



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 6 SCHOLEY STREET MAYFIELD – DA2022/00137
AND SUBDIVISION - 1 INTO 2 LOTS**

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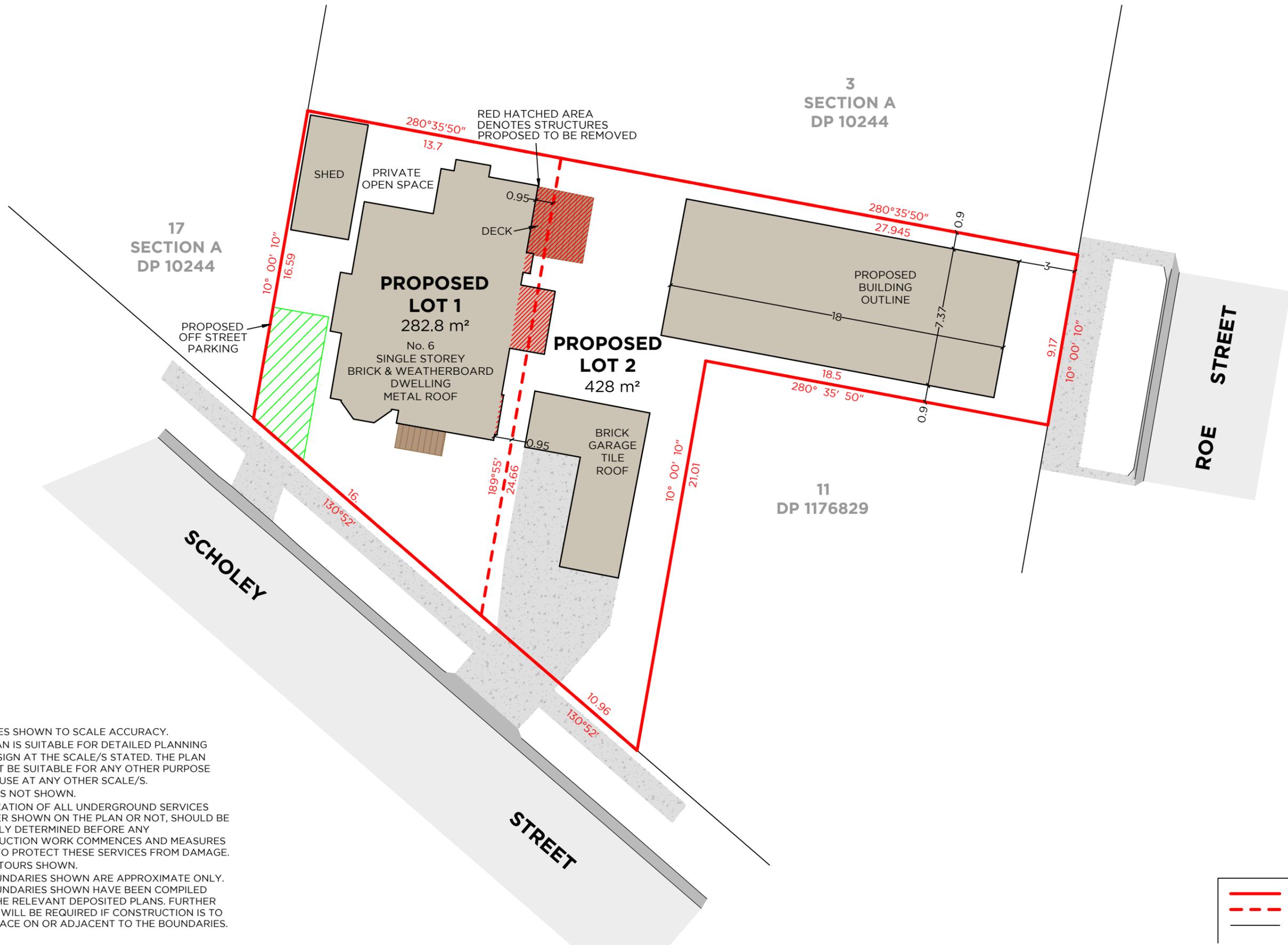
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**DAC 06/12/22 – 6 SCHOLEY STREET MAYFIELD – DA2022/00137
AND SUBDIVISION - 1 INTO 2 LOTS**

ITEM-23 Attachment A: Submitted Plans

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NOTES:

1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
3. SERVICES NOT SHOWN.
4. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BEFORE ANY CONSTRUCTION WORK COMMENCES AND MEASURES TAKEN TO PROTECT THESE SERVICES FROM DAMAGE.
5. NO CONTOURS SHOWN.
6. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.

