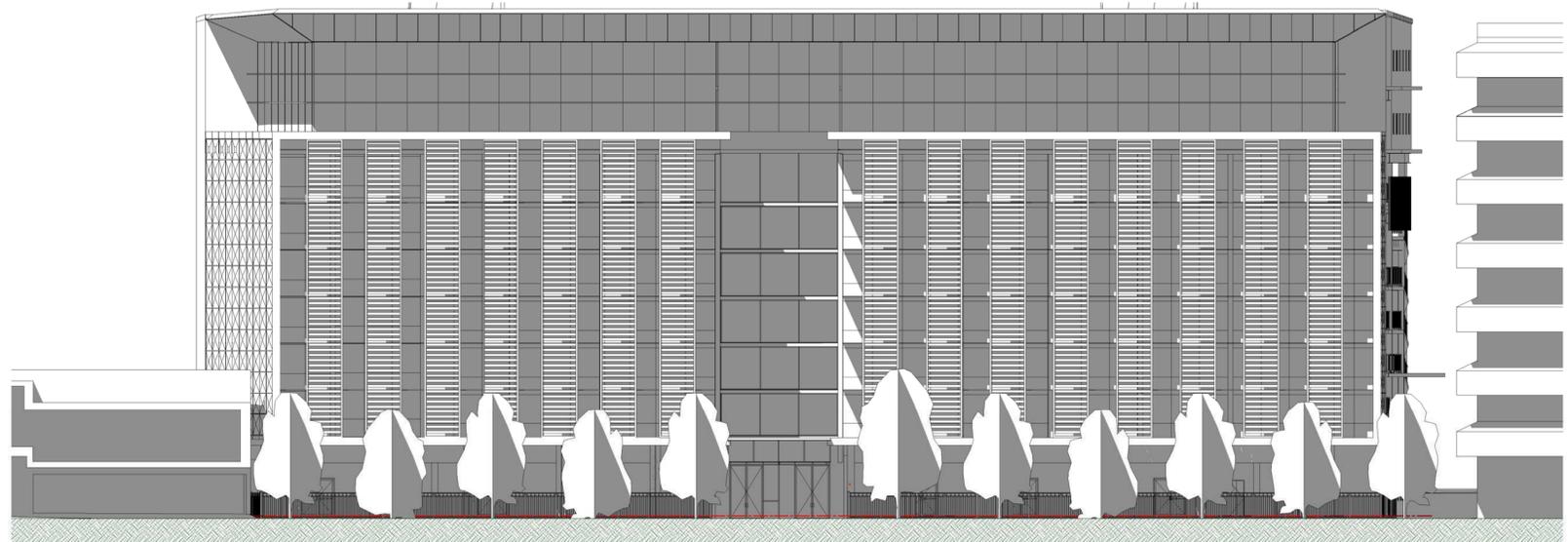
Drawing Title:
SHADOW ANALYSIS - PLAN

Status:
DA SUBMISSION

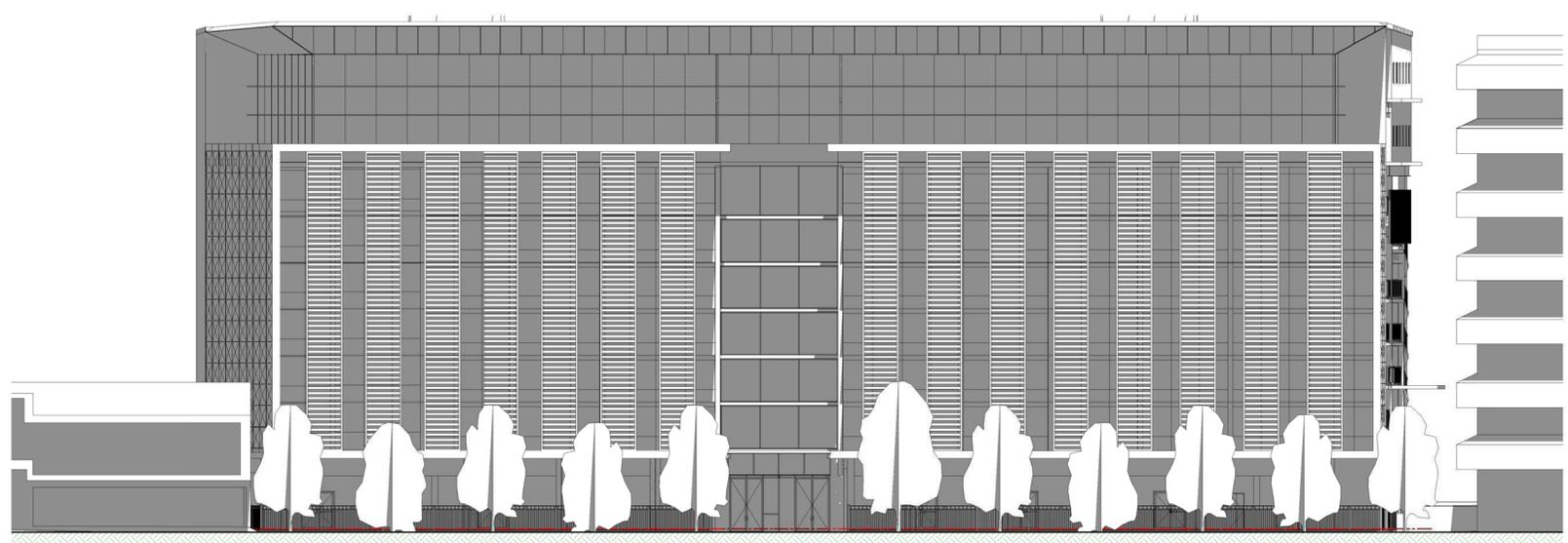
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Date :	Sheets in set :	Page Size :	Drawing No. :
Feb 2020	28	A1	A.601

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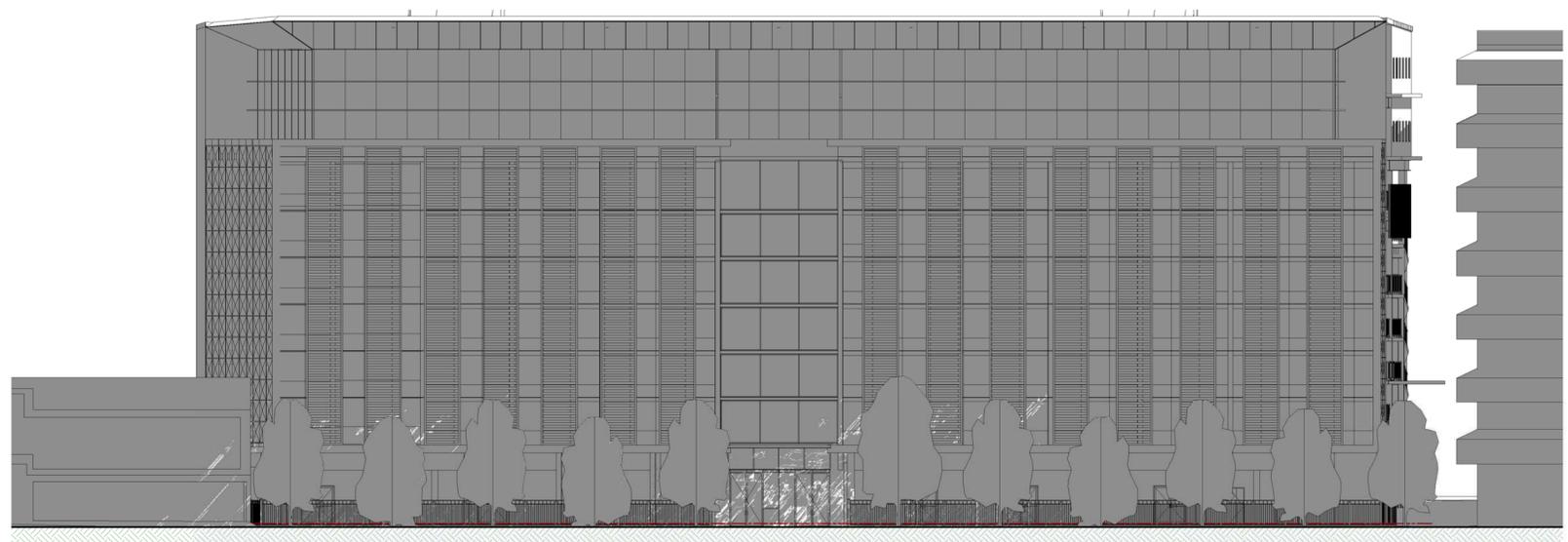
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① NORTH FACADE 9am 22 Dec
 1 : 200



② NORTH FACADE 12pm 22 Dec
 1 : 200



③ NORTH FACADE 3pm 22 Dec
 1 : 200

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	CC ISSUE	29/04/2019

Issue	Description	Date
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Graphic Scale 1 : 200 on A1 Sheet

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Project :
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

Address :
 291 KING ST,
 NEWCASTLE,

Client :
CIVIC CAR PARK REDEVELOPMENT

Drawing Title:
SHADOW ANALYSIS - NORTH FACADE

Status :
DA SUBMISSION

Scale :	Drawn :	Checked :	Job No.:
1 : 200	CW	CW	JN612783
Date :	Sheets in set :	Page Size :	Drawing No. :
Feb 2020	28	A1	A.602
			D

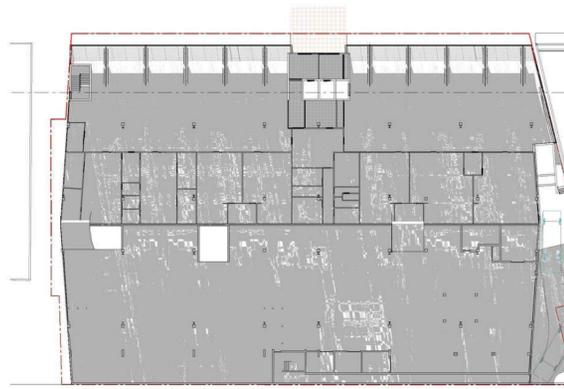
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① June 21 - 9am



