

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

7.1 DAC 16/04/2024 – 7 FENTON AVENUE BAR BEACH

Dwelling House - including Ancillary Development (Pool) and Demolition of Existing Structures - DA2023/00919

Attachment A	Submitted Plans
Attachment B	Draft Schedule of Conditions
Attachment C	Processing Chronology

7.2 DAC 16/04/2024 – 15 ZAARA STREET NEWCASTLE EAST

Dwelling house - Alterations and Additions - DA2023/01194

Attachment A	Submitted Plans
Attachment B	Draft Schedule of Conditions
Attachment C	Processing Chronology
Attachment D	General Terms of Approval - Hunter Water Corporation - 15 Zaara Street Newcastle East



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DAC - 16/04/2024 - 7 FENTON AVENUE BAR BEACH - DWELLING HOUSE - INCLUDING ANCILLARY DEVELOPMENT (POOL) AND DEMOLITION OF EXISTING STRUCTURES - DA2023/00919

7.1 Attachment A: Submitted Plans - 7 Fenton Avenue Bar Beach

7.1 Attachment B: Draft Schedule of Conditions - 7 Fenton Avenue Bar Beach

7.1 Attachment C: Processing Chronology - 7 Fenton Avenue Bar Beach

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SHEET LIST	
SHEET NUMBER	SHEET NAME
1	PERSPECTIVE EXT.
2	PERSPECTIVE EXT.
3	SITE PLAN
4	COMPLIANCE SHEET
5	BASEMENT FLOOR PLAN
6	GROUND FLOOR PLAN
7	FIRST FLOOR PLAN
8	ELEVATION
9	ELEVATION CON.
10	DEMOLITION PLAN
11	SECTION + SCHEDULE
12	ROOF PLAN
13	SITE MANAGEMENT
14	SITE ANALYSIS
15	SHADOW DIAGRAM
16	SHADOW DIAGRAM
17	SHADOW DIAGRAM
18	RET. WALL ELEVATIONS
19	BASIX

FRONT PERSPECTIVE

 LOT 155, N°7 FENTON AVENUE, BAR BEACH



REAR PERSPECTIVE



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FOR MR & MRS FRANKS	PAGE SIZE A3	DWG NO. J1799	PAGE NO. 1 OF 19	ISSUE 2-7	DATE 17-01-23	REVISION AMENDED DA PLANS	DRAWN JC
AT LOT 155, N°7 FENTON AVENUE, BAR BEACH			DP NO. 37690	2-8	01-03-24	AMENDED DA PLANS	SC
				2-9	07-03-24	AMENDED DA PLANS	JG

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FRONT CORNER PERSPECTIVE



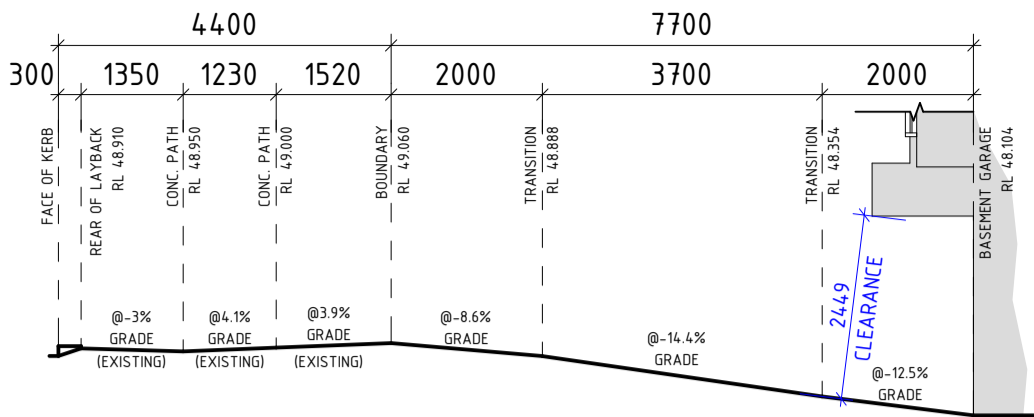
FRONT CORNER PERSPECTIVE



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DRIVEWAY PROFILE 1:100

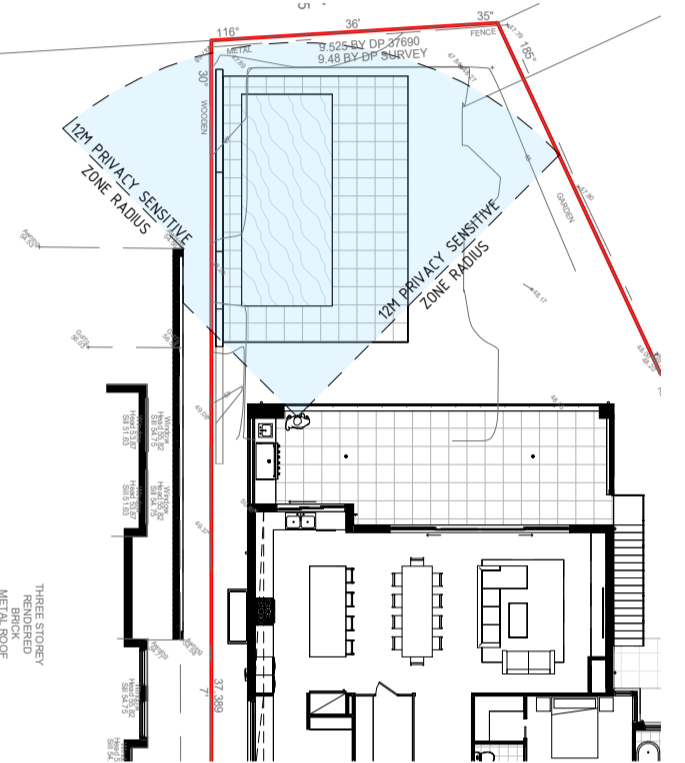
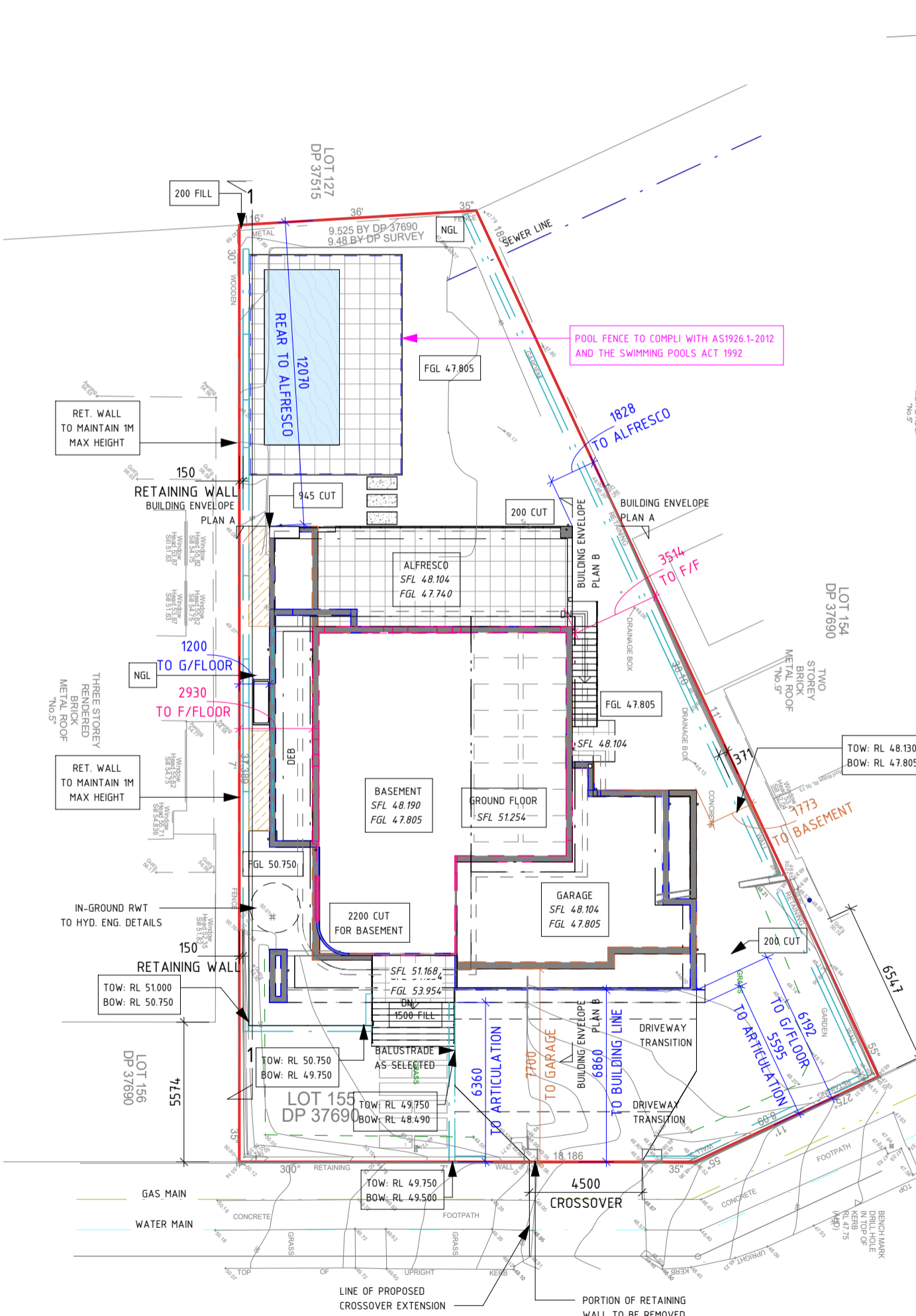
SITE PLAN LEGEND	
	DENOTES BATTER REGION
	DENOTES LINE OF BATTER TO CUT OR FILL
	DENOTES RETAINING WALL
	DENOTES DROPPED EDGE BEAM
	DENOTES GROUND FLOOR FOOTPRINT
	DENOTES FIRST FLOOR FOOTPRINT
	DENOTES BASEMENT FOOTPRINT
	DENOTES TREES TO BE DEMOLISHED

TOTAL AREAS		
NAME	AREA	SQS
GROUND FLOOR AREA	195.1 m ²	21.0
PORCH AREA	6.2 m ²	0.7
ALFRESCO AREA	46.0 m ²	4.9
FIRST FLOOR AREA	118.0 m ²	12.7
GARAGE AREA	77.2 m ²	8.3
BASEMENT AREA	97.3 m ²	10.5
BASEMENT ALFRESCO AREA	41.6 m ²	4.5
LANDING AREA	2.8 m ²	0.3
TOTAL FLOOR AREA & SQS	584.1 m ²	62.9
POOL AREA	53.7 m ²	5.8

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS. SITE PLANS TO BE CROSS REFERENCED WITH HYDRAULIC PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING.

1200H POOL FENCING TO COMPLY WITH AS1926.1-2012 AS SELECTED

POOL TO BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE SWIMMING POOLS ACT 1992



12m PRIVACY RADIUS

1 : 250

SITE PLAN

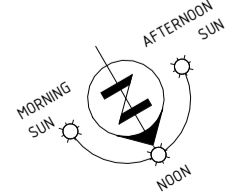
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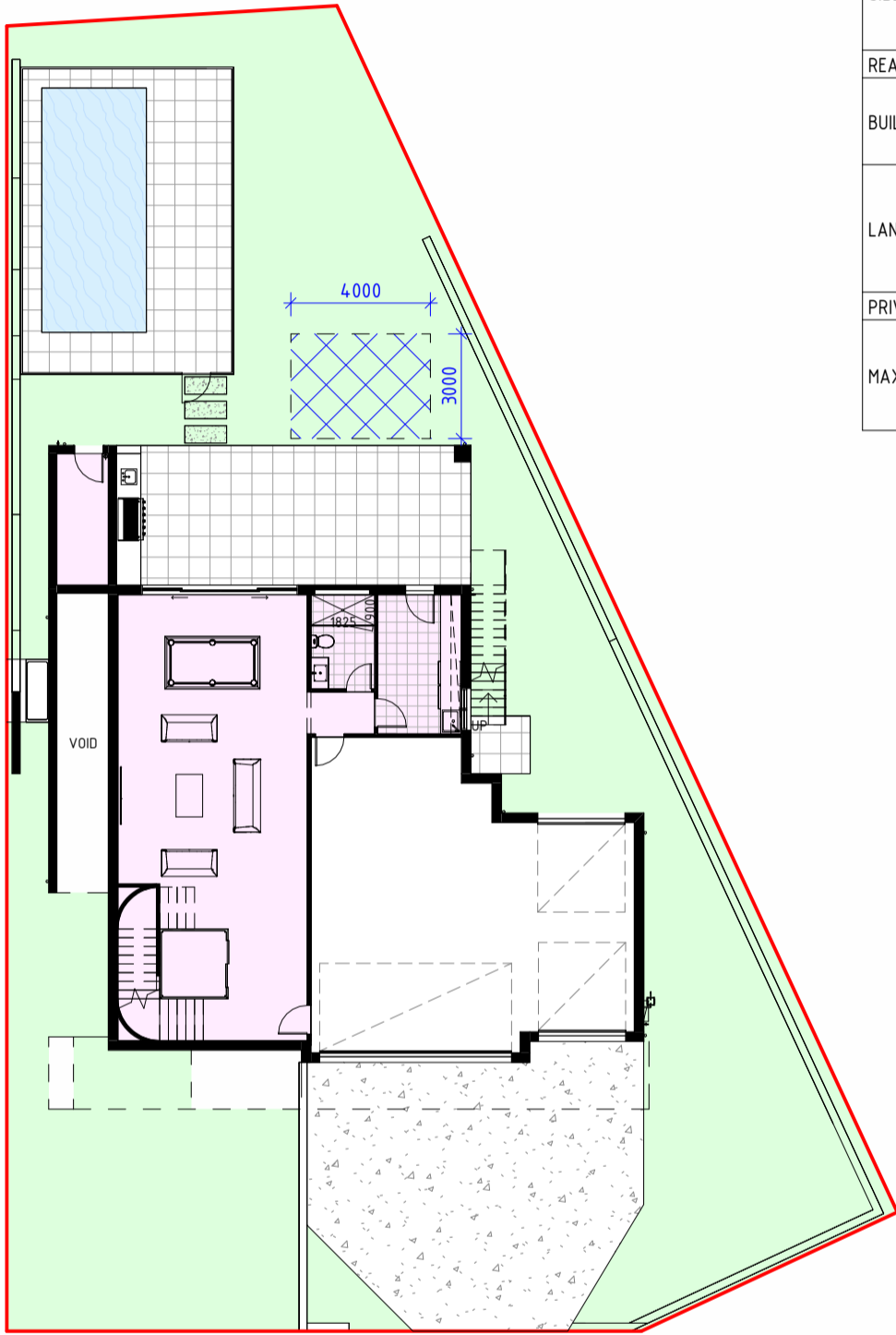


