



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/08/20 – DA2018/00266.01 – 21-25 BRUNKER ROAD,
ADAMSTOWN – MODIFICATION - MIXED USE COMMERCIAL AND
SHOP TOP HOUSING - CHANGE OF USE TO SENIOR LIVING WITH
INCREASED RESIDENTIAL UNITS AND CHANGE TO OVERALL
BUILDING HEIGHT**

PAGE 3	ITEM-28	Attachment A:	Submitted Plans
PAGE 34	ITEM-28	Attachment B:	Draft Schedule of Conditions
PAGE 53	ITEM-28	Attachment C:	Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/08/20 – DA2018/00266.01 – 21-25 BRUNKER ROAD,
ADAMSTOWN – MODIFICATION - MIXED USE COMMERCIAL AND
SHOP TOP HOUSING - CHANGE OF USE TO SENIOR LIVING WITH
INCREASED RESIDENTIAL UNITS AND CHANGE TO OVERALL
BUILDING HEIGHT**

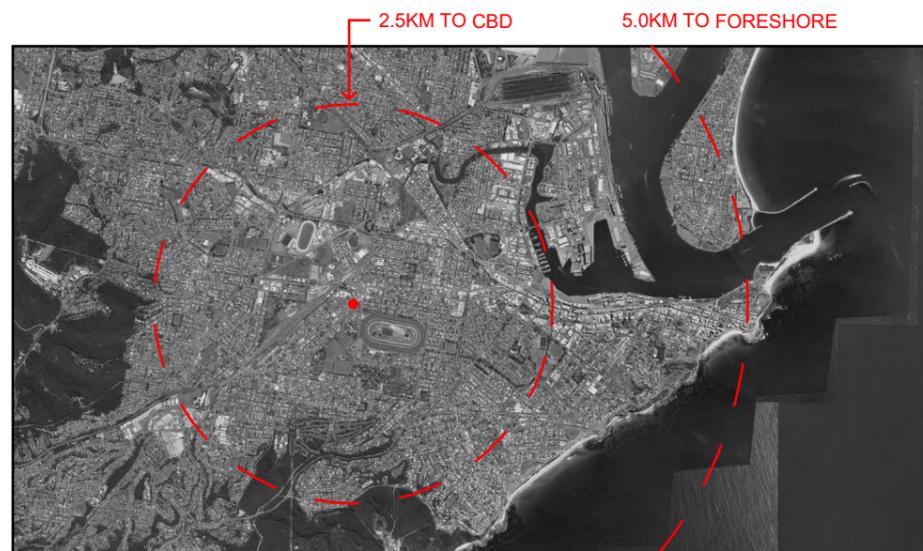
ITEM-28 **Attachment A:** Submitted Plans

DISTRIBUTED UNDER SEPARATE COVER



S4.55 APPLICATION TO MODIFY DEVELOPMENT CONSENT ARCHITECTURAL DOCUMENTATION

Oak Tree Seniors Living Apartments 21-25 Brunker Road Broadmeadow



SITE LOCATION: CITY CONTEXT - NTS



SITE LOCATION: LOCAL CONTEXT - NTS

Survey By Parker Skanlon, Ref B1624
Issued on 26 April 2017

Schedule of Drawings

Architecturals

DA000	COVER PAGE	DA152	SOLAR DIAGRAMS - SHEET 3
DA001	SITE ANALYSIS - SHEET 1	DA200	ELEVATIONS - SHEET 1
DA002	SITE ANALYSIS - SHEET 2	DA201	ELEVATIONS - SHEET 2
DA003	FORM ANALYSIS	DA202	ELEVATIONS - SHEET 3
DA004	CONCEPT DIAGRAMS - 1	DA203	ELEVATIONS - SHEET 4
DA005	CONCEPT DIAGRAMS - 2	DA300	SECTIONS
DA020	PERSPECTIVES - SHEET 1	DA350	EXTERNAL FINISHES
DA030	DEMOLITION PLAN	DA600	POWERPOLE CLEARANCES
DA040	SITE COVERAGE PLAN	DA900	SHADOWS - SHEET 1
DA100	GROUND FLOOR	DA901	SHADOWS - SHEET 2
DA101	FIRST FLOOR PLAN	DA902	SHADOWS - SHEET 3
DA102	SECOND FLOOR PLAN	DA903	SHADOWS - SHEET 4
DA103	THIRD FLOOR PLAN	DA904	SHADOWS - SHEET 5
DA104	ROOF TERRACE PLAN	DA905	SHADOWS - SHEET 6
DA120	APARTMENT MIX	DA906	SHADOWS - SHEET 7
DA125	VENTILATION DIAGRAMS	DA920	SEDIMENT CONTROL
DA150	SOLAR DIAGRAMS - SHEET 1		
DA151	SOLAR DIAGRAMS - SHEET 2		

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Skanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerskanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
**21-25 Brunker Road
Broadmeadow**
Client
Oak Tree Group

Drawing
COVER PAGE

Scale
As Shown @ A3

DRAWN
WF

Date
26/05/2020

QA CHECKED
DH

Drawing Number
DA000

Issue
A

Project Number
19084

ELK
designs



PERSPECTIVE VIEW TO COMMUNAL AREA AND ENTRY ALONG BRUNCKER ROAD

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Bruncker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue	Description	Date
A	FOR S4.55 SUBMISSION	21-02-2020

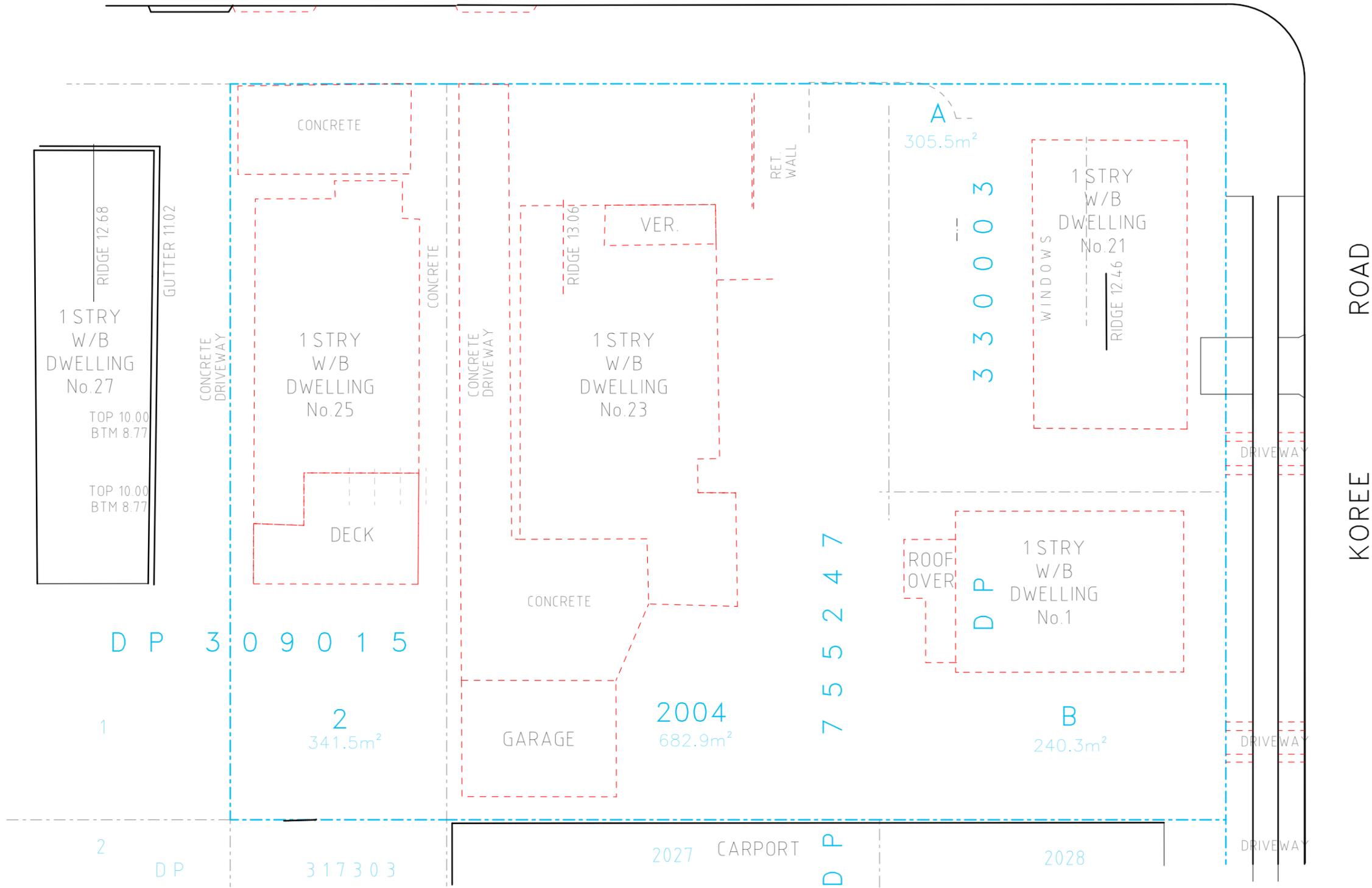
Project	Oak Tree Seniors Living Apartments
Location	21-25 Bruncker Road Broadmeadow
Client	Oak Tree Group

Drawing	PERSPECTIVES - SHEET 1
Scale	As Shown @ A3
Date	26/05/2020
DRAWN	WF
QA CHECKED	DH

Drawing Number	DA020
Issue	A
Project Number	19084



BRUNKER ROAD



LEGEND

- TO BE DEMOLISHED
- BUILDING FOOTPRINT

NOTES

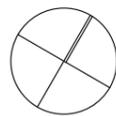
- FOR STORMWATER DESIGN REFER TO CIVIL ENGINEERS DOCUMENTATION
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61.(BUILDER TO CONFIRM LOCATIONS)
- DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER.
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

DEMOLITION PLAN 1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@de Wittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



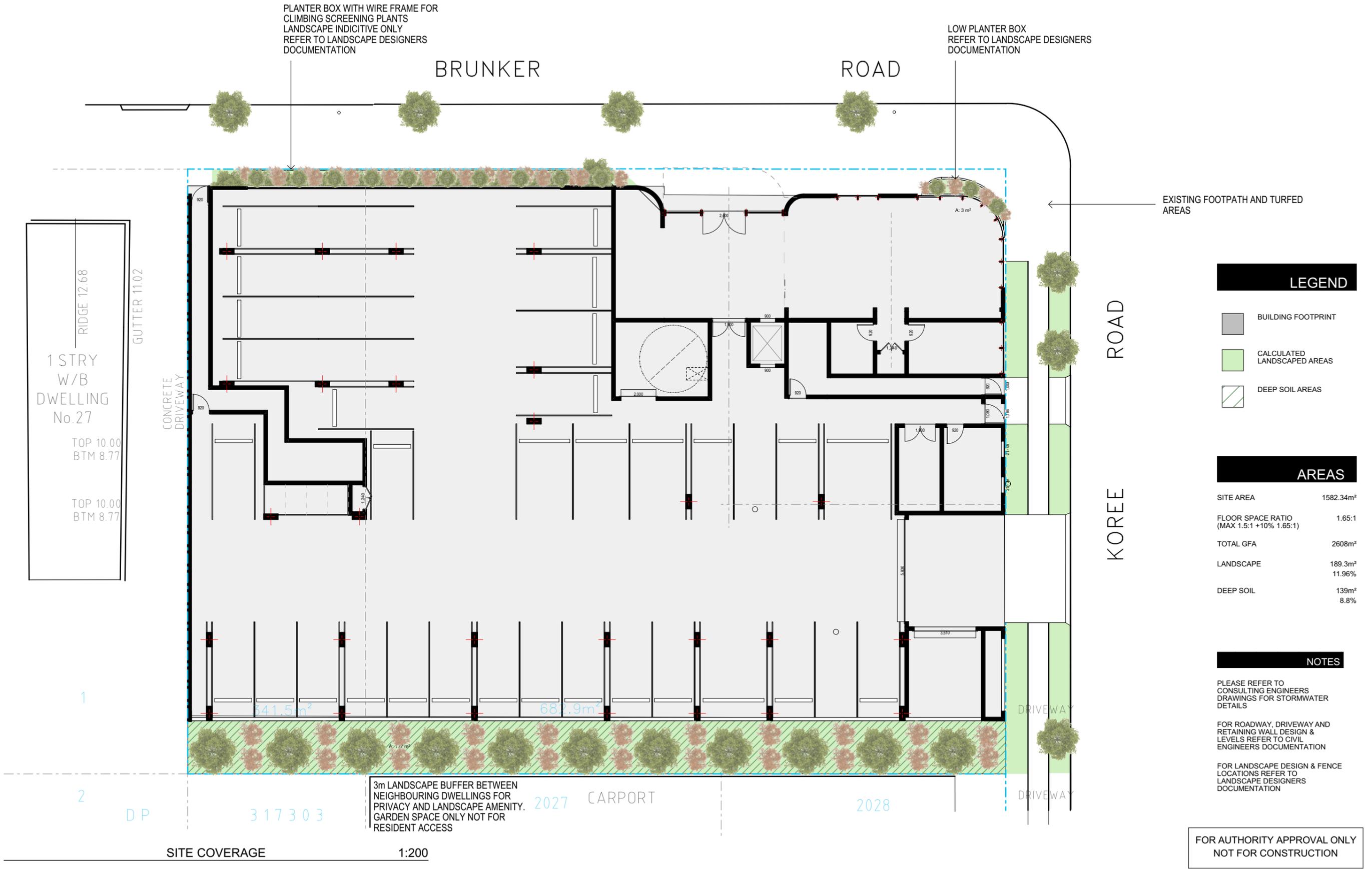
Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project Location
Oak Tree Seniors Living Apartments
21-25 Brunker Road
Broadmeadow
Client
Oak Tree Group

Drawing
DEMOLITION PLAN
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

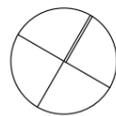
Drawing Number
DA030
Issue
A
Project Number
19084





ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Bruncker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: admin@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Bruncker Road Broadmeadow
Client
Oak Tree Group

Drawing
SITE COVERAGE PLAN
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA040
Issue
A
Project Number
19084



- x35 CAR SPACES TOTAL
- x4 disable spaces
- x5 AS2890.6 compliant (3,200mm)
- x2 wider 3,800mm
- x24 Standard Car Spaces

PLANTER BOX WITH WIRE FRAME FOR CLIMBING SCREENING PLANTS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

BRUNKER ROAD

LOW PLANTER BOX REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

FIRE EGRESS TO BRUNKER ROAD

PERFORATED SCREEN FOR CAR PARK VENTILATION

LINE OF STREET AWNING ABOVE

LINE OF FEATURE FOYER CEILING ABOVE

BIKE STORAGE



EXISTING FOOTPATH AND TURFED AREAS

FIRE EGRESS TO KOREE ROAD

KOREE ROAD

FIRE HYDRANT BOOSTER ASSEMBLY

1

2

DP

3 1 7 3 0 3

2027

2028

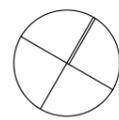
GROUND FLOOR

1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hatley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: admin@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@de Wittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue	Description	Date
A	FOR S4.55 SUBMISSION	21-02-2020
B	FOR S4.55 SUBMISSION	26-05-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
GROUND FLOOR

Scale
As Shown @ A3

DRAWN
WF

Date
26/05/2020

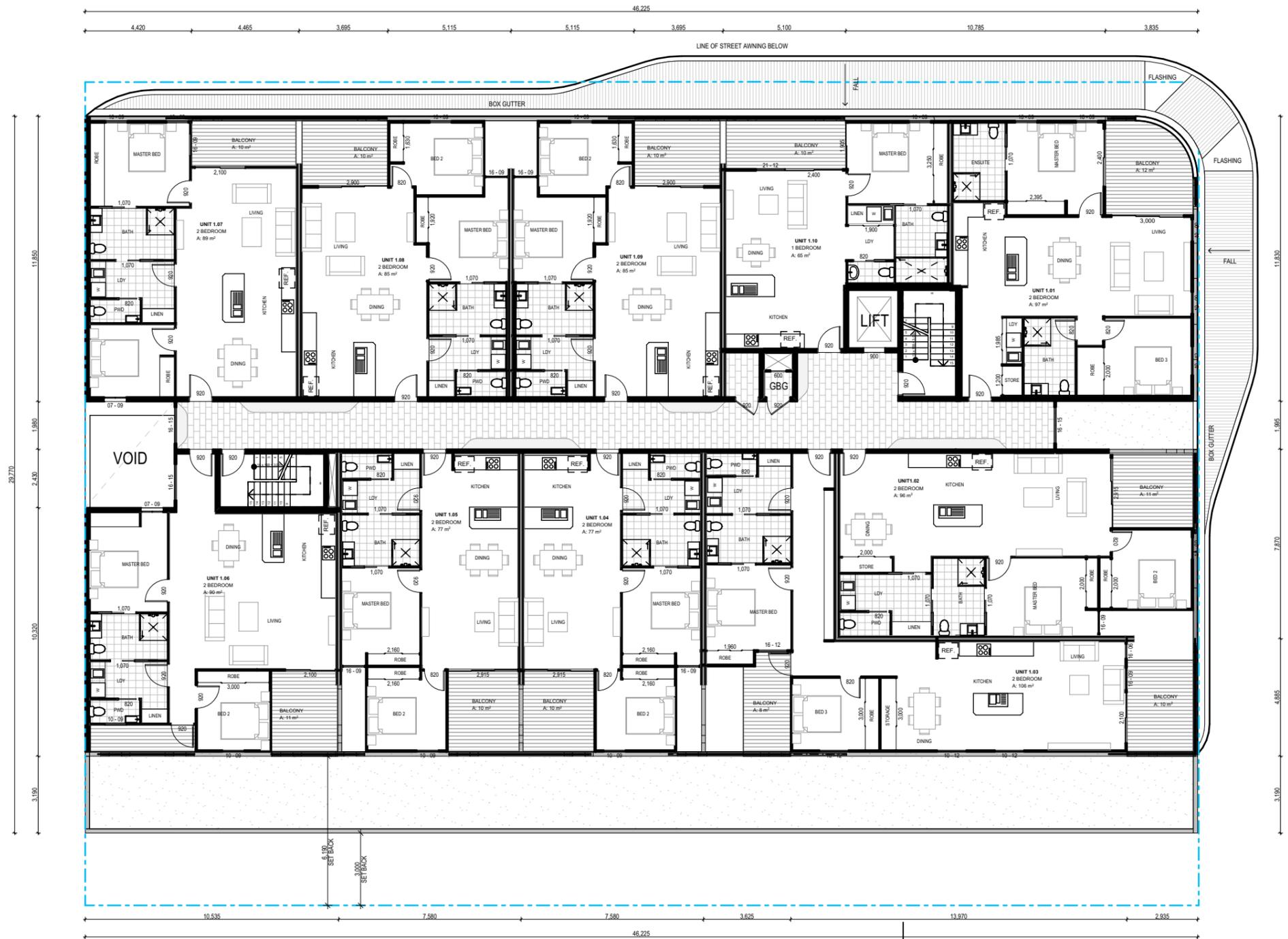
QA CHECKED
DH

Drawing Number
DA100

Issue
B

Project Number
19084





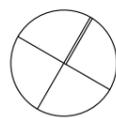
AREA CALCULATION (m2)		
		2,496
02. LANDSCAPING		219
BALCONY		482
UNIT 1.02	2 BEDROOM	96
UNIT 1.01	2 BEDROOM	97
UNIT 1.03	2 BEDROOM	106
UNIT 1.04	2 BEDROOM	77
UNIT 1.05	2 BEDROOM	77
UNIT 1.06	2 BEDROOM	90
UNIT 1.07	2 BEDROOM	89
UNIT 1.08	2 BEDROOM	85
UNIT 1.09	2 BEDROOM	85
UNIT 1.10	1 BEDROOM	65
UNIT 2.01	2 BEDROOM	97
UNIT 2.02	2 BEDROOM	96
UNIT 2.03	2 BEDROOM	106
UNIT 2.04	2 BEDROOM	77
UNIT 2.05	2 BEDROOM	76
UNIT 2.06	2 BEDROOM	90
UNIT 2.07	2 BEDROOM	89
UNIT 2.08	2 BEDROOM	85
UNIT 2.09	2 BEDROOM	85
UNIT 2.10	1 BEDROOM	65
UNIT 3.01	2 BEDROOM	84
UNIT 3.02	2 BEDROOM	85
UNIT 3.03	2 BEDROOM	85
UNIT 3.04	1 BEDROOM	61
UNIT 3.05	2 BEDROOM	85
UNIT 3.06	1 BEDROOM	63
UNIT 3.07	2 BEDROOM	80
UNIT 3.08	1 BEDROOM	61
UNIT 3.09		