② June 21 - 12noon



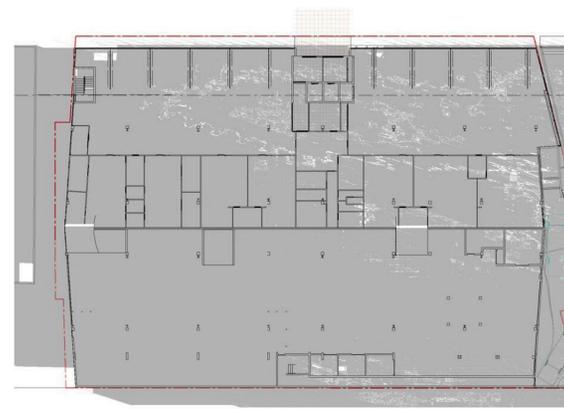
③ June 21 - 3pm



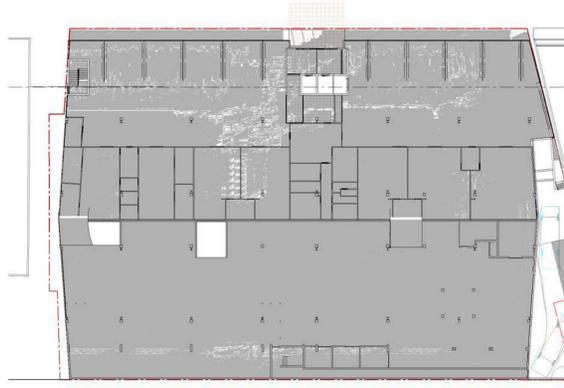
④ Spring - 9am



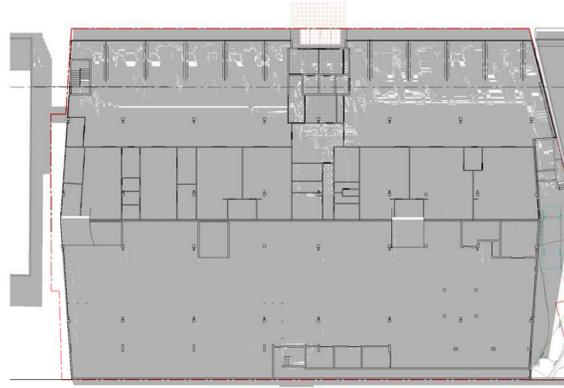
⑤ Spring - 12noon



⑥ Spring - 3pm



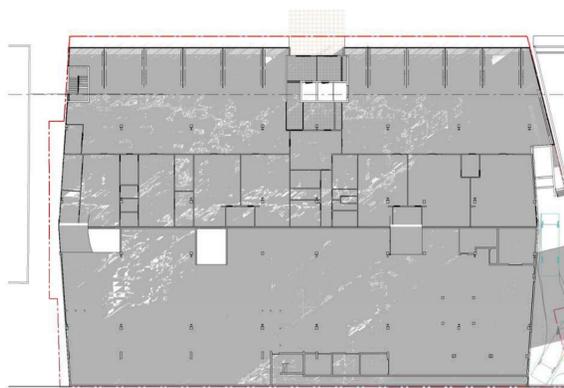
⑦ Dec 22 - 9am



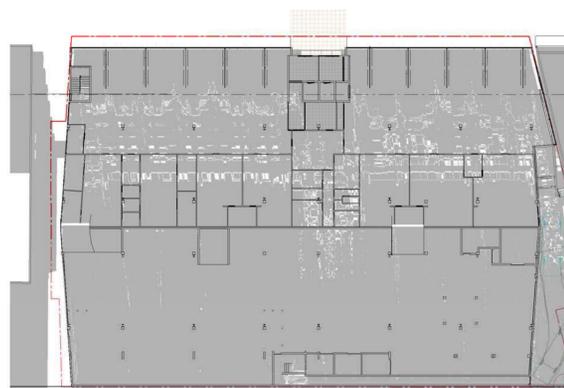
⑧ Dec 22 - 12noon



⑨ Dec 22 - 3pm



⑩ Autumn - 9am



⑪ Autumn - 12noon



⑫ Autumn - 3pm

D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	CC ISSUE	29/04/2019



The WILLIAMS RIVER STEEL GROUP OF COMPANIES
There is a Difference
 25 OLD PUNT ROAD, TOMAGO, NSW 2322
 PHONE: 02 49852000 EMAIL: wrsteel@wrsteel.com.au
 FAX: 02 49852099 WEB: www.wrsteel.com.au
 AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au

Project:
PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS
 Address:
 291 KING ST, NEWCASTLE,
 Client:
CIVIC CAR PARK REDEVELOPMENT
 Drawing Title:
SHADOW ANALYSIS - GROUND FLOOR CCC
 Status:
DA SUBMISSION

Scale: Drawn: Checked: Job No:
 Approx 1:500 CW CW **JN612783**
 Date: Sheets in set: Page Size: Drawing No.: Issue:
 Feb 2020 28 A1 **A.603 D**

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

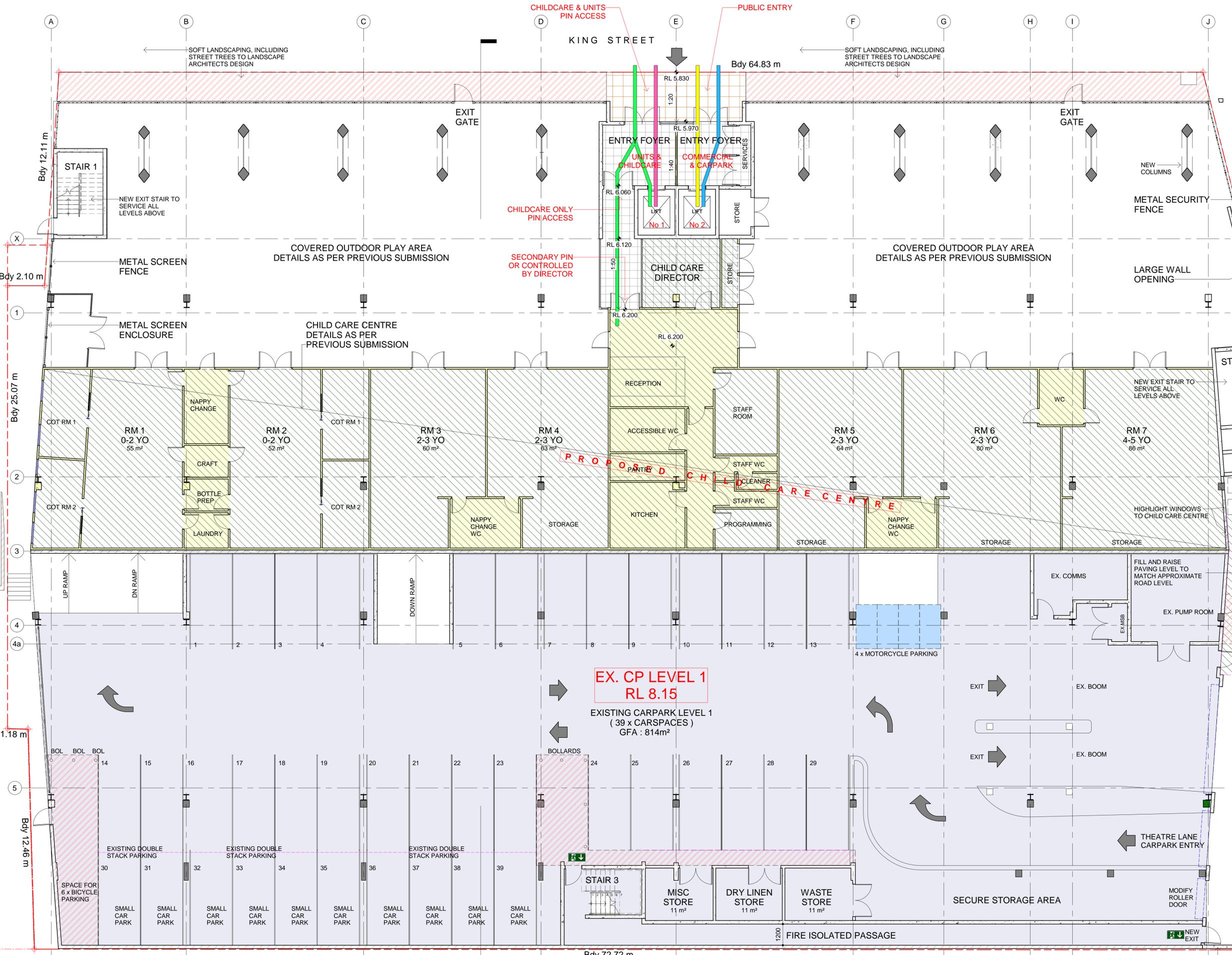


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PEDESTRIAN TRAVEL PATH LEGEND

- UNITS TRAVEL PATH
- COMMERCIAL TRAVEL PATH
- PUBLIC CARPARK TRAVEL PATH
- CHILDCARE TRAVEL PATH



ISSUE	DESCRIPTION	DATE
A	REVISED SUBMISSION	06-02-2020

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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

291 KING ST, NEWCASTLE,

CIVIC CAR PARK REDEVELOPMENT

DA SUBMISSION

Ground Level - Pedestrian Access Travel Paths

DRAWN: CW CHECKED: CW

JOB No: JN612783 DATE: Feb 2020 SCALE: 1:100@A1

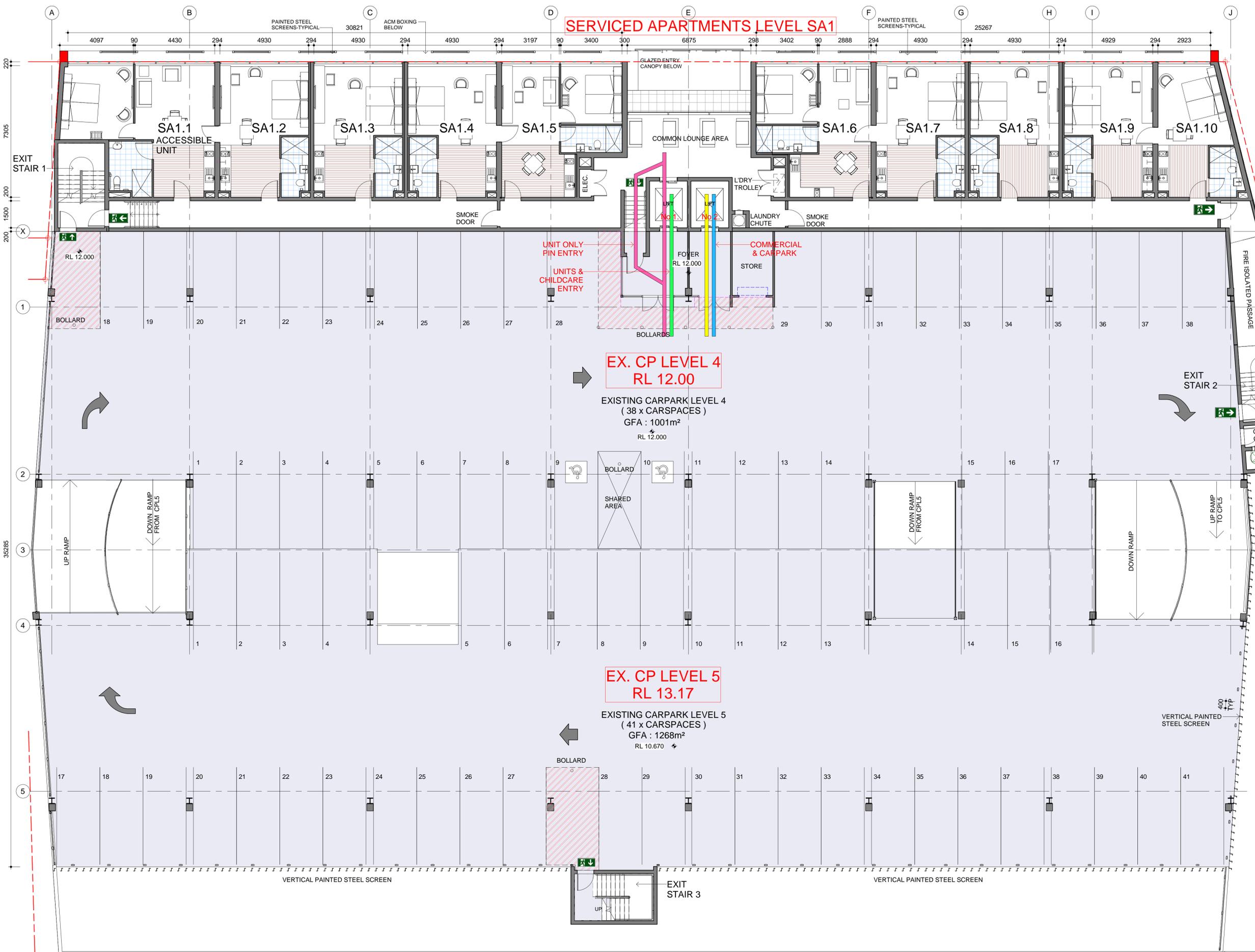
PAGE SIZE: A1 SHEET: A.701 ISSUE: 0

EX. GROUND & EX. CP LEVEL 1
1: 100

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PEDESTRIAN TRAVEL PATH LEGEND