COMPLIANCE LEGEND	
	DENOTES GROSS FLOOR AREA
	DENOTES LANDSCAPE AREA
	DENOTES PRIVATE OPEN SPACE

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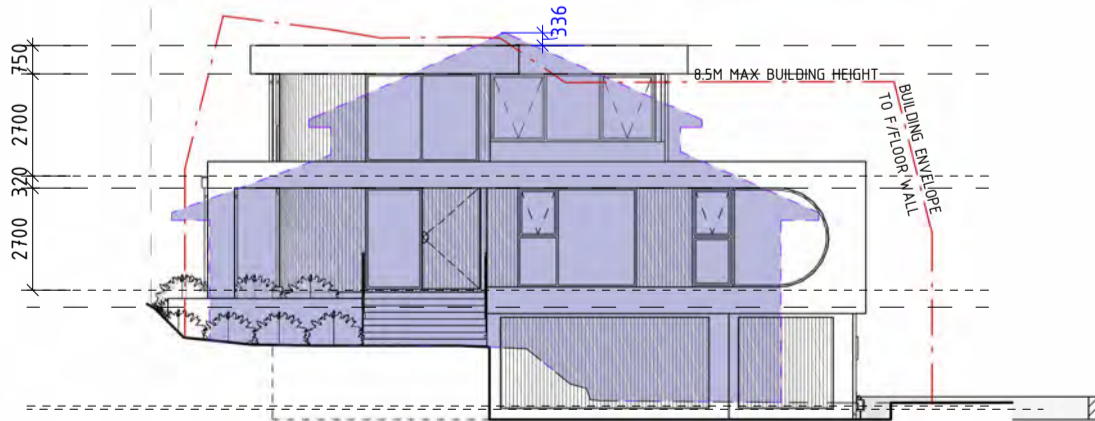
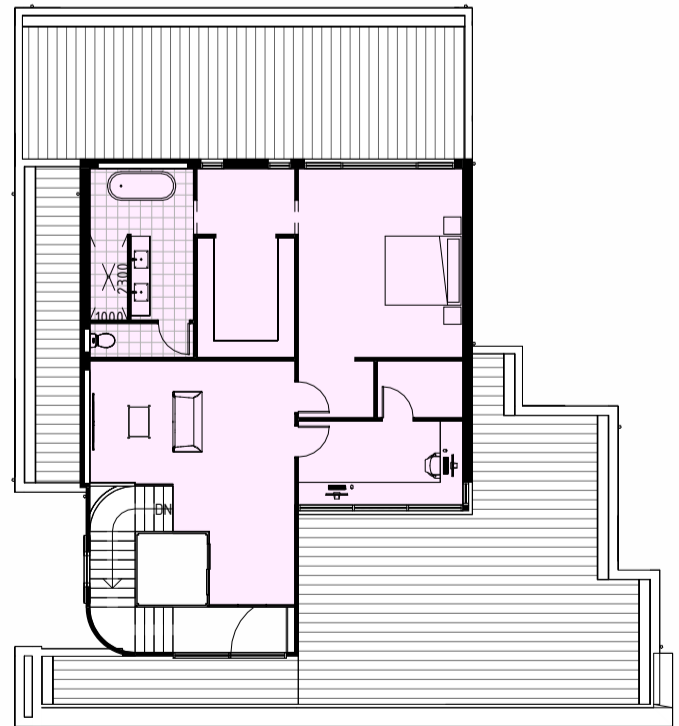
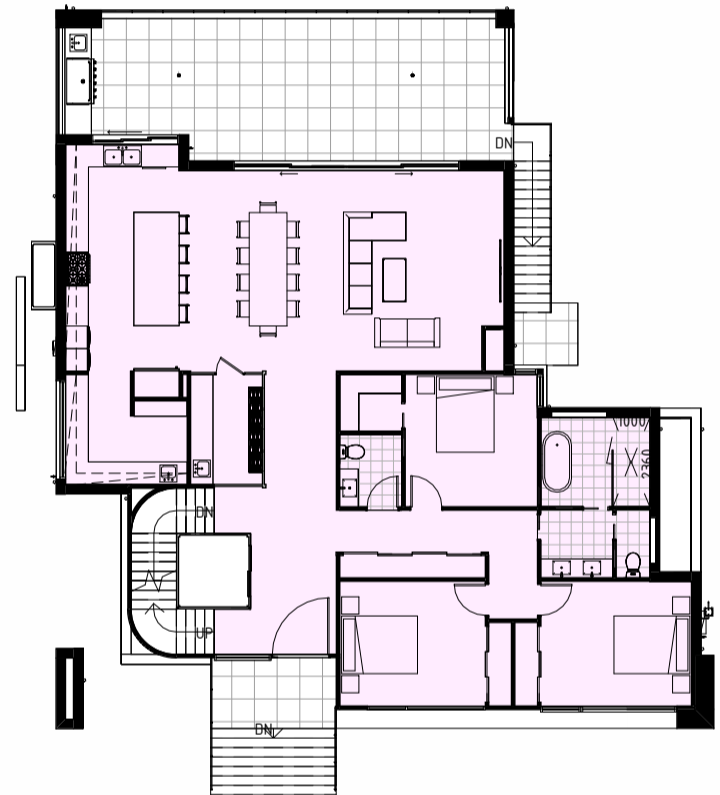
DA COMPLIANCE - NEWCASTLE LEP 2012			
676.3SQM (CALCULATION)	REQUIRED	PROVIDED	COMPLIES Y/N
FLOOR SPACE RATIO	60% OR 405.7sqm	50.5% OR 358.3sqm	Y
BUILDING HEIGHT	8.5m	9.540m	N - SUBJECT TO REVIEW

DA COMPLIANCE - NEWCASTLE DCP 2012			
ZONE - R2	REQUIRED	PROVIDED	COMPLIES Y/N
FRONT SETBACK	TO BE CONSISTENT WITH NEIGHBOURING DWELLINGS OR 6060mm. 1.5m ARTICULATION ZONE	6860mm TO B/L 6360mm TO ARTICULATION	Y
SIDE SETBACK	900mm THEN AT AN ANGLE OF 4:1 UP TO THE MAX BUILD HEIGHT	G/F-LHS 1200mm	Y
		G/F-RHS 1828mm	Y
		F/F-LHS 2930mm	Y
		F/F-RHS 3514mm	Y
REAR SETBACK	6000mm	12070mm	Y
BUILDING ENVELOPE	PROJECTION @ ANGLE OF 4:1 @ 4.5M OVER NGL ON SETBACK	MINOR EAVE & PARAPET ONLY PROTRUSIONS TO BUILDING ENVELOPE	N - SUBJECT TO REVIEW
LANDSCAPED AREA	TOTAL: 30% OR 202.9sqm	44.8% OR 303.3sqm	Y
	25% OR 40sqm OF FRONT TO BE LANDSCAPED	94.9sqm	Y
	15% OR 101.4sqm OF LOT TO BE DEEP SOIL ZONE LANDSCAPED	188.9sqm	Y
PRIVATE OPEN SPACE	3m X 4m	3m X 4m	Y
MAXIMUM CUT & FILL	MAX 3m WITHIN BUILDING ENVELOPE 1m EXTERNAL TO THAT ZONE	2200mm WITHING BUILDING FOOTPRINT	Y
	1m FILL	1000mm	Y



COMPLIANCE PLAN

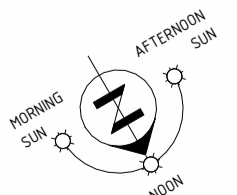
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EXISTING BUILDING IN RELATION TO NEW BUILDING

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DENOTES EXISTING BUILDING



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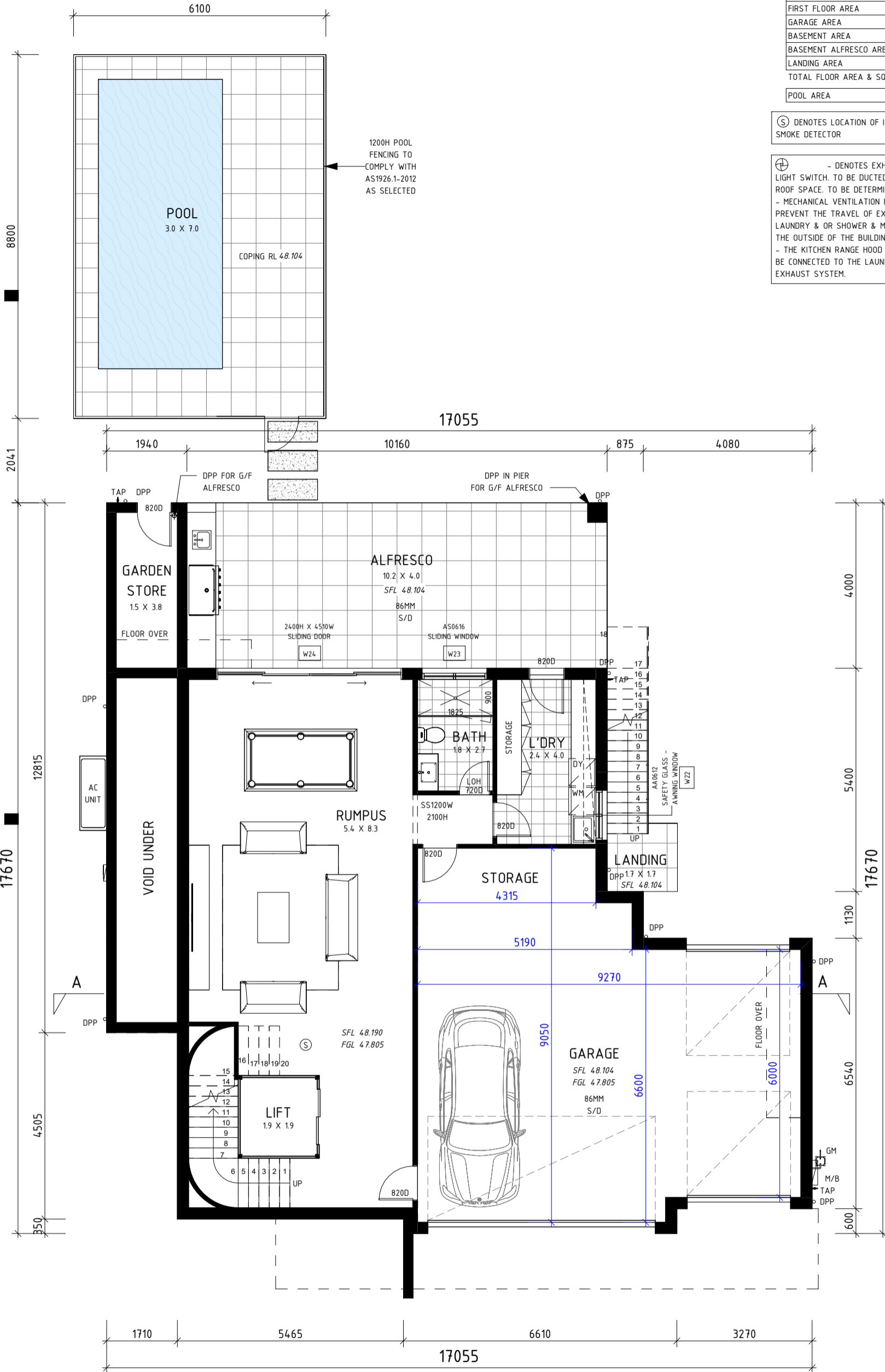
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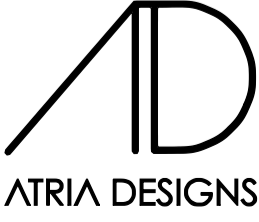
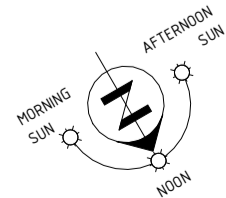
Ⓢ DENOTES LOCATION OF INTERCONNECTED HARDWIRED SMOKE DETECTOR

⊕ - DENOTES EXHAUST FAN CONNECTED TO LIGHT SWITCH. TO BE DUCTED TO EXTERNAL WALL OR ROOF SPACE. TO BE DETERMINED O SITE BY THE BUILDER.
 - MECHANICAL VENTILATION IS TO BE DESIGNED TO PREVENT THE TRAVEL OF EXHAUST AIR BETWEEN THE LAUNDRY & OR SHOWER & MUST TRAVEL DIRECTLY TO THE OUTSIDE OF THE BUILDING
 - THE KITCHEN RANGE HOOD EXHAUST SYSTEM MUST NOT BE CONNECTED TO THE LAUNDRY & OR THE SHOWER EXHAUST SYSTEM.



