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**DAC 06/12/22 – 37 STEVENSON PLACE NEWCASTLE EAST –
DA2022/00611 - DWELLING HOUSE - ALTERATIONS AND AD
DITIONS**

PAGE 5	ITEM-24	Attachment A:	Submitted Plans
PAGE 20	ITEM-24	Attachment B:	Draft Schedule of Conditions
PAGE 30	ITEM-24	Attachment C:	Processing Chronology

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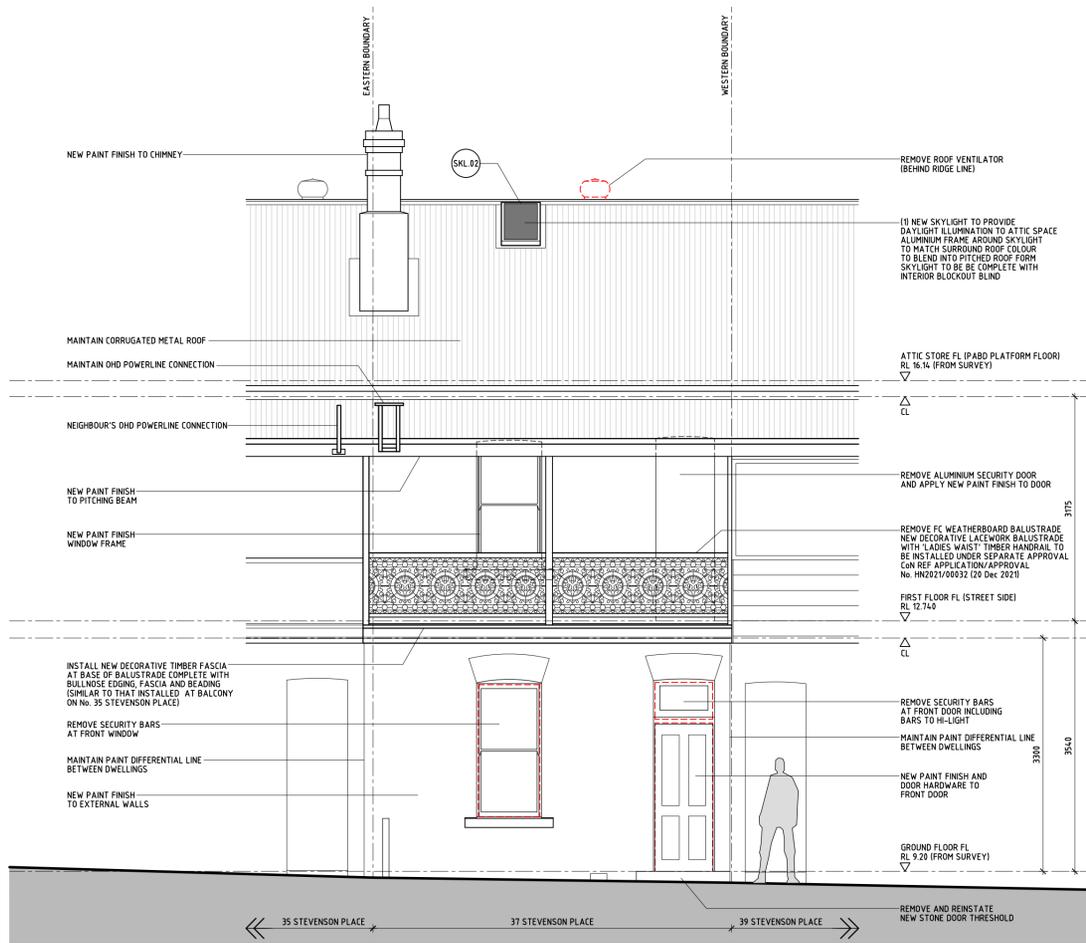
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 37 STEVENSON PLACE NEWCASTLE EAST –
DA2022/00611 - DWELLING HOUSE - ALTERATIONS AND
ADDITIONS**

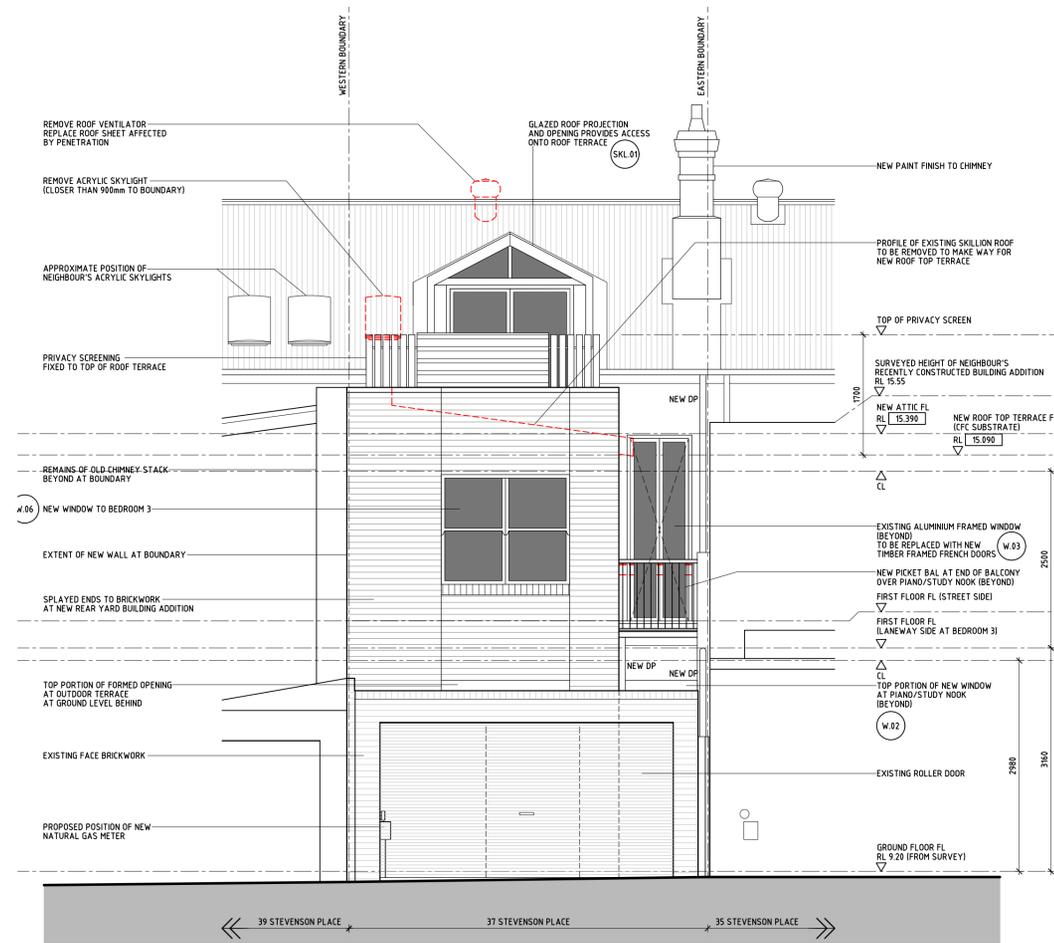
ITEM-24 Attachment A: Submitted Plans

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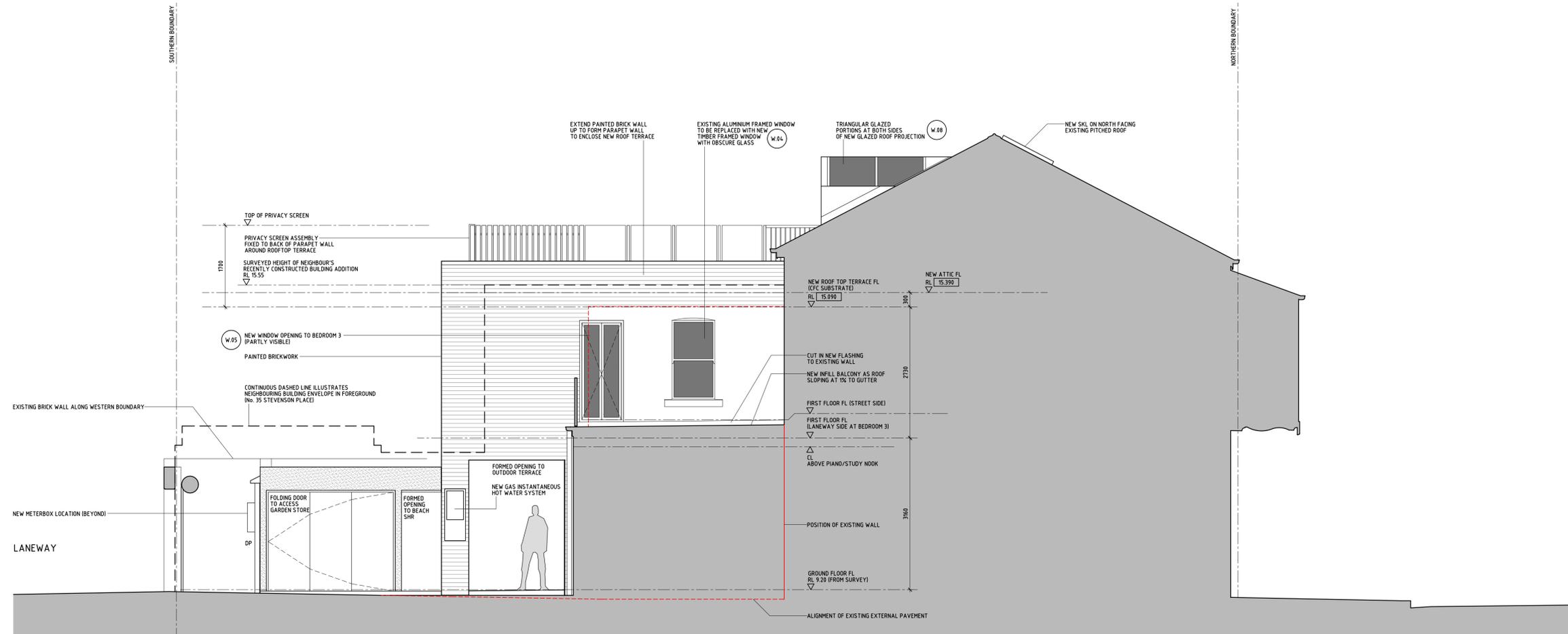




PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION (VIEW WITHIN PRIVATE COURTYARD SPACE)

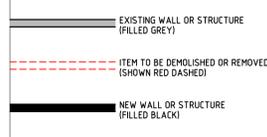
DRAWING SCALE (UNO)



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KEY TO ALTERATIONS



B	ISSUED TO COUNCIL TO RESPOND TO RFI	PD	23.09.2022
A	DEVELOPMENT APPLICATION	PD	18.05.2022
P1	ISSUED TO CLIENT & HERITAGE CONSULTANT	PD	04.05.2022
ISS	DESCRIPTION	APP	DATE

DRAWING REVISIONS
 CURRENT DRAWING STATUS
 DEVELOPMENT APPLICATION

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 Mr Anthony Di Nardo
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PROJECT
 Alterations & Additions to Residence
 37 Stevenson Place, Newcastle East NSW 2300
 Lot 1
 DP 908106

DRAWING TITLE
 PROPOSED ELEVATIONS - SHEET 1

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	1:50	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA30	B	