- UNITS TRAVEL PATH
- COMMERCIAL TRAVEL PATH
- PUBLIC CARPARK TRAVEL PATH
- CHILDCARE TRAVEL PATH

**EX. CP LEVEL 4
RL 12.00**

EXISTING CARPARK LEVEL 4
(38 x CARSPACES)
GFA : 1001m²
RL 12.000

**EX. CP LEVEL 5
RL 13.17**

EXISTING CARPARK LEVEL 5
(41 x CARSPACES)
GFA : 1268m²
RL 10.670

APARTMENT LEVEL 1, NEW CP LEVELS 4 & 5
1 : 100

A	REVISED DA SUBMISSION	06-02-2020
ISSUE	DESCRIPTION	DATE



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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

291 KING ST,
NEWCASTLE,

CIVIC CAR PARK REDEVELOPMENT

DA SUBMISSION

New Units - Level 1 - Pedestrian Access Travel Path

DRAWN: N.G	CHECKED: -
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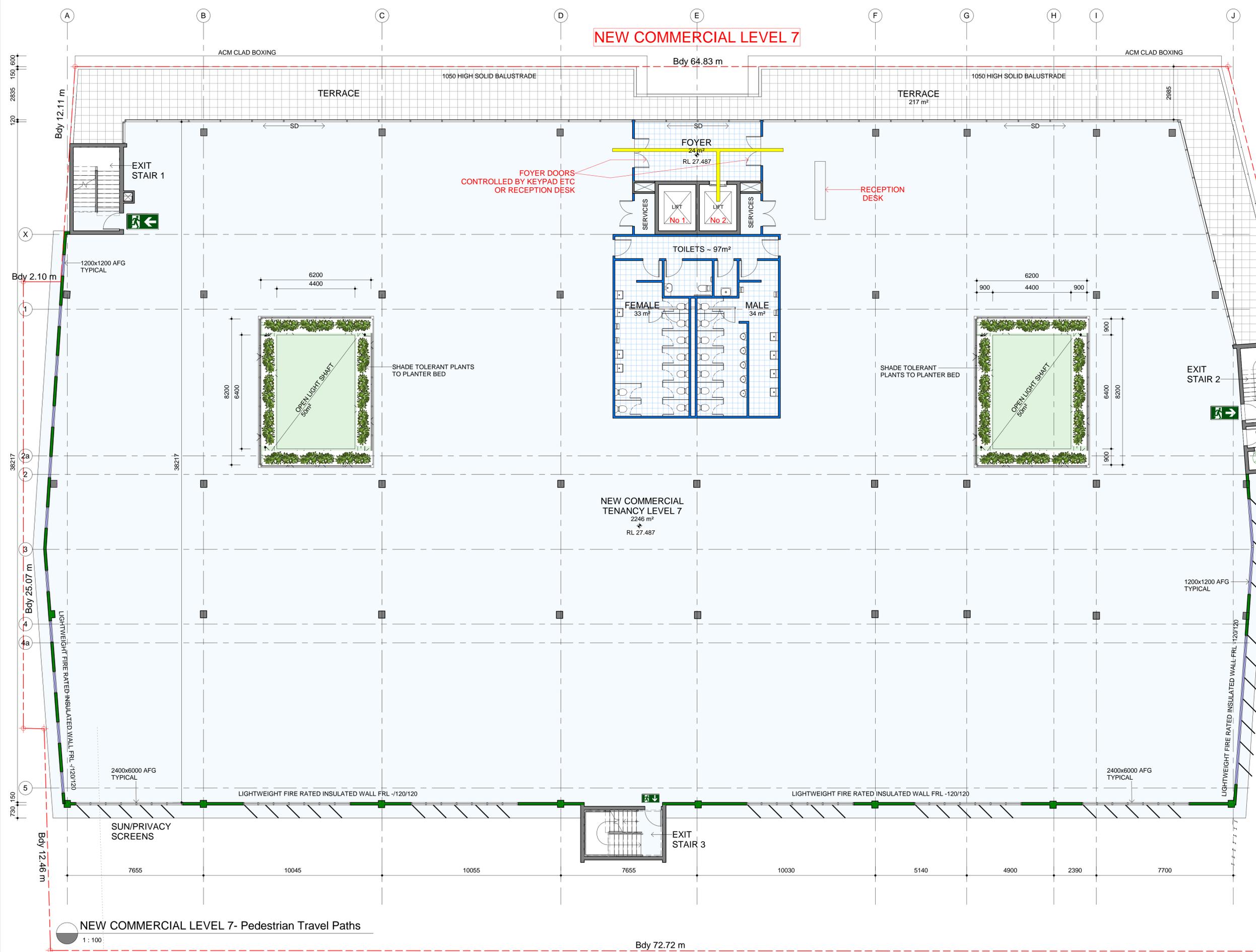
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NEW COMMERCIAL LEVEL 7



PEDESTRIAN TRAVEL PATH LEGEND

- UNITS TRAVEL PATH
- COMMERCIAL TRAVEL PATH
- PUBLIC CARPARK TRAVEL PATH
- CHILDCARE TRAVEL PATH

ISSUE	DESCRIPTION	DATE
A	REVISED DA SUBMISSION	06-02-2020



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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

291 KING ST, NEWCASTLE,

CIVIC CAR PARK REDEVELOPMENT

DA SUBMISSION
 New Commercial - Level 7 - Pedestrian Access Travel Paths

DRAWN: CW	CHECKED: CW
JOB No: JN612783	DATE: Feb 2020
PAGE SIZE: A1	SHEET: A.703
SCALE: 1:100 @ A1	ISSUE: 0
SCALE: 1:200 @ A3	

INDUSTRIAL • COMMERCIAL • PRE - CAST PANEL

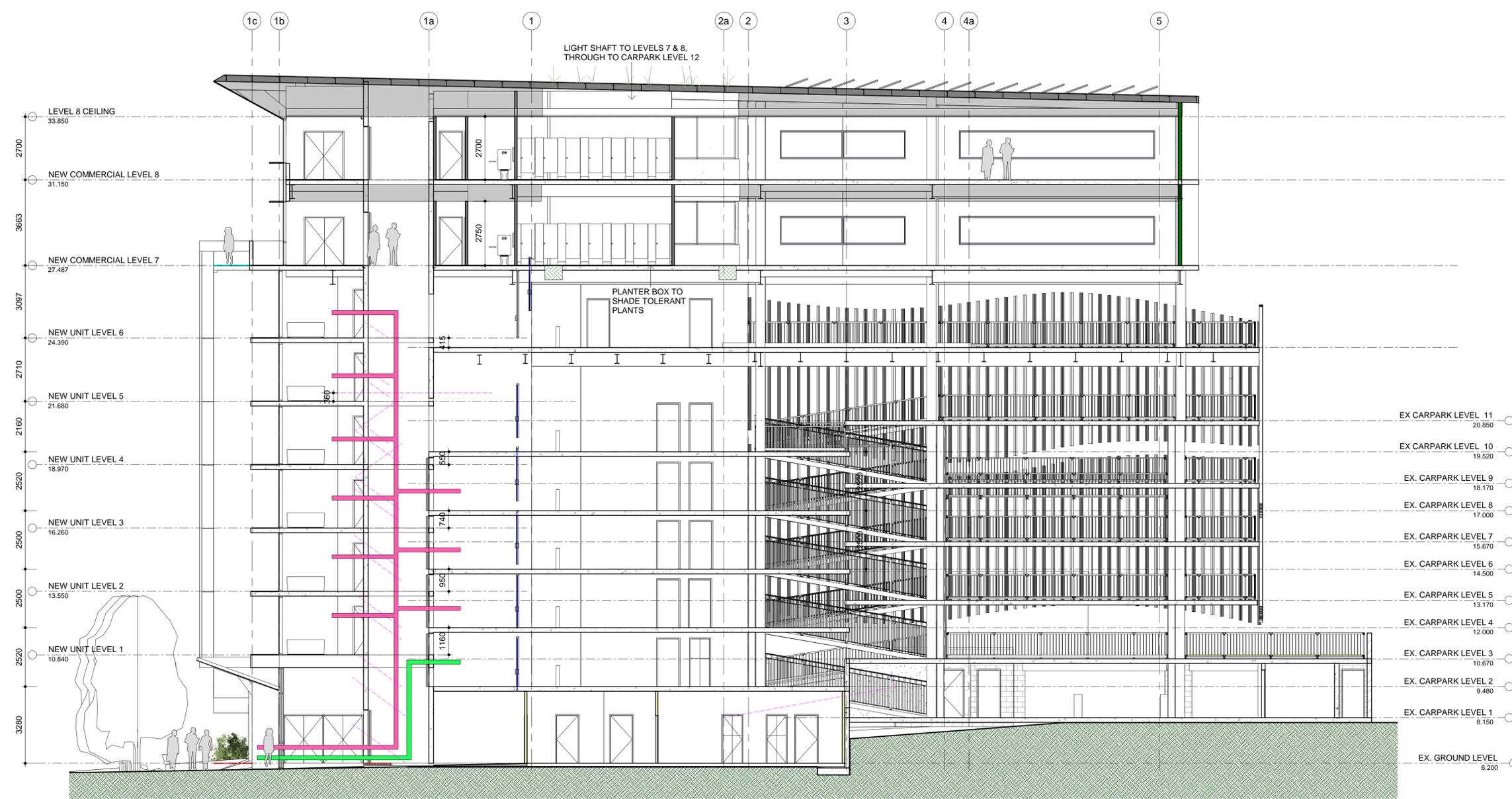
NEW COMMERCIAL LEVEL 7- Pedestrian Travel Paths
 1 : 100

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PEDESTRIAN TRAVEL PATH LEGEND

- UNITS TRAVEL PATH
- COMMERCIAL TRAVEL PATH
- PUBLIC CARPARK TRAVEL PATH
- CHILDCARE TRAVEL PATH



LIFT No. 1

- EX. CARPARK LEVEL 11 20.850
- EX. CARPARK LEVEL 10 19.520
- EX. CARPARK LEVEL 9 18.170
- EX. CARPARK LEVEL 8 17.000
- EX. CARPARK LEVEL 7 15.670
- EX. CARPARK LEVEL 6 14.500
- EX. CARPARK LEVEL 5 13.170
- EX. CARPARK LEVEL 4 12.000
- EX. CARPARK LEVEL 3 10.670
- EX. CARPARK LEVEL 2 9.480
- EX. CARPARK LEVEL 1 8.150
- EX. GROUND LEVEL 6.200

A	REVISED DA SUBMISSION	06-02-2020
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ISSUE	DESCRIPTION	DATE
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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

