



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/08/2020 – DA2019/01146 – 106 - 108 GOSFORD ROAD,
ADAMSTOWN – MULTI DWELLING HOUSING - DEMOLITION OF
EXISTING DWELLINGS, ERECTION OF TEN DWELLINGS AND
STRATA SUBDIVISION**

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ADAMSTOWN – MULTI DWELLING HOUSING - DEMOLITION OF
EXISTING DWELLINGS, ERECTION OF TEN DWELLINGS AND
STRATA SUBDIVISION**

ITEM-33 **Attachment A:** Current Amended Plans

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Site Plan - First Floor
1:100

DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
17/09/19	MG	DA	1	Application Drawings
25/03/20	MG	DA	2	Revised Drawings
17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures
26/05/20	MG	DA	3	Reduce buildings to achieve 2 storey Streetscape
06/08/20	MG	DA	4	Revise plans for 2 storey buildings

AMENDMENTS: DA2 - 25/03/20

PRIVACY
ADDITIONAL PRIVACY MEASURES AS DISCUSSED WITH NEIGHBOURS.
North side Units 7 to 12
Additional privacy screens added to first windows facing side boundary. Screens to be minimum 1500mm above floor level as per DCP 3.03.03 Amenity H. Visual Privacy
OR
Windows facing side boundary adjusted to all have 1500mm sill heights to maintain privacy.

AMENDMENTS: DA2B - 17/04/20

TREE PROTECTION
Maintain Tree 2 to back boundary as requested
Implement Tree Protection measures as recommended by Arborist Units 12
Change ground floor structure to be a raised timber floor with strip footings to allow for tree protection measures.

AMENDMENTS: DA3 - 25/05/20

BULK AND SCALE
REDUCE UNIT SIZE FOR UNIT 1, 2, 7 & 8 AND REMOVE TOP FLOOR AREAS TO HAVE A 2 STOREY STREETSCAPE CHARACTER SIMILAR TO EXISTING DA APPROVED UNITS
ADJUST UNIT 6 TO ACHIEVE 3M BACK BOUNDARY SETBACK
ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

AMENDMENTS: DA4 - 06/08/20

ADJUST UNIT PLANS AFTER NEIGHBOUR CONSULTATION MEETING

REDUCED BACK TO 10 UNITS

PROJECT:

Multi Dwelling

LOCATION:

106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

CLIENT:

Macquarie Edge

JOB No:

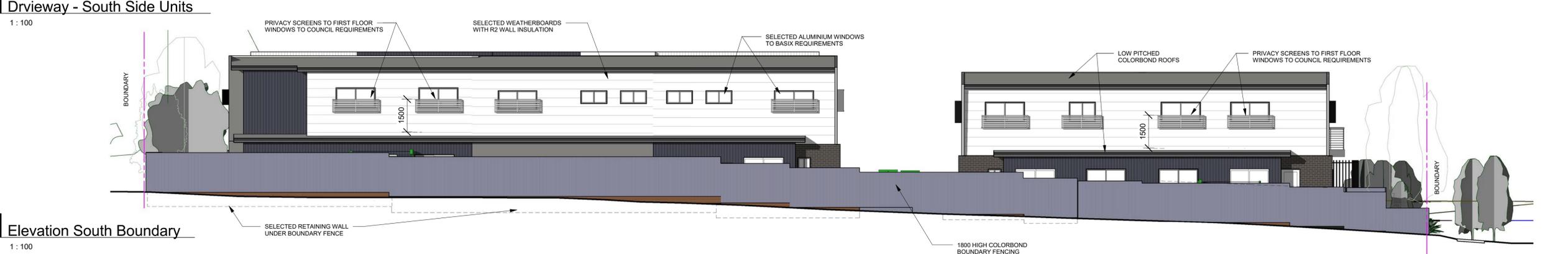
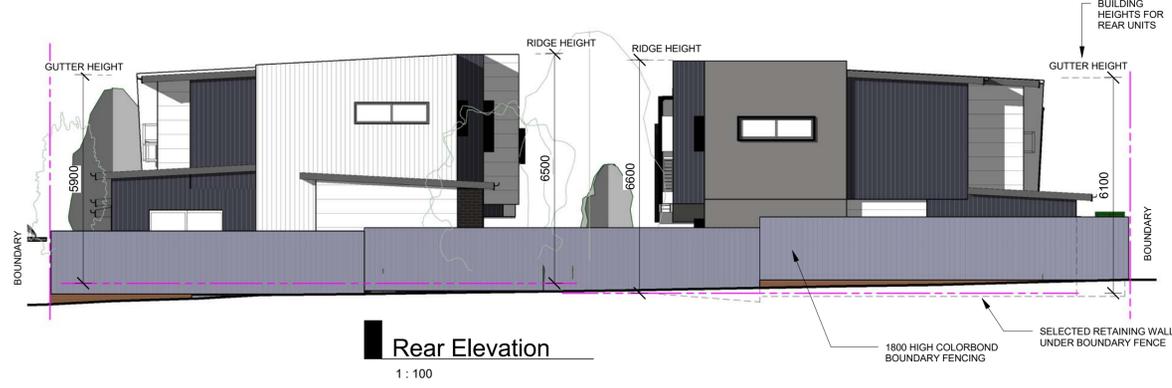
12131

DRAWING:

Site Plan - Upper Level

DWG No:	SCALE:	STAGE:	ISSUE:
A03 OF 7	1:100	DA	4





0 10 50mm ON ORIGINAL A1
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ISSUE NOTES	ISSUE	STAGE	DRAWN	DATE
Application Drawings	1	DA	MG	17/09/19
Revised Drawings	2	DA	MG	25/03/20
Maintain Tree 2 - Implement Tree Protection measures	2B	DA	MG	17/04/20
Reduce buildings to achieve 2 storey Streetscape	3	DA	MG	26/05/20
Revised plans for 2 storey buildings	4	DA	MG	06/08/20