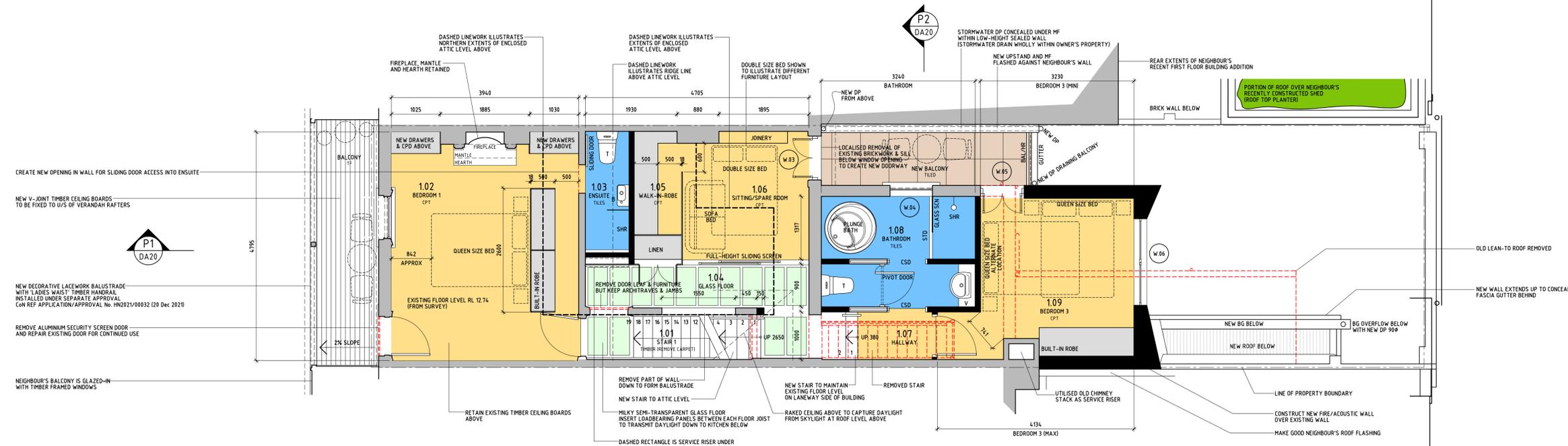
DRAWING SCALE (UNO)
0 12.5 25 metres

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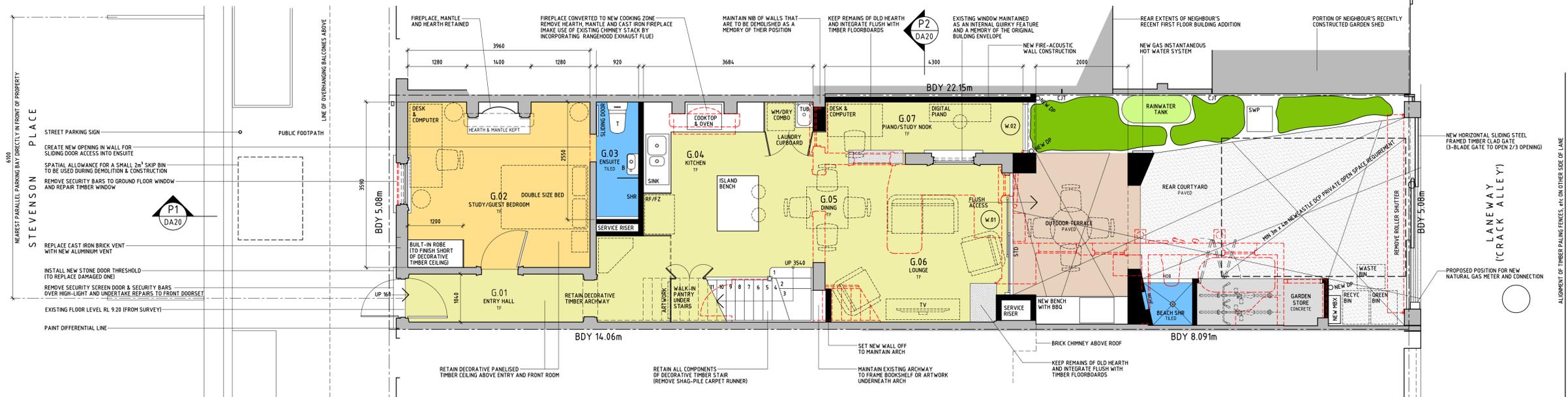
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2. FOR GFA AND FSR CALCULATIONS REFER TO DRAWING DASH.

KEY TO ALTERATIONS
— EXISTING WALL OR STRUCTURE (FILLED GREY)
- - - ITEM TO BE DEMOLISHED OR REMOVED (SHOWN RED DASHED)
— NEW WALL OR STRUCTURE (FILLED BLACK)



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
B	ISSUED TO COUNCIL TO RESPOND TO RFI	23.09.2022
A	DEVELOPMENT APPLICATION	18.05.2022
P1	ISSUED TO CLIENT & HERITAGE CONSULTANT	04.05.2022
ISS	DESCRIPTION	APP/ DATE

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Alterations & Additions to Residence
37 Stevenson Place, Newcastle East NSW 2300
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DP 908106

DRAWING TITLE
PROPOSED GROUND & FIRST FLOOR PLANS

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JOB	DRAWING	ISSUE	
21-080	DA10	B	



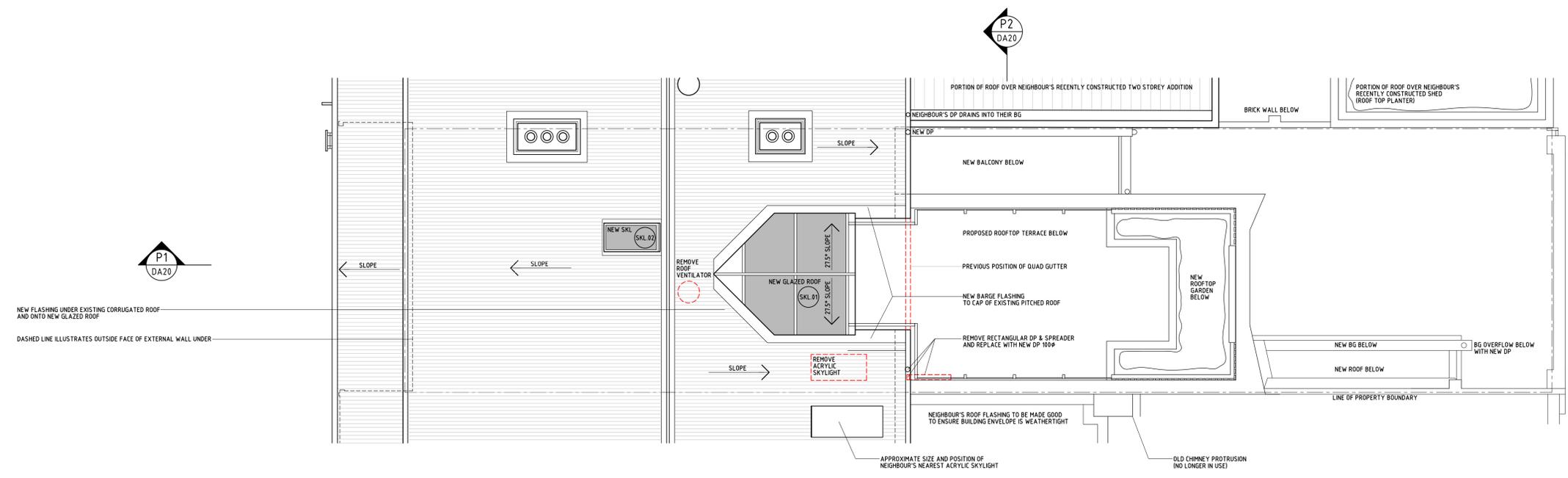
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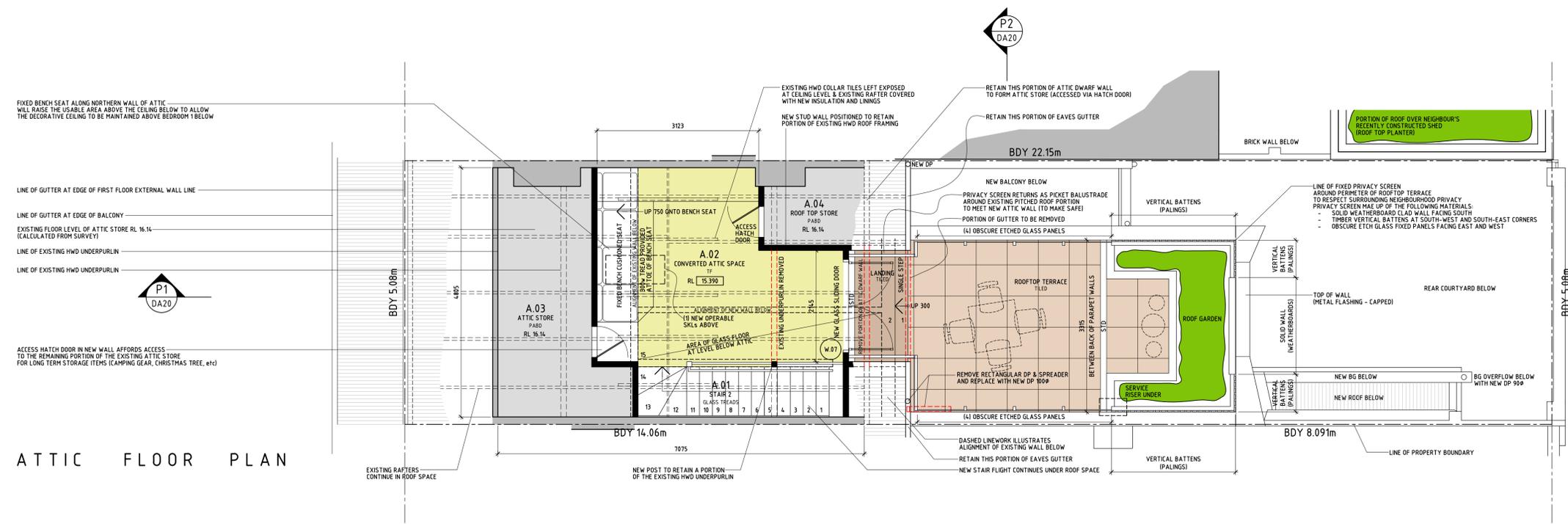
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— NEW WALL OR STRUCTURE (FILLED BLACK)



ROOF PLAN



ATTIC FLOOR PLAN

DRAWING REVISIONS

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ISS	DESCRIPTION	APP/ DATE

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PROJECT
Alterations & Additions to Residence
37 Stevenson Place, Newcastle East NSW 2300
Lot 1
DP 908106
DRAWING TITLE
PROPOSED ATTIC FLOOR PLAN & ROOF PLAN

