
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC 25/07/23 – 21 PARNELL PLACE NEWCASTLE EAST –
DA2022/00705 – MIXED USE - ALTERATIONS AND ADDITIONS TO
EXISTING HOTEL OR MOTEL ACCOMMODATION (NEWCASTLE
BEACH HOTEL), ANCILLARY FOOD AND DRINK PREMISES AND
COMMERCIAL USE (ANCILLARY HOTEL SPA) AND DUAL
OCCUPANCY (ATTACHED 2 X DWELLINGS)**

- | | | |
|-----|----------------------|---|
| 7.1 | Attachment A: | Plans and elevations of proposed development / as amended |
| 7.1 | Attachment B: | Draft Schedule of Conditions |
| 7.1 | Attachment C: | Processing Chronology |
| 7.1 | Attachment D: | Plan of Management |

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PROJECT

PARNELL PLACE

21 Parnell Place, Newcastle East, NSW 2300
LOT 1 /DP815595

WINIM

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A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291
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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023

PROJECT
PARNELL PLACE

CLIENT
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DRAWING
COVER PAGE

PROJECT NO.
2021-216

LOCATION
21 Parnell Place, Newcastle East, NSW
2300

DRAWING NO. DD000
ISSUE NO. 03
SCALE @A1

SDA
SPACE · DESIGN · ARCHITECTURE

DESIGN STATEMENT

THE PROPOSED WORKS TO RE-IMAGINE THE FORMER "NOVOCASTRAN" HOTEL WILL ATTRACT BOTH LOCAL AND TOURIST PATRONS TO THE EAST END, SUPPORTING LOCAL BUSINESSES, PROVIDING EMPLOYMENT AND TRANSFORMING A "TIRED" BUILDING INTO AN ASSET FOR THE LOCAL COMMUNITY. INCLUDED IN THE WORKS ARE:

- REMOVAL OF THE EXISTING LEVEL 04 RESIDENCE AND ROOFTOP BAR, AND INTRODUCTION OF 2 NEW 4 BEDROOM PENTHOUSES.
- REMOVAL OF 5 HOTEL ROOMS ON LEVEL 01, TO BE REPLACED WITH A WORLD CLASS FOOD AND BEVERAGE OFFERING.
- AMENDING THE EXISTING FOOD AND BEVERAGE SPACE ON LEVEL 1, CREATING AN AMAZING INDOOR/OUTDOOR TERRACE THAT TAKES ADVANTAGE OF THE VIEWS AND CLIMATE. THIS SPACE WILL BE ENCLOSED AT NIGHT SO AS NOT TO DISTURB THE NEIGHBOURS AND TO HELP REGULATE THE TEMPERATURE.
- CREATE AN AMAZING GROUND FLOOR ENTRY AND RETAIL SPACE, TO ENSURE EQUITABLE ENTRY FOR ALL PATRONS.
- REVISE THE EXISTING CARPARKING LAYOUT WITH THE INCLUSION OF A PENTHOUSE GARAGED AREA AND AN ACCESSIBLE CAR SPACE
- RE-IMAGINE THE FACADE OF THE BUILDING TO SIGNIFICANTLY IMPROVE INTERNAL AMENITY AND PROVIDE A BUILDING THAT POSITIVELY CONTRIBUTES TO THE BEACHSIDE COMMUNITY.

SITE DETAILS

SITE AREA	1106m ²
LOT/DP	1/-/DP815595
LAND ZONING	R3 - MEDIUM DENSITY RESIDENTIAL
HEIGHT OF BUILDING	10M (HISTORICALLY OVER HEIGHT LIMIT)
FLOOR SPACE RATIO	1:1 (HISTORICALLY OVER FSR)
MINIMUM LOT SIZE	400m ²
ACID SULPHATE SOILS	CLASS 5
LOCAL PROVISIONS	NEWCASTLE CITY CENTRE

PROJECT DETAILS

RESIDENTIAL COMPONENT	2 x 4 BEDROOM PENTHOUSE APARTMENTS (1 EXISTING)
HOTEL COMPONENT	42 HOTEL ROOMS (47 EXISTING)
EXISTING GFA	2715m ²
PROPOSED GFA	2722m ²
PROPOSED FSR	2.4 : 1
CAR PARKING	17 CAR SPACES, 3 MOTORCYCLE SPACES, 12 BICYCLE SPACES (HISTORIC DEFICIENCY)

DRAWING LIST

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DD701	MATERIALS FINISHES BOARD - SHEET 2	04
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DD903	VIEWS ANALYSIS - SHEET 2	02



EXISTING BUILDING- NORTH WEST CORNER



PROPOSED BUILDING- NORTH WEST CORNER

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RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
- LEVEL 03 SIGNAGE ZONE REMOVED

OUTDOOR DINING

- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

WASTE SERVICES

- BIN AND KEG ROOMS REWORKED TO PROVIDE SPACE FOR MORE BINS, ACCESS DOORS ADJUSTED TO SUIT

ANCILLARY COMMERCIAL PREMISES

- INTERNAL LAYOUTS SHOWN ON DRAWINGS
- BABY CHANGE TABLE ADDED TO ACCESSIBLE WC

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01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		21/12/2022
04	DA RFI	RM		10/02/2023
05	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

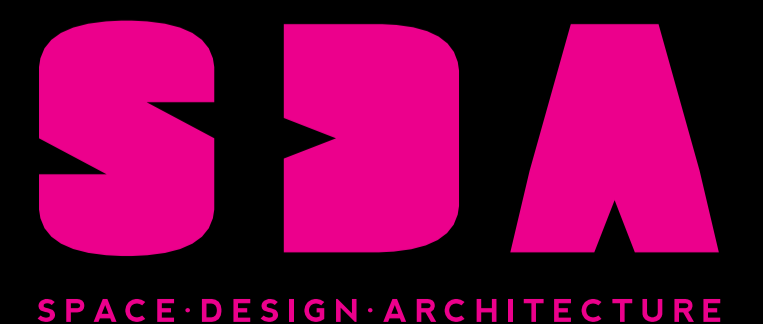
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DRAWING
 LEGEND | NOTES |
 DRAWING LIST

PROJECT NO.
 2021-216

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD001
 ISSUE NO. 05
 SCALE @A1





RFI RESPONSE

HERITAGE

- LEVEL 03 SIGNAGE ZONE REMOVED

OUTDOOR DINING

- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

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DESIGN STRATEGIES

- RE-IMAGINED FACADE TO REINSTATE THE BUILDING AS AN ICON OF THE EAST END, AS IT ONCE WAS AS 'THE NOVOCASTRIAN'

- USE THE BUILDINGS HISTORICAL FORM OF A LONG LINEAR "OCEAN LINER" TO INFORM THE INTRODUCTION OF A VERTICAL ELEMENT INTERVENTION, SIGNIFYING THE ENTRY AND RELATING TO THE ORIGINAL BUILDINGS INTENT

- BREAK DOWN THE SCALE OF THE BUILDING TO REFLECT THE PROPORTION OF SURROUNDING TERRACES. THIS IS ACHIEVED THROUGH A RHYTHM OF BLADE WALLS AND BAYS WITH DIFFERENT ARCHITECTURAL ELEMENTS, SUCH AS RELIEFS, INDENTED GARDENS, SOLID AND GLAZED BALUSTRADES. THIS ALLOWS THE BUILDING TO BETTER RESPOND TO THE FINE GRAIN NEIGHBOURHOOD

- REMOVAL OF THE "BARRIER" WALL AT GROUND THROUGH TRANSPARENCY IN MATERIALS, DEPTH AND ACTIVE PROGRAM CREATES AN INVITING AND VASTLY IMPROVED ACTIVATION OF THE STREETSCAPE

- STRATEGICALLY PLACED GREENERY SOFTENS THE FACADE

- AMAZING TWO STOREY ENTRY SPACE PROVIDES EASY EQUITABLE ENTRY FOR ALL

- INDOOR/OUTDOOR TERRACE PROVIDES ACCESS TO VIEWS + OUTDOOR DINING, REVITALISING THE EAST END. THE LOGGIA HAS BEEN DESIGNED TO BE CLOSED DOWN AT NIGHT TO ENSURE LOCAL COMMUNITY IS NOT IMPACTED

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PROJECT
 PARNELL PLACE

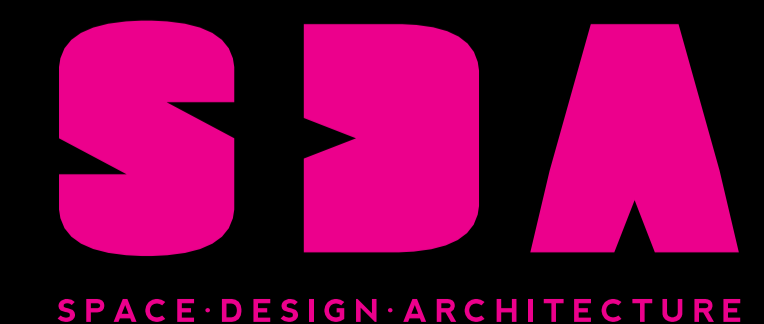
CLIENT
 WINIM

DRAWING
 3D PERSPECTIVES - SHEET
 1

PROJECT NO.
 2021-216

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD003
 ISSUE NO. 04
 SCALE 1:100@A1



RFI RESPONSE

**OUTDOOR DINING
- STREET AND LANEWAY SEATING
REMOVED, AND OPERABLE WINDOWS
IN SOUTH WEST CORNER REMOVED
AND REPLACED WITH FIXED GLAZING**

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DESIGN STRATEGIES

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- REMOVAL OF THE "BARRIER" WALL AT GROUND THROUGH TRANSPARENCY IN MATERIALS, DEPTH AND ACTIVE PROGRAM CREATES AN INVITING AND VASTLY IMPROVED ACTIVATION OF THE STREETScape

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PROJECT
PARNELL PLACE

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DRAWING
3D PERSPECTIVES - SHEET
2

PROJECT NO.
2021-216

LOCATION
21 Parnell Place, Newcastle East, NSW
2300

DRAWING NO.
DD004

ISSUE NO.
04

SCALE
1:100@A1

SDA
SPACE · DESIGN · ARCHITECTURE

RFI RESPONSE

HERITAGE

- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
- LEVEL 03 SIGNAGE ZONE REMOVED

OUTDOOR DINING

- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

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PROJECT
PARNELL PLACE

CLIENT
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DRAWING
3D PERSPECTIVES - SHEET
3

PROJECT NO.
2021-216

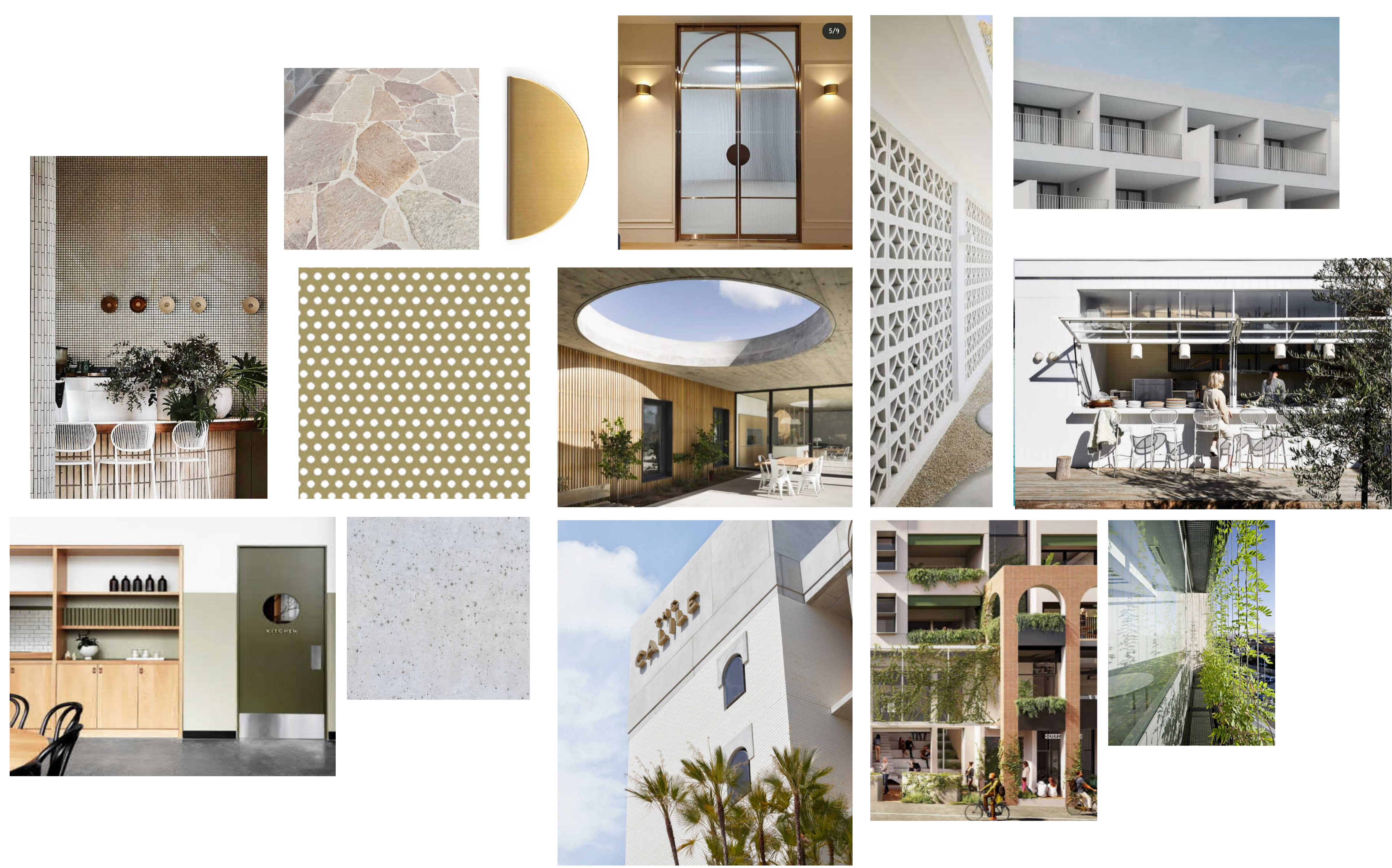
LOCATION
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ISSUE NO. 04
SCALE @A1

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RETAIL + EXTERIOR

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PROJECT
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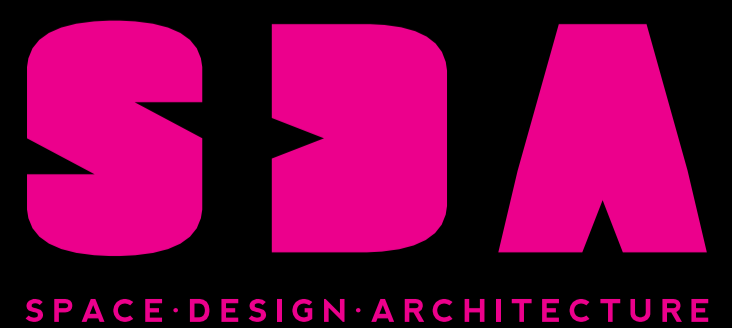
DRAWING
 PRECEDENT STUDY

LOCATION
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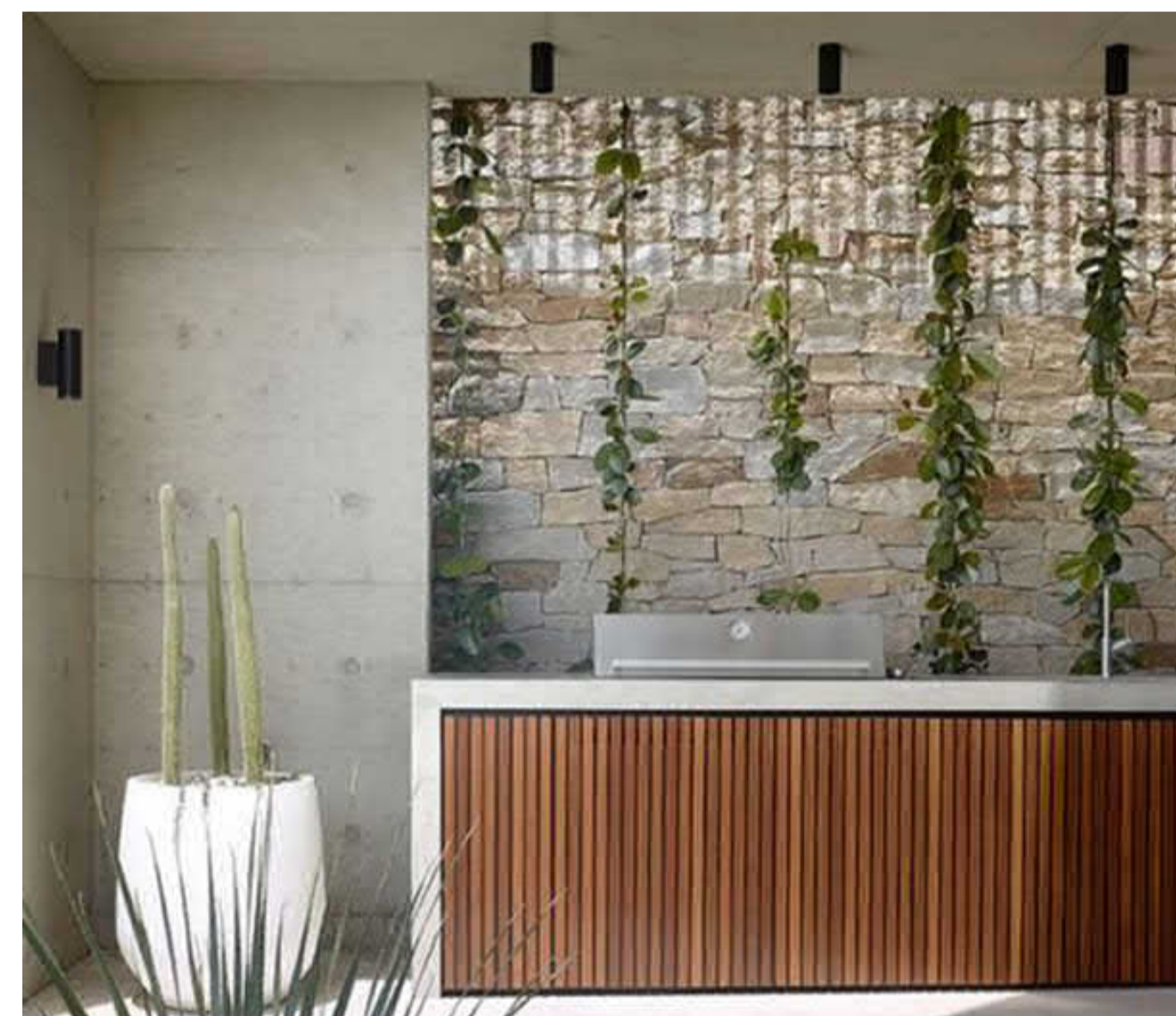
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PENTHOUSE EXTERIOR

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PROJECT
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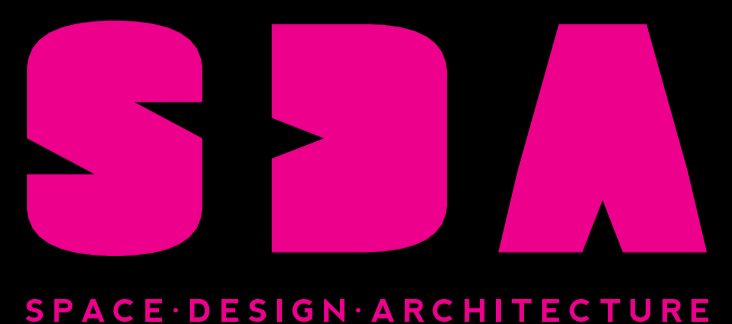
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DRAWING
 PRECEDENT STUDY -
 PENTHOUSES

PROJECT NO.
 2021-216

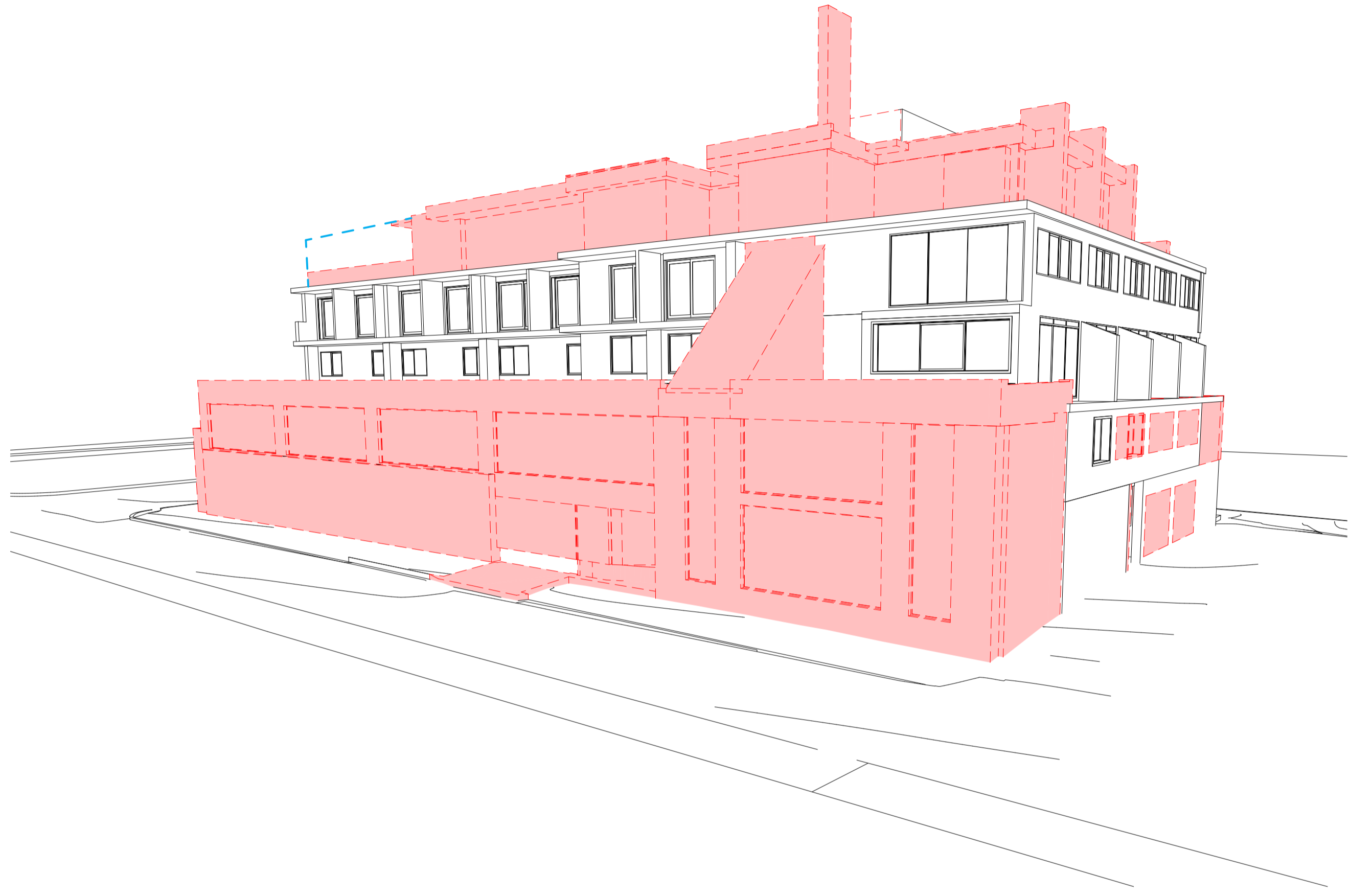
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DRAWING NO. DD007
ISSUE NO. 02
SCALE @A1

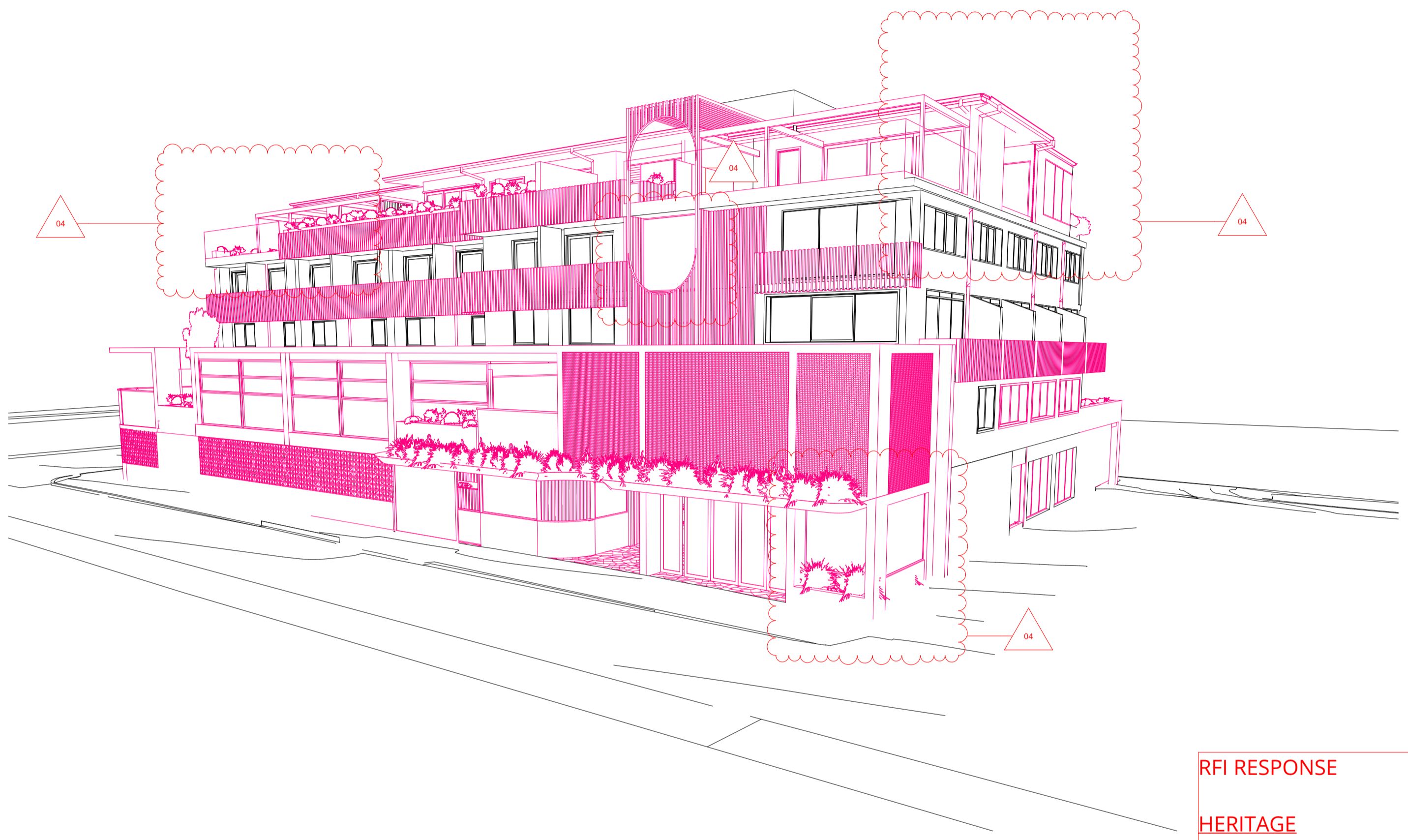


- - - - - TO BE DEMOLISHED
 ——— EXISTING
 ——— PROPOSED
 - - - - - ORIGINAL BUILDING HEIGHT

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○ SOUTH WEST PERSPECTIVE - DEMOLITION



○ SOUTH WEST PERSPECTIVE - PROPOSED

RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
- LEVEL 03 SIGNAGE ZONE REMOVED

OUTDOOR DINING

- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

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PROJECT
PARNELL PLACE

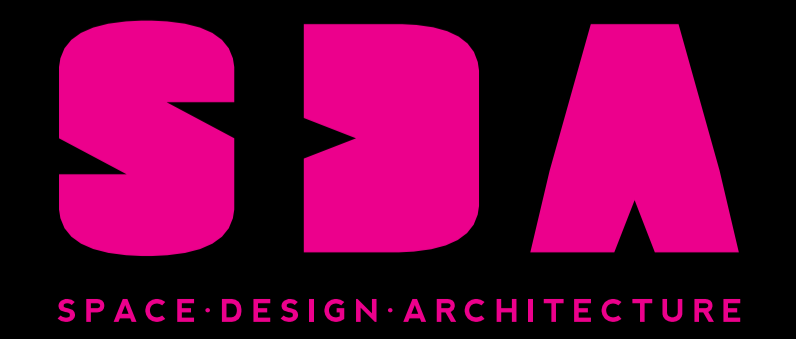
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DRAWING
EXISTING VS PROPOSED
ANALYSIS

PROJECT NO.
2021-216

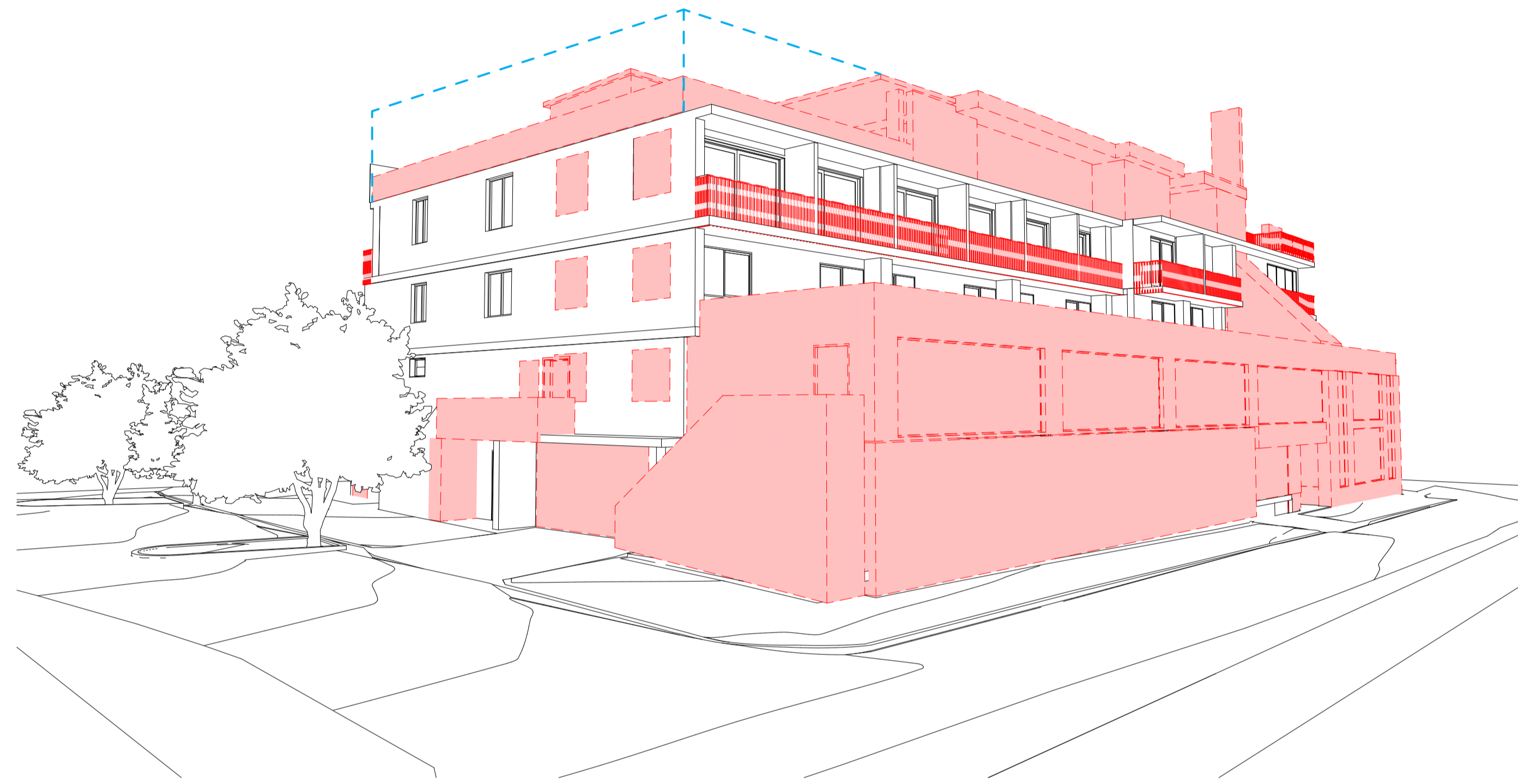
LOCATION
21 Parnell Place, Newcastle East, NSW
2300

DRAWING NO. DD008
ISSUE NO. 04
SCALE 1:200@A1



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 ——— EXISTING
 ——— PROPOSED
 - - - - - ORIGINAL BUILDING HEIGHT

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○ NORTH WEST PERSPECTIVE - DEMOLITION



○ NORTH WEST PERSPECTIVE - PROPOSED

RFI RESPONSE

HERITAGE

- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER

OUTDOOR DINING

- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

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01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023
04	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

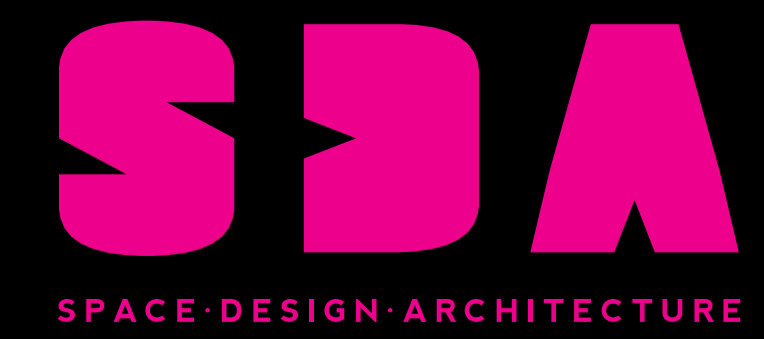
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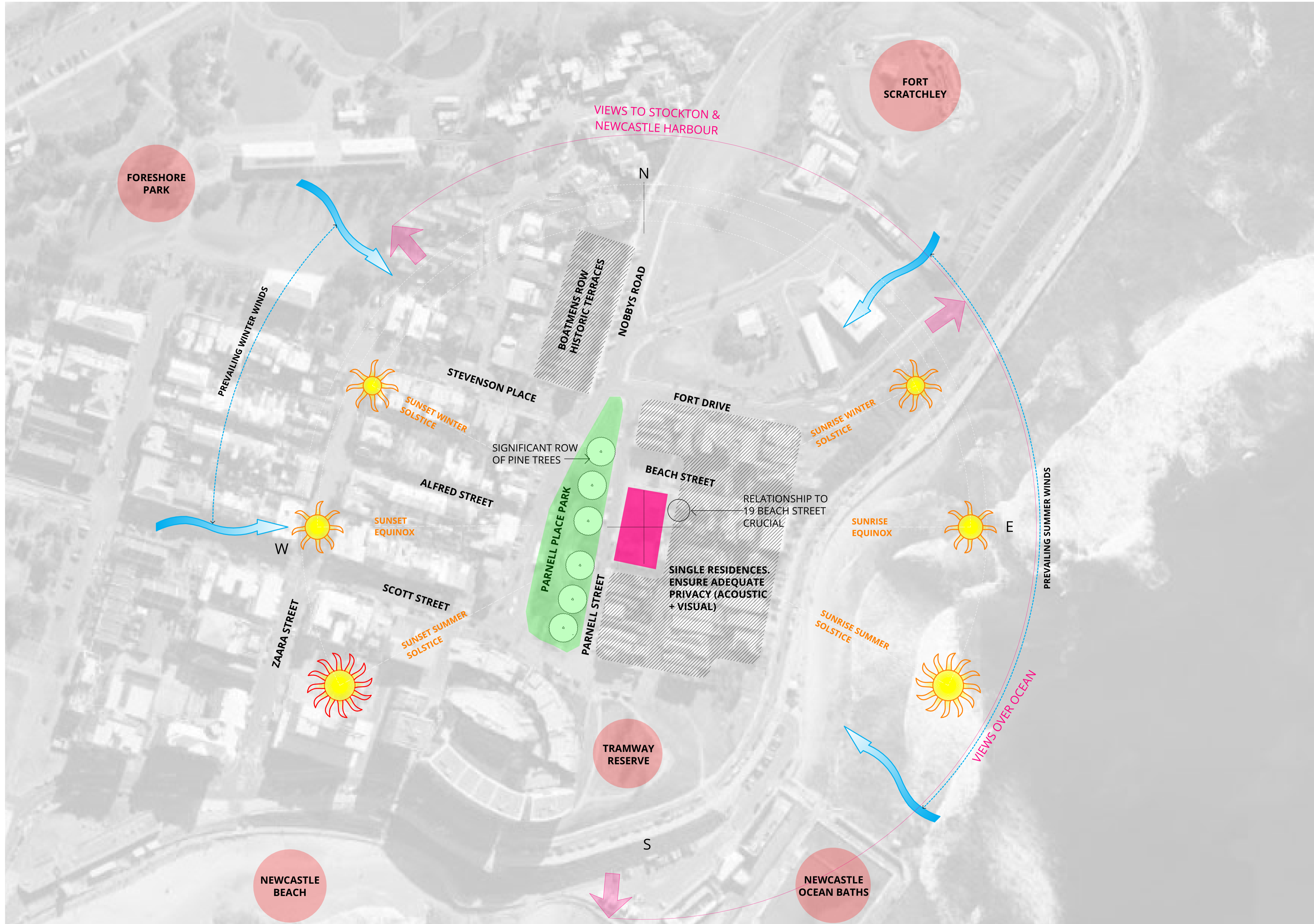
DRAWING
 EXISTING VS PROPOSED
 ANALYSIS

PROJECT NO.
 2021-216

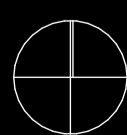
LOCATION
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 2300

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 ISSUE NO. 04
 SCALE 1:200@A1





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PROJECT
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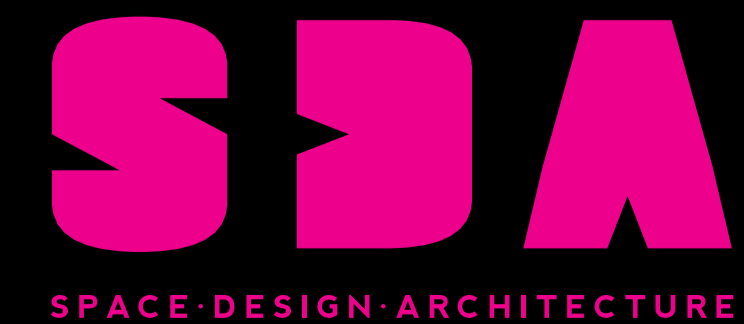
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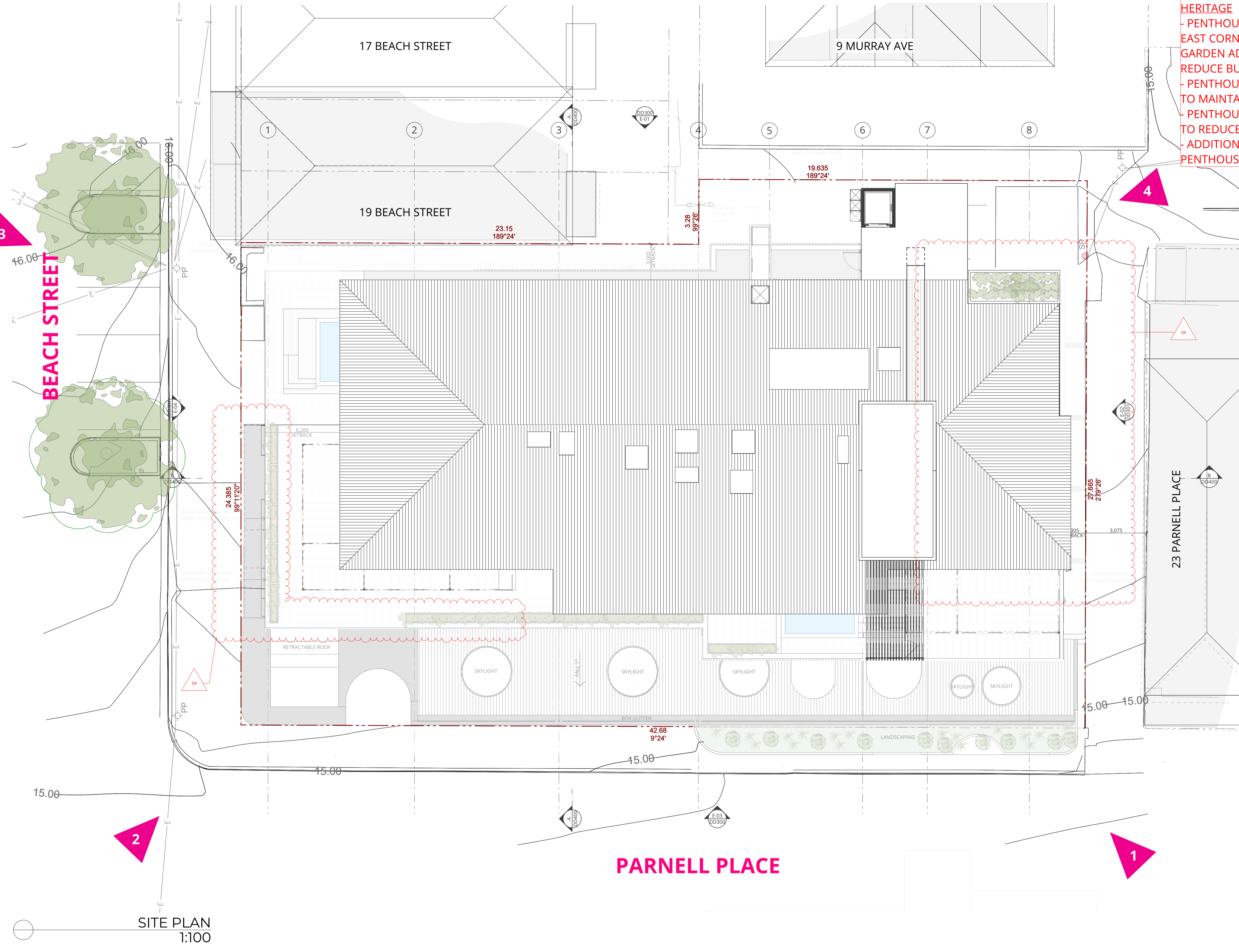
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 SITE ANALYSIS PLAN

PROJECT NO.
 2021-216

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD100
 ISSUE NO. 02
 SCALE @A1





RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL GRC PLANTERS TO PENTHOUSE 01