AREA CALCULATION

FIRST FLOOR 1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dwittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
FIRST FLOOR PLAN

Scale
As Shown @ A3

DRAWN
WF

Date
26/05/2020

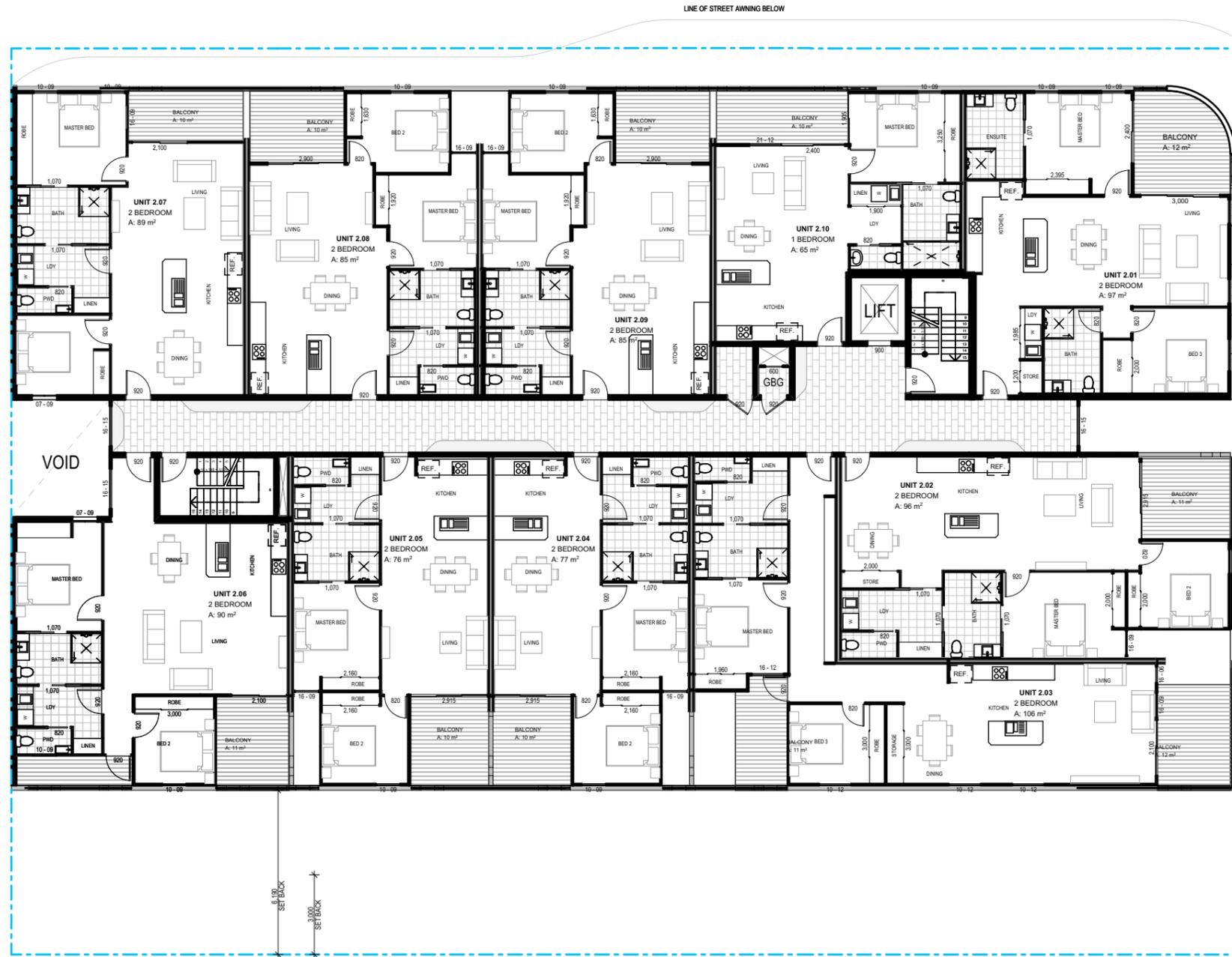
QA CHECKED
DH

Drawing Number
DA101

Issue
A

Project Number
19084





AREA CALCULATION (m2)	
	2,496
02. LANDSCAPING	219
BALCONY	482
UNIT 1.02	2 BEDROOM 96
UNIT 1.01	2 BEDROOM 97
UNIT 1.03	2 BEDROOM 106
UNIT 1.04	2 BEDROOM 77
UNIT 1.05	2 BEDROOM 77
UNIT 1.06	2 BEDROOM 90
UNIT 1.07	2 BEDROOM 89
UNIT 1.08	2 BEDROOM 85
UNIT 1.09	2 BEDROOM 85
UNIT 1.10	1 BEDROOM 65
UNIT 2.01	2 BEDROOM 97
UNIT 2.02	2 BEDROOM 96
UNIT 2.03	2 BEDROOM 106
UNIT 2.04	2 BEDROOM 77
UNIT 2.05	2 BEDROOM 76
UNIT 2.06	2 BEDROOM 90
UNIT 2.07	2 BEDROOM 89
UNIT 2.08	2 BEDROOM 85
UNIT 2.09	2 BEDROOM 85
UNIT 2.10	1 BEDROOM 65
UNIT 3.01	2 BEDROOM 84
UNIT 3.02	2 BEDROOM 85
UNIT 3.03	2 BEDROOM 85
UNIT 3.04	1 BEDROOM 61
UNIT 3.05	2 BEDROOM 85
UNIT 3.06	1 BEDROOM 63
UNIT 3.07	2 BEDROOM 80
UNIT 3.08	1 BEDROOM 61
UNIT 3.09	

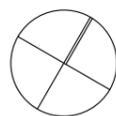
AREA CALCULATION

SECOND FLOOR

1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dwittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

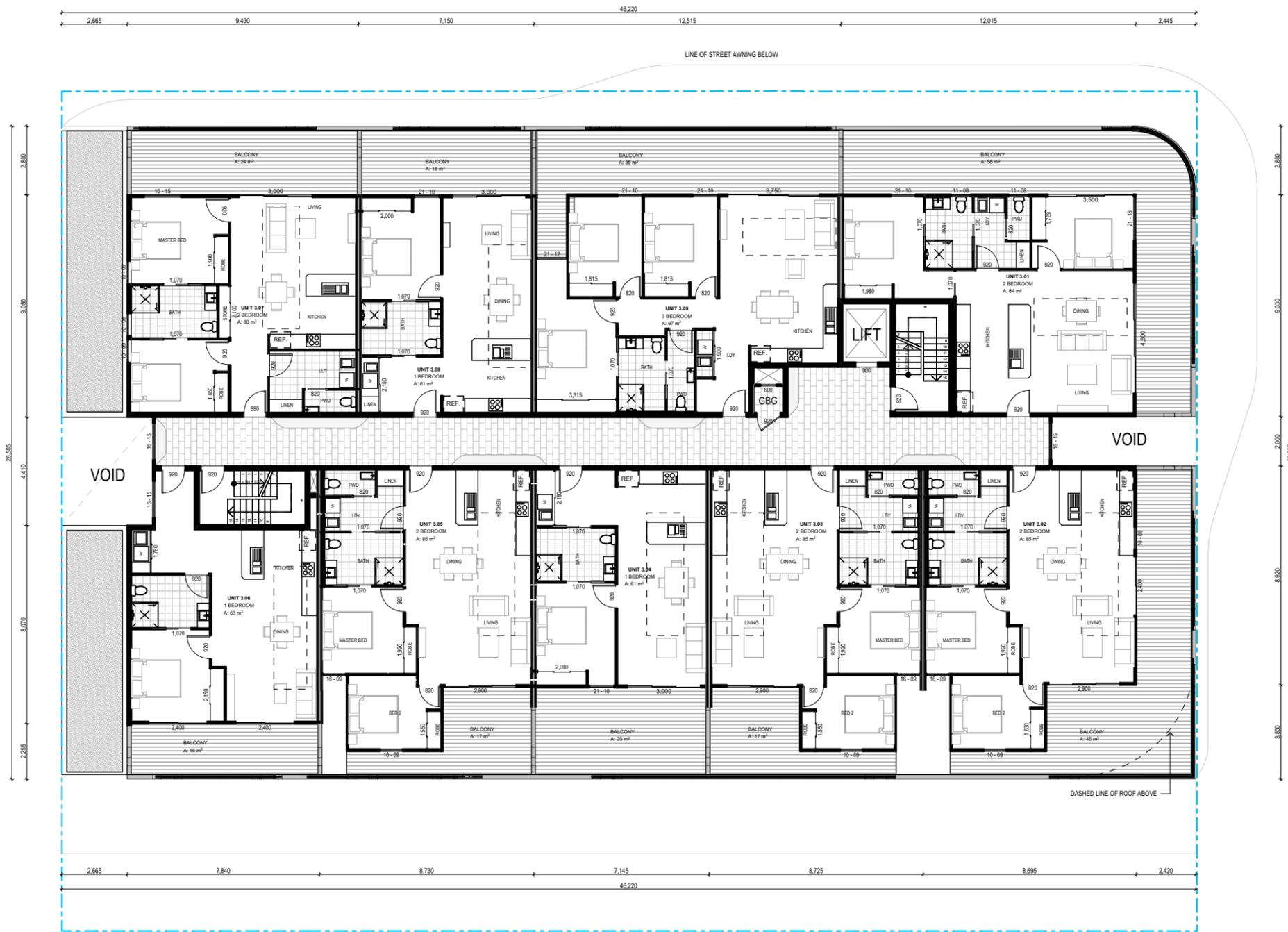
Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SECOND FLOOR PLAN
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA102
Issue
A
Project Number
19084





AREA CALCULATION (m2)	
	2,496
02. LANDSCAPING	219
BALCONY	482
UNIT 1.02	2 BEDROOM 96
UNIT 1.01	2 BEDROOM 97
UNIT 1.03	2 BEDROOM 106
UNIT 1.04	2 BEDROOM 77
UNIT 1.05	2 BEDROOM 77
UNIT 1.06	2 BEDROOM 90
UNIT 1.07	2 BEDROOM 89
UNIT 1.08	2 BEDROOM 85
UNIT 1.09	2 BEDROOM 85
UNIT 1.10	1 BEDROOM 65
UNIT 2.01	2 BEDROOM 97
UNIT 2.02	2 BEDROOM 96
UNIT 2.03	2 BEDROOM 106
UNIT 2.04	2 BEDROOM 77
UNIT 2.05	2 BEDROOM 76
UNIT 2.06	2 BEDROOM 90
UNIT 2.07	2 BEDROOM 89
UNIT 2.08	2 BEDROOM 85
UNIT 2.09	2 BEDROOM 85
UNIT 2.10	1 BEDROOM 65
UNIT 3.01	2 BEDROOM 84
UNIT 3.02	2 BEDROOM 85
UNIT 3.03	2 BEDROOM 85
UNIT 3.04	1 BEDROOM 61
UNIT 3.05	2 BEDROOM 85
UNIT 3.06	1 BEDROOM 63
UNIT 3.07	2 BEDROOM 80
UNIT 3.08	1 BEDROOM 61
UNIT 3.09	

AREA CALCULATION

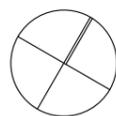
THIRD FLOOR

1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dwittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project Location Client
Oak Tree Seniors Living Apartments
21-25 Brunner Road Broadmeadow
Oak Tree Group

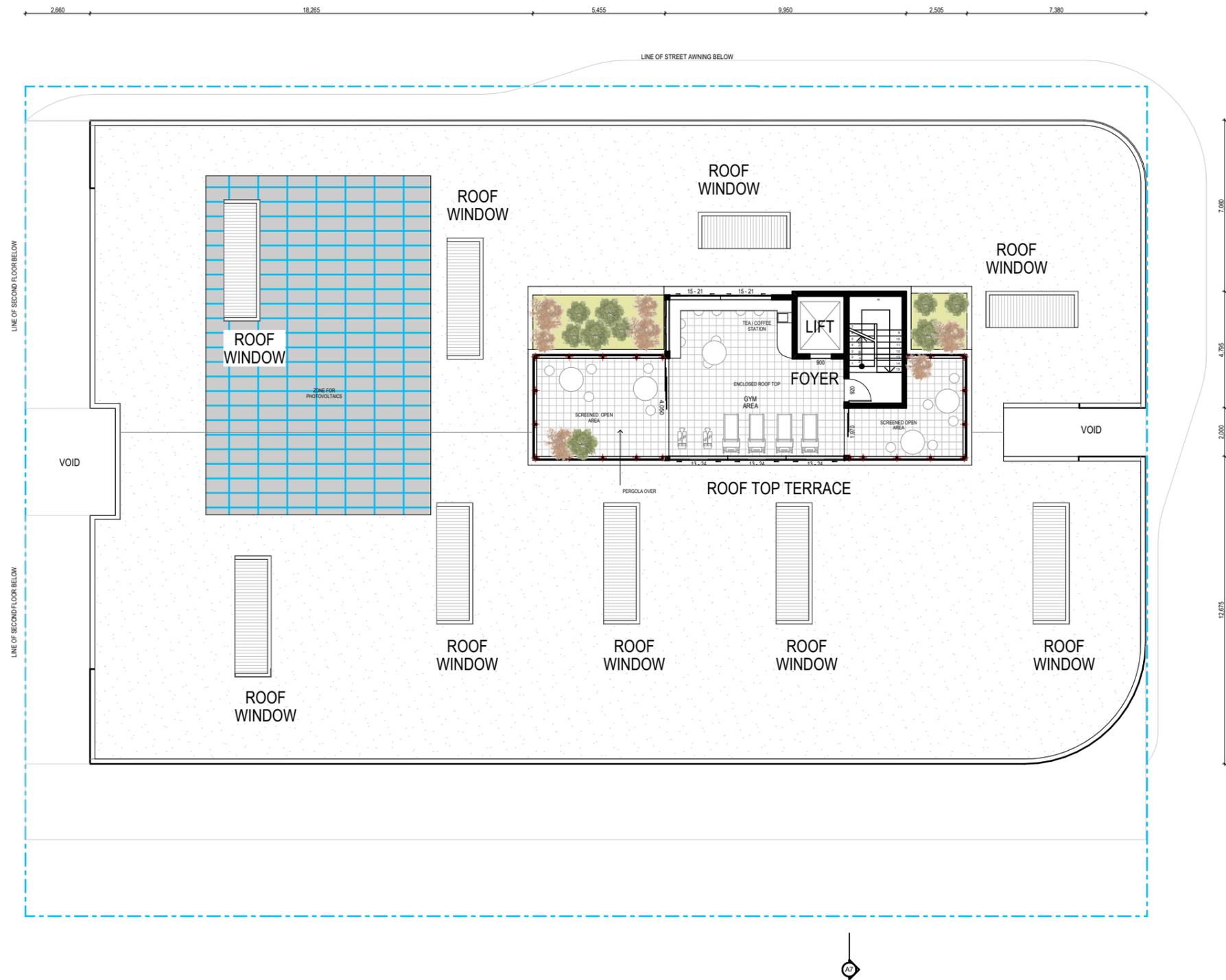
Drawing Title Scale Date
THIRD FLOOR PLAN
As Shown @ A3 26/05/2020

DRAWN BY: **WF**
QA CHECKED: **DH**

Drawing Number Issue Project Number
DA103
A
19084



PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

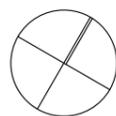


ROOF TERRACE 1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hatley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dwittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

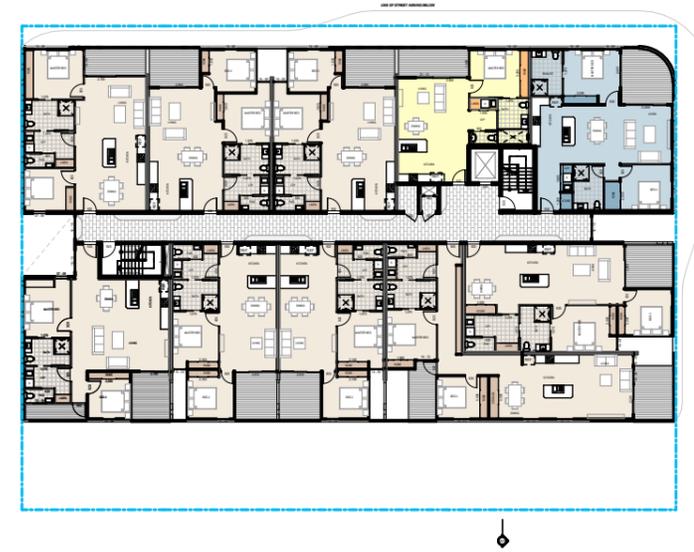
Drawing
ROOF TERRACE PLAN
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA104
Issue
A
Project Number
19084