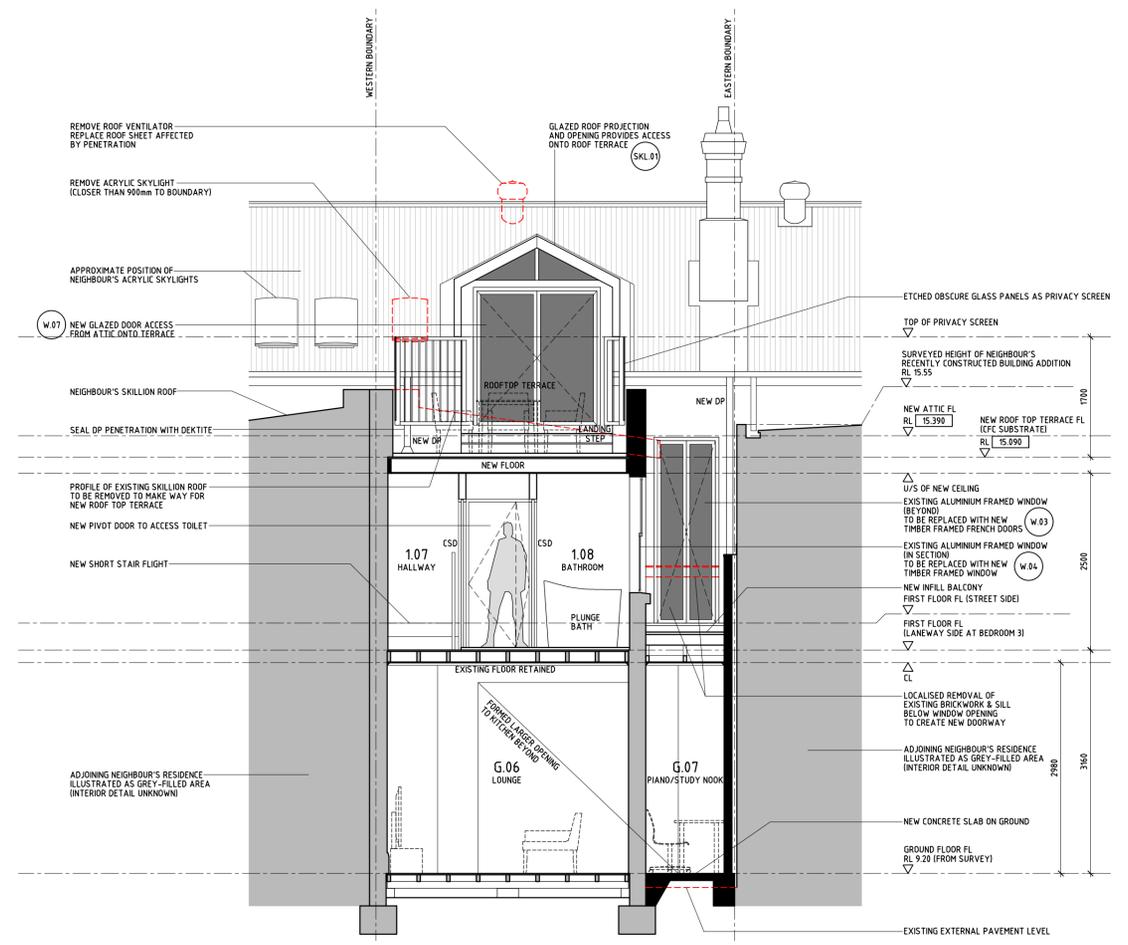
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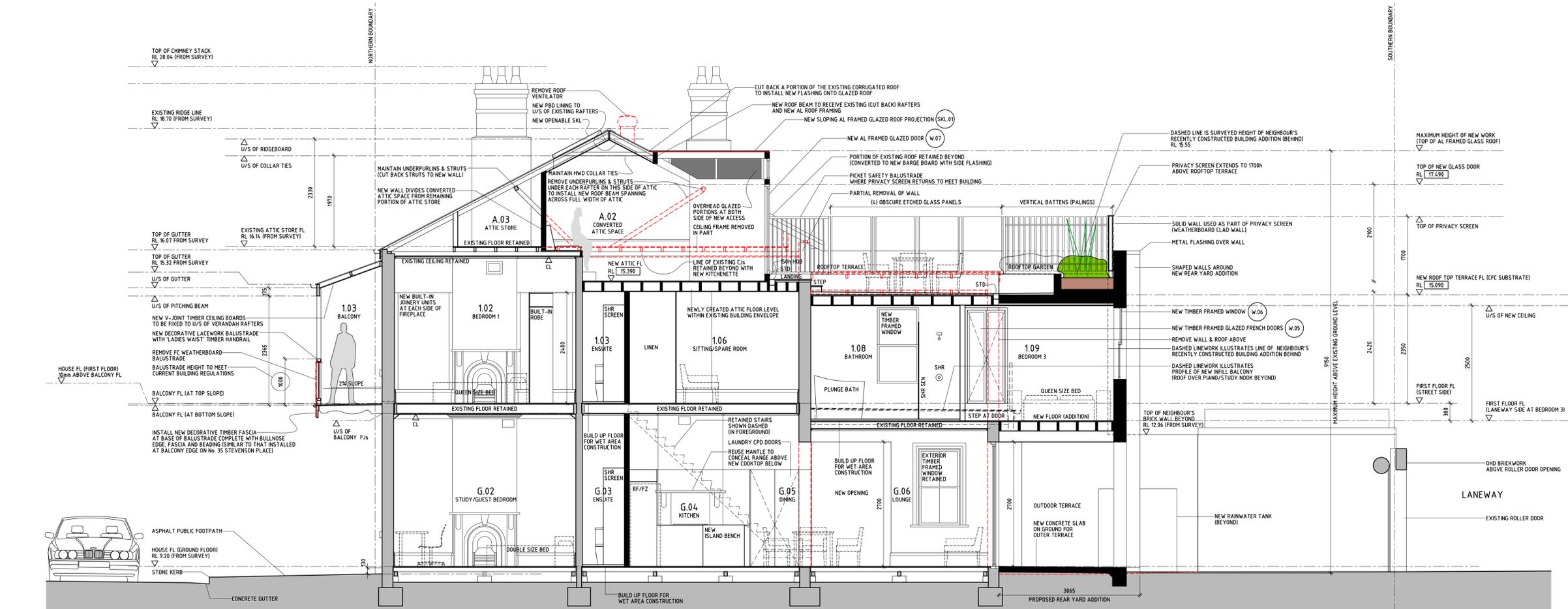
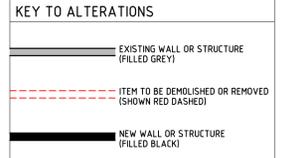
DRAWING SCALE (UNO)
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SECTION P2



SECTION P1

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
B	ISSUED TO COUNCIL TO RESPOND TO RFI	23.09.2022
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PROPOSED SECTIONS P1 & P2

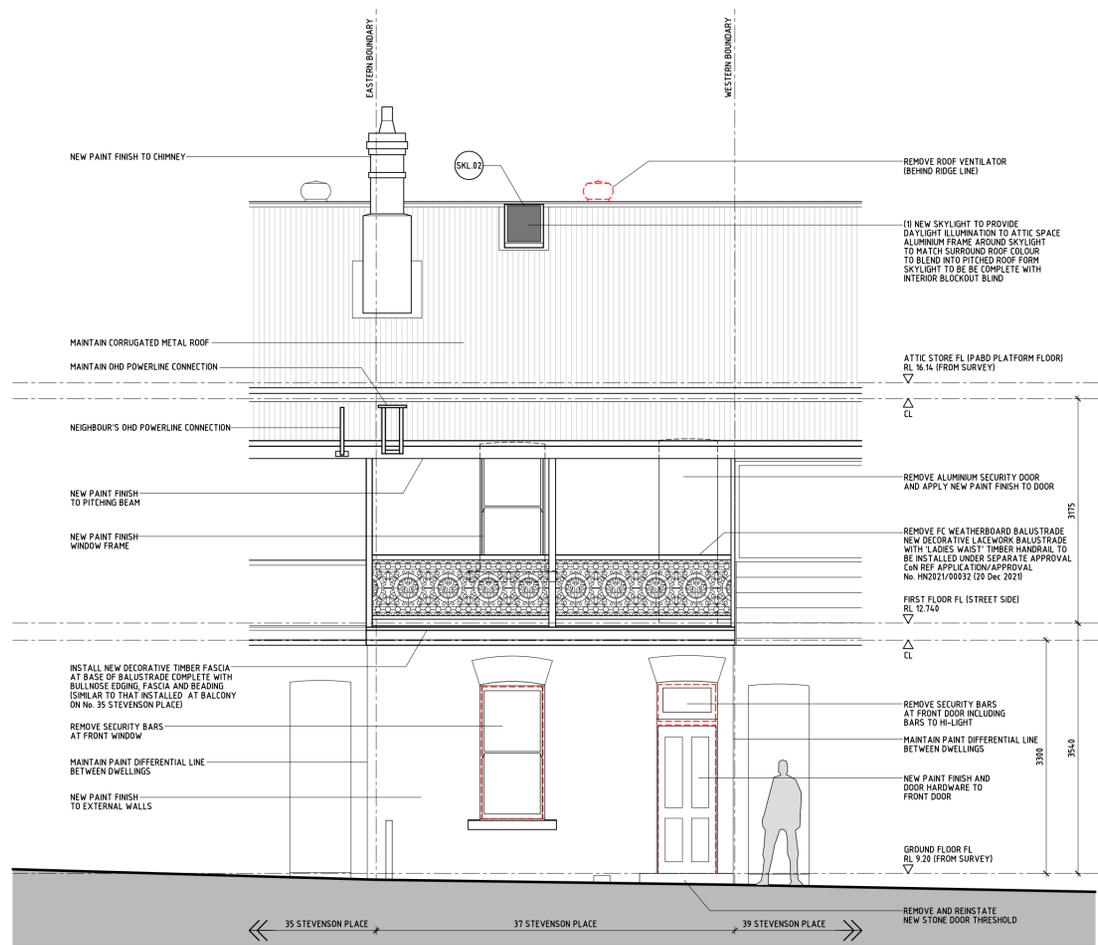
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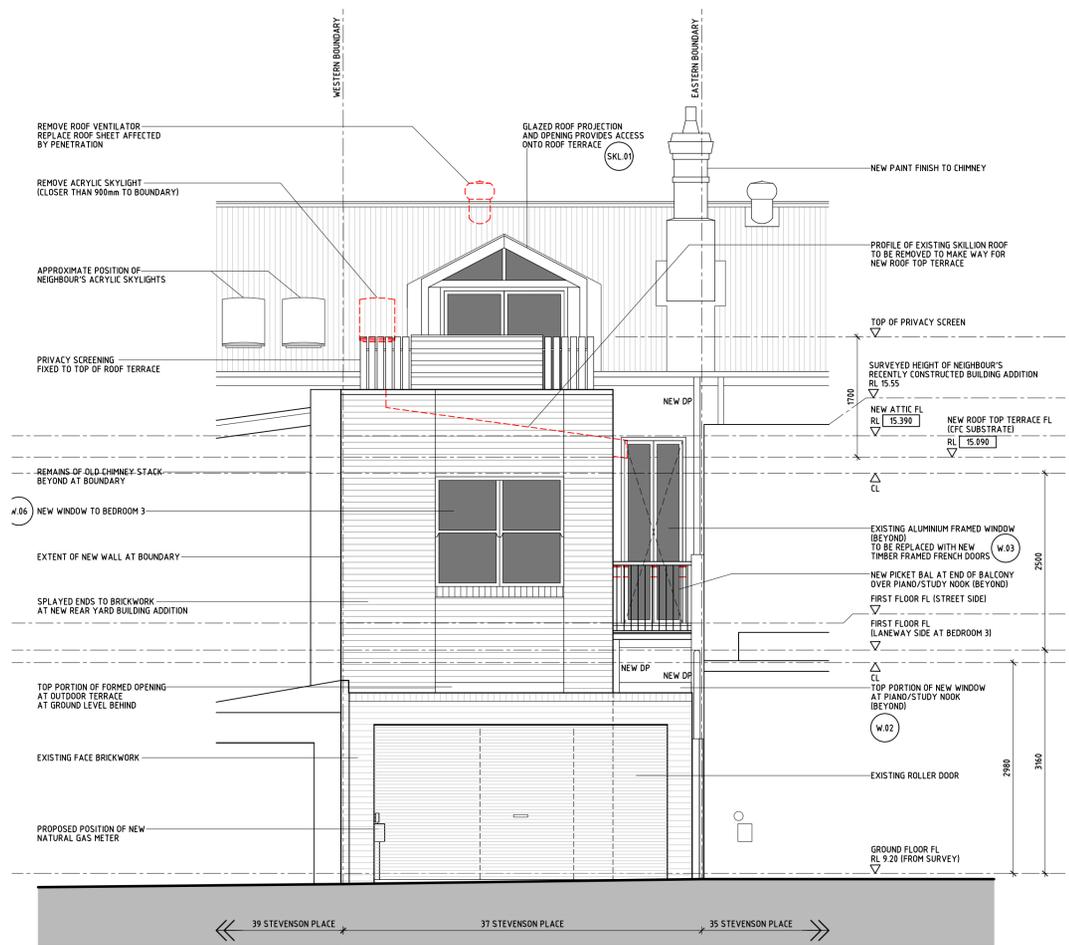
DRAWING SCALE (UNO)
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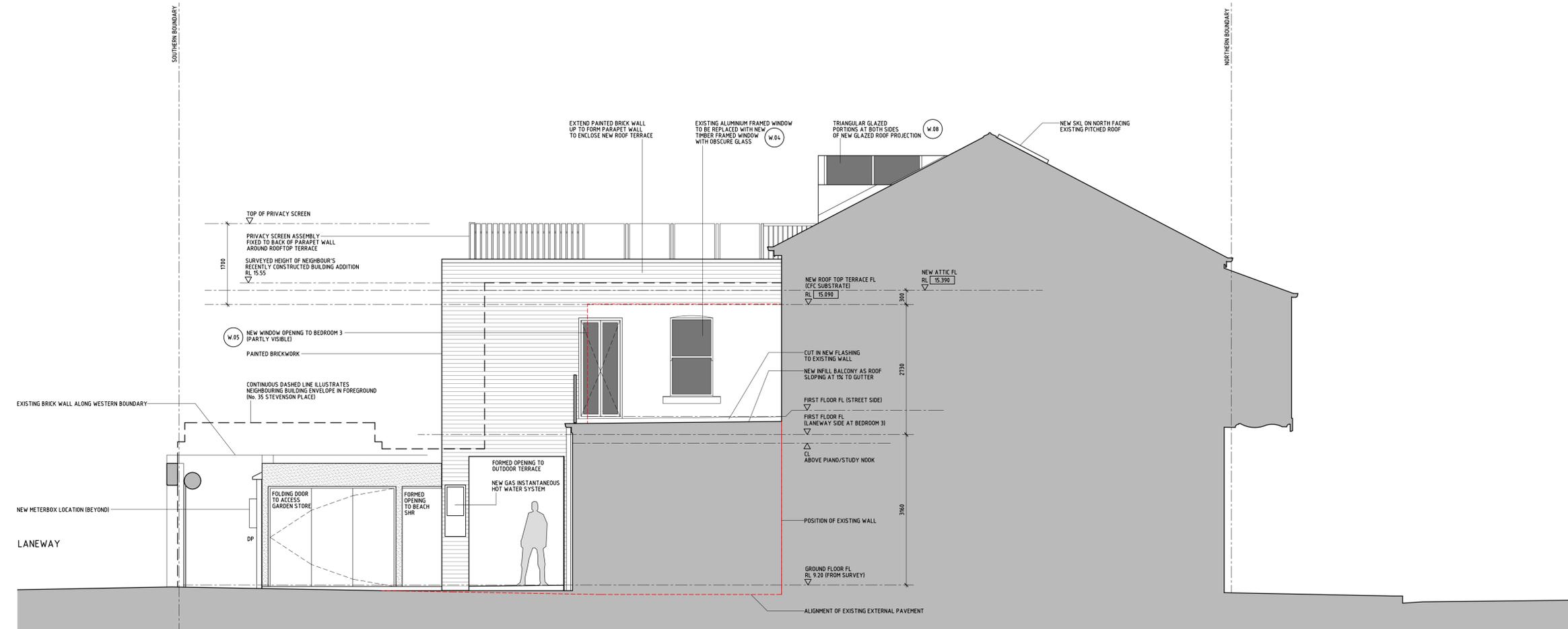
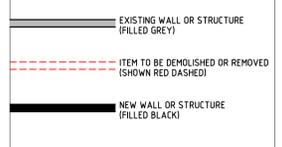


PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

KEY TO ALTERATIONS



PROPOSED EAST ELEVATION
(VIEW WITHIN PRIVATE COURTYARD SPACE)

REVISIONS TABLE

NO.	DESCRIPTION	DATE
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PROJECT
Alterations & Additions to Residence
37 Stevenson Place, Newcastle East NSW 2300
Lot 1
DP 908106

DRAWING TITLE
PROPOSED ELEVATIONS - SHEET 1

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	1:50	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA30	B	

DRAWING SCALE (UNO)



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PAINTED OFF-WHITE BRICKWORK (WITH OFF-WHITE MORTAR)
 FINISHED WITH PORTERS PAINT OR EQUIVALENT BREATHABLE PAINT SYSTEM



FIXED VERTICAL BATTENS FOR PRIVACY SCREEN
 (TIMBER PALINGS)



FIXED WEATHERBOARDS FOR PRIVACY SCREEN
 (TIMBER)



FIXED ETCHED OBSCURE GLASS FOR PRIVACY SCREEN
 (IMAGE DISPLAYS INDICATIVE PATTERN ONLY)



TIMBER FRAMED WINDOWS
 (CLEAR FINISH CEDAR OR SIMILAR)



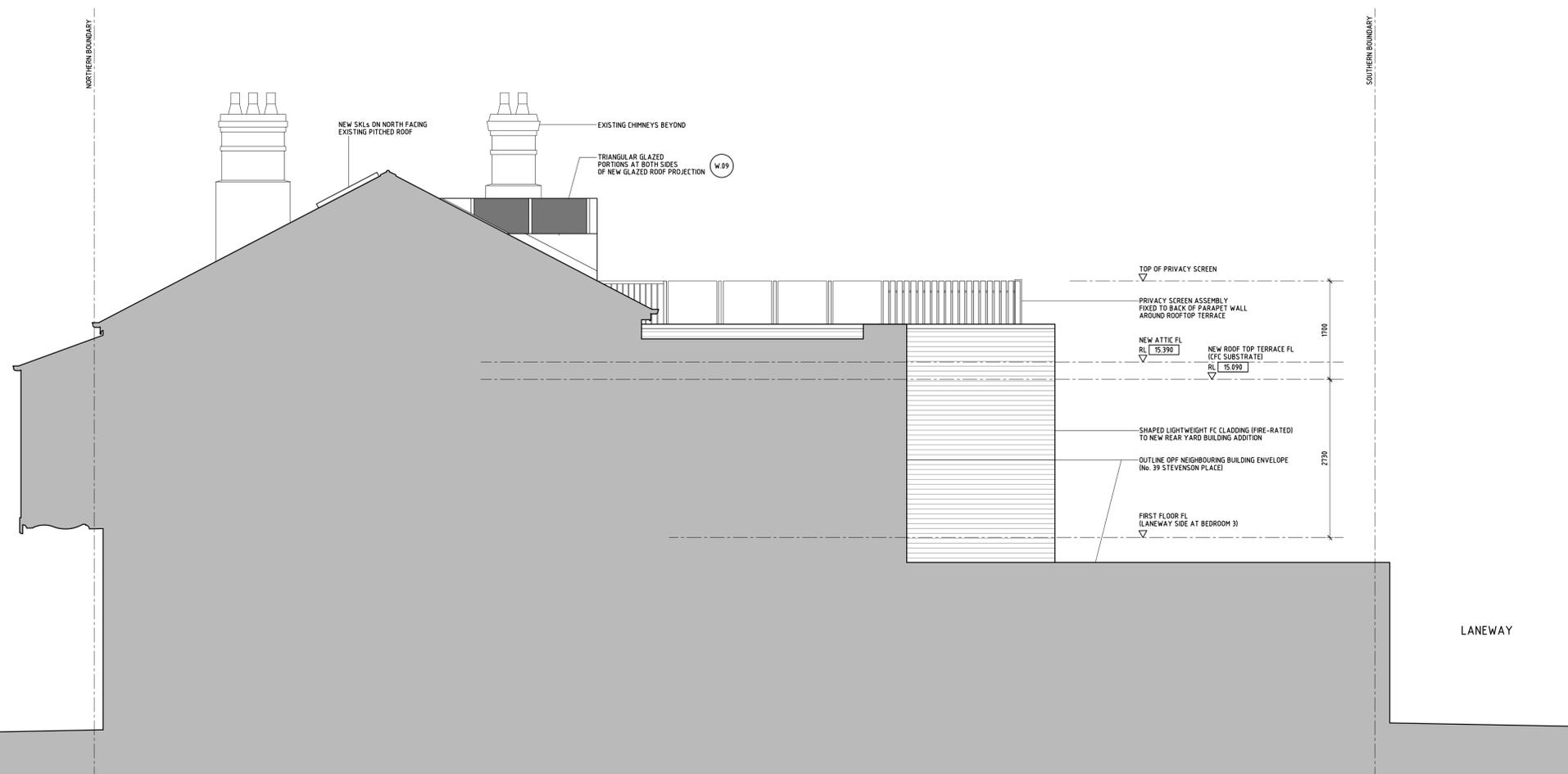
NEW POTTED PLANTS AT STREET LEVEL
 (SIMILAR TO 35 STEVENSON PLACE)



METAL LACEWORK BALUSTRADE FOR BALCONY
 (SAMPLE SALVAGED FROM BACKYARD ILLUSTRATED)
 (PATTERN No. 45 BY WAGGA IRON FOUNDRY, OR SIMILAR)

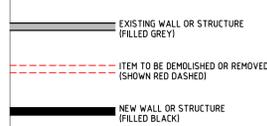


MATERIALS PALETTE



PROPOSED WEST ELEVATION

KEY TO ALTERATIONS



ISS	DESCRIPTION	APP	DATE
B	ISSUED TO COUNCIL TO RESPOND TO RFI	PD	23.09.2022
A	DEVELOPMENT APPLICATION	PD	18.05.2022
P1	ISSUED TO CLIENT & HERITAGE CONSULTANT	PD	04.05.2022

DRAWING REVISIONS

CURRENT DRAWING STATUS

DEVELOPMENT APPLICATION

CLIENT
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 60 Dawson Street 189 Bruce Street
 Cooks Hill NSW 2300 The Junction NSW 2291



PROJECT
 Alterations & Additions to Residence
 37 Stevenson Place, Newcastle East NSW 2300
 Lot 1
 DP 908106

DRAWING TITLE
 PROPOSED ELEVATIONS - SHEET 2
 & MATERIALS PALETTE

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JOB	DRAWING	ISSUE	
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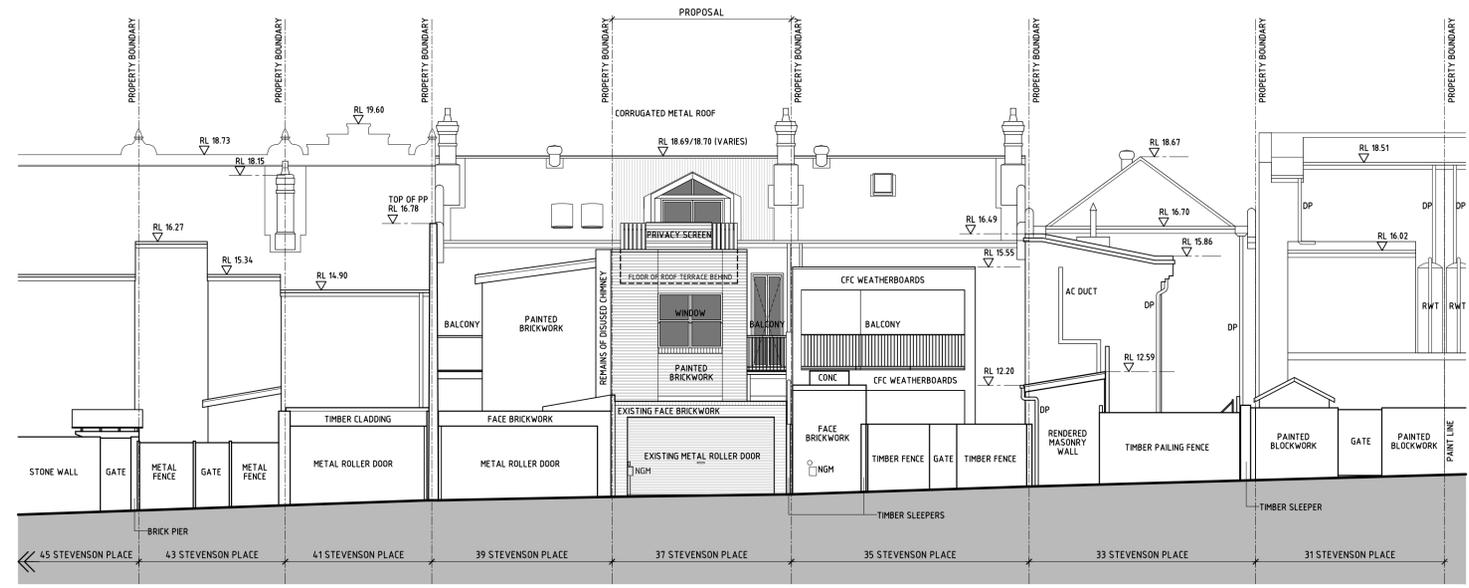
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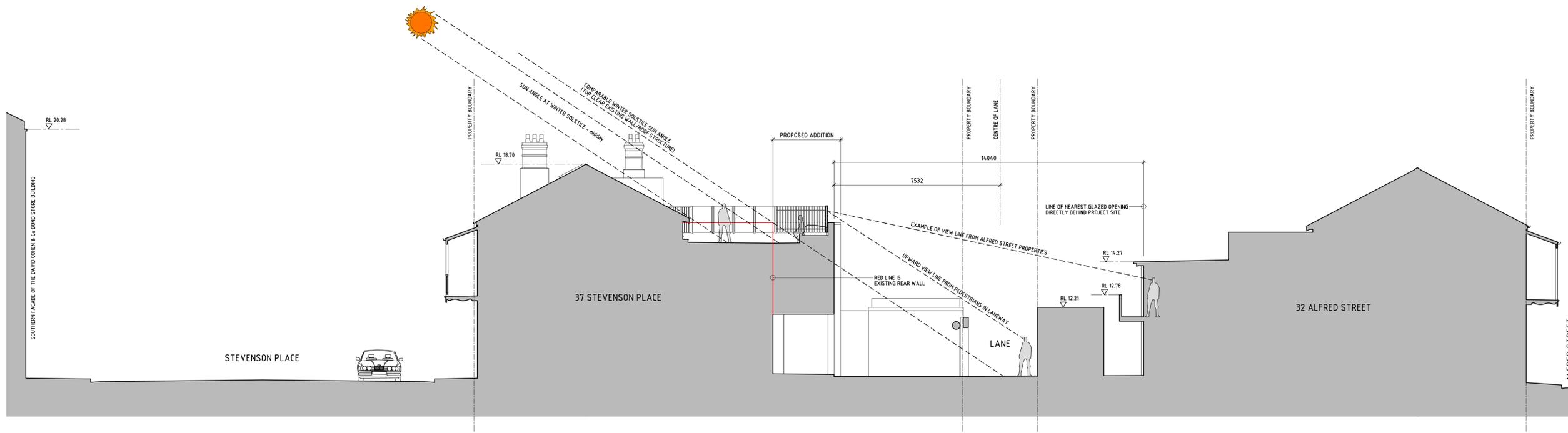
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CONTEXT LEVELS
ADDITIONAL LEVELS RECORDED BY METRI REGISTERED SURVEYORS