AMENDMENTS: DA2 - 25/03/20
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AMENDMENTS: DA3 - 25/05/20
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ADJUST SITE TO ACHIEVE 25% COUNCIL LANDSCAPING

AMENDMENTS: DA4 - 06/08/20
ADJUST UNIT PLANS AFTER NEIGHBOUR CONSULTATION MEETING
REDUCED BACK TO 10 UNITS

PROJECT: Multi Dwelling
LOCATION: 106 & 108 Gosford Rd, Adamstown L.1943 DP.755247-L.2 DP.333722

CLIENT: Macquarie Edge **JOB No:** 12131

DRAWING: Elevations
DWG No: A04 of 7 **SCALE:** 1:100 **STAGE:** DA **ISSUE:** 4





Units 3, 4 & 5 - First Floor

1 : 100



Units 3, 4 & 5 - Ground Floor

1 : 100

Unit		Ground Floor	Garage	First Floor	Deck	Total
3	- 3 Bed - 2 Garage - 2 Storey	47.3	35.7	66.8	16.4	166.2 SqM
4	- 3 Bed - 2 Garage - 2 Storey	49.5	35.7	67.2	16.4	168.8 SqM
5	- 4 Bed - 2 Garage - 2 Storey	74.6	36.5	93.6	--	204.7 SqM



Units 1 & 2 - First Floor

1 : 100



Units 1 & 2 - Ground Floor

1 : 100

Unit		Ground Floor	Garage	First Floor	Deck	Total
1	- 3 Bed - 2 Garage - 2 Storey	49.1	35.7	70.4	16.4	171.6 SqM
2	- 3 Bed - 2 Garage - 2 Storey	47.6	35.7	66.8	16.4	166.5 SqM



106-108 Gosford Road Adamstown	
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT	
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For abbreviations refer to basix.nsw.gov.au</i>	
WATER COMMITMENTS	
Fixtures	3 Star Shower Heads Yes
Alternative Water	3 Star Kitchen/ Basin Taps Yes 3 Star Toilet Yes
Minimum Tank Size (L)	1500 Collected from Roof Area (m2) 30
Tank Connected To:	
All Toilets	Yes Laundry WM Cold Tap Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	Gas instantaneous 6 Star
Cooling System	Living 1 Phase A/C Zoned EER 2.5 - 3.0
Bedrooms	1 Phase A/C Zoned EER 2.5 - 3.0
Heating System	Living 1 Phase A/C Zoned EER 2.5 - 3.0
Bedrooms	1 Phase A/C Zoned EER 2.5 - 3.0
Ventilation	1 x Bathroom Fan ducted to exterior Manual on/off
Kitchen	Fan ducted to exterior Manual on/off
Laundry	Natural ventilation N/A
Natural Lighting	Window/Skylight in Bathrooms/Toilets As Drawn
Artificial Lighting	Number of bedrooms All Dedicated Yes
(rooms to be primarily lit by fluorescent or LED lights)	Number of Living/Dining rooms All Dedicated Yes
Kitchen	Yes Dedicated Yes
All Bathrooms/Toilets	Yes Dedicated Yes
Laundry	Yes Dedicated Yes
All Hallways	Yes Dedicated Yes
OTHER COMMITMENTS	
Outdoor clothes line	Yes Ventilated refrigerator space Yes
Stove/Oven	Gas cooktop & electric oven
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only

0 10 50mm ON ORIGINAL A1

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AMENDMENTS: DA2 - 25/03/20
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AMENDMENTS: DA3 - 25/05/20
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AMENDMENTS: DA4 - 06/08/20
 ADJUST UNIT PLANS AFTER NEIGHBOUR CONSULTATION MEETING
 REDUCED BACK TO 10 UNITS

PROJECT: Multi Dwelling
LOCATION: 106 & 108 Gosford Rd, Adamstown
 L.1943 DP.755247-L.2 DP.333722
CLIENT: Macquarie Edge **JOB No:** 12131
DRAWING: Floor Plans - South Side Units
DWG No: A05 of 7 **SCALE:** 1:100 **STAGE:** DA **ISSUE:** 4

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17/09/19	MG	DA	1	Application Drawings
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17/04/20	MG	DA	2B	Maintain Tree 2 - Implement Tree Protection measures
26/05/20	MG	DA	3	Reduce buildings to achieve 2 storey streetscape
06/08/20	MG	DA	4	Revised plans for 2 storey buildings



Units 8, 9 & 10 - First Floor

1 : 100



Units 6 & 7 - First Floor

1 : 100



Units 8, 9 & 10 - Ground Floor

1 : 100

Unit	Ground Floor	Garage	First Floor	Deck	Total
8 - 3 Bed - 1 Garage - 2 Storey	47.5	20.8	72.7	--	141.0 SqM
9 - 2 Bed - 2 Garage - 2 Storey	30.2	36.9	73.4	--	140.5 SqM
10 - 4 Bed - 2 Garage - 2 Storey	74.6	36.4	93.0	--	204.0 SqM



Units 6 & 7 - Ground Floor

1 : 100

Unit	Ground Floor	Garage	First Floor	Deck	Total
6 - 3 Bed - 2 Garage - 2 Storey	49.2	35.8	70.4	16.4	171.8 SqM
7 - 3 Bed - 1 Garage - 2 Storey	47.5	20.8	71.3	--	139.6 SqM