 291 KING ST,
 NEWCASTLE,

CIVIC CAR PARK REDEVELOPMENT

 DA SUBMISSION

 Lift No 1 - Pedestrian Access Travel Paths

DRAWN: CW	CHECKED: CW
JOB No: JN612783	DATE: Feb 2020
PAGE SIZE: A1	SHEET: A.704
SCALE: 1:100@A1 1:200@A3	ISSUE: 0

Section B-B - LIFT No 1 - Pedestrian Travel Paths
1: 100

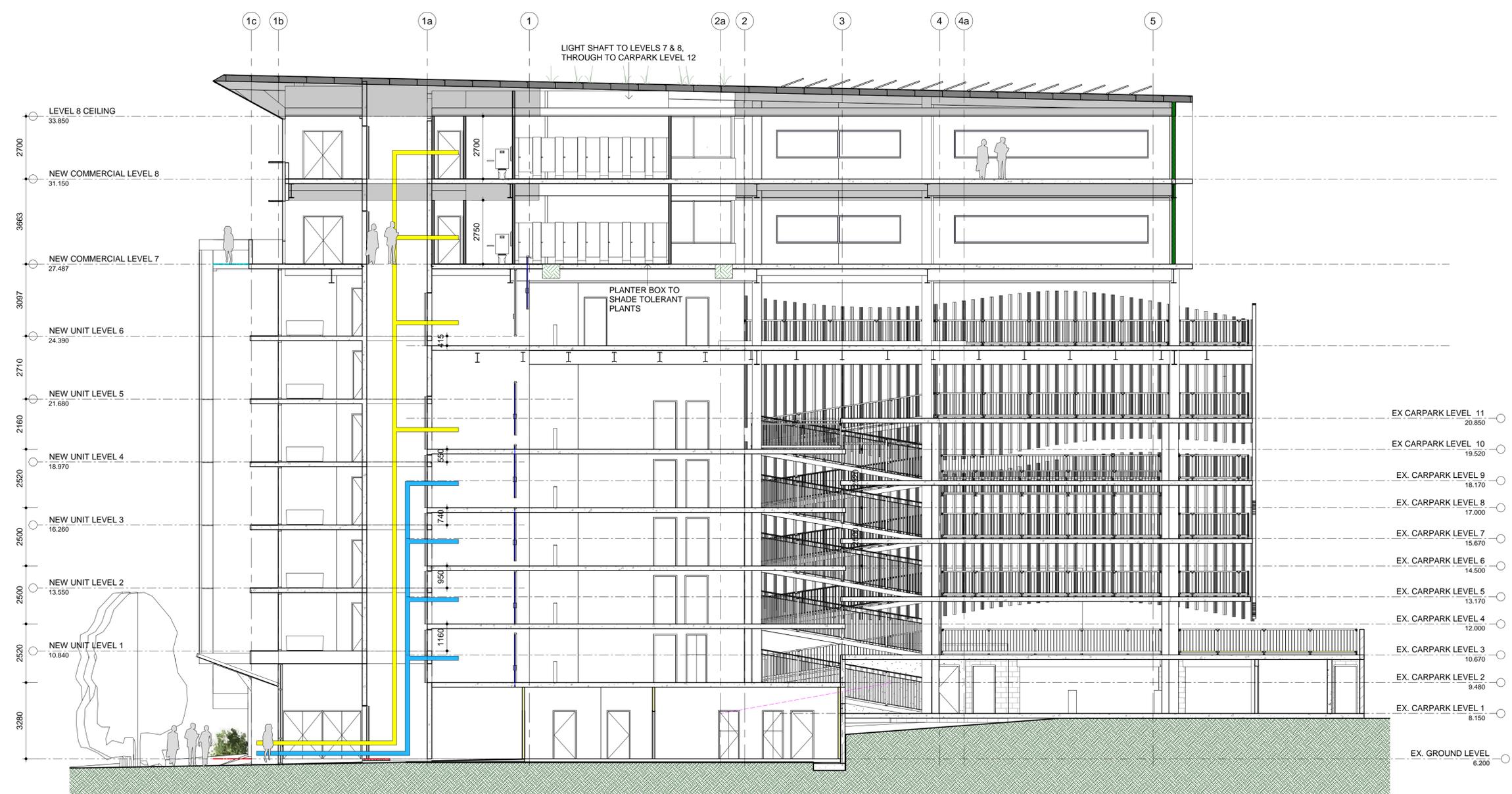
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PEDESTRIAN TRAVEL PATH LEGEND

- UNITS TRAVEL PATH
- COMMERCIAL TRAVEL PATH
- PUBLIC CARPARK TRAVEL PATH
- CHILDCARE TRAVEL PATH



A REVISED DA SUBMISSION 06-02-2020

ISSUE	DESCRIPTION	DATE
A	REVISED DA SUBMISSION	06-02-2020

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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

291 KING ST,
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CIVIC CAR PARK REDEVELOPMENT

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Lift No 2 - Pedestrian Access Travel Paths

DRAWN: CW	CHECKED: CW
JOB No: JN612783	DATE: Feb 2020
PAGE SIZE: A1	SHEET: A.705

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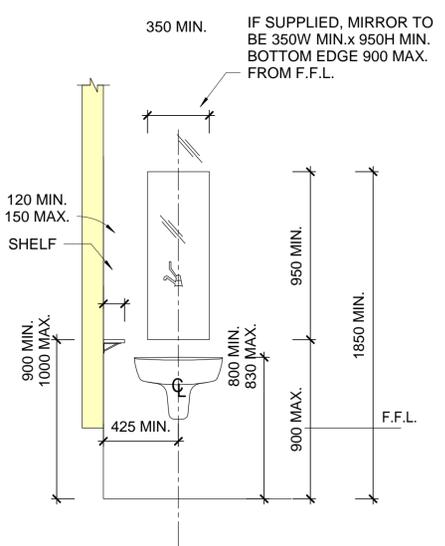
Section B-B - LIFT No 2 - Pedestrian Travel Paths Copy 1
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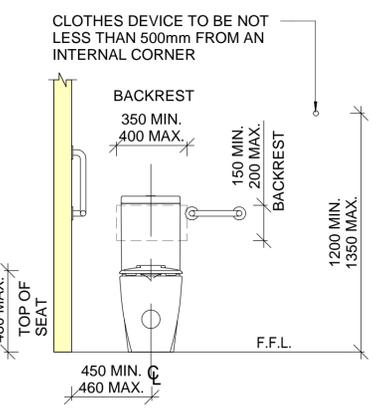
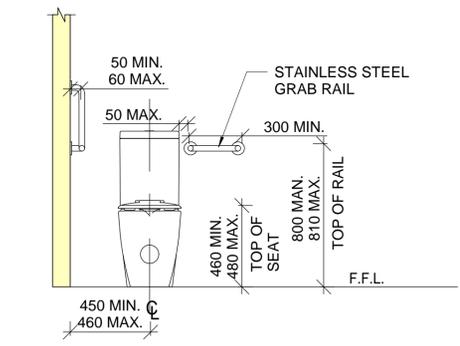
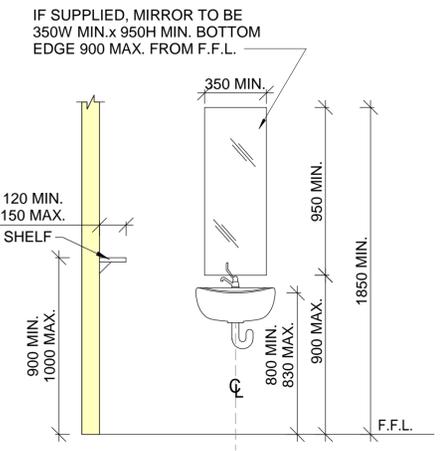
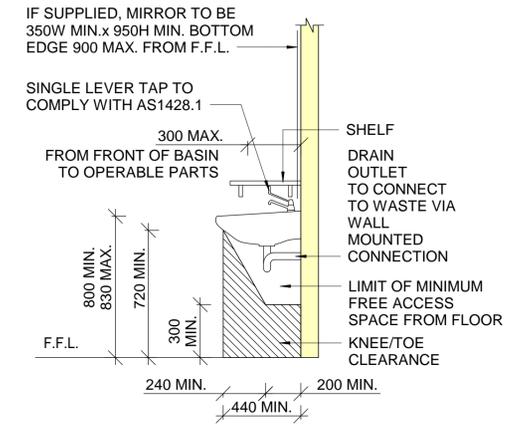
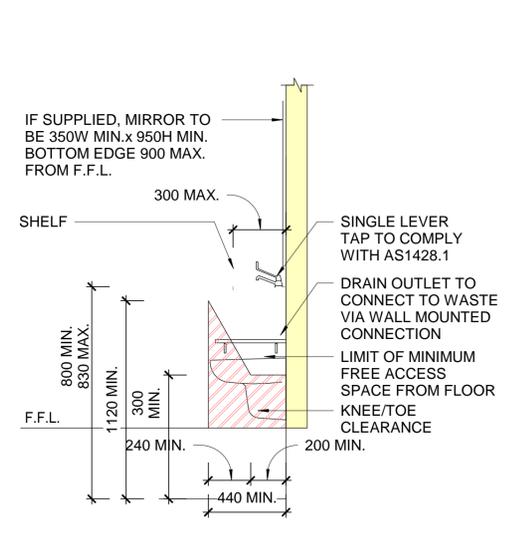
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AMBULANT AMENITY NOTES

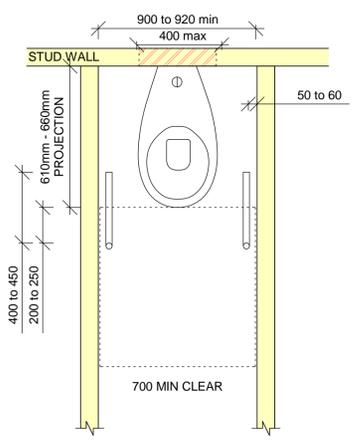
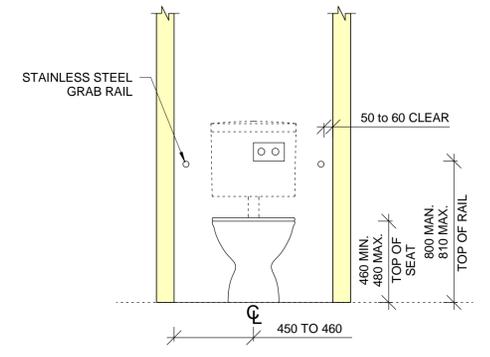
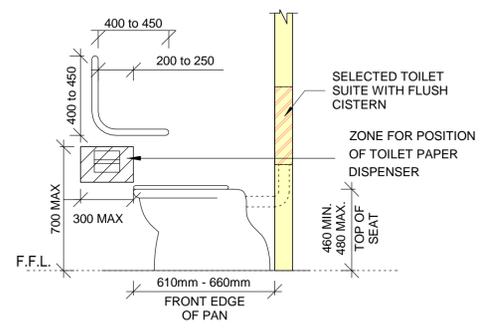
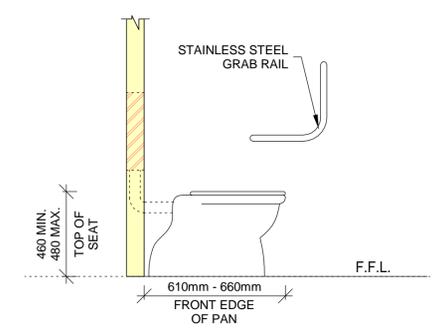
1. ALL FIXTURES, GRAB RAILS, ETC TO DISABLED ACCESSIBLE TOILETS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF - AS 1428 - 2009 'DESIGN FOR ACCESS AND MOBILITY'
2. TOILET DOOR - STAINLESS STEEL PUSH PLATE AND KICK PLATES, STAINLESS STEEL 'D' HANDLE, INDICATOR BOLT AND DELAYED ACTION DOOR CLOSER ARE TO BE FITTED, IN-USE INDICATOR AND BOLT OR CATCH. IN AN EMERGENCY, THE LATCH MECHANISM SHALL BE OPERABLE FROM THE OUTSIDE. OUTWARD OPENING DOORS SHALL HAVE A MECHANISM THAT HOLDS THE DOOR IN A CLOSED POSITION WITHOUT THE USE OF A LATCH. SNIB WITH INDICATOR TO BE INSTALLED WITH MINIMUM 45mm WIDE HANDLE
3. SOAP DISPENSER AND HAND DRYER SHALL BE WALL MOUNTED SO THAT THE HEIGHT FROM FINISHED FLOOR LEVEL TO THEIR OPERATIVE COMPONENTS OR OUTLETS SHALL BE BETWEEN 900mm AND 1100mm, AND IS WITHIN REACH OF THE USER AT THE BASIN.
4. A CLOTHES HANGING DEVICE SHALL BE PROVIDED ON THE WALL BETWEEN 1200mm AND 1350mm ABOVE FINISHED FLOOR LEVEL AND NOT WITHIN 500mm OF ANY INTERNAL CORNER.
5. ALL STAINLESS STEEL GRAB RAILS TO BE Ø30mm MIN & Ø40mm MAXIMUM.