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LOCATION PLAN



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4

SITE PLAN
1:100

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04	DA RFI	RM	RM	17/04/2023

PROJECT
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DRAWING
SITE PLAN

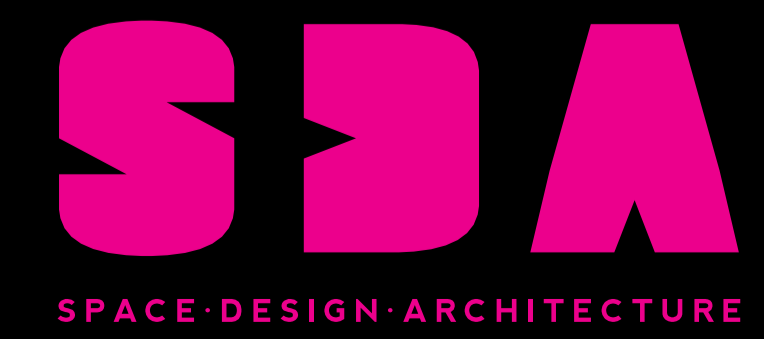
PROJECT NO.
2021-216

LOCATION
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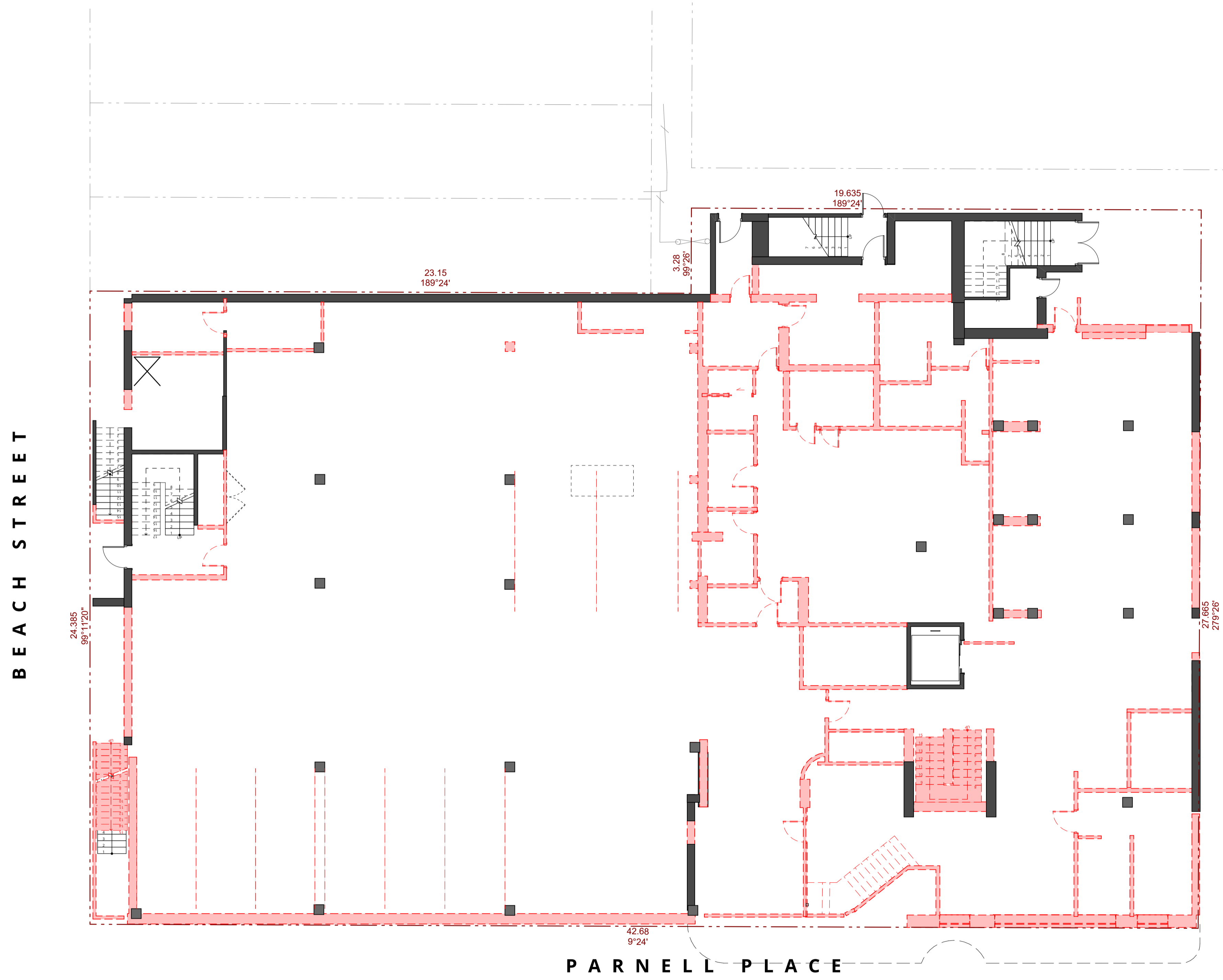
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SCALE
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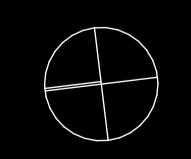


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0. DEMOLITION PLAN - GROUND FLOOR
 SCALE 1:100



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PROJECT
 PARNELL PLACE

DRAWING
 EXISTING DEMOLITION
 GROUND FLOOR PLAN

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

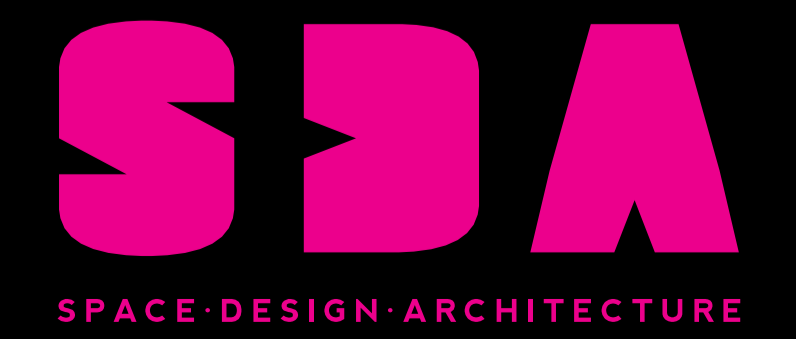
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PROJECT NO.
 2021-216

DRAWING NO.
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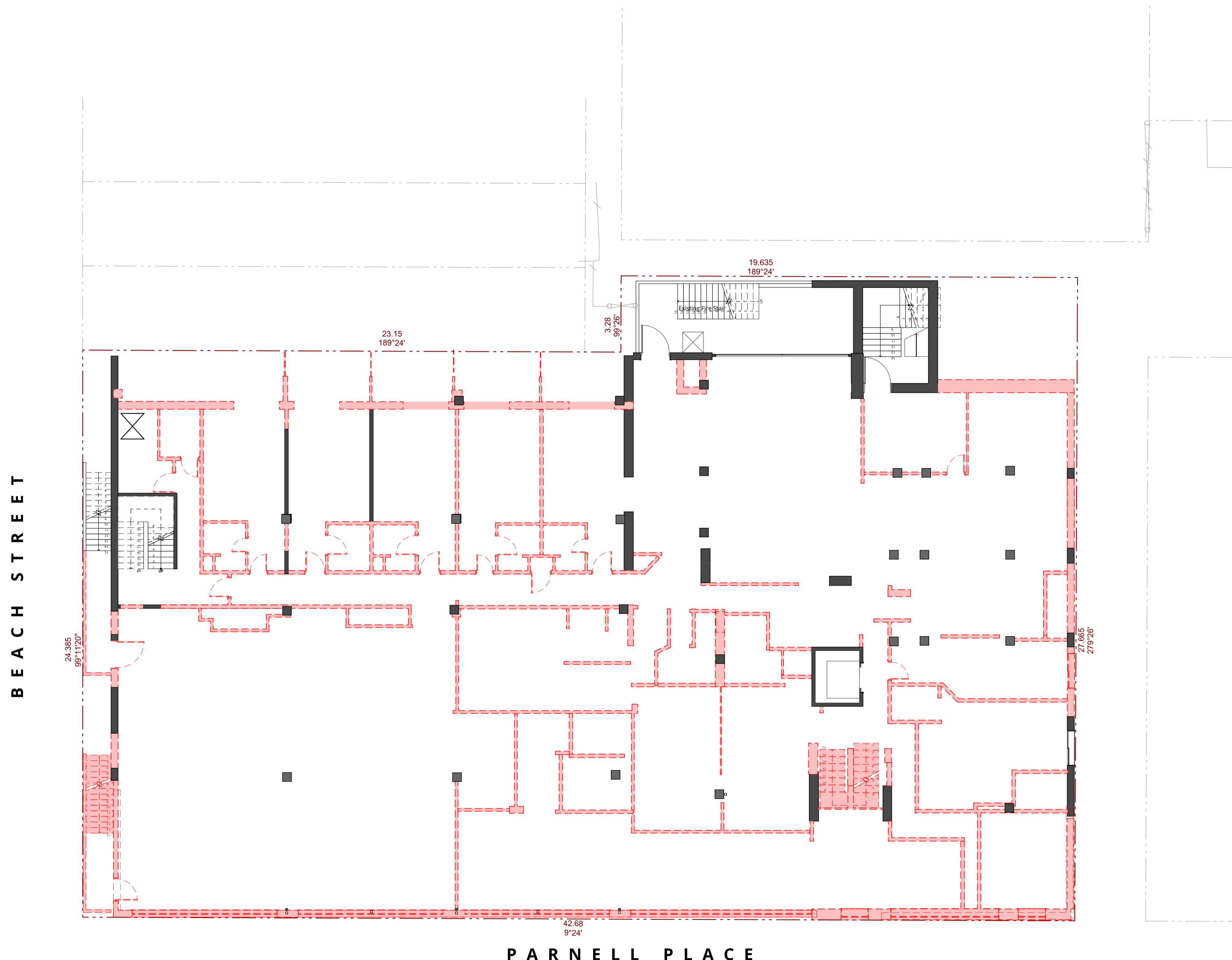
ISSUE NO.
 03

SCALE
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1. DEMOLITION PLAN - FIRST FLOOR
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PROJECT
 PARNELL PLACE

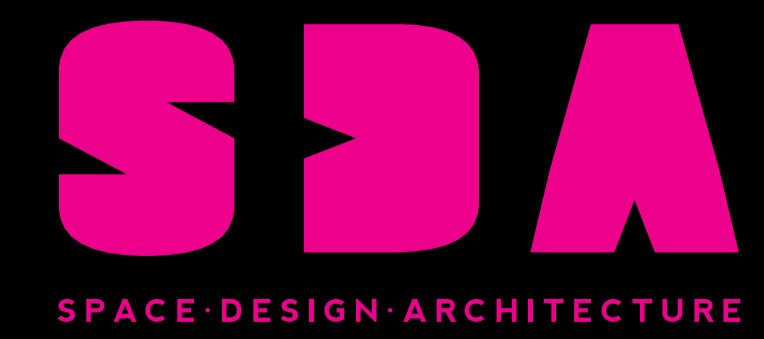
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DRAWING
 EXISTING DEMOLITION
 FIRST FLOOR PLAN

PROJECT NO.
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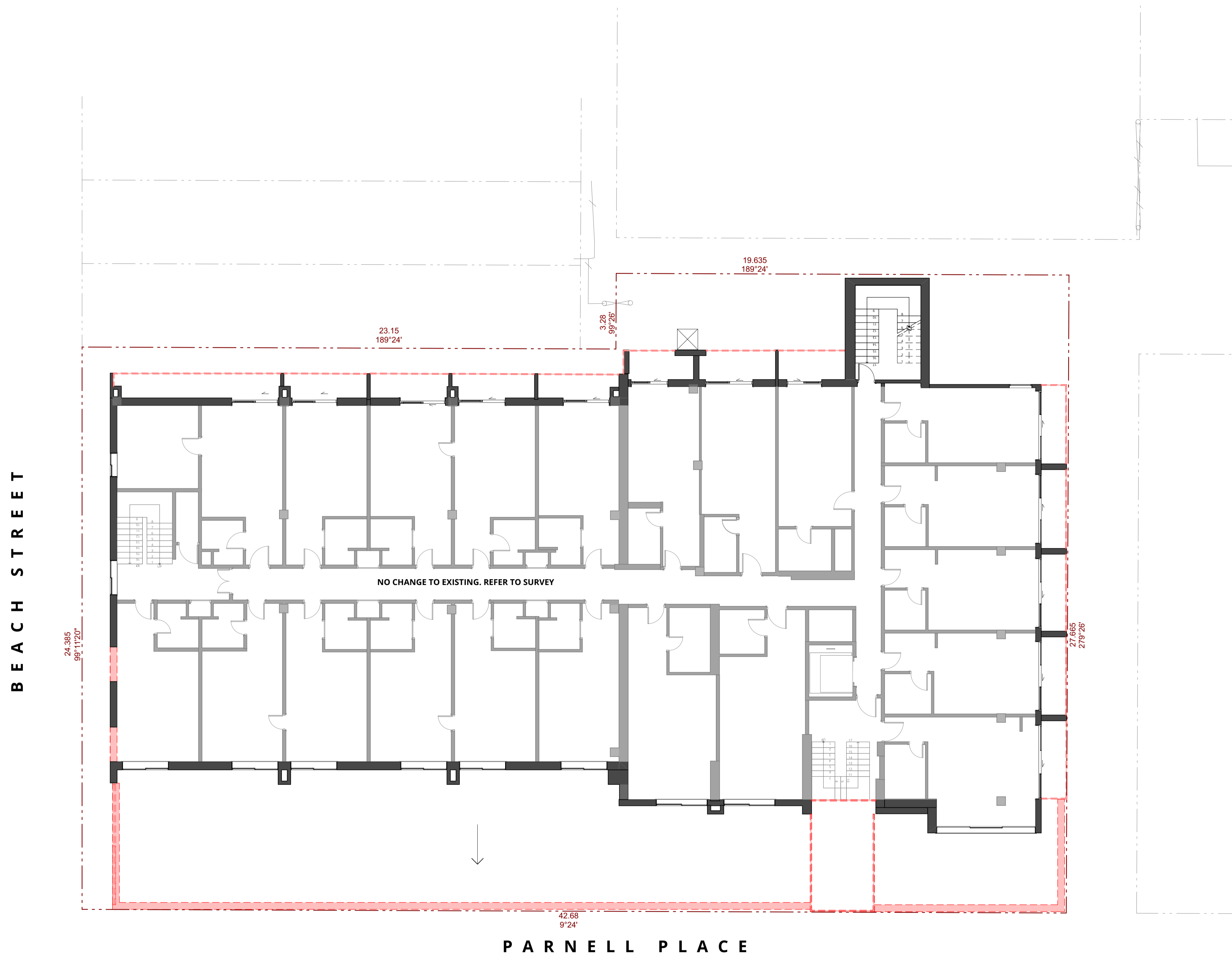
LOCATION
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DRAWING NO. DD201
ISSUE NO. 03
SCALE 1:100@A1



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2. DEMOLITION PLAN - SECOND FLOOR
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PROJECT
 PARNELL PLACE

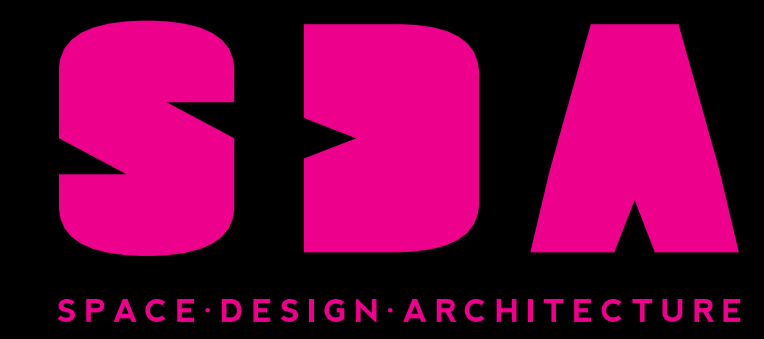
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DRAWING
 EXISTING DEMOLITION
 SECOND FLOOR PLAN

PROJECT NO.
 2021-216

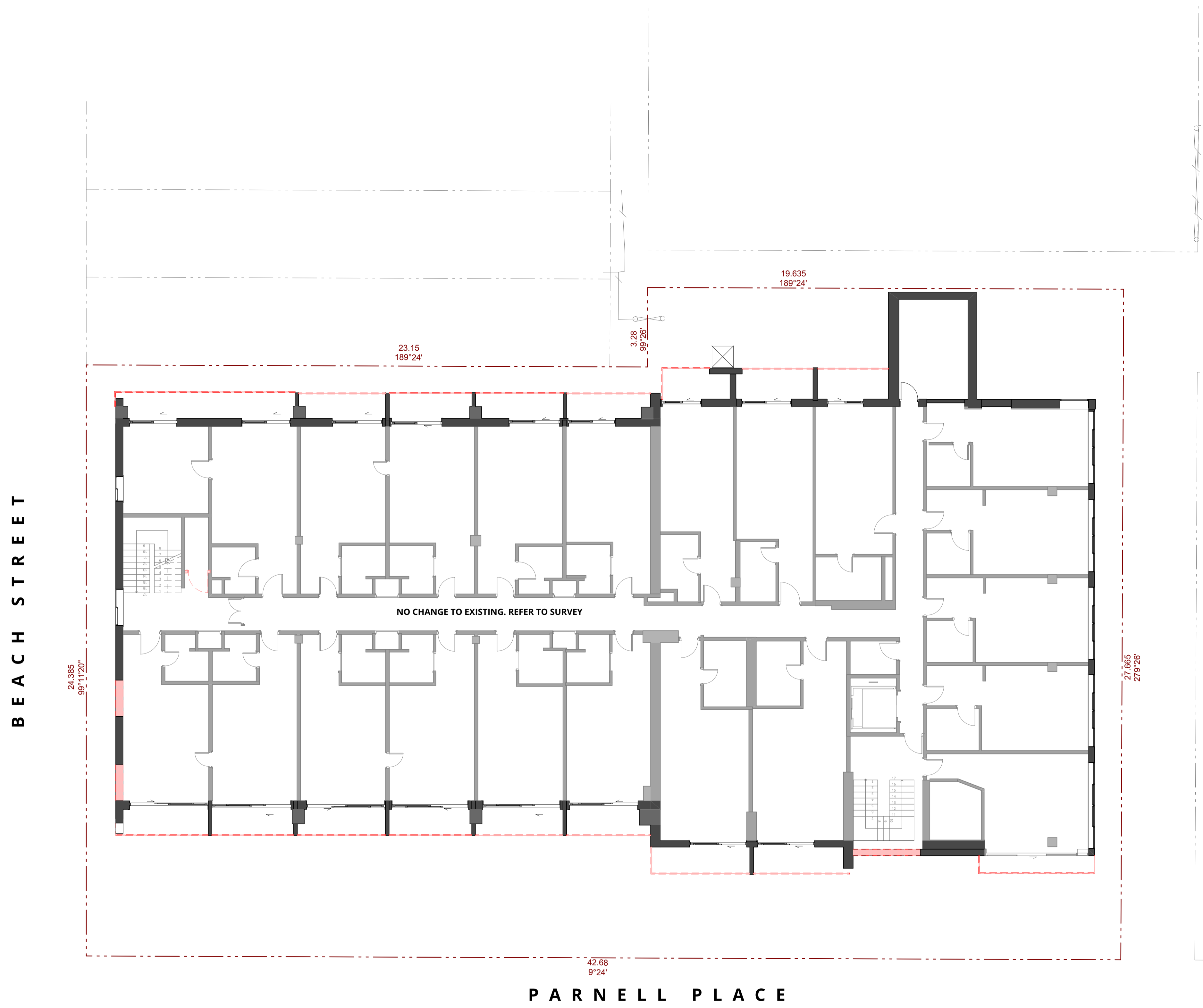
LOCATION
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DRAWING NO. DD202
 ISSUE NO. 03
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B E A C H S T R E E T

P A R N E L L P L A C E

3. DEMOLITION PLAN - THIRD FLOOR
SCALE 1:100

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PROJECT
PARNELL PLACE

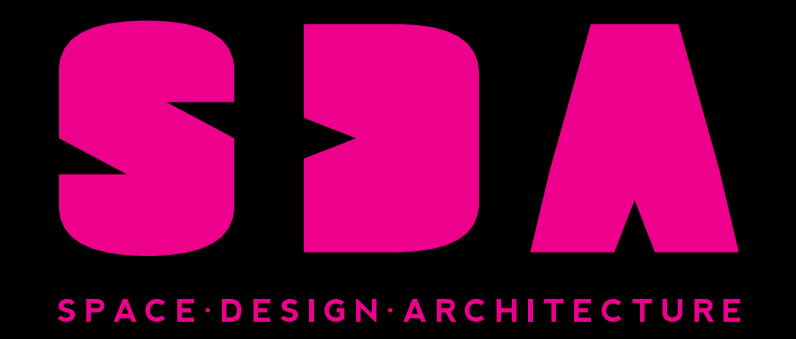
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DRAWING
EXISTING DEMOLITION
THIRD FLOOR PLAN

PROJECT NO.
2021-216

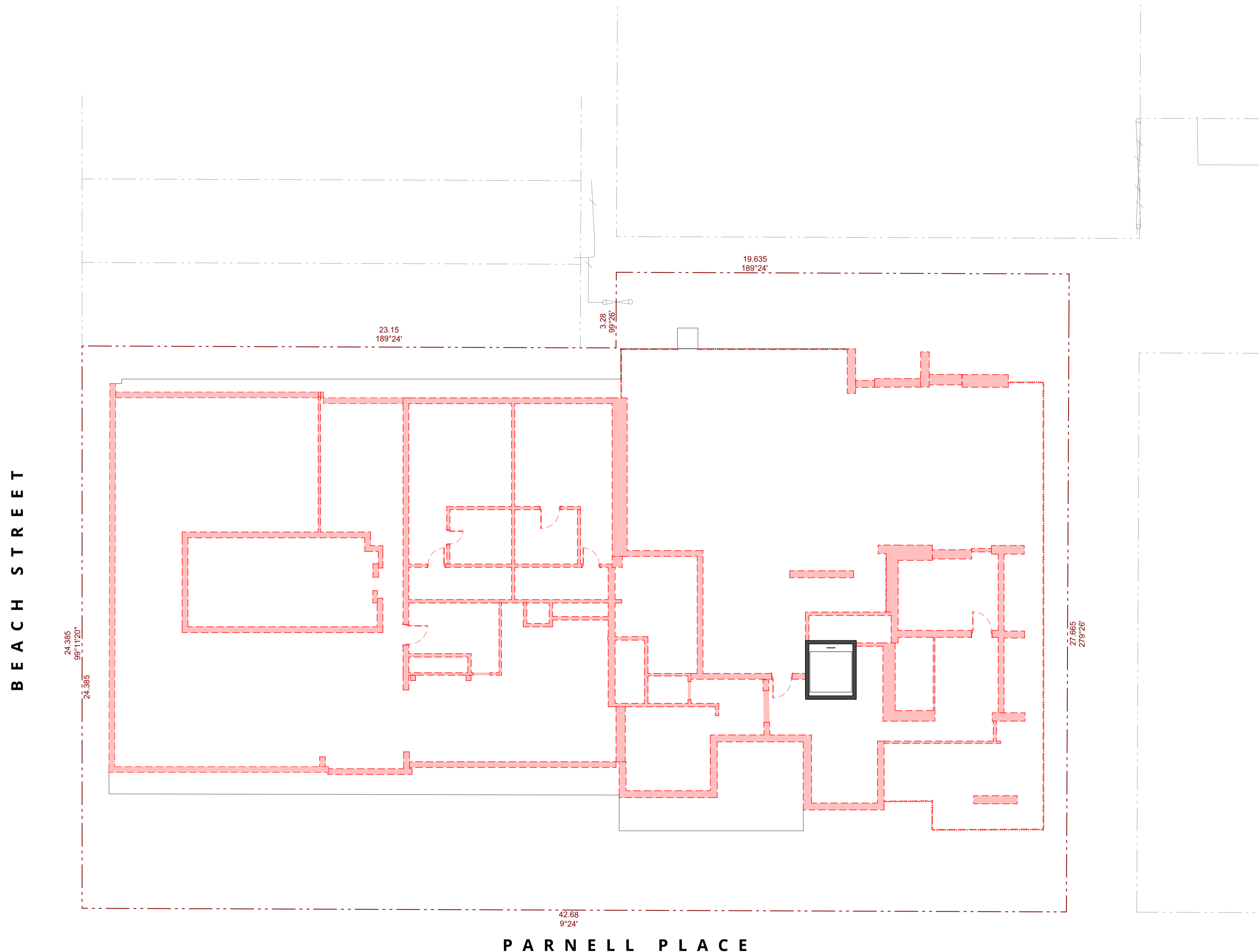
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ISSUE NO. 03
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4. DEMOLITION PLAN - FOURTH FLOOR
SCALE 1:100

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PROJECT
PARNELL PLACE

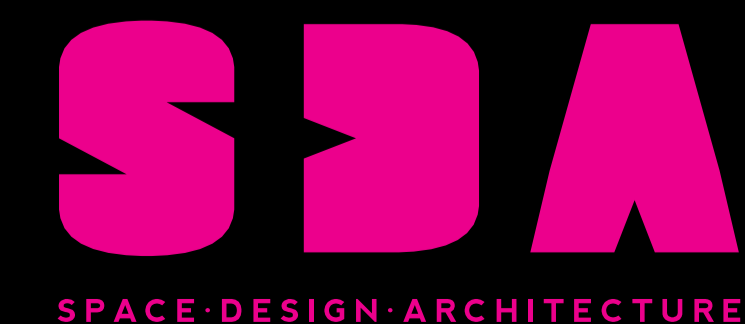
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DRAWING
EXISTING DEMOLITION
FOURTH FLOOR PLAN

PROJECT NO.
2021-216

LOCATION
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2300

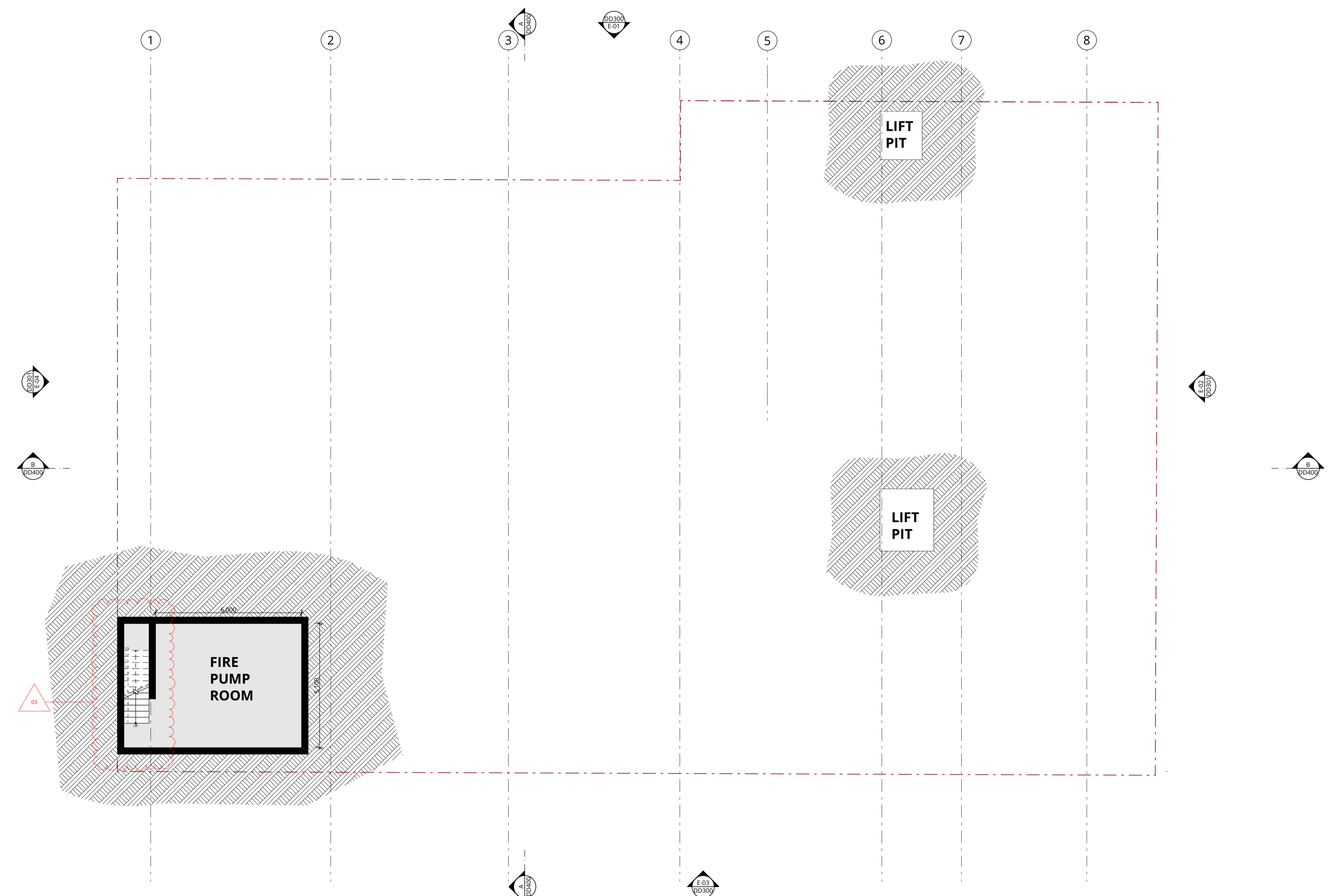
DRAWING NO. DD204
ISSUE NO. 03
SCALE 1:100@A1



RFI RESPONSE - 13/10/22 & 14/11/22
 - STAIR MOVED TO ALLOW FOR SIGHT
 LINES ABOVE IN CARPARK/ EXIT DOOR
 JUNCTION

PROPOSED
 EXISTING

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1 BASEMENT FLOOR PLAN
 SCALE 1:100

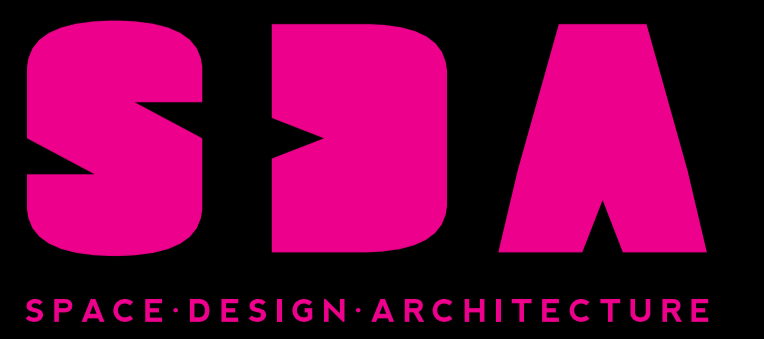
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PROJECT
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DRAWING
 BASEMENT FLOOR PLAN
 PROJECT NO.
 2021-216

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GROUND FLOOR PLAN
SCALE 1:100

RFI RESPONSE

OUTDOOR DINING
- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

WASTE SERVICES
- BIN AND KEG ROOMS REWORKED TO PROVIDE SPACE FOR MORE BINS, ACCESS DOORS ADJUSTED TO SUIT
- 2x 240L GREEN BINS ADDED TO RESIDENTIAL WASTE ROOM

ANCILLARY COMMERCIAL PREMISES
- INTERNAL LAYOUTS SHOWN ON DRAWINGS
- BABY CHANGE TABLE ADDED TO ACCESSIBLE WC

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06	DA RFI	RM		21/12/2022
07	DA RFI	RM		24/01/2023
08	DA RFI	RM		10/02/2023
09	DA RFI	RM		17/04/2023

PROJECT
PARNELL PLACE

CLIENT
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DRAWING
GROUND FLOOR PLAN

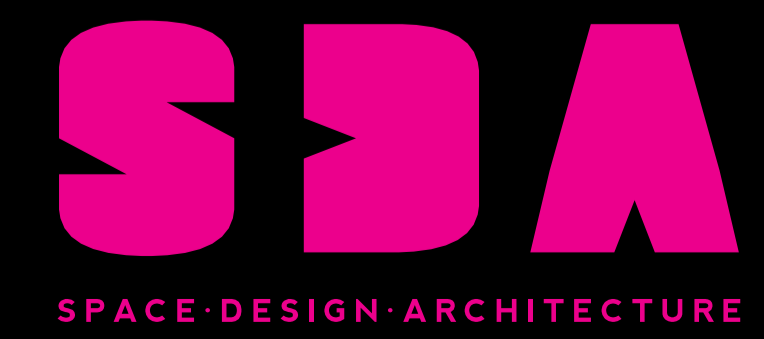
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LOCATION
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DRAWING NO.
DD206

ISSUE NO.
09

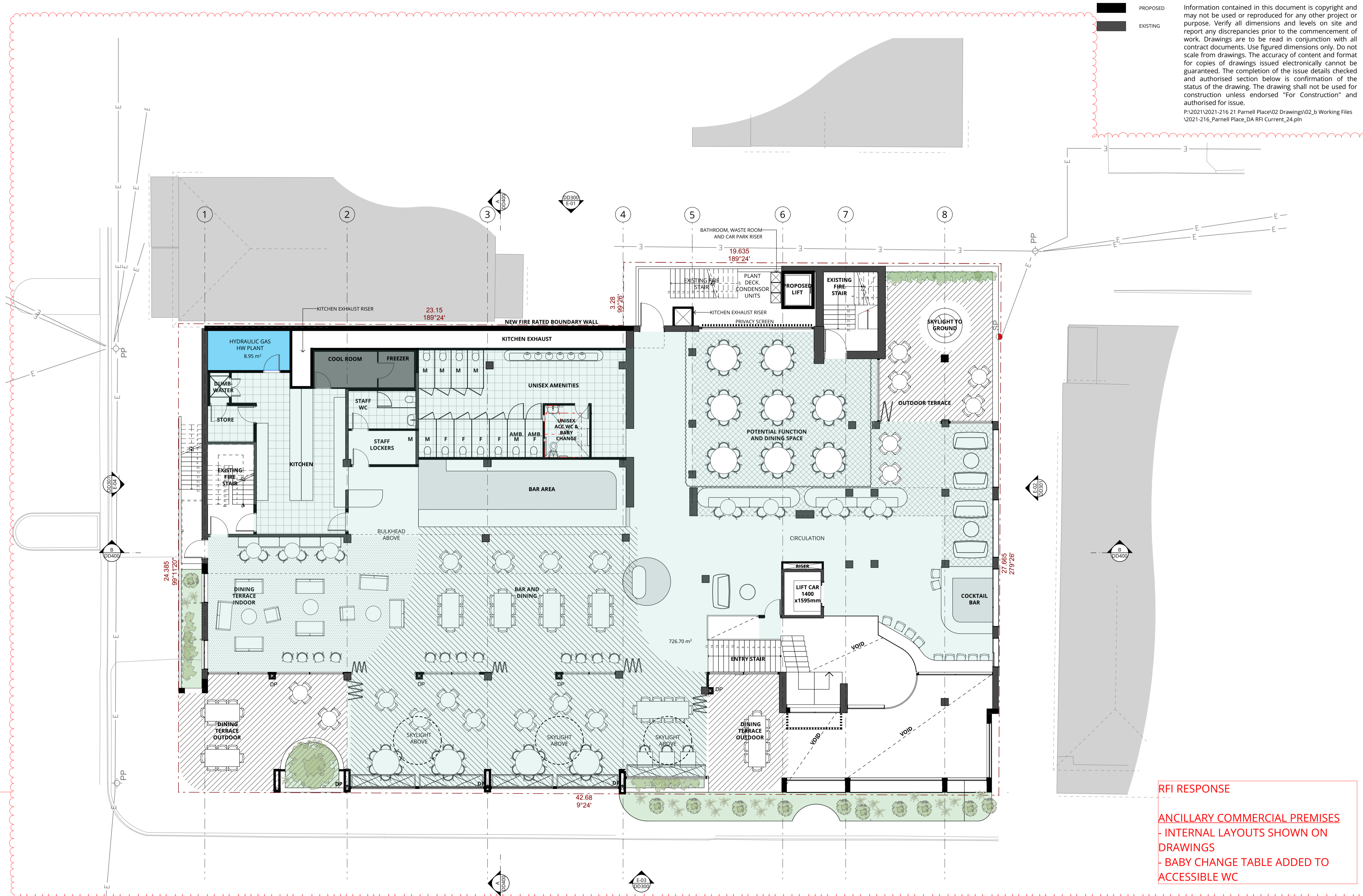
SCALE
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-  DINING TERRACE OUTDOOR
-  BAR AND DINING
-  DINING TERRACE INDOOR
-  FUNCTION AND DINING AREA

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RFI RESPONSE

ANCILLARY COMMERCIAL PREMISES

- INTERNAL LAYOUTS SHOWN ON DRAWINGS
- BABY CHANGE TABLE ADDED TO ACCESSIBLE WC

1. FIRST FLOOR PLAN
SCALE 1:100

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06	DA RFI	RM		17/04/2023

PROJECT
PARNELL PLACE

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DRAWING
FIRST FLOOR PLAN

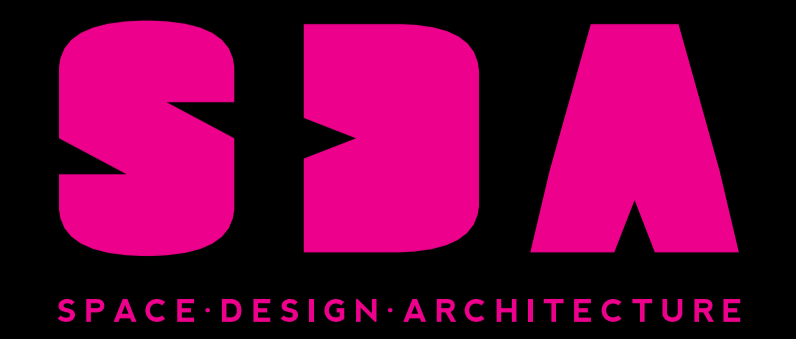
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DRAWING NO.
DD207

ISSUE NO.
06

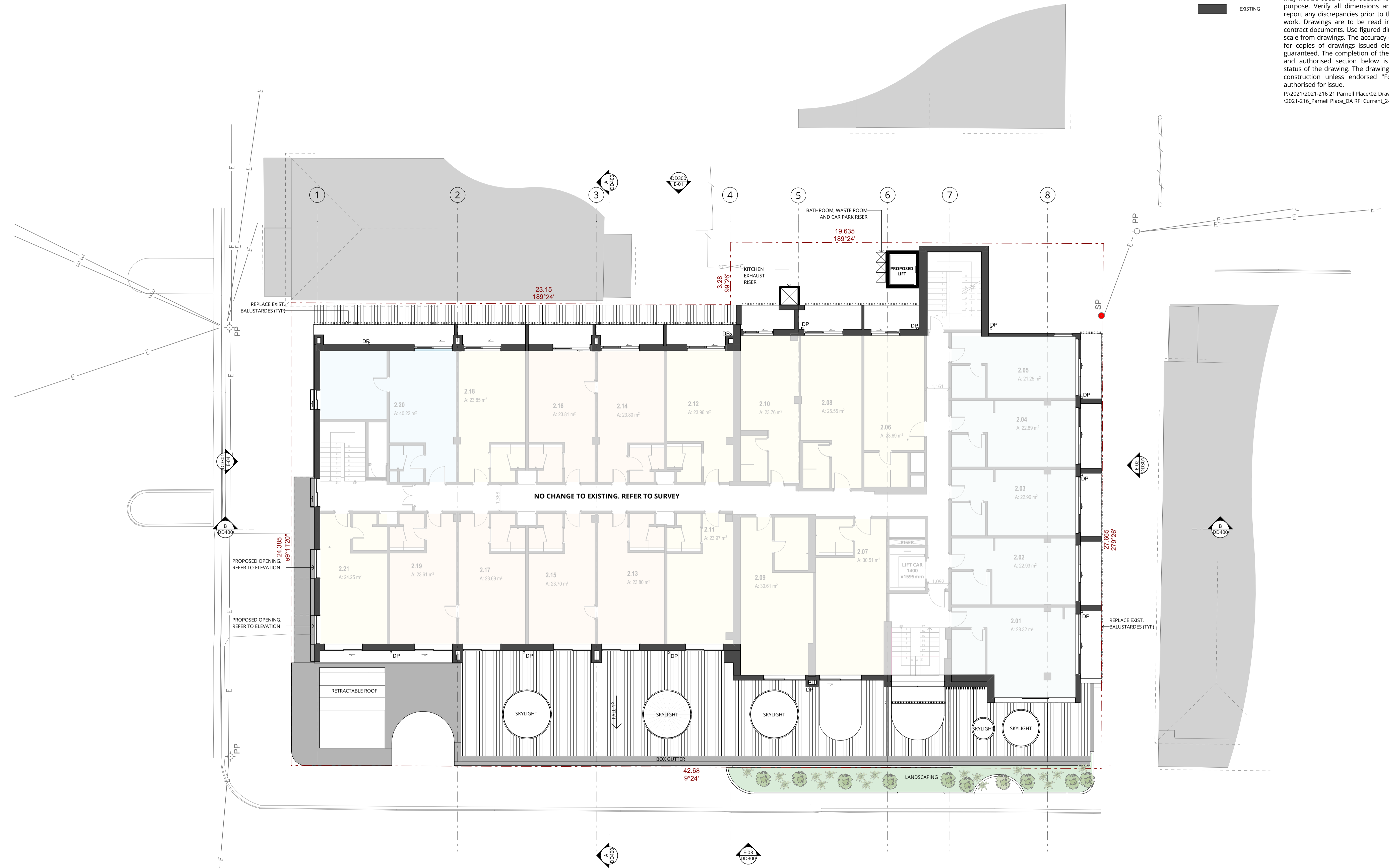
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2. SECOND FLOOR PLAN
SCALE 1:100

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05	DA RFI	RM		10/02/2023
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PROJECT
 PARNELL PLACE

 CLIENT
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DRAWING
 SECOND FLOOR PLAN

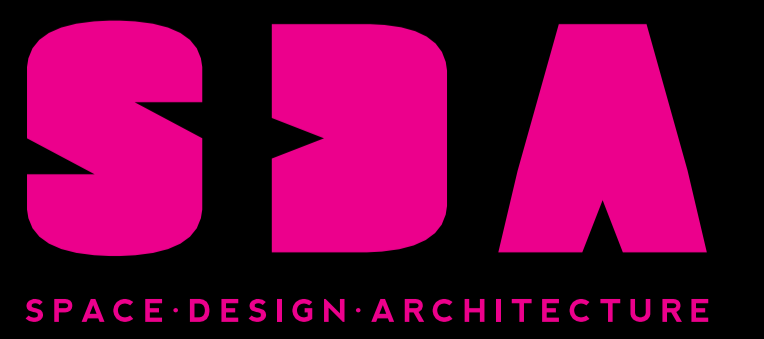
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 2021-216

LOCATION
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 DRAWING NO.
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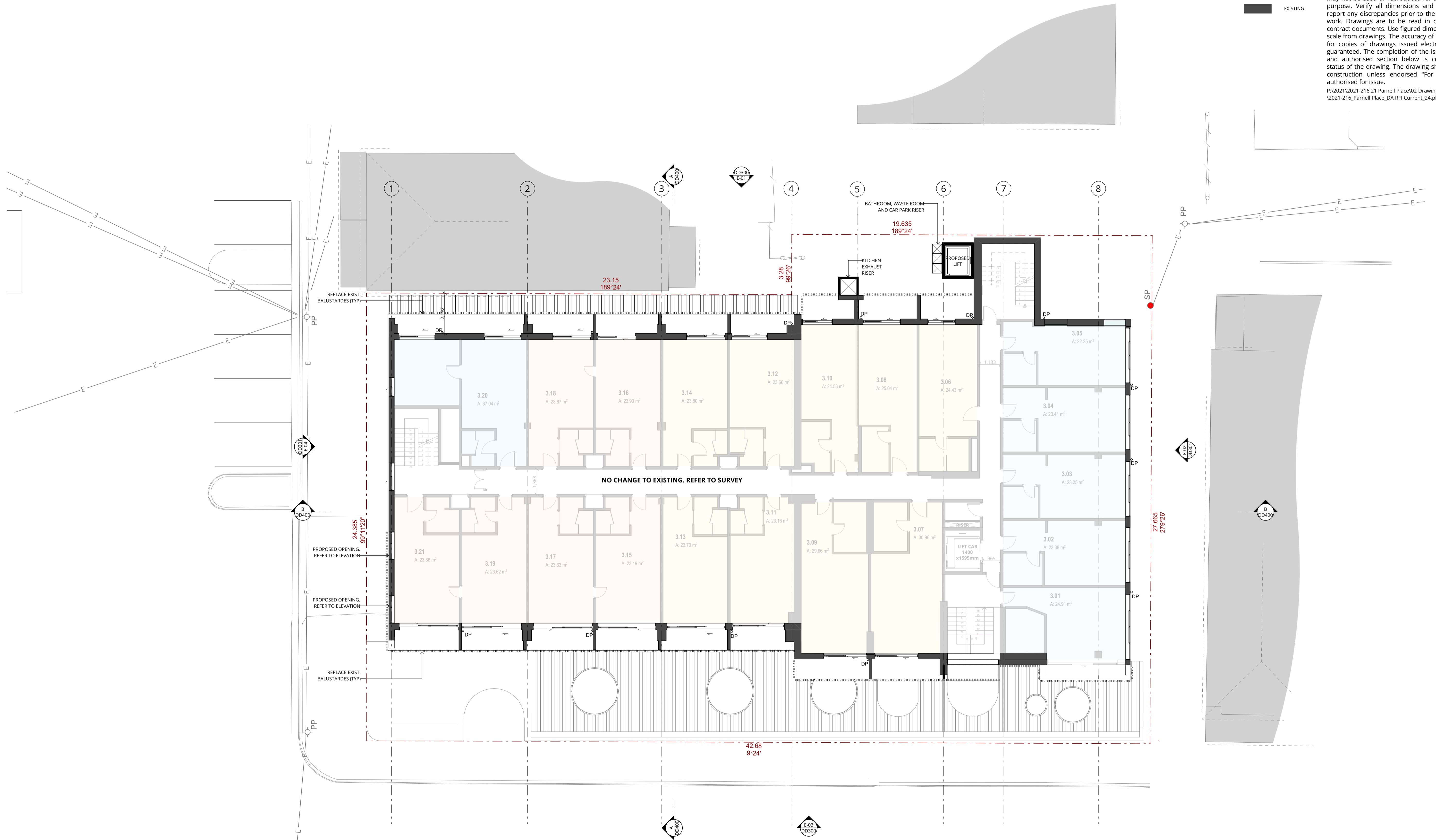
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3. THIRD FLOOR PLAN
 SCALE 1:100

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PROJECT
 PARNELL PLACE

DRAWING
 THIRD FLOOR PLAN

LOCATION
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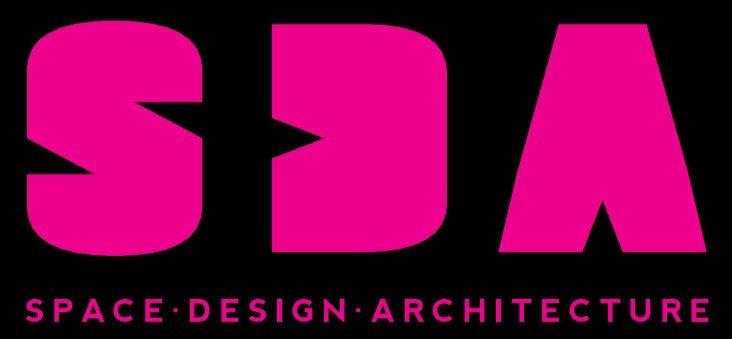
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PROJECT NO.
 2021-216

DRAWING NO.
 DD209

ISSUE NO.
 05

SCALE
 1:100@A1



PROPOSED
 EXISTING

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RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER

4. FOURTH FLOOR PLAN
SCALE 1:100

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ISSUE	DESCRIPTION	BY	CHK	DATE
02	FOR REVIEW	RM	JC	20/05/2022
03	FOR REVIEW	RM	JC	30/05/2022
04	DA SUBMISSION	RM	JC	17/06/2022
05	DA RFI	RM		10/02/2023
06	DA RFI	RM		17/04/2023

PROJECT
PARNELL PLACE

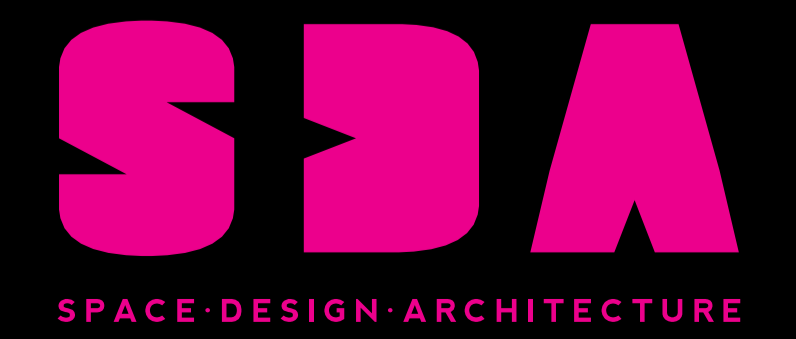
CLIENT
WINIM

DRAWING
FOURTH FLOOR PLAN

PROJECT NO.
2021-216

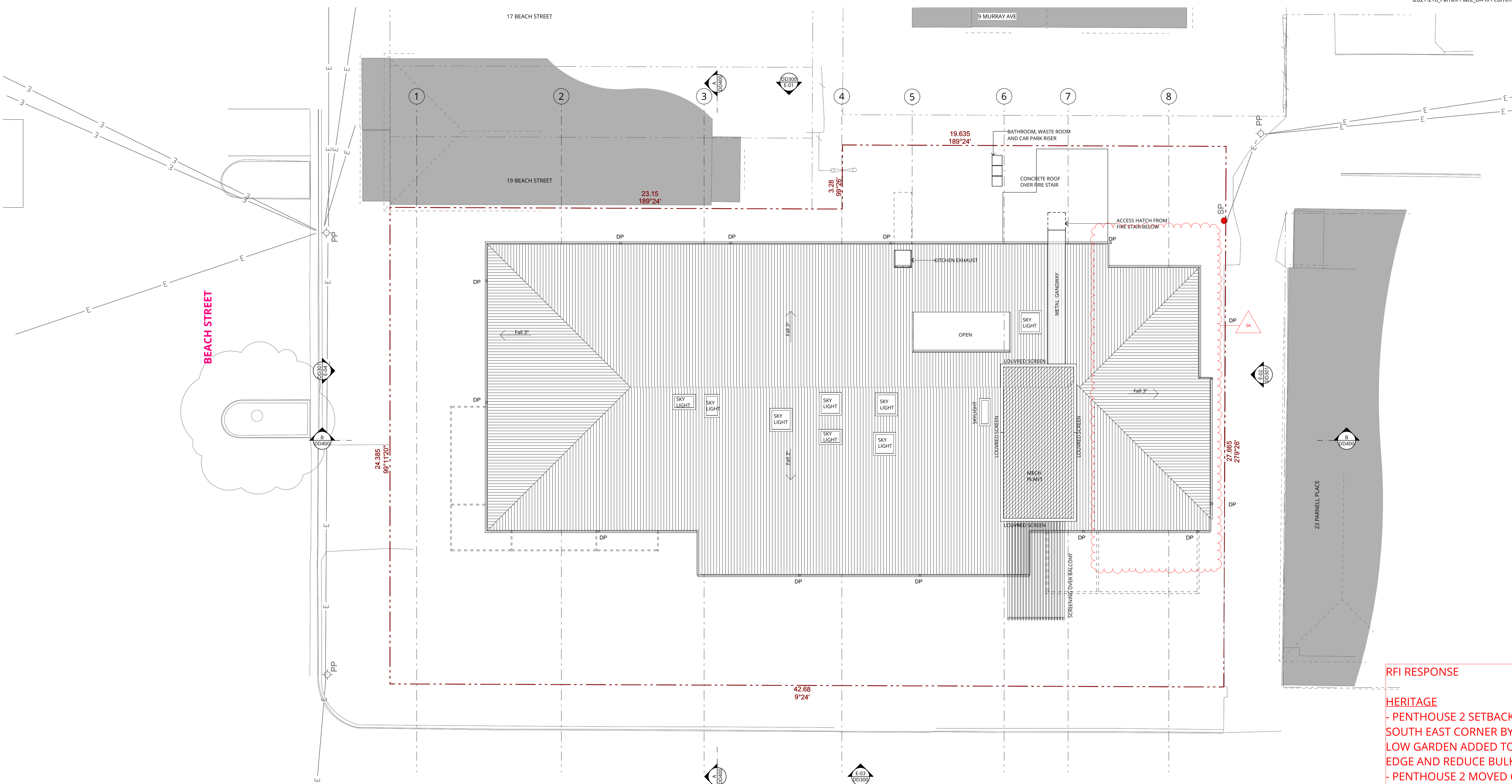
LOCATION
21 Parnell Place, Newcastle East, NSW
2300

DRAWING NO. DD210
ISSUE NO. 06
SCALE 1:100@A1



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ROOF PLAN
SCALE 1:100

RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE

5.