106-108 Gosford Road Adamstown			
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
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Fixtures	3 Star Shower Heads	Yes	
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water	Minimum Tank Size (L)	1500	Collected from Roof Area (m2)
			30
Tank Connected To:	All Toilets	Yes	Laundry WM Cold Tap
Yes			Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas Instantaneous	6 Star	
Cooling System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0
Heating System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0
1 x Bathroom	Fan ducted to exterior		Manual on/off
Kitchen	Fan ducted to exterior		Manual on/off
Laundry	Natural ventilation		N/A
Natural Lighting	Window/Skylight in Kitchen		As Drawn
	Window/Skylight in Bathrooms/Toilets		As Drawn
Artificial Lighting	Number of bedrooms	All	Dedicated
	Number of Living/Dining rooms	All	Dedicated
Rooms to be primarily lit by fluorescent or LED lights	Kitchen	Yes	Dedicated
	All Bathrooms/Toilets	Yes	Dedicated
	Laundry	Yes	Dedicated
	All Hallways	Yes	Dedicated
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven		
Alternative Energy	Photovoltaic System: 1.7kW to U1 & U2 only		

PROJECT: Multi Dwelling

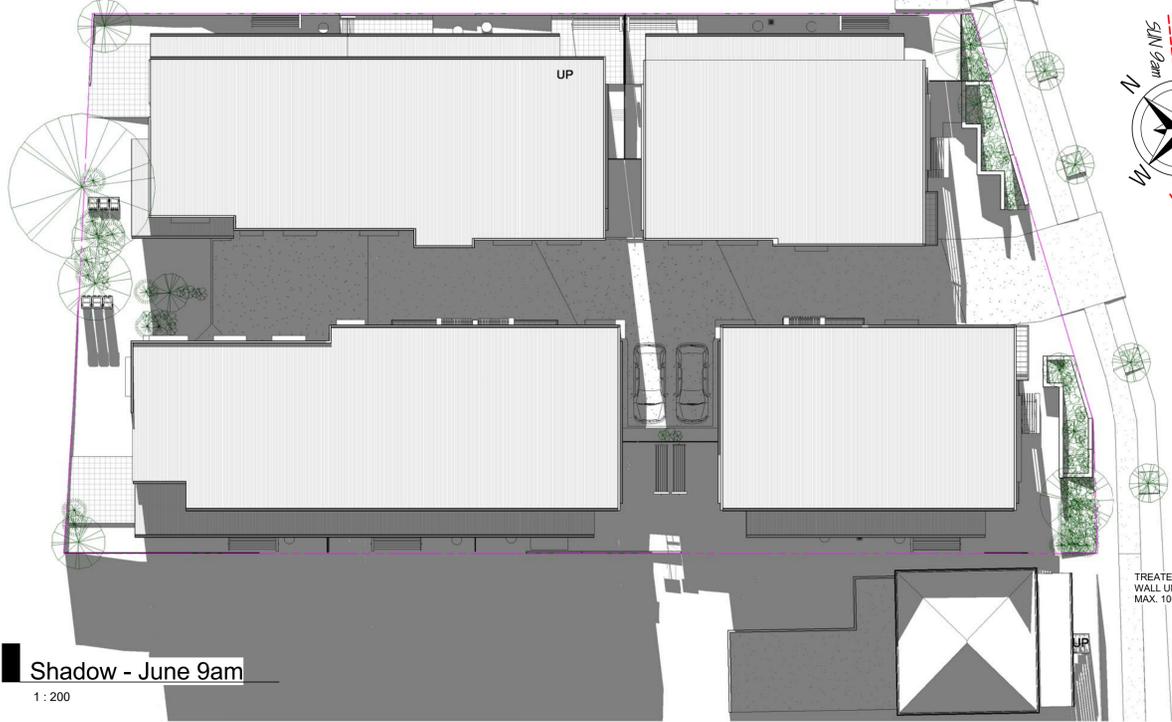
LOCATION: 106 & 108 Gosford Rd, Adamstown
L.1943 DP.755247-L.2 DP.333722

CLIENT: Macquarie Edge **JOB No:** 12131

DRAWING: Floor Plans - North Side Units

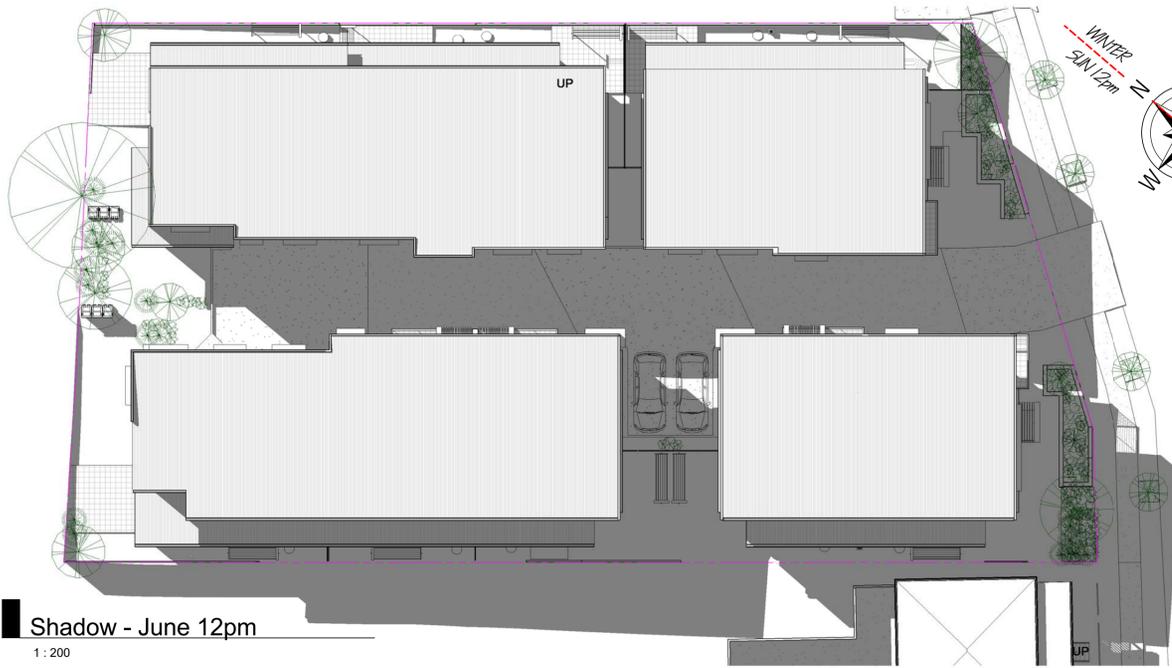
DWG No: A06 of 7 **SCALE:** 1:100 **STAGE:** DA **ISSUE:** 4