LEGEND

- BOUNDARY LINE
- - - - - PROPOSED BOUNDARY LINE
- ADJACENT BOUNDARY

REV.	DATE	AMENDMENT(S)	SUR	DFT	CHK
A	06.07.21	ORIGINAL ISSUE	CA	JD	PM
B	04.08.21	PROPOSED BOUNDARY AMENDMENTS	CA	JD	PM
C	28.01.22	SITE PLAN SHOWING PROPOSED BUILDING OUTLINE	CA	PM	PM

DELFS LASCELLES
CONSULTING SURVEYORS

260 MAITLAND ROAD,
MAYFIELD NSW 2304
ABN: 28 164 260 100

T: (02) 4964 4886
E: admin@delacs.com.au
delacs.com.au

**PROPOSED SUBDIVISION
OF LOT 12 DP 1176829**

SITE ADDRESS:
6 SCHOLEY STREET
MAYFIELD

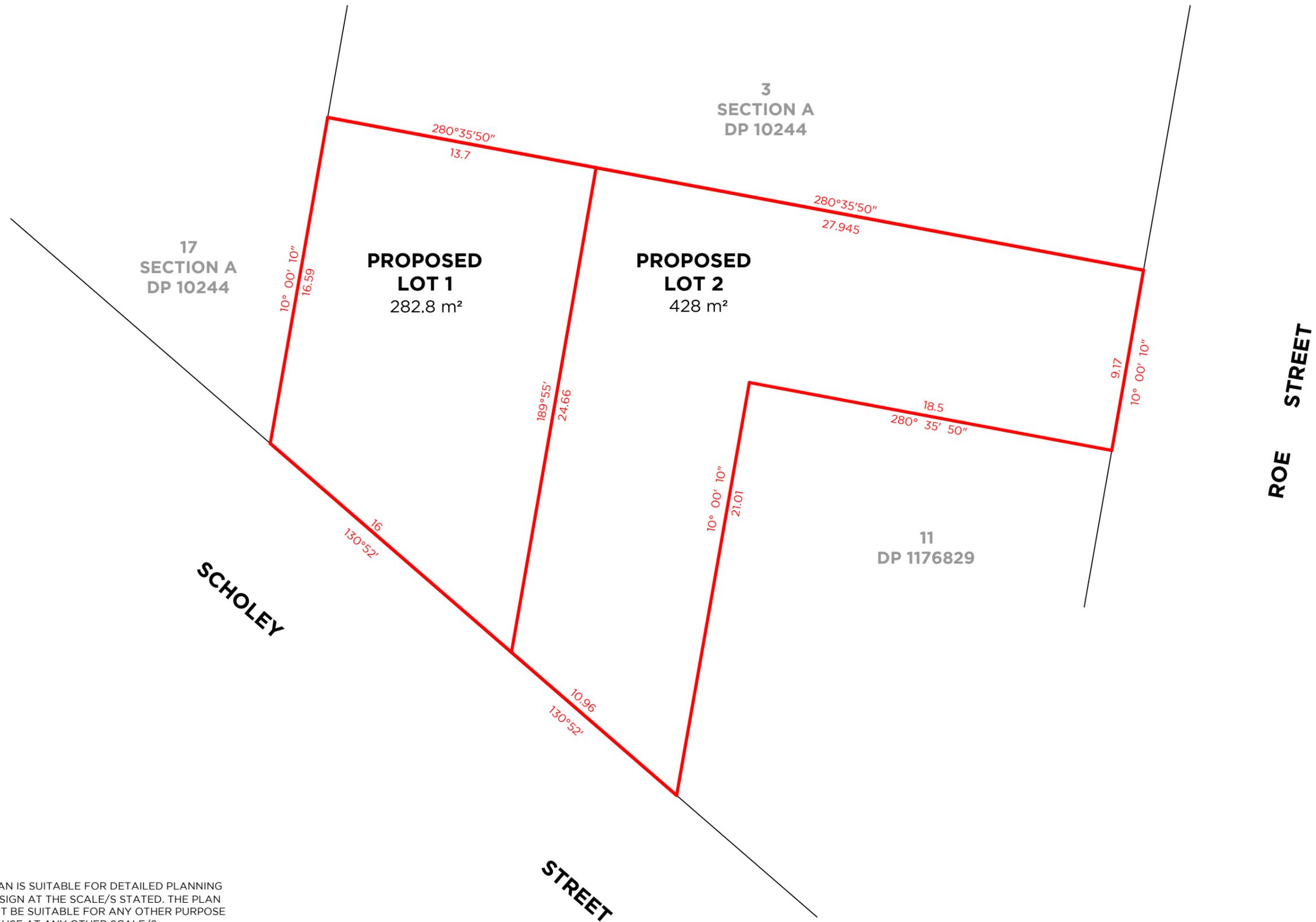
CLIENT:
S. PULLIN

CAD REF: 21534 - Proposed
Subdivision - 2