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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023
04	DA RFI	RM		17/04/2023

PROJECT
PARNELL PLACE

DRAWING
ROOF PLAN

LOCATION
21 Parnell Place, Newcastle East, NSW
2300

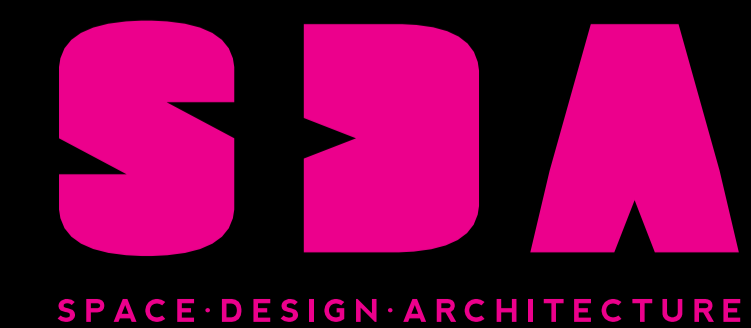
CLIENT
WINIM

PROJECT NO.
2021-216

DRAWING NO.
DD211

ISSUE NO.
04

SCALE
1:100@A1



- EXISTING BUILDING ENVELOPE
- DA2016/01401 APPROVED BUILDING HEIGHT
- SIGNAGE ZONE

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P:\2021\2021-216 21 Parnell Place\02 Drawings\02_b Working Files \2021-216_Parnell Place_DA RFI Current_24.pln

- LEGEND**
- BAL 1** ALUMINIUM BATTEN BALUSTRADE
 - BAL 2** 1400 HIGH GLASS BALUSTRADE
 - BAL 3** 1800 HIGH ALUMINIUM FRAMED GLAZED BALUSTRADE
 - W1** NEW ALUMINIUM FRAMED WINDOW



E-03 PARNELL PLACE ELEVATION SCALE 1:100



E-01 EAST ELEVATION SCALE 1:100

- RFI RESPONSE**
- HERITAGE**
- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
 - PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
 - PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
 - ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
 - LEVEL 03 SIGNAGE ZONE REMOVED
- OUTDOOR DINING**
- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

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ISSUE	DESCRIPTION	BY	CHK	DATE
03	DA SUBMISSION	RM	JC	17/06/2022
04	DA RFI	RM		21/12/2022
05	DA RFI	RM		24/01/2023
06	DA RFI	RM		10/02/2023
07	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

DRAWING
 ELEVATIONS - SHEET 1

LOCATION
 21 Parnell Place, Newcastle East, NSW 2300

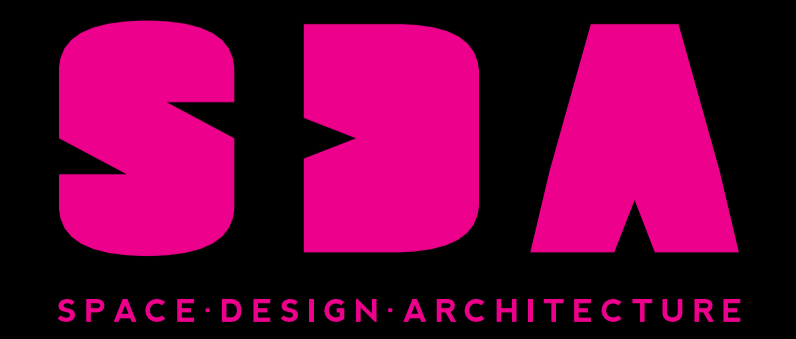
CLIENT
 WINIM

PROJECT NO.
 2021-216

DRAWING NO.
 DD300

ISSUE NO.
 07

SCALE
 1:100@A1



- EXISTING BUILDING ENVELOPE
- DA2016/01401 APPROVED BUILDING HEIGHT
- SIGNAGE ZONE

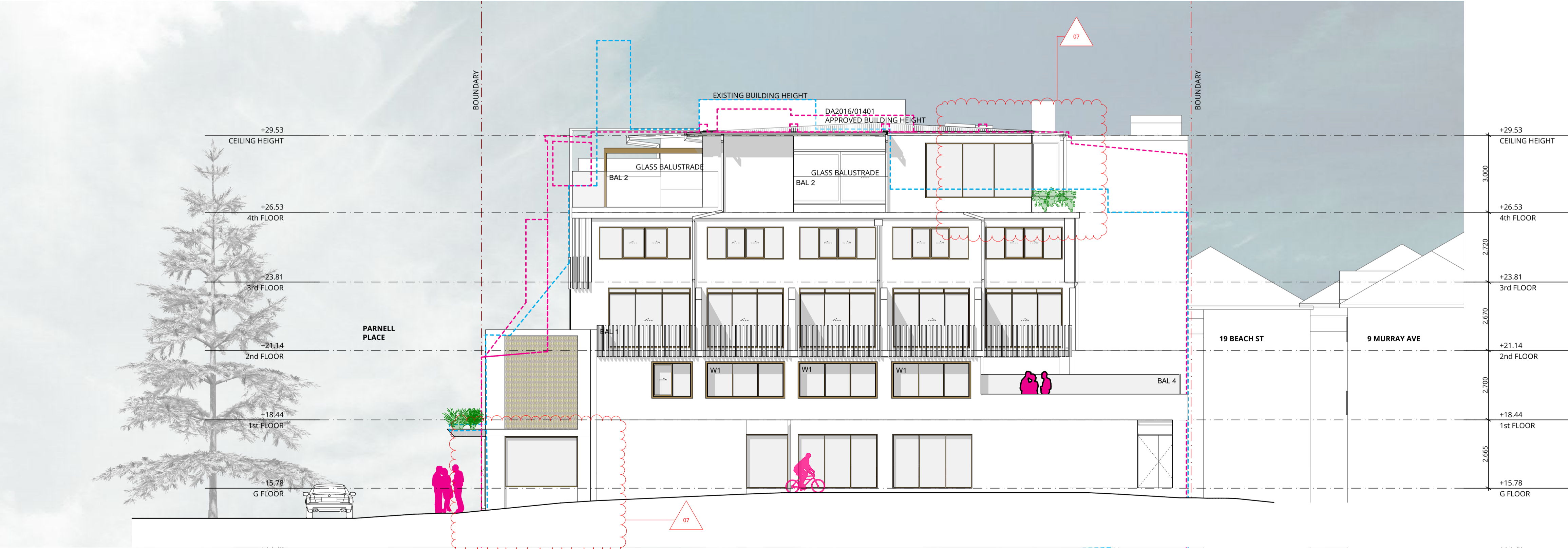
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- LEGEND**
- BAL 1** ALUMINIUM BATTEN BALUSTRADE
 - BAL 2** 1400 HIGH GLASS BALUSTRADE
 - BAL 3** 1800 HIGH ALUMINIUM FRAMED GLAZED BALUSTRADE
 - W1** NEW ALUMINIUM FRAMED WINDOW



E-04 BEACH STREET ELEVATION
SCALE 1:100



E-02 SOUTH ELEVATION
SCALE 1:100

- RFI RESPONSE**
- HERITAGE**
- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
 - PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
 - PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
 - ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
- OUTDOOR DINING**
- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

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ISSUE	DESCRIPTION	BY	CHK	DATE
03	DA SUBMISSION	RM	JC	17/06/2022
04	DA RFI	RM		21/11/2022
05	DA RFI	RM		24/01/2023
06	DA RFI	RM		10/02/2023
07	DA RFI	RM		17/04/2023

PROJECT
PARNELL PLACE

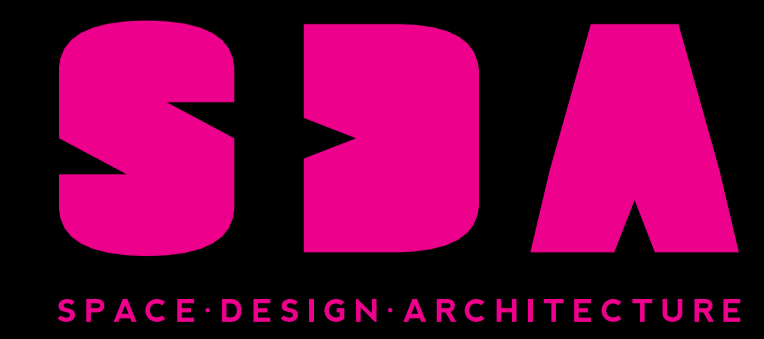
CLIENT
WINIM

DRAWING
ELEVATIONS - SHEET 2

PROJECT NO.
2021-216

LOCATION
21 Parnell Place, Newcastle East, NSW
2300

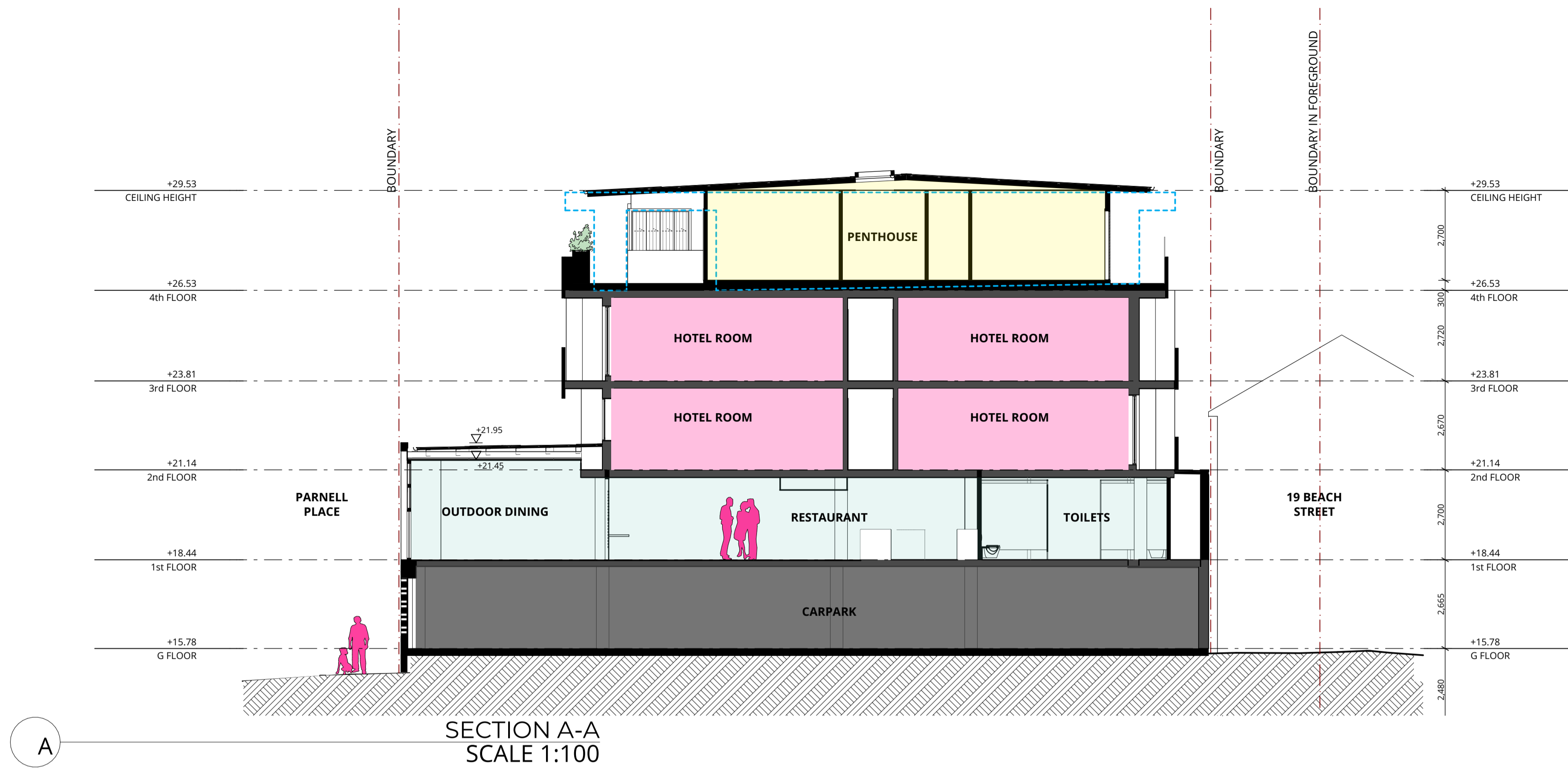
DRAWING NO. DD301
ISSUE NO. 07
SCALE 1:100@A1



RFI RESPONSE
HERITAGE
- ADDITIONAL LANDSCAPING TO
PENTHOUSE 01

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- APARTMENT 01
- APARTMENT 02
- EXISTING HOTEL ROOMS
- FOOD AND BEVERAGE TENANCY
- CAR PARK
- EXISTING BUILDING ENVELOPE



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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR DISCUSSION	RM	JC	22/04/2022
02	FOR REVIEW	RM	JC	30/05/2022
03	DA SUBMISSION	RM	JC	17/06/2022
04	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

DRAWING
 SECTIONS - SHEET 1

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

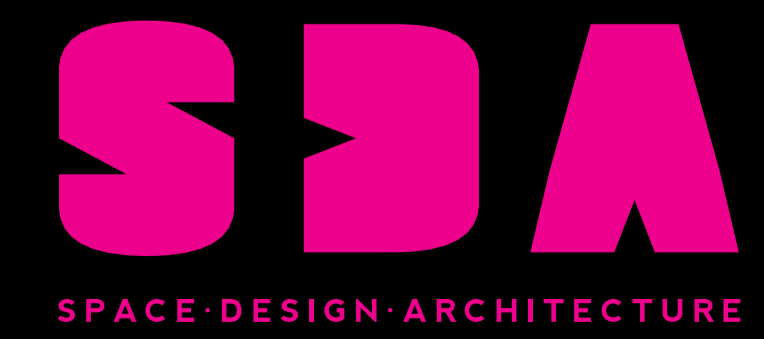
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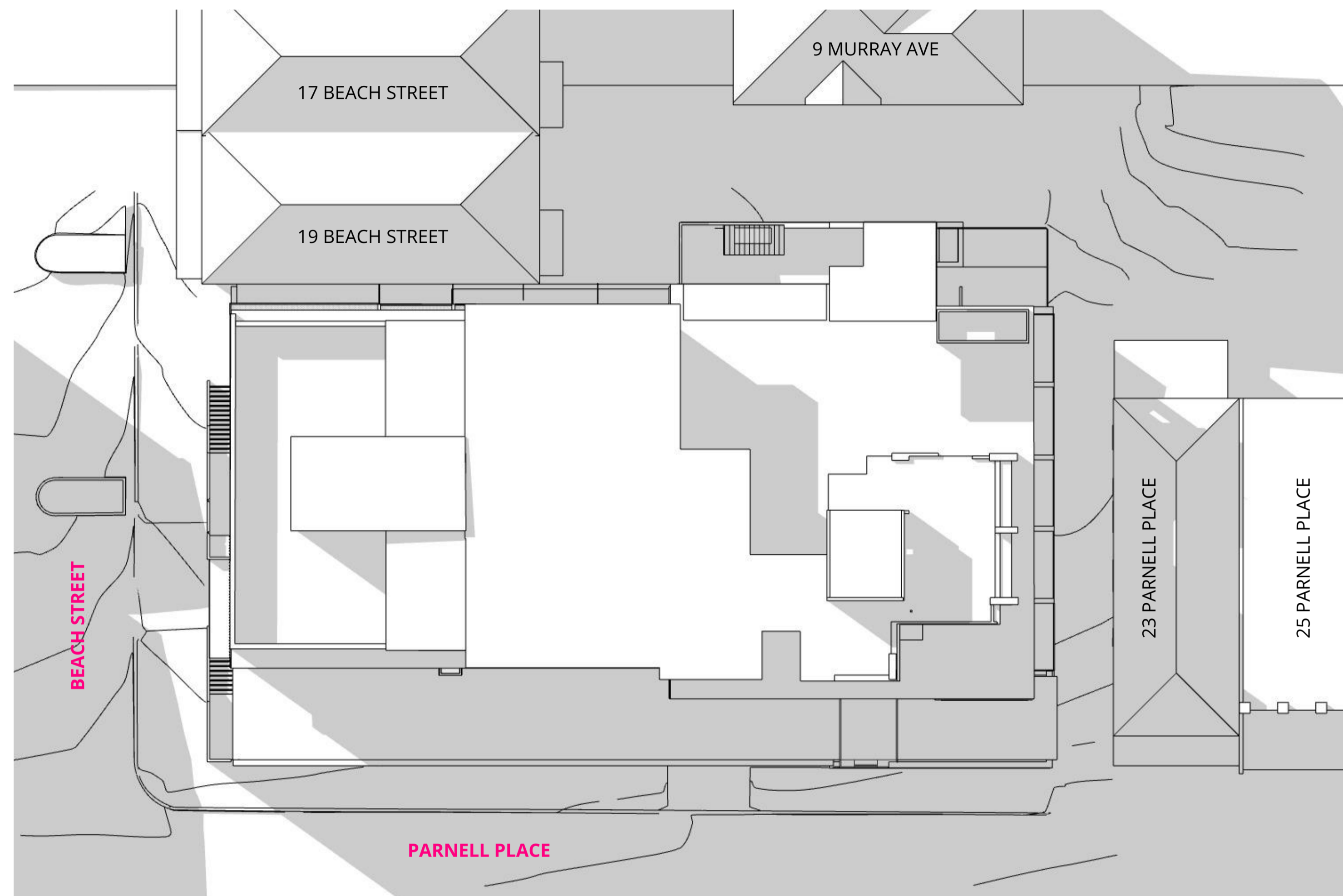
PROJECT NO.
 2021-216

DRAWING NO.
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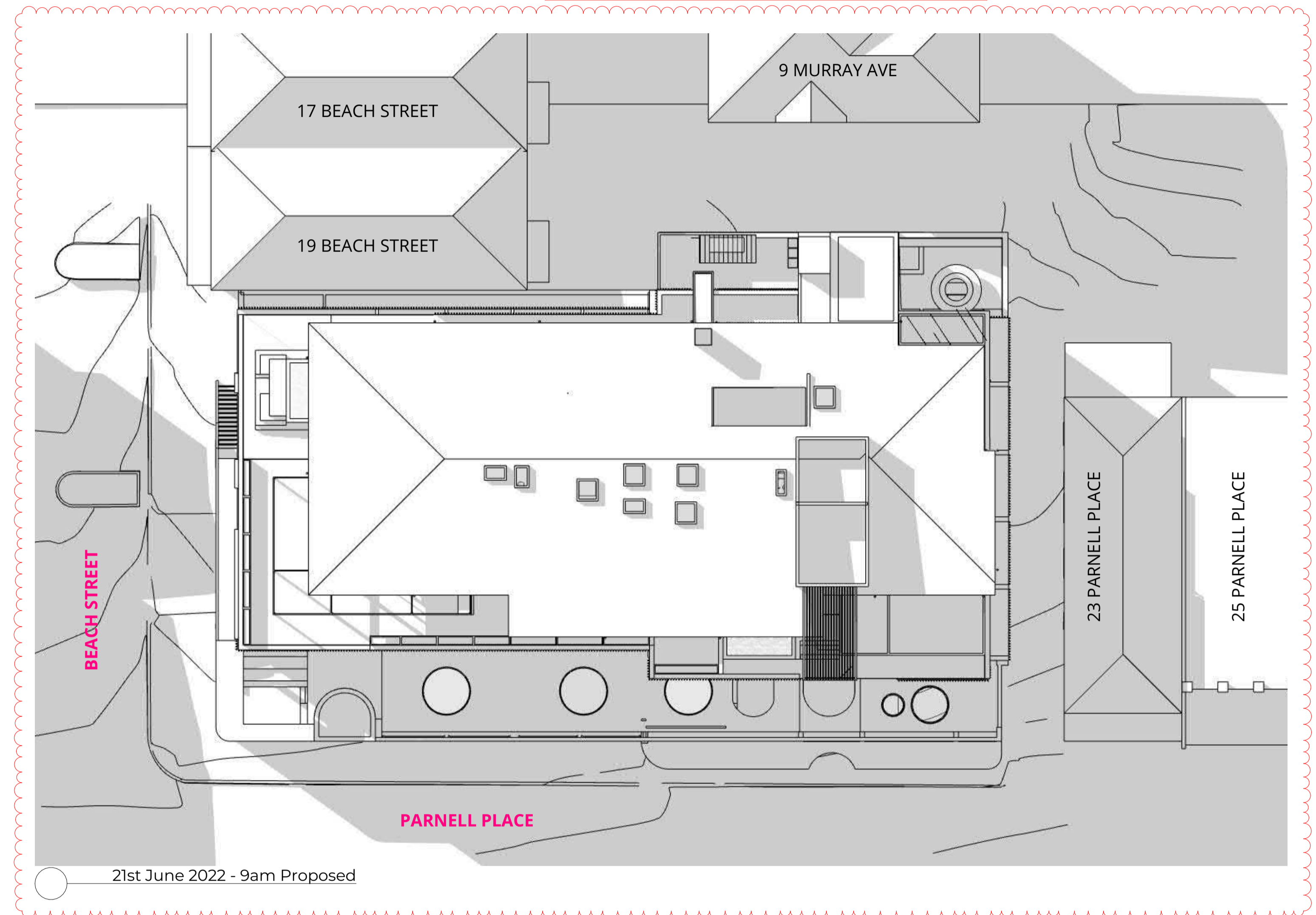
ISSUE NO.
 04

SCALE
 1:100@A1





21st June 2022 - 9am Existing



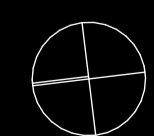
21st June 2022 - 9am Proposed

RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- PENTHOUSE MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER

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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023
04	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

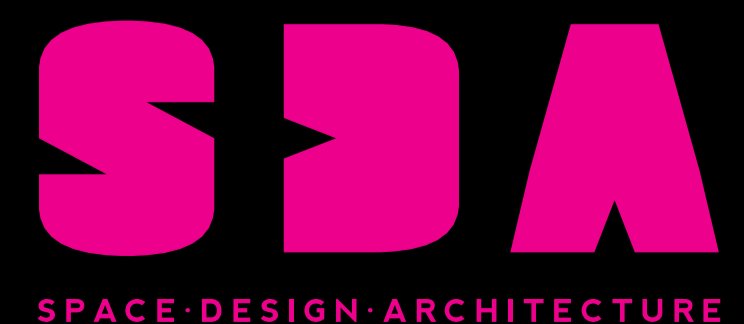
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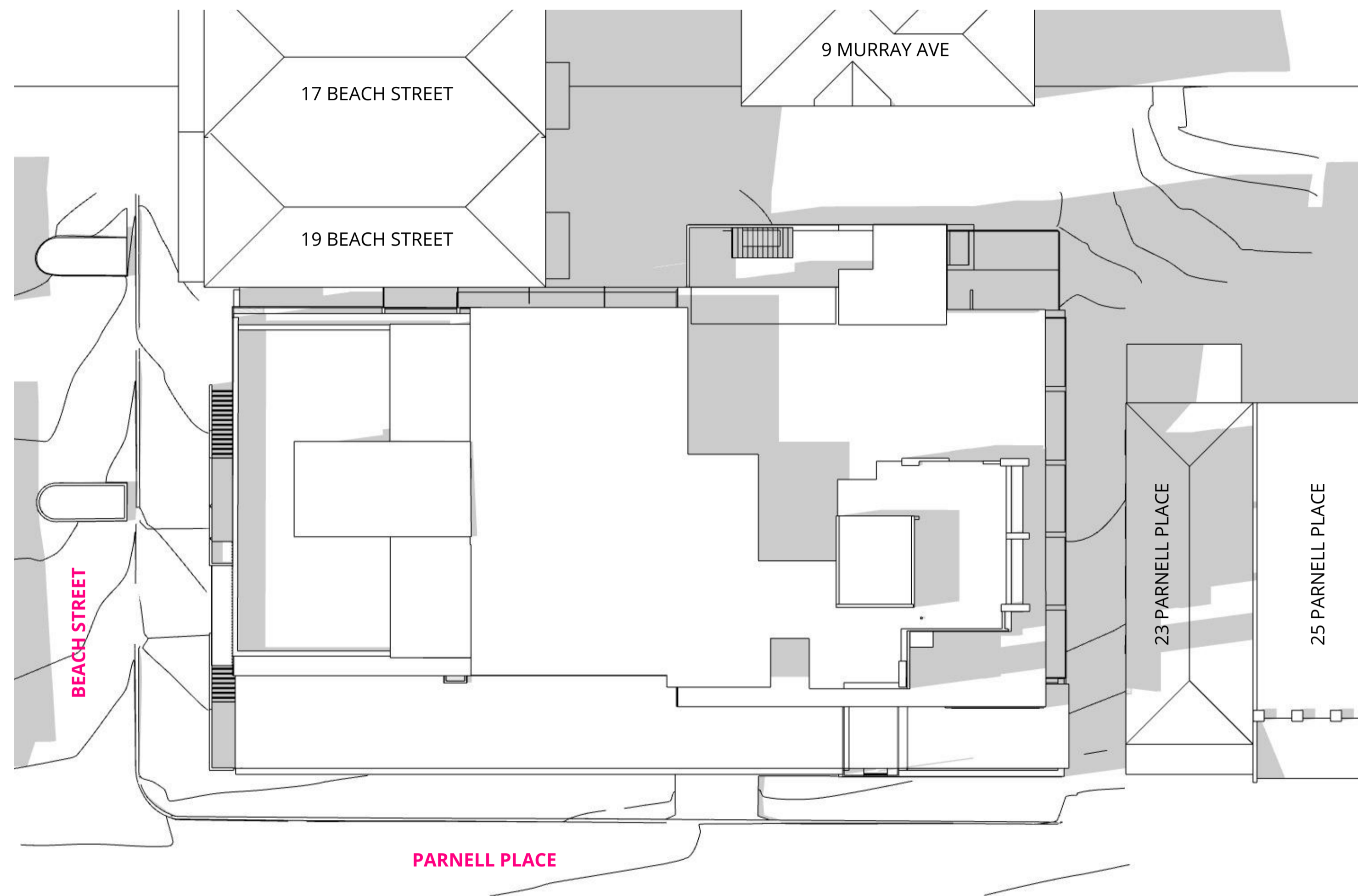
DRAWING
 SHADOW DIAGRAMS -
 SHEET 1

PROJECT NO.
 2021-216

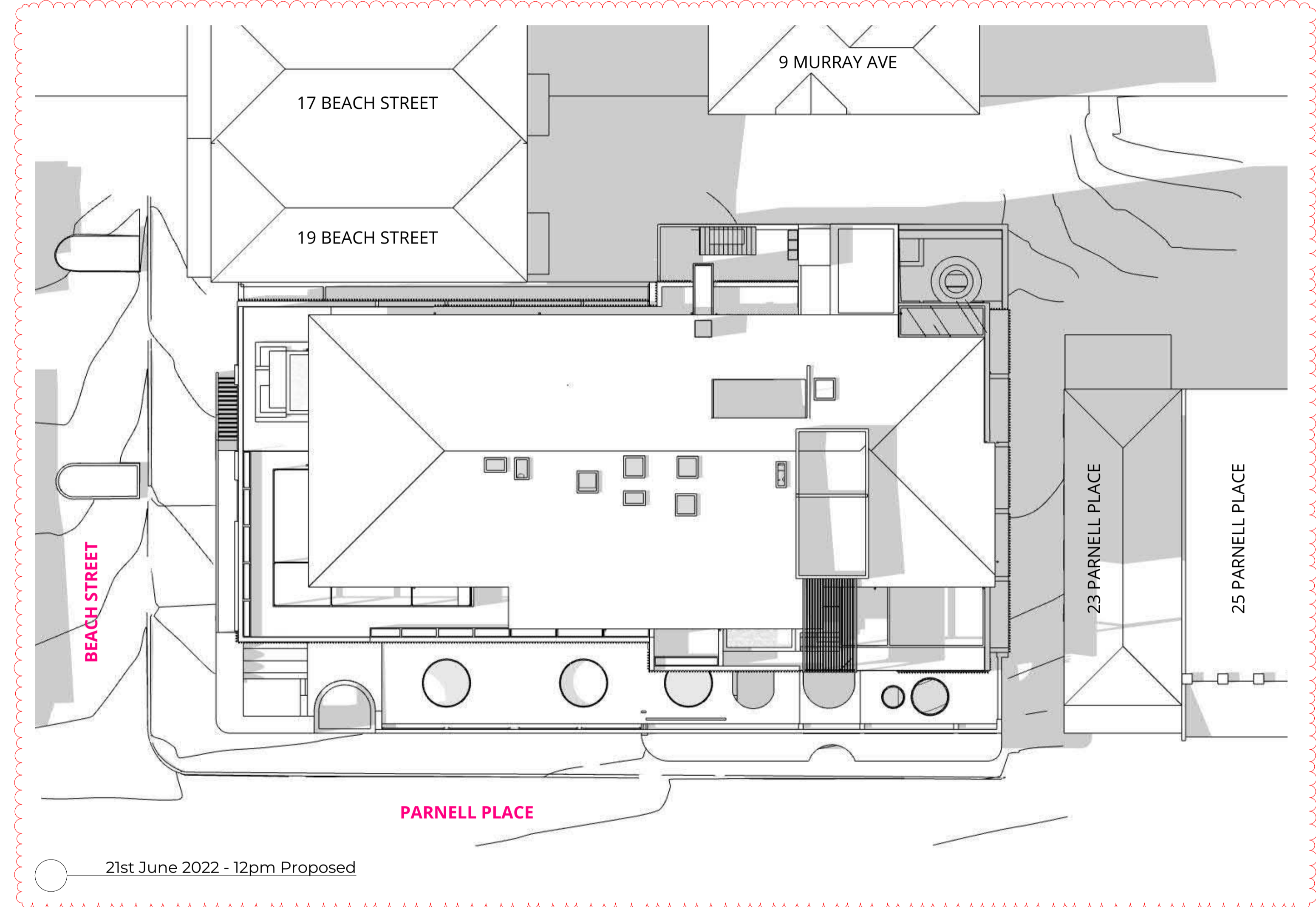
LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD500
 ISSUE NO. 04
 SCALE @A1





21st June 2022 - 12pm Existing



21st June 2022 - 12pm Proposed

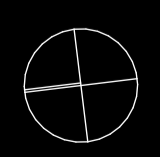
RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- PENTHOUSE MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER

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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023
04	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

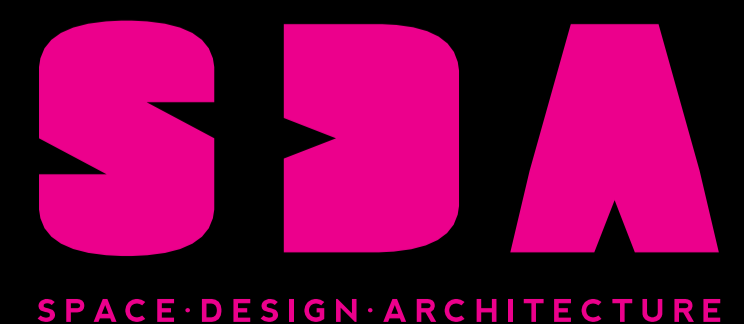
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DRAWING
 SHADOW DIAGRAMS -
 SHEET 2

PROJECT NO.
 2021-216

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD501
 ISSUE NO. 04
 SCALE @A1



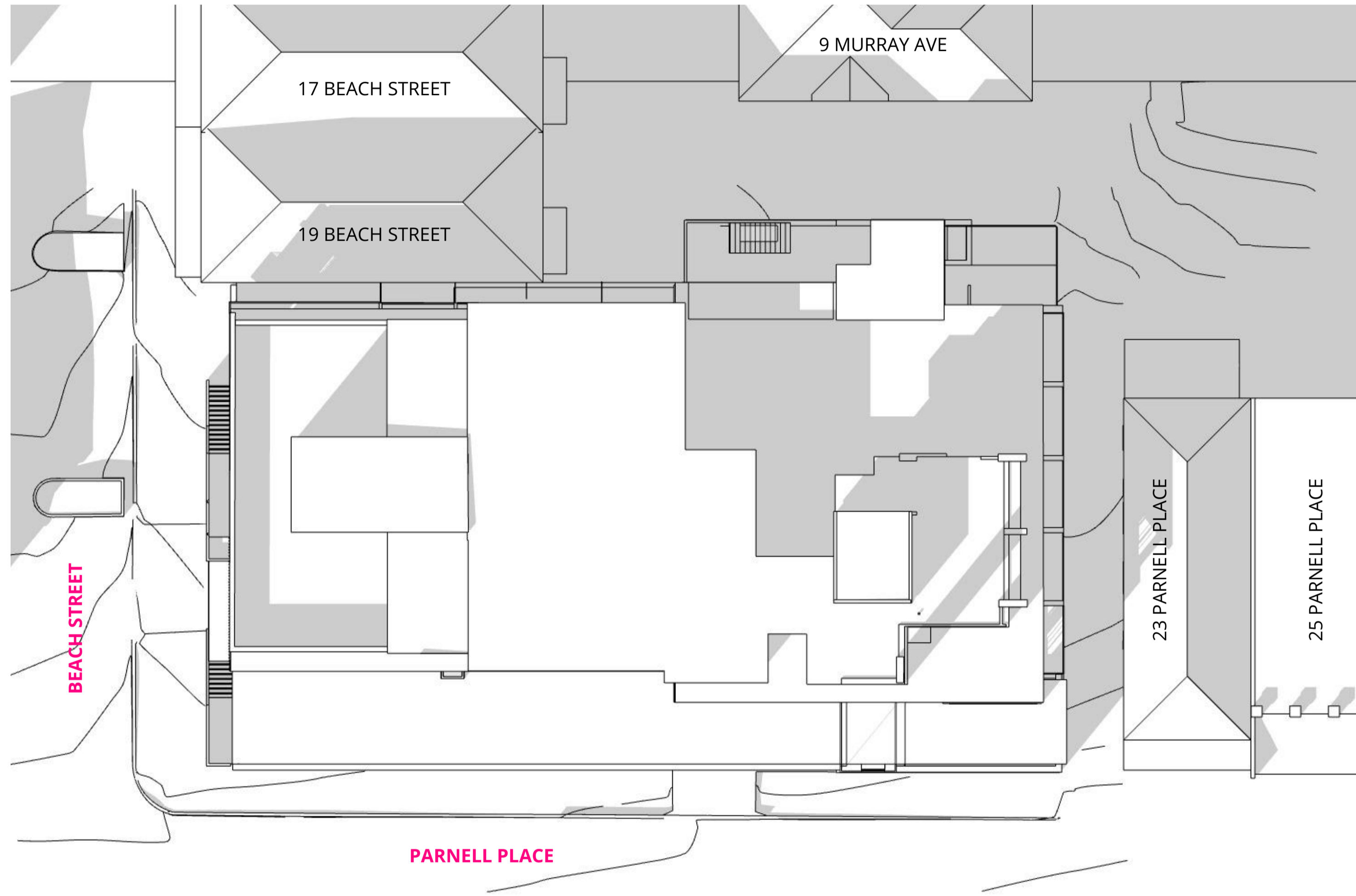
RFI RESPONSE

HERITAGE

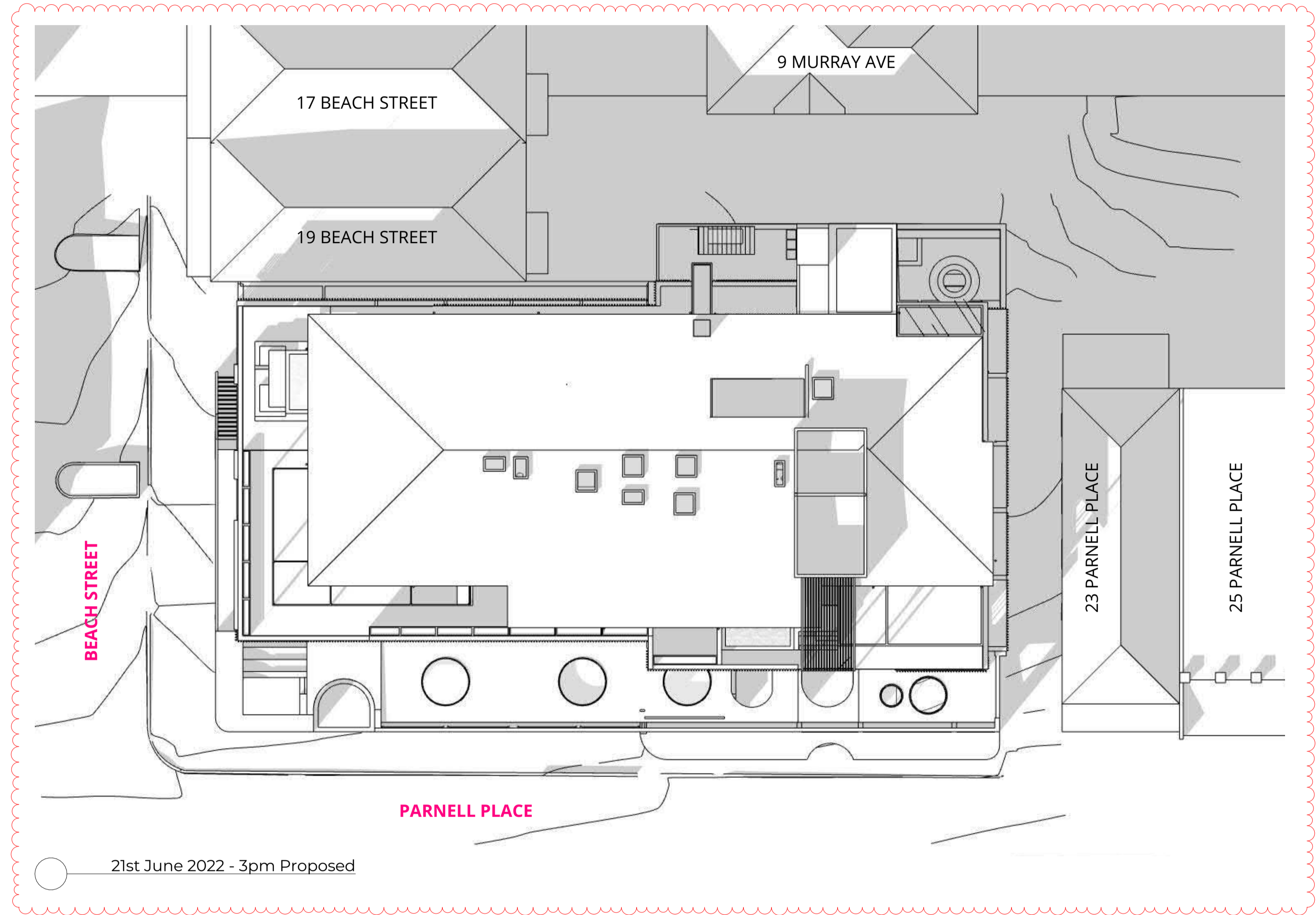
- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- PENTHOUSE 2 MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- PENTHOUSE MOVED 600MM TO WEST TO MAINTAIN FLOOR AREA
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER