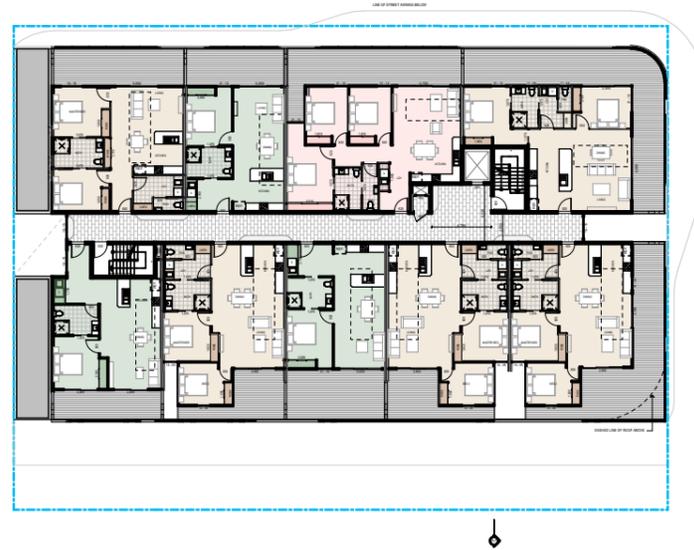




APARTMENT MIX - FIRST FLOOR 1:500



APARTMENT MIX - SECOND FLOOR 1:500

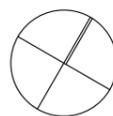


APARTMENT MIX - THIRD FLOOR 1:500

	APARTMENT TYPE	AMOUNT
	1 BED PLUS 1 BATH	3
	1 BED PLUS 1.5 BATH	2
	2 BED PLUS 1.5 BATH	21
	2 BED PLUS 2 BATH	2
	3 BED PLUS 1.5 BATH	1

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hatley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

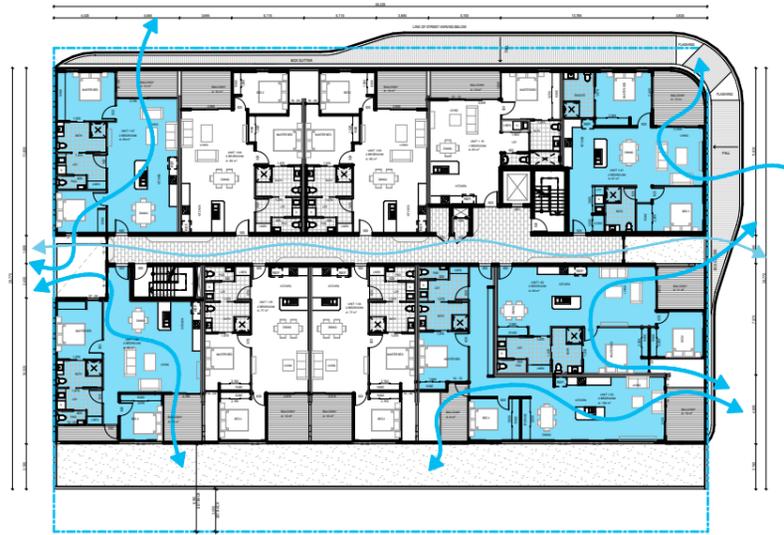
Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
APARTMENT MIX
Scale
As Shown @ A3
DRAWN
WF

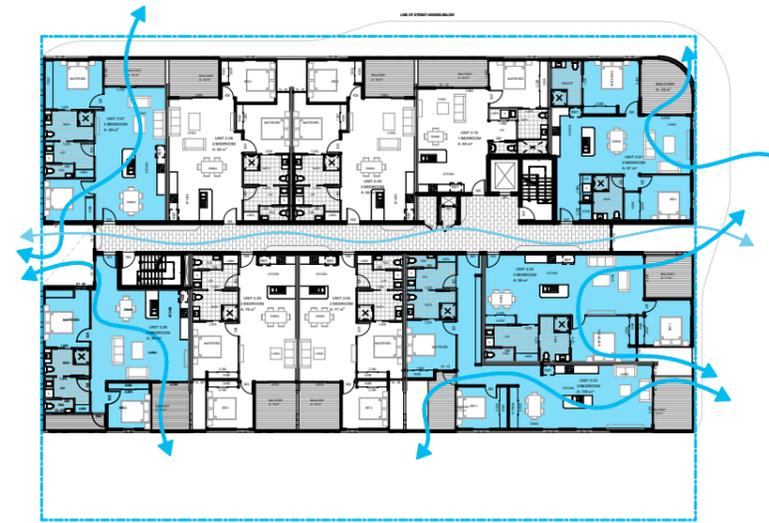
Date
26/05/2020
QA CHECKED
DH

Drawing Number
DA120
Issue
A
Project Number
19084





VENTILATION - FIRST FLOOR 1:500



VENTILATION - SECOND FLOOR 1:500



VENTILATION - THIRD FLOOR 1:500

NOTE: THE THIRD FLOOR UTILISES ROOF WINDOWS FOR VENTILATION PURPOSES FOR SINGLE ASPECT APARTMENTS

- 19 APARTMENTS ACHIEVE CROSS VENTILATION
- SINGLE ASPECT APARTMENTS

19 OF 29 APARTMENTS MEET THE OBJECTIVE OF THE NATURAL VENTILATION REQUIREMENTS

MINIMUM COMPLIANCE - 60.00%
 PERCENTAGE COMPLIANCE - **65.52%**

FOR AUTHORITY APPROVAL ONLY
 NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
 266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
 Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
 Drawings are to be read in conjunction with all contract documents.
 Use figured dimensions only. Do not scale from drawings.
 ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
 The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
 Parker Scanlon Pty Ltd
 p: (02) 4969 6995
 e: mark@parkerscanlon.com.au

Town Planner
 De Witt Consulting
 p: (02) 4942 5441
 e: emmam@dewittconsulting.com.au

Civil Engineers
 MPC Consulting Engineers
 p: (02) 4927 5566
 e: admin@mpceng.com.au

Energy Assessment
 Evergreen Energy Consultants
 p: (02) 4975 5350 m: 0407 886 275
 e: joseph@evergreenecc.com.au

Quantity Surveyor
 Denary Quantity Surveying
 p: (02) 4952 1087
 e: info@denary.net.au

Landscape Consultant
 MUD
 p: 0415 883 167
 e: mark@mud.design



Issue Description Date
 A FOR S4.55 SUBMISSION 21-02-2020

Project Location
Oak Tree Seniors Living Apartments
21-25 Brunner Road
Broadmeadow
 Client
Oak Tree Group

Drawing
VENTILATION DIAGRAMS
 Scale As Shown @ A3
 Date 26/05/2020
 DRAWN WF
 QA CHECKED DH

Drawing Number
DA125
 Issue A
 Project Number
19084



LEGEND

 UNIT ACHIEVING SOLAR ACCESS

CALCULATIONS

APARTMENT NO.	HOURS IN COMPLIANCE	COMPLY
1.01	3	YES
1.02	3	YES
1.03	3	YES
1.04	0	NO
1.05	0	NO
1.06	0	NO
1.07	6	YES
1.08	4	YES
1.09	4	YES
1.10	5	YES
2.01	4	YES
2.02	3	YES
2.03	3	YES
2.04	0	NO
2.05	0	NO
2.06	0	NO
2.07	6	YES
2.08	3	YES
2.09	4	YES
2.10	5	YES
3.01	6	YES
3.02	7	YES
3.03	0	NO
3.04	0	NO
3.05	5	YES
3.06	4	YES
3.07	5	YES
3.08	5	YES
3.09	5	YES

TOTAL NUMBER OF UNITS IN COMPLIANCE WITH OBJ 4A-1.1 **21/29**
72%



FIRST FLOOR 09:00 1:500



FIRST FLOOR 10:00 1:500



FIRST FLOOR 11:00 1:500



FIRST FLOOR 12:00 1:500



FIRST FLOOR 13:00 1:500



FIRST FLOOR 14:00 1:500

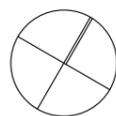


FIRST FLOOR 15:00 1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project Location
Oak Tree Seniors Living Apartments
21-25 Brunner Road
Broadmeadow
Client
Oak Tree Group

Drawing
SOLAR DIAGRAMS - SHEET 1
Scale
As Shown @ A3
DRAWN
JH

Date
26/05/2020
QA CHECKED
DH

Drawing Number
DA150
Issue
A
Project Number
19084



LEGEND

 UNIT ACHIEVING SOLAR ACCESS

CALCULATIONS

APARTMENT NO.	HOURS IN COMPLIANCE	COMPLY
1.01	3	YES
1.02	3	YES
1.03	3	YES
1.04	0	NO
1.05	0	NO
1.06	0	NO
1.07	6	YES
1.08	4	YES
1.09	4	YES
1.10	5	YES
2.01	4	YES
2.02	3	YES
2.03	3	YES
2.04	0	NO
2.05	0	NO
2.06	0	NO
2.07	6	YES
2.08	3	YES
2.09	4	YES
2.10	5	YES
3.01	6	YES
3.02	7	YES
3.03	0	NO
3.04	0	NO
3.05	5	YES
3.06	4	YES
3.07	5	YES
3.08	5	YES
3.09	5	YES

TOTAL NUMBER OF UNITS IN COMPLIANCE WITH OBJ 4A-1.1 **21/29**
72%



SECOND FLOOR 09:00 1:500



SECOND FLOOR 10:00 1:500



SECOND FLOOR 11:00 1:500



SECOND FLOOR 12:00 1:500



SECOND FLOOR 13:00 1:500



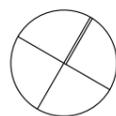
SECOND FLOOR 14:00 1:500



SECOND FLOOR 15:00 1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project Location Client
Oak Tree Seniors Living Apartments
21-25 Brunner Road
Broadmeadow
Oak Tree Group

Drawing Scale As Shown @ A3
DRAWN JH
SOLAR DIAGRAMS - SHEET 2
Date 26/05/2020
QA CHECKED DH

Drawing Number Issue Project Number
DA151
A
19084



LEGEND

 UNIT ACHIEVING SOLAR ACCESS

CALCULATIONS

APARTMENT NO.	HOURS IN COMPLIANCE	COMPLY
1.01	3	YES
1.02	3	YES
1.03	3	YES
1.04	0	NO
1.05	0	NO
1.06	0	NO
1.07	6	YES
1.08	4	YES
1.09	4	YES
1.10	5	YES
2.01	4	YES
2.02	3	YES
2.03	3	YES
2.04	0	NO
2.05	0	NO
2.06	0	NO
2.07	6	YES
2.08	3	YES
2.09	4	YES
2.10	5	YES
3.01	6	YES
3.02	7	YES
3.03	0	NO
3.04	0	NO
3.05	5	YES
3.06	4	YES
3.07	5	YES
3.08	5	YES
3.09	5	YES

TOTAL NUMBER OF UNITS IN COMPLIANCE WITH OBJ 4A-1.1 **21/29**
72%



THIRD FLOOR 09:00 1:500



THIRD FLOOR 10:00 1:500



THIRD FLOOR 11:00 1:500



THIRD FLOOR 12:00 1:500



THIRD FLOOR 13:00 1:500



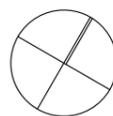
THIRD FLOOR 14:00 1:500



THIRD FLOOR 15:00 1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SOLAR DIAGRAMS - SHEET 3
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
JH
QA CHECKED
DH

Drawing Number
DA152
Issue
A
Project Number
19084



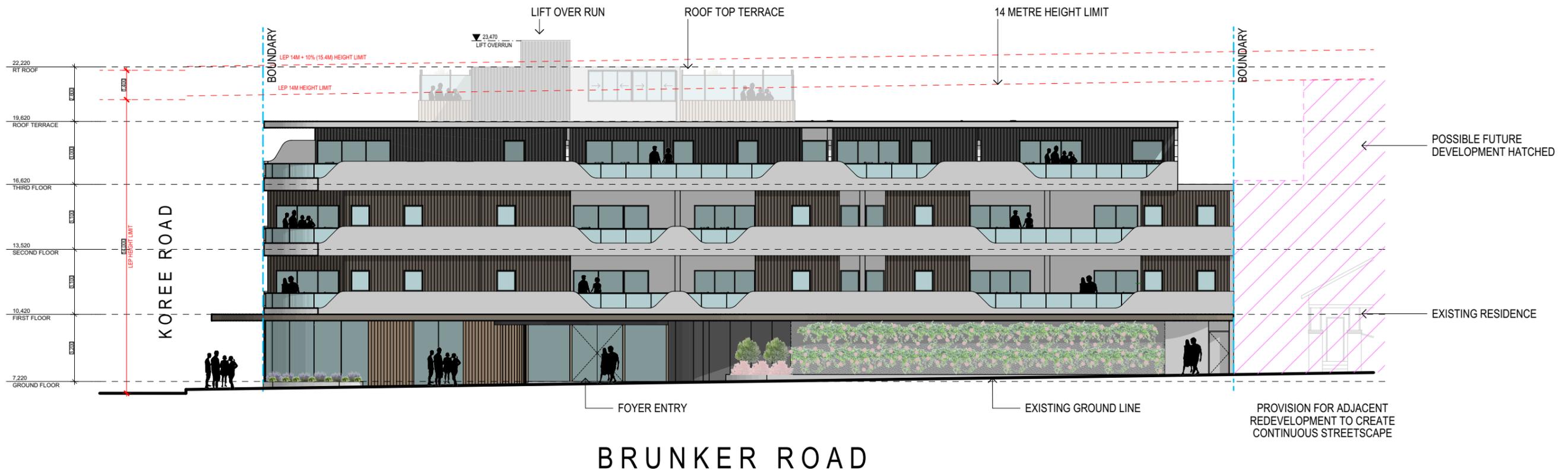
REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



NORTH ELEVATION

1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@de Wittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue	Description	Date
A	FOR S4.55 SUBMISSION	21-02-2020
B	FOR S4.55 SUBMISSION	26-05-2020

Project
Oak Tree Seniors Living Apartments
Location
**21-25 Brunker Road
Broadmeadow**
Client
Oak Tree Group

Drawing
ELEVATIONS - SHEET 1
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA200
Issue
B
Project Number
19084



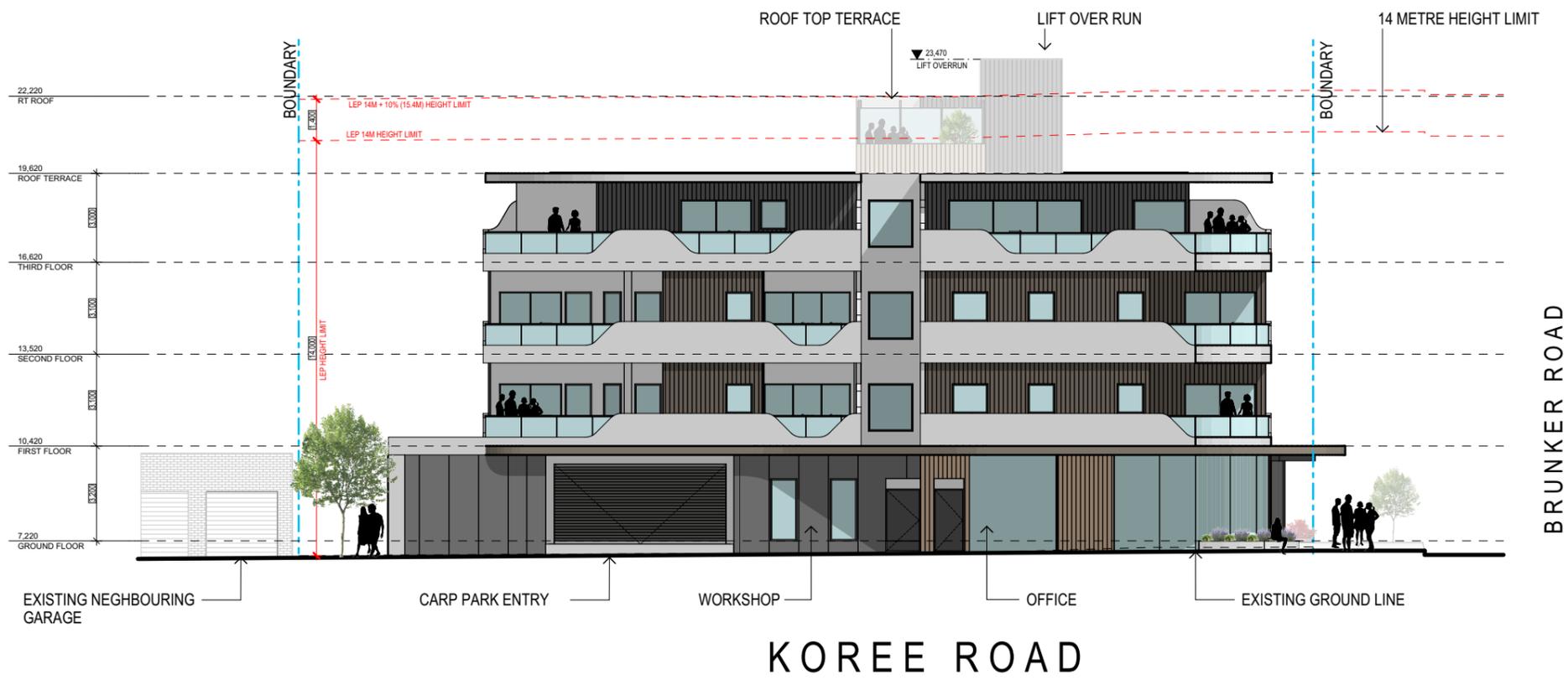
REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



EAST ELEVATION

1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunker Road Broadmeadow
Client
Oak Tree Group

Drawing
ELEVATIONS - SHEET 2
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA201
Issue
A
Project Number
19084



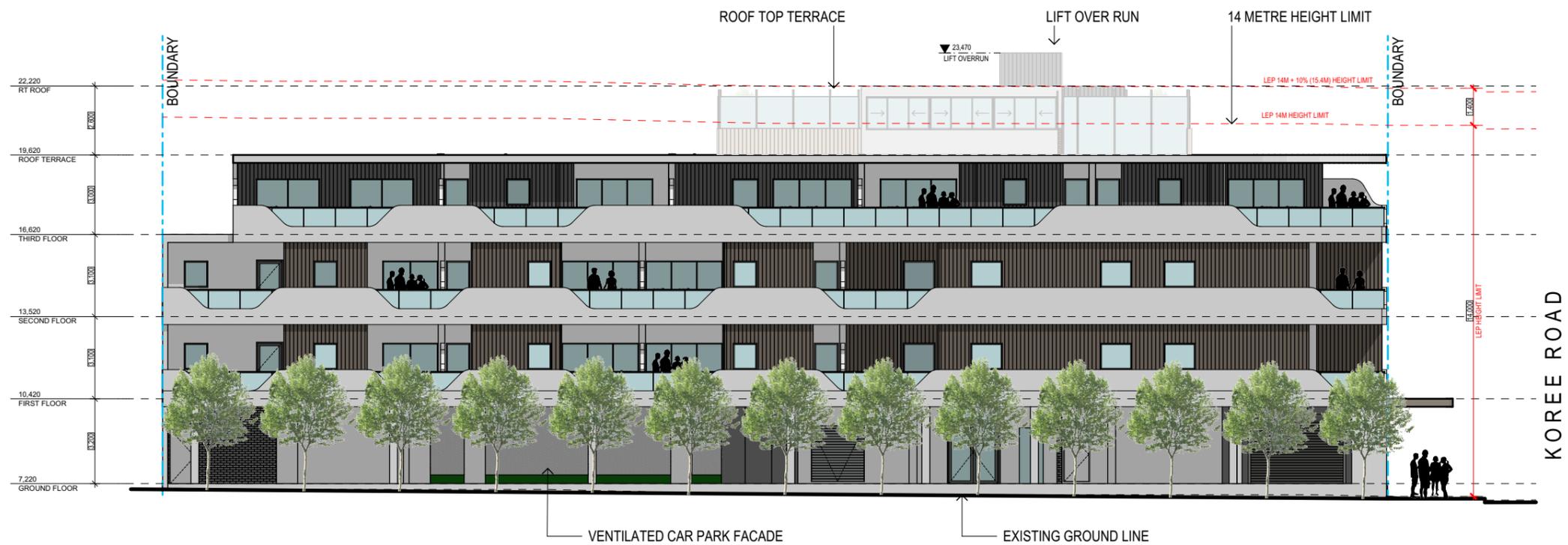
REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