BASEMENT FLOOR PLAN

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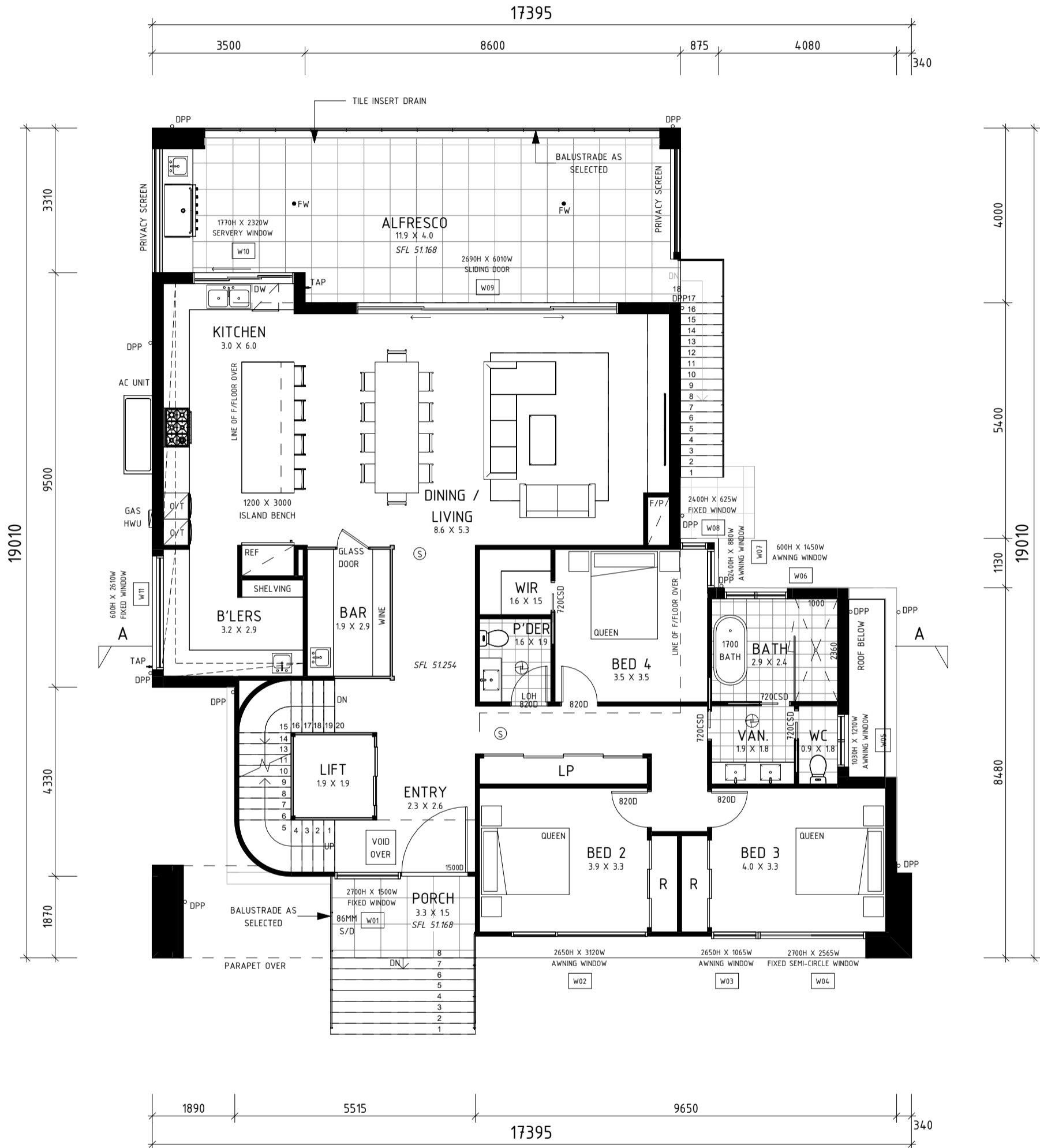
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GROUND FLOOR PLAN

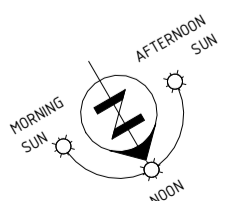
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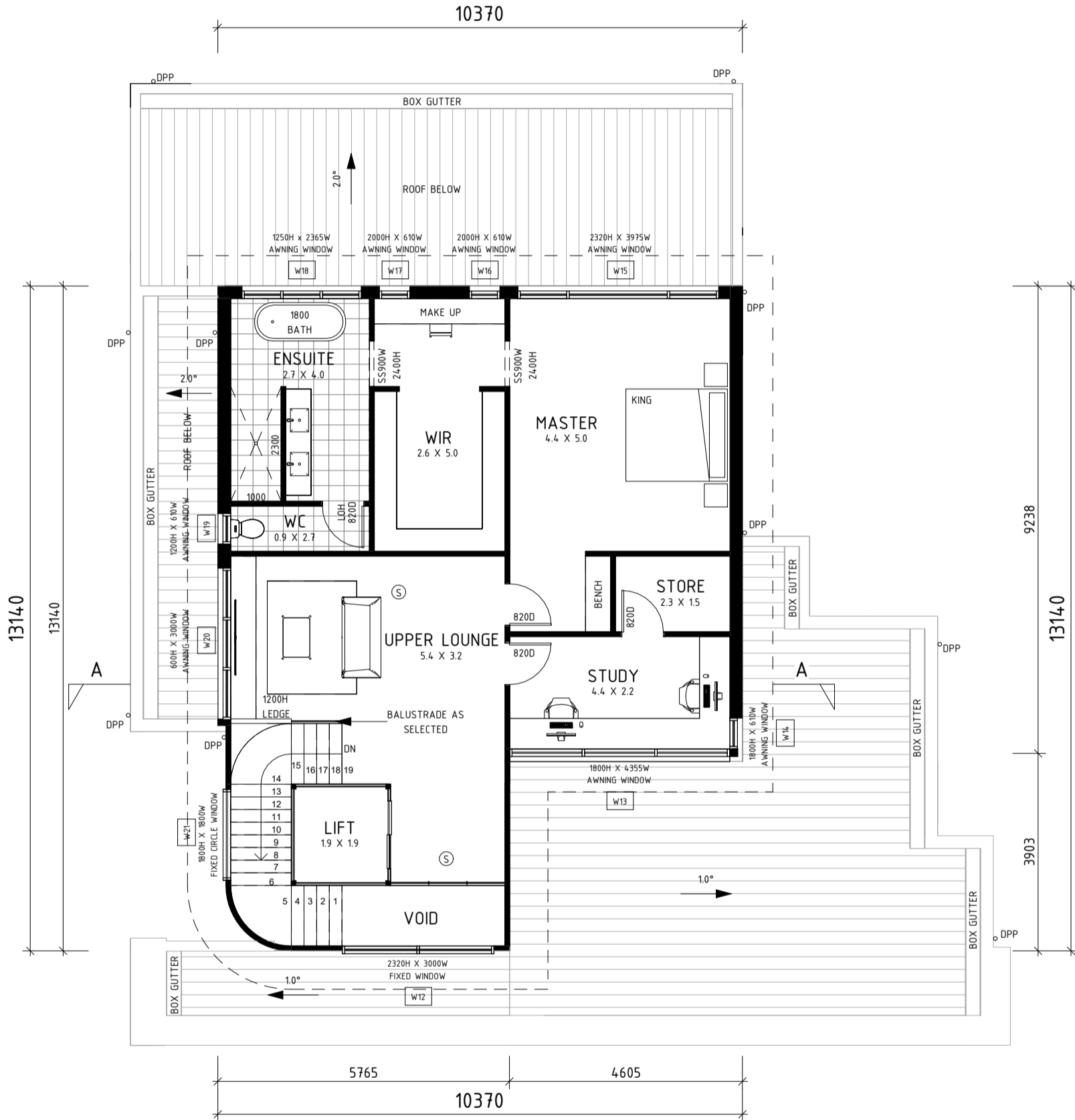
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FIRST FLOOR PLAN

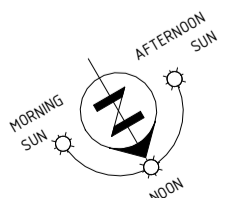
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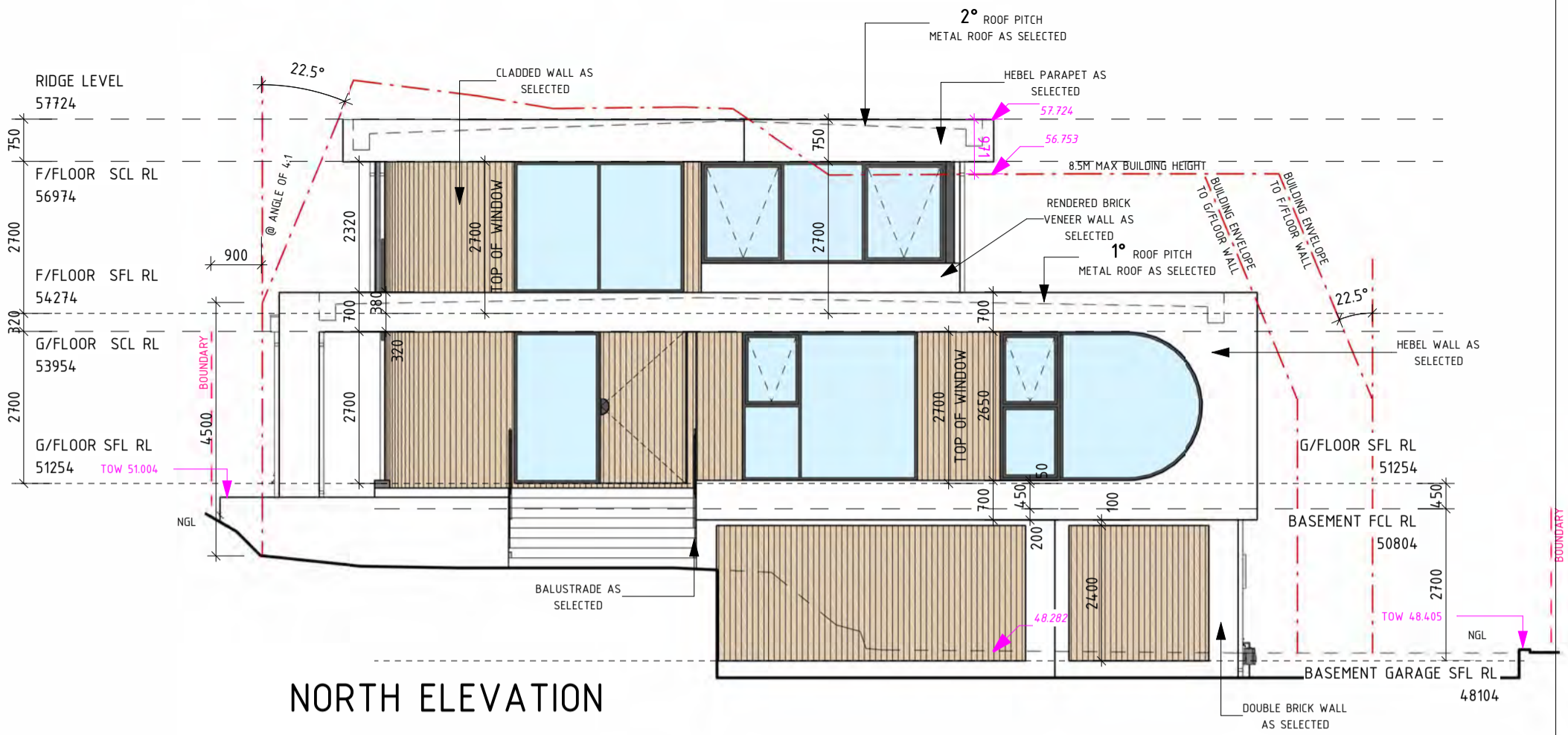