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21st June 2022 - 3pm Existing



21st June 2022 - 3pm Proposed

04

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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023
04	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

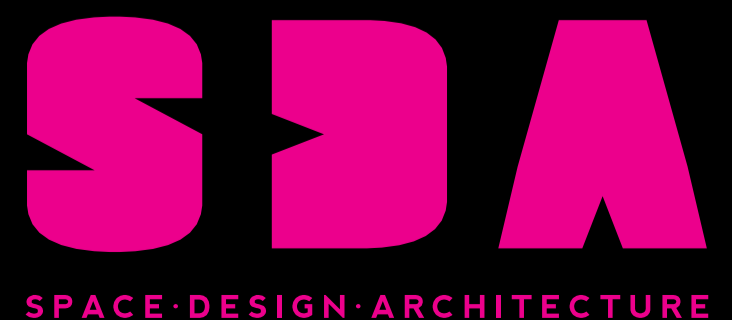
CLIENT
 WINIM

DRAWING
 SHADOW DIAGRAMS -
 SHEET 3

PROJECT NO.
 2021-216

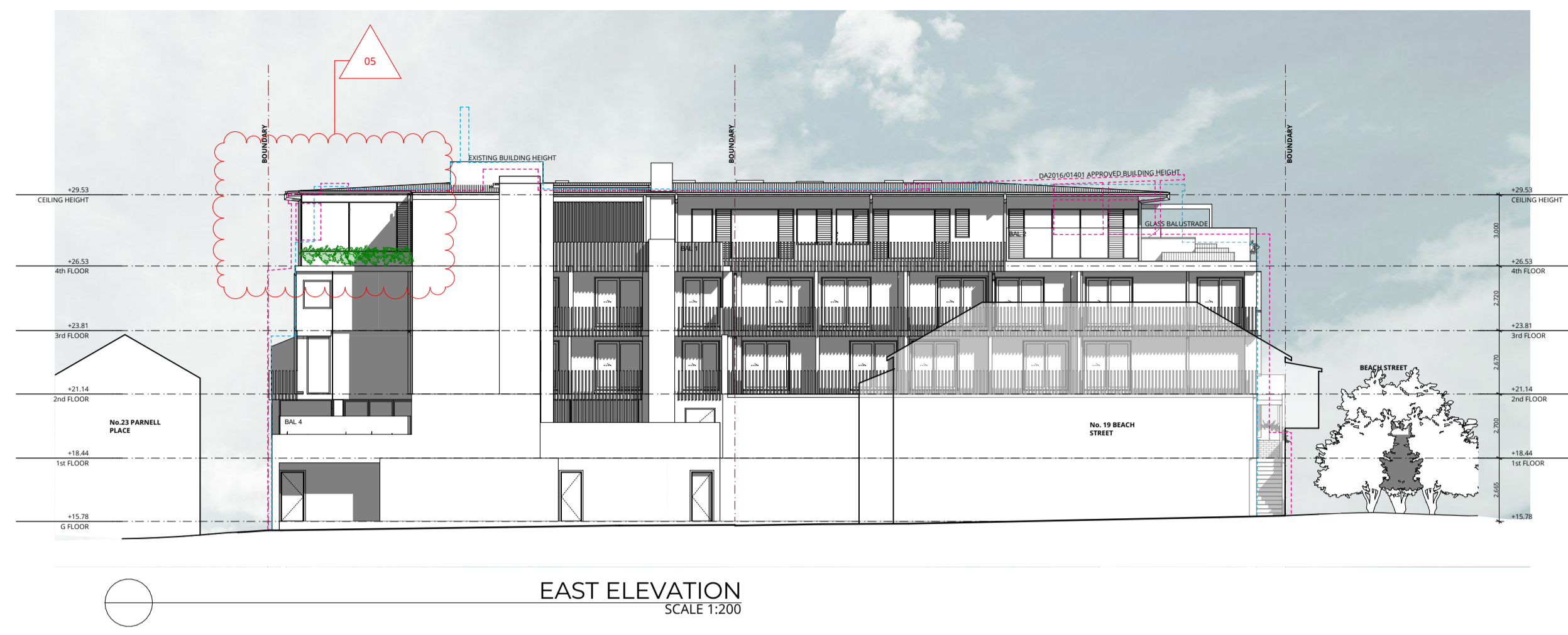
LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD502
 ISSUE NO. 04
 SCALE @A1



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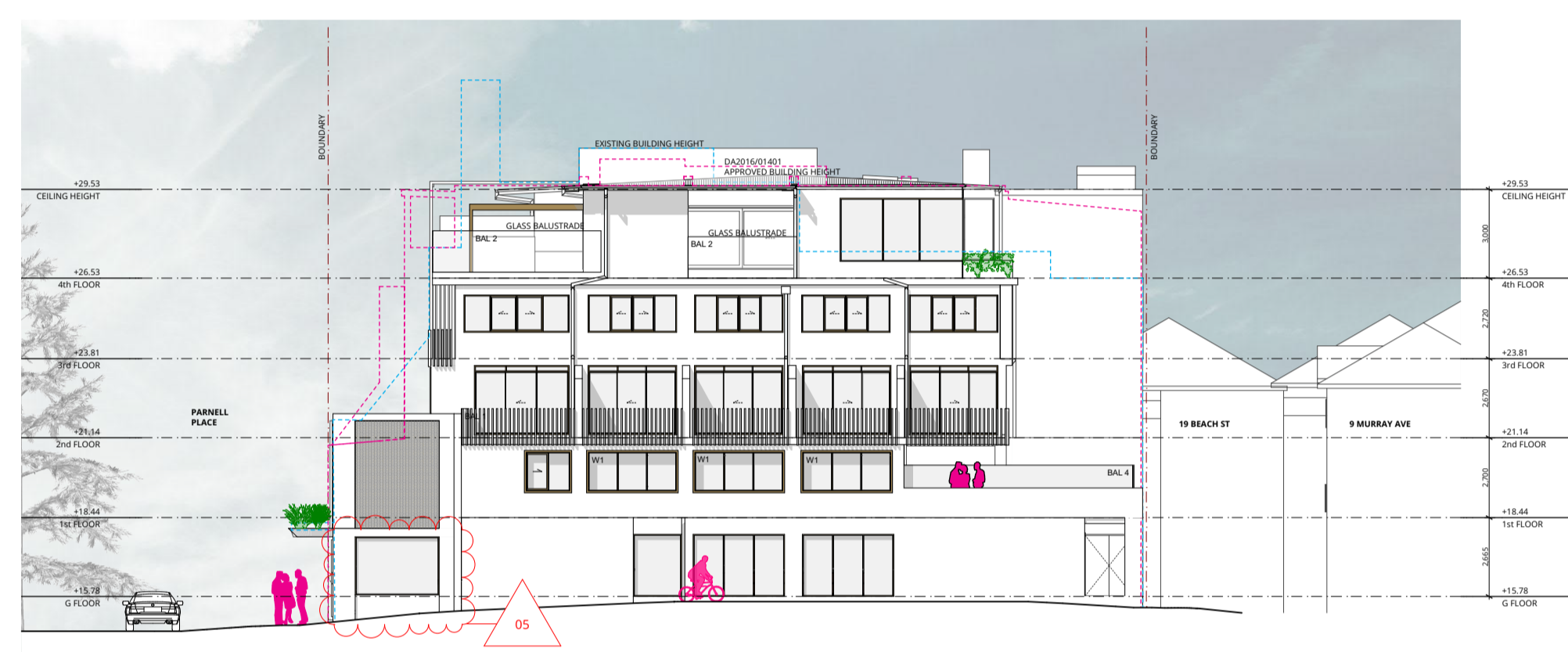
LEGEND
 BAL 1 Aluminium Batten Balustrade
 BAL 2 600 High Glass Balustrade
 BAL 3 Aluminium Framed Glazed Balustrade
 WT NEW WINDOW



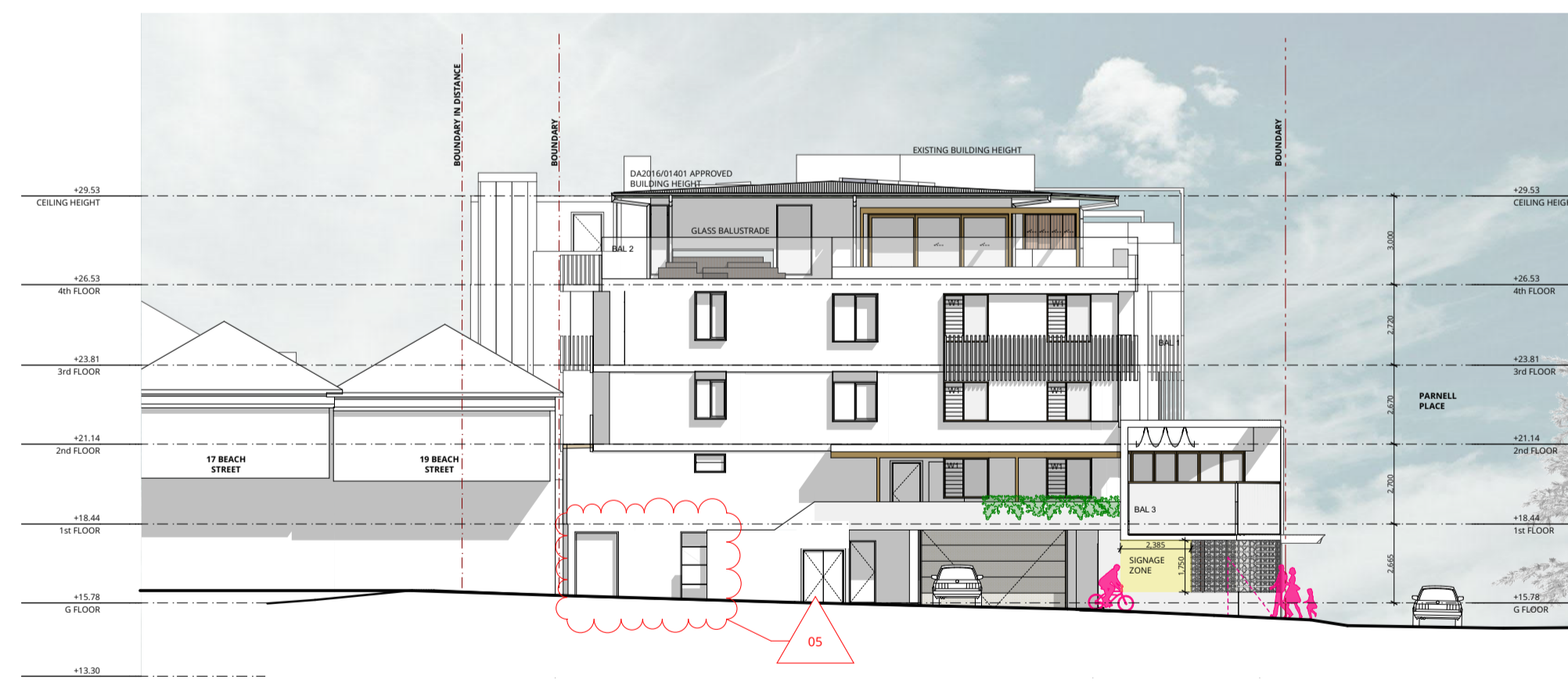
EAST ELEVATION
 SCALE 1:200



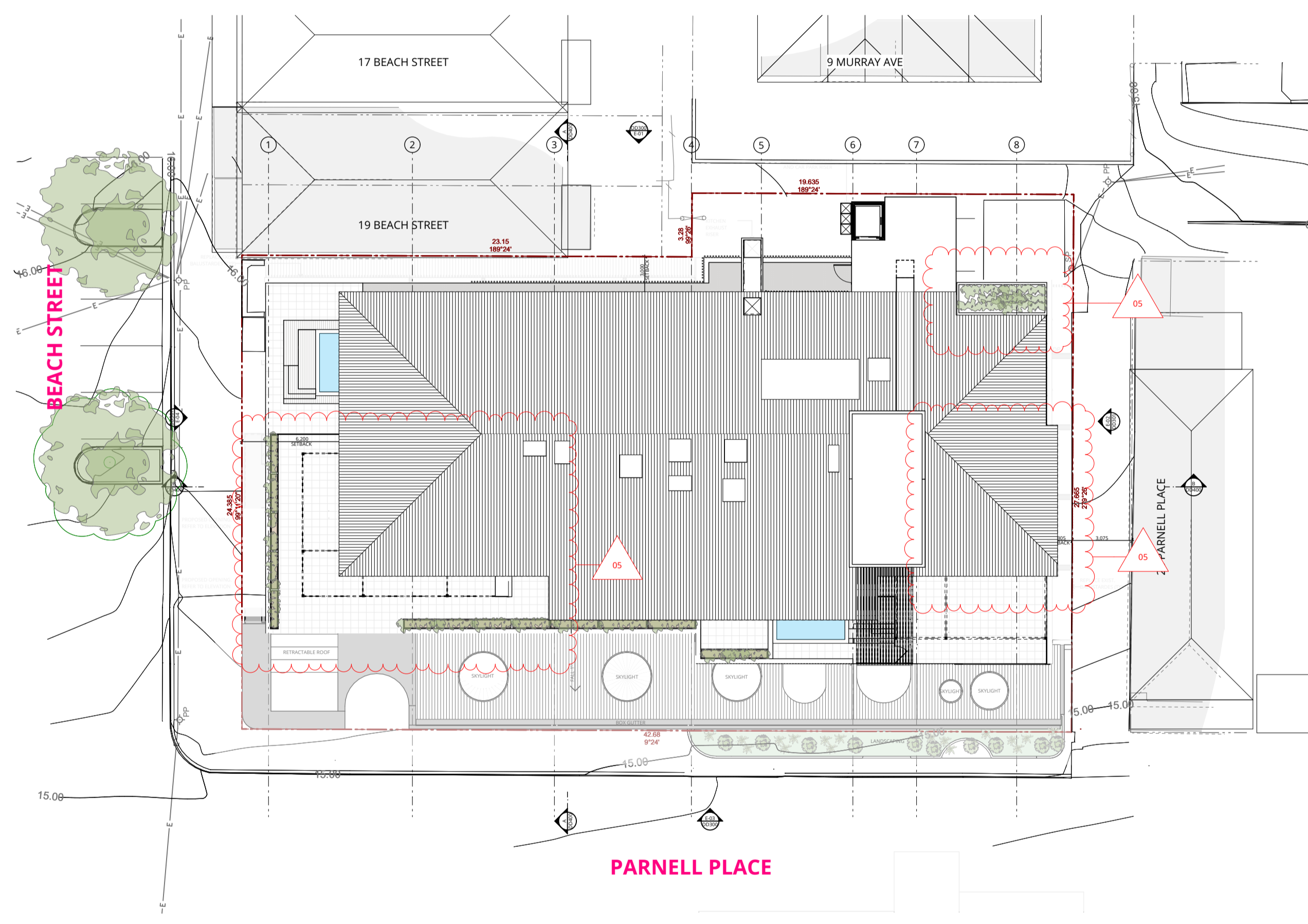
WEST ELEVATION
 SCALE 1:200



SOUTH ELEVATION
 SCALE 1:200



NORTH ELEVATION
 SCALE 1:200



SITE PLAN
 SCALE 1:200

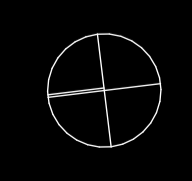
RFI RESPONSE

- HERITAGE**
- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
 - EAVE REDUCED BY 600MM TO REDUCE SCALE
 - ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
 - LEVEL 03 SIGNAGE ZONE REMOVED

- OUTDOOR DINING**
- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

- WASTE SERVICES**
- BIN AND KEG ROOMS REWORKED TO PROVIDE SPACE FOR MORE BINS, ACCESS DOORS ADJUSTED TO SUIT

- ANCILLARY COMMERCIAL PREMISES**
- INTERNAL LAYOUTS SHOWN ON DRAWINGS



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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		24/01/2023
04	DA RFI	RM		10/02/2023
05	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

DRAWING
 NOTIFICATION PLAN

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

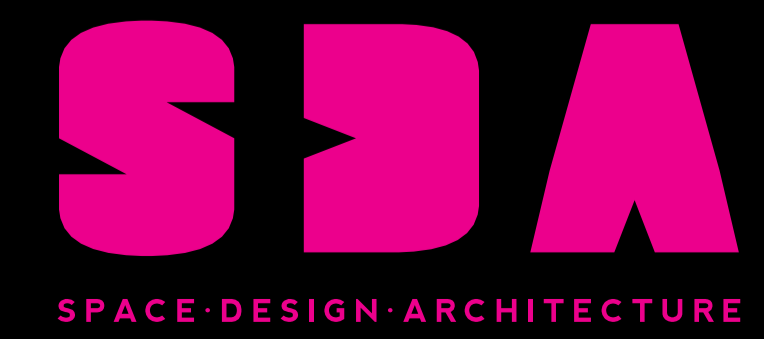
CLIENT
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PROJECT NO.
 2021-216

DRAWING NO.
 DD600

ISSUE NO.
 05

SCALE
 1:200@A1

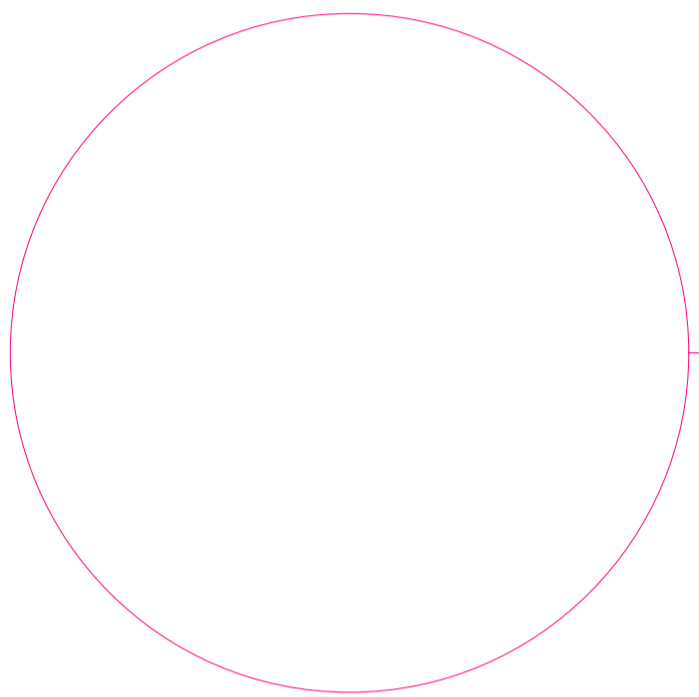


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 P:\2021\2021-216 21 Parnell Place\02 Drawings\02_b Working Files \2021-216_Parnell Place_DA RFI Current_24.pln

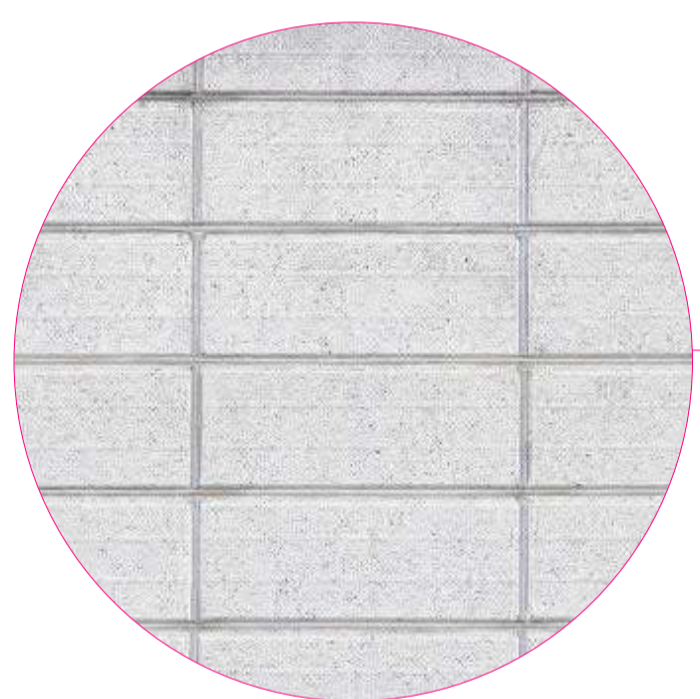
RFI RESPONSE
HERITAGE
 - EAVE REDUCED BY 600MM TO REDUCE SCALE
 - ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
 - LEVEL 03 SIGNAGE ZONE REMOVED
OUTDOOR DINING
 - STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING



PERGOLA STRUCTURE - LIGHT BRONZE



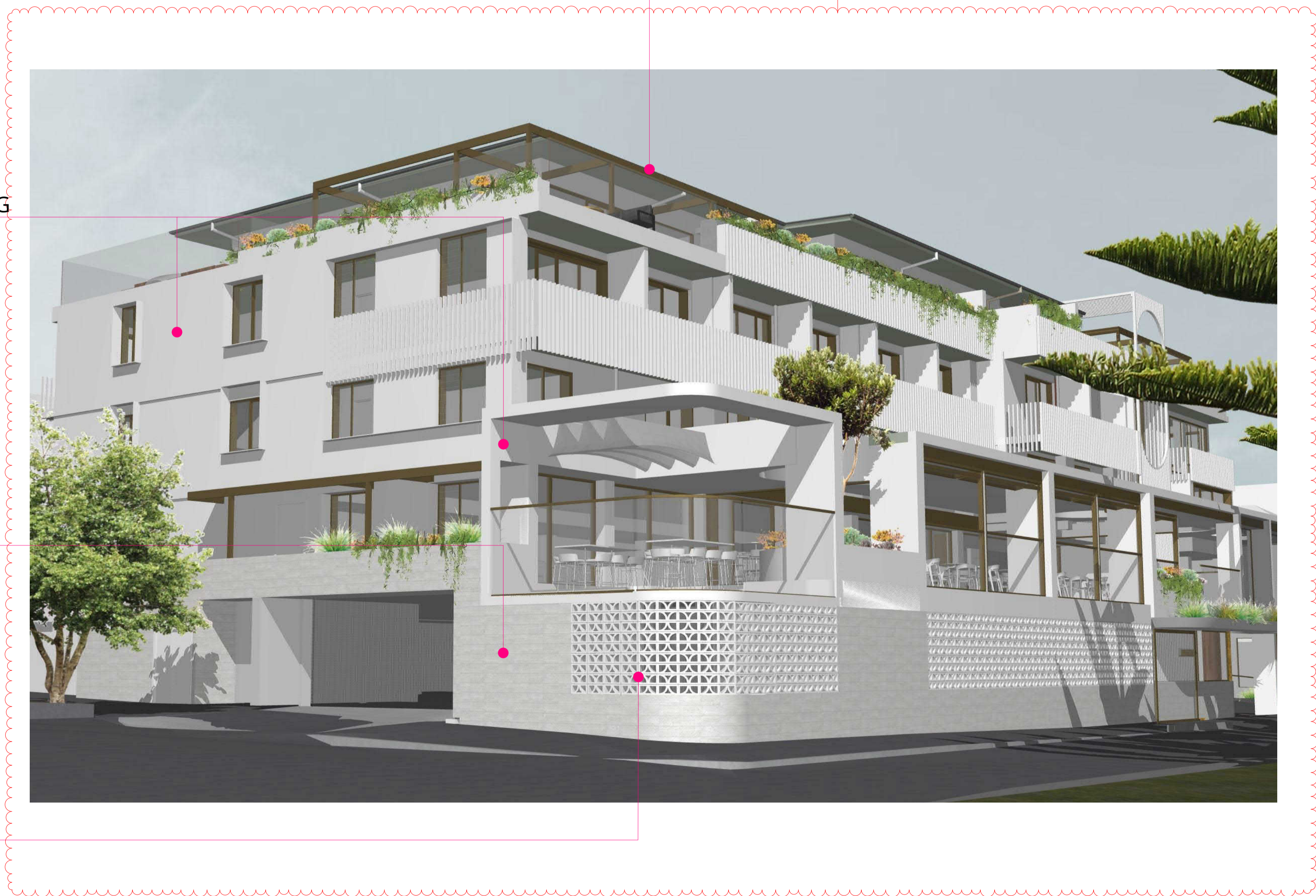
WHITE PAINT OVER EXISTING WHITE FIBRE CEMENT LEVEL 01 TERRACE



WHITE BLOCKWORK



WHITE BREEZEBLOCK



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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023
04	DA RFI	RM		17/04/2023

PROJECT
 PARNELL PLACE

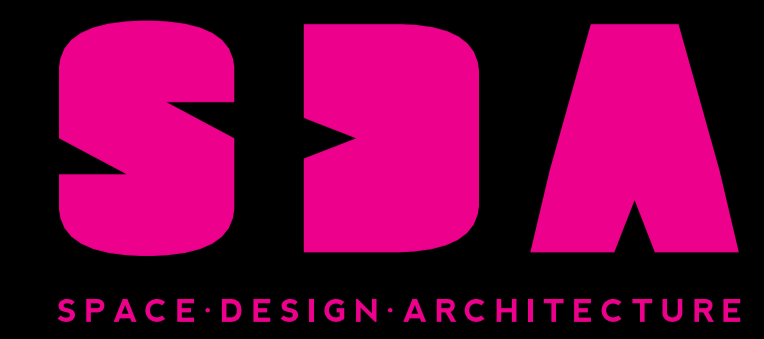
CLIENT
 WINIM

DRAWING
 MATERIALS | FINISHES
 BOARD - SHEET 1

PROJECT NO.
 2021-216

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD700
 ISSUE NO. 04
 SCALE @A1

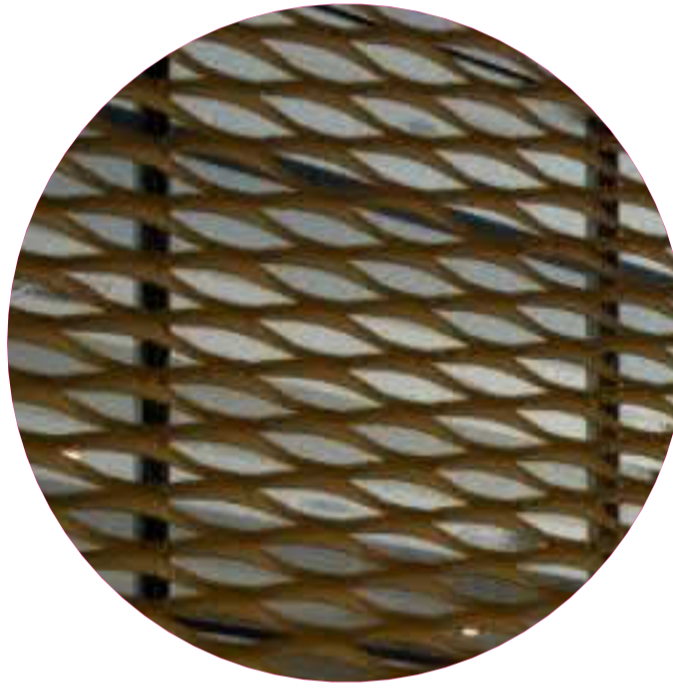




ALUMINUM FRAMES - BRONZE



POWDERCOATED METAL BALUSTRADE - WHITE



METAL SCREEN



CRAZY PAVING



RFI RESPONSE

HERITAGE

- EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER
- LEVEL 03 SIGNAGE ZONE REMOVED

OUTDOOR DINING

- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING

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ISSUE	DESCRIPTION	BY	CHK	DATE
01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022
03	DA RFI	RM		10/02/2023
04	DA RFI	RM		17/04/2023

RFI RESPONSE

HERITAGE

- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM

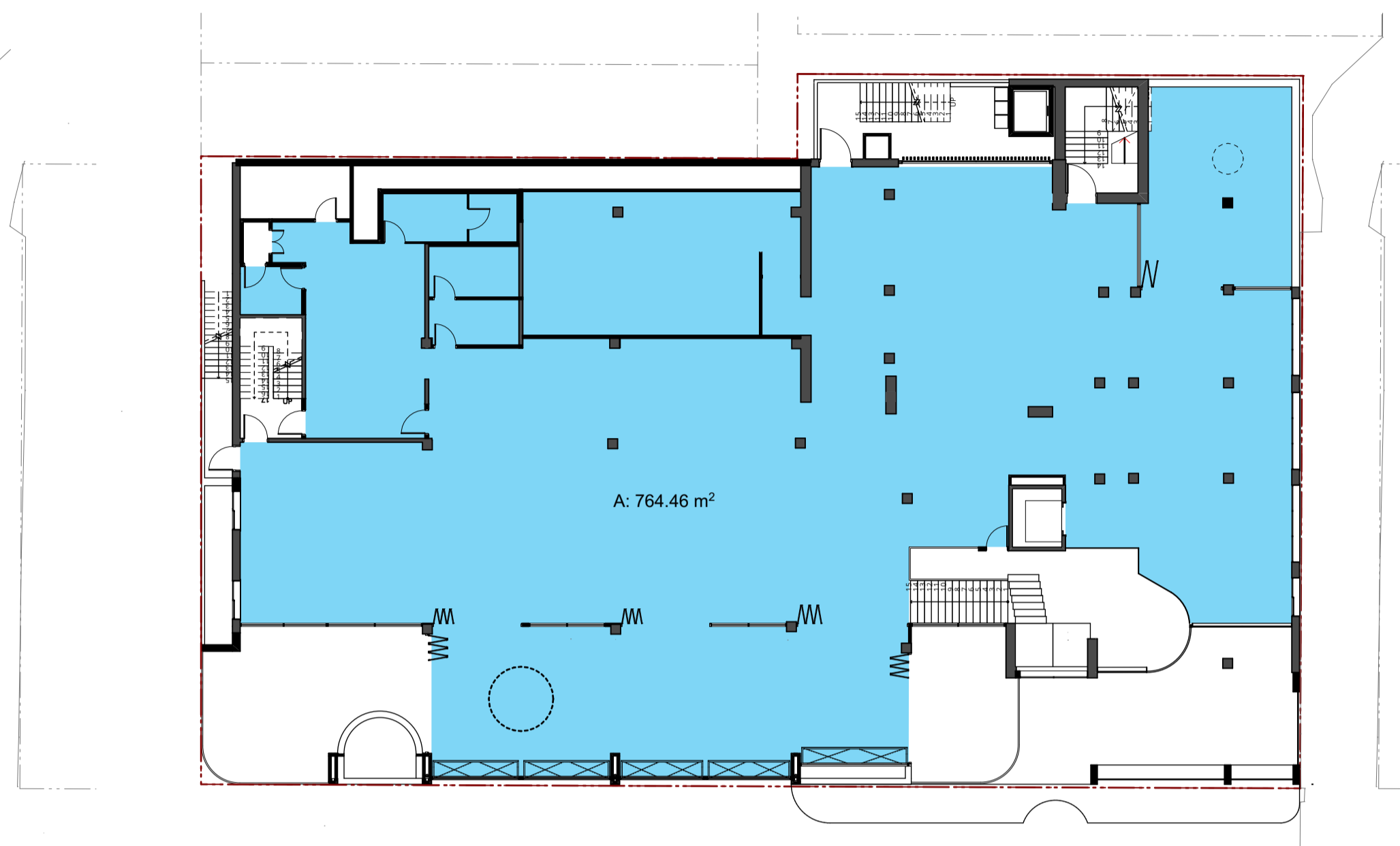
WASTE SERVICES

- BIN AND KEG ROOMS REWORKED TO PROVIDE SPACE FOR MORE BINS

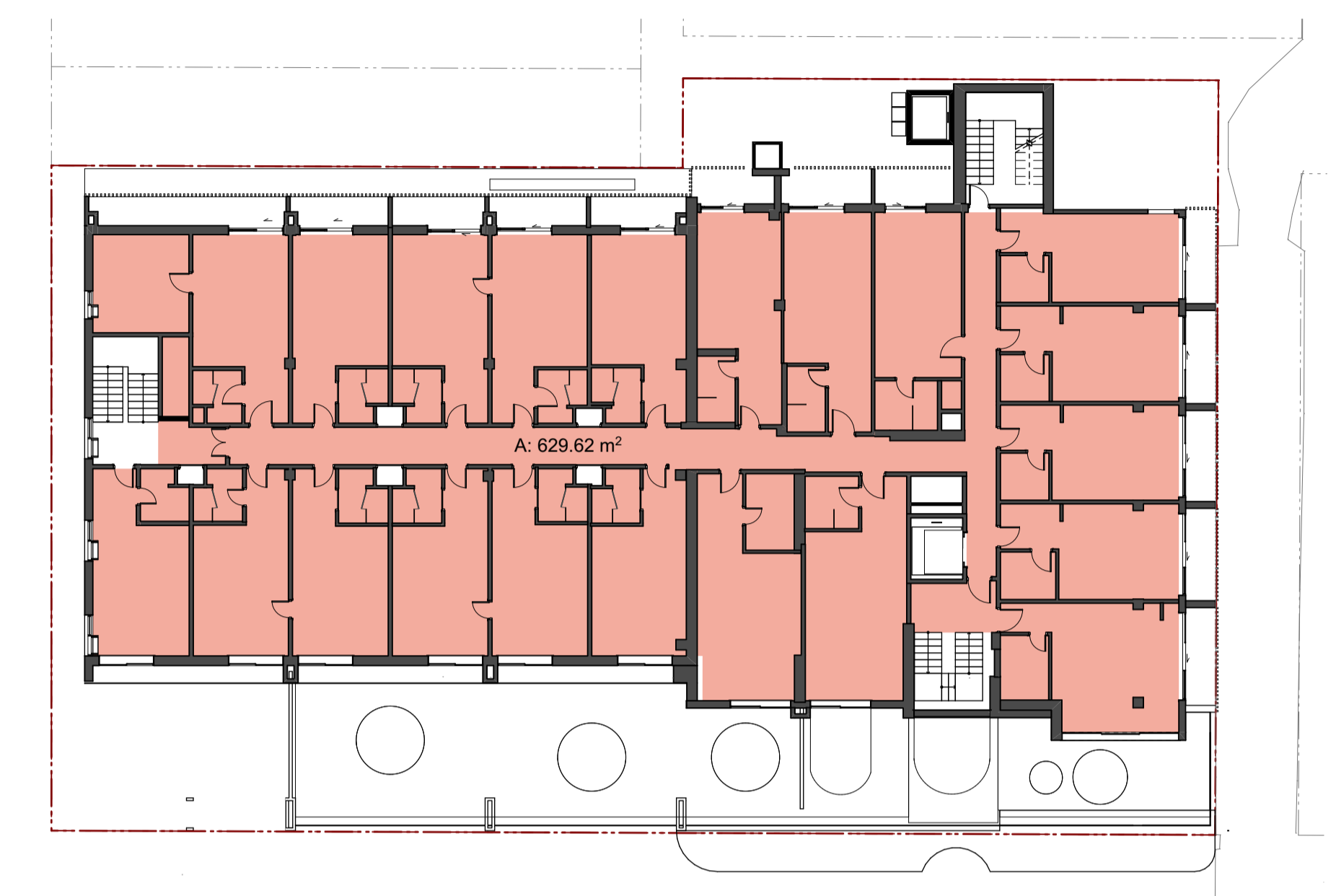
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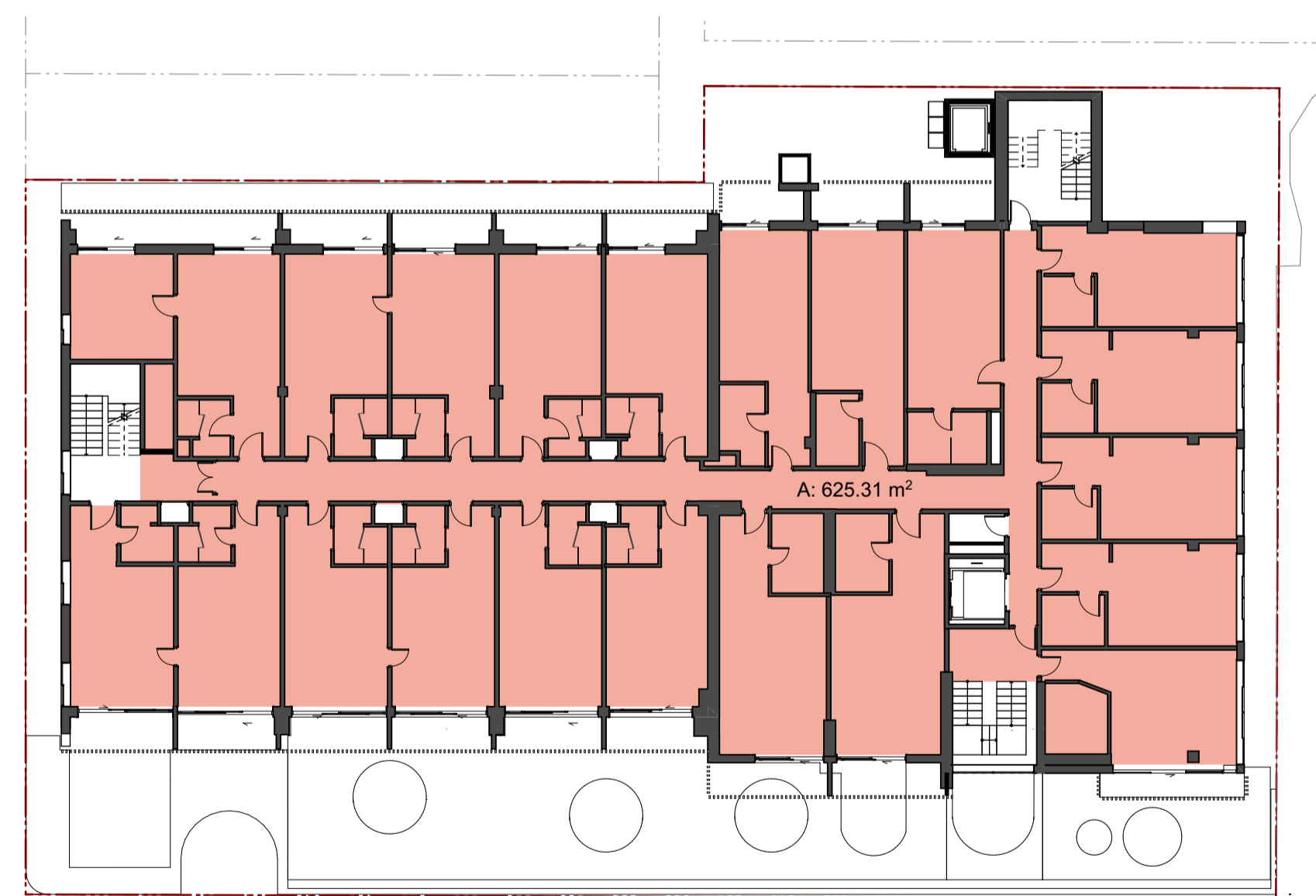
0. G FLOOR GFA SCALE 1:200



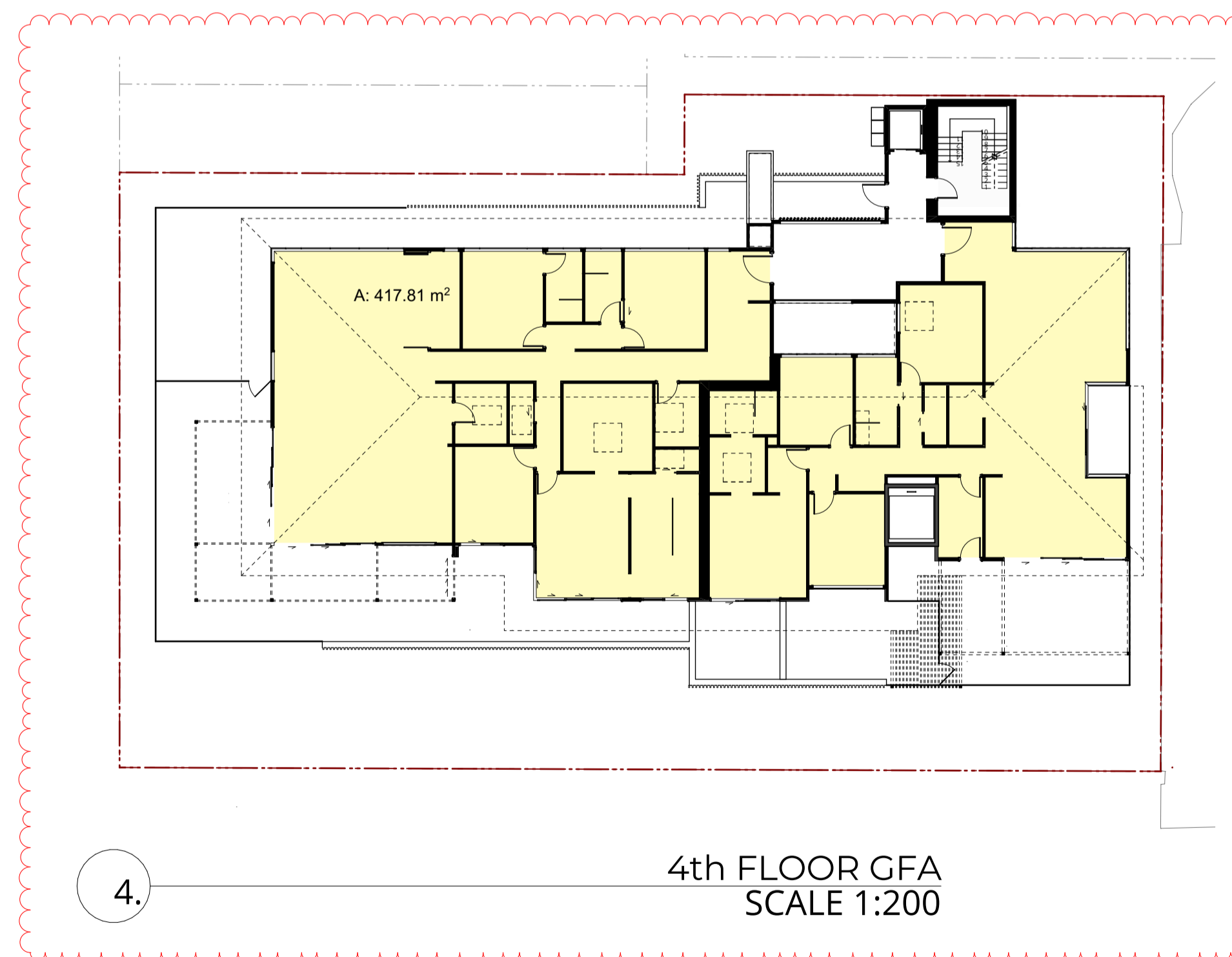
1. 1st FLOOR GFA SCALE 1:200



2. 2nd FLOOR GFA SCALE 1:200



3. 3rd FLOOR GFA SCALE 1:200



4. 4th FLOOR GFA SCALE 1:200

- Proposed Commercial / Retail
- Proposed Common Space
- Proposed Hotel
- Proposed Residential

Proposed Hotel GFA	
Zone Name	Measured Area
GFA - Level 02	629.62
GFA - Level 03	625.31
	1,254.93 m²
Proposed Residential GFA	
Zone Name	Measured Area
GFA - Ground	2.00
GFA - Ground	38.84
GFA - Level 04	417.81
	458.65 m²
Proposed Common GFA	
Zone Name	Measured Area
GFA - Ground	34.73
Proposed Commercial/Retail GFA	
Zone Name	Measured Area
GFA - Ground	36.82
GFA - Ground	37.73
GFA - Ground	147.18
GFA - Level 01	764.46
	986.19 m²

PROPOSED TOTAL GFA	2734.50m²
EXISTING TOTAL GFA	2715.46m ²

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01	FOR DISCUSSION	RM	JC	31/03/2022
02	FOR DISCUSSION	RM	JC	22/04/2022
03	FOR REVIEW	RM	JC	30/05/2022
04	DA SUBMISSION	RM	JC	17/06/2022
05	DA RFI	RM	JC	17/04/2023