Shadow - June 9am

1 : 200



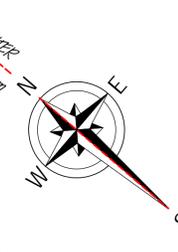
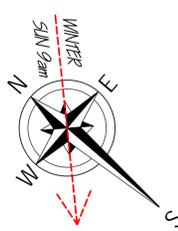
Shadow - June 12pm

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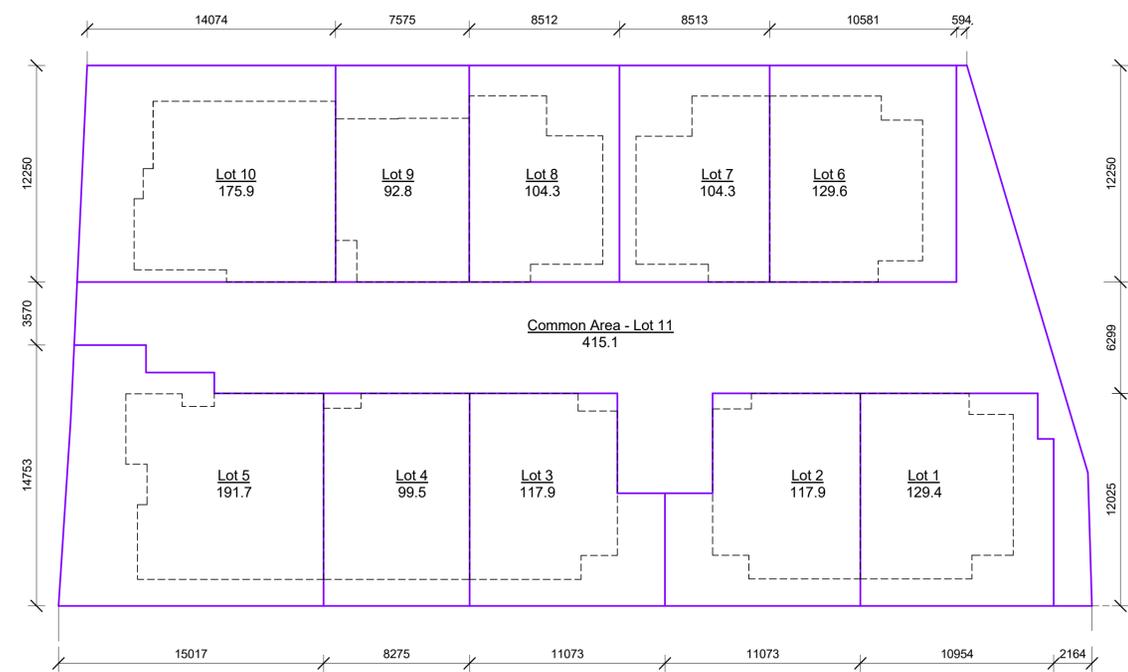
Shadow - June 3pm

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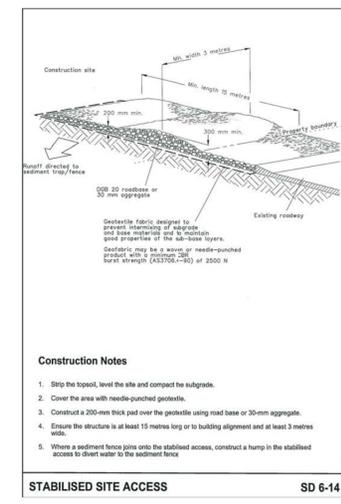
Typical Section X-X

1 : 100



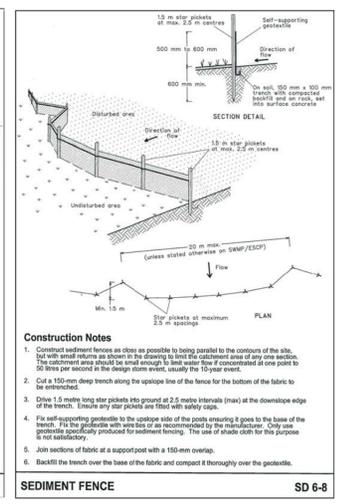
Preliminary Subdivision Plan

1 : 200



Construction Notes

- 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.
- Embed the structure to at least 15 metres long or to building alignment and at least 3 metres wide.
- When a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.