ACCESSIBLE BASIN POSITION
REFER TO PLAN VIEW FOR LAYOUT

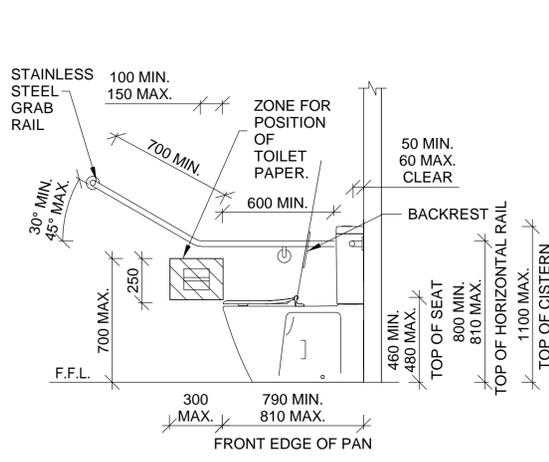


BACKREST POSITION
EXAMPLE ACCESIBLE AMENITY INTERNAL ELEVATIONS
REFER TO PLAN VIEW FOR LAYOUT

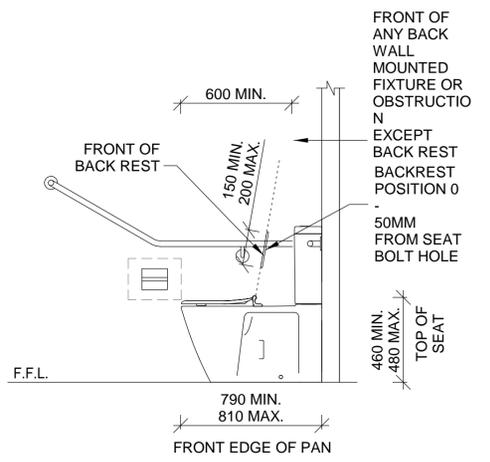


APPROPRIATE SIGNAGE WITH BRAILLE COMPLIANT WITH AS 1428.1-2009 AFFIXED TO DOOR

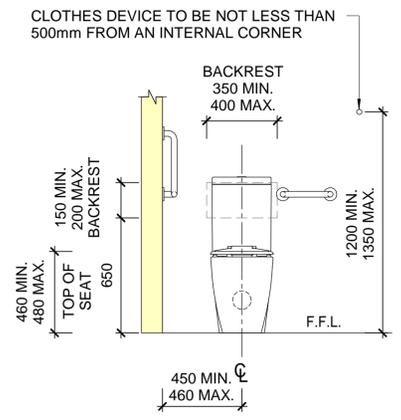
EXAMPLE AMBULANT INTERNAL ELEVATIONS
REFER TO PLAN VIEW FOR LAYOUT



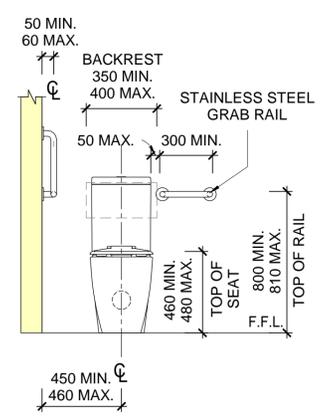
ELEVATION



ELEVATION



BACKREST POSITION
REFER TO PLAN VIEW FOR LAYOUT



D	REVISED DA SUBMISSION	06-02-2020
C	2nd REVISED DA ISSUE	Sep 2019
B	[August 2019] ISSUE FOR COSTING	20-8-2019
A	REVISED DA ISSUE	29/03/2019

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PROPOSED CHILD CARE CENTRE & SERVICED APARTMENTS

291 KING ST, NEWCASTLE,

CIVIC CAR PARK REDEVELOPMENT

DA SUBMISSION

ACCESSIBLE AMENITIES DETAILS

DRAWN: CW	CHECKED: CW
JOB No: JN612783	DATE: Feb 2020
PAGE SIZE: A1	SHEET: A.706
SCALE:	ISSUE:

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/07/2020 – DA2018/00037 – 291 KING STREET, NEWCASTLE
– CAR PARKING, SERVICED APARTMENTS, CHILD CARE CENTRE
AND COMMERCIAL PREMISES**

ITEM-21 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No:	DA2018/00037
Land:	Lot 1 DP 1082633
Property Address:	291 King Street Newcastle NSW 2300
Proposed Development:	Alterations and additions to car park station to include additional parking, serviced apartments, commercial premises and child care centre

SCHEDULE 1

APPROVED DOCUMENTATION

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

Plan No / Supporting Document	Version	Prepared by	Dated
A000 TITLE PAGE	A	Chris White	06.02.2020
A101 SITE PLAN	D	Chris White	06.02.2020
A102 FLOOR AREAS & CARPARKING	D	Chris White	06.02.2020
A103 GROUND FLOOR DEMOLITION PLAN	D	Chris White	06.02.2020
A104 CARPARK LEVELS 1-2 DEMOLITION PLAN	D	Chris White	06.02.2020
A105 CARPARK LEVELS 3-11 DEMOLITION PLAN	D	Chris White	06.02.2020
A106 DELIVERY & SERVICE VEHICLE	D	Chris White	06.02.2020
A107 STREET ANALYSIS	D	Chris White	06.02.2020
A108 SEDIMENT & EROSION CONTROL	D	Chris White	06.02.2020
A201 GROUND FLOOR PLAN	D	Chris White	06.02.2020
A202 EX. CP LEVELS 2 & 3	D	Chris White	06.02.2020
A203 NEW UNITS - LEVEL 1	D	Chris White	06.02.2020
A204 NEW UNITS - LEVEL 2	D	Chris White	06.02.2020
A205 NEW UNITS - LEVEL 3	D	Chris White	06.02.2020

A206 NEW UNITS - LEVEL 5	D	Chris White	06.02.2020
A207 NEW UNITS - LEVEL 5	D	Chris White	06.02.2020
A208 NEW UNITS – LEVEL 6	D	Chris White	06.02.2020
A209 NEW COMMERCIAL – LEVEL 7	D	Chris White	06.02.2020
A210 NEW COMMERCIAL – LEVEL 8	D	Chris White	06.02.2020
A211 NEW ROOF PLAN	D	Chris White	06.02.2020
A301 ELEVATIONS 01	D	Chris White	06.02.2020
A302 ELEVATIONS 02	D	Chris White	06.02.2020
A401 SECTIONS	D	Chris White	06.02.2020
A501 ELEVATIONS 3D	D	Chris White	06.02.2020
A502 ELEVATIONS 3D	D	Chris White	06.02.2020
A701 GROUND LEVEL PEDESTRIAN ACCESS TRAVEL	A	Chris White	06.02.2020
A702 NEW UNITS LEVEL 1 PEDESTRIAN ACCESS TRAVEL PATH	A	Chris White	06.02.2020
A703 NEW COMMERCIAL LEVEL 7 PEDESTRIAN ACCESS TRAVEL PATH	A	Chris White	06.02.2020
A704 LIFT NO 1 PEDESTRIAN ACCESS TRAVEL PATH	A	Chris White	06.02.2020
A705 LIFT NO 2 PEDESTRIAN ACCESS TRAVEL PATH	A	Chris White	06.02.2020
A706 ACCESSIBLE AMENITIES DETAILS	D	Chris White	06.02.2020
STATEMENT OF ENVIRONMENTAL EFFECTS	1221202	JWP PLANNING	FEBRUARY 2020
LANDSCAPE PLANS L01 – L06	F	TERRAS	22.10.2019

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.

GENERAL TERMS OF APPROVAL

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

The General Terms of Approval are:

- Subsidence Advisory NSW dated 16 February 2018.

A copy of the General Terms of Approval is attached to this determination notice at Schedule 3.

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

3. A detailed material, colours and finishes schedule for each building elevation must be submitted to and approved by Council's Manager Regulatory, Planning and Assessment prior to issue of a Construction Certificate. The materials and samples board / schedule must not include generic material or colour descriptions.
4. A total monetary contribution of \$593,721.71 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:

- a) This condition is imposed in accordance with the provisions of the City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019*.
- b) 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.
- c) 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	Approx 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.

5. On-site parking is to be provided for a total of 524 car spaces, including 10 spaces for the child care centre, 66 spaces for serviced apartments, 111 spaces to the commercial premises, 337 spaces allocated for public and be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 and the plans submitted with the development application. Full details are to be included in documentation for a Construction Certificate application.
6. 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. Full details are to be included in documentation for a Construction Certificate application.

7. The car parking and vehicular access are to be designed to comply with the relevant provisions of AS/NZS 2890 *Parking facilities*. Details are to be included in documentation for a Construction Certificate application.
8. All 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.
9. 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 s50 Hunter Water Act 1991) is to be included in documentation for a Construction Certificate application.
10. Adequate facilities are to be provided in a screened location within the premises for the storage of garbage, discarded or returnable packaging or other forms of trade wastes and arrangements being made for regular removal and disposal of same. The required garbage facility is to be suitable for the accommodation of Council approved wheel type bins or bulk waste containers. Full details are to be included in documentation for a Construction Certificate application.
11. 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.
12. Working drawings and specifications of the proposed building are to be submitted to Subsidence Advisory NSW for approval prior to an application for a Construction Certificate and any requirements of Subsidence Advisory NSW are to be included in the documentation for a Construction Certificate application.
13. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993 (NSW)*, before the issue of a Construction Certificate. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.
14. Appropriate ventilation systems are to be installed to provide adequate ventilation and cooling of habitable areas in accordance with the requirements of the Building Code of Australia and "Development near Rail Corridors and Busy Roads – Interim Guideline" (2008) such that all external doors and windows can be closed to attenuate external noise. Full details are to be included in documentation for a Construction Certificate application.
15. The design and construction of the proposed development is to be in accordance with the relevant requirements of Australian Standard 4674:2004 - Design, Construction and Fit-Out of Food Premises. Full details are to be included in the documentation for the Construction Certificate application.
16. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required under the conditions of this consent are required to be detailed on a comprehensive landscape design plan and specification. The required comprehensive landscape design plan and specifications is to be in accordance with the provisions of Newcastle Development Control Plan 2012 and is to include details of the following:

- a) cross sections through the site where appropriate
- b) proposed contours or spot levels
- c) botanical names
- d) quantities and container size of all proposed trees
- e) shrubs and ground cover
- f) details of proposed soil preparation
- g) mulching and staking
- h) treatment of external surfaces and retaining walls where proposed
- i) drainage, location of taps and
- j) appropriate maintenance periods.