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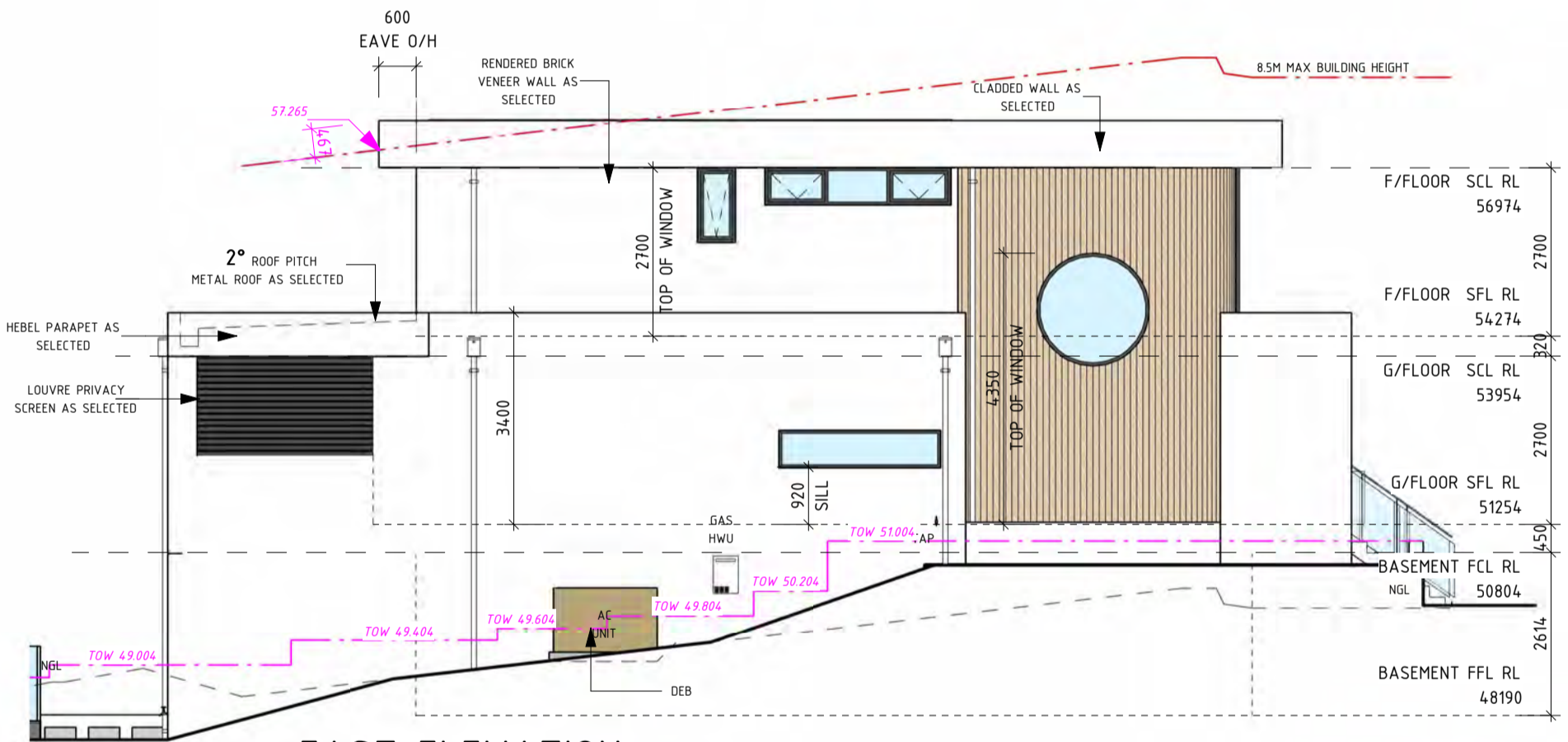
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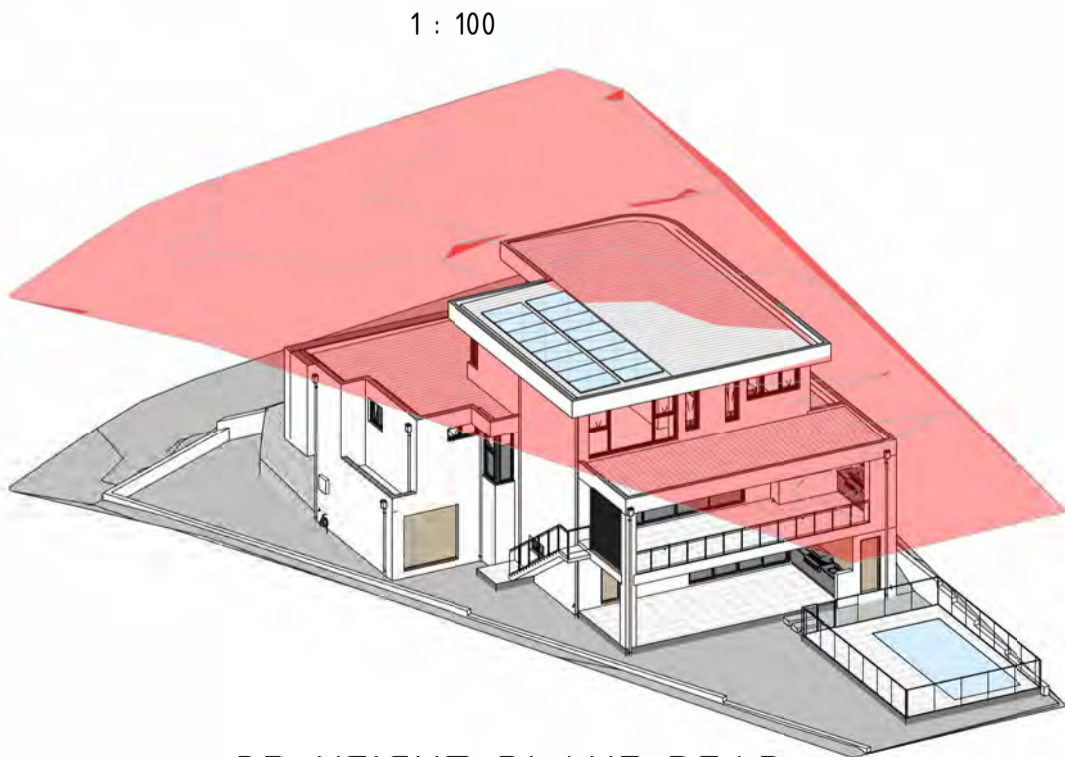
NORTH ELEVATION

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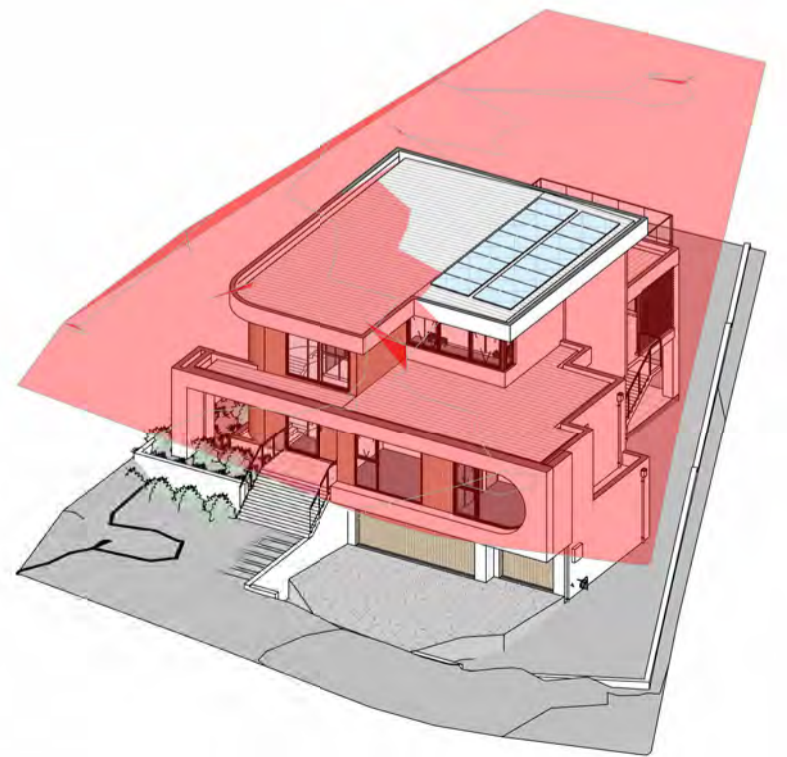


EAST ELEVATION

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3D HEIGHT PLANE REAR



3D HEIGHT PLANE FRONT



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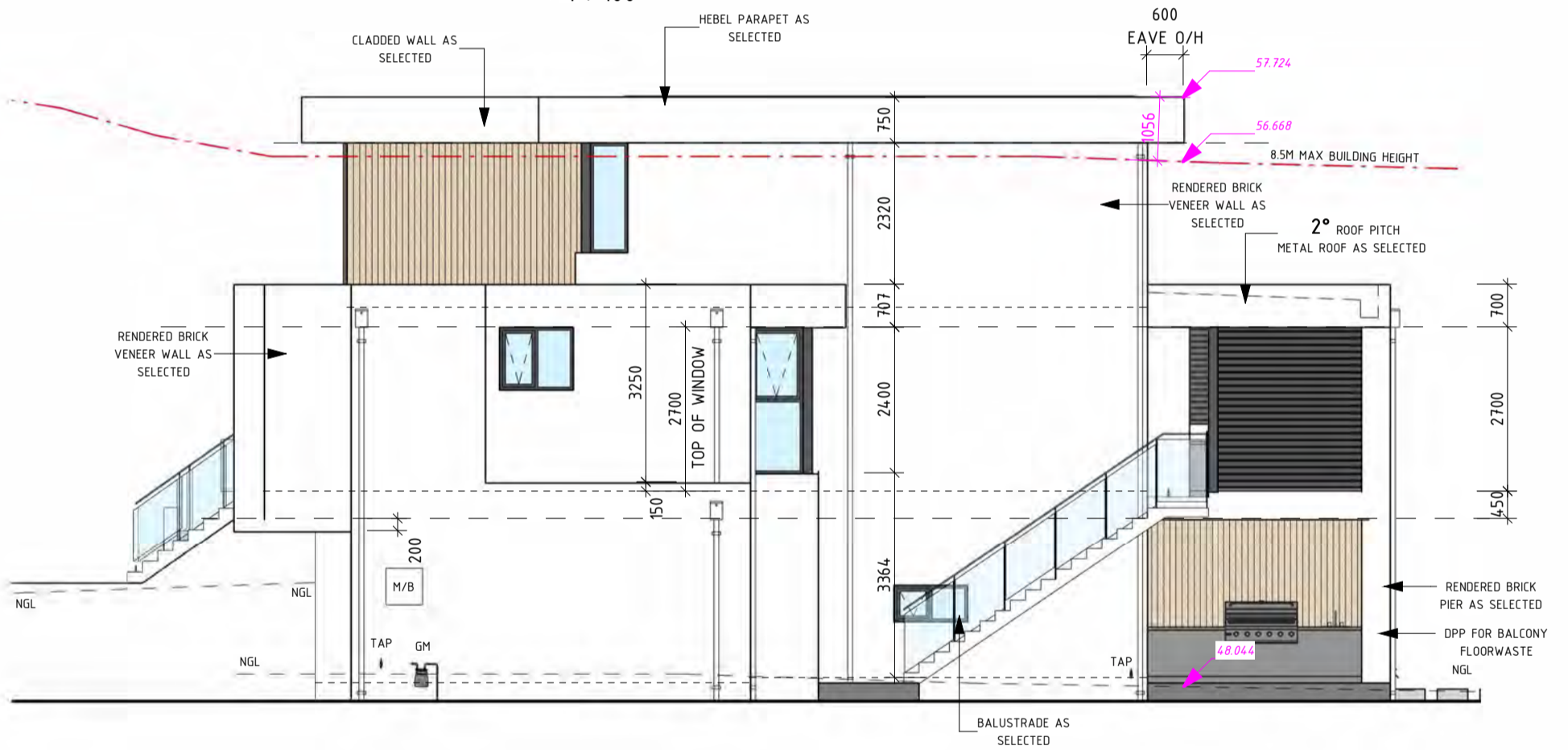
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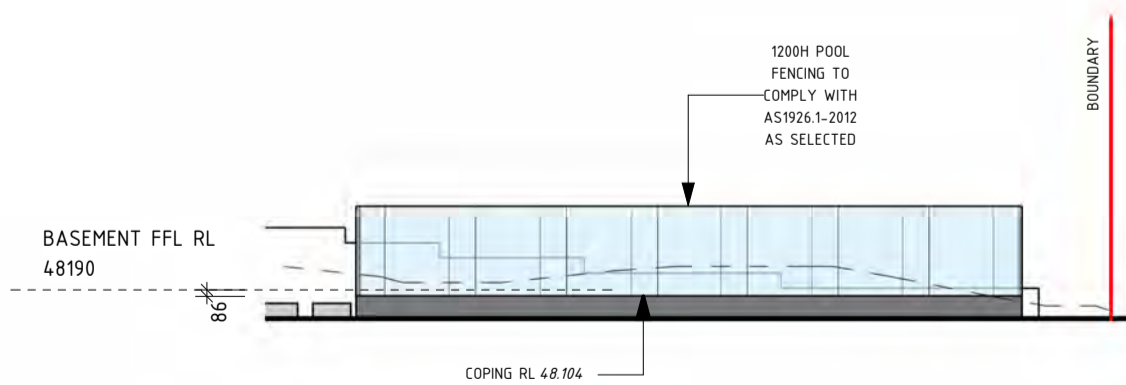
SOUTH ELEVATION

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WEST ELEVATION

1 : 100



POOL - WEST ELEVATION

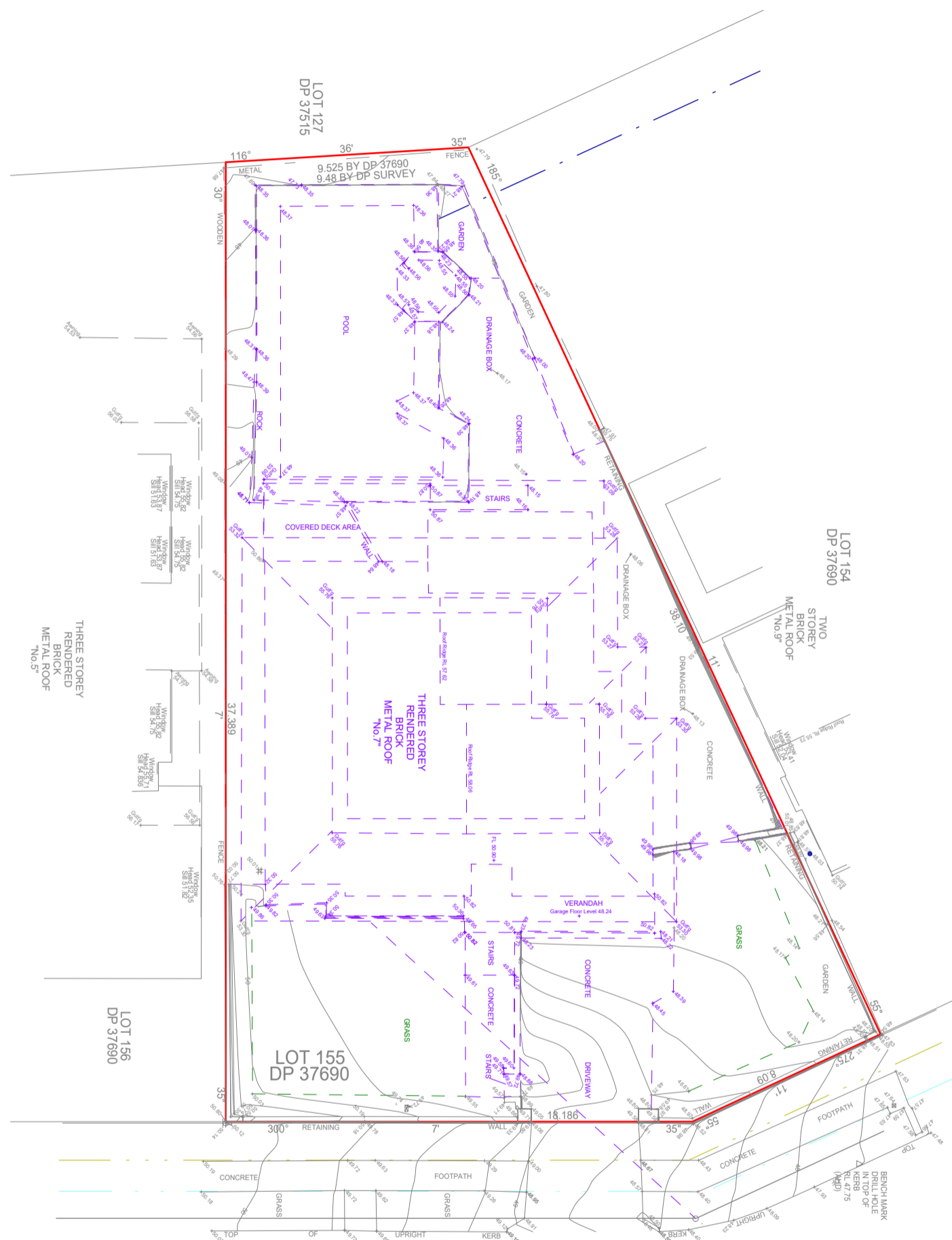
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DEMOLITION PLAN