Construction Notes

- Construct sediment fences as close as possible to being parallel to the contours of the site. Use small amounts 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 to concentrated at one point to 50 litres per second at the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope side of the fence for the bottom of the fabric to be introduced.
- Drive 1.5 metre long strip piers into ground at 2.5 metre intervals (17m) at the downslope edge of the trench. Embed any size piers are fixed with safety caps.
- Fix self-supporting geotextile to the upslope side of the trench ensuring it goes to the base of the trench. Fix 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.

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Maintain Tree 2 - Implement Tree Protection measures	2B	DA	MG	17/04/20
Reduce buildings to achieve 2 storey Streetscape	3	DA	MG	26/05/20
Revised plans for 2 storey buildings	4	DA	MG	06/08/20

- AMENDMENTS: DA2 - 25/03/20**
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CLIENT:
 Macquarie Edge
JOB No.:
 12131

DRAWING:
 Shadows & Details
DWG No.:
 A07 OF 7
SCALE:
 1:100 1:200
STAGE:
 DA
ISSUE:
 4

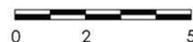
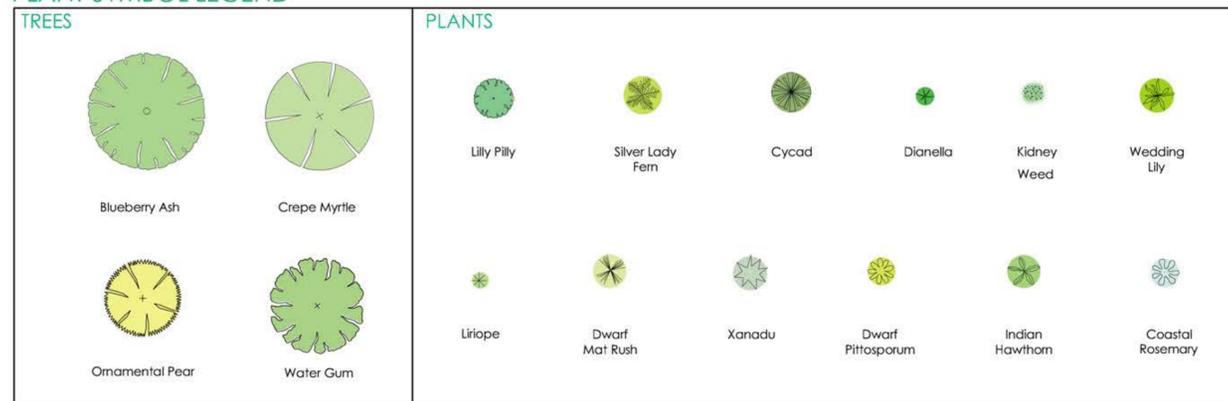




PLANT SCHEDULE

Tree Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	2	45Lt	150cm	80cm	8m	5m
<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle	2	45Lt	150cm	100cm	6m	5m
<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	3	45Lt	150cm	80cm	6m	2m
<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	4	45Lt	150cm	80cm	6m	4m
Plant Species	Common Name	Quantity	Pot Size	Install Height	Install Width	Final Height	Final Width
<i>Acmena smithii</i>	Lilly Pilly Hedge	6	20cm	50cm	20cm	300cm	90cm
<i>Blechnum sp.</i>	Silver Lady Fern	17	15cm	20cm	30cm	120cm	120cm
<i>Cycas revoluta</i>	Cycad	8	20cm	30cm	40cm	90cm	120cm
<i>Dianella tasmanica</i> 'Emerald Arch'	Dianella	58	15cm	30cm	10cm	50cm	50cm
<i>Dichondra repens</i>	Kidney Weed	120	15cm	5cm	15cm	15cm	1m
<i>Diets irridioides</i>	Wedding Lily	20	15cm	30cm	20cm	80cm	60cm
<i>Liriope muscari</i>	Liriope	50	15cm	40cm	40cm	30cm	30cm
<i>Lomandra 'tanika'</i>	Dwarf Mat Rush	17	15cm	30cm	20cm	80cm	80cm
<i>Pholidendron 'Xanadu'</i>	Xanadu	40	20cm	30cm	30cm	90cm	90cm
<i>Pittosporum 'Miss Muffet'</i>	Dwarf Pittosporum	9	20cm	20cm	20cm	80cm	80cm
<i>Rhaphiolepis indica</i> 'Snow Maiden'	Indian Hawthorn	30	15cm	20cm	30cm	80cm	80cm
<i>Westringea fruticosa</i>	Coastal Rosemary	7	20cm	30cm	20cm	90cm	80cm