SOUTH ELEVATION 1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
ELEVATIONS - SHEET 3
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA202
Issue
A
Project Number
19084



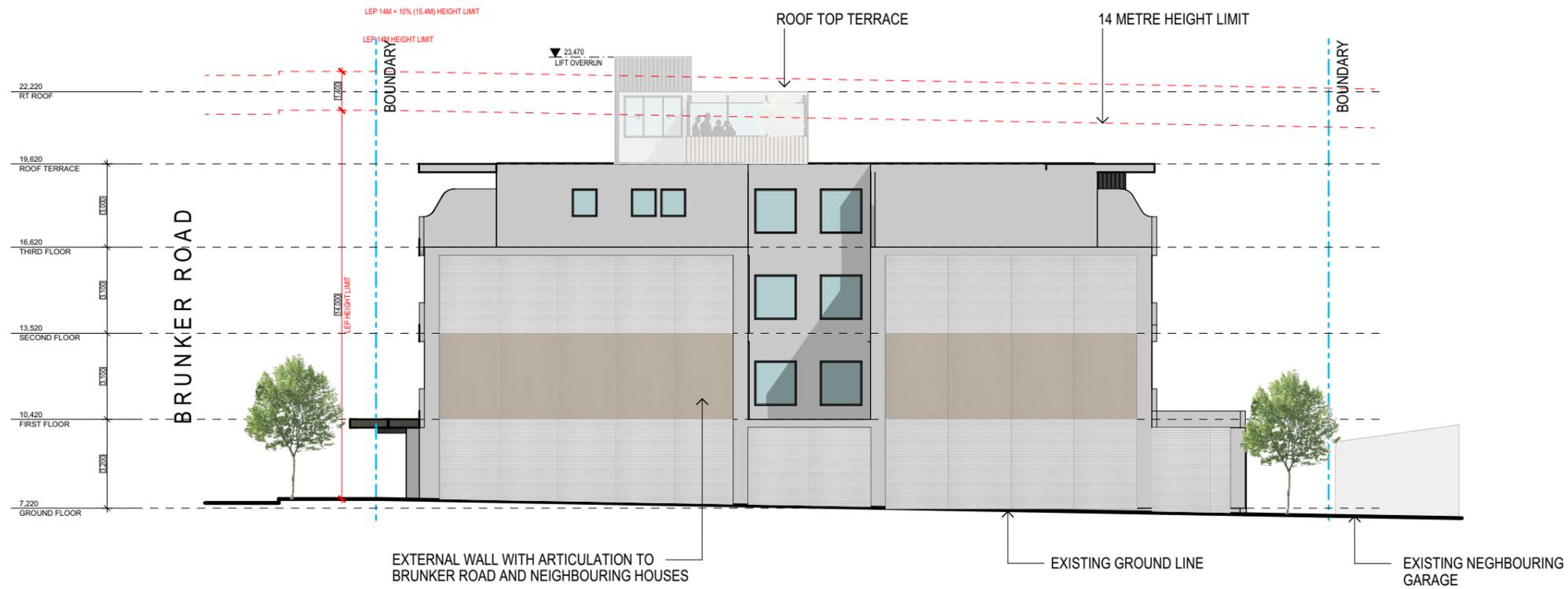
REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



SOUTH ELEVATION 1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: admin@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



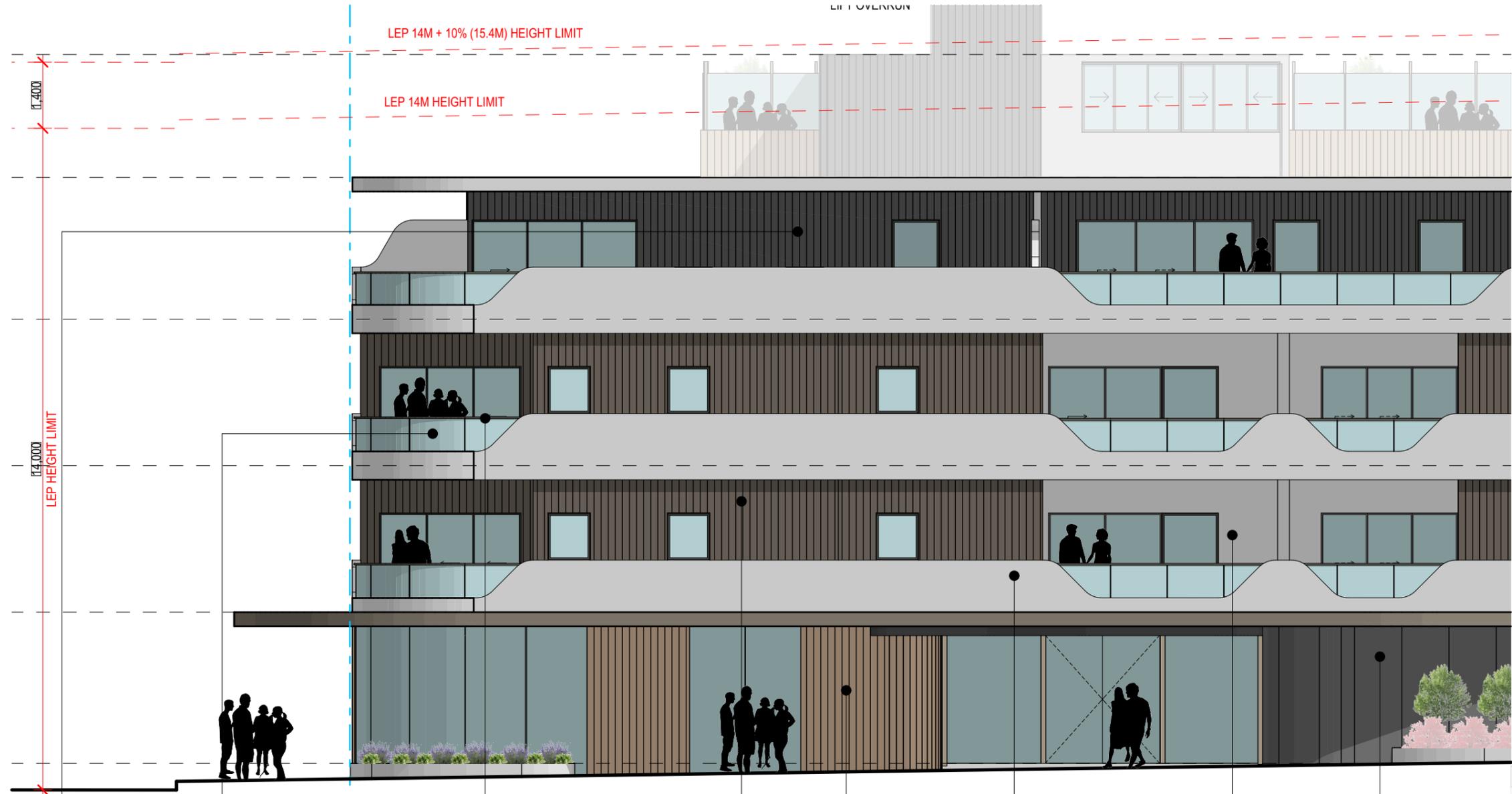
Issue	Description	Date
A	FOR S4.55 SUBMISSION	21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunker Road Broadmeadow
Client
Oak Tree Group

Drawing
ELEVATIONS - SHEET 4
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA203
Issue
A
Project Number
19084

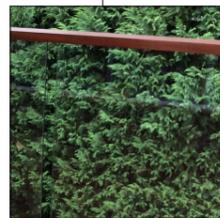




TIMBER LOOK LIGHTWEIGHT CLADDING DULUX - WAYWARD GREY



FRAMELESS GLASS BALUSTRADE



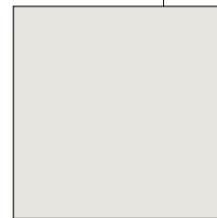
TIMBER LOOK HANDRAIL COLOUR - IRON BARK



TIMBER LOOK LIGHTWEIGHT CLADDING COLOUR - IRON BARK AND DARK OAK



FACADE FEATURE AND BALUSTRADE DULUX VIVID WHITE



LIGHT WEIGHT CLADDING DULUX CASPER WHITE HALF



PRE CAST CONCRETE PANELS COLOUR - CCS ZEUS

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Bruner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants
Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au
Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@de Wittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au
Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au
Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Bruner Road Broadmeadow
Client
Oak Tree Group

Drawing
EXTERNAL FINISHES
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA350
Issue
A
Project Number
19084



REFER TO EXTERNAL FINISHES PAGES FOR SELECTED MATERIALS AND COLOURS

NOTES

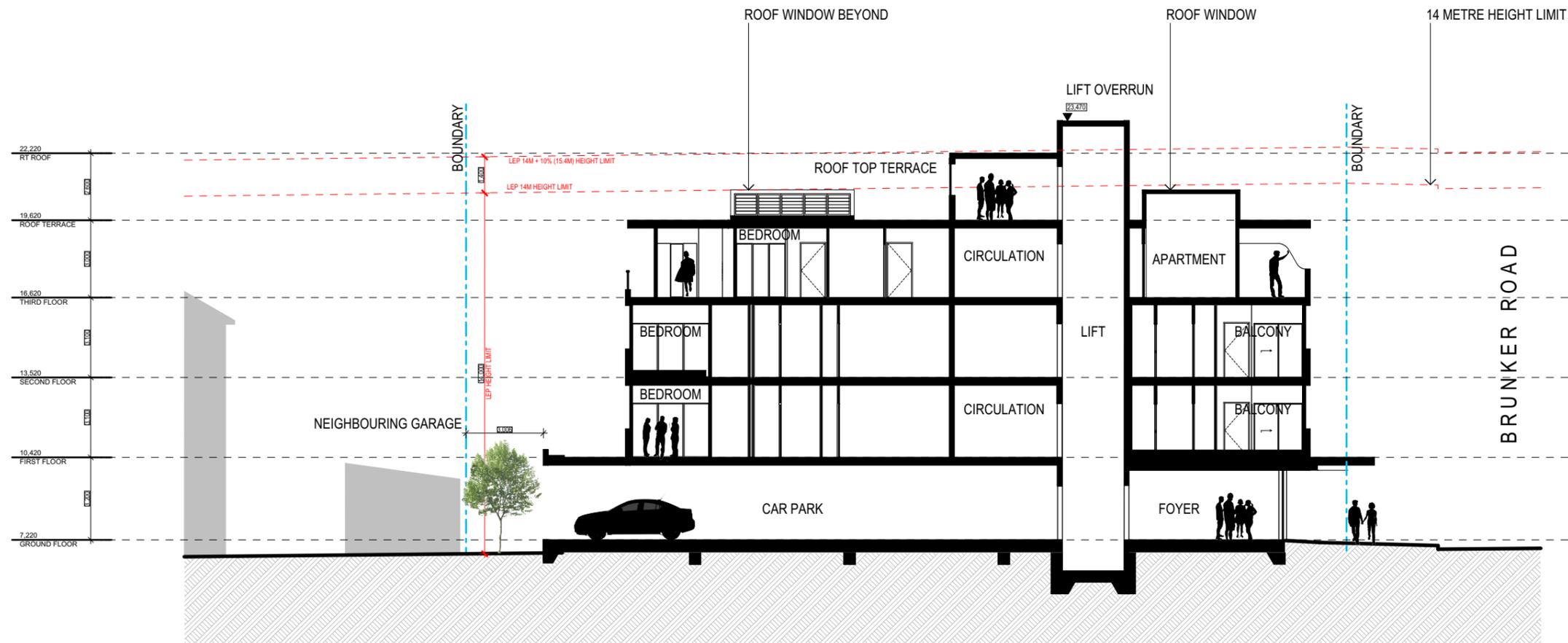
REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



A2 SECTION A-A 1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants
Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au
Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au
Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au
Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue	Description	Date
A	FOR S4.55 SUBMISSION	21-02-2020
B	FOR S4.55 SUBMISSION	26-05-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SECTIONS
Scale
As Shown @ A3
DRAWN
WF
Date
26/05/2020
QA CHECKED
DH

Drawing Number
DA300
Issue
B
Project Number
19084

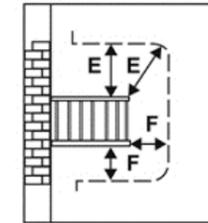
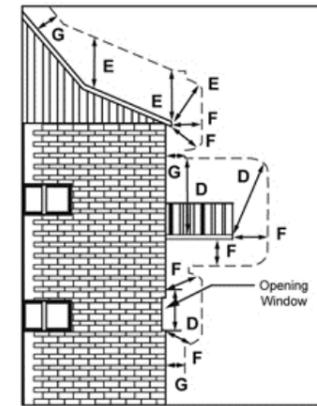
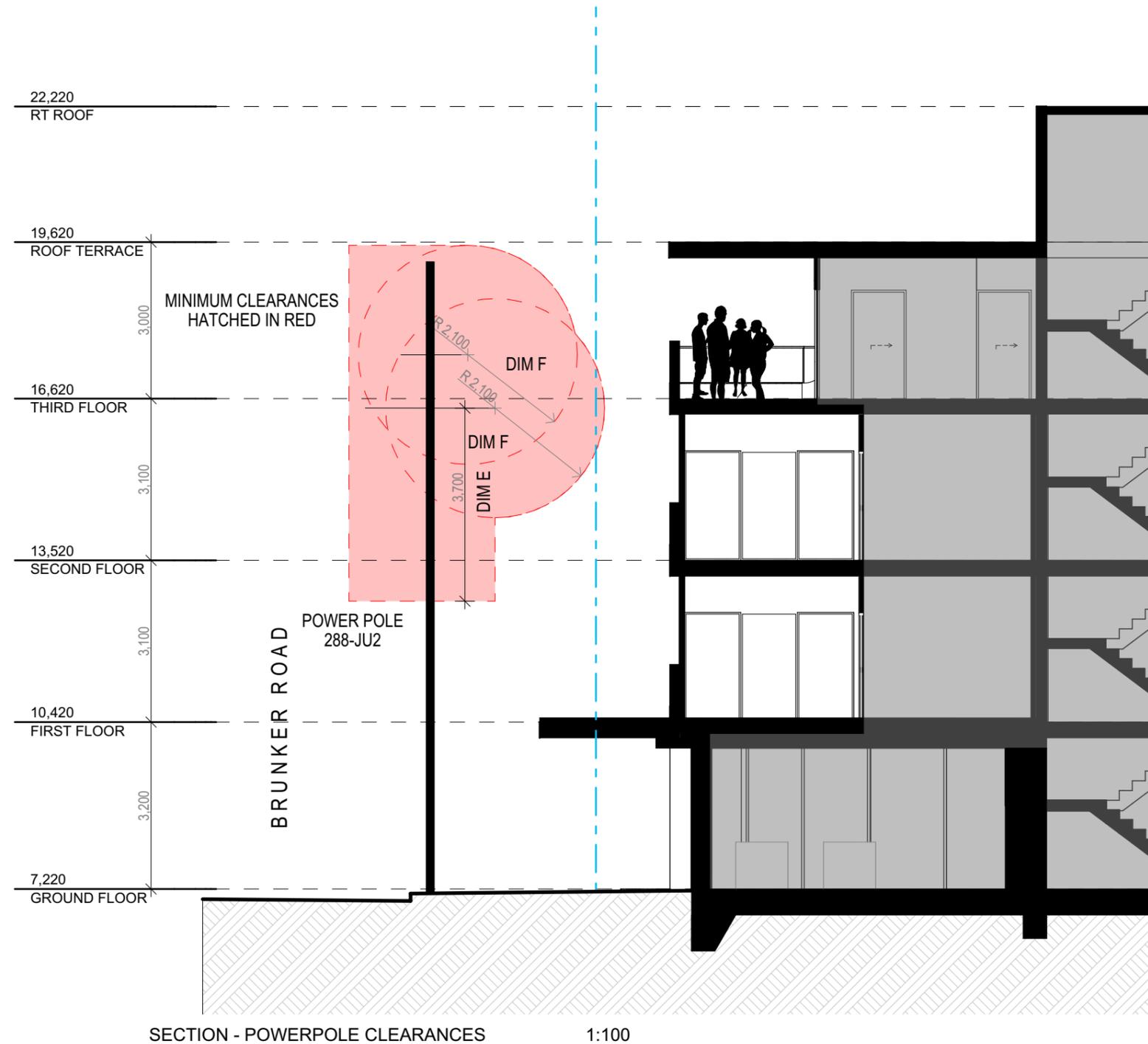


13.0 CLEARANCES

13.1 Ground and structure clearances

13.1.1 Distribution lines (mains)

MAINS (for dimensions see Tables 13.1.2a and b)



These dimensions apply if the height of the railing (or similar) plus distance E is greater than distance D.