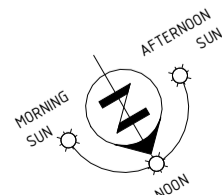
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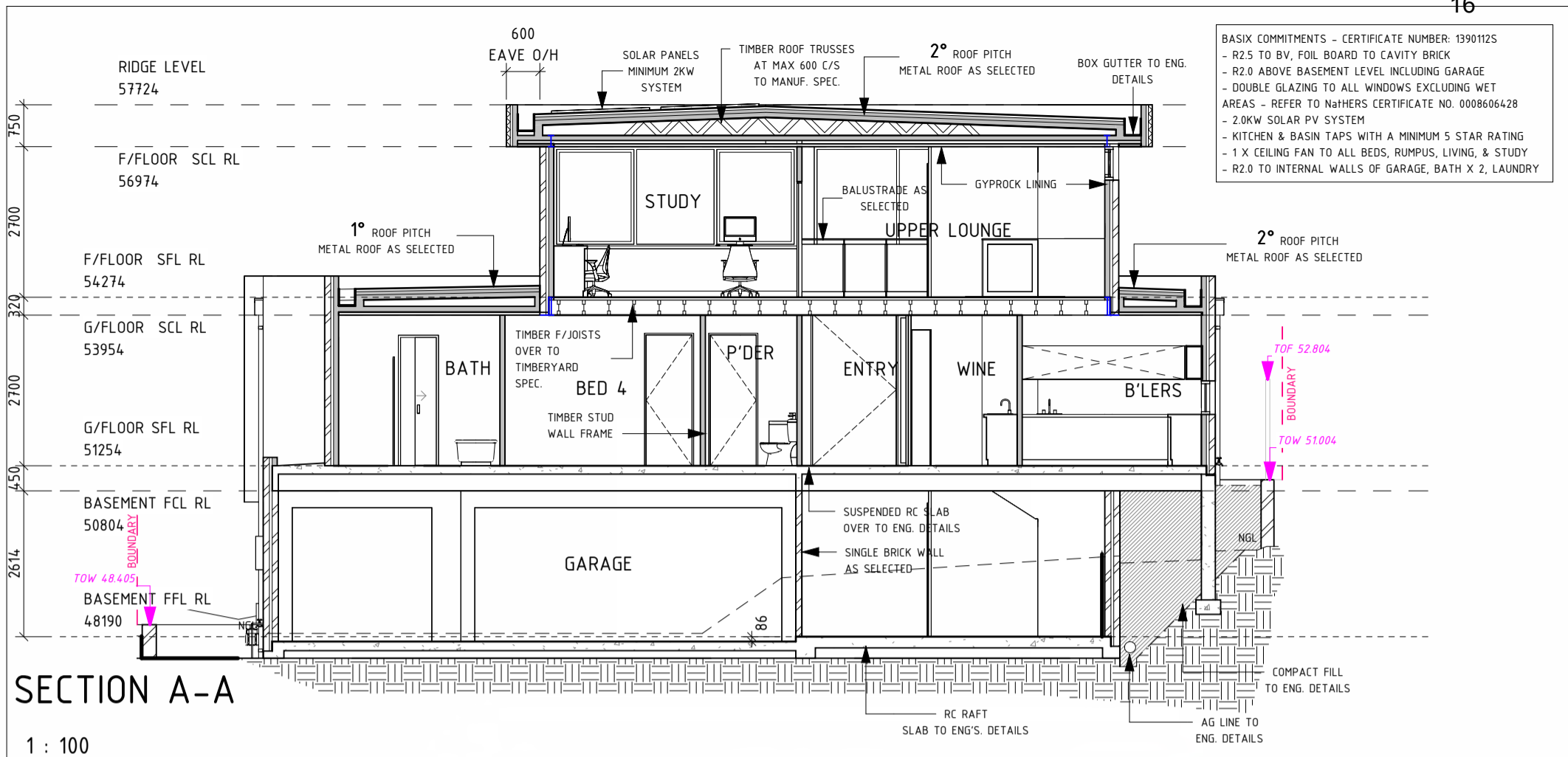


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- BASIX COMMITMENTS - CERTIFICATE NUMBER: 1390112S**
- R2.5 TO BV, FOIL BOARD TO CAVITY BRICK
 - R2.0 ABOVE BASEMENT LEVEL INCLUDING GARAGE
 - DOUBLE GLAZING TO ALL WINDOWS EXCLUDING WET AREAS - REFER TO NATHERS CERTIFICATE NO. 0008606428
 - 2.0KW SOLAR PV SYSTEM
 - KITCHEN & BASIN TAPS WITH A MINIMUM 5 STAR RATING
 - 1 X CEILING FAN TO ALL BEDS, RUMPUS, LIVING, & STUDY
 - R2.0 TO INTERNAL WALLS OF GARAGE, BATH X 2, LAUNDRY

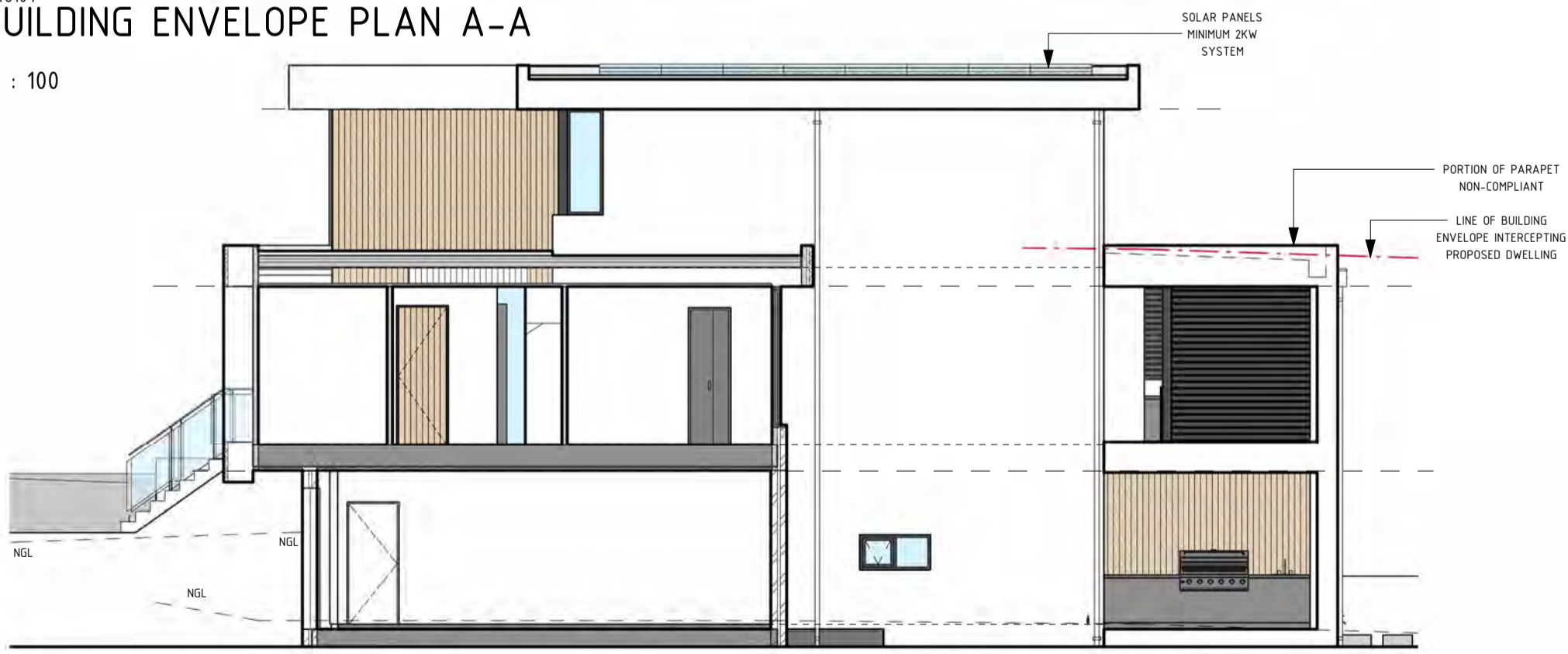
SECTION A-A

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BUILDING ENVELOPE PLAN A-A

1 : 100



BUILDING ENVELOPE PLAN B-B

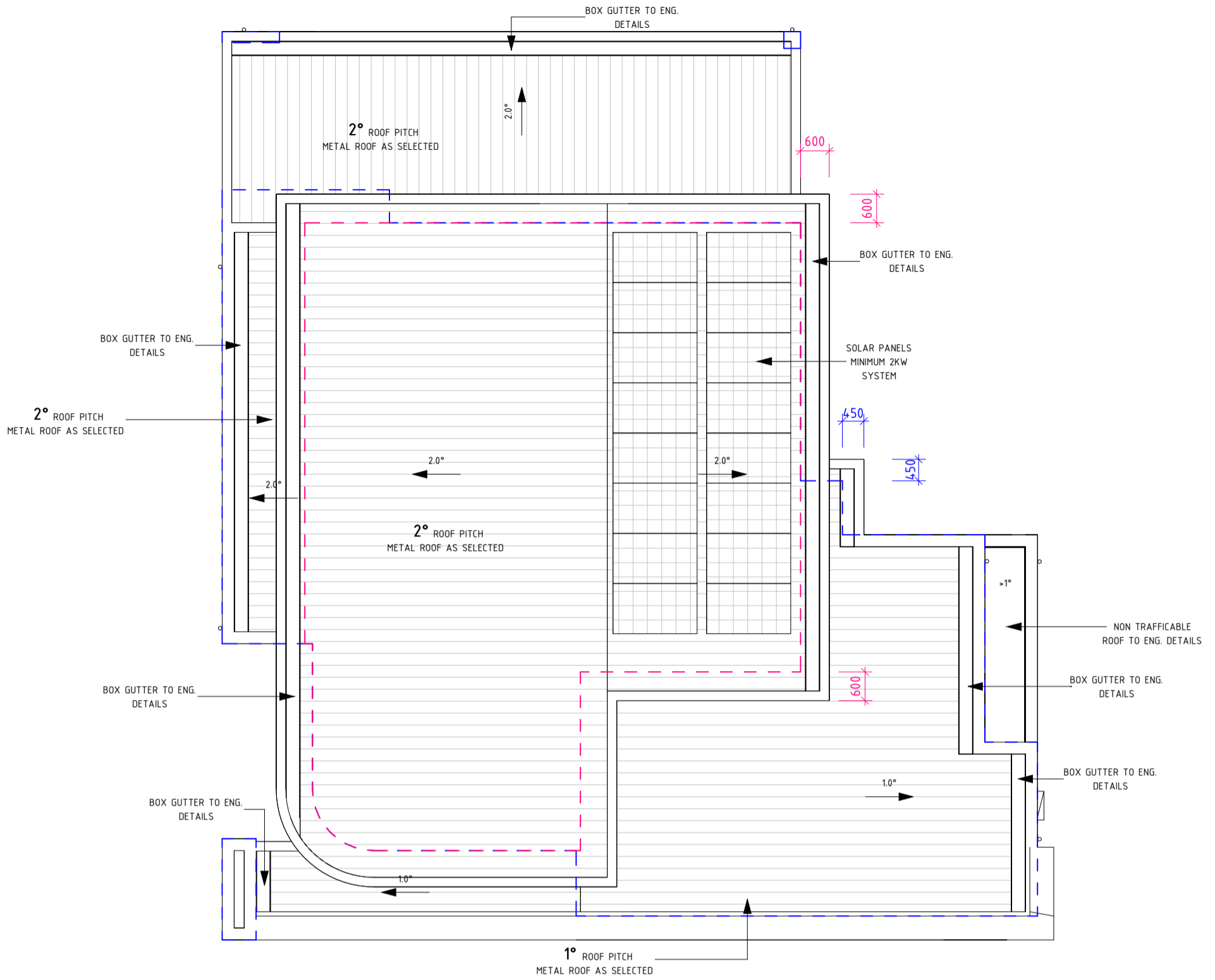
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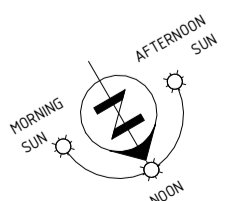
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ROOF PLAN