**BACK LANE ELEVATION
(WITH PROPOSAL AT CENTRE)**



SITE SECTION (WITH PROPOSAL)

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

CURRENT DRAWING STATUS
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DRAWING TITLE
**BACK LANE ELEVATION
& SITE SECTION**

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	1:100	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA32	A	

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CURRENT VIEW DOWN LANE (LOOKING WEST)



VIEW DOWN LANE (LOOKING WEST) WITH PROPOSAL



CURRENT VIEW DOWN LANE (LOOKING EAST)



VIEW DOWN LANE (LOOKING EAST) WITH PROPOSAL

A	ISSUED TO COUNCIL TO RESPOND TO RFI	PD	23.09.2022
ISS	DESCRIPTION	APP	DATE

DRAWING REVISIONS

CURRENT DRAWING STATUS

DEVELOPMENT APPLICATION

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PROJECT
 Alterations & Additions to Residence
 37 Stevenson Place, Newcastle East NSW 2300
 Lot 1
 DP 908106

DRAWING TITLE
 PERSPECTIVE VIEWS FROM LANEWAY
 (EXISTING & PROPOSED)

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	NTS	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA33	A	

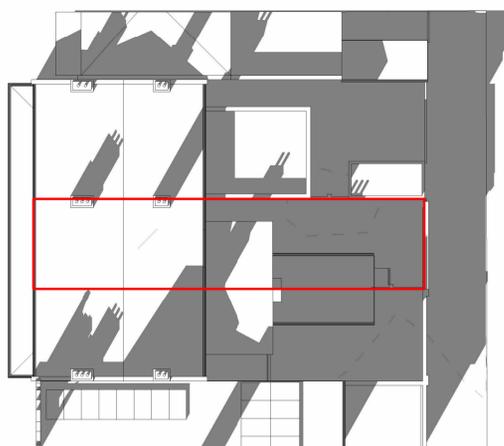


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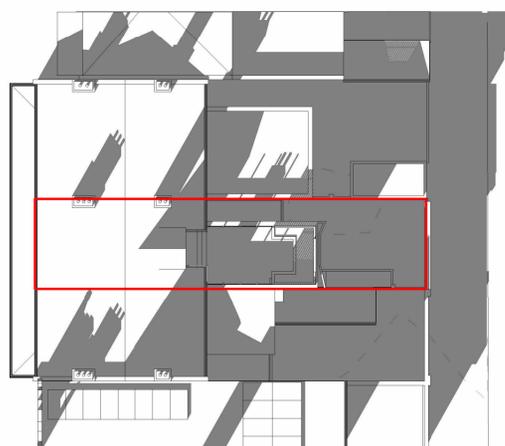
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NOTES
1. THE SHADOW CASTING ANALYSIS DOCUMENTED ON THIS DRAWING HAS BEEN PREPARED USING AUTODESK REVIT 3D MODELING SOFTWARE.
2. SURVEYOR'S LEVELS AND ARCHITECTURAL MEASUREMENTS HAVE BOTH BEEN USED TO INFORM THE PREPARATION OF THE 3D MODEL.
3. AVAILABLE SURVEY INFORMATION HAS BEEN USED TO MODEL PROPERTIES EAST AND WEST OF THE TRIPLE TERRACE ROW-HOUSE CLUSTER (PROPERTIES CLEAR OF Nos. 35, 37 & 39 STEVENSON PLACE), HEIGHTS AND BUILDING ENVELOPES ON THESE NEARBY PROPERTIES (Nos. 33 & 41 STEVENSON PLACE) HAVE BEEN MODELLED THROUGH A COMBINATION OF SURVEYOR'S LEVELS AND ARCHITECTURAL MEASUREMENTS AND ESTIMATED LENGTHS.

WINTER SOLSTICE



EXISTING SHADOW-CASTING PLAN - 21 June 2022 (3pm)



PROPOSED SHADOW-CASTING PLAN - 21 June 2022 (3pm)

SUMMER SOLSTICE



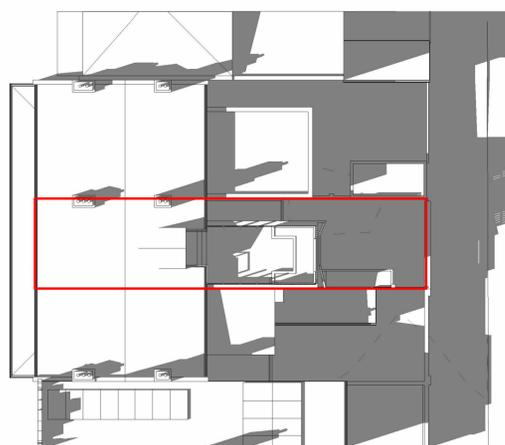
EXISTING SHADOW-CASTING PLAN - 21 December 2022 (4pm) (daylight saving time)



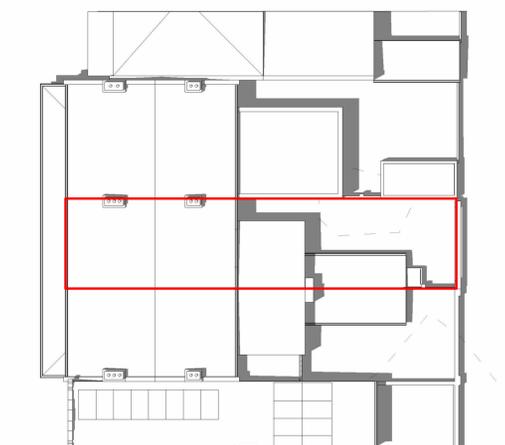
PROPOSED SHADOW-CASTING PLAN - 21 December 2022 (4pm) (daylight saving time)



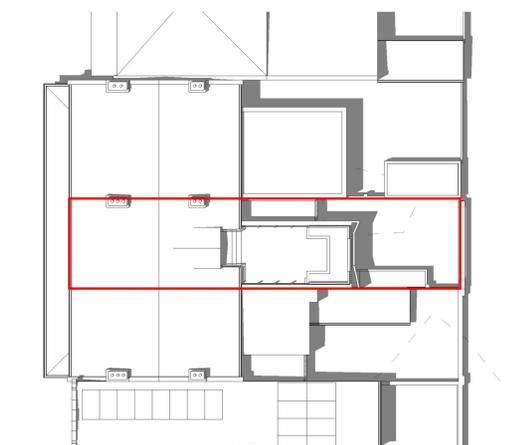
EXISTING SHADOW-CASTING PLAN - 21 June 2022 (midday)



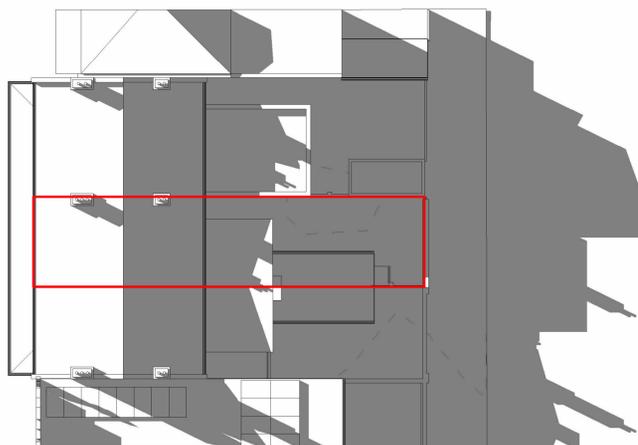
PROPOSED SHADOW-CASTING PLAN - 21 June 2022 (midday)



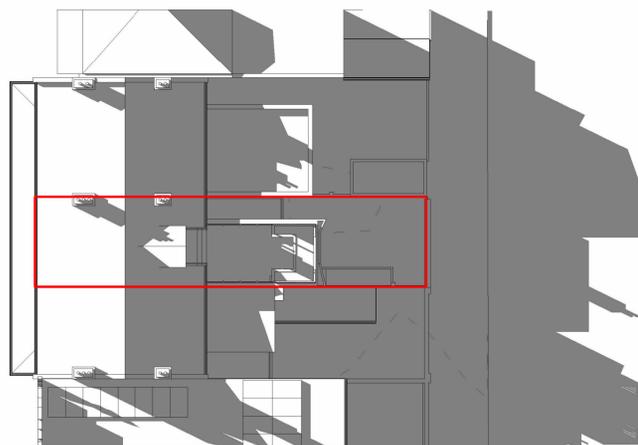
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PROPOSED SHADOW-CASTING PLAN - 21 December 2022 (1pm) (daylight saving time)



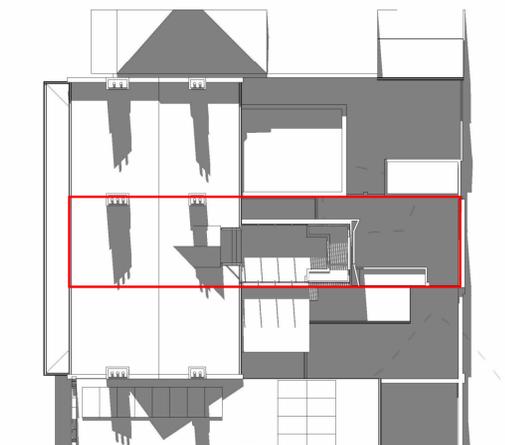
EXISTING SHADOW-CASTING PLAN - 21 June 2022 (9am)



PROPOSED SHADOW-CASTING PLAN - 21 June 2022 (9am)



EXISTING SHADOW-CASTING PLAN - 21 December 2022 (8am) (daylight saving time)



PROPOSED SHADOW-CASTING PLAN - 21 December 2022 (8am) (daylight saving time)

B	ISSUED TO COUNCIL TO RESPOND TO RFI	PD	23.09.2022
A	DEVELOPMENT APPLICATION	PD	18.05.2022
P1	ISSUED TO CLIENT & HERITAGE CONSULTANT	PD	09.05.2022
ISS	DESCRIPTION	APP	DATE

DRAWING REVISIONS

CURRENT DRAWING STATUS

DEVELOPMENT APPLICATION

CLIENT

Ms L Howard



PROJECT
Alterations & Additions to Residence
37 Stevenson Place, Newcastle East NSW 2300

DRAWING TITLE

SHADOW CASTING PLANS (EXISTING & PROPOSED)

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	1:200	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA40	B	

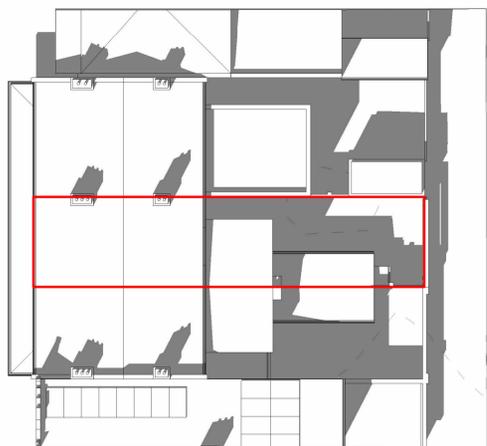


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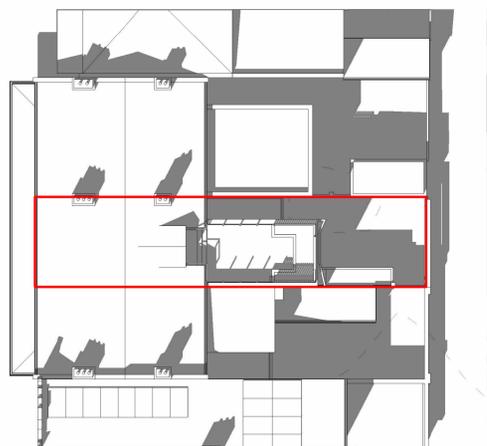
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NOTES
1. THE SHADOW CASTING ANALYSIS DOCUMENTED ON THIS DRAWING HAS BEEN PREPARED USING AUTODESK REVIT 3D MODELING SOFTWARE.
2. SURVEYOR'S LEVELS AND ARCHITECTURAL MEASUREMENTS HAVE BOTH BEEN USED TO INFORM THE PREPARATION OF THE 3D MODEL.
3. AVAILABLE SURVEY INFORMATION HAS BEEN USED TO MODEL PROPERTIES EAST AND WEST OF THE TRIPLE TERRACE ROW-HOUSE CLUSTER (PROPERTIES CLEAR OF Nos. 35, 37 & 39 STEVENSON PLACE). HEIGHTS AND BUILDING ENVELOPES ON THESE NEARBY PROPERTIES (Nos. 33 & 41 STEVENSON PLACE) HAVE BEEN MODELLED THROUGH A COMBINATION OF SURVEYOR'S LEVELS AND ARCHITECTURAL MEASUREMENTS AND ESTIMATED LENGTHS.