POSITION DATUM: PM 14558
ORIENTATION: MGA (GROUND)
EASTING: 381 791.203
NORTHING: 6 358 578.603
CLASS: C
HEIGHT DATUM: -
CLASS: -
RL: -

PM 14558
381 791.203
6 358 578.603
ORDER: -
ORDER: -
DATE: 30.06.21

SURVEYED	DRAFTED	CHECKED
CA	PM	PM
SCALE	PAGE SIZE	DATE
1:200	A3	29.06.21
SHEET	REV.	PROJECT No.
1	C	21534



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A	09.11.21	ORIGINAL ISSUE	PM	PM	PM

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OF LOT 12 DP 1176829**

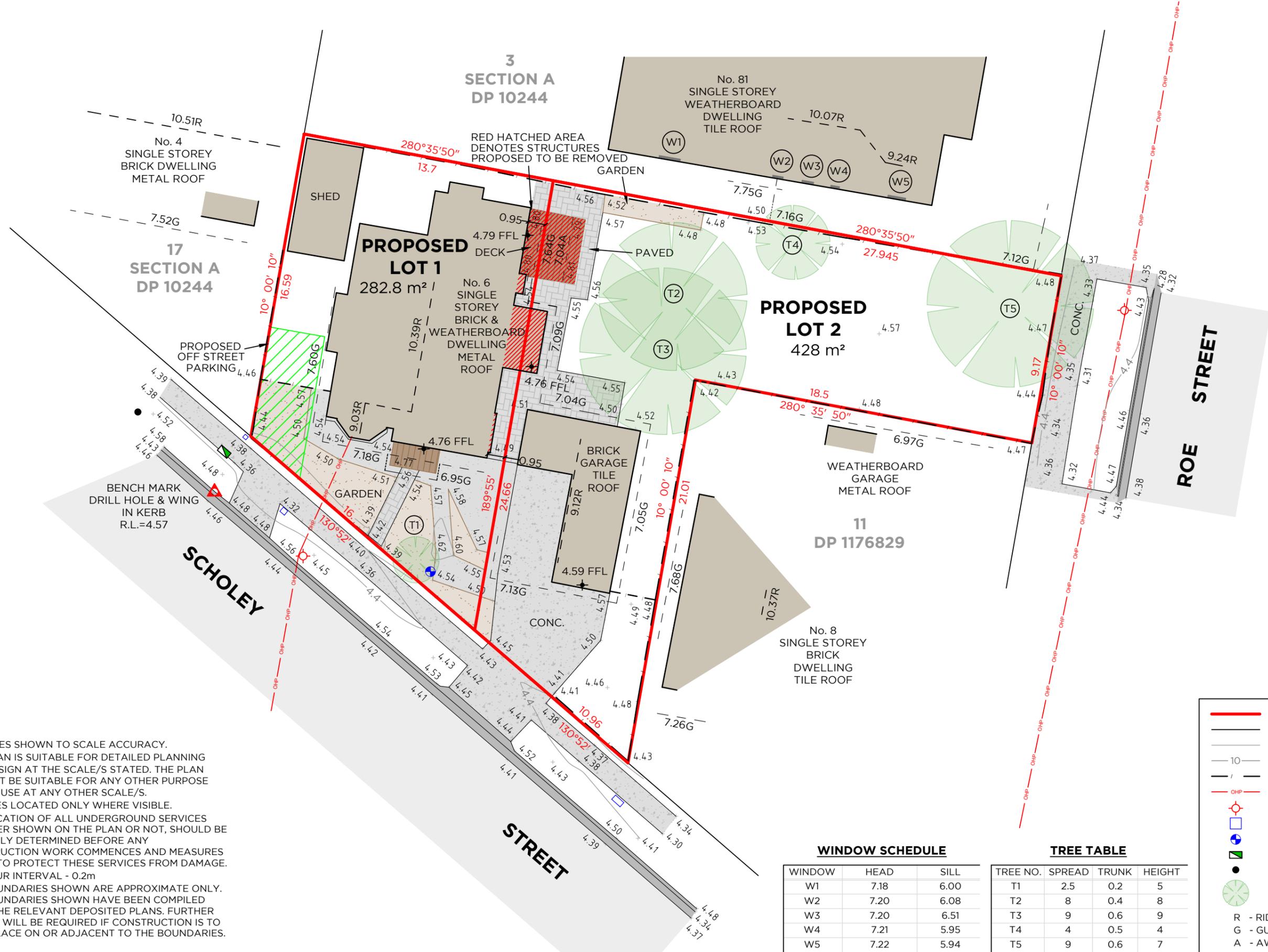
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6 SCHOLEY STREET
MAYFIELD