PROJECT
 PARNELL PLACE

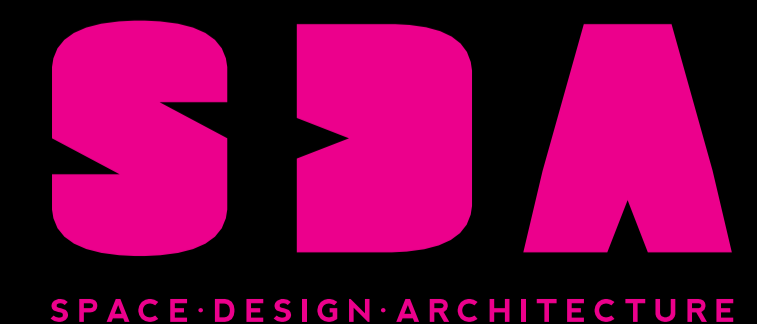
DRAWING
 GFA PROPOSED

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

CLIENT
 WINIM

PROJECT NO.
 2021-216

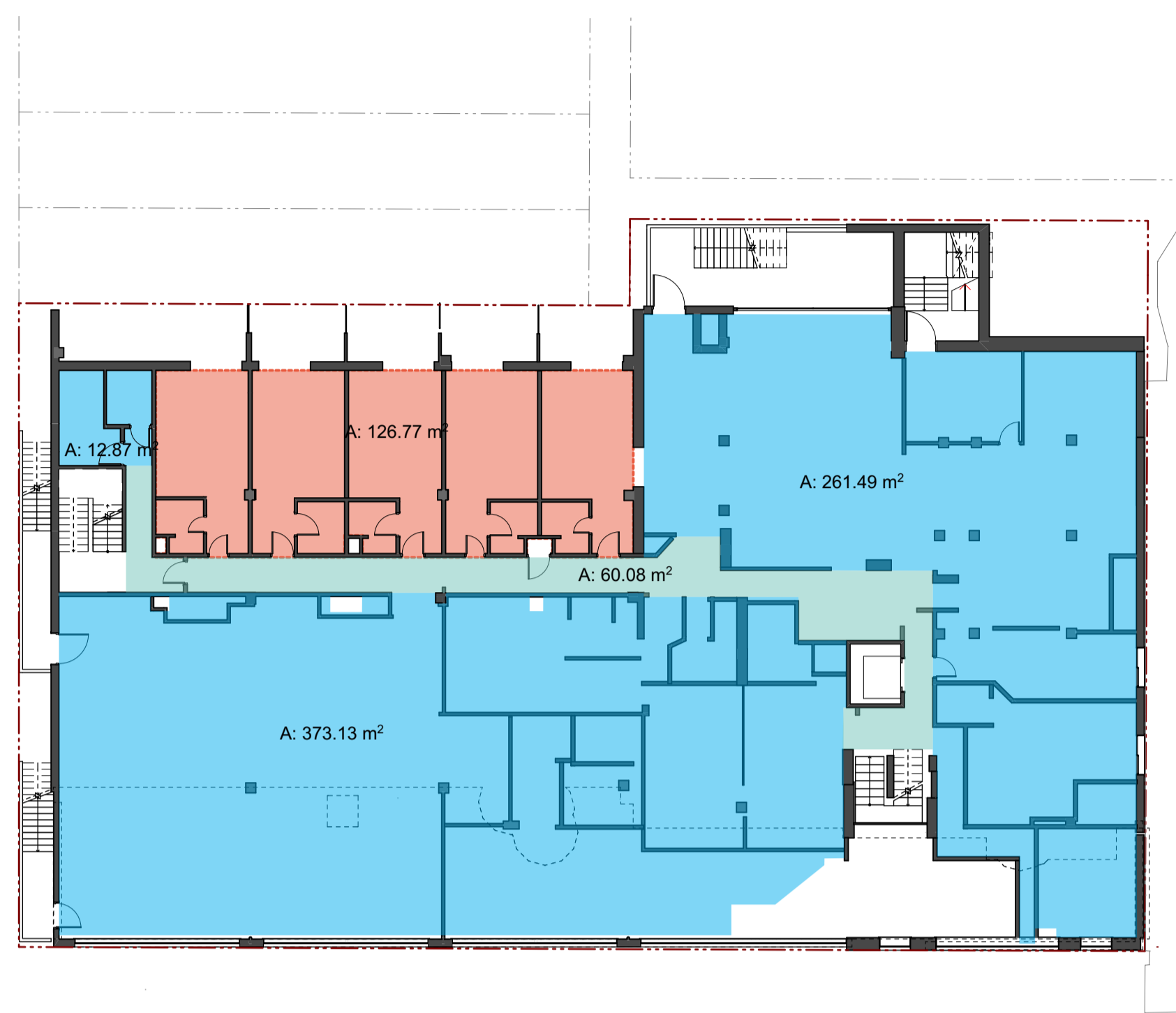
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 ISSUE NO. 05
 SCALE 1:200@A1



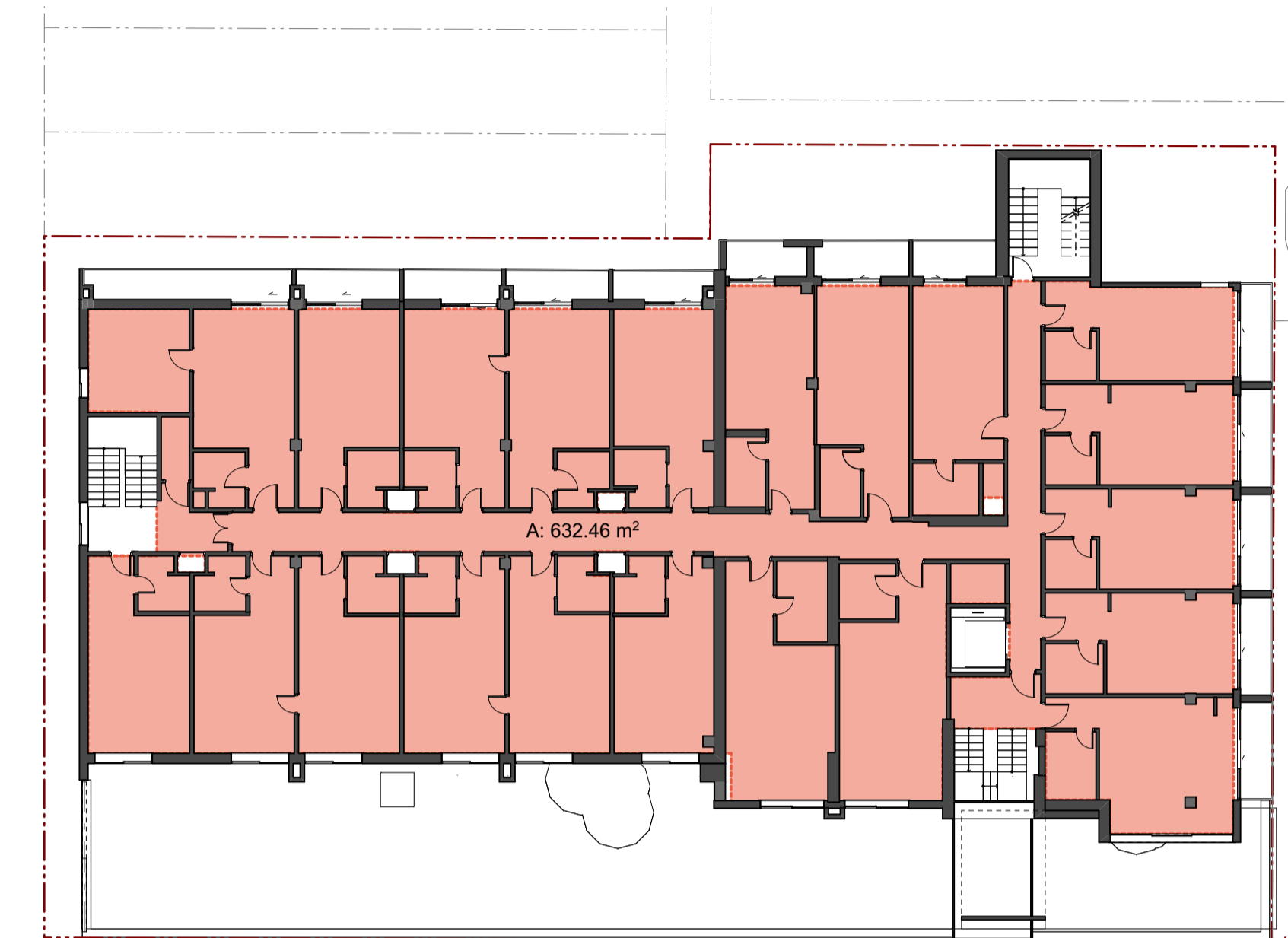
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 C:\Users\rhannon\OneDrive - SPACE DESIGN ARCHITECTURE\Desktop\2021-216_Parnell Place_Teamwork\16.06.2022.pln



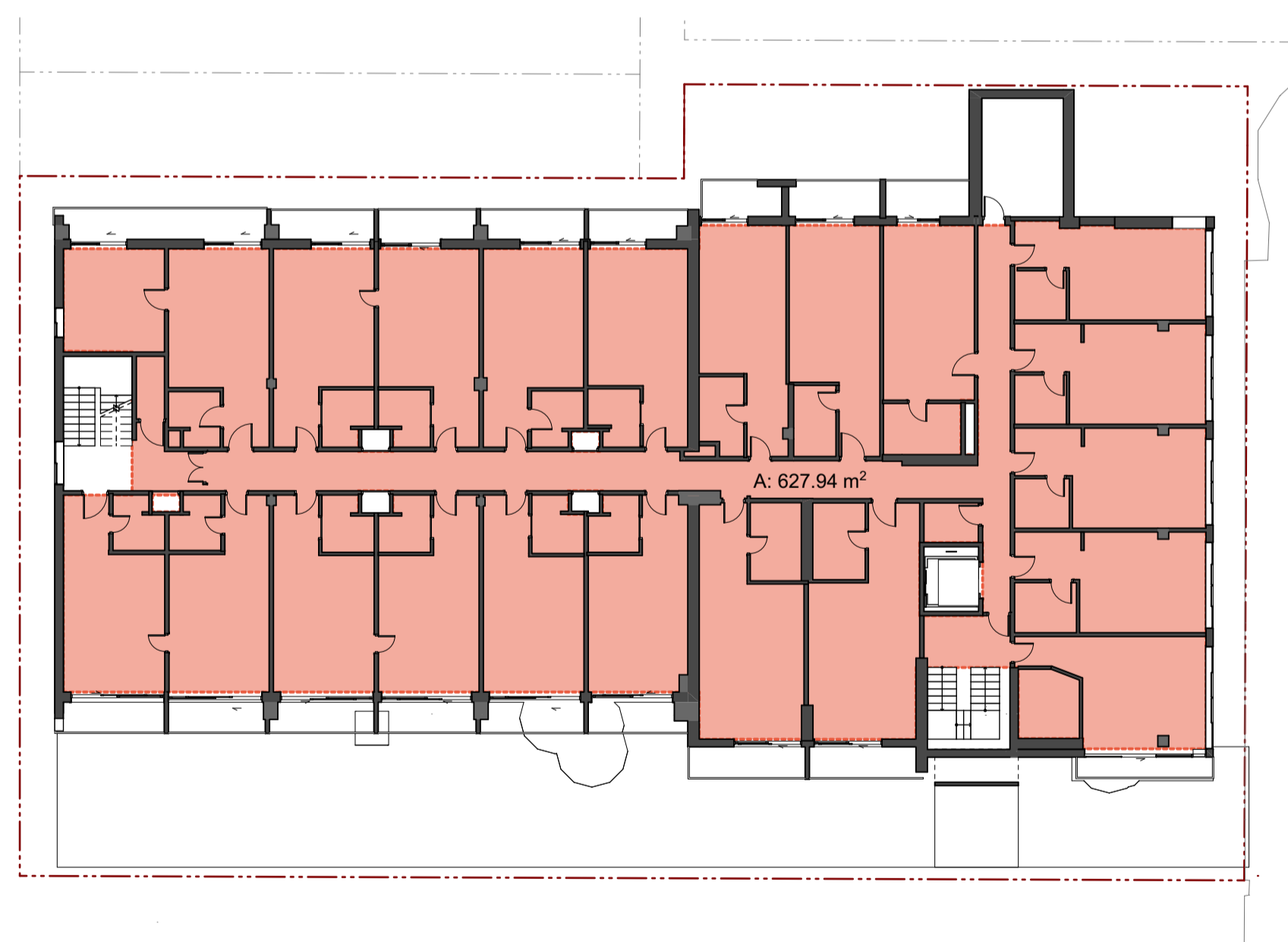
0. G FLOOR EXISTING GFA
SCALE 1:200



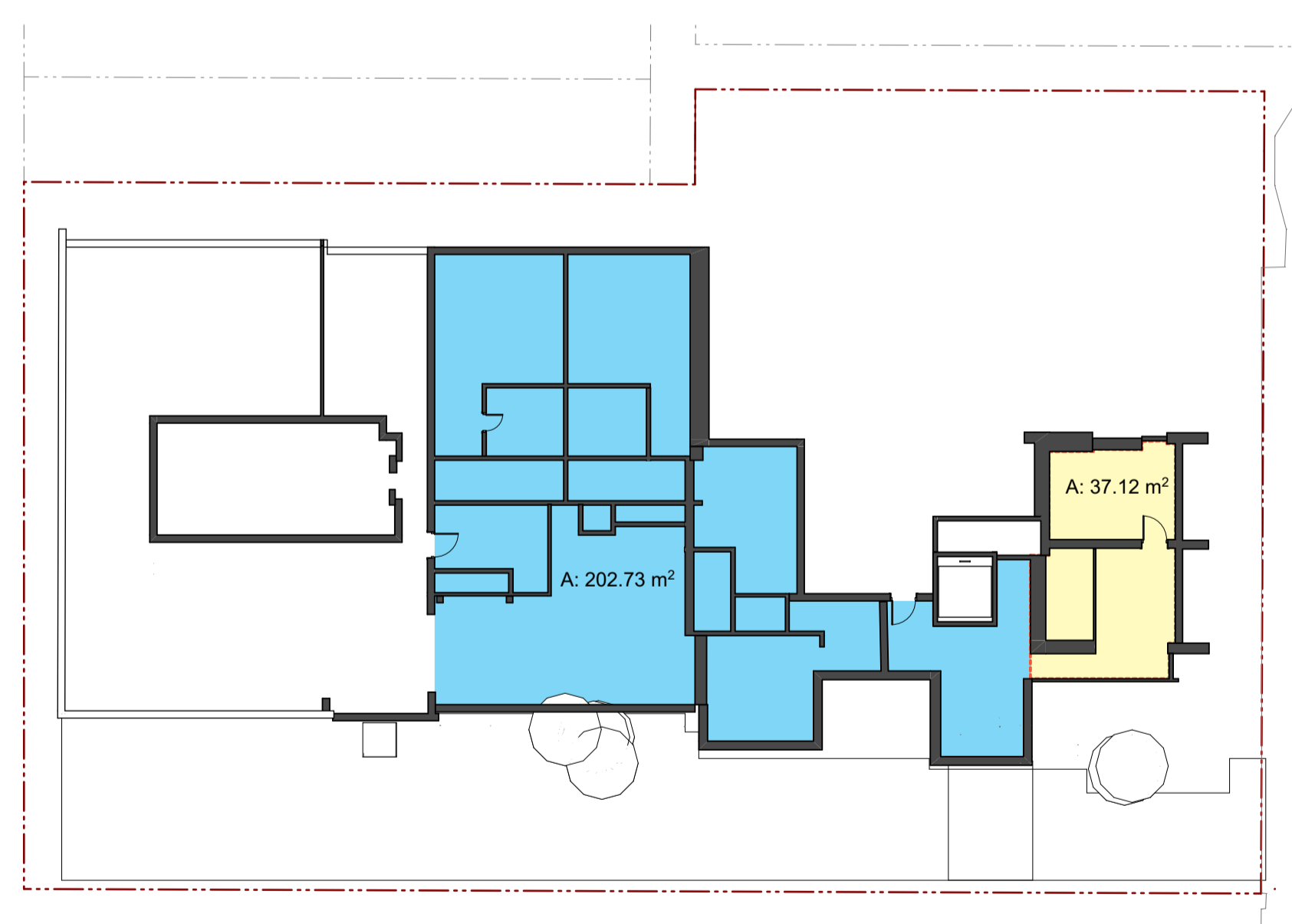
1. 1st FLOOR EXISTING GFA
SCALE 1:200



2. 2nd FLOOR EXISTING GFA
SCALE 1:200



3. 3rd FLOOR EXISTING GFA
SCALE 1:200

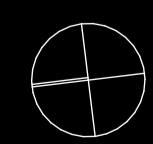


4. 4th FLOOR EXISTING GFA
SCALE 1:200

- Existing Retail/Commercial
- Existing Common Space
- Existing Hotel
- Existing Residential

Existing Hotel GFA	
Zone Name	Measured Area
Existing GFA - Ground	21.01
Existing GFA - Level 01	126.77
Existing GFA - Level 02	632.46
Existing GFA - Level 03	627.94
	1,408.18 m²
Existing Residential GFA	
Zone Name	Measured Area
Existing GFA - Level 04	37.12
Existing Common GFA	
Zone Name	Measured Area
Existing GFA - Ground	115.18
Existing GFA - Level 01	60.08
	175.26 m²
GFA Existing - Commercial	
Zone Name	Measured Area
Existing GFA - Ground	29.75
Existing GFA - Ground	214.93
Existing GFA - Level 01	12.87
Existing GFA - Level 01	202.73
Existing GFA - Level 01	261.49
Existing GFA - Level 01	373.13
	1,094.90 m²

EXISTING TOTAL GFA 2715.46m²



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01	FOR REVIEW	RM	JC	30/05/2022
02	DA SUBMISSION	RM	JC	17/06/2022

PROJECT
PARNELL PLACE

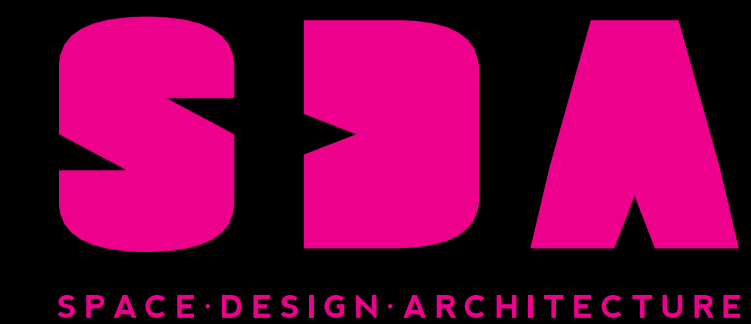
CLIENT
WINIM

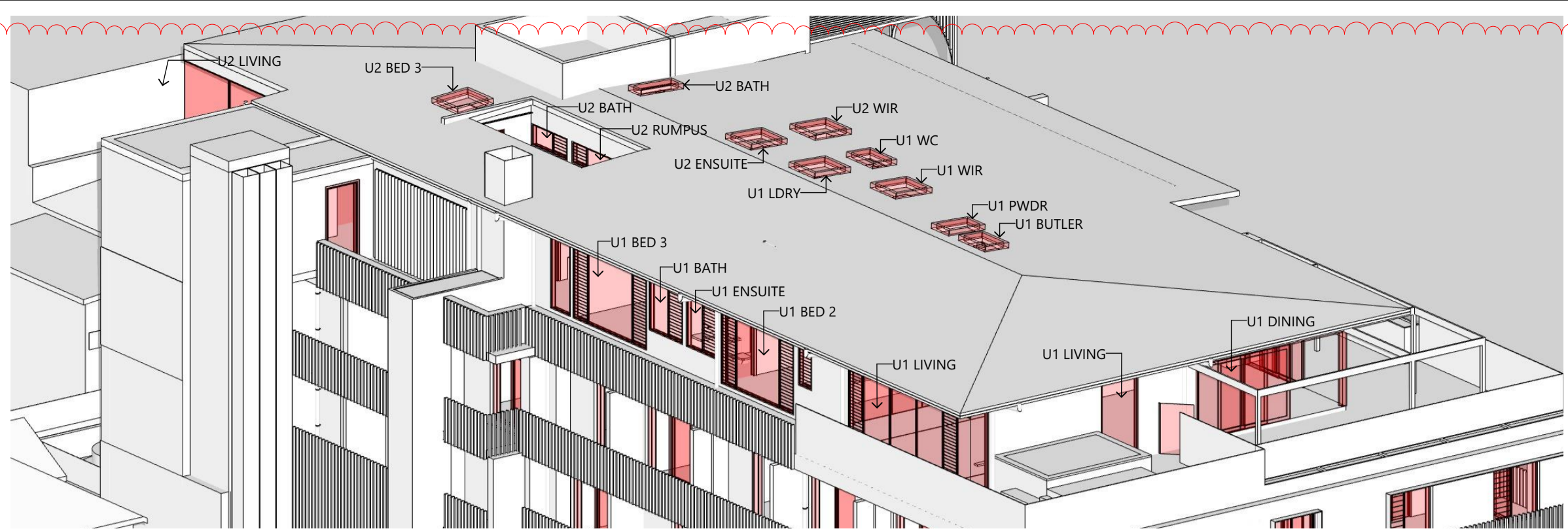
DRAWING
GFA EXISTING

PROJECT NO.
2021-216

LOCATION
21 Parnell Place, Newcastle East, NSW
2300

DRAWING NO. DD801
 ISSUE NO. 02
 SCALE 1:200, 1:1 @A1





Sun Eye - 9am June 21

Windows/ doors/ skylights which receive direct sunlight

U1 Unit 01
U2 Unit 02

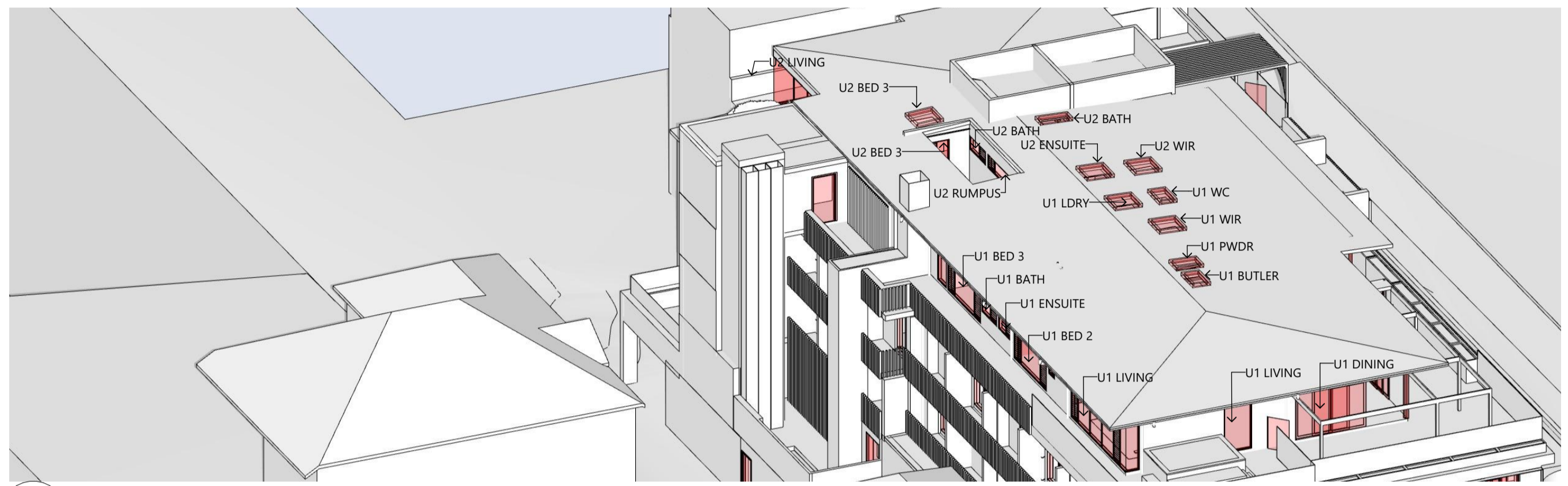
RFI RESPONSE

HERITAGE

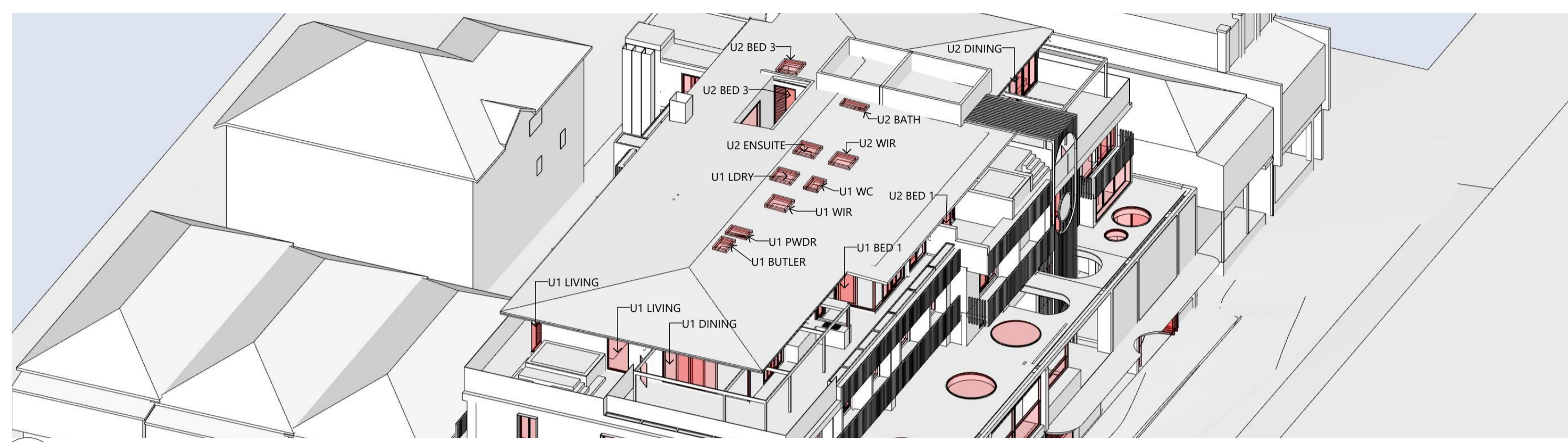
- PENTHOUSE 2 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE
- EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER

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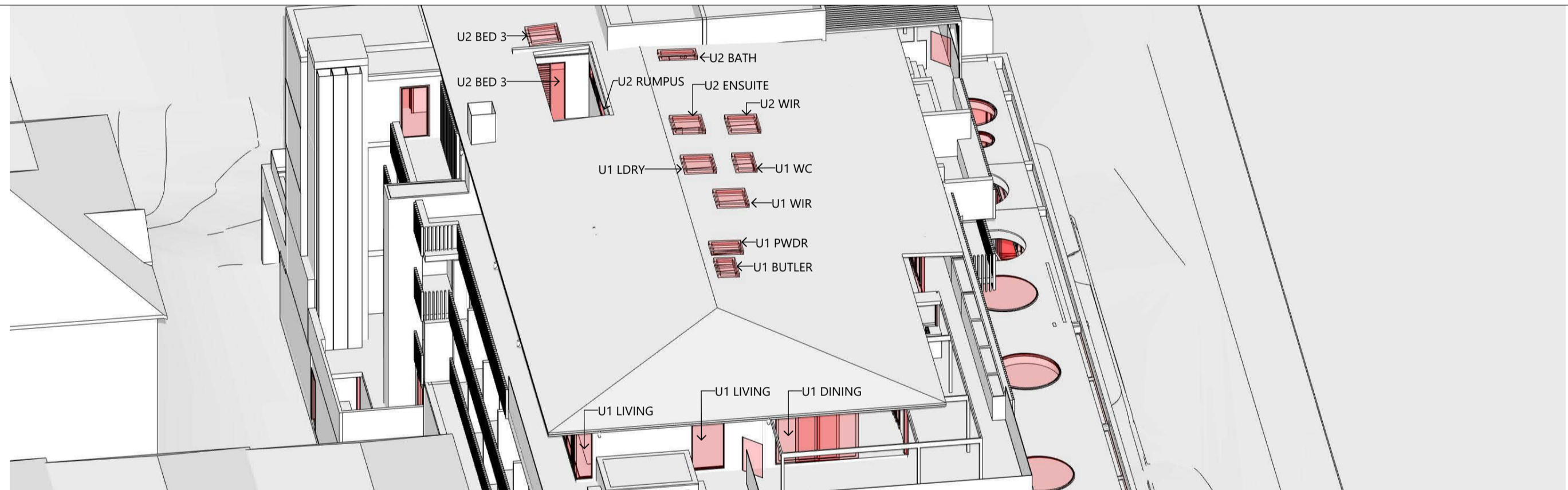
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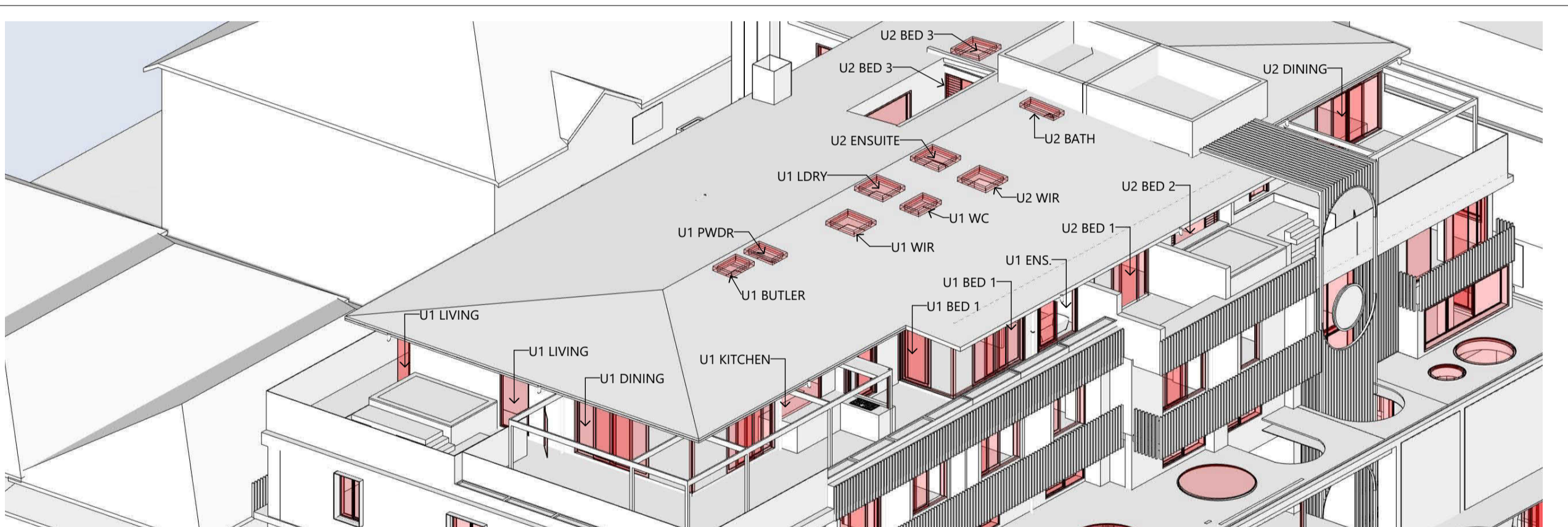
Sun Eye - 10am June 21



Sun Eye - 1pm June 21



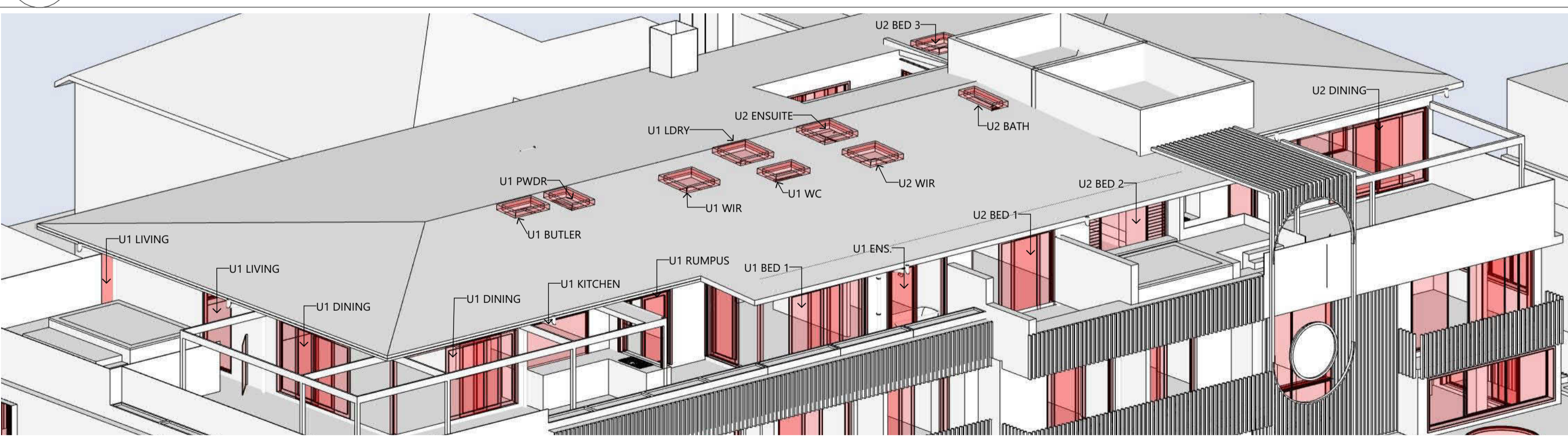
Sun Eye - 11am June 21



Sun Eye - 2pm June 21



Sun Eye - 12pm June 21



Sun Eye - 3pm June 21

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ISSUE	DESCRIPTION	BY	CHK	DATE
01	DA SUBMISSION	RM	JC	17/06/2022
02	DA RFI	RM		17/04/2023

PROJECT
PARNELL PLACE

DRAWING
SUN EYE DIAGRAM

LOCATION
21 Parnell Place, Newcastle East, NSW
2300

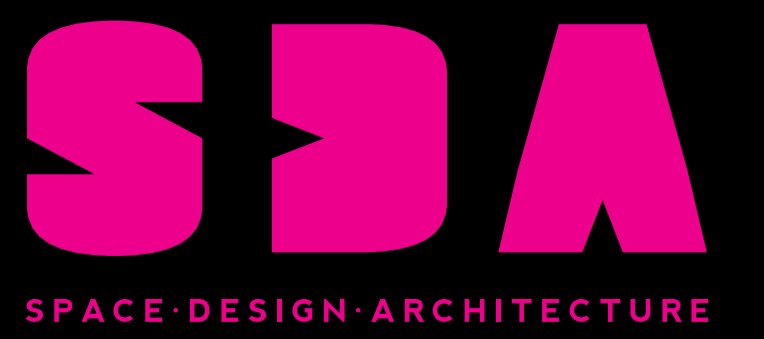
CLIENT
WINIM

PROJECT NO.
2021-216

DRAWING NO.
DD900

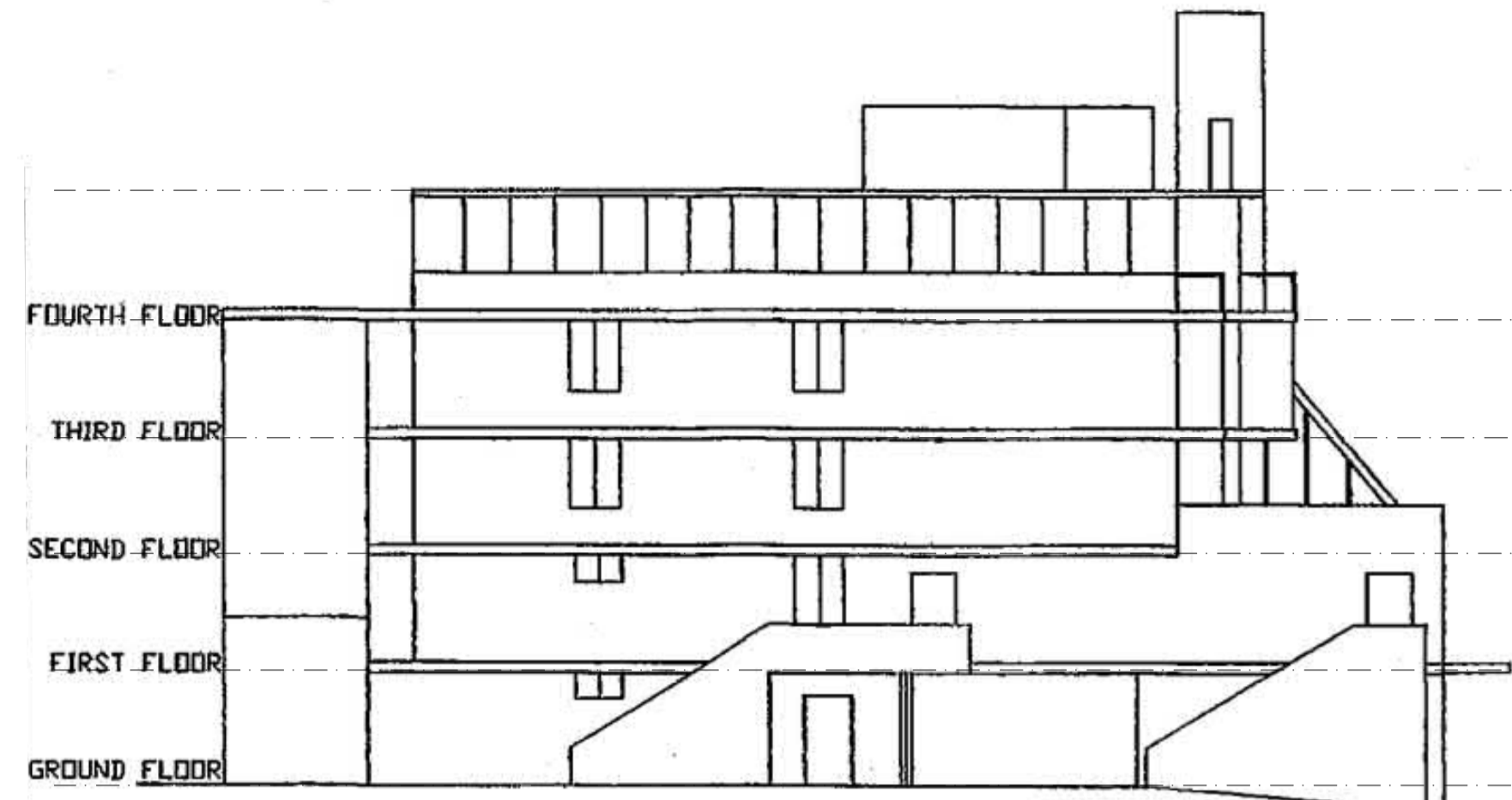
ISSUE NO.
02

SCALE
@A1

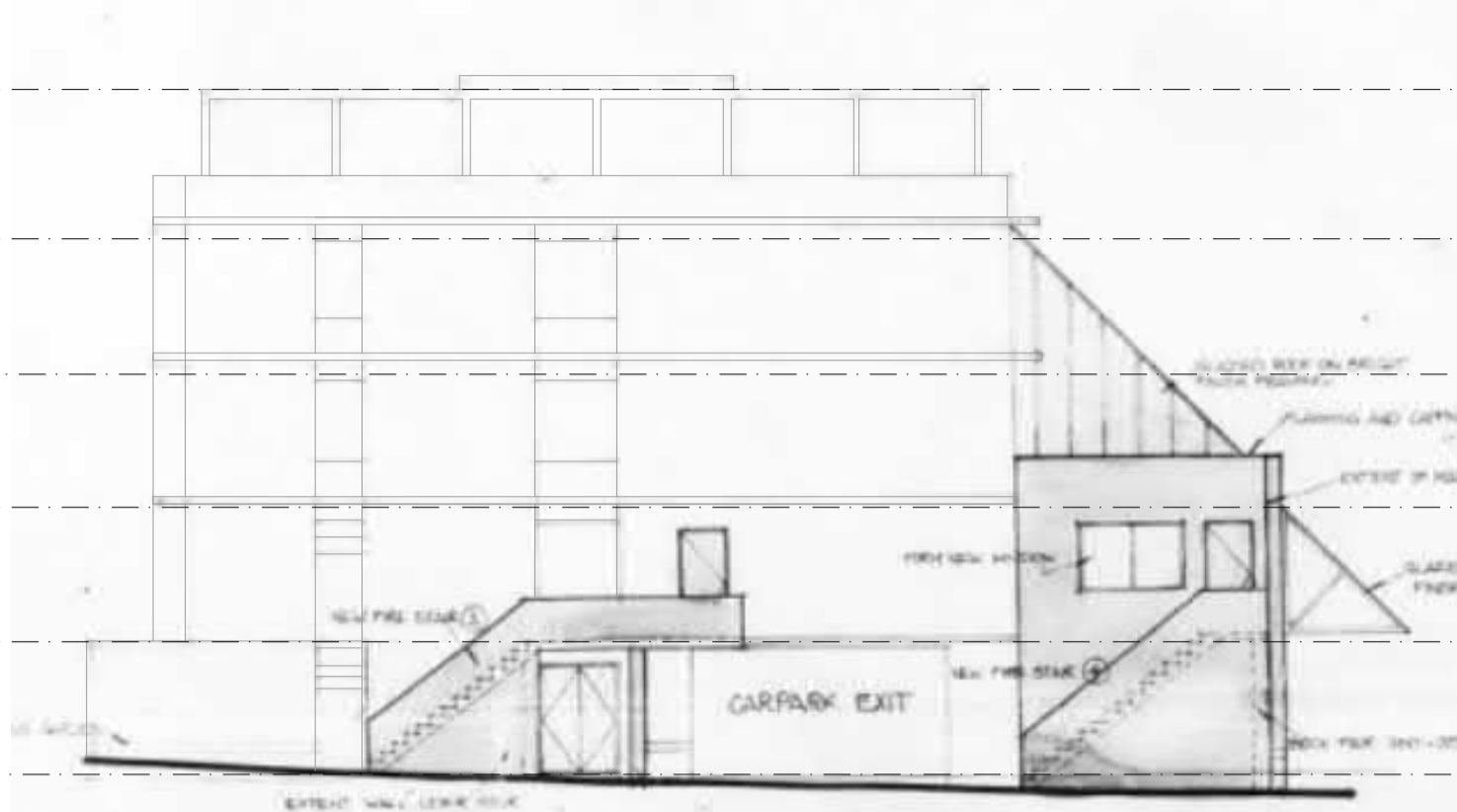


BULK & SCALE ASSESSMENT

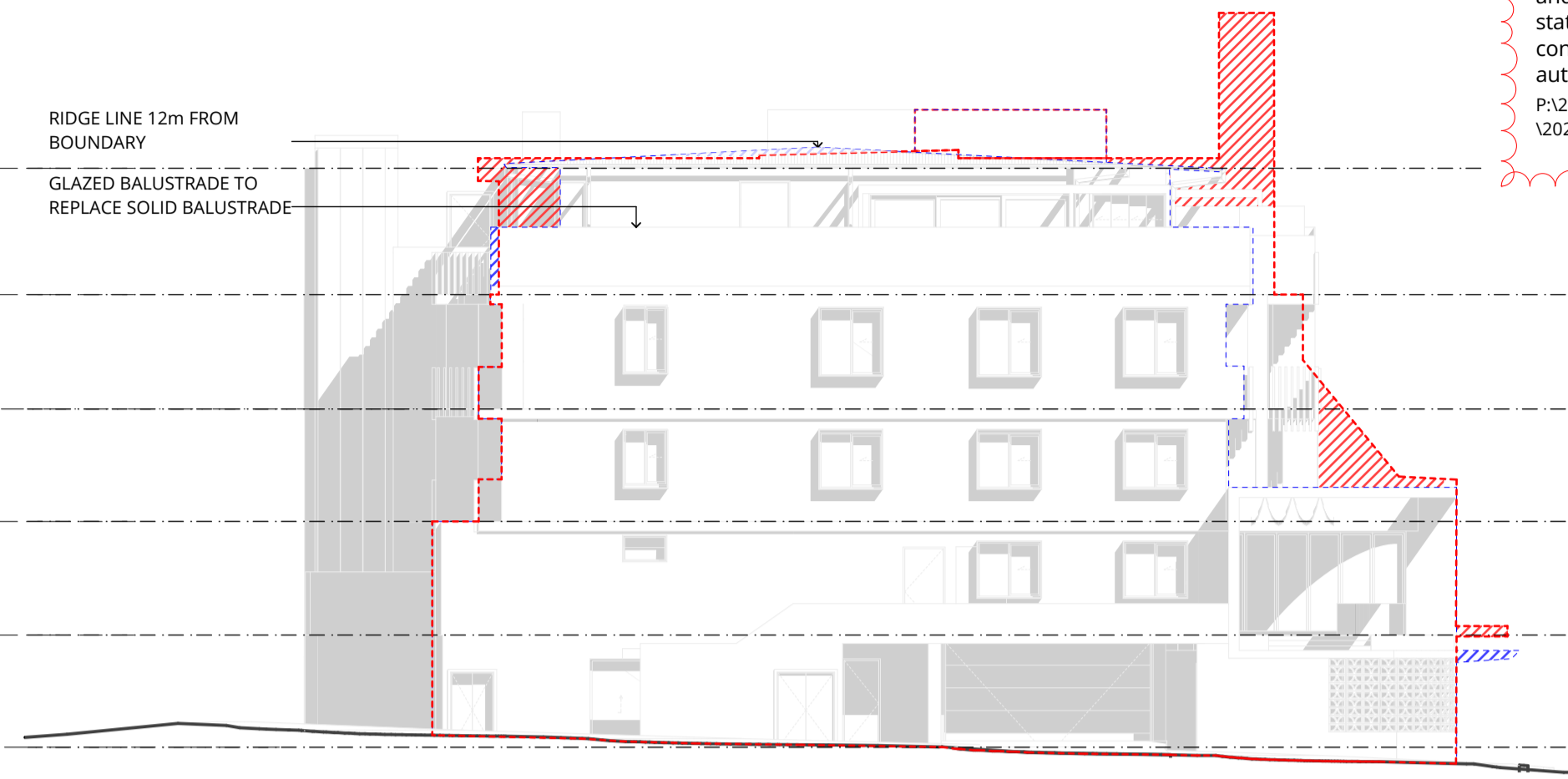
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ORIGINAL BUILDING NORTHERN ELEVATION