PLANT SYMBOL LEGEND





Blueberry Ash



Crepe Myrtle



Ornamental Pear



Water Gum



Lilly Pilly



Silver Lady Fern



Cycad



Dianella



Wedding Lilly



Kidney Weed



Liriope



Dwarf Lamandra



Xanadu



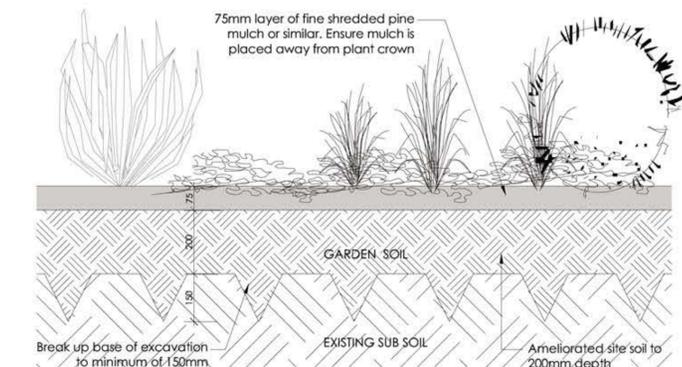
Dwarf Pittosporum



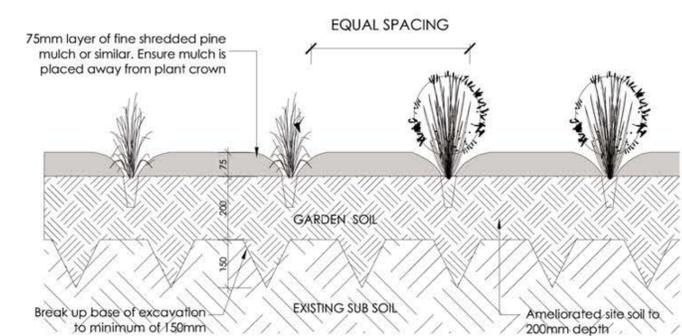
Indian Hawthorn



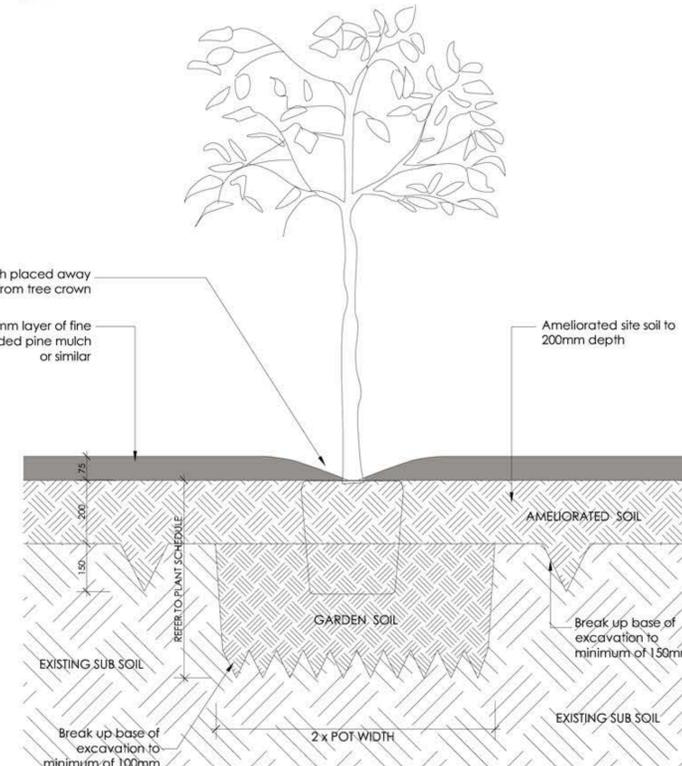
Coastal Rosemary



GARDEN AREA PROFILE



PLANTING SETOUT



TREE PLANTING WITHIN GARDEN

LANDSCAPE SPECIFICATIONS

EXCAVATION
All garden beds are to be excavated to a depth of 300mm below the specified finished design levels to remove the existing compacted material in preparation for soil placement and planting.

SOILS
Sub-Soil Preparation
Cultivation
Cultivate the base of planting beds and planting holes to a depth of 150mm. Ensure the sides of the planting holes are cultivated and not compacted smooth by tools or mechanical digging. Do not disturb tree roots or services; if necessary, cultivate these areas by hand. Cultivate manually within 300mm of palms or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm and any weeds, stick, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

Soil
Soil for the purposes of landscape works shall be free from weeds and other deleterious materials or any material toxic to plant health.

Soil Level
Finished soil levels shall allow mulch to be finished level to the top of the timber edging, paving or concrete foot paths or as otherwise shown on construction drawings.

Placing Soil
Place the approved soil on the prepared sub-soil. Spread and grade evenly, making the necessary allowances so that the required finished design levels and contours may be achieved after light compaction. Avoid differential subsidence and produce a finished soil surface which is:
- smooth and free from stone or lumps of soil
- graded to drain freely, without ponding to catchment points
- graded evenly into adjoining ground surfaces
- ready for planting

FERTILISERS
Natives
Ensure the use of an approved slow release fertiliser appropriate for Australian native plants equivalent to Osmocote Native with an N:P:K ration of 17:9:0.8:7:3. Apply at a rate recommended by the manufacturer and use only in accordance with manufacturers recommendations. Apply to each plant/planting hole as applicable.

MULCH
Ensure mulch is free from deleterious and extraneous matter such as soil, weeds, stones and sticks. Ensure the mulch contains less than 5% fines. Place mulch to a depth of 75mm and as specified in the Planting Notes. Rake mulch to an even surface flush with the surrounding finished levels.

PLANTS
Supply plants to the following quality:
- are vigorous, well established, free from disease and pests, of good foliage, have large healthy root systems with no evidence of root cut, restriction or damage
- are hardened off, not soft or forced and suitable for planting in the natural climatic conditions prevailing at the site
- do not require staking to stand upright other than staking to control damage from strong wind or local conditions until established

Substitutions
Make no substitutions unless instructed by Octopus Garden Design

Labeling
Label at least one plant of each species or variety in a batch with a readable tag

Replacements
Use only plants of the same type, quality and size when replacing plants that are damaged, fail or are rejected

Storage
Deliver plant material to the site on a day to day basis and plant immediately after delivery. If this is not possible, keep the plants in good condition on the site, adequately protected from frost, wind, sun and vermin by appropriate storage methods including the establishment of an on-site nursery of sufficient size with provision for watering and care of stored stock