Table 13.1.2b: Minimum Clearance from Structures and Buildings

DIMENSION	LOCATION	11kV – 33kV		
		Insulated with earthed screen	Insulated without earthed screen	Bare or covered
		m	m	m
D	Vertically above those parts of any structure normally accessible to persons	2.7	3.7	4.5
E	Vertically above those parts of any structure not normally accessible to persons but on which a person can stand	2.7	2.7	3.7
F	In any direction (other than vertically above) from those parts of any structure normally accessible to persons, or from any part not normally accessible to persons but on which a person can stand	1.5	1.5	2.1
G	In any direction from those parts of any structure not normally accessible to persons	0.1	0.6	1.5

NOTE:
DIAGRAMS AND TABLE 13.1.2b EXTRACT FROM
AUSGRID DOCUMENT NW000-S0092
NS2200 OVERHEAD DESIGN MANUAL

NOTE:
LOCATION AND HEIGHTS OF OVER HEAD
WIRES AND POWERPOLES AS PER PARKER
SCANLON SURVEY B1624DET-C 15 NOV 2017

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunker Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



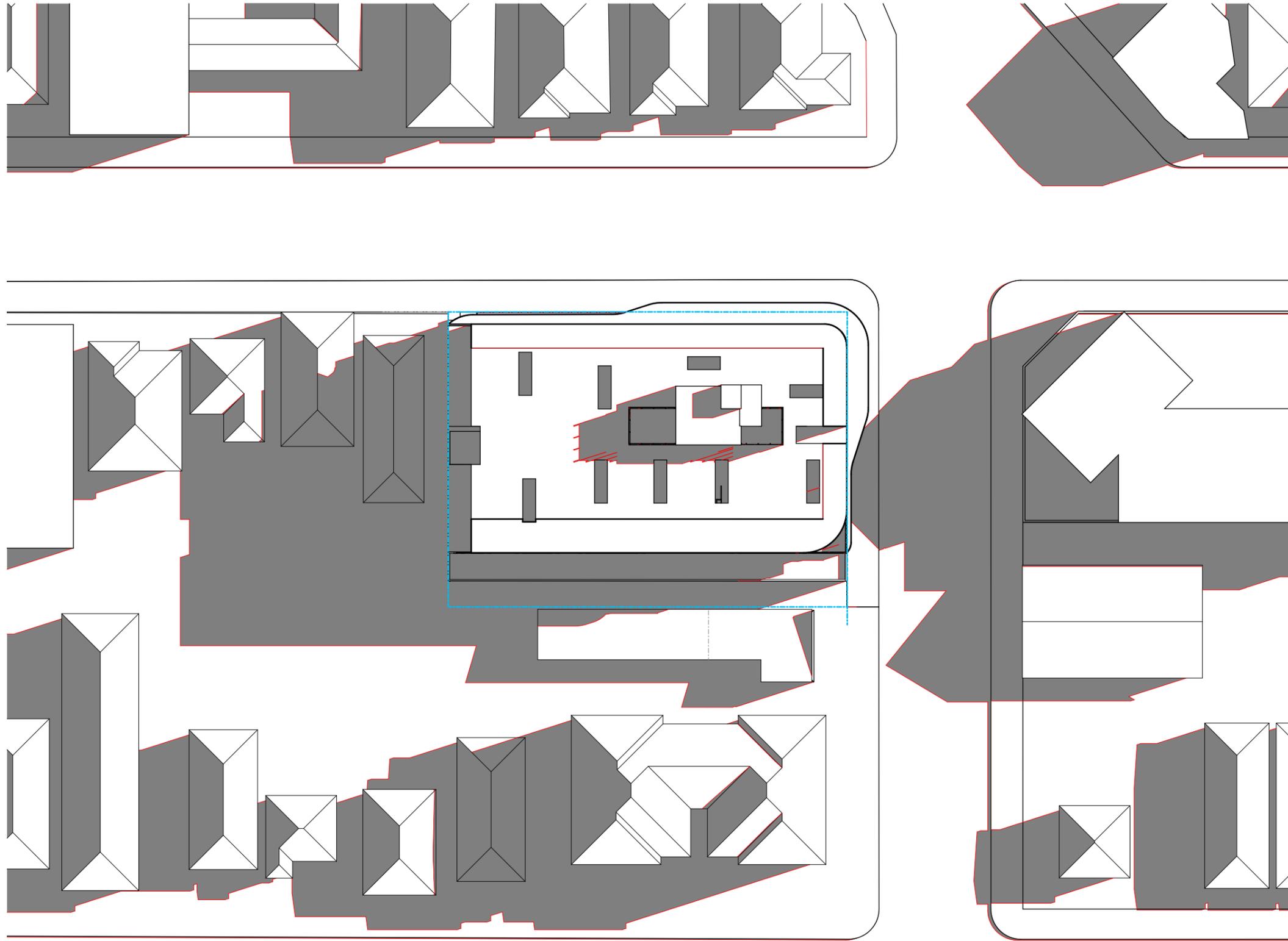
Issue Description Date
A FOR S4.55 SUBMISSION 21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunker Road Broadmeadow
Client
Oak Tree Group

Drawing
POWERPOLE CLEARANCES
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA600
Issue
A
Project Number
19084





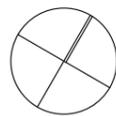
21 JUN at 0900h

1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue	Description
A	FOR S4.55 SUBMISSION

Date
21-02-2020

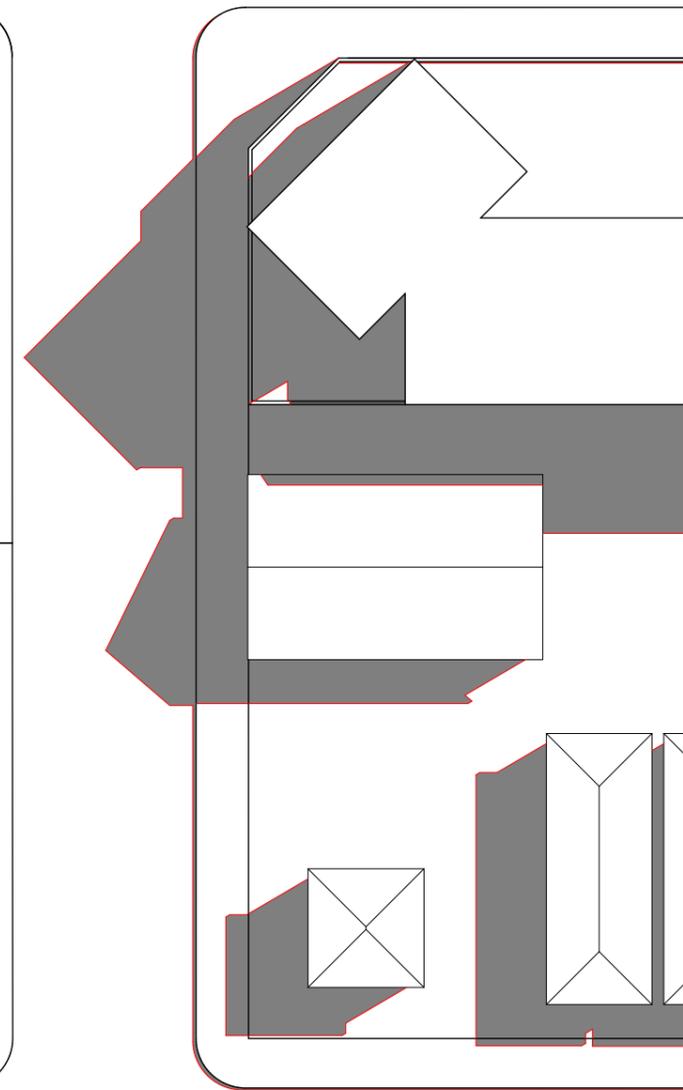
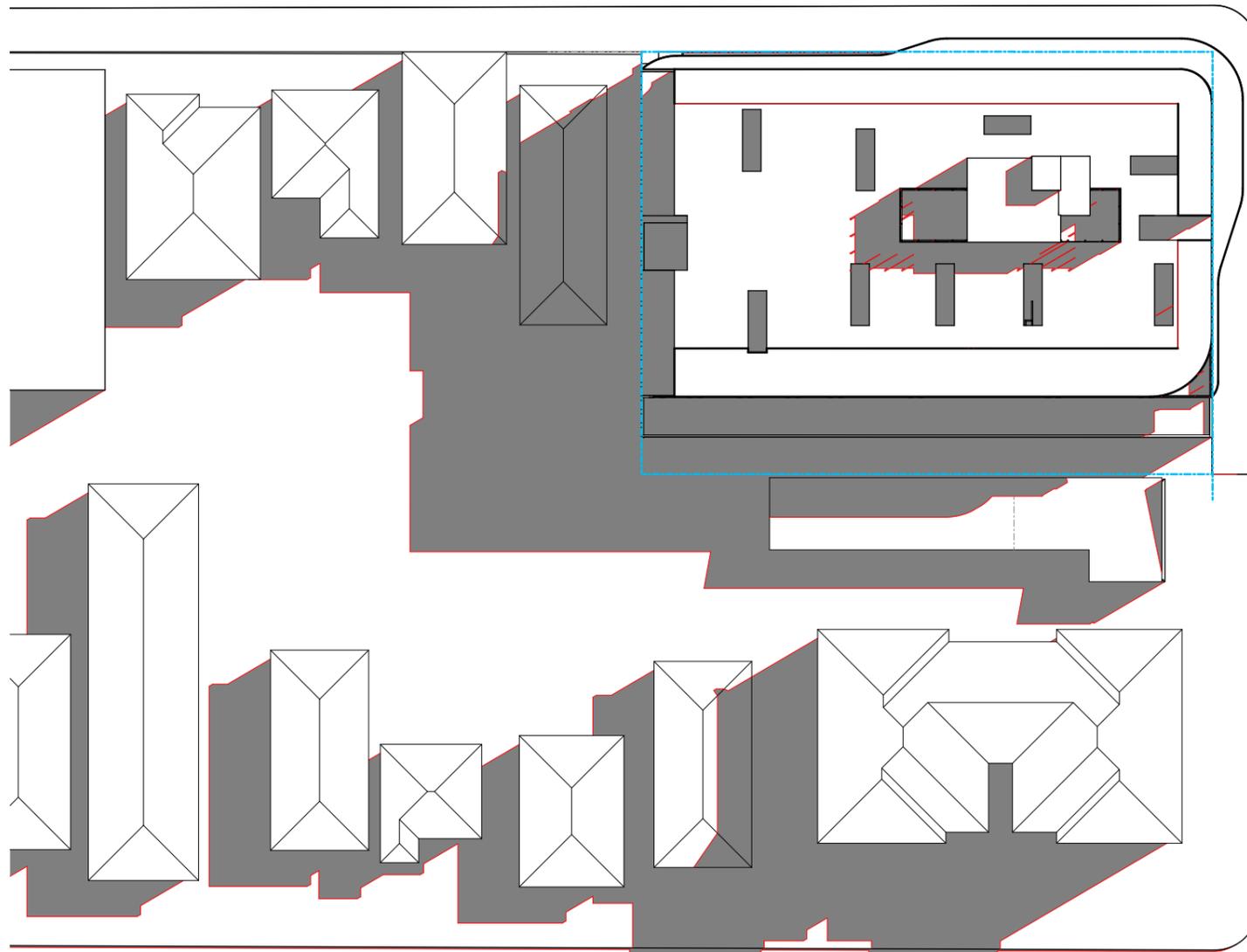
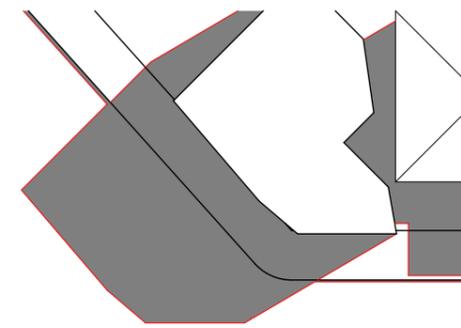
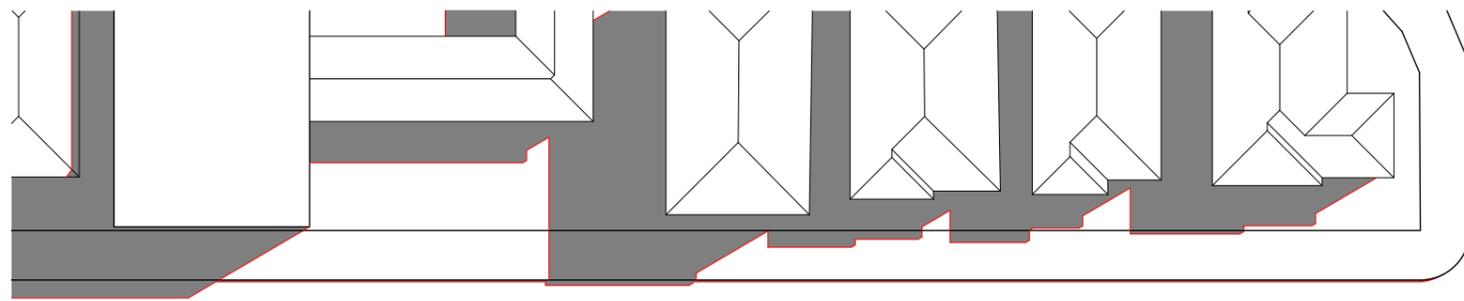
Project	Oak Tree Seniors Living Apartments
Location	21-25 Brunner Road Broadmeadow
Client	Oak Tree Group

Drawing	SHADOWS - SHEET 1
Scale	As Shown @ A3
Drawn	WF

Date	26/05/2020
QA CHECKED	DH

Drawing Number	DA900
Issue	A
Project Number	19084





21 JUN at 1000h

1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

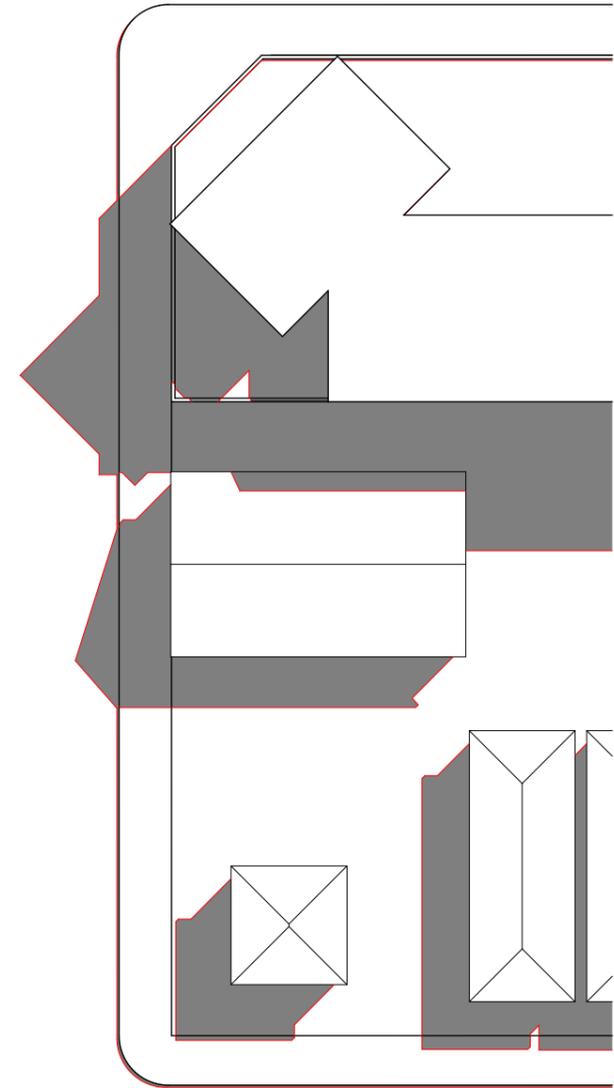
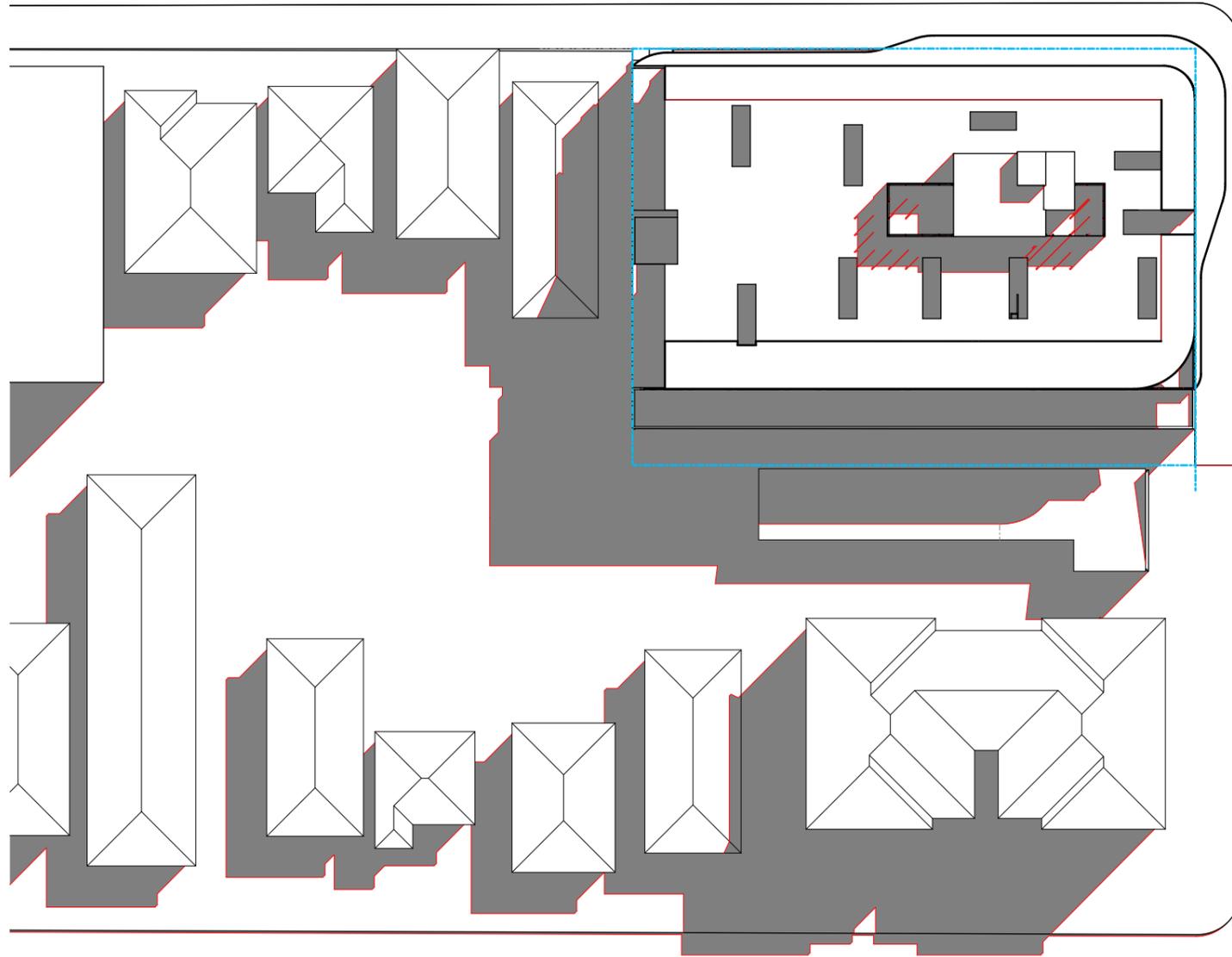
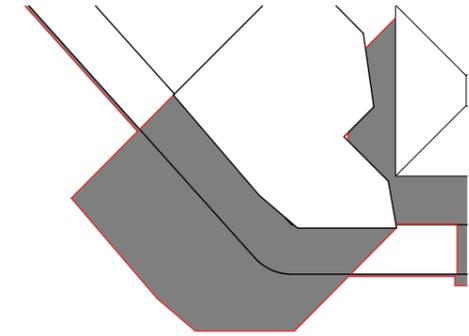
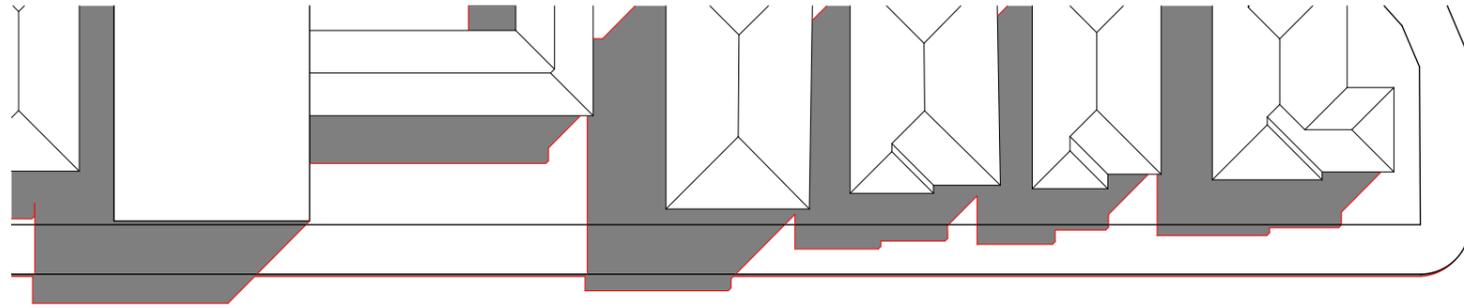
Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SHADOWS - SHEET 2
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA901
Issue
A
Project Number
19084