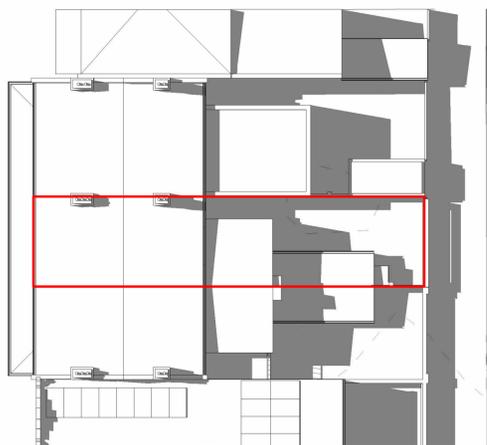
AUTUMN EQUINOX



EXISTING SHADOW-CASTING PLAN - 21 March 2022 (3pm)
(daylight saving time)



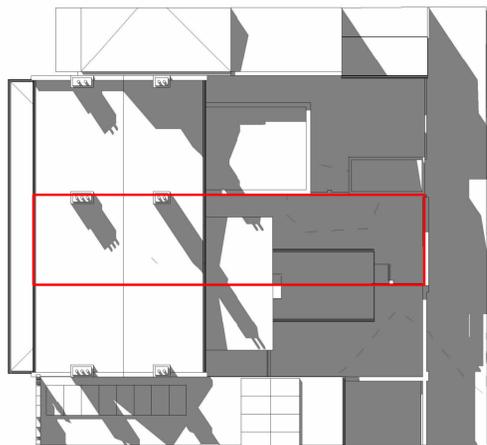
PROPOSED SHADOW-CASTING PLAN - 21 March 2022 (3pm)
(daylight saving time)



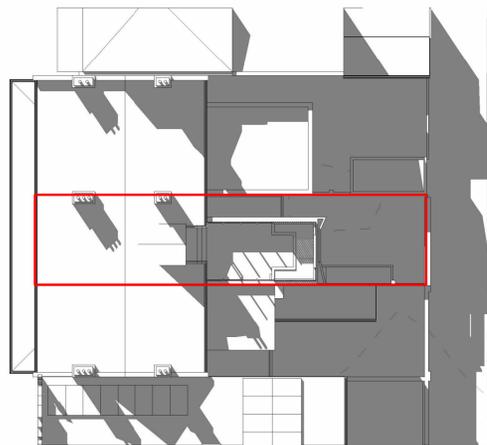
EXISTING SHADOW-CASTING PLAN - 21 March 2022 (midday)
(daylight saving time)



PROPOSED SHADOW-CASTING PLAN - 21 March 2022 (midday)
(daylight saving time)



EXISTING SHADOW-CASTING PLAN - 21 March 2022 (9am)
(daylight saving time)



PROPOSED SHADOW-CASTING PLAN - 21 March 2022 (9am)
(daylight saving time)

SPRING EQUINOX



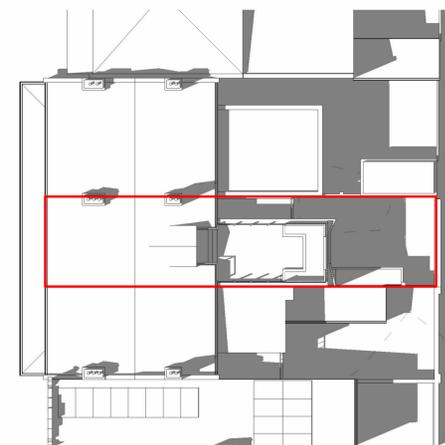
EXISTING SHADOW-CASTING PLAN - 23 September 2022 (3pm)



PROPOSED SHADOW-CASTING PLAN - 23 September 2022 (3pm)



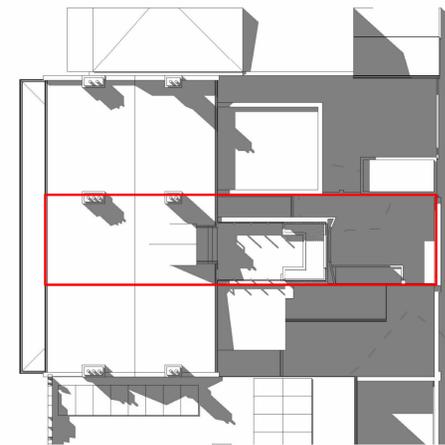
EXISTING SHADOW-CASTING PLAN - 23 September 2022 (midday)



PROPOSED SHADOW-CASTING PLAN - 23 September 2022 (midday)



EXISTING SHADOW-CASTING PLAN - 23 September 2022 (9am)



PROPOSED SHADOW-CASTING PLAN - 23 September 2022 (9am)

A	ISSUED TO COUNCIL TO RESPOND TO RFI	PD	23.09.2022
ISS	DESCRIPTION	APP	DATE

DRAWING REVISIONS

CURRENT DRAWING STATUS

DEVELOPMENT APPLICATION

CLIENT

Ms L Howard



PROJECT
Alterations & Additions to Residence
37 Stevenson Place, Newcastle East NSW 2300

DRAWING TITLE
SHADOW CASTING PLANS (EXISTING & PROPOSED)

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	1:200	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA41	A	

DRAWING SCALE (UNO)



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NOTES

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2. ALL FLOOR AREAS ARE MEASURED TO INSIDE OF PERIMETER EXTERNAL WALLS AND FACE OF COMMON WALL SEPARATING ADJOINING TERRACES.
3. GFA EXCLUDES THE FOLLOWING AREAS:
 - STAIRS
 - EXTERNAL OUTDOOR TERRACE (GROUND FLOOR)
 - EXTERNAL GARDEN STORE AND BEACH SHOWER
 - EXISTING BALCONY
 - ROOF TOP TERRACE & SPA AREA
 - NON-HABITABLE ATTIC STORES WITHIN ROOF SPACE THAT ARE LESS THAN 1.4m IN HEIGHT

AREA CALCULATIONS

SITE AREA = 112.5m ²	
EXISTING GFA = (62.4 + 51.7 + 16.6)m ² = 130.7m ²	EXISTING FSR = 130.7m ² / 112.5m ² : 1.00 = 1.16 : 1.00
PROPOSED GFA = (60.3 + 62.4 + 18.6)m ² = 141.3m ²	PROPOSED FSR = 141.3m ² / 112.5m ² : 1.00 = 1.26 : 1.00
PROPOSED INCREASE IN GFA = 10.6m ²	

B	ISSUED TO COUNCIL TO RESPOND TO RFI	PD	23.09.2022
A	DEVELOPMENT APPLICATION	PD	16.05.2022
P4	UPDATED FOR CLIENT & CONSULTANT REVIEW	PD	04.05.2022
P3	REVISED FOR PRE-DA MEETING WITH CGM	PD	03.02.2022
P2	GFA UPDATED FOLLOWING ADDITION OF STAIR AT FIRST FLOOR LEVEL	PD	21.12.2021
P1	ISSUED TO CLIENT & HERITAGE CONSULTANT	PD	17.12.2021
ISS	DESCRIPTION	APP	DATE

DRAWING REVISIONS

DEVELOPMENT APPLICATION

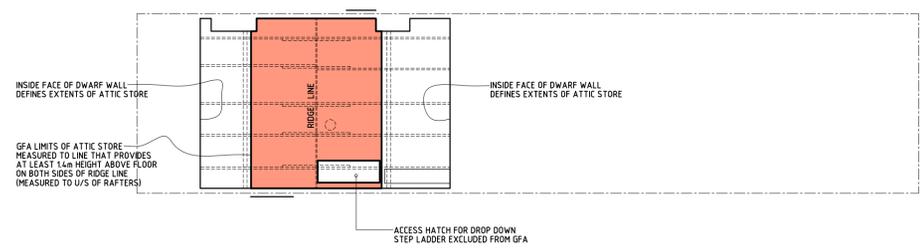
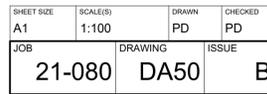
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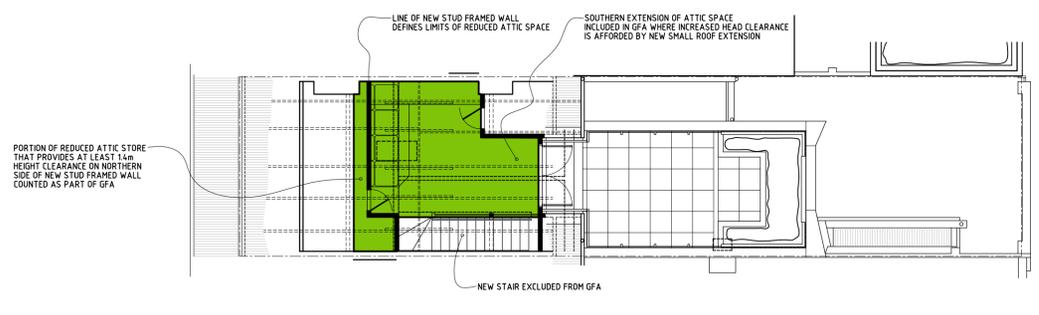
PROJECT
 Alterations & Additions to Residence
 37 Stevenson Place, Newcastle East NSW 2300
 Lot 1
 DP 908106

DRAWING TITLE
GFA PLANS (EXISTING & PROPOSED)

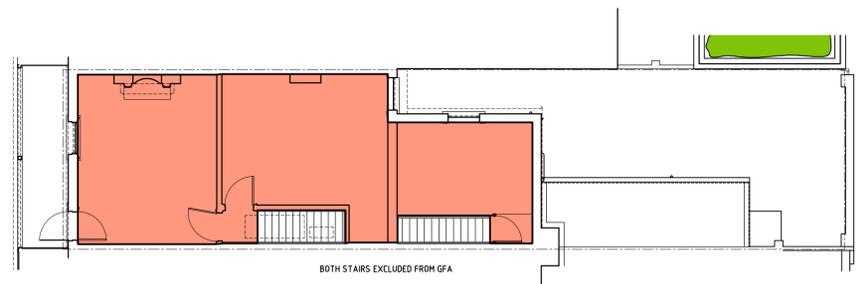
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A1	1:100	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA50	B	