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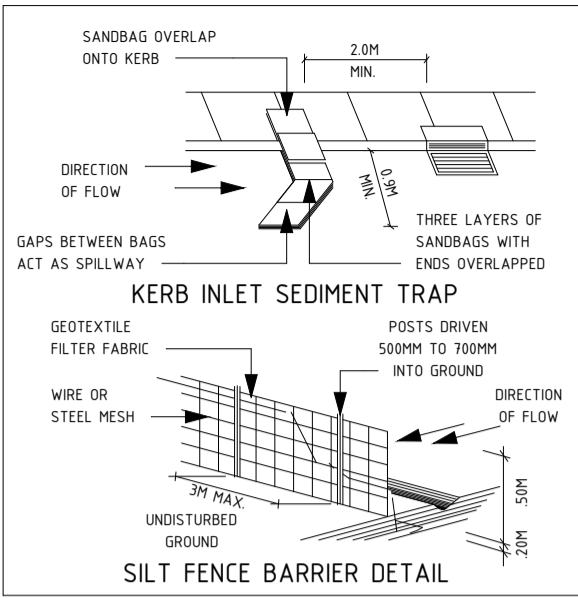
WINDOW SCHEDULE				
MARK	OPENING TYPE	HEIGHT	WIDTH	COMMENTS
W01	FIXED WINDOW	2700	1500	
W02	AWNING WINDOW	2650	3120	
W03	AWNING WINDOW	2650	1065	
W04	FIXED WINDOW	SEMI-DIA2700	2565	
W05	AWNING WINDOW	1030	1210	OBS TG
W06	AWNING WINDOW	600	1450	OBS TG
W07	AWNING WINDOW	2400	880	
W08	FIXED WINDOW	2400	625	
W09	SLIDING DOOR	2690	6010	
W10	SERVERY WINDOW	1770	2320	
W11	FIXED WINDOW	600	2610	
W12	FIXED WINDOW	2320	3000	
W13	AWNING WINDOW	1800	4355	
W14	AWNING WINDOW	1800	610	
W15	AWNING WINDOW	2320	3975	
W16	AWNING WINDOW	2000	610	
W17	AWNING WINDOW	2000	610	
W18	AWNING WINDOW	1250	2365	OBS TG
W19	AWNING WINDOW	1200	610	OBS TG
W20	AWNING WINDOW	600	3000	
W21	FIXED WINDOW	DIA1800		
W22	SAFETY GLASS - AWNING WINDOW	600	1210	SAFETY GLASS
W23	SLIDING WINDOW	600	1570	OBS TG
W24	SLIDING DOOR	2400	4510	
W25	AWNING WINDOW	530	2640	
W26	AWNING WINDOW	870	430	
W27	AWNING WINDOW	1070	2890	
W28	AWNING WINDOW	1070	1800	
W29	AWNING WINDOW	1070	1800	
W32	AWNING WINDOW	1070	1200	
W33	AWNING WINDOW	1070	1200	
W34	AWNING WINDOW	1070	2890	



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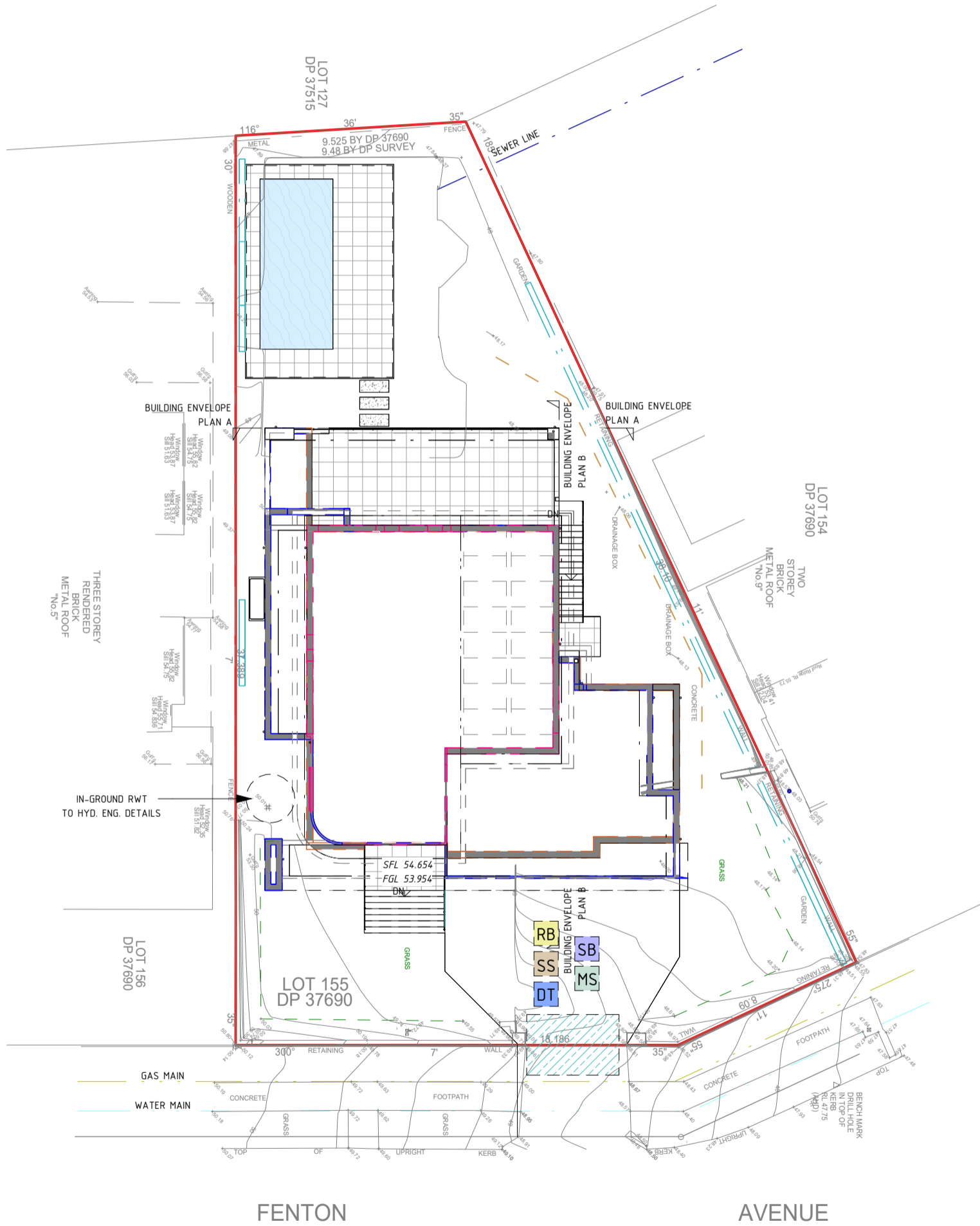
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SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF N.S.W.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

SITE MANAGEMENT LEGEND	
	DENOTES SILT FENCE BARRIER
	DENOTES ALL WEATHER ACCESS DURING CONSTRUCTION
	DENOTES SKIP BIN LOCATION DURING CONSTRUCTION
	DENOTES MATERIAL STORAGE
	DENOTES RECYCLE BIN
	DENOTES SOIL STOCKPILE
	DENOTES DEMOUNTABLE TOILETS



SITE MANAGEMENT

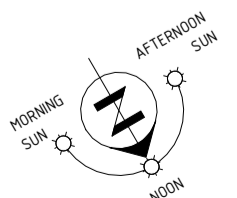
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


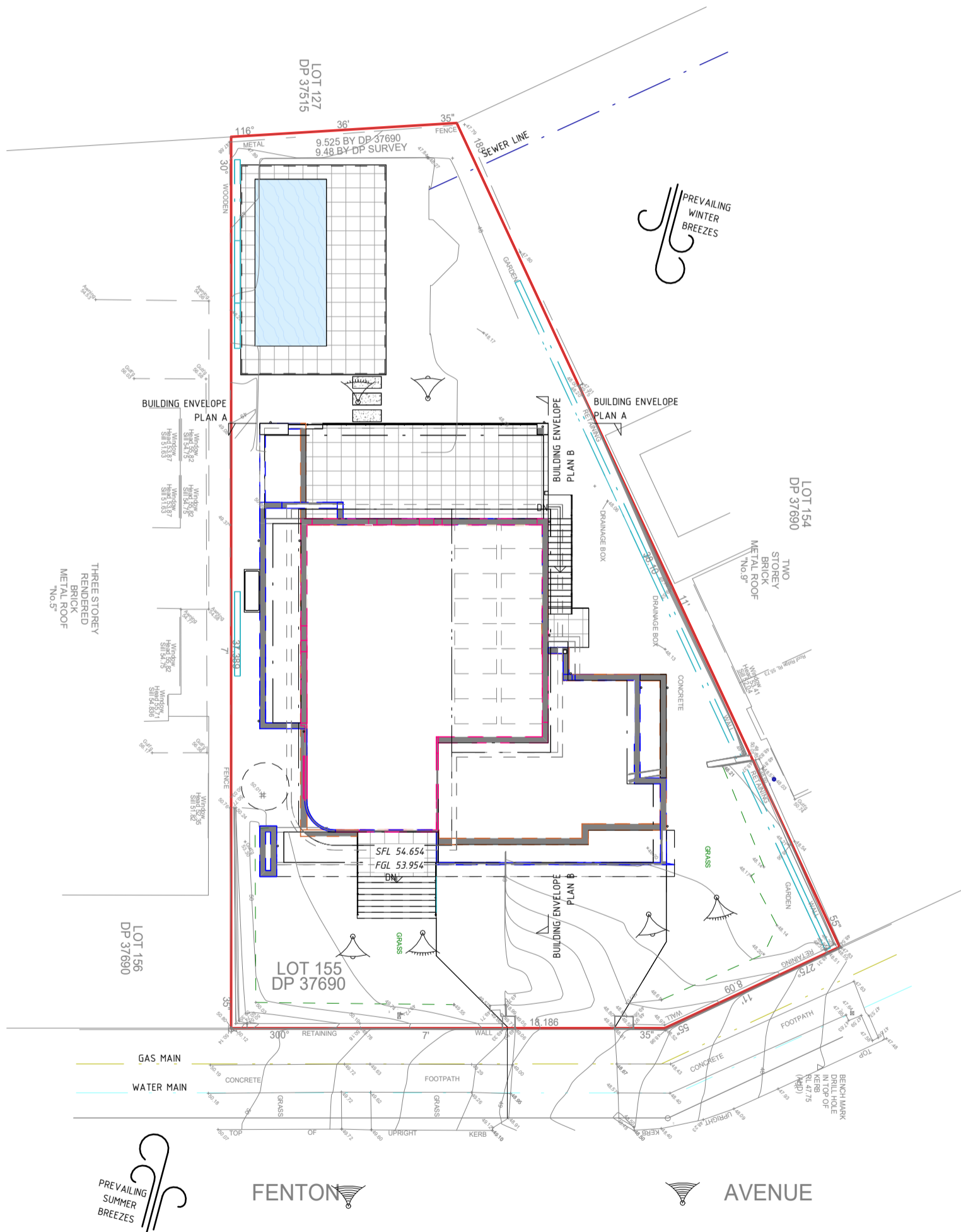
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SITE ANALYSIS LEGEND	
	NOISE SOURCE
	OVERLOOKING
	VIEWS



SITE ANALYSIS

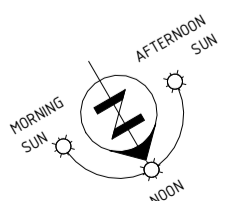
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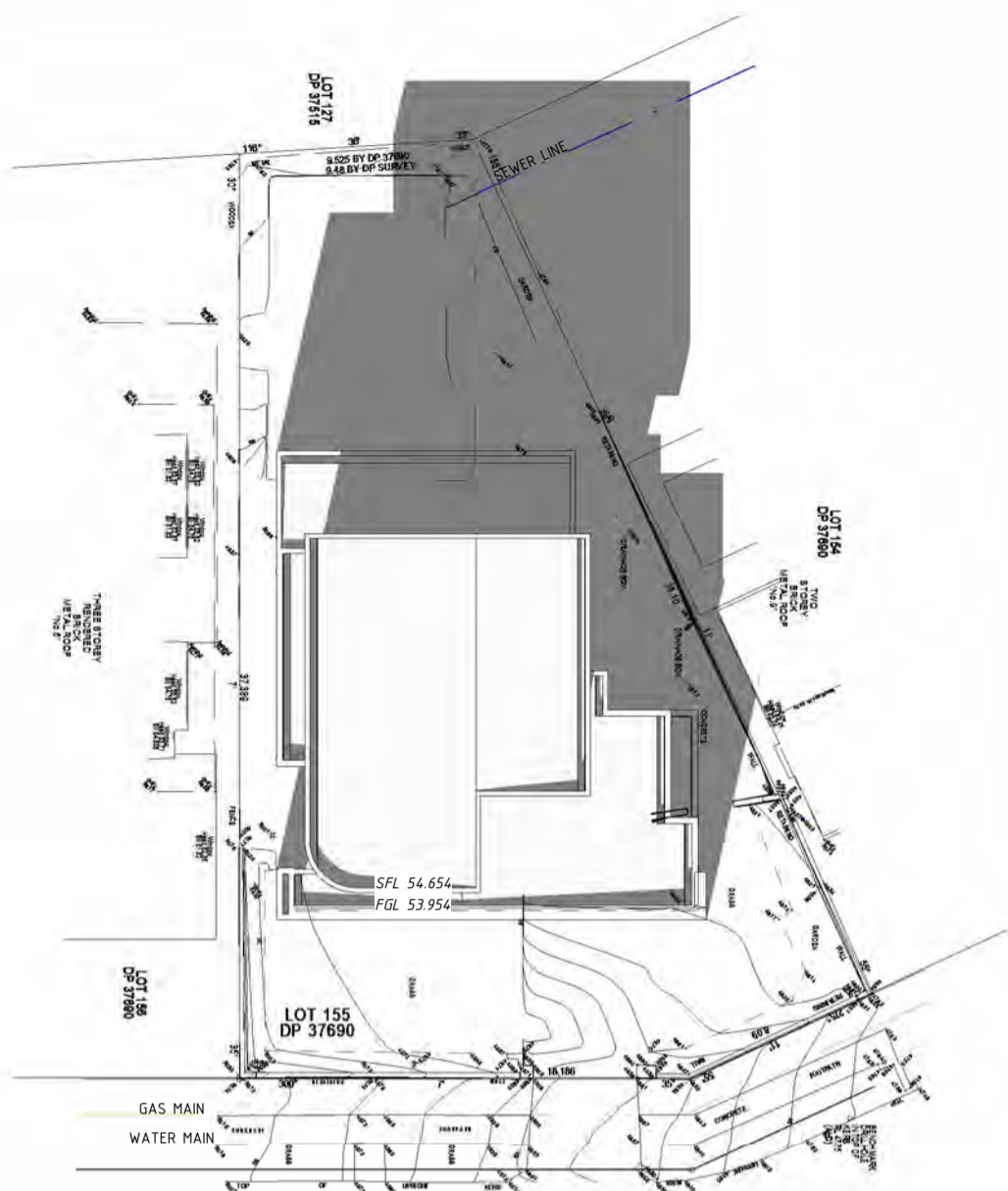