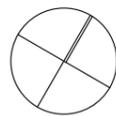
21 JUN at 1100h

1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreene.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
**21-25 Brunner Road
Broadmeadow**
Client
Oak Tree Group

Drawing
SHADOWS - SHEET 3

Scale
As Shown @ A3

DRAWN
WF

Date
26/05/2020

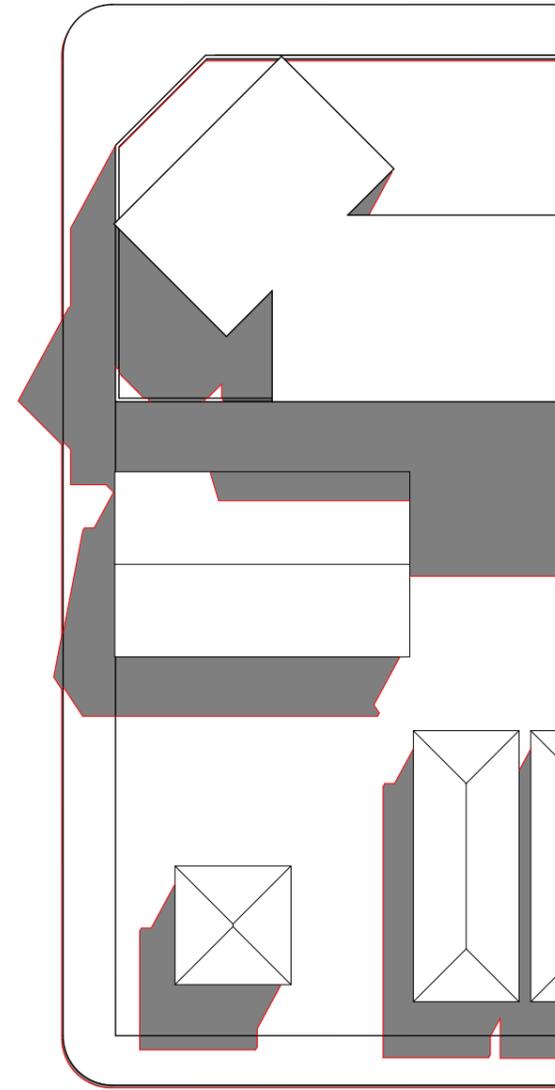
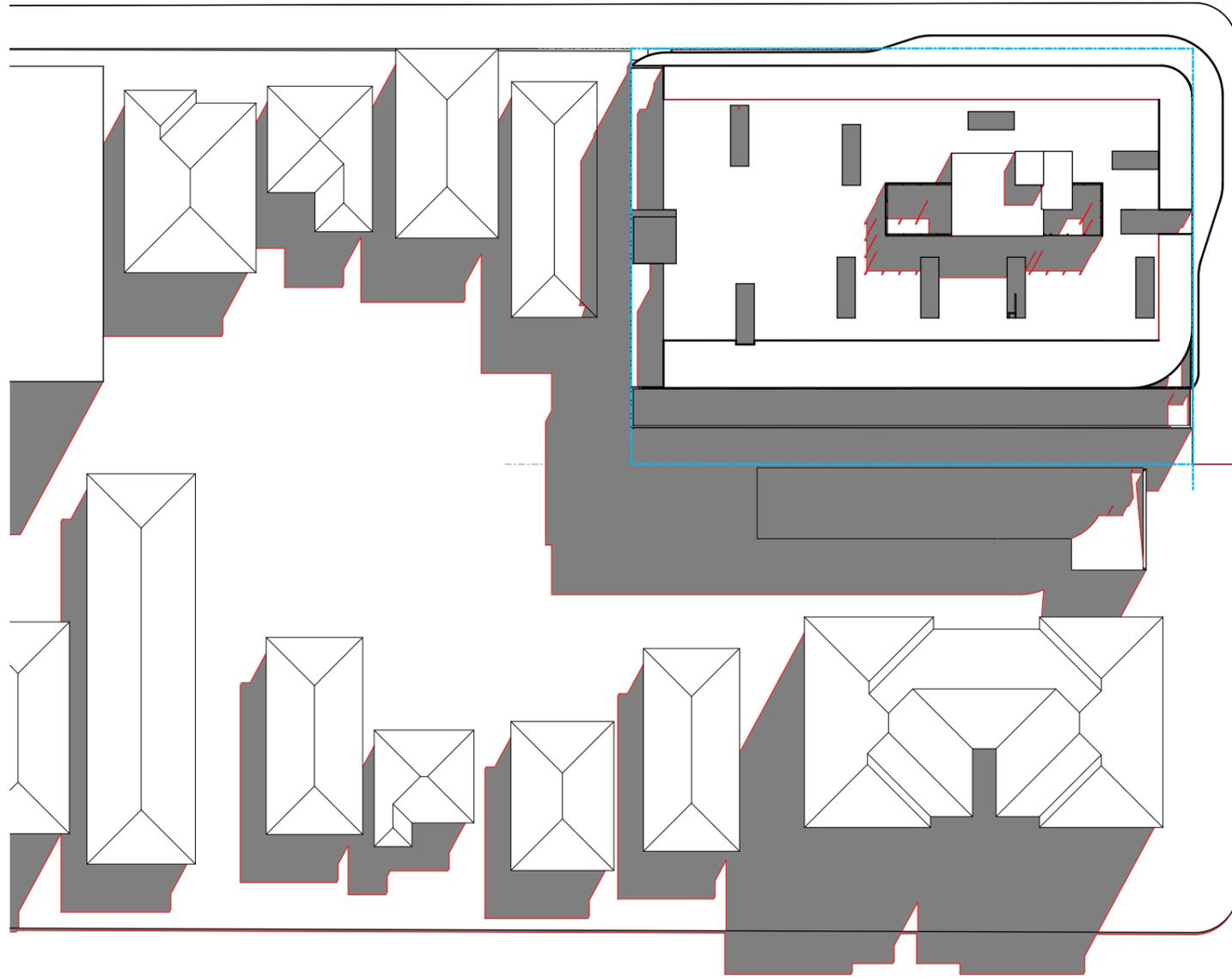
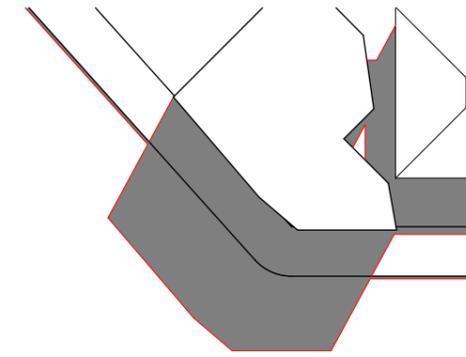
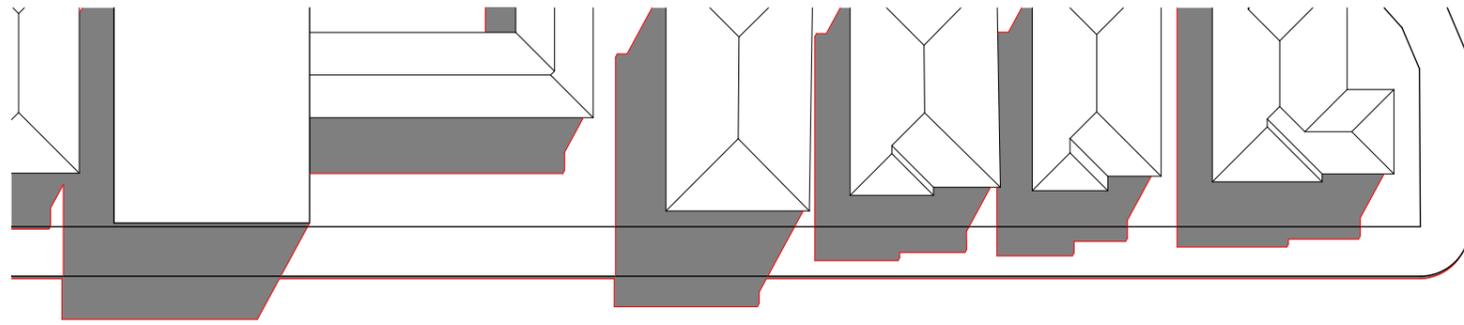
QA CHECKED
DH

Drawing Number
DA902

Issue
A

Project Number
19084





21 JUN at 1200h

1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SHADOWS - SHEET 4

Scale
As Shown @ A3

DRAWN
WF

Date
26/05/2020

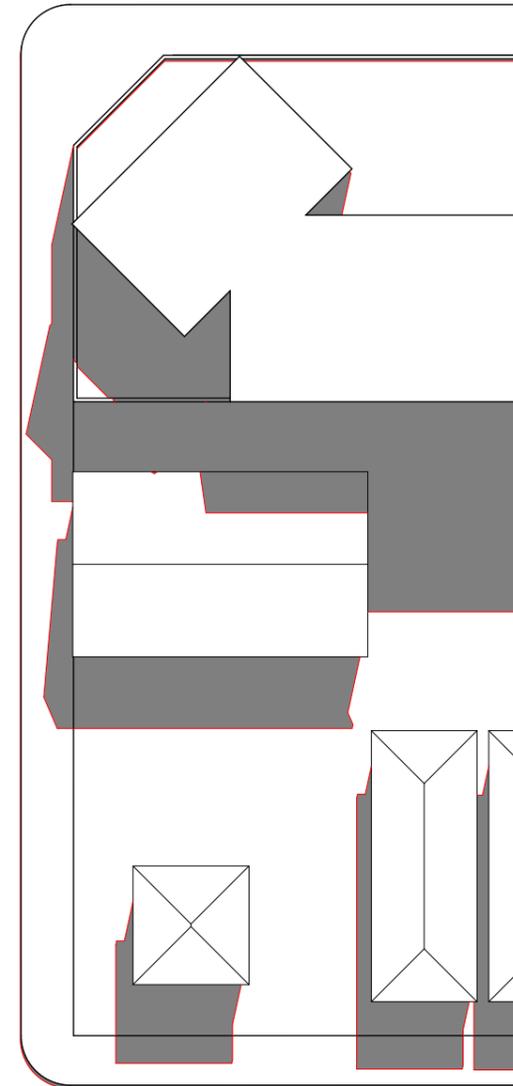
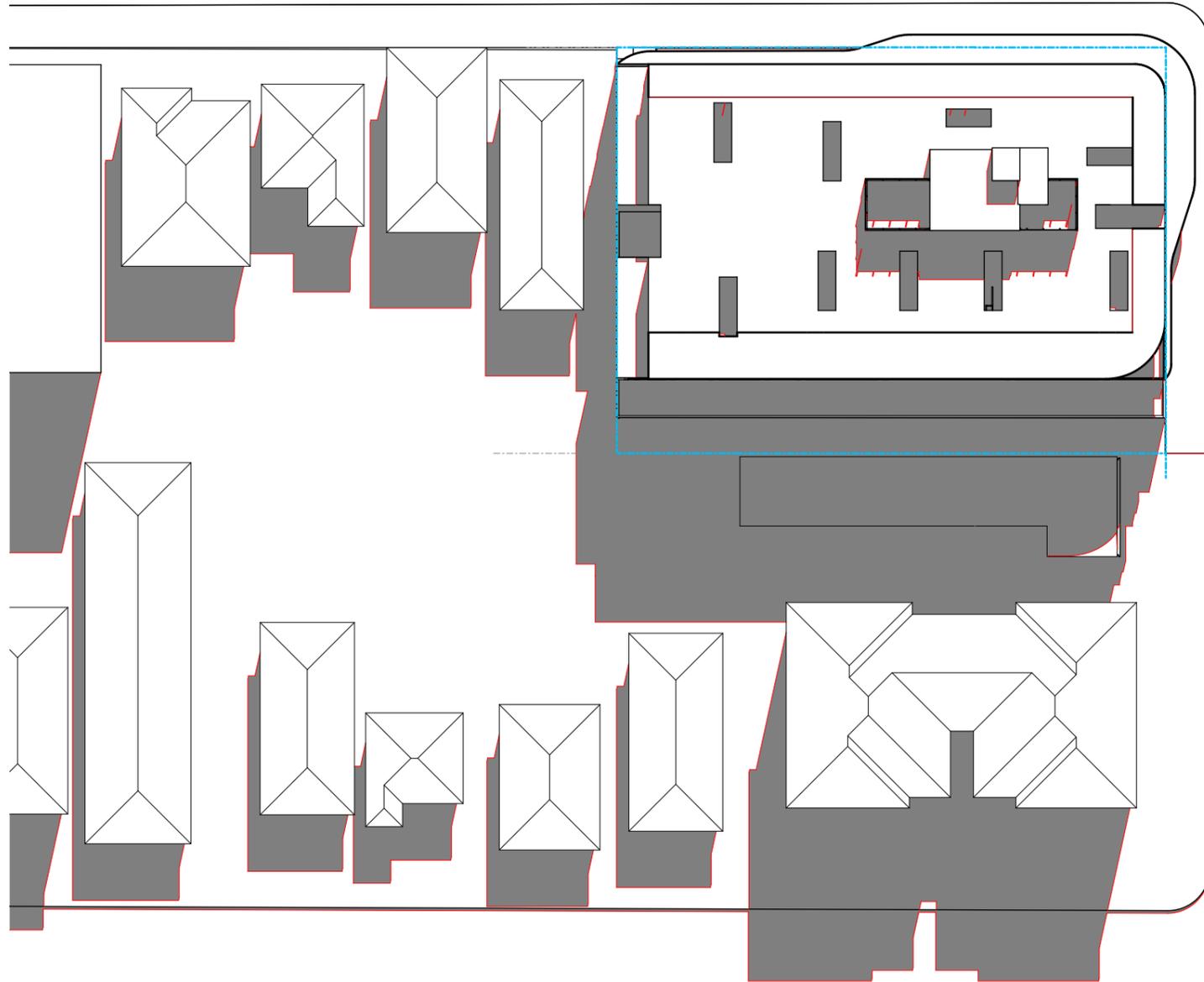
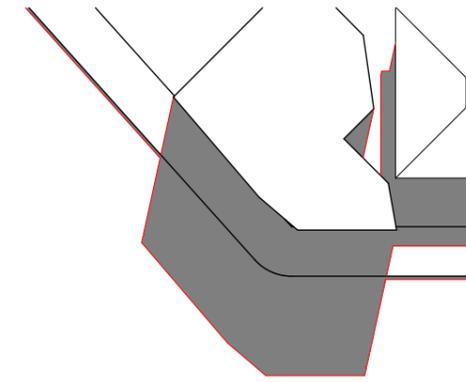
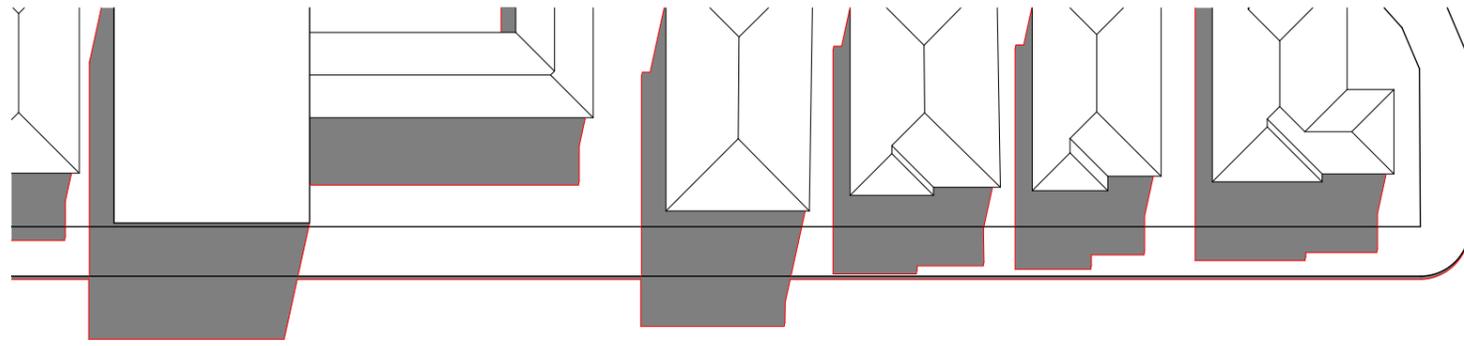
QA CHECKED
DH