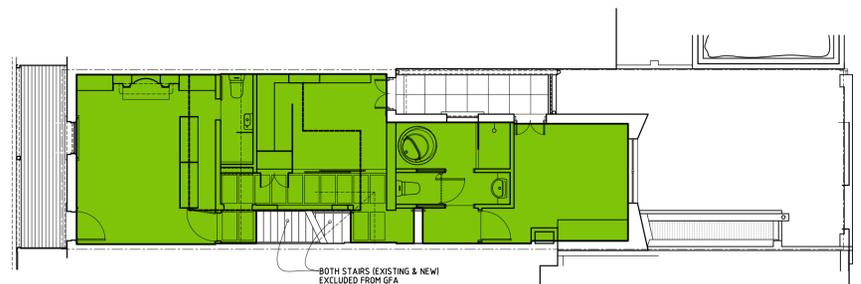
ATTIC FLOOR
 GFA = 16.6m²



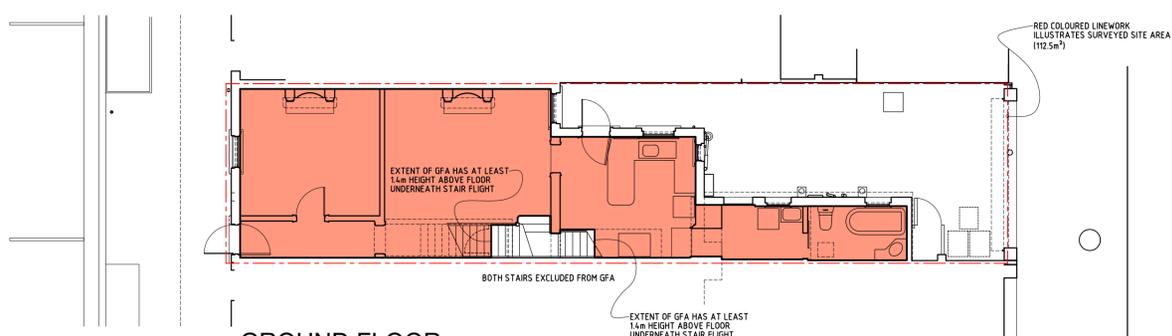
ATTIC FLOOR
 GFA = 18.6m²



FIRST FLOOR
 GFA = 51.7m²

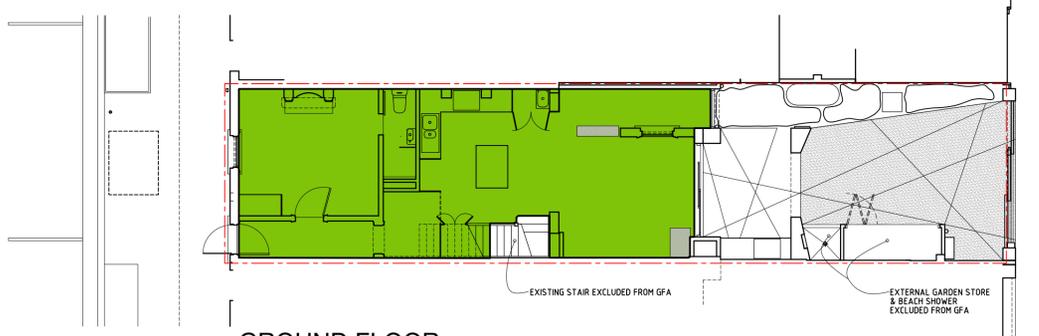


FIRST FLOOR
 GFA = 62.4m²



GROUND FLOOR
 GFA = 62.4m²

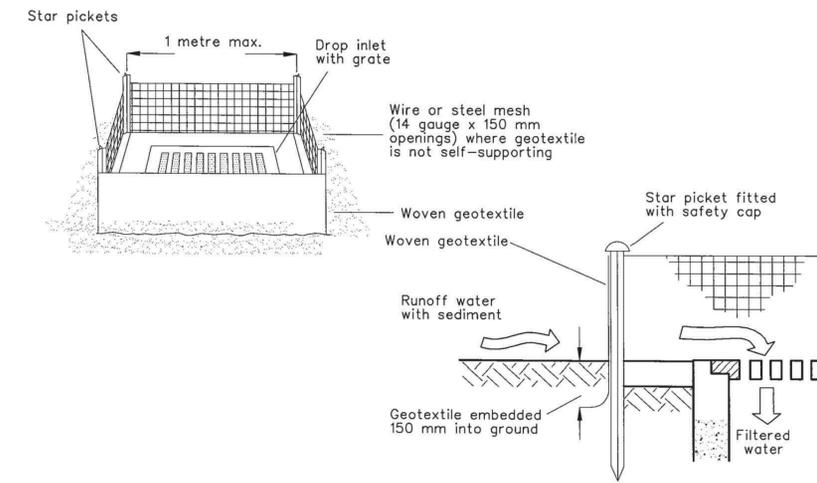
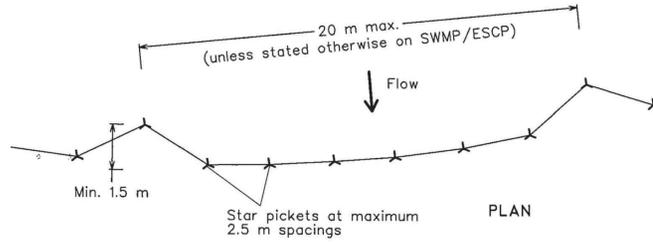
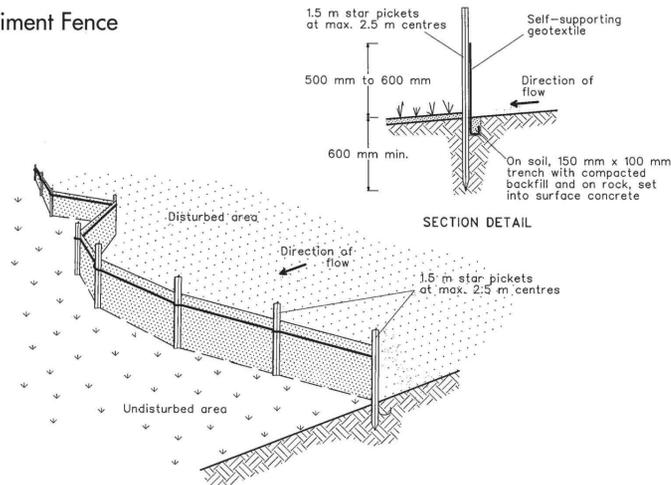
EXISTING GFA PLANS



GROUND FLOOR
 GFA = 60.3m²

PROPOSED GFA PLANS

Sediment Fence



GEOTEXTILE INLET FILTER DETAILS

(SOURCE OF DETAIL DRAWING: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION, 4th edn, Vol. 1 - DRAWING SD 6-12)

- Construction Notes**
1. Fabricate a sediment barrier made from geotextile.
 2. Follow Standard Drawing SD-8 for installation procedures for geofabric. Reduce picket spacings to 1m maximum centres.
 3. In waterways, artificial sag points can be created with sandbags.
 4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

SEDIMENT FENCE DETAILS

(SOURCE OF DETAIL DRAWING: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION, 4th edn, Vol. 1 - DRAWING SD 6-8)

- Construction Notes**
1. 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.
 2. Cut a 150mm deep trench along the up-slope edge of the fence for the bottom of the fabric to be entrenched.
 3. Drive 15m long star pickets into the ground at 2.5m intervals (max) at the down-slope edge of the trench. Ensure any star pickets are fitted with safety caps.
 4. Fix self-supporting geotextile to the up-slope side of the posts 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 shadecloth for this purpose is not satisfactory.
 5. Join sections of fabric at a support post with a 150mm overlap.
 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

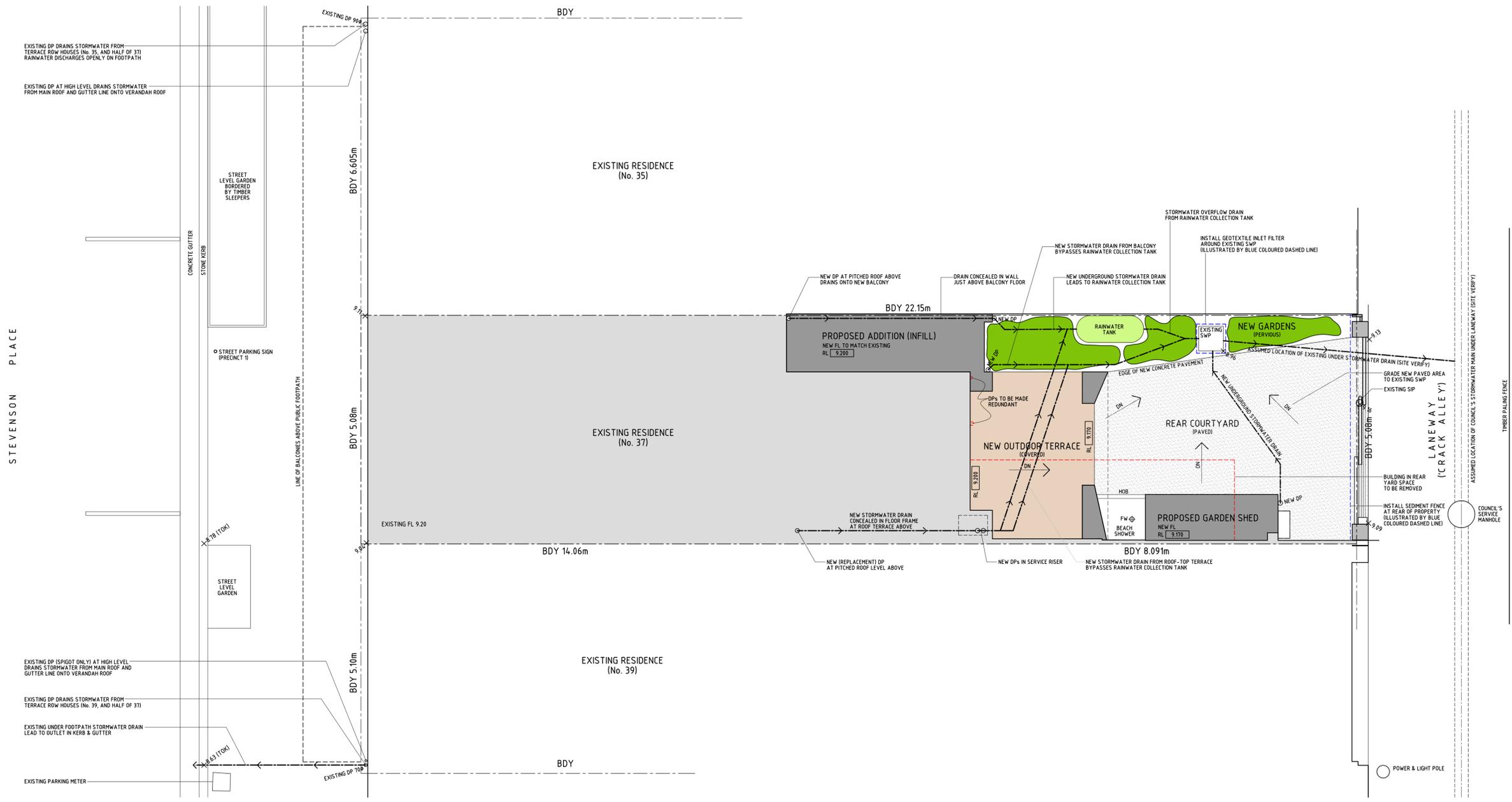
DRAWING SCALE (UNO)
0 9.25 18 25 metres

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2. THIS DRAWING CONTAINS LIMITED SITE LEVEL INFORMATION FOR DETAILED ANALYSIS OF SITE LEVELS AND TOPOGRAPHY REFER TO SURVEY DRAWING PREPARED BY METRI ENGINEERS, SURVEYORS & PLANNERS.
3. SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDCOM PUBLICATION MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION VOLUME 1 (4th Edition).
4. ALL SILT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORKS ON SITE WITH MEASURES SUBJECT TO FURTHER ADDITIONS OR ALTERATIONS, WHERE CONSIDERED NECESSARY, AS DIRECTED BY CITY OF NEWCASTLE DURING THE PROGRESSION OF THE WORKS.
5. UTILISE SANDBAGS DOWNSTREAM ON THE STORMWATER OUTLETS TO STEVENSON PLACE AS WELL AS TO THE NATURAL LAND FORM DEPRESSIONS WITHIN THE SITE.