The plan is to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

17. Prior to the issue of a Construction Certificate, the proponent is to prepare and submit to the PCA and Council an Environmental Management Plan (EMP) for construction/demolition works on the site, which is to be kept on site and made available to authorised Council officers upon request. The EMP is to include but not be limited to:
- i. A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
 - ii. A water management strategy, detailing erosion and sediment control, management of soil stockpiles, control and management of surface water, groundwater and process water. Procedures should also be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.
 - iii. A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions. This strategy should be cross-referenced with the water management strategy
 - iv. A soil management strategy, detailing measures to be implemented to manage the identification and control and disposal of any acid sulphate soils or soil contamination identified during site works.
 - v. A noise and vibration management program detailing measures to minimise the impact of the construction phase on the amenity of the locality in accordance with Australian Standard AS 2436. 2010 (*Guide to Noise and Vibration control on Construction, Demolition and Maintenance Sites*).
 - vi. A waste minimisation strategy, which aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.
 - vii. community relations plan, which aims to inform local residents and other local stakeholders of the proposed nature and timeframes for demolition and construction activities together with contact details for site management.
18. Nine (9) street trees are required to be planted as compensation for the removal of the existing tree/s. A fee, to be determined by contacting Council's City Greening Services, is to be paid to Council for the required compensatory planting and evidence of the payment of the required fee is to be included in the documentation for a Construction Certificate application.

The tree selection and location of the required compensatory tree will be determined by Council's City Greening Coordinator in accordance with 'The City of Newcastle's Street Tree Master Plan'. The location of the compensatory tree planting may not be in the immediate proximity of the site.

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

19. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
20. The proposed remediation work being carried out in accordance with the requirements set out in the submitted Remedial Action Plan by JM Environments, dated 5 December 2016.
21. 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 Council and the demolisher prior to commencement of work.
22. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
 - a) Demolition works shall be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan shall 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 appropriate 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 City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. 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 shall also include City of Newcastle's contact telephone number (49742000) and the SafeWork NSW telephone number (49212900) 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.
23. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
24. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:
 - a) 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 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* (NSW).

25. 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 Certifying Authority 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, but must be removed when the work has been completed.

26. All building work must be carried out in accordance with the provisions of the National Construction Code.

27. The existing building on site is to be upgraded so as to comply with the Performance Requirements of Parts C, D and E of Volume One of the Building Code of Australia.

Full details on means of compliance are to be nominated in Construction Certificate documentation.

28. All building materials, plant and equipment is to be placed on the site of the development so as 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 Council reserves including the road reserve is not permitted.

29. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.

30. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices - traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.

31. 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.

32. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.

33. 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.

34. Council'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 Council for the duration of demolition and construction work.

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

35. Any excavated material to be removed from the site is to be assessed and classified in accordance with the NSW Environment Protection Authority's *'Waste Classification Guidelines Part 1: Classifying Waste'* and be transported and disposed of in accordance with the provisions of the *Protection Of The Environment Operations Act 1997* and the *Protection Of The Environment (Waste) Regulation 2014*.

36. Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to Council officers or the Principal Certifying Authority on request.

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

38. Prior to the commencement of work, a 3m 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 shall not be stockpiled on the all weather vehicle access.

39. All necessary measures are to be undertaken to control dust pollution from the site. These measures must include, but not are 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.

40. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the *Surveying and Spatial Information Act 2002* (NSW).

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

41. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council'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.
42. Prior to the issuing of any Occupation Certificate, a Validation Report being prepared by a suitably qualified consultant in accordance with the relevant NSW Environment Protection Authority Guidelines. The Validation Report is to confirm the suitability of the site for the proposed landuse and be submitted to Principle Certifying Authority and Council following implementation of the Remedial Action Plan.
43. Prior to the issue of an Occupation Certificate, the existing building on site is to be upgraded so as to comply with the Performance Requirements of Parts C, D and E of Volume One of the Building Code of Australia.

Full details on means of compliance are to be provided to the Principal Certifying Authority.

44. All works within the road reserve required by this consent are to be completed prior to the issue of any Occupation Certificate.
45. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.
46. 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 any Occupation Certificate.
47. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the Noise Impact Assessment prepared by Spectrum Acoustic Pty Ltd (November 2017). Written final certification confirming the recommended acoustic treatment has been implemented in accordance with the requirements of the above report is to be submitted to the Principal Certifying Authority and Council prior to the issue of any Occupation Certificate.

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

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

48. Waste management (recyclables and non-recyclable) is to be collected from the refuse storage areas as identified on the approved plans and returned immediately to the refuse storage areas. Under no circumstances are garbage bins to be presented to the street for kerbside collection or remain at kerbside after collection.
49. All general goods deliveries to the premises and waste collection from the premises

only being undertaken between 7:00am and 6:00pm.

50. The number of childcare places childcare centre at any one time is not to exceed 116 children.
51. Carparking is to be available in accordance with approved uses and available at all times
52. The hours of operation for the Car Parking Station is for 24 hours, 7 days.
53. The hours of operation of the Child Care Centre are to be not more than from:

DAY	START	FINISH
Monday	6:00am	7:00pm
Tuesday	6:00am	7:00pm
Wednesday	6:00am	7:00pm
Thursday	6:00am	7:00pm
Friday	6:00am	7:00pm

54. The hours of operation of the commercial premises are to be not more than from:

DAY	START	FINISH
Monday	6:00am	7:00pm
Tuesday	6:00am	7:00pm
Wednesday	6:00am	7:00pm
Thursday	6:00am	7:00pm
Friday	6:00am	7:00pm
Saturday	6:00am	7:00pm
Sunday	6:00am	7:00pm

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

55. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the *Protection of the Environment Operations Act 1997* (NSW).

Should Council consider offensive noise has emanated from the premises, the owner/occupier of the premises will be required to submit an acoustic assessment prepared by a suitably qualified acoustical consultant recommending appropriate acoustic measures necessary to ensure future compliance with this condition and will be required to implement such measures within a nominated period. Furthermore, written certification from the said consultant confirming the recommended acoustic measures have been satisfactorily implemented will be required to be submitted to Council prior to the expiration of the nominated period.

56. The use and occupation of the premises is not to give rise to the emission of any 'air impurity' as defined under the *Protection of the Environment Operations Act 1997* (NSW), that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should Council consider that unreasonable levels of air impurities have been emitted from the premises, the owner/occupier will be required to engage a suitably qualified consultant to recommend measures to control emissions of air impurities to an acceptable level and such measures being implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to Council confirming that air impurity emissions from the premises do

not interfere unreasonably with the amenity of neighbouring premises and/or other sensitive receptors before the expiration of the nominated period.

ADVISORY MATTERS

- Any proposed business identification sign or advertising sign should be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and be the subject of a separate Development Application approved prior to erection or placement in position.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council 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 of any adjoining owner under the provisions of the *Dividing Fences Act 1991* (NSW).
- Prior to commencing any building works, the following provisions of Division 6.2 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and Council is to be notified of the appointment; and
 - c) Council is to be given at least two days notice of the date intended for commencement of building works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists must describe the extent, capability and basis of design of each of the measures.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000* (NSW).
- A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* (NSW) is to be submitted to Council and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) 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 ('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 Floor Space Ratio development standard variation made under Clause 4.6 of the *Newcastle Local Environmental Plan 2012* (NLEP) has been considered and accepted.
- 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

SUBSIDENCE ADVISORY NSW GENERAL TERMS OF APPROVAL

GENERAL

1. The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or as modified by the conditions of this approval.

Note: Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application for consideration by Subsidence Advisory NSW. If amendments to the design result in the development not remaining substantially the same as that approved by this approval, a new Application will have to be submitted to Subsidence Advisory NSW.

2. This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

3. The proposed structure is to be designed to be *“safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ in accordance with AS2870 (Damage Classification) and readily repairable”* using the subsidence parameters outlined below:
 - a) Maximum vertical subsidence: 50 mm
 - b) Maximum Horizontal Strains: (+/-): 1 mm/m
 - c) Maximum Tilt: 1 mm/m
 - d) Maximum Radius of Curvature: 20 km

The proposed additional two stories and the existing six storey car-park should be designed to remain safe for an ultimate limit state using the following mine subsidence parameters;

- a) Maximum vertical subsidence: 400mm
 - b) Maximum tilt: 8 mm/m
 - c) Horizontal strains: +/- 5mm/m
 - d) Maximum radius of curvature: Skm
4. Submit an “Engineering Impact Statement” prior to commencement of detailed design for acceptance by SANSW, which shall identify the:
 - a) Mine Subsidence Parameters used for the design.
 - b) Main building elements and materials.
 - c) Risk of damage due to mine subsidence
 - d) Design measures proposed to control the risks.
 - e) Comment on the:
 - likely building damage in the event of mine subsidence.
 - sensitivity of the design to greater levels of mine subsidence.
5. Submit a final design incorporating the design methodology contained in the *“Engineering Impact Statement”*, for acceptance by Subsidence Advisory NSW prior to commencement of construction. It shall include certification by a qualified structural engineer to the effect that the improvements will remain *“safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance*

with AS2870 (Damage Classification), and readily repairable" taking into consideration the mine subsidence parameters outlined above.

6. The final design is to be submitted for acceptance by Subsidence Advisory NSW prior to the commencement of any construction work and shall:
 - a) Be developed from the concept design accompanying the DA.
 - b) Include sufficient drawing plans, long-sections, elevations and details, to fully describe the work and proposed mine subsidence mitigation measures.
 - c) Include design mitigation measures to reduce the transfer of horizontal strain into building structures.
 - d) Include design mitigation measures to relieve excessive strains into building structures.
 - e) Include an additional grade for tilt due to mine subsidence, in excess of the minimum Code requirements for structures including pipes, gutters and wet areas.
 - f) POST CONSTRUCTION
7. Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to the Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW.



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/07/2020 – DA2018/00037 – 291 KING STREET, NEWCASTLE
– CAR PARKING, SERVICED APARTMENTS, CHILD CARE CENTRE
AND COMMERCIAL PREMISES**

ITEM-21 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2018/00037 - 291 KING STREET NEWCASTLE

11 December 2017	Urban Design Consultative Committee (UDCG) on pre-lodgement basis
24 January 2018	Development Application lodged with Council
30 January – 14 February 2018	Public notification period
16 May 2018	Second visit to Urban Design Consultative Committee (UDCG)
02 April 2019	Amended plans submitted
17 April 2019	Third visit to Urban Design Consultative Committee (UDCG)
14 November 2019	Amended plans submitted
20 November 2019	Fourth visit to Urban Design Consultative Committee (UDCG)
03 May 2020	Amended plans submitted



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**DAC 21/07/2020 – DA2020/00136 – 76 LINWOOD STREET,
WICKHAM – DWELLING HOUSE – ALTERATIONS AND ADDITIONS**

PAGE 3	ITEM-22	Attachment A:	Submitted Plans
PAGE 12	ITEM-22	Attachment B:	Draft Schedule of Conditions
PAGE 15	ITEM-22	Attachment C:	Processing Chronology