Drawing Number
DA903

Issue
A

Project Number
19084





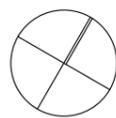
21 JUN at 1300h

1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

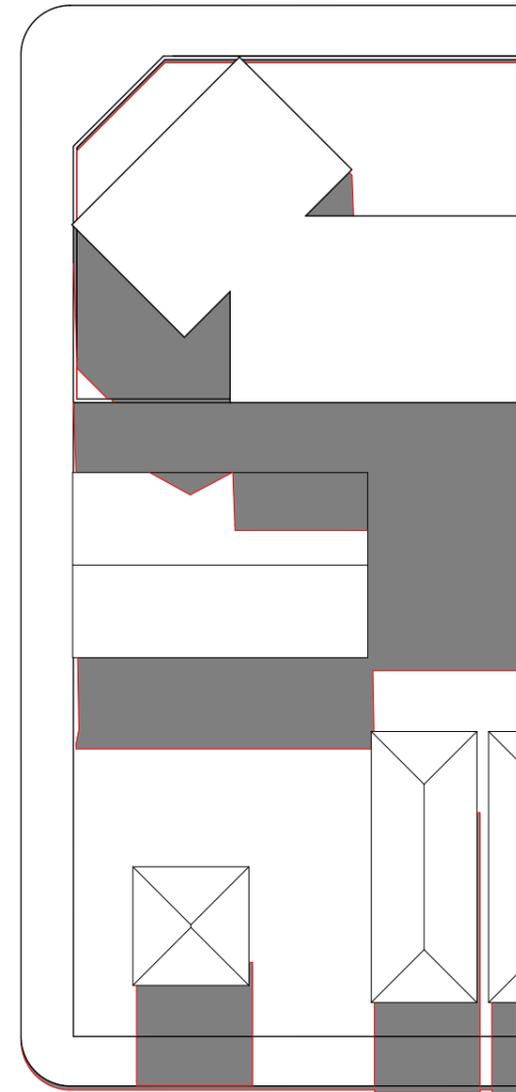
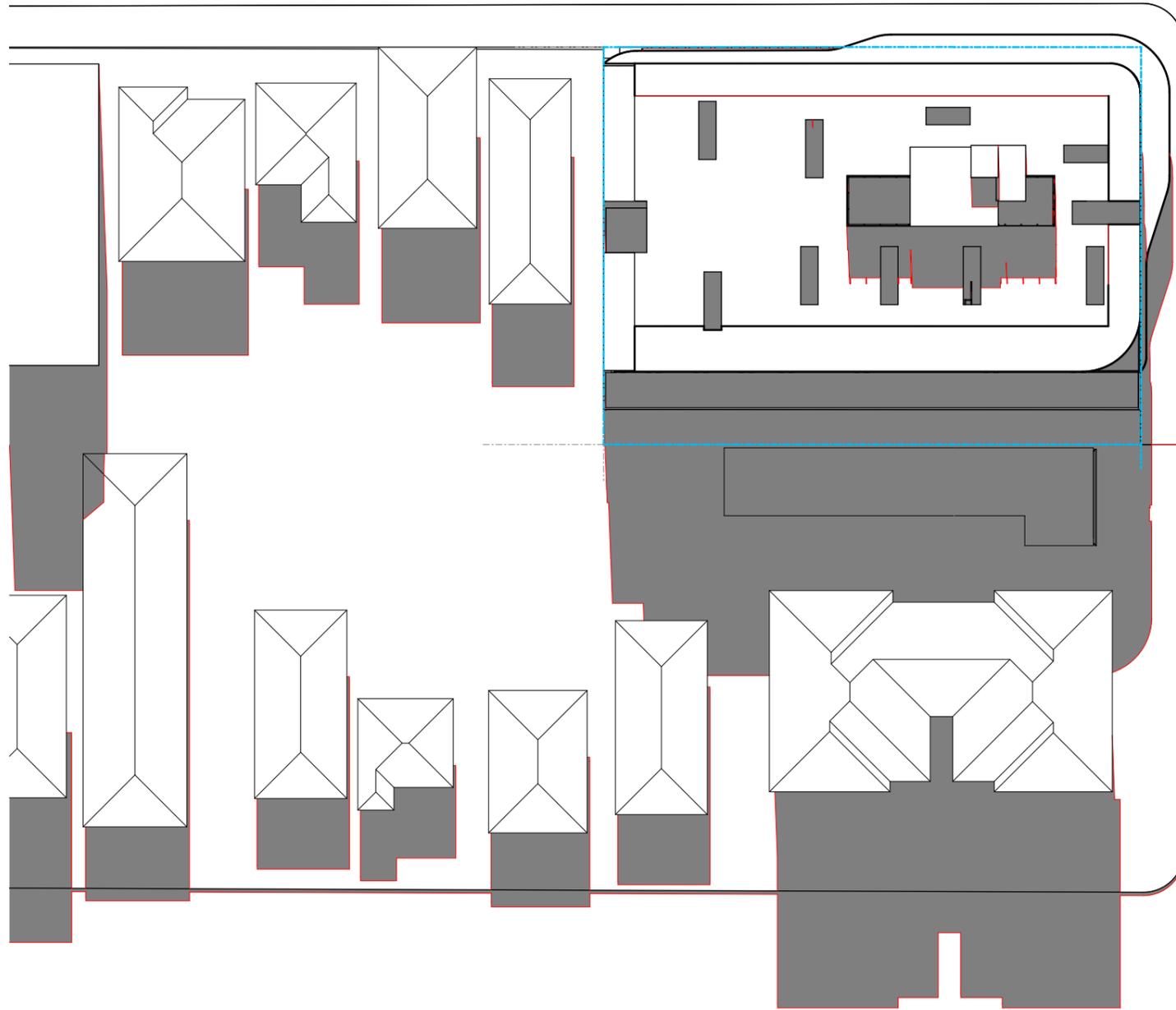
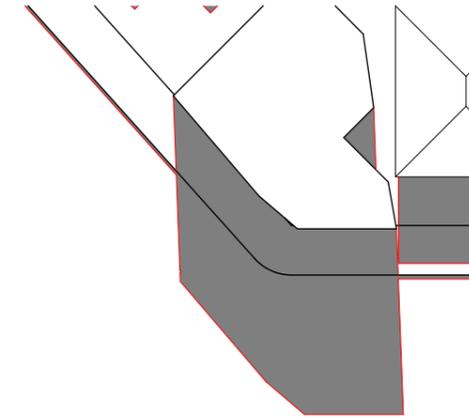
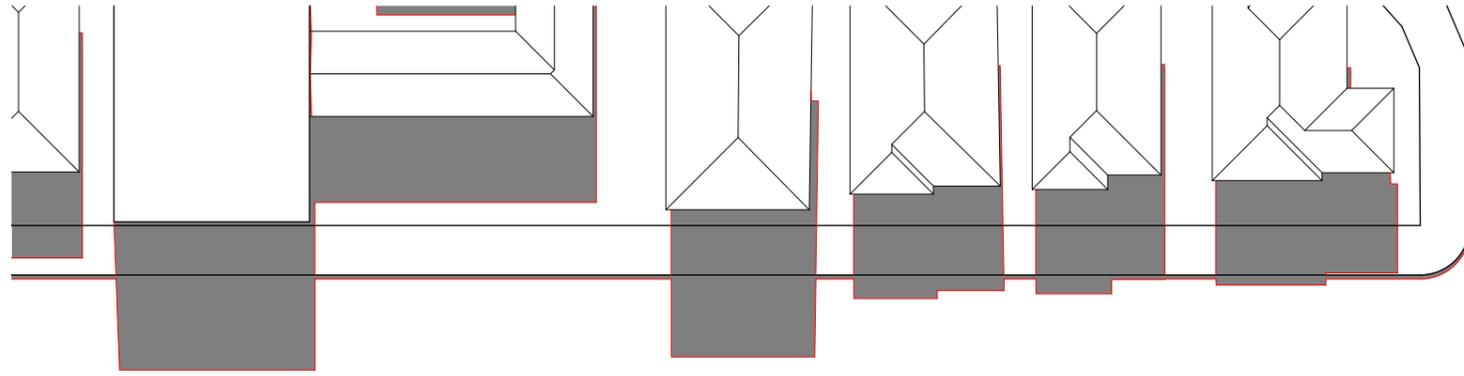
Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SHADOWS - SHEET 5
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA904
Issue
A
Project Number
19084





21 JUN at 1400h

1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SHADOWS - SHEET 6

Scale
As Shown @ A3

DRAWN
WF

Date
26/05/2020

QA CHECKED
DH

Drawing Number
DA905

Issue
A

Project Number
19084





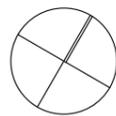
21 JUN at 1500h

1:500

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

ELK Designs Architect - Nominated Architect: Daniel Hadley 8209
266A Brunner Rd Adamstown NSW 2289 P:02 4952 4425 E:admin@elkdesigns.net.au

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: (02) 4969 6995
e: mark@parkerscanlon.com.au

Civil Engineers
MPC Consulting Engineers
p: (02) 4927 5566
e: admin@mpceng.com.au

Quantity Surveyor
Denary Quantity Surveying
p: (02) 4952 1087
e: info@denary.net.au

Town Planner
De Witt Consulting
p: (02) 4942 5441
e: emmam@dewittconsulting.com.au

Energy Assessment
Evergreen Energy Consultants
p: (02) 4975 5350 m: 0407 886 275
e: joseph@evergreenecc.com.au

Landscape Consultant
MUD
p: 0415 883 167
e: mark@mud.design



Issue Description
A FOR S4.55 SUBMISSION

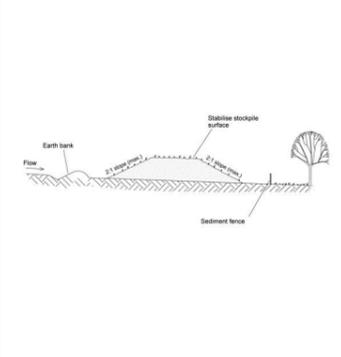
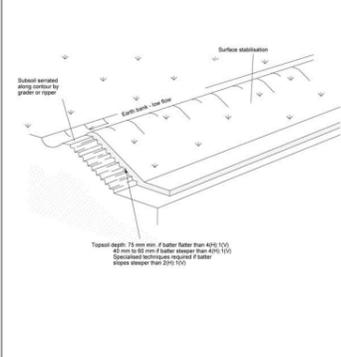
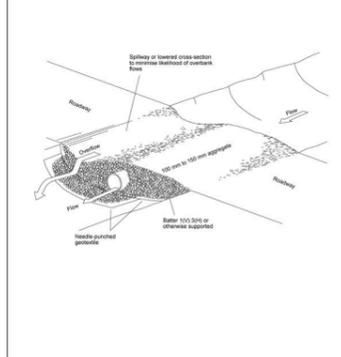
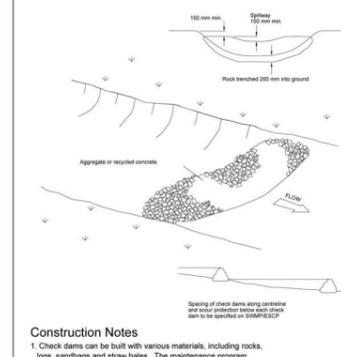
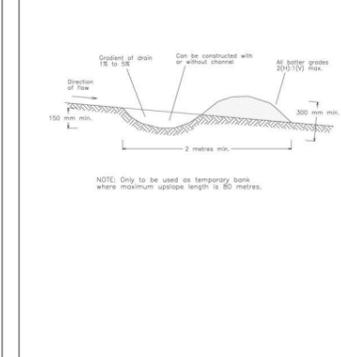
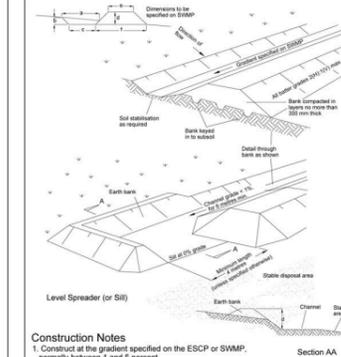
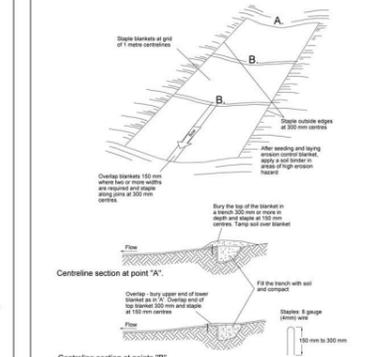
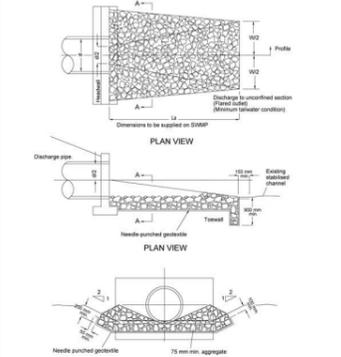
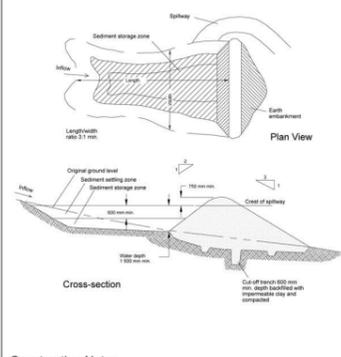
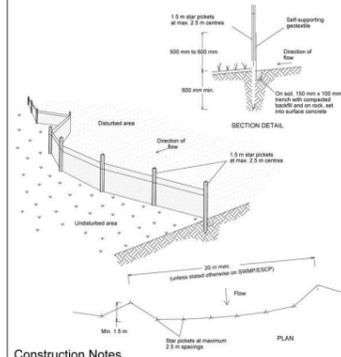
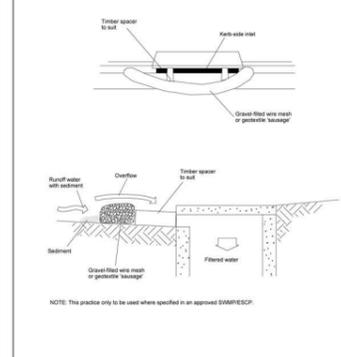
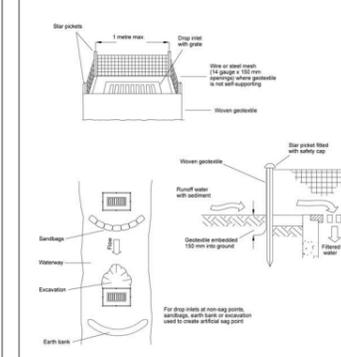
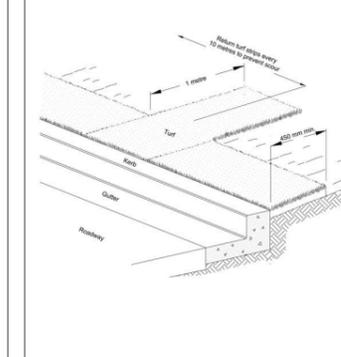
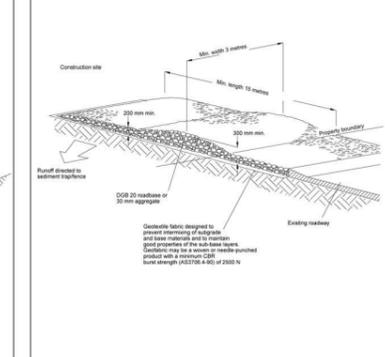
Date
21-02-2020

Project
Oak Tree Seniors Living Apartments
Location
21-25 Brunner Road Broadmeadow
Client
Oak Tree Group

Drawing
SHADOWS - SHEET 7
Scale
As Shown @ A3
Date
26/05/2020
DRAWN
WF
QA CHECKED
DH

Drawing Number
DA906
Issue
A
Project Number
19084



 <p>Construction Notes</p> <ol style="list-style-type: none"> Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas. Construct on the contour as low, flat, elongated mounds. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope. <p>STOCKPILES SD 4-1</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Scarify the ground surface along the line of the contour to a depth of 50 mm to 100 mm to break up any hardsetting surfaces and to provide a good bond between the respread material and subsoil. Add soil ameliorants as required by the ESCP or SWMP. Rip to a depth of 300 mm of compacted layers occur. Where possible, replace topsoil to a depth of 40 to 60 mm on lands where the slope exceeds 4H:1V and to at least 75 mm on lower gradients. <p>REPLACING TOPSOIL SD 4-2</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Prohibit all traffic until the access way is constructed. Strip any topsoil and place a needle-punched textile over the base of the crossing. Place clean, rigid, non-polluting aggregate or gravel in the 100 mm to 150 mm size class over the fabric to a minimum depth of 200 mm. Provide a 3-metre wide carriageway with sufficient length of culvert pipe to allow less than 3H:1 (1V) slope on side batters. Install a lower section to act as an emergency spillway if greater than 6. Ensure that culvert outlets extend beyond the toe of fill embankments. <p>TEMPORARY WATERWAY CROSSING SD 5-1</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Check dams can be built with various materials, including rocks, logs, sandbags and straw bales. The maintenance program should ensure their integrity is retained, especially where constructed with straw bales. In the case of bales, this might require their replacement each two to four months. Trench the check dam 200 mm into the ground across its whole width. Where rock is used, fill the trenches to at least 100 mm above the ground surface to reduce the risk of undercutting. Normally, their maximum height should not exceed 600 mm above the gully floor. The centre should act as a spillway, being at least 150 mm lower than the outer edges. Space the dams so the toe of the upstream dam is level with the spillway of the next downstream dam. <p>ROCK CHECK DAM SD 5-4</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Build with gradients between 1 percent and 5 percent. Avoid removing trees and shrubs if possible - work around them. Ensure the structures are free of projections or other irregularities that could impede water flow. Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped. Ensure the banks are properly compacted to prevent failure. Complete permanent or temporary stabilisation within 10 days of construction. <p>EARTH BANK (LOW FLOW) SD 5-5</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Construct at the gradient specified on the ESCP or SWMP, normally between 1 and 5 percent. Avoid removing trees and shrubs if possible - work around them. Ensure the structures are free of projections or other irregularities that could impede water flow. Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped, at the dimensions shown on the SWMP. Ensure the banks are properly compacted to prevent failure. Complete permanent or temporary stabilisation within 10 days of construction following Table 5.2 in Landcom (2004). Where discharging to erodible lands, ensure they outlet through a properly constructed level spreader. Construct the level spreader at the gradient specified on the ESCP or SWMP, normally less than 1 percent or level. Where possible, ensure they discharge waters onto either stabilised or undisturbed disposal sites within the same subcatchment area from which the water originated. Approval might be required to discharge into other subcatchments. <p>EARTH BANK (HIGH FLOWS) SD 5-6</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Remove any rocks, clods, sticks or grass from the surface before laying matting. Ensure that topsoil is at least 75 mm deep. Complete fertilising and seeding before laying the matting. Ensure fabric will be continuously in contact with the soil by grading the surface carefully first. Lay the fabric in 'single-fashion' with the end of each upstream roll overlapping those downstream. Ensure each roll is anchored properly at its uplope end. Ensure that the full width of flow in the channel is covered by the matting up to the design storm event, usually in the 10-year ARI time of concentration storm event. Divert water from the structure until vegetation is stabilised properly. <p>RECP : CONCENTRATED FLOW SD 5-7</p>
 <p>Construction Notes</p> <ol style="list-style-type: none"> Compact the subgrade fill to the density of the surrounding undisturbed material. Prepare a smooth, even foundation for the structure that will ensure that the needle-punched geotextile does not sustain serious damage when covered with rock. Should any minor damage to the geotextile occur, repair it before spreading any aggregate. For repairs, patch one piece of fabric over the damage, making sure that all joints and patches overlap more than 100 mm. Lay rock following the drawing, according to Table 5.2 of Landcom (2004) and with a minimum diameter of 75 mm. Ensure that any concrete or riprap used for the energy dissipater or the outlet protection conforms to the grading limits specified on the SWMP. <p>ENERGY DISSIPATER SD 5-8</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Remove all vegetation and topsoil from under the dam wall and from within the storage area. Construct a cut-off trench 500 mm deep and 1200 mm wide along the centreline of the embankment extending to a point on the gully wall level with the riser crest. Maintain the trench free of water and recompact the materials with equipment as specified in the SWMP to 95 per cent Standard Proctor Density. Select fill following the SWMP that is free of roots, wood, rock, large stone or foreign material. Prepare the site under the embankment by ripping to at least 100 mm to help bond compacted fill to the existing substrate. Spread the fill in 100 mm to 150 mm layers and compact it at optimum moisture content following the SWMP. Construct the emergency spillway. Rehabilitate the structure following the SWMP. <p>EARTH BANK - WET SD 6-4</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event. Construct a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be embedded. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are filled with safety caps. Fix self-supporting geotextile to the upslope side of the points ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory. Join sections of fabric at a support post with a 150-mm overlap. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile. <p>SEDIMENT FENCE SD 6-8</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Install filters to kerb inlets only at sag points. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel. Form an elliptical cross-section about 150 mm high x 400 mm wide. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks. Form a seal with the kerb to prevent sediment bypassing the filter. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between. <p>MESH AND GRAVEL INLET FILTER SD 6-11</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Fabricate a sediment barrier made from geotextile or straw bales. Follow Standard Drawing 6-8 for installation procedures for the straw bales or geotextile. Reduce the picket spacing to 1 metre centres. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it. <p>GEOTEXTILE INLET FILTER SD 6-12</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Install a 400 mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb. Lay 1.4 metre long turf strips normal to the kerb every 10 metres. Rehabilitate disturbed soil behind the turf strip following the ESCP/SWMP. <p>KERBSIDE TURF STRIP SD 6-13</p>	 <p>Construction Notes</p> <ol style="list-style-type: none"> Strip the topsoil, level the site and compact the subgrade. Cover the area with needle-punched geotextile. Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate. Ensure the structure is at least 15 metres long or building alignment and at least 3 metres wide. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence. <p>STABILISED SITE ACCESS SD 6-14</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