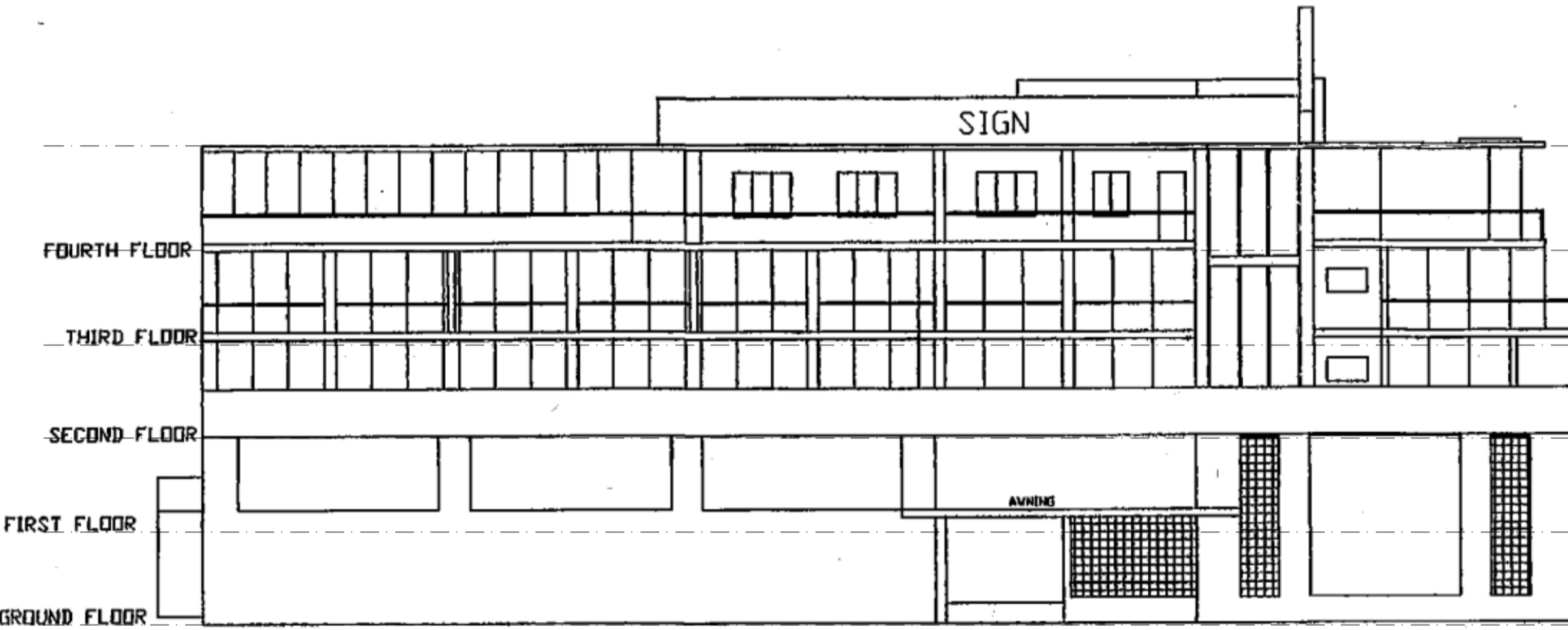


PROPOSED 1980'S RENOVATION NORTHERN ELEVATION

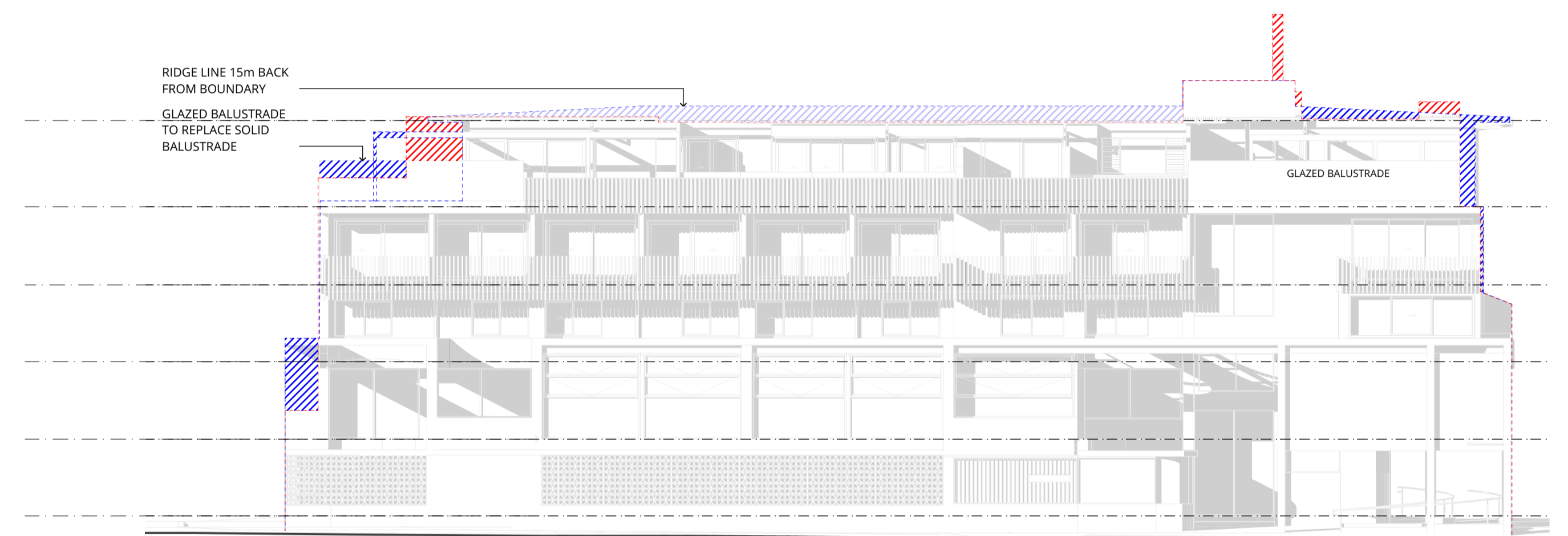


PROPOSED BUILDING NORTHERN ELEVATION

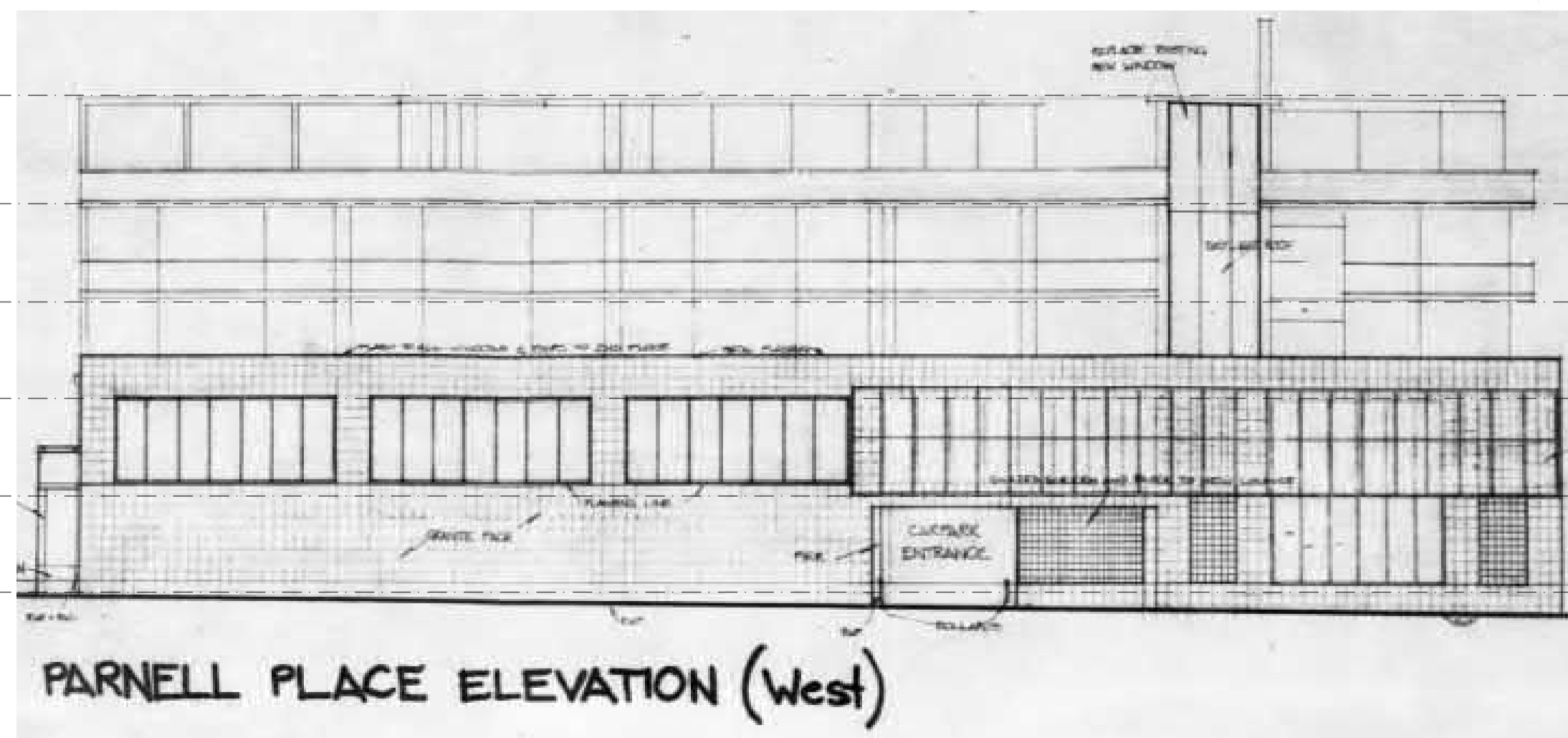
- - - EXISTING BUILDING EXTENT
- - - PROPOSED BUILDING EXTENT
- ▨ ADDITIONAL BUILT FORM
- ▨ REDUCED BUILT FORM



ORIGINAL BUILDING WESTERN ELEVATION



PROPOSED BUILDING WESTERN ELEVATION



PROPOSED 1980'S RENOVATION WESTERN ELEVATION

RFI RESPONSE - 13/10/22 & 14/11/22
 - BULK AND SCALE ANALYSIS COMPLETED
 AGAINST EXISTING AND ORIGINAL
 ELEVATIONS

THIS COMPARISON ANALYSIS HIGHLIGHTS THAT THE BULK AND SCALE OF THE LEVEL 4 PENTHOUSES VERSUS THE ORIGINAL BUILDING IS VERY SIMILAR, YET OFFERS IMPROVEMENTS. THE ORIGINAL BUILDING HAD NO SETBACK TO THE NORTH AND WEST AT LEVEL 04 . WHILST ACKNOWLEDGING THIS PERGOLA HAS BEEN DEMOLISHED IN THE PAST 12 YEARS (UNKNOWN APPROVAL), IT EXISTED IN THIS FORM FOR APPROXIMATELY 40 YEARS BEFORE THIS.

THE EXISTING BUILDING HAS A BALUSTRADE AT LEVEL 4 TO THE WEST WHICH MAINTAINS A SOLID FORM. SINCE WE ARE PROPOSING TO REMOVE THESE SOLID BALUSTRADES AND REPLACE WITH GLASS, WE ARE EFFECTIVELY LOWERING THE DATUM LEVEL AND PERCEIVED BULK

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ISSUE	DESCRIPTION	BY	CHK	DATE
01	DA RFI	RM		21/12/2022

PROJECT
 PARNELL PLACE

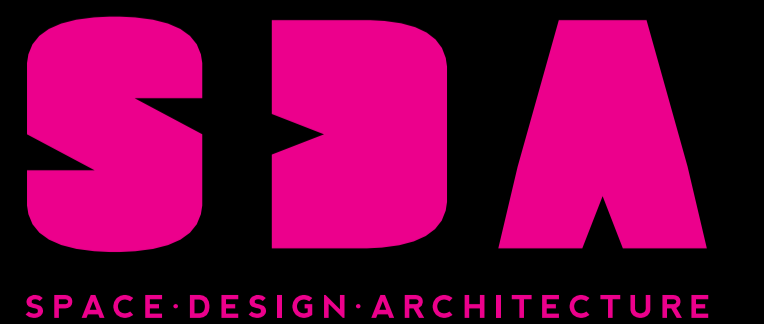
DRAWING
 ELEVATION ANALYSIS

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

CLIENT
 WINIM

PROJECT NO.
 2021-216

DRAWING NO. DD901
 ISSUE NO. 01
 SCALE 1:150@A1



BULK & SCALE ASSESSMENT



PARNELL PLACE PERSPECTIVE - ORIGINAL BUILDING, 60s - 70s
SOURCE: NCC LIBRARY HUNTER PHOTOBANK



PARNELL PLACE PERSPECTIVE - CURRENT



PARNELL PLACE PERSPECTIVE - PROPOSED



NOBBYS ROAD PERSPECTIVE - 2008



NOBBYS ROAD PERSPECTIVE - CURRENT



NOBBYS ROAD PERSPECTIVE - PROPOSED



PARNELL PARK PERSPECTIVE - 2008



PARNELL PARK PERSPECTIVE - CURRENT



PARNELL PARK PERSPECTIVE - PROPOSED

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THE PROPOSAL AIMS TO DEMOLISH THE ADHOC LEVEL 04 FORM AND ADD A UNIFIED TOP TO THE BUILDING. AS PER DD901, THE NEW ADDITION IN COMPARISON TO THE EXISTING FORM IS SIGNIFICANTLY SETBACK AT THE NORTH WEST CORNER. THE LARGE ROOF EAVES AND GLAZED BALUSTRADE GIVES THE ILLUSION OF A "FLOATING" ROOF FORM AND IS A DELIBERATE APPROACH USED TO JUXTAPOSITION THE 70'S BUILDING. ANOTHER BENEFIT OF REPLACING THE SOLID BALUSTRADE WITH A GLAZED BALUSTRADE IS TO LOWER THE DATUM LEVEL OF THE OVERALL BUILDING AND HENCE RESPOND TO THE SURROUNDING CONTEXT.

RFI RESPONSE

HERITAGE
- PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
- ADDITIONAL LANDSCAPING TO PENTHOUSE 01 NORTH-WEST CORNER

OUTDOOR DINING
- STREET AND LANEWAY SEATING REMOVED, AND OPERABLE WINDOWS IN SOUTH WEST CORNER REMOVED AND REPLACED WITH FIXED GLAZING



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PROJECT
PARNELL PLACE

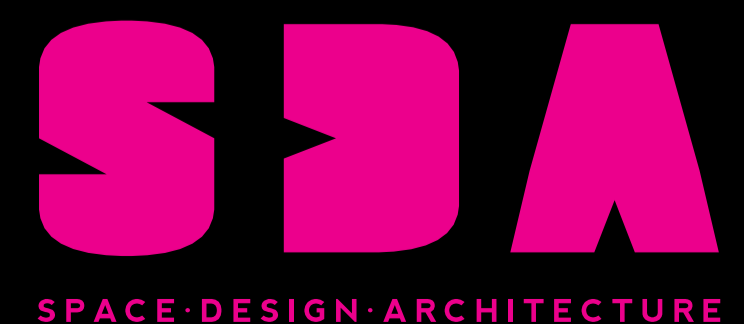
CLIENT
WINIM

DRAWING
VIEWS ANALYSIS - SHEET
1

PROJECT NO.
2021-216

LOCATION
21 Parnell Place, Newcastle East, NSW
2300

DRAWING NO. DD902
ISSUE NO. 02
SCALE



BULK & SCALE ASSESSMENT

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MURRAY AVE PERSPECTIVE - 2010



MURRAY AVE PERSPECTIVE - CURRENT



MURRAY AVE PERSPECTIVE - PROPOSED

MURRAY AVE PERSPECTIVE
 WE ACKNOWLEDGE THERE IS MORE BUILT FORM FROM THIS PERSPECTIVE, HOWEVER THE PROPOSED ADDITIONS INCREASES ACOUSTIC SEPARATION TO NEIGHBOURS FROM THE 4TH FLOOR AS THE EXISTING ROOF TERRACE IS TO BE ENCLOSED. WINDOW PLACEMENT ALSO INCREASES VISUAL PRIVACY TO THE EASTERN NEIGHBOURING PROPERTIES, AND HENCE THIS IS AN IMPROVEMENT TO THE CURRENT SITUATION.



BEACH STREET PERSPECTIVE - 2008



BEACH STREET PERSPECTIVE - CURRENT



BEACH STREET PERSPECTIVE - PROPOSED

BEACH STREET PERSPECTIVE
 THE NEW PENTHOUSE IS STILL RECESSED FROM THE NORTHERN BOUNDARY, HENCE PROVIDES A SIMILAR SCALE TO THE EXISTING BUILT FORM.

RFI RESPONSE

HERITAGE
 - PENTHOUSE 2 EAVE REDUCED BY 600MM TO REDUCE SCALE
 - PENTHOUSE 02 SETBACK FROM SOUTH EAST CORNER BY 1200MM AND LOW GARDEN ADDED TO SOFTEN EDGE AND REDUCE BULK & SCALE

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PROJECT
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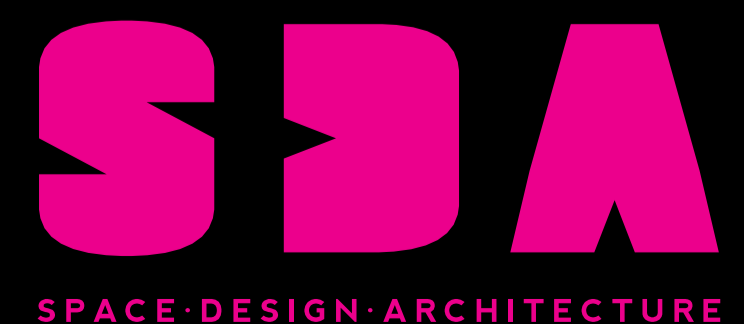
CLIENT
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DRAWING
 VIEWS ANALYSIS - SHEET
 2

PROJECT NO.
 2021-216

LOCATION
 21 Parnell Place, Newcastle East, NSW
 2300

DRAWING NO. DD903
 ISSUE NO. 02
 SCALE

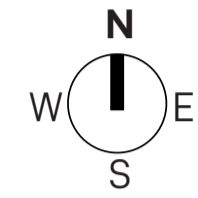


21 PARNELL PLACE

NEWCASTLE EAST NSW 2300

LANDSCAPE DA DOCUMENTATION

EXISTING SITE PLAN



DRAWING REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / SIZE
LDA-00	LANDSCAPE COVER SHEET	N/A
LDA-01	GROUND FLOOR LANDSCAPE PLAN	1:200 @ A1
LDA-02	FIRST FLOOR LANDSCAPE PLAN	1:200 @ A1
LDA-03	FOURTH FLOOR LANDSCAPE PLAN	1:200 @ A1
LDA-04	LANDSCAPE DETAILS	1:20 @ A1

PLANT SCHEDULE

BOTANICAL NAME (COMMON NAME)	MATURE HEIGHT	NATIVE	POT SIZE	QUANTITY
TREES				
DICKSONIA ANTARCTICA (SOFT TREE FERN)	2M	✓	100L	1
DRACAENA MARGINATA (DRAGON TREE)	4M		100L	1
RHAPIS EXCELSA (RHAPIS PALM)	2M		45L	10
SHRUBS				
BLECHNUM 'SILVER LADY'	1M		300MM	1
CALLISTEMON 'RED ALERT'	2M	✓	300MM	11
COLOCASIA GIGANTEA 'THAI GIANT'	1-1.5M		300MM	7
KALANCHOE ORGYALIS (COPPER SPOONS)	2M		300MM	8
PHORMIUM 'FLAMIN'	1M		300MM	20
PITTOSPORUM 'NANUM'	1M	✓	300MM	13
SYZYGIUM 'AUSSIE SOUTHERN'	2-4M	✓	300MM	18
WESTRINGIA FRUTICOSA (COASTAL ROSEMARY)	1-1.5M	✓	300MM	17
YUCCA FILAMENTOSA (NEEDLE YUCCA)	2M		300MM	3
ZAMIOCULCAS ZAMIIIFOLIA (ZANZIBAR GEM)	1M		300MM	1
GRASSES & GROUNDCOVERS				
AGAVE 'BLUE GLOW'	0.6M	✓	140MM	-
DIANELLA 'CASSA BLUE'	0.5M	✓	140MM	-
DICHONDRA REPENS (KIDNEY WEED)	0.3M	✓	140MM	-
DICHONDRA 'SILVER FALL'	0.15M		140MM	-
HAKONECHLOA MACRA (HAKONE GRASS)	0.6M		140MM	-
GREVILLEA 'PINK LADY'	0.5M	✓	140MM	-
LOMANDRA LONGIFOLIA (BASKET GRASS)	0.4M		140MM	-
MYOPORUM PARVIFOLIUM (CREEPING BOOBIALLA)	0.3M	✓	140MM	-
ROSMARINUS PROSTRATUS (CREEPING ROSEMARY)	0.3M		140MM	-
SANTOLINA SP (LAVENDER COTTON)	0.6M		140MM	-
ISOLEPIS CERNUA (SLENDER CLUB RUSH)	0.3M	✓	140MM	-
TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)	0.6M		140MM	-
VIOLA HEDERACEA (NATIVE VIOLET)	0.2M	✓	140MM	-

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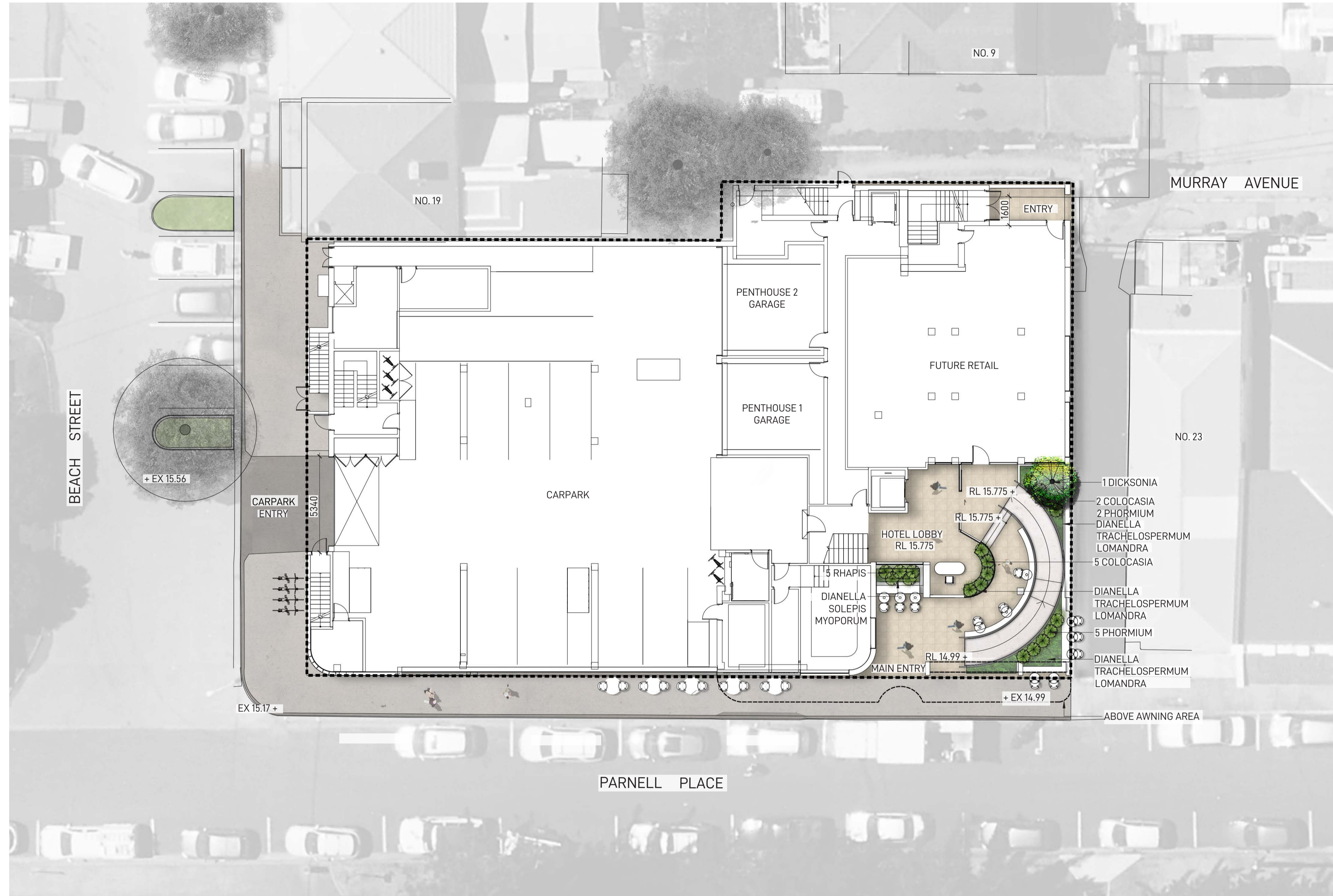
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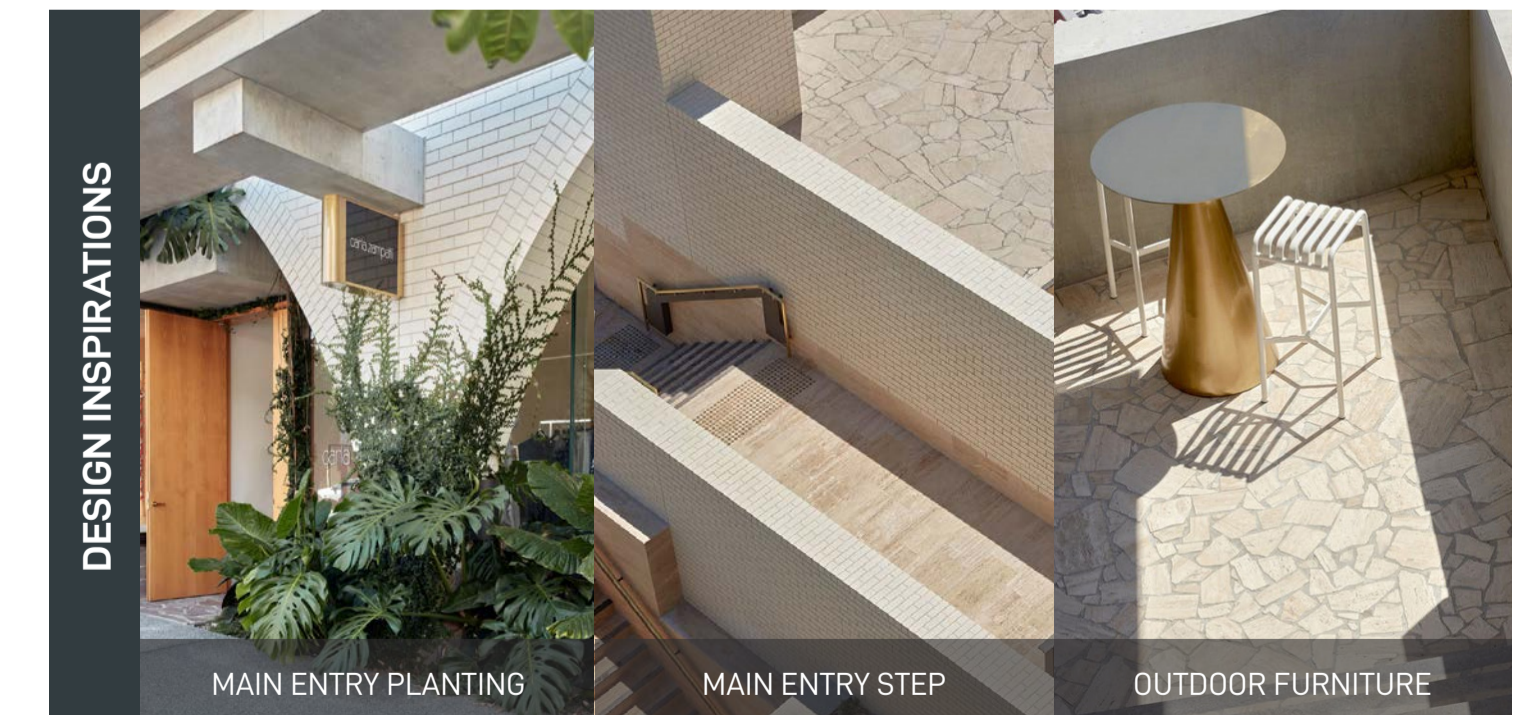
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED	DRAWING TITLE	DATE	JOB NUMBER	DRAWN	CHECKED	NUMBER
A	17.06.22	DA DOCUMENTATION	MI	RL	LANDSCAPE COVER SHEET	17-06-22	20220501	MI	RL	LDA-00
						PROJECT		21 PARNELL PLACE, NEWCASTLE EAST, NSW 2300		REV
						SCALE		N/A		A



LEGEND

- FFL 3.00 FINISHED FLOOR LEVEL
- + EX 3.00 EXISTING SPOT LEVEL
- + RL 3.00 PROPOSED SPOT LEVEL
- SITE BOUNDARY
- LINE OF BUILDING ABOVE
- [Pattern] PAVING SUBJECT TO FUTURE DETAILS
- [Pattern] STREET PAVING SUBJECT TO FUTURE DETAILS
- [Pattern] PROPOSED GARDEN BED PLANTING REFER TO LANDSCAPE PLAN FOR SPECIES

- 1 DICKSONIA
- 2 COLOCASIA
- 2 PHORMIUM
- DIANELLA
- TRACHELOSPERMUM
- LOMANDRA
- 5 COLOCASIA
- DIANELLA
- TRACHELOSPERMUM
- LOMANDRA
- 5 PHORMIUM
- DIANELLA
- TRACHELOSPERMUM
- LOMANDRA
- ABOVE AWNING AREA



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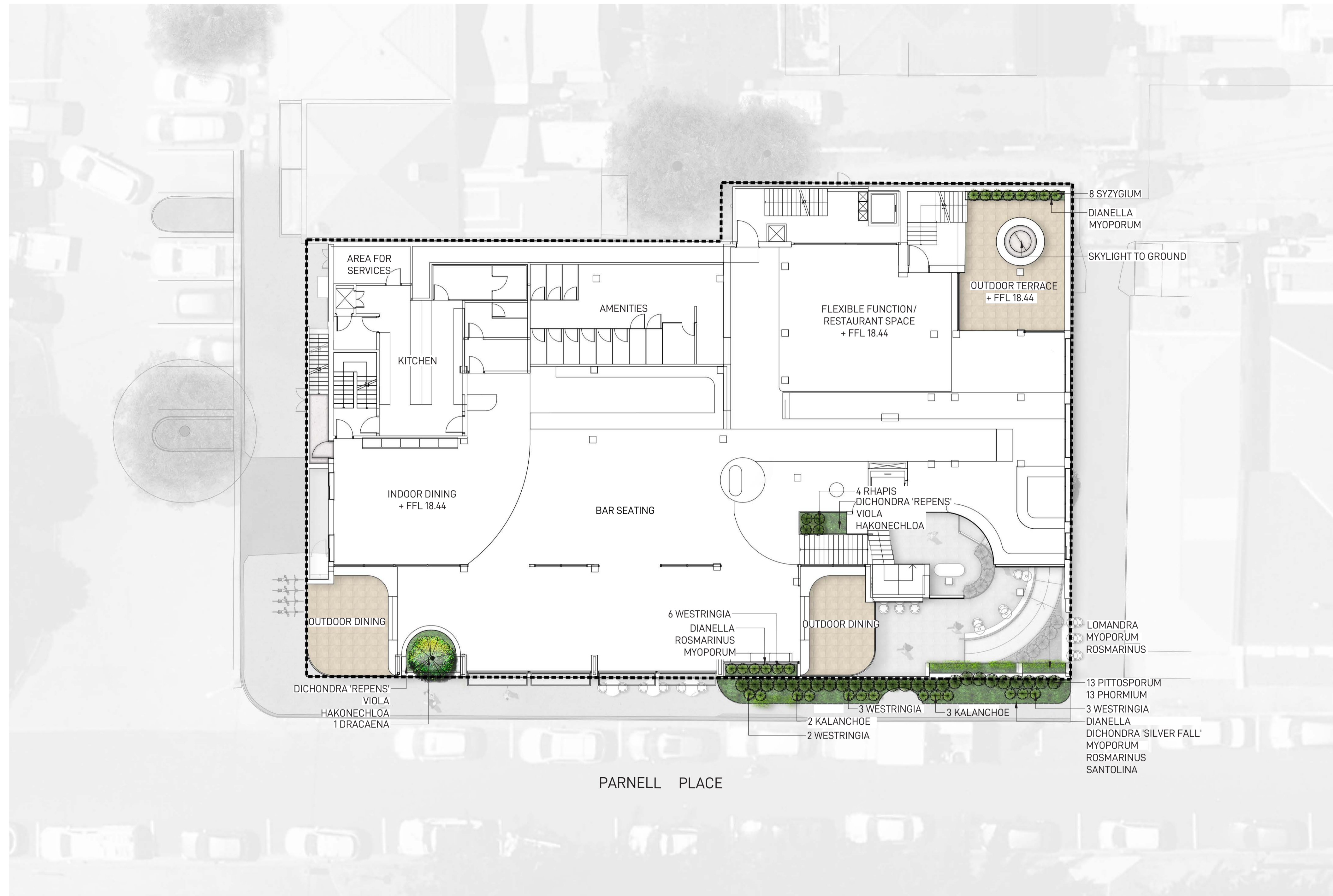
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ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	17.06.22	DA DOCUMENTATION	MI	RL

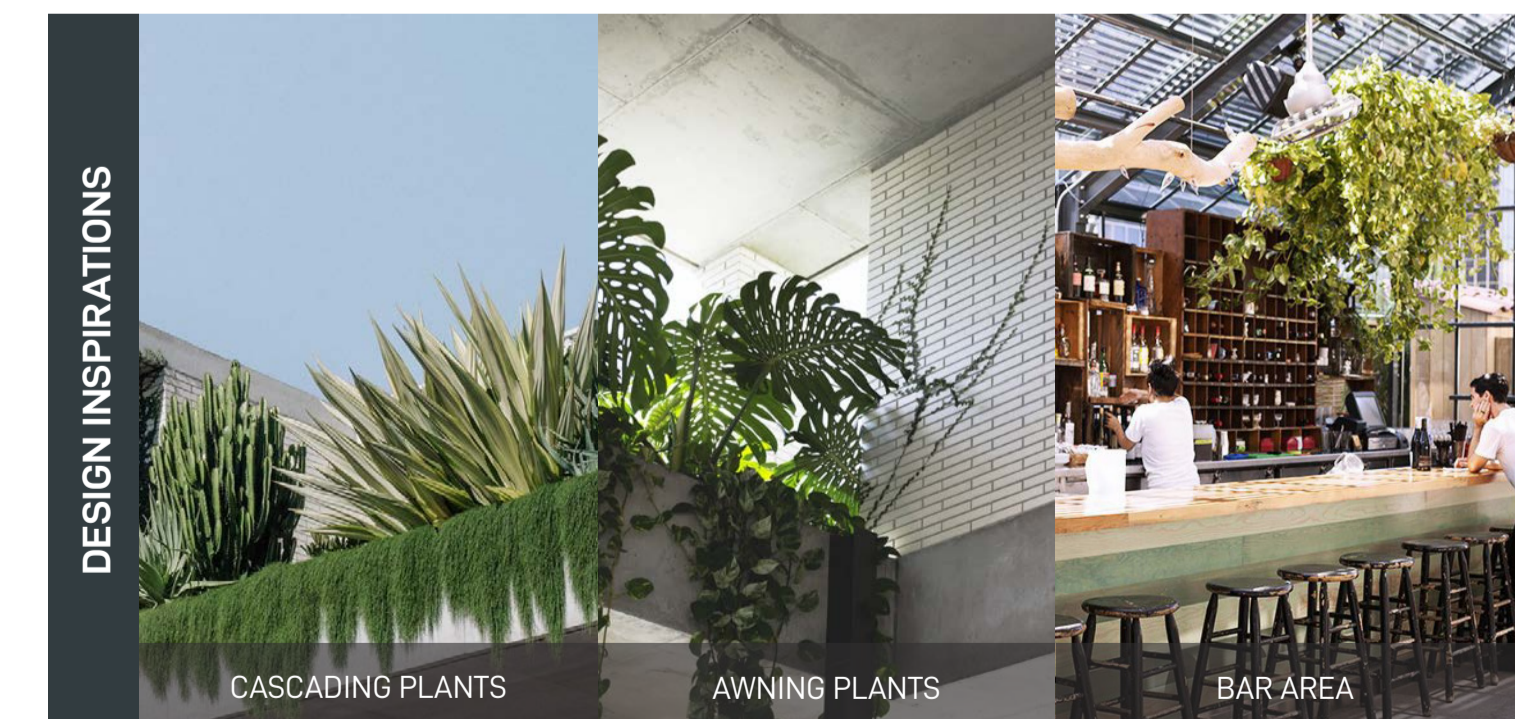
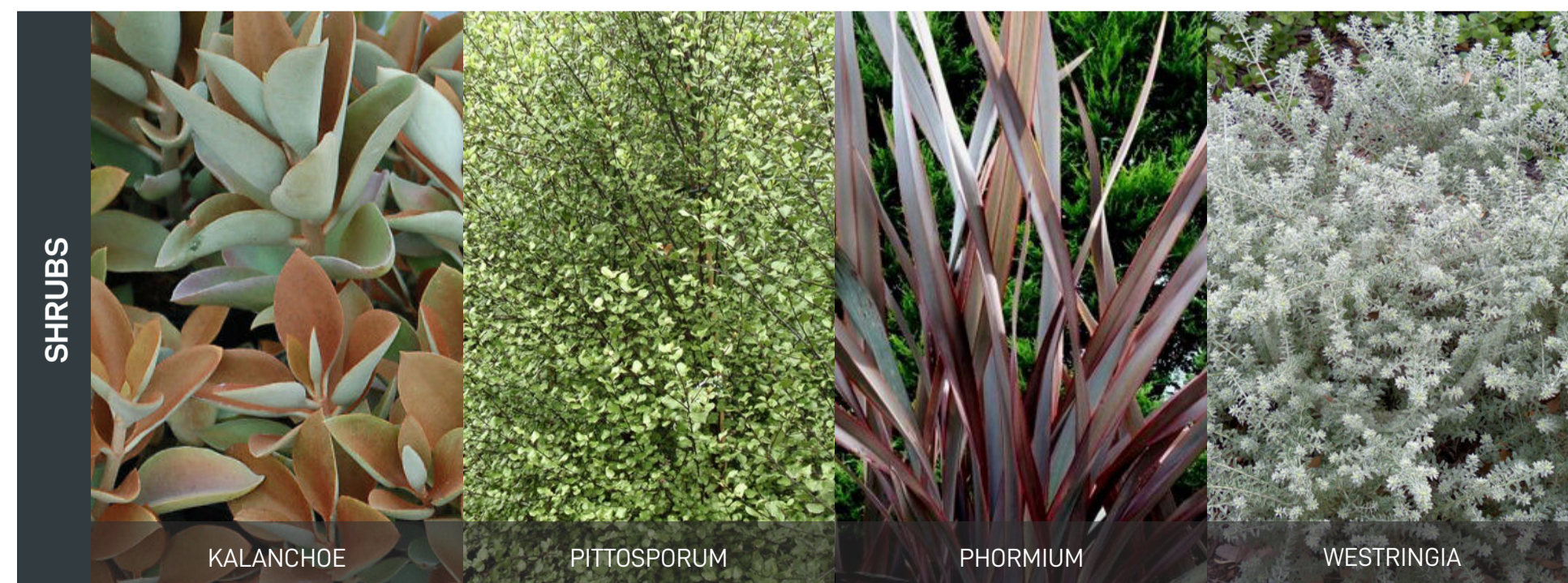
DRAWING TITLE

GROUND LEVEL LANDSCAPE PLAN

DATE	JOB NUMBER	DRAWN	CHECKED	NUMBER
17-06-22	20220501	MI	RL	LDA-01
PROJECT				NORTH
21 PARNELL PLACE, NEWCASTLE EAST, NSW 2300				REV A
SCALE 1:150 / A1				
0	1.5	3	4.5M	



- LEGEND**
- FFL 3.00 FINISHED FLOOR LEVEL
 - + EX 3.00 EXISTING SPOT LEVEL
 - + RL 3.00 PROPOSED SPOT LEVEL
 - SITE BOUNDARY
 - PAVING SUBJECT TO FUTURE DETAILS
 - PROPOSED GARDEN BED PLANTING REFER TO LANDSCAPE PLAN FOR SPECIES