CLIENT:
S. PULLIN

CAD REF: 21534 - Proposed
Subdivision

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NORTHING: -
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RL: - DATE: -

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1	A	21534



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4. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BEFORE ANY CONSTRUCTION WORK COMMENCES AND MEASURES TAKEN TO PROTECT THESE SERVICES FROM DAMAGE.
5. CONTOUR INTERVAL - 0.2m
6. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.

WINDOW SCHEDULE

WINDOW	HEAD	SILL
W1	7.18	6.00
W2	7.20	6.08
W3	7.20	6.51
W4	7.21	5.95
W5	7.22	5.94

TREE TABLE

TREE NO.	SPREAD	TRUNK	HEIGHT
T1	2.5	0.2	5
T2	8	0.4	8
T3	9	0.6	9
T4	4	0.5	4
T5	9	0.6	7

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE
- DRAINAGE PIT
- WATER METER
- TELSTRA PIT
- DENOTES SIGNAGE
- DENOTES TREE
- R - RIDGE
- G - GUTTER
- A - AWNING

REV.	DATE	AMENDMENT(S)	SUR	DFT	CHK
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DETAIL SURVEY OF LOT 12 DP 1176829

SITE ADDRESS:
6 SCHOLEY STREET
MAYFIELD
CLIENT:
S. PULLIN

CAD REF: 21534 - DET

POSITION DATUM: PM 14558
ORIENTATION: MGA (GROUND)
EASTING: 381 791.203
NORTHING: 6 358 578.603
CLASS: C
HEIGHT DATUM: PM 14558
CLASS: LB
RL: 4.107 (AHD)
DATE: 30.06.21

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CA	JD	PM
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1	B	21534



3
SECTION A
DP 10244

17
SECTION A
DP 10244

**PROPOSED
LOT 1**
282.8 m²

**PROPOSED
LOT 2**
428 m²

11
DP 1176829

ROE STREET

STREET

HUNTER WATER
Version 3.1 (18 August 2021)
BUILDING PLAN ASSESSMENT

Clear of Hunter Water Assets
Reference No: 40687

Water available for connection
 Sewer available for connection
Only valid for 40687

Development Assessment (Section 50) application has been submitted and is being reviewed by Hunter Water. A Hydraulic Design Assessment application is required if development is larger than 2 units or commercial/industrial.

Date Processed: 11 November 2021
Applicant: Barr property and Planning - Stephen Barr
Property Location: 6 SCHOLEY ST, MAYFIELD NSW 2304

PLEASE TAKE INTO CONSIDERATION

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657.