PLANTING NOTES
Planting Conditions: Do not plant in unsuitable weather conditions such as extreme heat, wind, cold or rain.
Watering: Thoroughly water all plants before planting with a diluted solution of seaweed based plant tonic. Immediately after planting, water with seaweed tonic -water solution. Ensure the plants are kept moist but not wet for the next (6) weeks by deep watering at least once per week.
Placing: Remove the plant from the pot or container ensuring minimum disturbance to the root-ball and growing media. Place the root-ball in the centre of the prepared hole as outlined in the Planting Detail; ensure the plant is plumb and the topsoil level of the plant root-ball is level with the finished surface level of the surrounding soil.
Backfilling: Back fill the hole with excavated soil that has had organic compost added or use a topsoil mixture as specified. Lightly firm the soil around the plant and then irrigate to field capacity. Keep the topsoil away from the plant stem or trunk and ensure the root-ball remains level with the finished ground levels as per the Planting Detail.
Mulching: Cover the area around and between the plants with organic mulch to a depth of 75mm. Ensure that the mulch does not contact the stem/trunk of the plant.
Maintenance
The care of newly planted plants is critical for the first 52 weeks depending on the species, growth rate and stage of plant development.

It is recommended that a 52 week maintenance period be undertaken to ensure a minimum 90% success rate of all plants and trees. During this period works should include but not limited to watering, weeding, fertilising, pest and disease control, re-turfing, staking and tying, replanting, pruning, aerating and top dressing as necessary.

Water Management Strategies for newly planted materials:
- Maintain adequate soil moisture - match supplemented water needs to climatic conditions and available soil moisture. Daily monitoring of the soil moisture and root ball is recommended for the first few weeks after installation.
- Water early in the morning or late in the afternoon to reduce water loss due to evaporation.
- Avoid over-watering as this may lead to root rot
Garden edging shall be assumed to be laid to all mass planting beds that interface with turf, gravel or mulched areas. Edging material shall be fixed so that it does not lift, twist or create a trip hazard and finish flush with adjoining surfaces.



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 18/08/2020 – DA2019/01146 – 106 - 108 GOSFORD ROAD,
ADAMSTOWN – MULTI DWELLING HOUSING - DEMOLITION OF
EXISTING DWELLINGS, ERECTION OF TEN DWELLINGS AND
STRATA SUBDIVISION**

ITEM-33 Attachment B: Draft Schedule of Conditions

DISTRIBUTED UNDER SEPARATE COVER



Application No: DA2019/01146

Land: Lot 1943 DP 755247
Lot 2 DP 333722

Property Address: 106 Gosford Road Adamstown NSW 2289
108 Gosford Road Adamstown NSW 2289

Proposed Development: Multi dwelling housing - erection of 10 dwellings, strata subdivision and demolition of existing dwellings

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
A01 Site Plan	4	The Plan Centre	06/08/2020
A02 Site Details & Elevations	4	The Plan Centre	06/08/2020
A03 Unit Plans – 1 & 2	4	The Plan Centre	06/08/2020
A04 Unit Plans – 3, 4, 5 & 6	4	The Plan Centre	06/08/2020
A05 Unit Plans – 7, 8, 9, 10, 11 & 12	4	The Plan Centre	06/08/2020
A06 Unit Elevations – 7, 8, 9, 10, 11 & 12	4	The Plan Centre	06/08/2020
DA01, DA02, DA03 Landscape Plans	C	Octopus Garden design	August 2020
Arborist Report		Abacus Tree Services	13/04/2020

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

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

- A total monetary contribution of \$28,500.00 is to be paid to the City of Newcastle, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

- a) This condition is imposed in accordance with the provisions of the City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019*.
- b) The City of Newcastle's *Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019* permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement.
- c) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and, as a guide, these approximate dates are as follows:

Indexation quarters	Approx release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact City of Newcastle's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

3. The car parking and vehicular access are to be designed to comply with the relevant provisions of *AS/NZS 2890 Parking facilities*. Details are to be included in documentation for a Construction Certificate application.
4. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic and be sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers. Details are to be included in documentation for a Construction Certificate application.
5. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays, sufficient to discourage the encroachment of vehicles thereon. Details are to be included in documentation for a Construction Certificate application.
6. Roof water from the proposed new work is to be directed to the proposed water tank and be reticulated to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing are to be designed in accordance with the *Plumbing Code of Australia* (National Construction Code Volume 3). Details are to be included in documentation for a Construction Certificate application.
7. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to City of Newcastle's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Details are to be included in documentation for a Construction Certificate application.
8. All stormwater runoff from the proposed development is to be managed in accordance

with the requirements of Element 7.06 '*Stormwater*' of Newcastle Development Control Plan 2012, the associated Technical Manual and AS/NZS 3500.3 *Plumbing and drainage Part 3 Stormwater drainage*, as indicated on the stormwater management concept plan prepared by MPC Consulting Engineers (Drg. No. 200127 dated 07/08/20). Details are to be included in documentation for a Construction Certificate application.

9. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required by the conditions of this consent are to be detailed on a landscape plan and specification. The plan and specification are 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
 - 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 and specification are to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

10. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer s50 Hunter Water Act 1991) is to be included in documentation for a Construction Certificate application.
11. A residential, commercial vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with Council's A1300 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, shall be a maximum of 5 metres wide
 - c) 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
 - d) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve
 - e) 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.

These works are not approved until consent under Section 138 of the *Roads Act 1993 (NSW)* has been granted by Council. An application under Section 138 must be applied for and approved before the issue of a Construction Certificate.

12. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993 (NSW)*, before the issue of a Construction Certificate. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.
13. The existing street trees (Council ID: 4181123, 4181124, 4181125) are approved to be removed, subject to arrangements being made for the removal of the street tree by contacting Council's City Greening Services. All tree removal works are to be carried out by Council at the Developer's expense.
14. Four (4) street trees are required to be planted as compensation for the removal of the existing trees. A fee, to be determined by contacting Council's City Greening Services, is to be paid to Council for the required compensatory planting and evidence of the payment of the required fee is to be included in the documentation for a Construction Certificate application.