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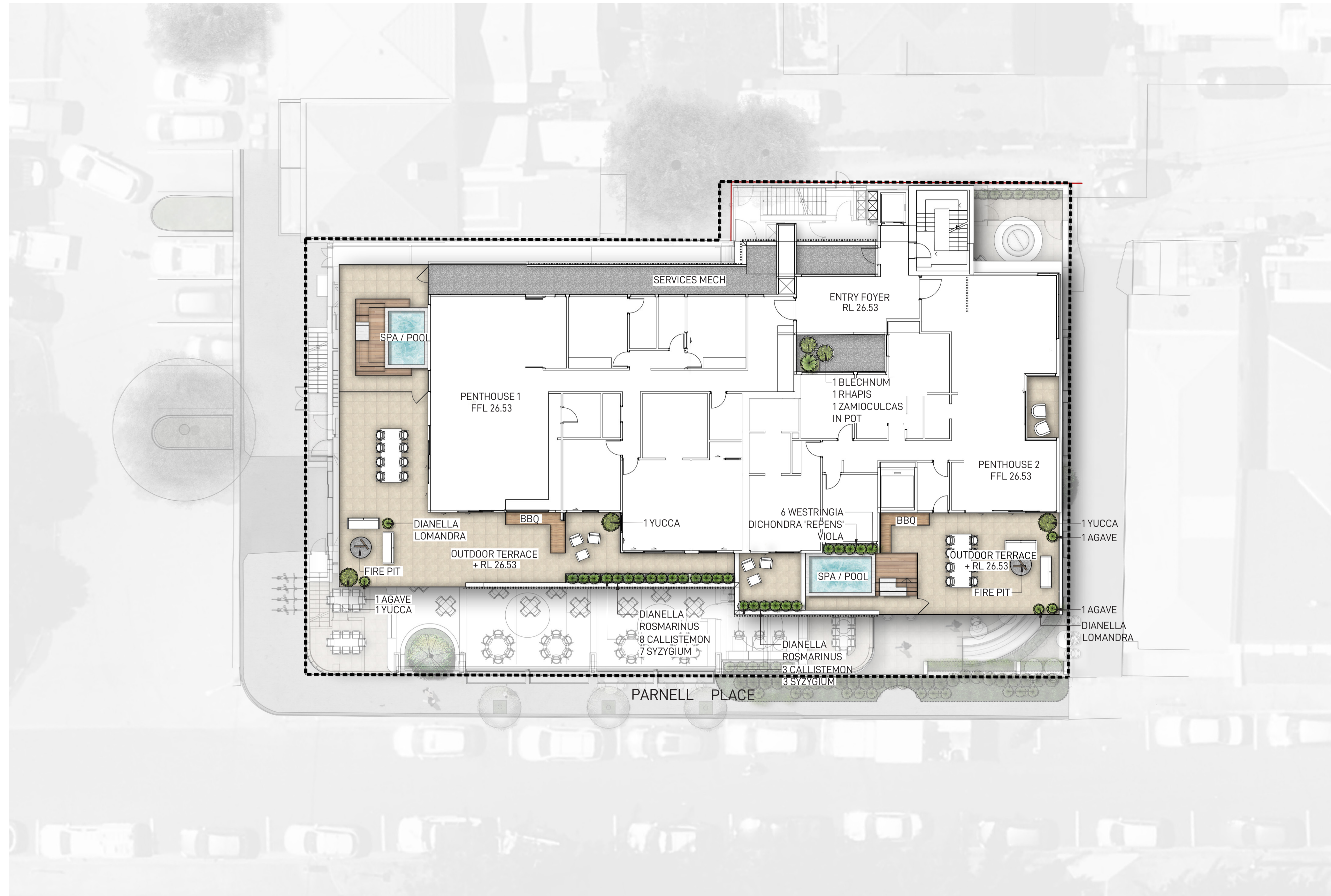
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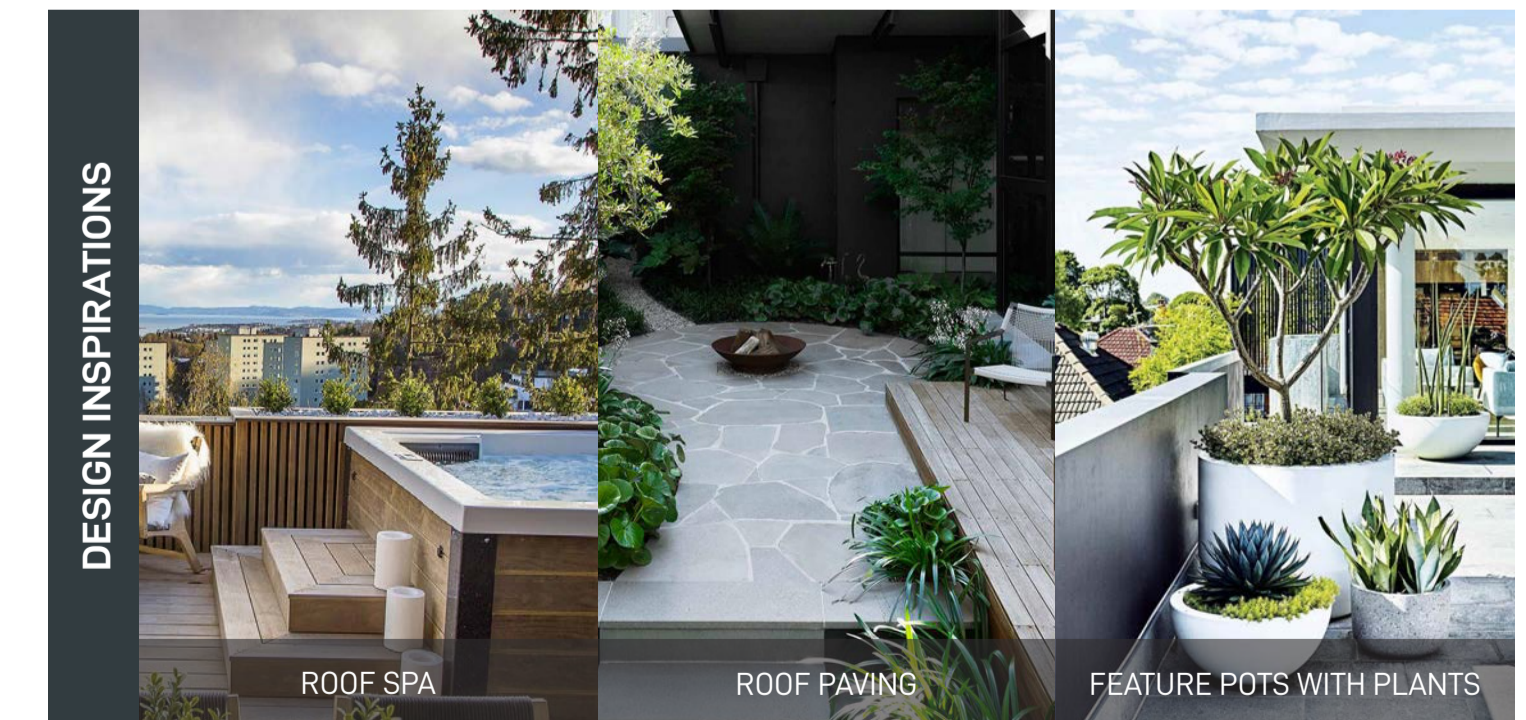
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A	17.06.22	DA DOCUMENTATION	MI	RL

DRAWING TITLE
 FIRST LEVEL LANDSCAPE PLAN

DATE	JOB NUMBER	DRAWN	CHECKED	NUMBER
17-06-22	20220501	MI	RL	LDA-02
PROJECT				NORTH
21 PARNELL PLACE, NEWCASTLE EAST, NSW 2300				REV
SCALE 1:150 / A1				A
0	1.5	3	4.5M	



- LEGEND**
- FFL 3.00 FINISHED FLOOR LEVEL
 - + EX 3.00 EXISTING SPOT LEVEL
 - + RL 3.00 PROPOSED SPOT LEVEL
 - SITE BOUNDARY
 - [Brown Box] PAVING SUBJECT TO FUTURE DETAILS
 - [Green Box] PROPOSED GARDEN BED PLANTING REFER TO LANDSCAPE PLAN FOR SPECIES



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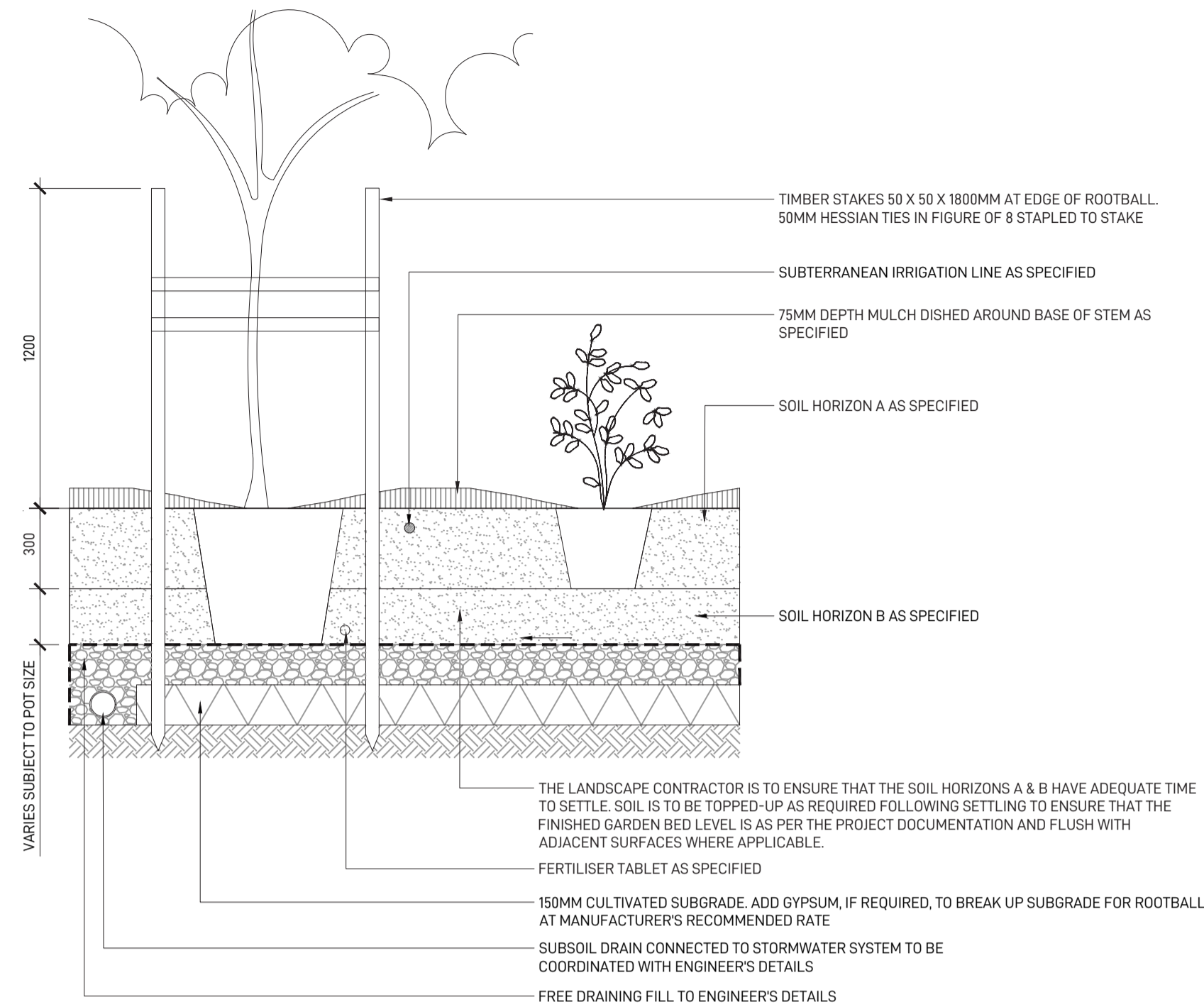
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	17.06.22	DA DOCUMENTATION	MI	RL

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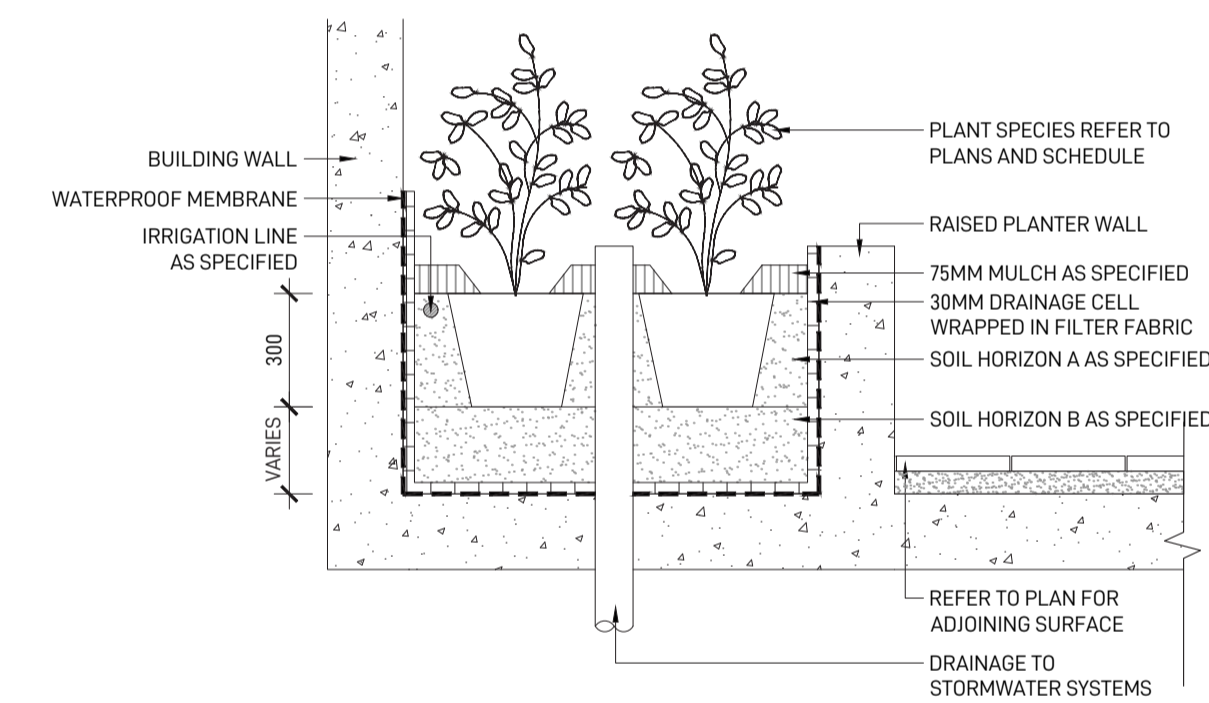
FOURTH LEVEL LANDSCAPE PLAN

DATE	JOB NUMBER	DRAWN	CHECKED	NUMBER
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PROJECT				NORTH
21 PARNELL PLACE, NEWCASTLE EAST, NSW 2300				REV A
SCALE 1:150 / A1				
0	1.5	3	4.5M	

TYPICAL LANDSCAPE DETAILS



MASS PLANTING
TYPICAL SECTION 1:20 @ A1



ON SLAB PLANTER BOX
TYPICAL SECTION 1:20 @ A1

OUTLINE LANDSCAPE SPECIFICATION

GENERAL

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THE LANDSCAPE CONTRACTOR SHALL ATTEND THE SITE ON A WEEKLY BASIS TO MAINTAIN THE LANDSCAPE WORKS FOR THE FULL TERM APPROVED AT CC STAGE OF THE MAINTENANCE PERIOD (COMMENCING FROM PRACTICAL COMPLETION).

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL UNDERTAKE RUBBISH REMOVAL FROM THE SITE ON A WEEKLY BASIS TO ENSURE THE SITE REMAINS IN TIDY CONDITION.

WEED ERADICATION

WEED GROWTH THAT MAY OCCUR IN, PLANTED OR MULCHED AREAS IS TO BE REMOVED USING ENVIRONMENTALLY ACCEPTABLE METHODS I.E. NON-RESIDUAL GLYPHOSATE HERBICIDE, (E.G. 'ROUNDUP', APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS) OR HAND WEEDING.

TREE REPLACEMENT

TREES SHALL SHOW SIGNS OF HEALTHY VIGOROUS GROWTH AND BE FREE FROM DISEASE AND NOT EXHIBIT SIGNS OF STRESS PRIOR TO HANDOVER TO THE CLIENT. ANY TREES OR PLANT THAT DIE OR FAIL TO THRIVE, OR ARE DAMAGED OR STOLEN WILL BE REPLACED. REPLACEMENT MATERIAL SHALL HAVE THE MAINTENANCE PERIOD EXTENDED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT CONDITIONS. TREES AND PLANT MATERIALS SHALL BE EQUAL TO THE MINIMUM REQUIREMENTS OF SPECIES SPECIFIED AND APPROVED MATERIAL DELIVERED TO SITE. SHOULD THE CONDITION DECLINE FROM THE APPROVED SAMPLE THE SUPERINTENDENT RESERVES THE RIGHT TO REJECT THE TREE / PLANTS. FREQUENCY: AS REQUIRED.

PRUNING

SELECTIVE PRUNING MAY BE REQUIRED DURING THE ESTABLISHMENT PERIOD TO PROMOTE A BALANCED CANOPY STRUCTURE. THESE ACTIVITIES SHALL BE CARRIED OUT TO THE BEST HORTICULTURAL AND INDUSTRY PRACTICE. ALL PRUNED MATERIAL IS TO BE REMOVED FROM SITE.

IRRIGATION

A LOW VOLUME DRIP IRRIGATION SYSTEM MAY BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY QUALIFIED IRRIGATION ENGINEER AT CC STAGE. CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK, OR FORMED AND CONSTRUCTED CONCRETE BASED PEDESTAL MOUNT. PERFORMANCE SPECIFICATION TO BE PROVIDED BY LANDSCAPE ARCHITECT, NOMINALLY 25MM DELIVERED TO PLANT AREAS EACH WEEK DURING ESTABLISHMENT (DEPENDING ON WEATHER CONDITIONS). AFTER ESTABLISHMENT, IRRIGATION RATES CAN BE DECREASED IN CERTAIN AREAS OF THE LANDSCAPE DEPENDING ON THE SPECIES.

WATERING

IMPLEMENT AN APPROPRIATE HAND WATERING REGIME TO MAINTAIN PLANT HEALTH AND VIGOUR. THE PROGRAM SHALL REFLECT SEASONAL CONDITIONS AND PLANT SPECIES. FREQUENCY: WEEKLY OR AS REQUIRED.

DRAINAGE

ALL LANDSCAPE AREAS ARE TO HAVE POSITIVE DRAINAGE TO SW SYSTEMS. IF AREAS OF POOR DRAINAGE ARE IDENTIFIED ON SITE THEN THIS SHOULD BE BROUGHT TO THE SITE SUPERINTENDENTS ATTENTION. INSTALL AGG LINES IF REQUIRED.

SOILS

HORIZON A - GARDEN BEDS ON NATURAL GROUND
A SANDY LOAM TO CLAY LOAM TOPSOIL MIX DESIGNED FOR GENERAL PURPOSE, ON-GRADE LANDSCAPE GARDEN BED PLANTING OF GRASSES, WOODY AND HERBACEOUS ANNUALS AND PERENNIALS THAT HAVE HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH, AND ARE NOT SUBJECT TO COMPACTION BY PEDESTRIAN AND OTHER FOOT TRAFFIC. HEAVIER TEXTURED SOILS IN THIS SPECIFICATION MAY REQUIRE ENGINEERED SOLUTIONS WHERE EXCESSIVE WETNESS IS ANTICIPATED. NOTE THAT ORGANIC SOIL VARIANT SHOULD NOT BE CHOSEN FOR LOW P PLANTINGS AND SHOULD NOT BE USED BELOW 300MM. PLANTING METHODS INCLUDE DIRECT SEEDING, TUBE AND POTTED SPECIMENS UP TO 45L.

HORIZON B - GARDEN BEDS ON SLAB

THIS SPECIFICATION DESCRIBES THE FORMULATION OF AN OPEN GRANULAR WELL DRAINED GROWING MEDIA WITH A SATURATED DENSITY OF LESS THAN 2400 KG/M3 (2.4KG/L) FOR USE IN ON-SLAB APPLICATIONS, INCLUDING GREEN ROOFS WITH AN EXPECTATION OF LONGEVITY. IT IS A TOPSOIL FORMULATION TO BE USED IN THE SURFACE 300MM OF ALL ON-SLAB INSTALLATIONS INCLUDING PLANTER BOXES, CONTAINERS AND GARDEN BEDS. IN ORDER TO MAINTAIN STRUCTURE AND POROSITY OVER EXTENDED PERIODS, AND TO AVOID SLUMPING AND VOLUME LOSS OVER TIME, THE FORMULATION MUST EMPLOY LOW DENSITY MINERAL COMPONENTS SUCH AS ASH, PERLITE, SCORIA, PUMICE AND DIATOMACEOUS EARTH, OR ARTIFICIAL COMPONENTS SUCH AS UREA FORMALDEHYDE AND STYROFOAM. PHYSICALLY THE MEDIA PROPERTIES OF A POTTING MEDIA AND IS ASSESSED USING THE METHODOLOGY OF AS 3743.

CULTIVATION

ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PITS TO THE DEPTH OF THE ROOT BALL ONLY. IF ADDITIVES SUCH AS GYPSUM ARE REQUIRED CONDUCT THIS AFTER CULTIVATION INTO THE TOP 100MM OF SOIL.

PLANTING

ALL PLANTING TO BE GROWN TO NATSPEC SPECIFICATIONS. CONTRACTOR TO PREPARE SITE FOR PLANTING INCLUDING WATERING, HANDLING, SETTING OUT AND EXCAVATION. EXCAVATE A HOLE FOR EACH PLANT LARGE ENOUGH TO PROVIDE NOT LESS THAN 100MM ALL AROUND THE ROOT SYSTEM OF THE PLANT. FOR TREE PLANTING EACH HOLE SHALL BE DUG WITH A SHOVEL, BACKHOE OR SIMILAR TOOL. INDIVIDUAL HOLES SHALL BE EXCAVATED TO ALLOW ROOT SYSTEM TO SIT FLAT ON THE EXCAVATED HOLE AND 400MM TO EACH SIDE OF THE ROOT SYSTEM. BACKFILL PLANTING HOLES WITH EXISTING SITE SOIL AND TOPSOIL AS DESCRIBED IN SECTION 'SOIL'. PLANT / TREE SHALL BE SET PLUMB, WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL.

MULCHING

THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL 10MM PINE BARK MULCH TO ALL GARDEN BEDS SHOWN ON THE LANDSCAPE PLANS, TO A MINIMUM DEPTH OF 75MM. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCHED SURFACES ARE TO BE KEPT CLEAN AND TIDY AND FREE OF ANY DELETERIOUS MATERIAL AND FOREIGN MATTER. REINSTATE DEPTHS TO A UNIFORM LEVEL OF 75MM WITH MULCH AS SPECIFIED, MULCH TO BE FREE OF ANY WOOD MATERIAL IMPREGNATED WITH CCA OR SIMILAR TOXIC TREATMENT. MAINTAIN WATERING RINGS AROUND TREES. TOP UP MULCH LEVELS PRIOR TO HANDOVER TO CLIENT.

PEST AND DISEASE CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS. FREQUENCY: WEEKLY INSPECTION

FERTILISING

PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9 OR SIMILAR APPROVED. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE. GENERALLY CHECK FOR SIGNS OF NUTRIENT DEFICIENCIES (YELLOWING OF LEAVES, FAILURE TO THRIVE), AND ADAPT FERTILISER REGIME TO SUIT. FERTILISER SHOULD BE APPLIED AT THE BEGINNING AND THE END OF THE (SUMMER) GROWING SEASON.

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ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	17.06.22	DA DOCUMENTATION	MI	RL

DRAWING TITLE
LANDSCAPE DETAILS

DATE	JOB NUMBER	DRAWN	CHECKED	NUMBER
17-06-22	20220501	MI	RL	LDA-04 NORTH
PROJECT 21 PARNELL PLACE, NEWCASTLE EAST, NSW 2300				
SCALE 1:150 / A1				REV
0	1.5	3	4.5M	A

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Application No:	DA2022/00705
Land:	Lot 1 DP 815595
Property Address:	21 Parnell Place Newcastle East NSW 2300
Proposed Development:	Mixed use - alterations and additions to existing hotel or motel accommodation (Newcastle Beach Hotel), with ancillary food and drink premises and commercial use (ancillary hotel spa) and dual occupancy (attached 2 x 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	Reference / Version	Prepared by	Dated
Architectural Plans	Project No.2021-216,	SDA	17/04/2023
Cover Page	Issue 03, Dwg DD000		
Legend/Notes/Drawing List	Issue 05, Dwg DD001		
Basix Commitments	Issue 02, Dwg DD002		
3D Perspectives – Sheet 1	Issue 04, Dwg DD003		
3D Perspectives – Sheet 2	Issue 04, Dwg DD004		
3D Perspectives – Sheet 3	Issue 04, Dwg DD005		
Precedent Study	Issue 02, Dwg DD006		
Precedent Study – Penthouses	Issue 02, Dwg DD007		
Existing vs Proposed Analysis	Issue 04, Dwg DD008		
Existing vs Proposed Analysis	Issue 04, Dwg DD009		
Site Analysis Plan	Issue 02, Dwg DD100		
Site Plan	Issue 04, Dwg DD101		
Existing Demolition – Ground	Issue 03, Dwg DD200		
Existing Demolition First Floor	Issue 03, Dwg DD201		
Existing Demolition Second	Issue 03, Dwg DD202		
Existing Demolition Third	Issue 03, Dwg DD203		
Existing Demolition Fourth	Issue 03, Dwg DD204		
Basement Floor Plan	Issue 03, Dwg DD205		
Ground Floor Plan	Issue 09, Dwg DD206		
First Floor Plan	Issue 06, Dwg DD207		
Second Floor Plan	Issue 06, Dwg DD208		
Third Floor Plan	Issue 05, Dwg DD209		
Fourth Floor Plan	Issue 06, Dwg DD210		
Roof Plan	Issue 03, Dwg DD211		

Elevations – Sheet 1	Issue 07, Dwg DD300		
Elevations – Sheet 2	Issue 07, Dwg DD301		
Sections – Sheet 1	Issue 04, Dwg DD400		
Materials / Finishes Board – 1	Issue 04, Dwg DD700		
Materials / Finishes Board – 2	Issue 04, Dwg DD701		
GFA Proposed	Issue 05, Dwg DD800		
GFA Existing	Issue 02, Dwg DD801		
Elevation Analysis	Issue 01, Dwg DD901		
Views Analysis – Sheet 1	Issue 02, Dwg DD902		
Views Analysis – Sheet 2	Issue 02, Dwg DD903		
Landscaping Plans	Job No.20220501, Dwg LDA-00 to 04	Ground Ink Pty Ltd	17/06/2022
Waste Management Plan	Our Ref: 8935	de Witt Consulting	April 2023
BASIX Assessment Report Basix Certificate 1304305M	Rev 1.0	IGS Integrated Services Group	17 June 2022
Plan of Management	Our Ref: 12986	de Witt Consulting	17 April 2023
Acoustic Report	220214 AC-DA[F]	JHA Services	21 April 2023
Addendum Acoustic Report	220214-AC-LTR[A]		24 May 2023
Statement of Heritage Impact	P22-311, Issue B	Placemark	22/06/2022
Traffic Impact Assessment	P2367	SECA Solutions	21/06/2022

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

CONTRIBUTIONS AND FEES

2. In accordance with the City of Newcastle Section 7.12 Development Contributions Plan (the Plan), a monetary contribution of \$201,075.00 shall be paid to Newcastle City Council for the purposes of the provision, extension or augmentation of transport and social infrastructure.
 - (a) 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 Newcastle City Council:
 - (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.

BUILDING

3. The retained elements of the existing building are to be upgraded to the extent necessary

to achieve full compliance with the National Construction Code, Volume One (BCA Class 2 to Class 9 Buildings). Full details are to be included in documentation for a Construction Certificate application.

DEVELOPMENT ENGINEERING

4. On-site parking accommodation is to be provided for a minimum of 18 cars, 3 motorcycles and 11 bicycles and as such be set out generally in accordance with the minimum parking layout standards indicated in Section 7.03 '*Traffic, Parking and Access*' of Newcastle Development Control Plan 2012. The nominated car parking space shown as an accessible space shall be retained for this purpose and appropriately sign posted. One of the car parking spaces identified on the architectural plans is to be marked as a loading bay, clearly identified with white paint. Full details are to be included in documentation for a Construction Certificate application.
5. 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.
6. A commercial vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed 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 5.5 metres 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.

These works are not approved until consent under Section 138 of the *Roads Act 1993* has been granted by Newcastle City Council. An application under Section 138 must be lodged and consent obtained, or other satisfactory arrangements confirmed in writing from Newcastle City Council, before the issue of a Construction Certificate.

7. The developer is to design and construct the following works in connection with the proposed development within the Parnell Place and Beach Street public road reserve, adjacent to the site, at no cost to Newcastle City Council and in accordance with Newcastle City Council's guidelines and design specifications:
 - a) Removal of existing pavers along site frontage and replacement with asphalt footpath paving in accordance with the Newcastle City Centre Public Domain Technical Manual. Asphalt paving shall extend along the full site frontage and 4 metres past the site frontage on the southern side of Parnell Place. Surface levels to match existing.

Newcastle City Council may request that the existing pavers be retained and delivered to the public depot for storage and future use. This shall be determined during assessment of the Section 138 Roads Act application.
 - b) Removal of redundant driveway crossing on Parnell Place.

- c) Replacement of driveway crossing in Beach Street in accordance with Newcastle City Council's standard drawing A1300. The existing sandstone kerb is to be protected and maintained.
- d) Installation of Loading Zone (6AM - 12PM Mon-Fri) and 5 Minute Parking (all other times) restriction on the east side of Parnell Place to replace two existing public parking spaces closest to the intersection with Beach Street subject to final approval by the Newcastle City Traffic Committee.

Note: Four bicycle parking spaces are shown on the approved plans in the public domain. These spaces are not to be constructed as they block pedestrian access along the public footway.

Engineering design plans and specifications for the works to be 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 the Newcastle City Council for approval in accordance with Section 138 of the *Roads Act 1993* (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from Newcastle City Council, before the issue of a Construction Certificate.

- 8. A convex safety mirror and an associated amber flashing warning light is to be installed in accordance with the relevant Transport for NSW (TfNSW) standard, at a suitable location on the building at the driveway onto Beach Street to facilitate exiting driver visibility of pedestrian movements within the public footway. Full details of the placement and size of the required mirror is to be submitted with the Construction Certificate application.

Note: Under no circumstances is the mirror to extend or protrude into Beach Street.

- 9. Electric vehicle circuitry and electric vehicle charging point being provided in accordance with the following requirements.

A detailed electrical plan and specifications for all off-street car parking must be prepared by a suitably qualified and experienced person, demonstrating the following;

- a) That each off-street car parking space will be provided with electrical circuitry to support the installation of a 'level 2' fast - three-phase 11-22kW power electric vehicle charger point. The construction certificate plans are to:
 - i) Identify the power capacity to each car parking space.
 - ii) Identify the conduit system to allow each car space to install an electric vehicle charger point - such as cable trays and/or buried cables underground. This system should allow future installation of cabling to power electric vehicle charger points and allow internet access (run Ethernet cable or install 4G modem).

Note: The installation of a charging point is not required by this clause (a).

- b) A minimum of one 'Level 2' electric charger must be provided and 'Level 2' electric chargers must be provided to not less than 5% of all car parking spaces. The location of all electric vehicle chargers must be shown on the construction certificate plans.
- c) The certifier must be satisfied that the electrical plans and specifications are

consistent with (a) and (b) prior to the issue of the construction certificate.

Note: The minimum electric circuitry requirements for 'Level 2' electric vehicle charging points are:

- a) Privately available spaces: 'Level 2' slow - single phase 7kW power; and
- b) Public spaces: 'level 2' fast - three-phase 11-22kW power.

PLANNING

10. Before the issue of a Construction Certificate, an amended Plan of Management – Newcastle Beach Hotel shall be submitted to Newcastle City Council and approved, with amendments which satisfy the conditions of this consent, including:

- a) The approved hours of operation as per Condition 63, 73 and 74 of this consent.
- b) Standard check-in time from 2.00pm and standard check-out time by 10.00am.
- c) The approved Acoustic Report prepared by JHA Consulting Engineers Pty Ltd (Doc No.220214 AC DA[F], dated 21 April 2023 and Addendum Acoustic Assessment, prepared by JHA Consulting Engineers Pty Ltd, dated 24 May 2023.
- d) The approved noise management measures, including use of the Northern terrace, Front facade and Western terrace restricted to 7:00am to 10:00pm Monday to Sunday and the Southern terrace restricted to 7:00am to 8:00pm Monday to Sunday. No patron use of these outdoor areas outside of restriction hours, with all doors and windows to be closed outside of these restricted hours.
- e) Amended patron numbers within 2.3 Capacity - plan to be restricted to a maximum of 30 persons on the Southern terrace and 20 persons on the Western terrace, at any one time in accordance with the Acoustic Report, dated 21 April 2023.
- f) No speakers are to be used in the outdoor terrace areas at any time.
- g) When recorded music is being played, all doors and windows must be closed.
- h) No live music performances at any time are permitted within this development.

A copy of the amended Plan of Management is to be provided to Newcastle City Council and Liquor & Gaming NSW for their records.

11. Before the issue of a Construction Certificate, information is required as part of compliance with Section J of the Building Code of Australia (BCA), that demonstrates, thermal comfort within the building, given the extensive glazing exposed on the west, north and east, has been achieved by other means, such as external shading rather than very dark window tint (30% light transmission reduction) which is not considered appropriate in the context to achieve Section J of the Building Code of Australia (BCA).

Full details are required to be submitted to the Principal Certifier and Newcastle City Council with documentation for the Construction Certificate.

12. Before the issue of a Construction Certificate, a lighting strategy, design and management plan ('lighting plan') will be prepared by a qualified lighting designer. The lighting plan must be designed in conjunction with the landscape plan (required by conditions of this consent) to ensure that spaces of shadow and concealment are not created by the building and any landscaping. Lighting is to ensure that the external elevations, including both the frontages to Parnell Place and Beach Street, and associated car park, are to have appropriate lighting.

The lighting plan must be designed to satisfy the Crime Prevention through Environmental Design (CPTED) principles. Full details of the lighting plan are to be submitted with the Construction Certificate application.

13. All proposed planting and landscape elements indicated on the approved landscape concept plan (including the amendments for additional landscape elements introduced

during assessment to the south-east corner at Murray Avenue, the northern elevation on the first floor and on the western elevation at the fourth floor), or otherwise required by the conditions of this consent are to be detailed on a comprehensive 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) 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.

14. Before the issue of a Construction Certificate, plans are required that make provision for rooftop solar PV across the maximum available roof area for PV generation for this development. The plans and specifications are to be prepared by a suitably qualified person and submitted to the Principal Certifier and Newcastle City Council with documentation for the Construction Certificate.
15. Any required clothes drying lines are to be screened from the street and any perimeters of the building. Full details are to be included in the documentation for a Construction Certificate application.
16. The signage associated with this development, has been approved in concept only, with reference to a signage zone or location only as shown on the approved architectural plans under this consent. Full details of proposed signage within the approved signage zones are to be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and submitted to Newcastle City Council for approval before the issue of a Construction Certificate.
17. The dual occupancy (attached 2 x dwellings) is to be designed to achieve the Silver Level Liveable Housing Design Standards. Full details of compliance is to be detailed on the plans submitted with the Construction Certificate application.
18. The applicant is to comply with all of Hunter Water's requirements to provide your development with water supply and sewerage services. A copy of Hunter Water's compliance certificate (*Hunter Water Act 1991 - Section 50*) must be submitted with your Construction Certificate application.
19. The construction or erection of swimming pool safety fences and gates and all associated work is to be carried out in accordance with the *Swimming Pools Act 1992* and Regulations. Full details are to be included in the documentation for a Construction Certificate application.

HERITAGE

20. The existing sandstone kerb at the corner of Parnell Place and Beach Street is to be protected and maintained. Full details to be provided with documentation for a Construction Certificate.
21. An interpretation plan is to be prepared by an experienced heritage interpretation practitioner and submitted with the documentation for a Construction Certificate. The Interpretation Plan shall be prepared in accordance with the Heritage Council's

“Interpreting Heritage Places and Items Guidelines” (2005). The plan must interpret the multiple uses and history of the site in a way that is engaging, informative and readily accessible to the majority of visitors. Written approval from Newcastle City Council’s Heritage Officer is to be obtained before the issue of a Construction Certificate. The Interpretation Plan must be implemented before to the issue of an Occupation Certificate.

ENVIRONMENTAL HEALTH

22. The design and construction of the proposed development is to be in accordance with the relevant requirements of *Australian Standard 4674:2004 - Design, Construction and Fit-Out of Food Premises*.

All external and internal walls including partitioning walls are to be of solid construction, such as masonry construction. It should be noted that cavity stud walls are not appropriate anywhere in the food premises.

Ceilings shall be non-perforated and finished free from open joints, cracks and crevices and shall be finished smooth.

Note: Drop in panels are not permitted where open food / beverages are handled.

The garbage storage area to be paved in an impervious material, graded and drained to the sewer and provided with a hose tap connected to the water supply and mechanically ventilated.

Full details are to be included in the documentation for the Construction Certificate application.

23. The premises are to be constructed, including the installation of all equipment, fixtures and fittings, in accordance with the requirements of *Australian Standard 4674:2004 - Design, construction and fit-out of food premises*.

24. Before the issue of a Construction Certificate, full details of the fit-out for ongoing use of the premises complies with the requirements of:

- a) *Public Health Act 2010* - (Division 4 Control of Skin penetration procedures); and
- b) *Public Health Regulations 2022* - (Part 4 Control of Skin penetration procedures)

Full details are to be included with the Construction Certificate application.

25. Before the issue of a Construction Certificate, the acoustic performance of all mechanical plant and equipment associated with the building, is to be assessed by an appropriately qualified acoustic consultant. Appropriate acoustic treatment as recommended by the acoustic consultant is to be designed and submitted to the Principal Certifier and Newcastle City Council with documentation for a Construction Certificate.

BUILDING, DEMOLITION AND WASTE MANAGEMENT

26. Before the issue of a Construction Certificate, the proponent is to prepare a Construction Environmental Management Plan (CEMP) for construction/demolition works on the site. The CEMP, once prepared is to be submitted to the Principal Certifier and Newcastle City Council, and the approved Plan is to be kept on site and made available to authorised Newcastle City Council officers upon request. The CEMP is to include but not be limited to:

- a) A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
- b) A water management strategy, detailing erosion and sediment control, management

of soil stockpiles, control and management of surface water, groundwater. Procedures should also be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.

- c) A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions.
- d) A noise and vibration management program, detailing measures to minimise the impact of the development on local amenity. Provision for noise and vibration monitoring during works should be incorporated into the program.
- e) A soil management strategy, detailing measures to be implemented to manage the identification and control and disposal of any acid sulphate soils or soil contamination identified during site works.
- f) A waste minimisation strategy, which aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.
- g) A community relations plan, which aims to inform local residents and other local stakeholders of the proposed nature and timeframes for demolition and construction activities together with contact details for site management.

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

BUILDING, DEMOLITION AND WASTE MANAGEMENT

27. 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 Newcastle City Council and to the demolisher prior to commencement of work.
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. Toilet facilities are to be available or provided at the work site before works commence and be maintained until the works are completed, at a ratio of one toilet, plus one additional toilet for every 20 persons employed at the site. Each toilet is to:
 - a) Be a standard flushing toilet connected to a public sewer, or
 - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993*.
30. Demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
 - a) Before commencement of demolition works a competent person shall determine the presence of hazardous substances impacted by the proposed demolition works in accordance with Section 1.6.1 of AS2601:2001 and where required produce a Hazardous Substances Management Plan

- b) Demolition works shall be conducted in accordance with any required Hazardous Substances Management Plan. A copy of the Plan shall be kept on-site for the duration of the proposed development and a copy is to be held in the possession of the landowner
 - c) 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
 - d) A copy of all waste disposal receipts are to be kept in the possession of the landowner and made available to authorised Council Officers upon request
 - e) Seven working days' notice in writing is to be given to 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, and
 - f) 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.
31. All necessary measures are to be undertaken to control dust pollution from the site. These measures are to include, but are not limited to:
- a) Restricting topsoil removal;
 - b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion);
 - c) Alter or cease construction work during periods of high wind; and
 - d) Erect green or black shadecloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
32. 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 is to 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.
33. An application is to be made to and approved by Newcastle City Council for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence is to 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 is to be given to SafeWork NSW.
34. Newcastle City 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 Newcastle City Council, for the duration of demolition and construction work.

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

35. A rigid and durable sign is to be erected in a prominent position on any site on which building 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 Certifier for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor, if any, for any building work and 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, or demolition work is being carried out, and must be removed when the work has been completed.

Note: This does not apply in relation to building work, or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

36. All building materials, plant and equipment is to be placed on the site of the development, 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.

BUILDING

37. Building work must be carried out in accordance with the requirements of the Building Code of Australia.

ENGINEERING

38. 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.
39. Stormwater is to be conveyed to the existing property stormwater drains by way of a sealed pipe system. The existing drains are to be checked for adequacy and cleared of any obstructions.
40. The swimming pool surrounds and/or paving is to be constructed in a manner so as to ensure water from the pool overflow does not discharge onto neighbouring properties. All backwash/pool wastewater is to be piped/drained to the sewer of Hunter Water in accordance with the requirements of Hunter Water. Written confirmation is to be provided to the Principal Certifier before the issue of an Occupation Certificate.

ENVIRONMENTAL HEALTH

41. Pool plant and equipment is to be sited or enclosed in a sound absorbing enclosure to prevent any offensive noise (as defined under the *Protection of the Environment Operations Act 1997*) impacts to adjoining neighbours.
42. 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.

HERITAGE

43. Before any works commence on site, a full archival photographic record is to be undertaken of the existing building, including the interiors, prior to any works commencing on the site. The archival recording is to be in accordance with the requirements of:
- a) The NSW Heritage Office publication 'How to Prepare Archival Records of Heritage items' (1998); and
 - b) The Department of Planning's publication 'Recording Places of Cultural Significance' (1991)

The record in digital form is to be submitted to Newcastle City Council and written approval of Council's Heritage Advisor obtained prior to any works commencing on site.

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

BUILDING

44. All commitments listed in the relevant BASIX certificate for:
- a) BASIX development,
 - b) BASIX optional development, if the development application was accompanied by a BASIX certificate.
- 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 the Newcastle City Council with Occupation Certificate documentation.

ENGINEERING

45. 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 the satisfaction of Newcastle City Council, before the completion of demolition work or before the issue of any Occupation Certificate in respect of development involving building work.
46. Before the issue of an Occupation Certificate, certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifier, when the roof has been completed, confirming that the building does not exceed the approved levels.
47. Before the issue of the first Occupation Certificate, all works within the road reserve required by this consent are to be completed.
48. Before the issue of the first Occupation Certificate, any redundant existing vehicular crossing is to be removed at no cost to Newcastle City Council. The road reserve and kerb is to be restored to the satisfaction of Newcastle City Council.
49. Before the issue of any Occupation Certificate or occupation or use of part of the building, the Principal Contractor or Owner must submit to the satisfaction of the Principal Certifier, certification by a suitably qualified and experienced person that the electric vehicle charger points and/or electric vehicle circuitry, has been installed in accordance

with the construction certificate plans and specifications as required by the appropriate conditions of this determination.

PLANNING

50. Lighting is to be installed to all entrances and exits of the premises and is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety, or detract from the amenity of surrounding properties.
51. All lighting must comply with AS 1158 'Lighting for Roads and Public Spaces' and AS 4282 'Control of Obtrusive Effects of Outdoor Lighting'. Written certification from a qualified lighting designer detailing compliance with conditions of this consent, are to be included in the documentation for an Occupation Certificate application.
52. A suitably qualified lighting designer shall assess the installed lighting, and landscaping to ensure compliance with the lighting plan and conditions of this consent. Written certification from the lighting designer is to be provided before the issue of any Occupation Certificate.
53. All landscaping works are to be completed in accordance with the landscape plan required under conditions of this consent. Written certification from a suitably qualified landscape architect detail compliance with this consent is to be included in the documentation for the Occupation Certificate application.
54. Before the issue of the first Occupation Certificate, a Landscape Practical Completion Report is to be submitted to the Principal Certifier. 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.
55. Before issue of the first Occupation Certificate for the dual occupancy (attached 2 x dwellings) written verification is to be provided by a suitably qualified designer (a person registered as an architect in accordance with the Architects Act 2003), and submitted to the principal certifier, confirming the design has achieved the Silver Level Liveable Housing Design Standards.

HERITAGE

56. Before the issue of the Occupation Certificate, the interpretation plan, prepared by an experienced heritage practitioner, submitted with the documentation for a Construction Certificate and approved by Newcastle City Council's Heritage Officer, must be implemented, and written confirmation of implementation provided to Newcastle City Council's Heritage Officer.

ENVIRONMENTAL HEALTH

57. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the Acoustic Report prepared by JHA Consulting Engineers Pty Ltd (Doc No.220214 AC DA[F], dated 21 April 2023 and Addendum Acoustic Assessment, prepared by JHA Consulting Engineers Pty Ltd, dated 24 May 2023.

Written final certification confirming the recommended acoustic treatment has been implemented in accordance with the requirements of the above reports is to be submitted to the Principal Certifier and Newcastle City Council before the issue of an Occupation Certificate.

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

58. Before the issue of an Occupation Certificate, written certification from an appropriately qualified acoustic consultant, is to be submitted to the Principal Certifier and Newcastle City Council, confirming that noise from all mechanical plant and equipment achieves the required acoustic attenuation to comply with the conditions of this consent and the requirements of the *Protection of the Environment Operations Act 1997*.
59. Before the issue of an Occupation Certificate, the food businesses must notify the relevant enforcement agency, under the *Food Act 2003* and (for licensed food businesses) under the *Food Regulation 2010*.

Notification that is to be provided to Newcastle City Council can be found at www.newcastle.gov.au by downloading a copy of Council's Food Business Notification Form or contact Newcastle City Council's Planning, Transport & Regulation on (02) 4974 2000.

Note: To notify with the NSW Food Authority, go to www.foodnotify.nsw.gov.au and follow the instructions.

60. Before the issue of an Occupation Certificate, written certification is to be submitted to Newcastle City Council, confirming the fit-out for ongoing use of the premises has complied with the requirements of:
- a) *Public Health Act 2010* - (Division 4 Control of Skin penetration procedures); and
 - b) *Public Health Regulations 2022* - (Part 4 Control of Skin penetration procedures)

61. The occupier of the premises where skin penetration procedures are carried out must notify the relevant local government authority, under the *Public Health Act 2010* and *Public Health Regulation 2012*. Notification is to be provided to Newcastle City Council by going to www.newcastle.nsw.gov.au and downloading a copy of the Skin Penetration Business registration form or contact Newcastle City Council's Regulatory Services on (02) 4974 2525.

The completed registration form is to be sent to regulation@ncc.nsw.gov.au before commencement of operation of the business at the premises.