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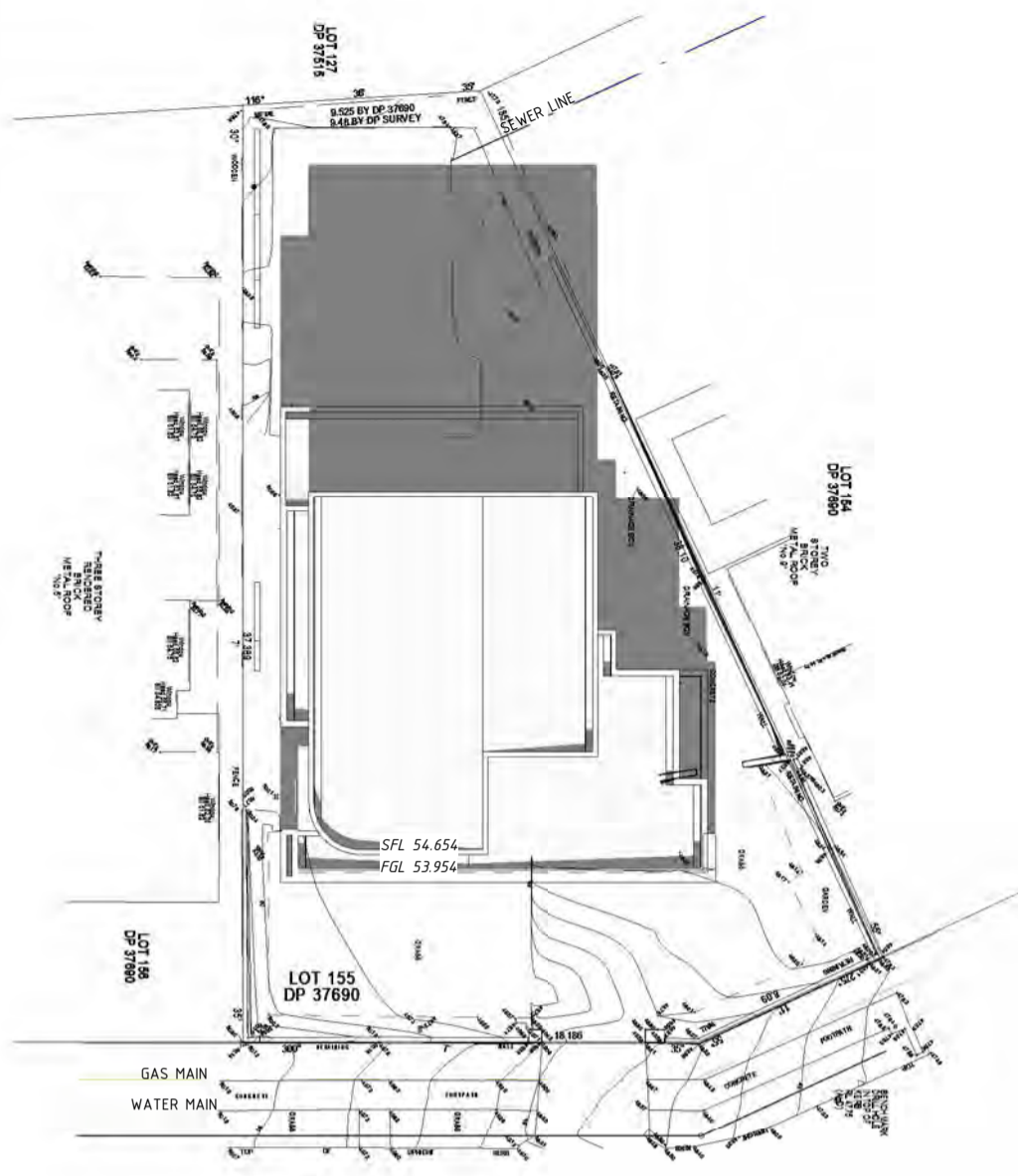
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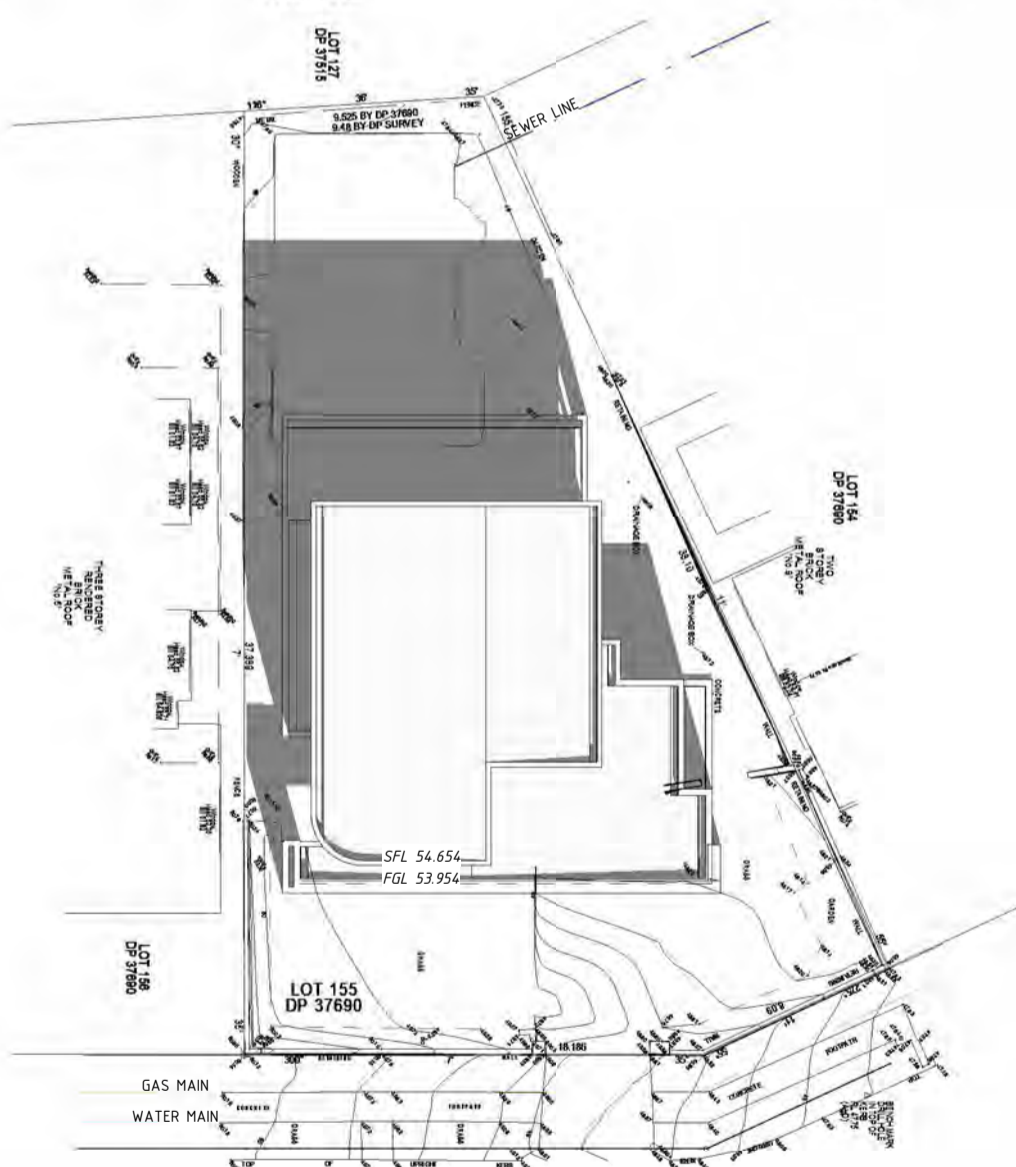




9AM FENTON AVENUE



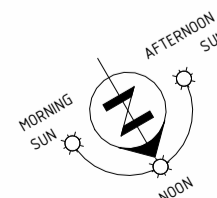
10AM FENTON AVENUE



11AM FENTON AVENUE

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:30

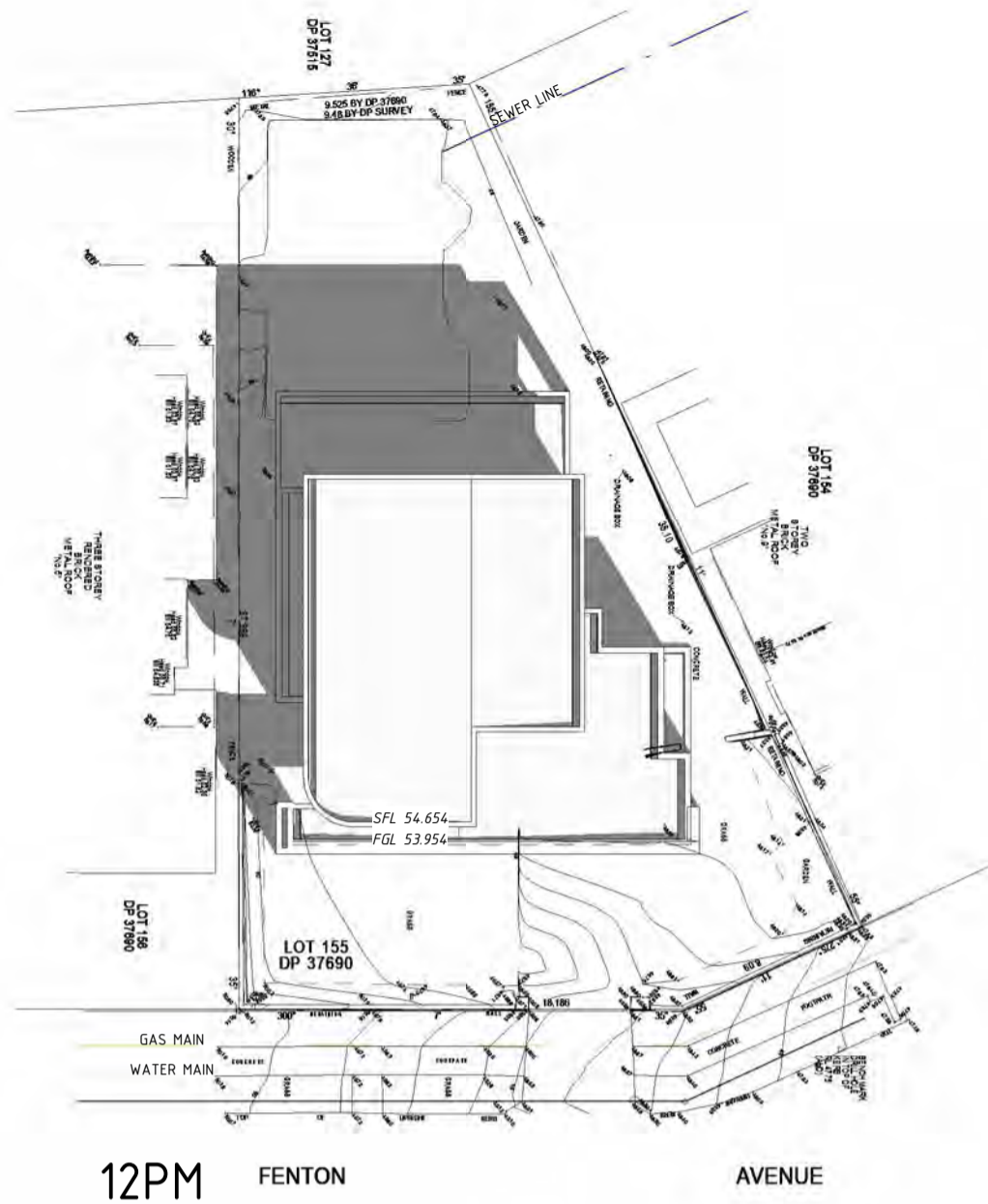
SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE
CONDITIONS MAY CAUSE VARIATIONS



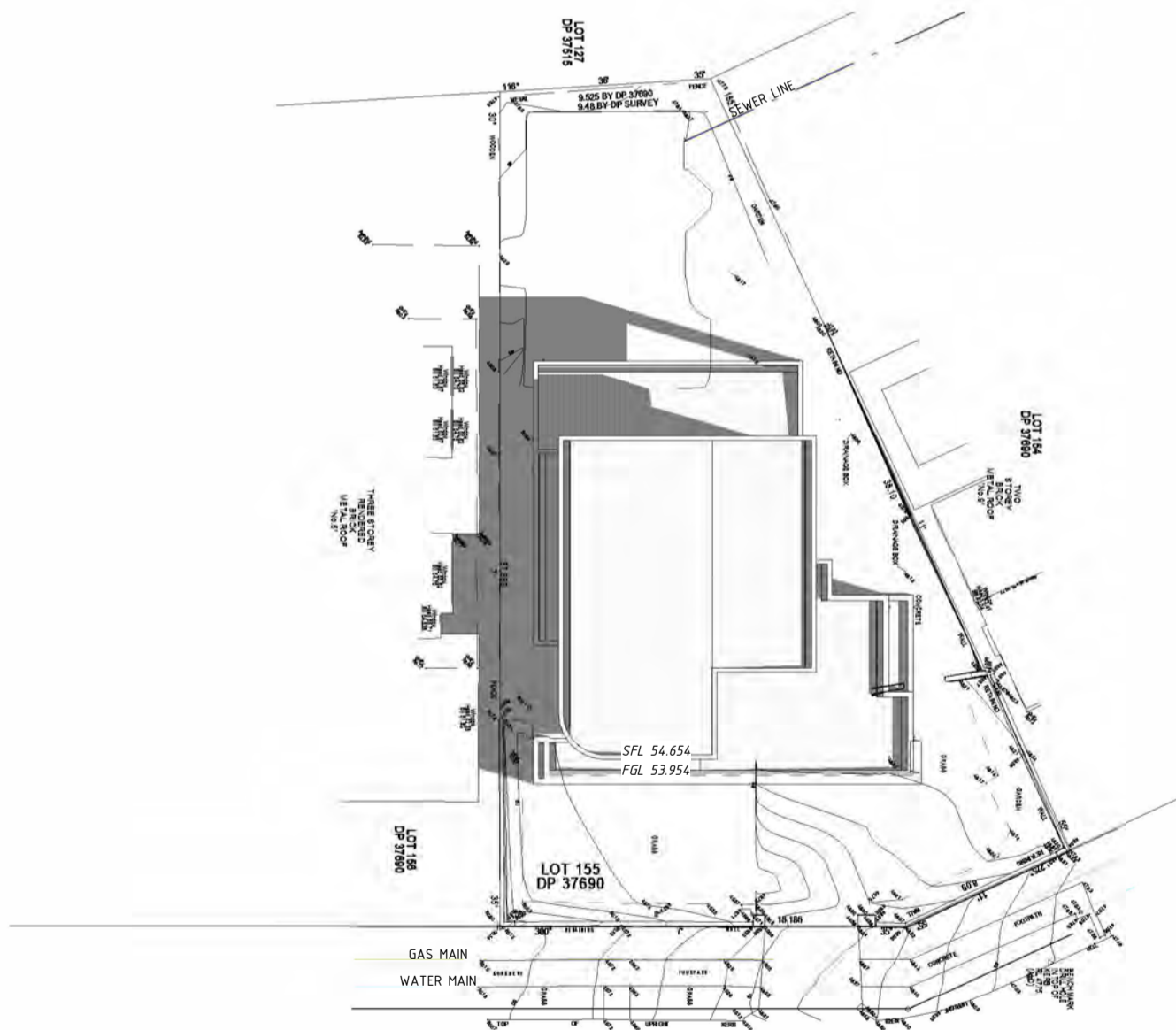
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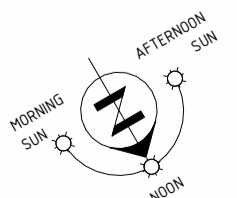
12PM FENTON AVENUE