FOR AUTHORITY APPROVAL ONLY
 NOT FOR CONSTRUCTION

FOR REFERENCE ONLY
 EROSION AND SEDIMENT CONTROL
 AS PER THE CIVIL ENGINEERS DOCUMENTATION

FOR AUTHORITY APPROVAL ONLY
 NOT FOR CONSTRUCTION

<p>ELK Designs Architect - Nominated Architect: Daniel Hatley 8209 266A Brunner Rd Adamstown NSW 2289 P: 02 4952 4425 E: admin@elkdesigns.net.au</p> <p>Notes The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.</p>	<p>Consultants</p> <p>Surveyor Parker Scanlon Pty Ltd p: (02) 4969 6995 e: mark@parkerscanlon.com.au</p> <p>Town Planner De Witt Consulting p: (02) 4942 5441 e: emmam@dwitconsulting.com.au</p>	<p>Civil Engineers MPC Consulting Engineers p: (02) 4927 5566 e: admin@mpceng.com.au</p> <p>Energy Assessment Evergreen Energy Consultants p: (02) 4975 5350 m: 0407 886 275 e: joseph@evergreencc.com.au</p>	<p>Quantity Surveyor Denary Quantity Surveying p: (02) 4952 1087 e: info@denary.net.au</p> <p>Landscape Consultant MUD p: 0415 883 167 e: mark@mud.design</p>		<p>Issue Description Date A FOR S4.55 SUBMISSION 21-02-2020</p>	<p>Project Location Client Oak Tree Seniors Living Apartments 21-25 Brunner Road Broadmeadow Oak Tree Group</p>	<p>Drawing Scale As Shown @ A3 Date 26/05/2020 DRAWN WF QA CHECKED DH</p>	<p>Drawing Number Issue Project Number DA920 A 19084</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------	---------------------------------------------------------------------------------------



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/08/20 – DA2018/00266.01 – 21-25 BRUNKER ROAD,
ADAMSTOWN – MODIFICATION - MIXED USE COMMERCIAL AND
SHOP TOP HOUSING - CHANGE OF USE TO SENIOR LIVING WITH
INCREASED RESIDENTIAL UNITS AND CHANGE TO OVERALL
BUILDING HEIGHT**

ITEM-28 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No:	DA2018/00266.01
Land:	Lot B DP 330003 Lot A DP 330003 Lot 2004 DP 755247 Lot 2 DP 309015
Property Address:	21 Bruncker Road Broadmeadow NSW 2292 25 Bruncker Road Broadmeadow NSW 2292 23 Bruncker Road Broadmeadow NSW 2292 1 Koree Road Broadmeadow NSW 2292
Proposed Development:	Modification to approved mixed use development including the change of use from a residential flat building to seniors living 'self-contained dwellings' and alteration and additions.

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
DA00 COVER PAGE	A	ELK	26.05.2020
DA020 PERSPECTIVES 1	A	ELK	26.05.2020
DA030 DEMOLITION PLAN	A	ELK	26.05.2020
DA040 SITE COVERAGE PLAN	A	ELK	26.05.2020
DA100 GROUND FLOOR	A	ELK	26.05.2020
DA101 FIRST FLOOR PLAN	A	ELK	26.05.2020
DA102 SECOND FLOOR PLAN	A	ELK	26.05.2020
DA103 THIRD FLOOR PLAN	A	ELK	26.05.2020
DA104 ROOF TERRACE PLAN	A	ELK	26.05.2020
DA120 APARTMENT MIX	A	ELK	26.05.2020
DA125 VENTILATION DIAGRAMS	A	ELK	26.05.2020
DA 150 SOLAR DIAGRAMS	A	ELK	26.05.2020
DA151 SOLAR DIAGRAMS	A	ELK	26.05.2020
DA152 SOLAR DIAGRAMS	A	ELK	26.05.2020
DA200 ELEVATIONS	A	ELK	26.05.2020
DA201 ELEVATIONS	A	ELK	26.05.2020
DA202 ELEVATIONS	A	ELK	26.05.2020
DA203 ELEVATIONS	A	ELK	26.05.2020

DA300 SECTIONS	A	ELK	26.05.2020
DA350 EXTERNAL FINISHES	A	ELK	26.05.2020
DA920 SEDIMENT CONTROL	A	ELK	26.05.2020
SUBSIDENCE ADVISORY NSW GENERAL TERMS OF APPROVAL TBA18-00955 / SUB18-00106		NSW GOVERNMENT	03.04.2019

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.

(Condition amended under DA2018/00266.01)

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

2. The proposed awning on Bruncker Road and Koree Road frontages is to be designed in a manner that is consistent with Element 7.10 'Street Awnings and Balconies' of the Newcastle Development Control Plan. The design will need to consider the existing overhead wires and location of the existing Ausgrid power pole and the impact on the RMS Sign (Separate approval require from RMS if the sign needs to be relocated). Under awning lighting is to be provided to the area's Lighting category in accordance with AS1158.
3. On-site parking accommodation is to be provided for On-site parking accommodation is to be provided for 35 vehicle spaces (includes 1 parking space as Wash Bay/Loading & Service Bay and 1 staff parking) and such be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle DCP 2012. Full details are to be included in documentation for a Construction Certificate application.

(Condition amended under DA2018/00266.01)

4. The car parking and vehicular access is to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.
5. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. Full details are to be included in documentation for a Construction Certificate application.
6. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance in accordance with AS/NZS 2890.1:2004: Parking facilities – Off-street car parking Figure 3.3.
7. Roof water from the proposed new work is to be directed to the proposed underground water tank (minimum total capacity of 35,000L) and being

reticulated there from to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing are to be installed in accordance with Australian Standard AS 3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be provided with the Construction Certificate application.

8. All downpipes discharging to the rainwater tanks are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water. A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of pipe blockage (e.g. capped relief access points at the lowest level of stormwater drainage).
9. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to Council's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Full details are to be included in documentation for a Construction Certificate application.
10. All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 'Stormwater' of Newcastle Development Control Plan 2012, as indicated on the concept stormwater management plan prepared by MPC Consulting Engineers Job No. 18-326 Dwg. No. C01 & C02 Issue 0 dated 19/03/2018. The proposed kerb outlet is to be located 1m away from the driveway. The car wash bay is to be connected to the Hunter Water sewer pipe system and the area is to be bunded to prevent waters from draining into City's road drainage system. Full details are to be included in documentation for any Construction Certificate application.
11. A structural engineer is to determine the location and depth of the proposed underground tank and On-Site Detention and certify that it will not adversely affect any building foundation footings or slabs when the tank is empty. Stormwater Management Plan is to be designed in accordance with current *NDCP Section 7.06 Stormwater Management* and *Newcastle City Council's Stormwater and Water Efficiency Technical Manual*. Full details are to be included with documentation for a construction certificate.
12. The floor level of all proposed buildings or building additions is to be verified on plans for a Construction Certificate application to be 7.22 Australian Height Datum (except for the car parking being 7.10m AHD). The finished floor levels are to be certified by a registered Surveyor prior to the placement of the floor material and a copy of the Surveyor's Certificate is to be forwarded to the Principal Certifying Authority.
13. 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 landscape plan and specification. The

plan and specifications is to be prepared in accordance with the provisions of Newcastle Development Control Plan 2012 and is to include details of the following:

- a) cross sections through the site 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.

14. 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. The car wash bay is to be connected to the Hunter Water sewer pipe system and the area is to be bunded to prevent waters from draining into City's road drainage system. A copy of the Corporation's certificate of compliance (refer s50 Hunter Water Act 1991) is 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. 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.
17. The proposed lighting including car park lighting of the premises is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety or detract from the amenity of surrounding properties in accordance with Australian Standard *AS 4282: 1997 Control of the obtrusive effects of outdoor lighting*. Full details are to be included in the documentation

for a Construction Certificate application.

18. A 1.2m x 1.2m footpath splay is to be provided at the corner of Bruncker Road and Koree Road on the ground level as a publicly accessible footway. The architectural plans are to clearly indicate the splay. Full details are to be included in the documentation for a Construction Certificate application.
19. A design verification statement from a qualified designer shall be submitted to the Certifying Authority. The statement shall confirm the Construction Certificate plans and specifications achieve or improve the design quality of the development for which consent is granted, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development*.

Full details are to be included in the documentation for the first Construction Certificate for the residential flat development.

Note: 'Qualified Designer' means a person registered as an architect in accordance with the *Architects Act 2003*. This condition is imposed in accordance with Clauses 143A of the *Environmental Planning and Assessment Regulation 2000*.

20. The Developer designing and constructing the following works within Bruncker Road and Koree Road frontages adjacent to the site at no cost to Council and in accordance with Council's guidelines, design specifications and Australian Standards:

Public Domain Works

- i. New footpath (concrete/asphalt or as specified by Council) to Bruncker Road and Koree Road frontages.
- ii. The 1.2m x 1.2m splay on the Ground Level for publicly accessible footpath at the corner of Koree Rd and Bruncker Rd. Survey plan is to be included to confirm the splay.
- iii. Install new kerb and gutter, kerb ramp and repair road along Koree Road.
- iv. Retain and protect sandstone kerb and gutter along Bruncker Road.
- v. Install new kerb inlet pit on Bruncker Rd near the RMS sign and connect to existing drainage pipe on Bruncker Road.
- vi. Install new street trees and grass verge areas in accordance with Council requirements and adjust service pit levels to match new footpath level.

Note: footpath to achieve maximum cross fall of 2.5%.

Note: Structures such as the planter walls as indicated on the landscape/architectural plans are not supported. Any landscape within road reserve will need to be indicated on the S138 plans and require approval from Council.

- vii. Remove all redundant driveways, install new kerb and gutter and repair any road works.

- viii. Installation of new driveway and drainage and associated roadworks.
- ix. Install any required parking signs, line markings and mandatory signage.
- x. Installation of any new street furniture including bicycle racks or rings and new seats or bins on Bruncker Road. Any new rubbish bin and any other asset installation will be advised at application stage.

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

- 21. A total monetary contribution of \$62,500.00 is to be paid to Council, pursuant to Section 94A 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 S94A Development Contributions Plan 2009* (updated version operational from 15 March 2011). A copy of the plan may be inspected at Council's Customer Enquiry Centre, ground floor of the City Administration Centre, 282 King Street Newcastle 8.30 am to 5.00 pm, excluding public holidays.
- b) The City of Newcastle S94A Development Contributions Plan 2009 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. Refer to the s94A Development Contributions Plan 2009.
- 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 provided below. Indexation quarters from the ABS 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 Council's Customer

Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

(Condition amended under DA2018/00266.01)

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

22. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
23. 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 (marked to Attention: Compliance Services) and the demolisher prior to commencement of work.
24. 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 the WorkCover Authority of 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 Council Officers upon request
 - d) Seven working days' notice in writing is to be given to Council 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 Council's contact telephone number (49742000) and the Workcover Authority of 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.
25. Any waste containers used in association with the proposed demolition are to be located on the site where possible.

Note: Where this is not feasible, application must be made for Council's approval to position the container on the adjacent public road in accordance with Council's adopted Building Waste Container Policy.

26. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
27. 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).

28. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
29. An application is to be made to and approved by Council for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence shall comply with the *Work Health and Safety Act 2011* (NSW), *Work Health and Safety Regulation 2011* (NSW) and any relevant approved industry code of practice. Notice of intention of commencement must be given to WorkCover New South Wales.
30. 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.

31. All building work must be carried out in accordance with the provisions of the National Construction Code.
32. 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.
33. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifying Authority at the stages of construction indicated:
 - a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
 - c) When the roof has been completed, confirming that the building does not exceed the approved levels.
34. A commercial type vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a. Constructed in accordance with Council's A374 – Driveway Crossings Standard Design Details.
 - b. Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
 - c. The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
 - d. The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit/outlets.

These works are not approved until consent under Section 138 of the Roads Act 1993 (NSW) has been granted by Council.

35. 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.

36. 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.
37. 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.
38. The proposed visitor parking bays are to be clearly indicated by means of signs and/or pavement markings.
39. 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.

40. 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.

Note: Council's 'PREVENT POLLUTION' sign can be obtained by presenting your development application receipt at Council's Customer Enquiry Counter at 282 King Street Newcastle.

41. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.
42. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on the Erosion and Sediment Control Plan submitted with the application, and with the below requirements:
 - a) Control over discharge of stormwater and containment of run-off and pollutants leaving the site must be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sediment basins and controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover. Erosion and sediment control measures are to be designed in accordance with the requirements of the Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004.

43. 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).
44. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building.
45. All public trees that are required to be retained must be physically protected in accordance with the City of Newcastle Urban Forest Technical Manual 'Section 8.0 Protection Measures'. The tree protection fencing must remain in place and maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

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

46. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to Council within fourteen days of receipt.
47. All works within the road reserve required by this consent are to be completed prior to the issue of a Final Occupation Certificate.
48. Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. Works are to be completed prior to the issuing of a Final Occupation Certificate for the proposed development.
49. The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate.
50. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of the Final 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.
51. A 1.2m x 1.2m footpath splay is to be provided at the corner of Bruncker Road and Koree Road on the ground floor as a public right of accessway. A detailed survey plan is to be submitted with an accompanying Subdivision Certificate Application for Council certification and such plan is to be registered with the NSW Government Land & Property Information prior to issue of any occupation certificate.

Note: All associated survey and legal work is to be undertaken by the Developer at the Developers expense. The land is to be dedicated to Council as a Road Reserve at no cost to Council.

52. An application is to be made for a Strata Certificate in accordance with the requirements of Division 4 of the *Strata Scheme (Freehold Development) Act 1973* (NSW).
53. A design verification statement from a qualified designer shall be submitted to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development*.

Note: 'Qualified Designer' means a person registered as an architect in accordance with the *Architects Act 2003*. This condition is imposed in accordance with Clauses 154A of the *Environmental Planning and Assessment Regulation 2000*.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

54. The proposed seniors housing is to be occupied exclusively by 'seniors or people who have a disability, people who live within the same household with seniors or people who have a disability or staff employed to assist in the administration of and provision of services' as defined under Clause 18(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (NSW). An appropriate notation is to be made on a survey plan and accompanying instrument under Section 88B of the Conveyancing Act 1919 (NSW)

(Condition amended under DA2018/00266.01)

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

Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Primary Address	21	Brunker	Road	Broadmeadow
First Floor				
Unit 1.01	101/21	Brunker	Road	Broadmeadow
Unit 1.02	102/21	Brunker	Road	Broadmeadow
Unit 1.03	104/21	Brunker	Road	Broadmeadow
Unit 1.04	106/21	Brunker	Road	Broadmeadow
Unit 1.05	108/21	Brunker	Road	Broadmeadow
Unit 1.06	110/21	Brunker	Road	Broadmeadow
Unit 1.07	109/21	Brunker	Road	Broadmeadow
Unit 1.08	107/21	Brunker	Road	Broadmeadow

Unit 1.09	105/21	Brunker	Road	Broadmeadow
Unit 1.10	103/21	Brunker	Road	Broadmeadow
Second Floor				
Unit 2.01	201/21	Brunker	Road	Broadmeadow
Unit 2.02	202/21	Brunker	Road	Broadmeadow
Unit 2.03	204/21	Brunker	Road	Broadmeadow
Unit 2.04	206/21	Brunker	Road	Broadmeadow
Unit 2.05	208/21	Brunker	Road	Broadmeadow
Unit 2.06	210/21	Brunker	Road	Broadmeadow
Unit 2.07	209/21	Brunker	Road	Broadmeadow
Unit 2.08	207/21	Brunker	Road	Broadmeadow
Unit 2.09	205/21	Brunker	Road	Broadmeadow
Unit 2.10	203/21	Brunker	Road	Broadmeadow
Third Floor				
Unit 3.01	301/21	Brunker	Road	Broadmeadow
Unit 3.02	302/21	Brunker	Road	Broadmeadow
Unit 3.03	304/21	Brunker	Road	Broadmeadow
Unit 3.04	306/21	Brunker	Road	Broadmeadow
Unit 3.05	308/21	Brunker	Road	Broadmeadow
Unit 3.06	309/21	Brunker	Road	Broadmeadow
Unit 3.07	307/21	Brunker	Road	Broadmeadow
Unit 3.08	305/21	Brunker	Road	Broadmeadow
Unit 3.09	303/21	Brunker	Road	Broadmeadow

(Condition amended under DA2018/00266.01)

ADVISORY MATTERS

- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of 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.
- 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.
 - Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.

END OF CONDITIONS

SCHEDULE 2

SUBSIDENCE ADVISORY NSW GENERAL TERMS OF APPROVAL

56. 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 must be submitted to Subsidence Advisory NSW.

57. This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.
58. Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number.
59. The proposed structure(s) is to be designed to be *“safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable”* using the subsidence parameters outlined below:
- a. Maximum vertical subsidence: 100 mm
 - b. Maximum horizontal tensile strains: 1 mm/m
 - c. Maximum horizontal compressive strain: 1mm/m
 - d. Maximum tilt: 2.5 mm/m
 - e. Maximum radius of curvature (sagging): 16 km
 - f. Maximum radius of curvature (hogging): 5km
60. Submit an “Engineering Impact Statement” prior to commencement of detailed design for acceptance by SA NSW, 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. Provide certification that the design will ensure the improvement remains *“safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ in accordance with AS2870 (Damage Classification), and readily repairable”*.
 - f. Comment on the:
 - likely building damage in the event of mine subsidence.
 - sensitivity of the design to greater levels of mine subsidence
61. The design submitted for approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 shall incorporate the design methodology contained in the *“Engineering Impact Statement”*, for acceptance by the Board 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.

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

SCHEDULE 3

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- No objections were received and no negative neighbour impacts are anticipated.
- Council has considered and accepted the proposed development standard variation made under Clause 4.3 of the *Newcastle Local Environmental Plan 2012*. The proposed 16% variation is considered acceptable in the particular circumstances of this case as the variation will not significantly overshadow the neighbouring properties, obstruct significant view corridors, and result in negative privacy issues.
- Council has considered and accepted the proposed development standard variation made under Clause 4.4 of the *Newcastle Local Environmental Plan 2012*. The proposed 9% variation is considered acceptable in the particular circumstances of this case.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/08/20 – DA2018/00266.01 – 21-25 BRUNKER ROAD,
ADAMSTOWN – MODIFICATION - MIXED USE COMMERCIAL AND
SHOP TOP HOUSING - CHANGE OF USE TO SENIOR LIVING WITH
INCREASED RESIDENTIAL UNITS AND CHANGE TO OVERALL
BUILDING HEIGHT**

ITEM-28 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2018/00266.01 – 21-25 BRUNKER ROAD, ADAMSTOWN

- | | |
|------------------------|------------------------------------------------|
| 28 May 2020 | - Modification application submitted |
| 05 June – 25 June 2020 | - Public notification (no submission received) |