62. Before the issue of an Occupation Certificate, written certification is to be provided to the Principal Certifier, confirming that the swimming pool surrounds and/or paving has been constructed in a manner so as to ensure water from the pool overflow does not discharge onto neighbouring properties. All backwash/pool wastewater is to be piped/drained to the sewer of Hunter Water in accordance with the requirements of Hunter Water.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE OF THE DEVELOPMENT

PLANNING

63. The hours of operation or trading of the hotel or motel accommodation with ancillary restaurant, bar and function space, café and hotel spa are to be not more than the following:

DAY	Ground Floor (Hotel Spa)	Ground Floor (Cafe)	First Floor (Restaurant / Bar / Function)	External Front Facade / Terraces
Monday - Thursday	10:00am to 6:00pm	7:00am to 3:00pm	7:00am to 12:00 midnight <u>Liquor trading hours:</u>	Northern Terrace / Front Facade / Western Terrace:

			10:00am to 12:00 midnight	Doors closed by 10:00pm Southern Terrace: Doors closed by 8:00pm
Friday and Saturday	10:00am to 6:00pm	7:00am to 4:30pm	7:00am to 12:00 midnight <u>Liquor trading hours:</u> 10:00am to 12:00 midnight	Northern Terrace / Front Facade / Western Terrace: Doors closed by 10:00pm Southern Terrace: Doors closed by 8:00pm
Sunday & Public Holidays	10:00am to 6:00pm	7:00am to 4:30pm	7:00am to 10:00pm <u>Liquor trading hours:</u> 10:00am to 10:00pm	Northern Terrace / Front / Western Terrace: Doors closed by 10:00pm Southern Terrace: Doors closed by 8:00pm

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

64. The maximum number of patrons permitted in the first floor internal and external spaces of the premises is to be restricted to a total of 550 persons. A sign must be displayed in a prominent position in the building, stating the maximum number of persons that are permitted in the building.
65. The premises is to be operated at all times in accordance with the Newcastle Beach Hotel - Plan of Management, prepared by de Witt Consulting and dated 17 April 2023 and as amended by conditions of this consent.

The Plan of Management is to be kept on the premises and made available for inspection on the request of a NSW Police Force officer, Newcastle City Council officer, or Liquor & Gaming NSW inspector.

Note: A copy of the updated Plan of Management, as amended by conditions of this consent, must be submitted to the Principal Certifier, and Newcastle City Council for Council records.

Any amendments or proposed variation to the approved Plan of Management (outside of the conditions of this consent) requires approval from Newcastle City Council through the submission of a Section 4.55 modification application in accordance with the *Environmental Planning & Assessment Act 1979*. Newcastle City Council will consult NSW Police Force during the assessment of a Section

4.55 modification application.

66. All access for guests and patrons will be via the main entry on Parnell Place or via the car park entrance on Beach Street. A sign must be displayed in a prominent position in the building, stating the access arrangements and that guests and patrons must consider neighbours and avoid excessive noise in accordance with the signage outlined within the approved Newcastle Beach Hotel - Plan of Management.
67. Closed-circuit television (CCTV) cameras on the premises are to operate at all times in accordance with the following requirements.
 1. The licensee must maintain a CCTV system on the premises in accordance with the following requirements:
 - a) The system must record continuously from opening time until one hour after the premises is required to close (or, in the case of a premises that is not required to cease trading, continuously at all times),
 - b) Recordings must be in digital format and at a minimum of ten frames per second,
 - c) Any recorded image must specify the time and date of the recorded image,
 - d) The system's cameras must cover the following areas:
 - i) All entry and exit points on the premises,
 - ii) The adjacent car park area
 - iii) The footpath immediately adjacent to the premises, and
 - iv) All publicly accessible areas (other than toilets) within the premises.
 2. The licensee must also:
 - a) Keep all recordings made by the CCTV system for at least 30 days,
 - b) Ensure that the CCTV system is accessible at all times the system is required to operate pursuant to clause 1(a), by at least one person able to access and fully operate the system, including downloading and producing recordings of CCTV footage, and
 - c) Provide any recordings made by the system to a NSW Police Force officer or Liquor & Gaming NSW inspector within 24 hours of any request by the NSW Police Force officer or Liquor & Gaming NSW inspector to provide such recordings.
68. The proposed dual occupancy (attached) dwellings located on the fourth-floor level, are to be each used as a permanent dwelling and not, be used or occupied as a *serviced apartment* as defined in the Newcastle Local Environmental Plan 2012.

ENVIRONMENTAL HEALTH

69. Any liquid wastes from the premises, other than stormwater are to be either discharged to the sewers of the Hunter Water Corporation in accordance with an approved Trade Waste Agreement or collected and disposed of by a licensed waste transport contractor in accordance with the Department of Environment and Climate Change publication 'Waste Classification Guidelines Part 1: Classifying Waste'.
70. The noise control recommendations in the Acoustic Report prepared by JHA Consulting Engineers Pty Ltd (Doc. No. 220214 AC DA [F]) dated 21 April 2023 are to be implemented.

71. Engage an appropriately qualified consultant to install and set out the ongoing operating requirements of a noise limiting device(s) to meet the noise levels specified in the JHA Consulting Engineers Pty Ltd (Doc. No. 220214 AC DA [F]) Acoustic Report dated 21 April 2023. Written certification confirming this has been implemented is to be submitted to Newcastle City Council within six weeks of commencement of the operation of the facility.
72. Engage an appropriately qualified acoustic consultant to monitor and assess the noise emissions from the facility and produce a report confirming the recommended acoustic treatments have been implemented and meet the project noise goals for the facility in accordance with the requirements of the Acoustic Report prepared by JHA Consulting Engineers Pty Ltd (Doc. No. 220214 AC DA [F]) Acoustic Report dated 21 April 2023. The report is to be prepared and submitted to Newcastle City Council, within 6 months of the commencement of operation of the facility.
73. The use of the outdoor Northern Terrace, Front Facade and Western Terrace is to be restricted to 7:00am to 10:00pm Monday to Sunday/Public holidays.

The use of the outdoor Southern Terrace is to be restricted to 7:00am to 8:00pm Monday to Sunday/Public holidays. No patrons are permitted on the outdoor terraces outside of these times.
74. All doors and windows to outdoor areas are to be closed from 10:00pm to 7:00am (excluding the southern outdoor area which is to be closed from 8:00pm to 7:00am) Monday to Sunday/Public holidays, except to allow for ingress or egress of patrons in accordance with the Plan of Management, prepared by de Witt Consulting and dated April 2023.
75. No speakers are to be used in the outdoor terrace areas at any time.
76. No live music performances at any time are permitted within this development.
77. During ongoing use of the premises, the fit-out and use is required to comply with the requirements of:
 - a) *Public Health Act 2010* - (Division 4 Control of Skin penetration procedures); and
 - b) *Public Health Regulations 2022* - (Part 4 Control of Skin penetration procedures)
78. Goods deliveries and waste collection from the premises is to be limited to 7:00am to 6:00pm Monday to Sunday.
79. Commercial waste bin collection is not approved to be undertaken via kerbside collection. Waste bins are to be collected via the commercial waste storage area on site, emptied into the collection vehicle parked kerbside (Beach Street) and then bins returned immediately, to the bin storage area on site.
80. 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*.

Should Newcastle City Council consider that 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 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, verifying that the recommended acoustic measures have been satisfactorily implemented, will be required to be submitted to Newcastle City Council prior to the expiration of the nominated period.
81. The use and occupation of the premises is not to give rise to the emission of any 'air

impurity as defined under the *Protection of the Environment Operations Act 1997*, that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should Newcastle City Council consider that unreasonable levels of air impurities have been emitted from the premises, the owner/occupier will be required to engage a suitably qualified consultant to recommend measures to control emission of air impurities to an acceptable level and such measures will be required to be implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to Newcastle City Council, confirming that air impurity emissions from the premises do not interfere unreasonably with the amenity of neighbouring premises and/or other sensitive receptors, before the expiration of the nominated period.

ADVISORY MATTERS

- Referral to Ausgrid was undertaken and their response received dated 20 April 2023, indicating that the proposed development is satisfactory, subject to matters outlined for the applicant to address direct with Ausgrid.
- Before 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 Newcastle City Council is to be notified of the appointment; and
 - c) Newcastle City Council is to be given at least two days' notice of the date intended for commencement of building works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists are to describe the extent, capability and basis of design of each of the measures.
- 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* 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.
- 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 Certifier appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Section 37 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW).
- A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- An annual Fire Safety Statement in the form described in Section 88 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (NSW) is to be submitted to Newcastle City Council and a copy (together with a copy of the current fire safety schedule) is to be given to the

Commissioner of Fire and Rescue NSW. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* 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 (ie '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*, which may be subject to a penalty infringement notice (i.e. 'on-the-spot fine') or prosecution.
- A person who is aware or believes that he or she has discovered or located a relic not identified and considered in the supporting documents for this approval, in any circumstances (including where works are carried out in reliance on an exception under section 139(4)), excavation or disturbance must cease in the affected area(s) and the Heritage Council must be notified in accordance with section 146 of the *Heritage Act 1977*. Depending on the nature of the discovery, additional assessment and approval under the *Heritage Act 1977* may be required prior to the recommencement of excavation in the affected area(s).

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 exception or an excavation permit issued by the Heritage Council of NSW.

- If any Aboriginal objects are discovered which are 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 notified in accordance with section 89A of the *National Parks and Wildlife Act 1974 (NPW Act)*. Depending on the nature of the discovery, additional assessment and approval under the NPW Act may be required prior to works continuing in the affected area(s). Aboriginal objects in NSW are protected under the NPW Act. Unless the objects are subject to a valid Aboriginal Heritage Impact Permit, work must not recommence until approval to do so has been provided by Heritage NSW.

Note: Heritage NSW can be contacted on 02 9873 8500 or heritagemailbox@environment.nsw.gov.au. An 'Aboriginal object' is any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains. It is an offence under the provisions of the *National Parks and Wildlife Act 1974 (NPW Act)* for a person to harm or desecrate an Aboriginal object, with defence from prosecution and certain activities exempt as prescribed under the NPW Act.

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 acceptable in relation to the objection under Clause 4.6 Exceptions to Development Standards of the NLEP 2012, against the development standard at Clause 4.3 Height of buildings and Clause 4.4 Floor space ratio and Council considers the objections to be justified in the circumstances consistent with the objectives of both Clause 4.3 and Clause 4.4 and the objectives of the R3 Medium Density Residential zone under NLEP 2012.
- 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.

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PROCESSING CHRONOLOGY

DA2022/00705 – 21 Parnell Place Newcastle East

1 July 2022	-	Application lodged via the Planning Portal
14 July 2022 – 1 August 2022	-	Application notified in accordance with CN's Community Participation Plan (CPP)
26 July – 10 August 2022		Application notified in accordance with CN's CPP – with extend of propertied notified amended and the period of notification extended to 10 August 2022.
22 July 2022		Application presented to Urban Design Review Panel (UDRP)
13 October 2022 14 November 2022	-	Requests for additional information issued
21 December 2022	-	Additional information received from applicant
16 February 2023		Meeting held with Applicant regarding development
17 February 2023		Referral to NSW Police Force (the Police)
27 February 2023		Request for information regarding acoustics
2 March 2023		Police comments received
17 March 2023		Request to applicant for information
28 March 2023		Request to applicant for information
31 March 2023		Referral to Ausgrid
5 April 2023		Request for information to applicant
18 April 2023		Response received from applicant to requests for information
20 April 2023		Ausgrid advice received
8 May 2023		Police secondary comments received
25 May 2023		Electronic referral advice received from UDRP
30 June 2023		Request further comment from Police, given Rosa's rooftop bar has now closed, the focus of their secondary comments received 8 May 2023

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OPERATIONAL PLAN OF MANAGEMENT

NEWCASTLE BEACH HOTEL

HOTEL OPERATIONS INCLUDING DINING, SMALL BAR AND
FUNCTION SPACE AND ANCILARY ACTIVITIES INCLUDING HOTEL
SPA AND CAFÉ

21 PARNELL PLACE, NEWCASTLE EAST NSW 2300
(LOT 1 DP815595)



CLIENT: WINIM DEVELOPMENTS

DATE: 17 APRIL 2023

PREPARED BY:



ABN 23 104 067 405

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This document is for the purpose of an Operational Plan of Management, prepared on behalf of Parnell JV Pty Ltd, for an operating hotel, bar, dining and function areas at 21 Parnell Place, Newcastle East NSW 2300. The document has been prepared in support of a development application to City of Newcastle. The document ultimately provides an overarching document to be utilised as the Plan of Management for the proposed development.

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Version	Prepared by:	Reviewed by:	Released by:
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Version 2 Dec 2022	Name: Matthew de Witt Position: Senior Town Planner	Name: Jessica Duce Position: Project Manager	Name: Matthew de Witt Position: Senior Planner Signed: Date: 21 December 2022
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1. INTRODUCTION

1.1. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

Parnell JV Pty Ltd respectfully acknowledges the Awabakal people on whose traditional land this establishment is situated. We pay respect to Elders past, present and emerging.

1.2. PURPOSE AIMS AND OBJECTIVES OF THE PLAN OF MANAGEMENT

This Plan of Management (PoM) has been prepared to accompany a Development Application (DA) to City of Newcastle (Council) for a proposed alterations and additions to an existing building (Newcastle Beach Hotel) (the establishment) on land known as 21 Parnell Place, Newcastle East NSW 2300 (Lot 1 DP815595) (the site). The intention is to provide a socially responsible and family-friendly venue and atmosphere for visitors to the area and local residents by upgrading and improving existing built form and activity on site. The development includes tourist and visitor accommodation with ancillary uses and two residential dwellings located above the hotel. This document has been prepared on behalf of Parnell JV Pty Ltd and is to be used as an ongoing management tool for the establishment.

Parnell JV Pty Ltd recognise the potential impacts of this proposed development outlined through additional supporting specialist reports and investigations which support the DA and have formulated measures outlined in this PoM to ensure the safety, security and amenity of guests, staff, Newcastle East residents as well as the greater Newcastle community. The PoM also in particular considers the Crime Prevention Through Environmental Design (CPTED) principles and investigations to ensure the activities to occur on site are undertaken in an appropriate manner.

It is important to recognise that future activities on site are very much ancillary to the accommodation function of the greater site, albeit for example, the restaurant, café and hotel spa may attract patrons that are not staying on site. Whilst this PoM does consider alcohol management, its purpose is not solely to address only this item. Alcohol consumption, by virtue of the nature of activities on site is a small component when considering the greater accommodation and ancillary land uses such as hotel spa, café and restaurant.

This PoM will be reviewed and updated accordingly to suit ongoing operations noting some items prescribed throughout will be adjusted in such situations at the discretion of the operator in consultation with appropriate parties. It may be that items within the PoM or physical changes to the facility which ultimately impact on the PoM may require approval by Newcastle City Council and consultation should occur with Council at the relevant time. In instances where changes relate to licensing or directly related activities consultation and likely additional approval will be required with Council or NSW Police/ Liquor and Gaming NSW.

The premises must at all times operate in accordance with the most recent PoM. All staff must be aware of this PoM, a copy of which is to be kept on the premises and produced upon request.

The PoM will be used as a guideline for the day to day operation of the establishment and it is important to recognise the PoM is a dynamic document that will be updated to respond to changing procedures and practices.

1.3. SITE CONTEXT

The site is a rectangular shape with a total area of approximately 1100sqm and floor area of approximately 2700sqm. The site currently supports an operational five level building known as 'Newcastle Beach Hotel'. The current hotel includes 47 hotel rooms, three function rooms, a commercial kitchen, a restaurant, a three-bedroom rooftop residence and bar and ground floor car parking for 12 vehicles. It is important to recognise the proposal seeks to improve and replace some of the existing activities which includes short term accommodation as well as dining, beverage and function areas. Formal access from Beach Street exists (north of the site), providing access into the basement car parking. Main pedestrian access to the building is provided off Parnell Place from the west.

The site is located in Newcastle's East End, which is a variety of residential, commercial and recreational land uses. This site is in close proximity to Newcastle Beach to the south and Fort Scratchley to the north. The Newcastle Ocean Baths are also just southeast of the site, with Shortland Esplanade running parallel



further east. There are a number of bars, restaurants accommodations noted in the immediate area, including Noahs on the Beach to the south. Residential properties surround the site to the east and south. Residential properties also exist to the north, separated by Beach Road. To the west of the site is Parnell Place Park, separated by the Parnell Place road reserve. The Newcastle Light Rail terminus is just west of the site on Scott Street. The site has city views to the north and west and views out toward the ocean to the east.

1.4. BUSINESS MODEL

The intended alterations and additions have been proposed to ensure the hotel and its operations can return to a thriving place for accommodation for visitors as well as a destination for visitors and locals to enjoy the ancillary operations.

The contemporary design ensures the hotel provides a positive contribution to the area and internally the publicly accessible spaces are subtly identified from those areas that are only for hotel guests. The residential component internally/ access can be clearly distinguished from motel functions.

The ancillary, food, beverage and spa offerings located on site are to service hotel guests, but also the greater community. Access to these spaces and use of these offerings will also be available to visitors via the premises.

2. LIQUOR LICENSE

2.1. LICENSE DETAILS

Hotel Novocastrian currently hold an on-premises liquor license as per below.

License Number: LIQ600476465

License Name: Hotel Novocastrian

License Type: Liquor – on-premises license

Licensee: Kwok Hing Chung

This PoM will be updated to identify the relevant licensee and license number once obtained from NSW Liquor and Gaming. It is expected this licence will be consistent with that of existing arrangements being for an “on premises licence”.

2.2. TRADING HOURS

2.2.1. General Trading Hours and Access

The hotel will effectively be a 24 hour operation 7 days per week as a result of the nature of the business, with in house services available. Check in time will adopt standard practice of 10am and 2pm, however front of desk and reception will be available 24 hours per day. These check in times may vary depending on operating procedures relevant to a respective operator and will be reflected in the final PoM. In addition, whilst there would be the “normal” check in or out times, there will ultimately be check in and check out’s at alternative times. These will be minimal and will be managed appropriately by an operator.

Similar to expectations with boutique accommodation of this nature, information relating to check in, parking and procedures will be provided to guests prior to check in.

The venue and relevant activities will operate within the licensed trading hours, noting each individual operation may vary i.e. hotel will be a 24 hour activity whilst any retail, food beverage, licensed areas will vary within the relevant licence requirements and varied times which are listed below consistent with that of the existing license. The intention is that the various levels will operate in the following manner.

Hotel Spa: 10:00am to 6:00pm weekdays 10am to 6pm Friday & Weekends

Ground Floor Café: 7am to 3pm weekdays and 7am to 4:30m Friday & Weekends

First Level Restaurant is all day Dining including serving breakfast lunch and dinner and will operate within the times required by the existing license being:

Monday to Saturday 5am – 12:00 Midnight

Sunday 10am – 10pm

Good Friday 12 Noon – 10 pm (liquor can only be served with or ancillary to a meal in dining area)

Christmas Day 12 noon – 10 pm (liquor can only be served with or ancillary to a meal in dining area)

December 21st Normal opening time until 2am on New Years Day.

It is however important to note trading will cease and external terraces are to be closed no later than 10pm on any night. Further to this, all-openable structures within the restaurant, function, bar area is to also be closed prior to 10pm on any night and no music is to be in these terrace areas.

All access for guests (staying at the hotel) to the hotel will be via the main entry on Parnell Place or via the car park entrance on Beach Street.

2.3. CAPACITY

The commercial component of the site includes 47 existing Hotel Rooms with the proposed refurbishment resulting in a reduction to 42 Hotel Rooms, these are of varied nature i.e., single and double, but with potential capacity for additional guests through temporary bedding.

Whilst the greater premise is intended to be licenced in some form, the greater motel will function as a small boutique motel would function. There may be times where the accommodation is at full capacity and times where uptake is less.

A maximum capacity of 550 persons is proposed for the active licenced areas on Level 1 (restaurant, bar, function space). Guest and patron management shall be the responsibility of the asset operators and shall not be exceeded. The patronage in the different areas may vary but must not exceed the following in one location at at any one time. The patronage in these active licenced areas might consist of hotel guest, visitors or a combination of both, but must not exceed in total 550 within the area identified in Figure 1 below.

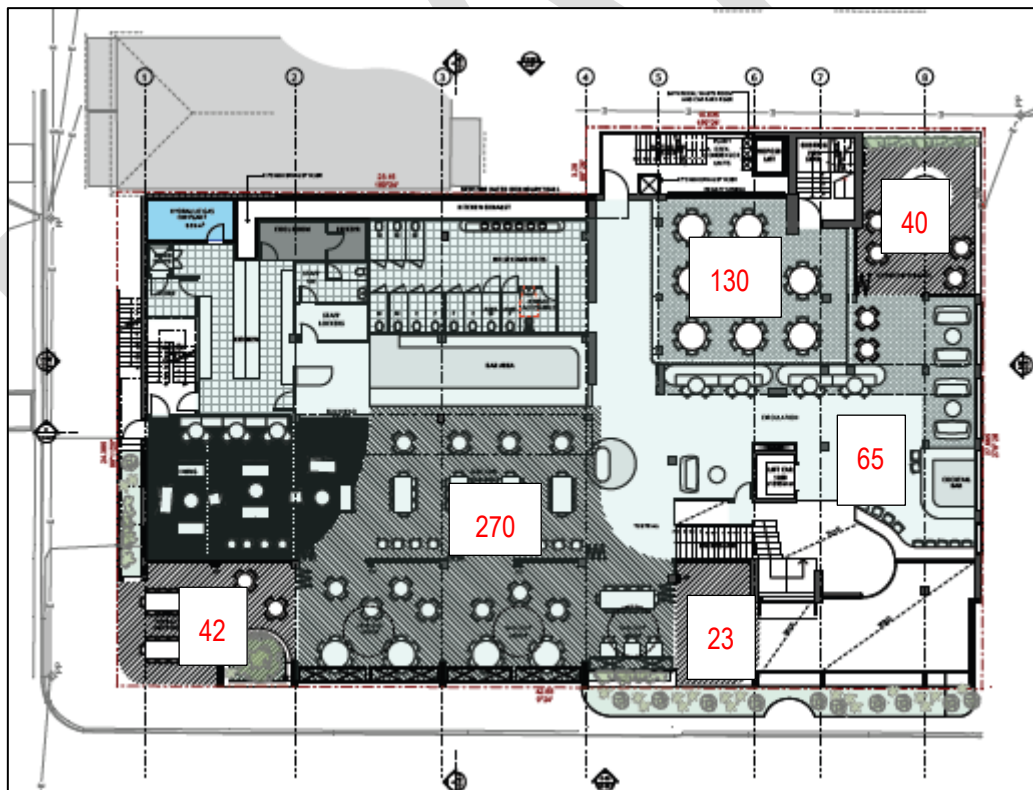


Figure 1: Excerpt Floor Plan Maximum Patron numbers in locations (note overall capacity 550).

Technical acoustic modelling has been undertaken and based on this capacity and is compliant with the relevant noise criteria, when implementing the relevant actions associated with outdoor spaces as well



the introduction of fixed glassing in some locations and operable and lockable to ensure capacity in various areas can be managed.

It is important to note that the maximum capacity is not expected to be consistently achieved during regular trade hence it is considered a maximum only.

2.4. SIGNAGE

Signage will have a variety of purposes. Clearly identifiable signage will be installed throughout the Hotel to indicate areas for residents, hotel guests and visitors. The signage will clearly highlight whether an area is restricted or accessible.

Signage external to the building is only to be in those areas identified, approved as part of the development consent or permitted via other legislation. Signage at the entrance will include a contact number for motel reception to ensure Hotel Duty Manager is always contactable.

With respect to licensed areas and signage it will be appropriately located and will be prominently displayed in the venue bar areas, regarding the sale and supply of alcohol, restricted areas and the sale and supply of alcohol to intoxicated persons. The signage is intended to ensure ease of reference to ensure the hotel, dining and function and spa areas can operate effectively and in a compliant manner, but also to reduce potential impacts on surrounding properties.

- All signs required by Liquor & Gaming NSW will be affixed to all necessary areas of the premises;
- Signs will remind patrons to consider neighbours and avoid excessive noise;
- A sign will be displayed near the main public entrance with the name of the licensed premises, the name of the licensee, the type of license held and provide contact details for the duty manager.

3. MANAGEMENT DETAILS

3.1. STAFF ARRANGEMENTS

These roles and responsibilities will be subject to change in terms of scope and title however their intended purpose will always be addressed and upheld.

3.1.1. Number and Staff Type

Staff numbers will vary to accommodate for the varying demand associated with the activities on site. Staff could include varied activities such as but not limited to, hotel reception staff, administration, duty managers, bar staff, chefs and kitchen staff, cleaners and or maintenance.

Staff will be a mix of full time and casual positions.

3.1.2. Staff Restrictions

Staff are not permitted to be under the influence of drugs or alcohol whilst working in the establishment.

3.2. ROLES AND RESPONSIBILITIES OF STAFF

These roles and responsibilities may vary, are subject to specific operator consideration and internal working processes. Roles and responsibilities of relevant staff will alter between operators and can be refined as this dynamic PoM is reviewed and updated.

3.2.1. Manager Hotel

The hotel manager will be responsible for ensuring the hotel functions in an appropriate manner and in a coordinated approach with other ancillary functions. Generally the Manager will be responsible for, but not limited to the following:

- Ensuring the overall quality and feel of our venue experience is to our exacting standards.
- Ensuring the operation and running of the venue.
- Ensuring safe work place for all employees and patrons.



- Ensuring safe work practices adhered to and followed through every shift.
- Hiring and training venue staff.
- Implementing RSA.
- Ensuring our standards and culture flow through into everything we do as an employer, community member and as a business

3.2.2. Licensee (Bar/ Restaurant Areas) and Bar Manager

- The Licensee will be held fully responsible and accountable for ensuring day to day operations in accordance with Liquor and Gambling NSW requirements.
- Daily management of sales and logistics suppliers.
- Implementing RSA.
- Management and forward planning with the General Manager and other senior staff.
- Ensuring standards and culture flow through all service staff.
- Ensuring safe workplace for all employees and patrons.
- Ensuring all patrons enter and leave the premises in an appropriate manner.
- Ensure activity on the terrace ceases prior to 10pm and all openings closed prior to this time.

3.2.3. Duty Managers (Hotel and Bars).

- Ensuring the overall quality and feel of our venue experience is to a high standard.
- Ensuring the operation and running of the venue.
- Ensuring safe workplace for all employees and patrons.
- Ensuring safe work practices adhered to and followed through every shift.
- Implementing RSA.
- Maintaining a complaints registers and ensure remedial actions are occurring.
- Ensure activity on external terrace has ceased by 10pm on any night and all open structures are closed.

3.2.4. Casual Bar/ Café Staff and Hotel front desk

- Ensure guests and customers are aware of facilities and processes.
- Ensure guests and customers are served in an appropriate manner.
- Provide directions and answer queries from guests.
- Enjoy all relevant procedures and practices are being followed.
- Understand general tasks consistent with front desk and or bar activities

3.2.5. Hotel Spa

- Ensure guests and customers are aware of facilities
- Ensure guests are treated appropriate and consistent with any hotel spa
- Provide suitable treatment and service expected within the hotel spa
- Provide general information about the greater hotel where appropriate
- Where queries can't be answered, direct customers to the hotel front desk.

3.3. RESPONSIBLE SERVICE OF ALCOLHOL

Importance of Responsible Service of Alcohol to patrons within the greater venue will be instilled in staff to ensure that the licensed areas and greater hotel can retain a high standard for its guests. Any service of alcohol will also be controlled by the relevant licence requirements imposed by NSW Liquor and Gaming. The sale of alcohol is limited to level one, bar, restaurant and function spaces as well as within accommodation component by virtue of operations and only to be consumed on site. Note it is anticipated the licence type for the site will be generally consistent with that of the existing, when considering activities are to be similar. The existing On-premises licence will need to be transferred and updated to reflect the relevant licence and approval.



3.3.1. Qualifications

Any staff working within the licensed areas will hold a current accredited Responsible Service of Alcohol (RSA) Certificate. It is the responsibility of all employees to monitor all areas of the establishment and surrounding the establishment for intoxicated patrons, antisocial behaviour and drug supply or use.

An RSA register is to be maintained by management and will maintain all details of RSA competencies. Management will reinforce RSA principles and practices in every day trade. Management are to support and encourage staff who practice and reinforce RSA practices.

3.3.2. House Rules

In addition to the RSA rules, a number of house rules have been developed to prevent patrons from approaching intoxication and to have an enjoyable experience. It is important to recognise these may alter and should be finalised when the relevant operator is appointed.

3.3.3. Sale of Alcohol on the Premises

Liquor shall only be sold or supplied on the licensed premises for consumption on the premises. The licensee shall ensure that no liquor is taken or removed from the greater hotel.

3.3.4. Sale of Alcohol after 10pm

- No shots, shooters, slammers or bombs or any other drinks that are designed to be consumed rapidly;
- No mixed drinks with more than 30ml of alcohol;
- Not more than four drinks will be served to any patron at the one time;
- All liquor shall be opened by staff and no liquor shall be sold or supplied in unopened cans or bottles.
- Sale of alcohol to guests visiting the hotel can be purchased at any time, but must be consumed within the hotel room unless purchased directly from a food and beverage area within the hotel.

3.3.5. Stockpiling

The licensee and all staff shall ensure, by adequate supervision methods throughout the premises, that no patron is stockpiling drinks. Stockpiling shall mean that one patron has more than two unconsumed drinks at any one time.

3.3.6. Food and Restaurant areas

Whilst the hotel restaurant and bar areas will operate only during those times identified, food may be available to hotel guests for an extended period via "room service".

Within the restaurant and bar areas the nature of the food available may vary depending on the time of day however, the licensee shall ensure that food of a nature and quantity consistent with the responsible sale, supply and service of alcohol is made available whenever liquor is sold, supplied or consumed on the licensed premises.

Self-service drinking water to be provided at an accessible location at the bar at all hours of trade and available over the bar for free at all times.

3.3.7. Minors on the premises

Whilst the hotel accommodates for guests of all ages, the following practices will be undertaken by management and staff to reduce the risk of sales to minors:

- Minors are not permitted to roam the establishment, or exit/enter the establishment on their own accord and they are not to be left on their own or approach the bar themselves;
- Any half full drinks left by patrons are immediately collected by staff;



- Offer low and no alcohol drinks at all times. Soft drinks/juices/water to be served in non-glass were possible and at discretion of staff. Free, accessible water is to be provided at the bar at all times;
- Strict guidelines for guardians verbally advised upon entry including general communication with guardian about what is acceptable and allowed and referral to applicable legislations.
- Full discretion of staff and management to refuse entry of minor and guardians, should the particulars of the day not feel appropriate for minors; i.e. busy patronage, function taking place;
- Individuals procuring drinks for minors will be removed from the premises.
- A no - exceptions policy to signs of intoxication. Patrons showing any signs of intoxication will be required to leave the premises in accordance with this house policy. Special attention to guardians on site showing any of these signs. The intention is to provide a socially responsible and family-friendly venue and atmosphere to allow guardians with young children to drink in an inclusive area that doesn't produce a risk to guardian, minor or any other patron.

3.3.8. Intoxicated and Disorderly Patrons

It is unlawful to sell or supply liquor to a person who is intoxicated on licensed premises and it is unlawful to permit intoxication on licensed premises. If persons are intoxicated or disorderly, they will not be permitted entry to the bar areas of the premises.

Patrons who are behaving in a disorderly, violent or quarrelsome manner, or are showing signs of intoxication will be refused service and asked to leave. If a patron does not leave the premises on request, Police will be contacted accordingly.

- All staff are trained in identifying signs of intoxication;
- Management support staff who refuse service to patrons showing signs of intoxication;
- All staff are encouraged to monitor alcohol consumption and levels of sobriety of all patrons;
- All staff are trained to inform the Licensee and other staff members when they make a decision to refuse service of alcohol to a patron to ensure consistency;
- Management seeks to meet its duty of care obligations to all patrons.

3.4. STAFF TRAINING AND MEETINGS

Staff training and meetings are held on bi-monthly basis to reinforce workplace culture and policy requirements as well as familiarisation of procedures. All staff will be trained in their respective roles when commencing employment. However, ongoing training ensures that in the event of a robbery, theft or anti-social behaviour or even community complaint staff act in a manner to best ensure the respect and safety of the community, all customers and staff members.

Within these meetings a debrief of incidents, both reported in the incident register and also in other hotel registers, are discussed with the entire team to evaluate the approach in the moment, but also how these incidents could be avoided.

4. HEALTH, SAFETY AND SECURITY

4.1. SURVEILLANCE

CCTV Surveillance cameras are / will be installed throughout the car park of the establishment, and monitored by staff regularly. All cameras will be recording 24 hours a day, 7 days a week and or have motion sensor technology.

4.2. LIGHTING

The proposed upgrades, alterations and additions has included the introduction of appropriate lighting within the hotel common areas, restricted and function spaces as well as external. Continuous lighting around the ground floor entrance along the pathway and on the side street entry to the carpark area will be provided.



The lighting proposed is intended to define spaces as well as it will prevent concealment and shadowing around the premises and aid to reduce the likelihood or fear of crime in the vicinity. It will also enhance the effectiveness of the CCTV cameras which are aimed for identification of those entering and exiting the venue.

Adequate lighting is installed throughout the interior of the venue to ensure safe movement of patrons.

Broken light fixtures or bulbs will be fixed on an as-soon-as possible basis.

4.3. EMERGENCY SITUATION

Safe egress of all staff and patrons in the establishment in the event of a fire or other emergency situations will be managed through emergency response plans and through venue design, layout and risk assessment.

4.3.1. Alarming and Exit Lighting

Exit lighting and Emergency lighting is installed to allow for safe egress from the establishment to Parnell Place and Beach Street. There are fire exit stairs at the rear and to Beach Street, however access and egress in these locations are restricted for emergency use for hotel patrons.

4.3.2. Emergency Plan

An Emergency Plan will be in place in response to typical emergency situations such as a fire and crime. This will include allocation of 'Fire Warden' to a staff member who will be responsible for directing people out of the building, and training is mandatory for all employees to ensure it is understood what to do in the event of an emergency, where fire extinguishers, fire blankets and hose reels are located, and what the evacuation route is.

4.4. NOISE MANAGEMENT

Staff and management of the Hotel will monitor noise levels throughout trading hours to ensure that there is no excessive noise emanating from the establishment.

As part of the DA for alterations and additions, an Acoustic Assessment was commissioned by JHA Services, which includes a number of acoustic measures and recommendations so that noise goals are met. The following measures are included:

- Advising staff and patrons to be considerate and minimise noise when leaving and arriving on the premises during night-time hours
- The western façade windows and doors to outdoor areas on the western façade be closed no later than 10pm.
- Prohibit music on outdoor terraces.
- Ensure the level of music is set such that it does not result in exceedances of the criteria.
- Use of signage, for example, having signs reminding patrons to consider neighbours and avoid excessive noise.
- Set up a noise compliant register and action plan to liaise neighbours.
- Glazing recommendations are outlined in the Acoustic Report for internal and external noise control.

Please refer to Sections 3.3.8, 4.4 and 4.9 of this PoM for further details.

Matters such as those identified above are considered through the preparation of this PoM of which all staff will be required to be familiar with. Adhering to these points will ensure the potential for significant adverse impacts associated with acoustic issues are minimised and these management or any varied activities should generally consider the recommendations identified in the approved acoustic report prepared by JHA Services (Rev 15/03/2023).

(NOTING – Additional, detailed, technical data is being provided under separate cover to Council, which may alter the Revision date of the reporting).



4.5. REGISTERS, INCIDENTS AND COMPLAINTS

There are procedures to deal with internal and external complaints handling and incidents. Complaints will be recorded by the relevant staff member at the time and reported to Management within 48 hours of the complaint.

Incidents will also be recorded and dealt with by the relevant staff member and area manager within 24 hours of the incident occurring.

Incidents and complaints will be reviewed regularly by management staff and any key issues will be identified at staff meetings.

4.5.1. Incident Register

The incident register will be the responsibility of the Duty Manager to record incidents and complaints and will be made available to the NSW police at request. Any visits by NSW police, Liquor and Gaming NSW, Council or others noting their agencies or departments, reasons for the visits and results of the visits is also to be noted in the register. Such incidents relate to all activities on premise, being within the hotel or dining and bar areas.

With respect to licensed areas the Licensee must ensure that an incident register is kept on the premises; and that any incident involving any staff member; the physical contact and/or physical restraint; the ejection of a member of the public from the premises; or when a patron, staff member or other personnel is injured as a result of an assault; is recorded in this register. The Licensee must ensure to record the full names of the staff involved in the incident and produce the register immediately upon request by members of the NSW Police Force, or authorised officers of Liquor and Gaming NSW.

Summary reporting of the incident register will occur on a regular basis and compared to an acceptable baseline and previous summary reports to ensure the high standards of security, safety, customer satisfaction and a low community impact are being maintained.

Staff will be directed to not resist a robbery by any means and required to call the NSW Police after the person(s) has left the building, at which time doors are locked and a crime scene is established. All staff are to complete separate written reports of any incident of this nature.

The kitchen and bar must stop trading until emergency services have arrived and have been advised by the Licensee to resume trade, on the advice of NSW Police Force, or authorised officers of Liquor and Gaming NSW.

4.5.2. Incident Reporting

There is to be an Incident Report Folder with the several forms that will need to be filled out with as soon as possible after the incident. There will be a central incident folder, noting this may incorporate activities within hotel and or bar or function spaces. The register will be kept with hotel manager, however each subspace and activity may retain their own register.

4.5.3. Complaints Register (Internal and External)

Once an external complaint is registered, inform the respective Hotel or Bar Manager immediately. The following general procedure is noted for external complaints:

- Date and time of the incident;
- Nature of the complaint;
- Address and contact details of the complainant;
- Any actions proposed to deal with the complaint; and
- The actions taken and the time and date when that was reported to the complainant.



4.6. EMERGENCY CONTACT DETAILS

All emergency contact details to be checked and updated once a month (as required).

Emergency services contacts for essential services including fire, ambulance, police and on call utilities such as gas, electricity and plumbing will be listed in the emergency folder within the upstairs office.

4.7. ACCIDENTS, EMERGENCY AND FIRE SAFETY

4.7.1. First Aid

A first aid kit will be held on-site and will be maintained regularly. Qualified first aid-officers will be amongst the staff, while all other staff are informed of the whereabouts of the first aid kit in their induction and staff training and meetings.

4.7.2. Fire Safety and Emergency

All fire and emergency procedures and associated infrastructure must be implemented and maintained in accordance the relevant standards and requirements and should include, but not limited to the following:

- Instructions concerning procedures to be adopted in the event of an emergency shall be clearly displayed on the premises for both public and staff information at all times.
- A floor plan must be permanently fixed inside to indicate the available emergency egress routes.
- All staff are to be made aware of the fire safety features of the building and what to do in the event of an emergency.
- All fire safety features within the building are to be regularly maintained in accordance with any statutory requirements.
- Exit fire plans are to be displayed and visible in common area.
- Fire exits are to be appropriately illuminated with signage.
- There is a marked assembly area in the event of an evacuation.

4.8. OPERATIONAL PROCEDURES AND GENERAL INTENT

A number of procedures will be established to ensure measures outlined in the PoM are upheld by employees.

4.8.1. General Functioning

The site is intended to function generally as it historically did, being boutique tourist and visitor accommodation with ancillary onsite activities, including café, day spa, restaurant, bar and function areas. The ground floor café space by way of design and intent does not facilitate high levels of gathering nor is it proposed to be licenced or open in the evening. The day spa area will function as just through for guests and visitors.

The Level one licensed and dining areas will function in a similar manner to other tourist and visitor accommodation of similar size or nature including within the local area. The restaurant and bar are intended to service hotel guests, but also may attract others to dine or celebrate special occasions. The cocktail and general bar areas too will service hotel guests and may function as a waiting type area for people waiting for their table reservation. The function space will be utilised similar to the dining areas but can be separated to enable function activity separate to the greater hotel. The terraced outdoor areas are to function in an ancillary manner to the immediately adjoining activities and serve as an extension to indoor activities i.e. dining terrace. All outdoor areas are to operate in accordance with the any development consent and or approved acoustic report.

The tourist and visitor accommodation will function as any inner-city accommodation does and consistent with the times addressed in 2.2.1 of this PoM.



4.8.2. Daily Open/Close Checks

Checks will be completed by staff before opening for operation and before closing the establishment at the end of the night. This will include a check of all spaces for cleanliness, operational lighting and potential hazards, prior to opening the doors. A sweep of the establishment to ensure cleaning and closeout duties in all areas of the establishment have been carried out will occur before locking the doors at the end of the night.

4.8.3. Weekly/Monthly Checks

Weekly/Monthly checks will consist mostly of maintenance checks of CCTV and emergency equipment.

4.8.4. Change of shift handover

Handover between employees finishing their shift and employees starting their shift will be required to facilitate any events that have occurred. A daily notice board, notepad or similar will be retained to relay this information to staff starting their shift.

4.9. MANAGEMENT OF ANTI SOCIAL BEHAVIOUR

4.9.1. General – Late at night

All staff will ensure that RSA standards are maintained throughout the operation and into the night to reduce impacts on neighbourhood amenity even occurring.

The following procedure will apply to all staff and management that are involved in the decanting of patrons onto the street at closing time to manage anti-social behaviours: in the removal of a person from the premises who is showing signs of intoxication, violence or otherwise exhibits antisocial behaviour.

- Maintain RSA standards at all times. The management measures outlined in Section 3 of this PoM should be adhered to. This will ensure that the venue is a safe environment for patrons and prohibits and discourages the rapid or excessive consumption of alcohol that could lead to anti-social behaviour.
- If patrons are exhibiting antisocial behaviour, they will be verbally communicated with in the first instance in an attempt to settle or deflate a situation. This will occur prior to the venue closing (and at any point during the operational hours) to ensure that there is a reduced likelihood of any anti-social behaviour happening late at night. Similarly, if the anti-social behaviour continues the Manager will request the patron leave the premise, and if they do not, the Manager will contact the police for assistance in removing any patron to avoid impacts on the neighbourhood.
- All patrons will be advised of the closing times verbally by a staff member. This will occur at least 30 minutes prior to close. This is an extremely effective way of having a staggered dispersal and patrons respect this approach.
- Whilst the majority of patrons are likely to be hotel guests. All staff are required to be trained to assist patrons in ordering a taxi, assisting with ride share apps and having access to nearby public transport timetables.
- Patrons can access ride share apps and order 13CABS and Uber from within the venue, then will be notified upon arrival. They will be encouraged to stay within the building until their rideshare / cab arrives. This will assist with a quiet, safe and effective dispersal of patrons. It will be the staff responsibility to ensure that patrons do not wander and to call them back if nuisances are occurring.
- Clear signage at the exit stating “*Please respect our neighbours and leave quietly and safely*” plus information on taxis, ride share and public transport.
- At the closing of the licenced venue, an assigned staff member will be at the exit of the building to ensure quiet, safe and effective dispersal of patrons.



- Staff presence generally. At the end of the night and when patrons are decanting from the venue, there will be staff supervising the exit of patrons to reduce the likelihood of anti-social behaviour on the streets and footpaths. Only once patrons have dispersed will staff return inside and continue to close up the venue.
- Staff assistance. Similar to the above, the presence of staff at closing time will ensure that patrons can ask for assistance if required, such as calling an uber or a taxi service for any patrons, which will assist with getting them off streets and footpaths.

4.10. CLEANING AND WASTE MANAGEMENT

4.10.1. Cleaning

Whilst hotel cleaning will occur when a guest completes their stay all common areas will be cleaned regularly. The site and the external building will be regularly cleaned and maintained to ensure no safety or security risks are introduced. Cleaning will take place before opening and as required through operation.

A regular cleaning and maintenance regime is to be implemented. All rubbish is to be removed on a regular basis, as to not disrupt patrons.

Staff will ensure that the public footpath along Parnell Place will be kept in a clean and orderly manner and all waste stored on site, will be within the designated waster areas.

Principles of CPTED will be followed to ensure site cleanliness, maintenance and space management. Staff are expected to ensure the rapid repair of vandalism and graffiti, including the replacement of burned out pedestrian and car park lighting, cleaning of graffiti and the removal or refurbishment of decayed physical elements such as internal furniture and facilities.

4.10.2. Waste Management

A separate Waste Management Plan (WMP) has been prepared for the premises, however, general details of how waste will be generated and treated / disposed is discussed here.

- Waste generated will be stored within designated waste rooms.
- General and food waste will dealt with via Council's general waste collection.
- Operational waste management will be regulated through the implementation of commercial lease conditions, the establishment of by-laws for the residential and the through the responsibilities of the appointed body corporate who will manage all on site waste for the user groups.

Waste generation is also addressed with the approved WMP.



5. CONCLUSION

This Plan of Management has been prepared to accompany a Development Application to City of Newcastle for alterations and additions to an existing building (Newcastle Beach Hotel) on land known as 21 Parnell Place, Newcastle East NSW 2300 (Lot 1 DP815595). This document has been prepared on behalf of Parnell JV Pty Ltd, and is to be used as an ongoing management tool for the establishment. This document outlines the practices to be implemented to ensure appropriate Responsible Service of Alcohol, security and risk measures are implemented and continuously monitored to ensure a safe and compliant venue for patrons and workers.

A copy of this PoM is to be available on site at all times and able to be produced upon request.

This PoM is a dynamic document and therefore will be reviewed as necessary by the manager in consultation with staff. If it becomes evident that modification to the plan is required for operational and management improvement or compliance, the relevant changes will be made and all staff will be briefed and made aware of the changing obligations. Where relevant obligations approval and consultation with NSW Liquor and Gaming and NSW Police will occur.

The most current version of this Plan of Management must be kept on premises and made available to NSW Police, NSW Liquor and Gaming, Council or others upon their request.