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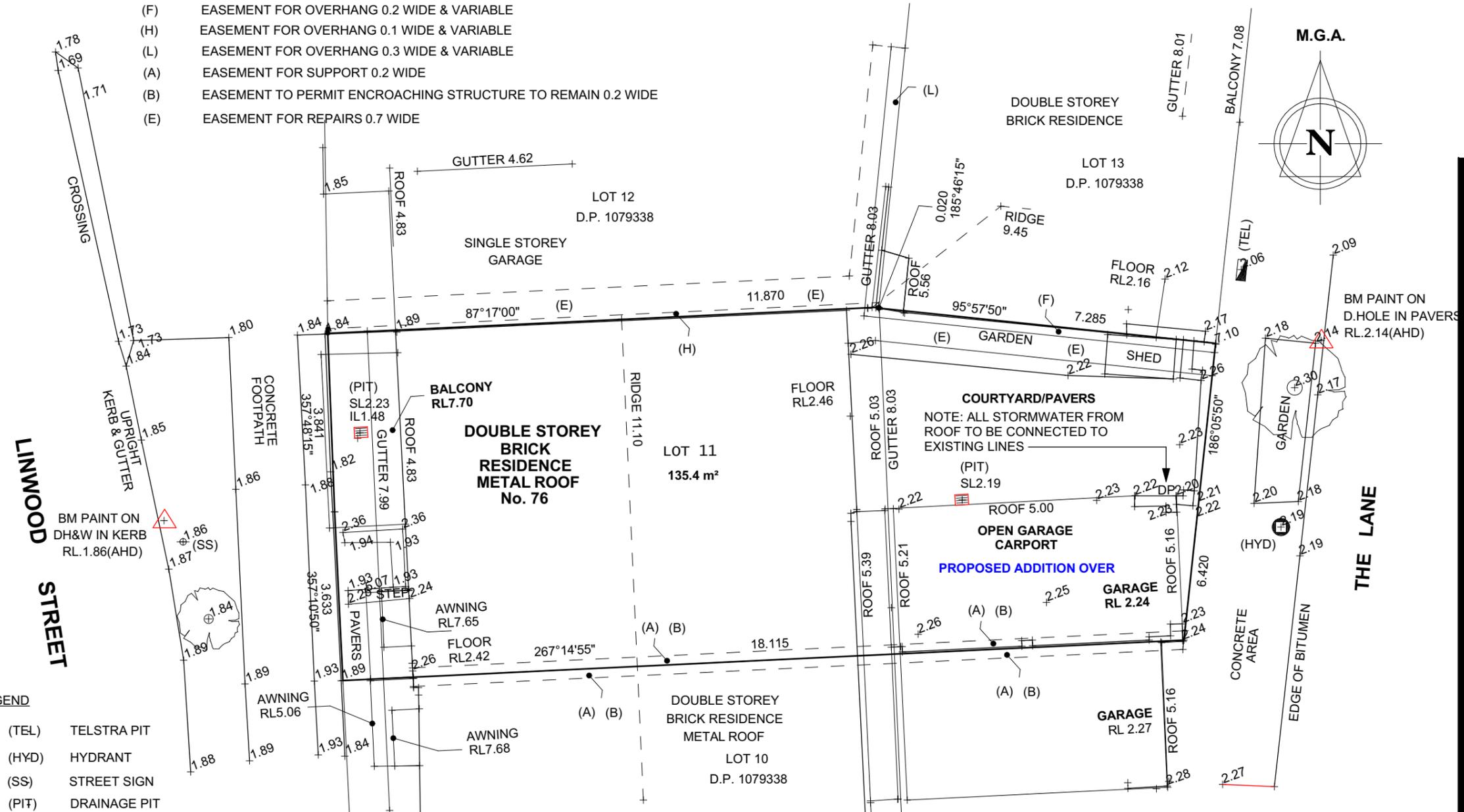
**DAC 21/07/2020 – DA2020/00136 – 76 LINWOOD STREET,
WICKHAM – DWELLING HOUSE – ALTERATIONS AND ADDITIONS**

ITEM-22 Attachment A: Submitted Plans

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- (F) EASEMENT FOR OVERHANG 0.2 WIDE & VARIABLE
- (H) EASEMENT FOR OVERHANG 0.1 WIDE & VARIABLE
- (L) EASEMENT FOR OVERHANG 0.3 WIDE & VARIABLE
- (A) EASEMENT FOR SUPPORT 0.2 WIDE
- (B) EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 0.2 WIDE
- (E) EASEMENT FOR REPAIRS 0.7 WIDE



Plot Date: 12/02/2020

Amendments:

Rev:	Detail:	Date:

Drawing:

project

PROPOSED FIRST FLOOR ADDITION & RENOVATION

SITE PLAN

client **Ms. K. Lawrence**
 site **LOT 11 DP 1079338**
76 Linwood Street,
Wickham NSW 2293

status DEVELOPMENT APPLICATION
 scale As noted (A3 sheet)
 drawn B.C.
 file 254 / 2019 DA01 of

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 www.cronansdesign.com.au m: 0416 092 264
 a: po box 114, east maitland 2323 e: info@cronansdesign.com.au
 ABN 25 113 739 840

- LEGEND**
- (TEL) TELSTRA PIT
 - (HYD) HYDRANT
 - (SS) STREET SIGN
 - (PIT) DRAINAGE PIT

- NOTES:**
1. SURVEY IS FOR CONTOUR PURPOSES ONLY
 2. BM IS AHD AS SHOWN, DATUM PM 57550 (R.L. 1.648)
 3. CONTOUR INTERVAL IS 0.2m
 4. SERVICES LOCATED BY FIELD SURVEY ONLY
 5. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL

NOTE:
 Soil erosion and sedimentation being controlled and contained within the allotment boundaries to the standards of the Department of Land & Water Conservation

SEDIMENTATION DETAILS

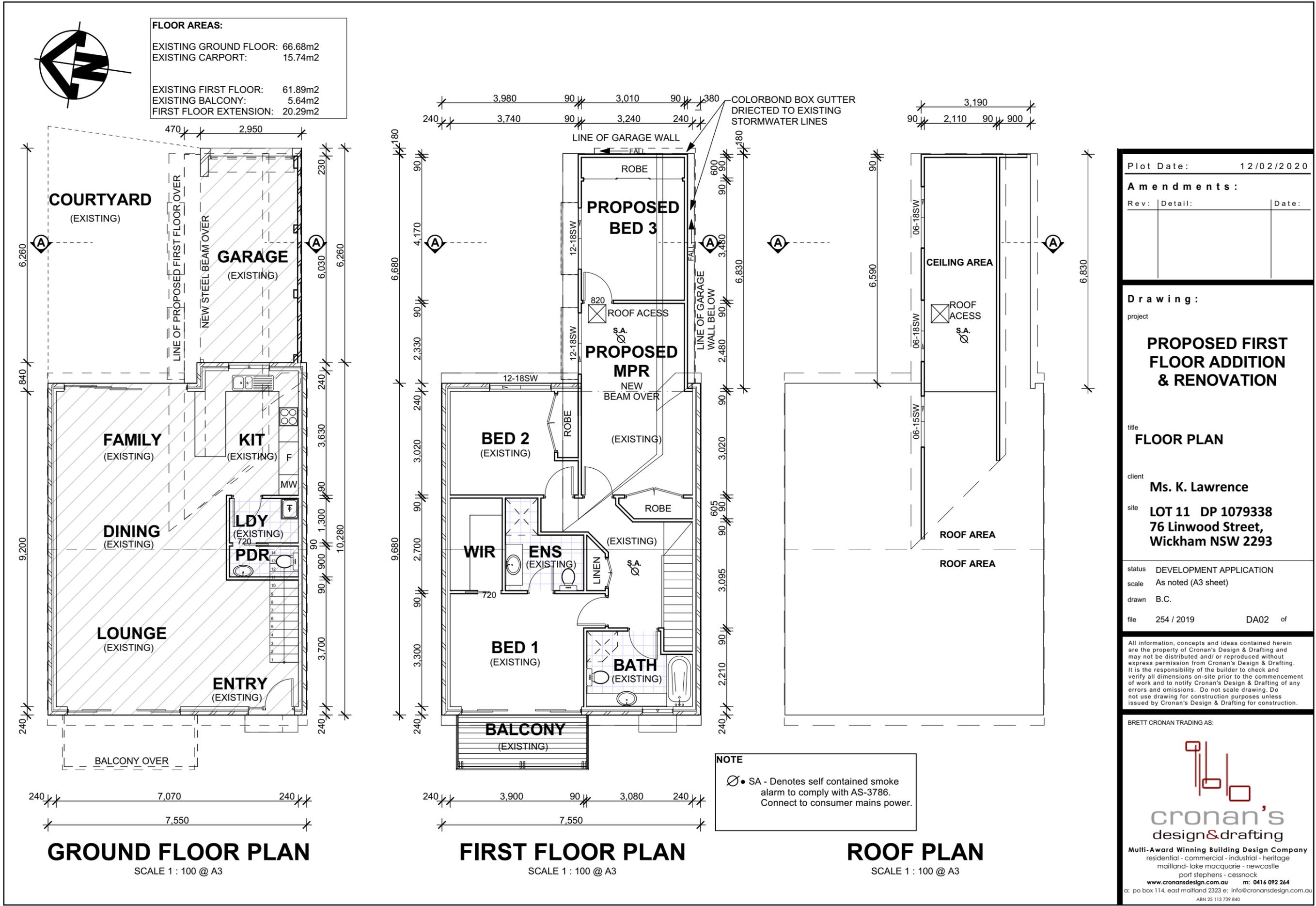
NOTE:

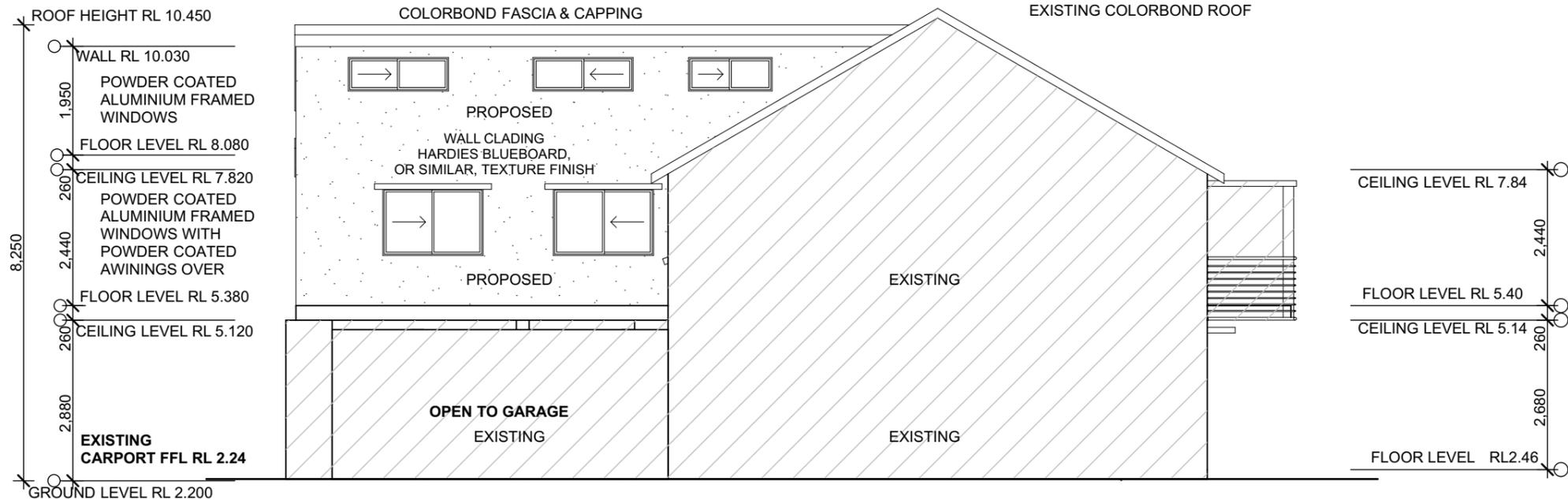
1. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
2. ALL SEDIMENTATION CONTROL STRUCTURES TO BE INSPECTED AND MAINTAINED BY SITE MANAGER DAILY.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE
5. CLEAN SEDIMENTS FROM FOOTPATHS, DRIVEWAYS AND ROADS DAILY.
6. ROOF DRAINAGE VIA SEALED PIPELINE TO STREET GUTTER ON ROOF COMPLETION.

NOTE: NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 PRIOR TO ANY EXCAVATION OR EARTHWORKS.