STORMWATER & SEDIMENT CONTROL PLAN

B	ISSUED TO COUNCIL TO RESPOND TO RFI	PD	23.09.2022
A	DEVELOPMENT APPLICATION	PD	18.05.2022
P1	ISSUED TO CLIENT AS HERITAGE CONSULTANT	PD	04.05.2022
ISS	DESCRIPTION	APP	DATE

DRAWING REVISIONS
CURRENT DRAWING STATUS
DEVELOPMENT APPLICATION

CLIENT
Ms L Howard
60 Dawson Street
Cooks Hill NSW 2300

Mr Anthony Di Nardo
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PROJECT
Alterations & Additions to Residence
37 Stevenson Place, Newcastle East NSW 2300
Lot 1
DP 908106

DRAWING TITLE
STORMWATER & SEDIMENT CONTROL PLAN

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	1:50	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA60		B



DRAWING SCALE (UNO)

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- 2. FSR MAP REVIEWS RESIDENTIAL PROPERTIES ONLY WITHIN THE 1:1 FSR NEWCASTLE EAST AREA.
- 3. PROPERTIES THAT LIKELY EXCEED AN FSR OF 1:1 (MARKED WITH AN ORANGE) ARE ESTIMATED FROM STREET WALK SURVEY ONLY - NO MEASUREMENTS HAVE BEEN UNDERTAKEN TO CONFIRM FSR FOR THESE PROPERTIES.

KEY

- COUNCIL APPROVED FSR EXCEEDING 1:1 BUT NOT GREATER THAN 10%
- COUNCIL APPROVED FSR EXCEEDING 1:1 AND GREATER THAN 10%
- PROPERTIES THAT LIKELY EXCEED FSR 1:1 BUT HAVE NO RECORD OF APPROVAL
- PROPERTIES THAT LIKELY EXCEED FSR 1:1 AND ARE 3 STOREYS IN HEIGHT
- PROJECT SITE 37 STEVENSON PLACE
- 1:1 FSR PLANNING BOUNDARY

P2	ISSUED TO CLIENT FOR FURTHER REVIEW	PD	08.09.2022
P1	ISSUED TO CLIENT FOR REVIEW	PD	09.09.2022
ISS	DESCRIPTION	APP	DATE

DRAWING REVISIONS

CURRENT DRAWING STATUS

DEVELOPMENT APPLICATION

CLIENT
Ms L Howard Mr Anthony Di Nardo
60 Dawson Street 189 Bruce Street
Cooks Hill NSW 2300 The Junction NSW 2291



PROJECT
Alterations & Additions to Residence
37 Stevenson Place, Newcastle East NSW 2300
Lot 1
DP 908106

DRAWING TITLE
FSR MAP OF NEWCASTLE EAST

SHEET SIZE	SCALE(S)	DRAWN	CHECKED
A1	NTS	PD	PD
JOB	DRAWING	ISSUE	
21-080	DA70		A



NEWCASTLE HARBOUR

NEWCASTLE FORESHORE RESERVE

FORT SCRATCHLEY

PACIFIC STREET

SCOTT STREET

TELFORD STREET

ZARRA STREET

ALFRED STREET

STEVENSON PLACE

PARNELL PLACE

FORT DRIVE

BEACH ST

SHORTLAND ESPLANADE

42 NOBBYS ROAD (6.4%)

50 NOBBYS ROAD (2.06%)

62 NOBBYS ROAD (2.7%)

22 ALFRED STREET (24%)

37 ALFRED STREET (7%)

8 ZAARA STREET (6.2%)

7 ZAARA STREET (1%)

10 ALFRED STREET (30%)

23 ALFRED STREET (30%)

2 PARNELL PLACE (7.1%)

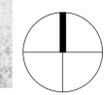
24 PARNELL PLACE (2%)

4 BEACH STREET (4.9%)

9 BEACH STREET (10%)

11 BEACH STREET (10%)

PROJECT SITE 37 STEVENSON PLACE (7%)





ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 37 STEVENSON PLACE NEWCASTLE EAST –
DA2022/00611 - DWELLING HOUSE - ALTERATIONS AND
ADDITIONS**

ITEM-24 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No:	DA2022/00611
Land:	Lot 1 DP 908106
Property Address:	37 Stevenson Place Newcastle East NSW 2300
Proposed Development:	Dwelling house - alterations 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	Reference / Version	Prepared by	Dated
Proposed Ground & First Floor Plans	DA10 (Issue B)	Donn Architects	23/09/2022
Proposed Attic Floor Plan & Roof Plan	DA11 (Issue B)	Donn Architects	23/09/2022
Proposed Sections P1 & P2	DA20	Donn Architects	23/09/2022
Proposed Elevations – Sheet 1	DA30	Donn Architects	23/09/2022
Proposed Elevations – Sheet 2	DA31	Donn Architects	23/09/2022
Back Lane Elevation & Site Section	DA32	Donn Architects	23/09/2022
Basix Certificate	A457152_02	Donn Architects	03/05/2022

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

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

- In accordance with the City of Newcastle Section 7.12 Development Contributions Plan (the Plan), a monetary contribution of \$10,145.90 shall be paid to the City of Newcastle for the purposes of the provision, extension or augmentation of transport and social infrastructure.
 - If the contribution is not paid within the financial quarter that this consent is granted, the contribution payable will be adjusted in accordance with the provisions of the Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment.

- (b) Subject to prevailing Ministerial Directions, the monetary contribution shall be paid to the City of Newcastle
- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - (iii) prior to the issue of the first Construction Certificate where the development is for building work.
 - (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.
3. The roof garden is to extend to the blue hatched area shown on dwg DA11 (Issue B) of the approved plans. The roof garden is to be a non-trafficable landscaped area. Full details to be submitted with the Construction Certificate Application.
 4. The dormer/roof access at the attic is to be amended to have corrugated metal roof sheeting to match the existing roof, and lightweight cladding to the walls. Full details to be submitted with the Construction Certificate Application.
 5. A suitably qualified and experienced heritage architect is to be commissioned to provide detailed heritage advice to the project for its duration, including providing guidance to the construction documentation, the implementation of the conditions of consent and through the construction process. Written documentation to support the commission of the heritage architect is to be submitted with the Construction Certificate.
 6. A full archival photographic record is to be undertaken of the subject building, including the interiors. The archival recording is to be in accordance with the requirements of:
 - The NSW Heritage Office publication "How to Prepare Archival Records of Heritage items" (1998); and
 - The Department of Planning's "Recording Places of Cultural Significance" (1991)
 The record in digital form is to be submitted to Council and written approval of Council's Heritage Advisor submitted prior to the release of the Construction Certificate.
 7. Where internal walls at the ground floor are shown to be demolished, between G.04 Kitchen and G.06 Lounge, a downstand at the ceiling and wall nibs are to be retained as an indication of their former position. Full details to be submitted with the Construction Certificate Application.
 8. The etched glass panels to the east and west edge, and the solid weatherboard wall to the southern edge, of the roof terrace are to be deleted and replaced with timber battens consistent with the remainder of the privacy screen. The privacy screen is to be constructed with a minimum height of 1.7m (measured above finished floor level) along the eastern, western and southern edge of the roof terrace. The privacy screen is to have a maximum area of 25% openings and is to be permanently fixed. Full details to be submitted with the Construction Certificate Application.
 9. The proposed skylight on the front roof plane facing Stevenson Place is to be deleted. Full details to be submitted with the Construction Certificate Application.
 10. The glass floor panels to the first floor of the original dwelling are not approved. The existing floor structure and timber flooring to the first floor of the dwelling is to be maintained. Full details to be submitted with the Construction Certificate Application.

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

11. Significant internal and external building elements, including chimneys; ground and first floor bedroom fireplaces, mantles and hearths; decorative timber boarded ceilings;

internal window to G.06 Lounge; original timber staircase; decorative hall arch; and any other building elements guided by the project heritage consultant, are to be retained and protected for the duration of the development.

12. The fireplace and mantle to be removed from the ground floor kitchen is to be retained and stored on the site to facilitate future reinstatement.
13. Before any works commence on site, all contractors and subcontractors shall undergo an induction session, delivered by a suitably qualified heritage consultant, highlighting the historical significance of the site and in particular those building elements requiring conservation.
14. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
15. A Hazardous Substances Management Plan is to be prepared by a competent person for the building(s) or parts of the building(s) proposed to be demolished in accordance with Australian Standard 2601:2001 - The Demolition of Structures. A copy of the Hazardous Substances Management Plan is to be provided to Council and the demolisher prior to commencement of work.
16. 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 (4974 2000) and the Workcover Authority of NSW telephone number (4921 2900) and
 - e) On sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.
17. 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.

18. The demolisher is to ensure that all demolition material is kept clear of the public footway

and carriageway as well as adjoining premises.

19. A Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries, is to be submitted to the Principal Certifying Authority before construction is commenced.
20. A survey certificate prepared by a Registered Surveyor is to be submitted to the Principal Certifying Authority upon completion of the floor slab formwork, before concrete is poured, to ensure that the siting of the building in relation to adjacent boundaries is in accordance with the development consent.
21. 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.
22. 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.

23. All building work must be carried out in accordance with the provisions of the National Construction Code.
24. In the case of residential building work for which the *Home Building Act 1989* (NSW) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.
25. 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.
26. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 Roads Act 1993 (NSW), before the commencement of works.
27. All roof and surface waters are to be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to Council requirements, in accordance with Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012.
28. 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.

29. Council's 'Prevent Pollution' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary so it is clearly visible to the public or at other locations on the site as otherwise directed by Council for the duration of demolition and construction work.

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

30. Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
31. The following waste management measures are to be implemented during construction:
- a) waste container of at least one cubic metre capacity shall be provided, maintained and regularly serviced from the commencement of operations until the completion of the building for the reception and storage of waste generated by the construction of the building and associated waste
 - b) the waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets
 - c) appropriate provision is to be made to prevent wind blown rubbish leaving the site and
 - d) footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

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

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

32. 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.
33. 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.
34. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building

work.

35. All works within the road reserve required by this consent are to be completed prior to the issue of a Occupation Certificate.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

36. The roof garden is to be maintained as a non-trafficable landscaped area in perpetuity.
37. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the *Protection of the Environment Operations Act 1997* (NSW).

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

ADVISORY MATTERS

- The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Note: Heritage NSW can be contacted on 02 9873 8500 or heritagemailbox@environment.nsw.gov.au. A 'relic' is any deposit, object or material evidence that relates to the settlement of New South Wales, not being Aboriginal settlement, and is of State or local significance. It is an offence under the provisions of the Heritage Act 1977 (NSW) for a person to disturb or excavate any land upon which the person has discovered a relic except in accordance with a gazetted exemption or an excavation permit issued by the Heritage Council of NSW.

- Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974*. Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.
- Development applications are not assessed against the provisions of the National Construction Code. An application to modify the application under the *Environmental Planning and Assessment Act 1979* (NSW) will be required if design amendments that cause the proposal to be inconsistent with the development consent are necessary to comply with the provisions of the Building Code of Australia.
- The carrying out of the development may be affected by the '*declared racing area*' under the *Motor Racing (Sydney and Newcastle) Act 2008*. The ability for works to occur on the site or within the road reserve in the vicinity of the property may be impacted between the first week in October and end of December each year that motor racing is conducted in the area. Further consultation is required in the nominated area during this period with the possibility of access restrictions being imposed. For further information and

assistance please contact the City's Major Events Team at events@ncc.nsw.gov.au <<mailto:events@ncc.nsw.gov.au>>.

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

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.
- Council has considered and accepted the proposed development standard variation made under Clause of the *Newcastle Local Environmental Plan 2012*. The proposed Floor Space Ratio variation of 26% 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.
- Any issues raised in submission have been taken into account in the assessment report and where appropriate conditions of consent have been included in the determination.

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 06/12/22 – 37 STEVENSON PLACE NEWCASTLE EAST –
DA2022/00611 - DWELLING HOUSE - ALTERATIONS AND
ADDITIONS**

ITEM-24 **Attachment C:** Processing Chronology

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PROCESSING CHRONOLOGY

DA2022/00611 – 37 Stevenson Place Newcastle East

15 June 2022	-	Application Lodged
21 June to 12 July 2022	-	First Public Notification
28 July 2022	-	First request for additional information
26 September 2022	-	Amended plans and RFI Response received
13 October to 27 October 2022	-	Second Public Notification