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

15. The developer designing and constructing the following works in connection with the proposed development within the Gosford Road public road reserve, adjacent to the site, at no cost to Council and in accordance with Council's guidelines and design specifications:
 - a) Remove redundant laybacks
 - b) Kerb and gutter where lay backs removed replacement
 - c) New driveway crossing
 - d) Foot paving
 - e) Street trees and tree guards

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.

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

16. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
17. Tree removal and retention shall be carried out in accordance with the Arborist Report prepared by Abacus Tree Services dated 13 April 2020.
18. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:

- a) Demolition works shall be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan shall be kept on-site for the duration of the proposed development
- b) The removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the appropriate class of Asbestos Licence, issued by SafeWork NSW
- c) A copy of all waste disposal receipts are to be kept on-site for the duration of the proposed development and made available to authorised City of Newcastle Officers upon request
- d) Seven working days' notice in writing is to be given to City of Newcastle and the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. Such written notice is to include the date demolition will commence and details of the name, address, contact telephone number(s) and licence details (type of licences held and licence numbers) of any asbestos removal contractor and demolition contractor. Notification to owners/occupiers of neighbouring premises shall also include City of Newcastle's contact telephone number (49742000) and the SafeWork NSW telephone number (49212900) and
- e) On sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.

19. 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.

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

21. 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).

22. 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.

23. An application is to be made to and approved by City of Newcastle 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*, *Work Health and Safety Regulation 2011* and any relevant approved industry code of practice. Notice of intention of commencement must be given to SafeWork NSW.
24. 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.

25. All building work must be carried out in accordance with the provisions of the National Construction Code.
26. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
27. 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.
28. 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.
29. 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.
30. The removal of any asbestos material during the demolition phase of the development is to be in accordance with the requirements of SafeWork NSW.

31. 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.

32. 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.

33. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment (Waste) Regulation 2014*.
34. 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.
35. Prior to the commencement of work, a 3m wide all weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand shall not be stockpiled on the all weather vehicle access.
36. 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.
37. During construction works, an assessment of acid sulfate soil potential is to be undertaken in the area of excavation. If acid sulfate soils are found to be present, soils are to be treated in accordance with the New South Wales Acid Sulfate Soil Management Advisory Committee's '*Acid Sulfate Soil Manual*'.

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

38. 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.

39. 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.
40. All works within the road reserve required by this consent are to be completed prior to the issue of any Occupation Certificate.
41. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifying Authority and to The City of Newcastle prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
42. 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.
43. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate consistent with the approved landscape plan. 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.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

44. 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 Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Proposed Unit 1	7/106	Gosford	Road	Adamstown
Proposed Unit 2	8/106	Gosford	Road	Adamstown
Proposed Unit 3	9/106	Gosford	Road	Adamstown
Proposed Unit 4	10/106	Gosford	Road	Adamstown
Proposed Unit 5	11/106	Gosford	Road	Adamstown
Proposed Unit 6	12/106	Gosford	Road	Adamstown
Proposed Unit 7	1/106	Gosford	Road	Adamstown
Proposed Unit 8	2/106	Gosford	Road	Adamstown
Proposed Unit 9	3/106	Gosford	Road	Adamstown
Proposed Unit 10	4/106	Gosford	Road	Adamstown

45. All garbage bins are to be returned to individual garages on the same day after collection.

ADVISORY MATTERS

- 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).
- 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.

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 18/08/2020 – DA2019/01146 – 106 - 108 GOSFORD ROAD,
ADAMSTOWN – MULTI DWELLING HOUSING - DEMOLITION OF
EXISTING DWELLINGS, ERECTION OF TEN DWELLINGS AND
STRATA SUBDIVISION**

ITEM-33 **Attachment C:** Processing Chronology

DISTRIBUTED UNDER SEPARATE COVER



PROCESSING CHRONOLOGY

DA2019/01146 – 106-108 Gosford Road Adamstown

22 October 2019	Application lodged
31 October - 18 November 2019	Public Notification period. 17 submission received.
17 March 2020	Public Voice Committee Meeting. Following Public Voice, further submissions, a community petition and a slideshow presentation were received expressing continued concerns regarding the proposal.
25 March 2020	Amended plans submitted. Changes to the proposal included the provision of privacy screens to windows of habitable rooms facing neighbours; increased landscaped area and retention of a large tree along the rear boundary
17 April 2020	Amended plans submitted. Changes to the proposal included a reduction in the number of three-storey dwellings. The amended plans were not re-notified as it was decided that the amended proposal resulted in reduced impact to neighbouring residents. The amended plans however were made publicly viewable on CN's website.
21 May 2020	Development Applications Committee
26 May 2020	Amended plans submitted. Changes to the proposal included reducing the height of the front dwellings from three-storey to two-storey. The roof-form has been amended to reduce visual impact to neighbours. The rear setback and landscaped area have increased to now comply with NDCP 2012.
27 May - 16 June 2020	Public Notification period. 60 submission received.
21 July 2020	Public Voice Committee Meeting
07 August 2020	Amended plans submitted. Changes to the proposal included a decrease in the overall number of dwellings from 12 to 10, with all dwellings being reduced to 2 storey. Therefore, no 3 storey dwelling are proposed as part of the application. The amended plans were not re-notified however were made publicly viewable on CN's website.
10 August 2020	CN staff held a meeting with the applicant and the 2 speakers from the previous Public Voice Committee Meeting.