RENNIE GOLLEDGE PTY. LTD.
SURVEYORS & PLANNERS
CADASTRAL, ENGINEERING & MINING SURVEYORS
ENGINEERING DESIGN CONSULTANTS FILE NO. 410.19

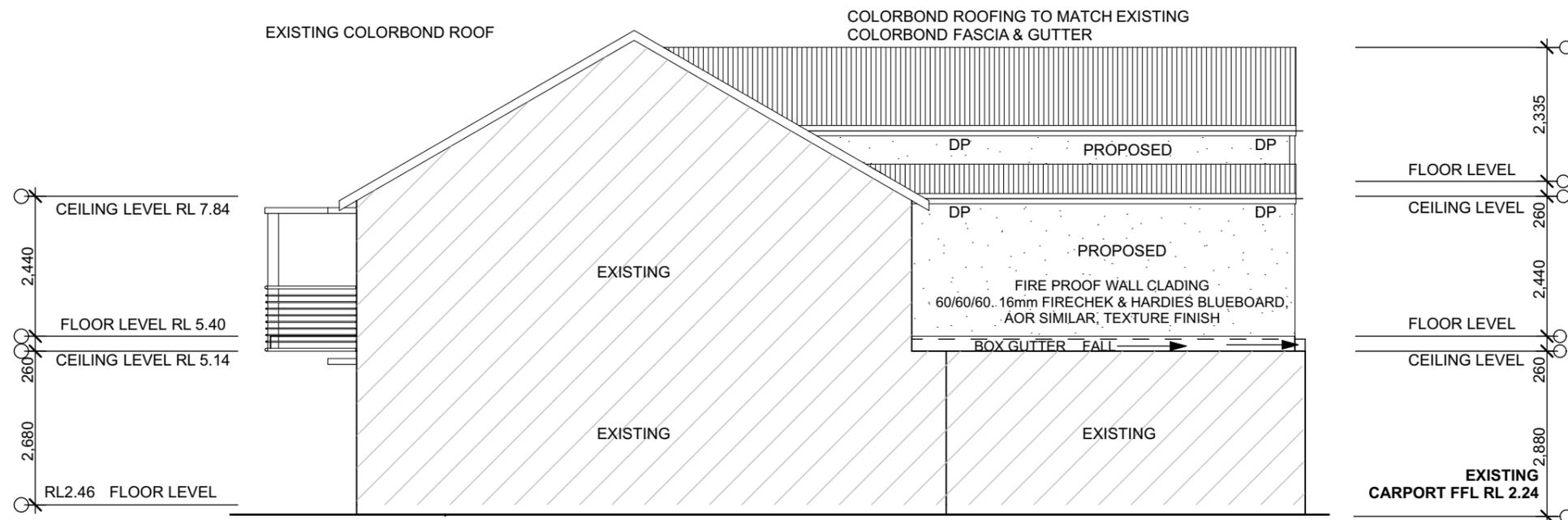
CONTOUR AND DETAIL PLAN
 SCALE 1:100 @ A3





NORTH ELEVATION

SCALE 1 : 100 @ A3



SOUTH ELEVATION

SCALE 1 : 100 @ A3

Plot Date: 12/02/2020

Amendments:

Rev:	Detail:	Date:

Drawing:

project
PROPOSED FIRST FLOOR ADDITION & RENOVATION

title
ELEVATIONS

client
Ms. K. Lawrence
 site
**LOT 11 DP 1079338
 76 Linwood Street,
 Wickham NSW 2293**

status DEVELOPMENT APPLICATION
 scale As noted (A3 sheet)
 drawn B.C.
 file 254 / 2019 DA03 of

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 a: po box 114, east maitland 2323 e: info@cronansdesign.com.au
 ABN 25 113 739 840

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A369932

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Wednesday, 12, February 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Ms. K. Lawrence
Street address	76 Linwood Street Wickham 2293
Local Government Area	Newcastle City Council
Plan type and number	Deposited Plan 1079338
Lot number	11
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

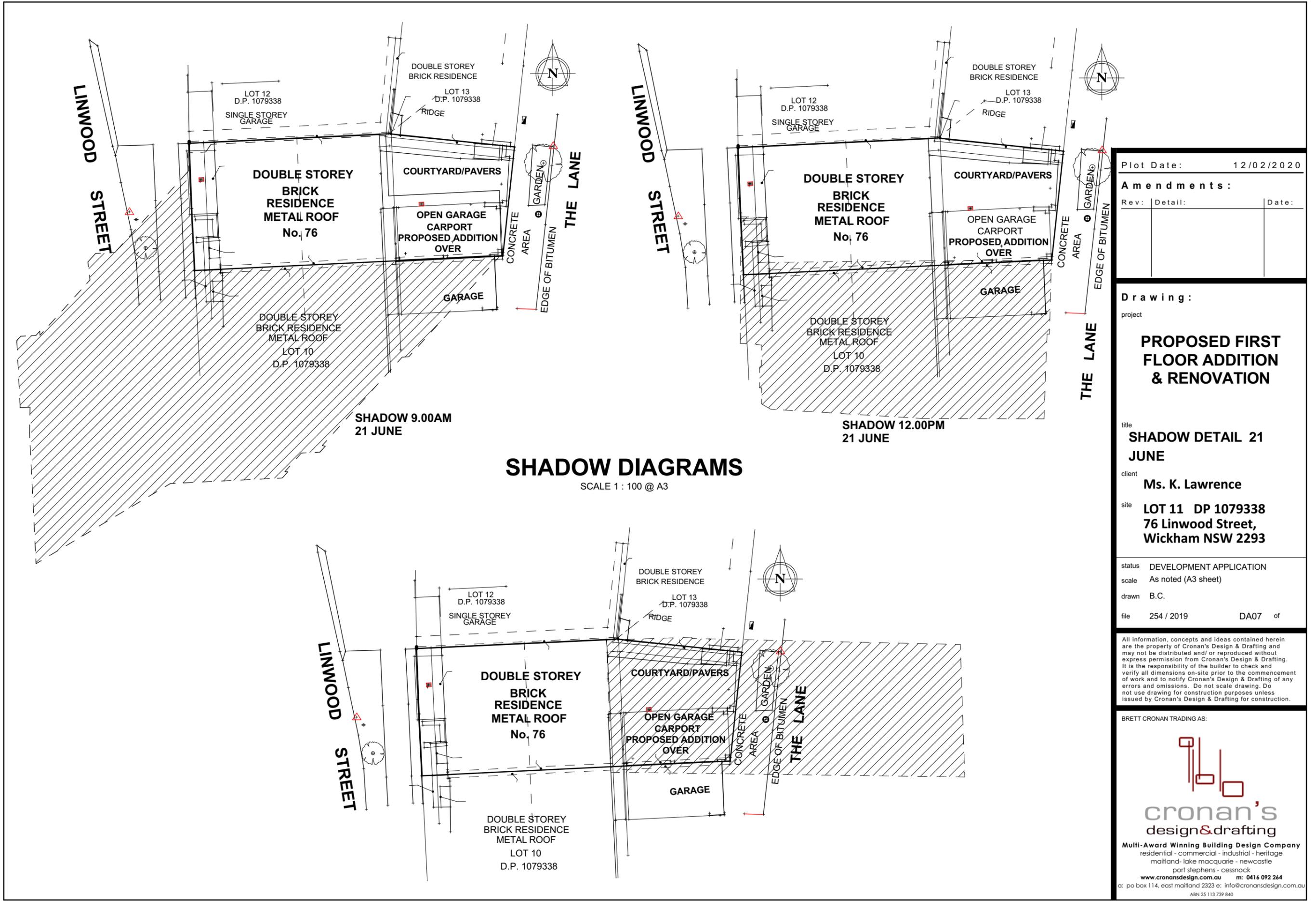
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check															
Lighting																		
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓															
Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check															
Insulation requirements																		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓															
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>suspended floor with open subfloor: framed (R0.7).</td> <td>R0.8 (down) (or R1.50 including construction)</td> <td></td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>flat ceiling, pitched roof</td> <td>ceiling: R1.95 (up), roof: foil backed blanket (55 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> <tr> <td>raked ceiling, pitched/skillion roof: framed</td> <td>ceiling: R2.24 (up), roof: foil backed blanket (55 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			
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Plot Date: 12/02/2020		
Amendments:		
Rev:	Detail:	Date:
Drawing:		
project		
PROPOSED FIRST FLOOR ADDITION & RENOVATION		
title		
BASIX REPORT		
client		
Ms. K. Lawrence		
site		
LOT 11 DP 1079338 76 Linwood Street, Wickham NSW 2293		
status DEVELOPMENT APPLICATION		
scale As noted (A3 sheet)		
drawn B.C.		
file 254 / 2019	DA05	of
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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors					
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓		
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓		
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓		
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓		
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓		
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓		
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
W1	N	2.16	0 0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	N	2.16	0 0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	N	1.08	0 0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	N	1.08	0 0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Plot Date: 12/02/2020		
A m e n d m e n t s :		
Rev:	Detail:	Date:
D r a w i n g :		
project		
PROPOSED FIRST FLOOR ADDITION & RENOVATION		
title		
BASIX REPORT		
client		
Ms. K. Lawrence		
site		
LOT 11 DP 1079338 76 Linwood Street, Wickham NSW 2293		
status		
DEVELOPMENT APPLICATION		
scale		
As noted (A3 sheet)		
drawn		
B.C.		
file		
254 / 2019 DA06 of		
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SHADOW DIAGRAMS
SCALE 1 : 100 @ A3

Plot Date: 12/02/2020

Amendments:

Rev:	Detail:	Date:

Drawing:

project
PROPOSED FIRST FLOOR ADDITION & RENOVATION

title
SHADOW DETAIL 21 JUNE

client
Ms. K. Lawrence
site
**LOT 11 DP 1079338
76 Linwood Street,
Wickham NSW 2293**

status DEVELOPMENT APPLICATION
scale As noted (A3 sheet)
drawn B.C.
file 254 / 2019 DA07 of

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 21/07/2020 – DA2020/00136 – 76 LINWOOD STREET,
WICKHAM – DWELLING HOUSE – ALTERATIONS AND ADDITIONS**

ITEM-22 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No: DA2020/00136

Land: Lot 11 DP 1079338

Property Address: 76 Linwood Street Wickham NSW 2293

Proposed Development: Dwelling house - Alterations and additions

1. The development does not adequately address the matters required to be demonstrated by Clause 4.6(3) of NLEP 2012). [Section 4.15(1) Environmental Planning and Assessment Act 1979].
2. The development is not consistent with the objectives of the floor space ratio development standard (Clause 4.4 of NLEP 2012). [Section 4.15(1) Environmental Planning and Assessment Act 1979].
3. The development will not be in the public interest because it is not consistent with the objectives for development within the R2 Low Density Residential zone in which the development is proposed to be carried out. [Section 4.15(1) Environmental Planning and Assessment Act 1979].
4. The development will have substantial impacts on neighbouring properties in terms of bulk, scale, and overshadowing. [Section 4.15(1)(b) Environmental Planning and Assessment Act 1979].



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**DAC 21/07/2020 – DA2020/00136 – 76 LINWOOD STREET,
WICKHAM – DWELLING HOUSE – ALTERATIONS AND ADDITIONS**

ITEM-22 Attachment C: Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2020/00136 76 Linwood St Wickham

19 February 2020	Application lodged
10 March 2020	Public notification of application (14 days)
24 April 2020	Further information requested
5 May 2020	Applicant advised that the variation to the floor space ratio (FSR) is not supported
12 May 2020	Discussion held with applicant's planning consultant regarding the variation to the FSR
15 May 2020	Application called in by Councillors Mackenzie and Duncan
19 May 2020	Further information received
1 June 2020	Applicant and owner requested to submit the information received 19 May in the format of Council's application form to vary a development standard