SCHOLEY

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OF LOT 12 DP 1176829**

SITE ADDRESS:
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CLIENT:
S. PULLIN

CAD REF: 21534 - Proposed
Subdivision



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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 06/12/22 – 6 SCHOLEY STREET MAYFIELD – DA2022/00137
AND SUBDIVISION - 1 INTO 2 LOTS**

ITEM-23 Attachment B: Draft Schedule of Conditions

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Application No: DA2022/00137
Land: Lot 12 DP 1176829
Property Address: 6 Scholey Street Mayfield NSW 2304
Proposed Development: Subdivision – One into two lots

SCHEDULE 1

Approved Documentation and Administration

- 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 Subdivision of Lot 12 DP 1176829	Project No. 21534 Sheet 1 Rev. A	Delfs Lascelles	09/11/2021

- In accordance with the City of Newcastle Section 7.11 Development Contributions Plan 2021-2036 (the Plan), the following monetary contributions shall be paid to the City of Newcastle to cater for the increased demand for transport and social infrastructure resulting from the development:

Description	Contribution (\$)
Transport	\$ 3,079.30
Open Space and Recreation	\$ 13,232.41
Community Facilities	\$2,447.89
Plan Preparation and Administration	\$468.31
TOTAL	\$19,227.91

If the contributions are not paid within the financial quarter that this consent is granted, the contributions 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

The contributions shall be paid to the City of Newcastle:

- prior to the issue of the Subdivision Certificate where the development is for subdivision; or
- prior to the issue of the first Construction Certificate where the development is for building work; or
- 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.

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

- 3 Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
- 4 The demolisher is to ensure that all services (ie water, telecommunications, gas, electricity, sewerage etc), are disconnected in accordance with the relevant authority's requirements prior to demolition.
- 5 The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.

Any waste containers used in association with the proposed demolition are to be located on the site where possible.

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

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

6. A residential vehicular crossing is to be reinstated across the Scholey Street road reserve for access to proposed Lot 1, in accordance with the following criteria:
 - a) Crossing design in accordance with City of Newcastle's A1300 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, is to be a maximum of 3.0m wide.
 - c) Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m, in the 2.0m by 2.5m splay within the property boundary, each side of the driveway entrance.
 - d) The proposed driveway is to be a minimum of 3.0m clear of the trunk of any tree within the road reserve.
 - e) The proposed driveway is to be a minimum of 750mm clear of the centre of any pole or obstruction within the road reserve and 1.0m clear of any drainage pit.

Full details are to be included in documentation for a Subdivision Works Certificate application.

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

7. The following works shall be satisfactorily completed prior to the issue of a Subdivision Certificate:
 - a) Reinstatement of Vehicular access from Scholey Street to Proposed Lot 1

The above works shall be carried out under a Subdivision Works Certificate.

8. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to City of Newcastle's satisfaction prior to the completion of demolition work or prior to the issue of any Occupation Certificate in respect of development involving building work.
9. An application is to be made for a Subdivision Certificate. The application is to be supported by a digital copy (pdf format) of the survey plan of subdivision, associated administration sheets and a Section 50 Certificate from the Hunter Water Corporation.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

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

SCHEDULE – SUBDIVISION				
Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Proposed Lot 1	6	Scholey	Street	Mayfield
Proposed Lot 2	83	Roe	Street	Mayfield

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 the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- It is an offence under the provisions of the Protection of the Environment Operations Act 1997 to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice (i.e. 'on-the-spot fine')
- Failure to comply with the conditions of consent constitutes a breach of the Environmental Planning and Assessment Act 1979, which may be subject to a penalty infringement notice (i.e. '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.
- The City of Newcastle has considered and accepted the proposed development standard variation made under Clause 4.1 of the *Newcastle Local Environmental Plan 2012*. The proposed 29.3% variation is considered acceptable in the particular circumstances of this case as the variation will not unreasonably impact neighbouring properties or residents amenity.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

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



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**DAC 06/12/22 – 6 SCHOLEY STREET MAYFIELD – DA2022/00137
AND SUBDIVISION - 1 INTO 2 LOTS**

ITEM-23 Attachment C: Processing Chronology

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PROCESSING CHRONOLOGY

DA 2022/00137 – 6 Scholey Street, Mayfield

16/02/2022	-	Application lodged
23/02/2022 09/03/2022	-	Application notified in accordance with CN's Community Participation Plan (CPP)
06/04/2022	-	Request for additional information issued
13/04/2022	-	Additional information received from applicant
09/06/2022	-	Further request for additional information