3PM FENTON AVENUE

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:30

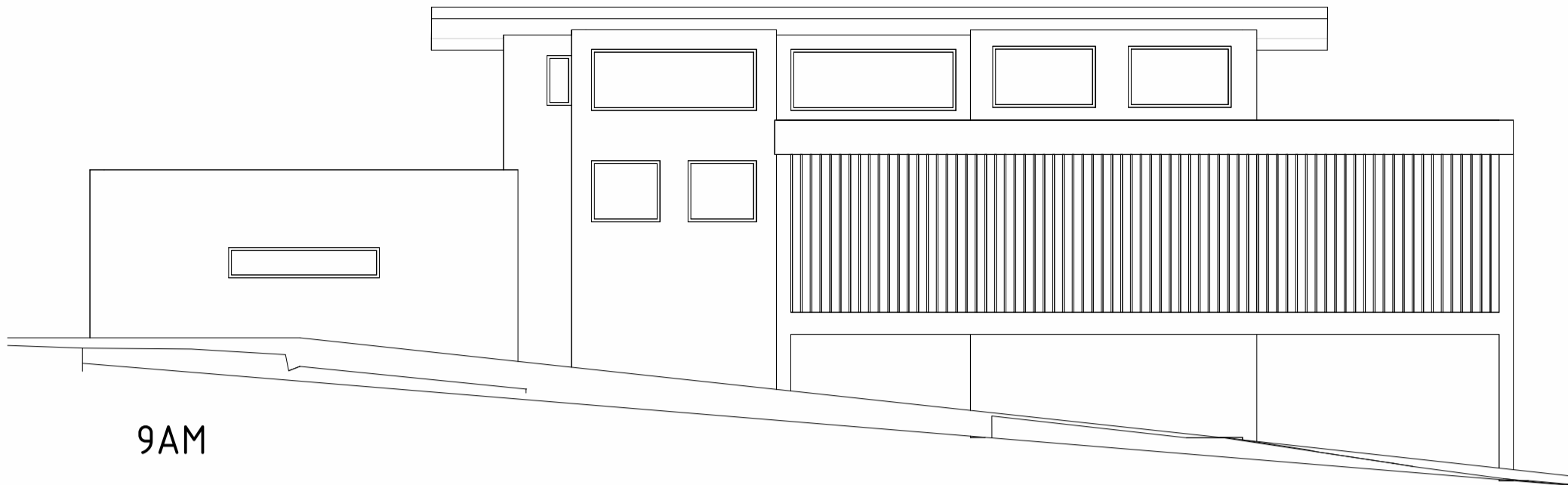
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9AM



12PM



3PM

NEIGHBOURING ELEVATION - N. 5 FENTON STREET
SHADOW DIAGRAMS

JUNE 21ST MID-WINTER 1:300

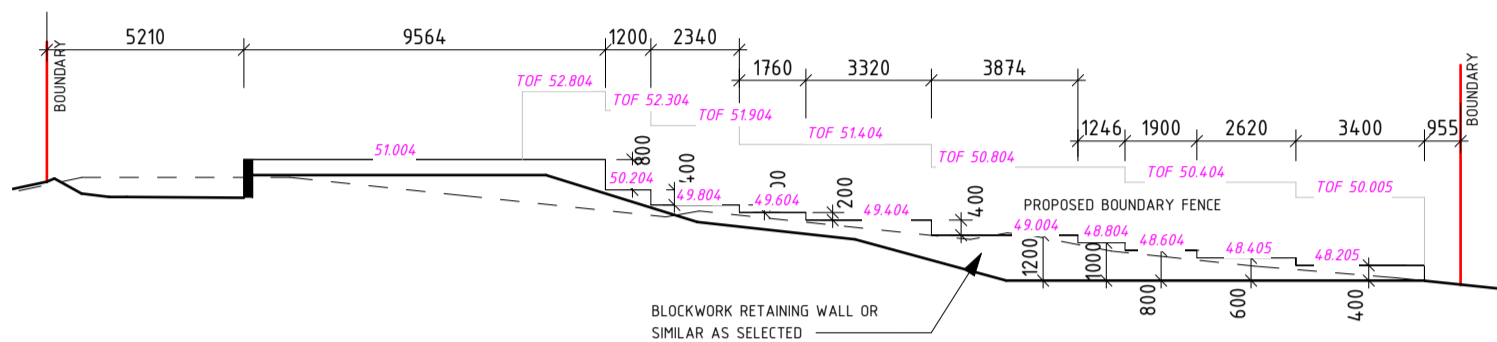
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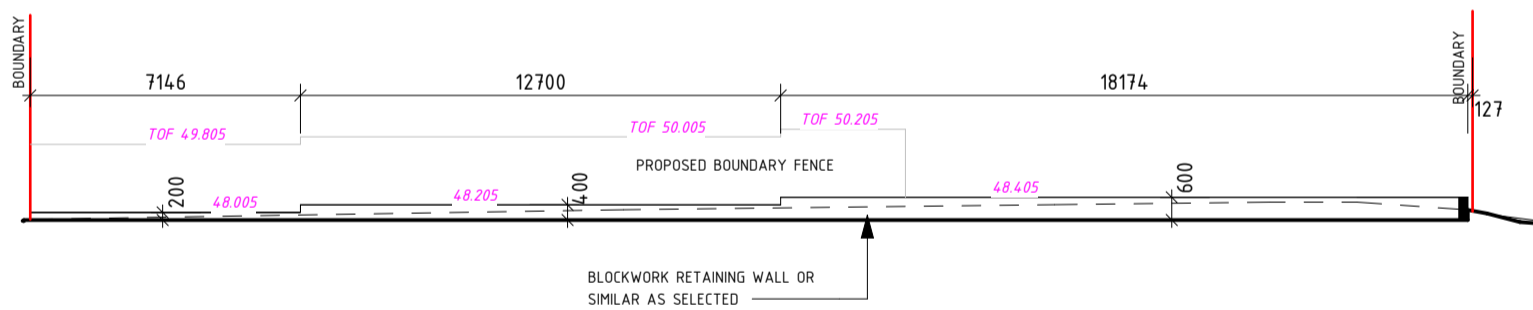
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RET WALL - SOUTH-EASTERN

1 : 200



RET WALL - WESTERN

1 : 200



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DRAFT SCHEDULE OF CONDITIONS

Application number	DA2023/00919
Land	Lot 155 DP 37690
Property Description of development	7 Fenton Avenue Bar Beach Dwelling house - including ancillary development (pool) and demolition of existing structures

Reasons for approval

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site, and its approval is within the public interest.

Terms and Reasons for Conditions

GENERAL CONDITIONS

Condition

1. Approved plans and 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.

Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
3 of 19	Issue 2-9	Site Plan	Atria Designs	07/03/24
5 of 19	Issue 2-9	Basement Plan	Atria Designs	07/03/24
6 of 19	Issue 2-9	Ground Floor Plan	Atria Designs	07/03/24
7 of 19	Issue 2-9	First Floor Plan	Atria Designs	07/03/24
8 & 9 of 19	Issue 2-9	Elevations	Atria Designs	07/03/24
10 of 19	Issue 2-9	Demolition Plan	Atria Designs	07/03/24
11 of 19	Issue 2-9	Section & Envelopes	Atria Designs	07/03/24
12 of 19	Issue 2-9	Roof Plan	Atria Designs	07/03/24
13 of 19	Issue 2-9	Site Management	Atria Designs	07/03/24
18 of 19	Issue 2-9	Retaining Walls	Atria Designs	07/03/24
01 - 04	A	Landscape Plans	Fallow Landscapes	16/05/23
SW01-SW03	A	Stormwater Management	EAE	01/06/23

Approved documents			
Document title	Version number	Prepared by	Date of document
BASIX	1390112S_02	Frys Energywise	21/09/23

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

Condition reason: to ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition

2. Limiting noise - general

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), details are to be provided demonstrating that all noise generating equipment such as air conditioning units, swimming pool filters and fixed vacuum systems are designed to protect the acoustic privacy of residents and neighbours, and that all such noise generating equipment is acoustically screened. The noise level generated by any equipment does not exceed an LAeq (15 min) of 5dB(A) above background noise at the property boundary. Full details are to be included in the construction certificate documentation.

Condition reason: to ensure the use of noise generating equipment does not give rise to offensive noise and complies under the *Protection of the Environment Operations Act 1997*.

3. Water tanks and plumbing direction

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), details are to be provided demonstrating roof water from the proposed new work will be directed to the proposed water tank with a minimum capacity of 4000-litres and being reticulated to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3). Full details are to be provided with the construction certificate documentation.

Condition reason: to ensure appropriate design standards for water tanks and plumbing applicable to the new work are included at the detailed design stage.

4. Electric vehicle circuitry and electric vehicle charging point requirements - certain residential

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), details are to be provided of an electrical plan of all off-street car parking spaces, prepared by a suitably qualified and experienced person and including details and specifications to illustrate how the off-street car parking spaces will be constructed with the capacity to install at a minimum, a 'Level 2' (single phase, 7kW power) electric vehicle charger point

Full details are to be included in documentation for the construction certificate application.

Note: This condition does not require the installation of a charging point.

Condition reason: to ensure that an acceptable standard of development is provided in relation to electric vehicle parking and charging.

5. Swimming pool overflow - containing water

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), details are to be provided demonstrating that the swimming pool surrounds and/or paving will 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 Corporation in accordance with the requirements of Hunter Water Corporation. Full details are to be included in the construction certificate documentation.

Condition reason: to protect adjacent properties from additional surface water runoff.

6. Swimming pools - limiting noise

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), details are to be provided demonstrating that pool plant and equipment will 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. Full details are to be included in the construction certificate documentation.

Condition reason: to protect adjacent properties from additional offensive noise.

7. Swimming pools fencing

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), details are to be provided demonstrating that the construction or erection of swimming pool safety fences and gates and all associated work are to be carried out in accordance with the *Swimming Pools Act 1992* and Regulations. Full details are to be included in documentation for the construction certificate application.

Condition reason: to require details of swimming pool safety fencing.

8. Swimming pool/spa water system

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), details are to be provided demonstrating that the swimming pool/spa water recirculation and filtration system installation will comply with *Australian Standard 1926.3:2010 - Swimming pool safety - Water recirculation systems*. Full details are to be included in documentation for the construction certificate application.

Condition reason: to require details of swimming pool/spa water systems.

BEFORE BUILDING WORK COMMENCES

Condition

9. Compliance with Home Building Act (if applicable)

In the case of residential building work for which the *Home Building Act 1989* requires there to

be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

Condition reason: prescribed condition *Environmental Planning and Assessment Regulation 2021* (Section 69).

10. **Toilets on site**

Before building work commences, toilet facilities are to be available or provided at the work site and 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*.

Condition reason: to require provision of toilet facilities on site.

11. **Roads Act approval**

Before building work commences, a separate application is to be lodged and consent obtained from Newcastle City Council for all works within the road reserve, pursuant to Section 138 of the *Roads Act 1993*, prior to the commencement of works.

Condition reason: to ensure compliance with the *Roads Act 1993*.

12. **Erosion and sediment control - vehicle access**

Before site work and/or building work commences a 3.0m wide all-weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand or soil is not to be stockpiled on the all-weather vehicle access.

Condition reason: to prevent soil erosion.

DURING BUILDING WORK

Condition

13. **Compliance with BCA**

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

Condition reason: prescribed condition - *Environmental Planning & Assessment Regulation 2021* (Section 69).

14. **Site signage - site and building work**

During site work and/or building work, a rigid and durable sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:

- a) showing the name, address and telephone number of the Principal 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, subdivision 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, subdivision 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.

Condition reason: prescribed condition.

15. **Excavation and backfilling safety**

During site work and/or building work, all excavations and backfilling are to be executed safely, and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.

Condition reason: to protect the public near worksites.

16. **Erosion and sediment control measures**

During site work and/or building work, erosion and sediment control measures are to be implemented and maintained during the period of construction in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book')* published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

Condition reason: to prevent erosion and control sediment.

17. **Vehicular crossings required - standards**

During site work and/or building work, a residential vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:

- a) Constructed in accordance with Newcastle City Council's A1300 - Driveway Crossings Standard Design Details.
- b) In the case of a single car garage/parking space, the driveway crossing, within the road reserve, is to be a maximum of 3.0m wide.
- c) In the case of a double car garage/parking space, the driveway crossing, within the road

- reserve, is to be a maximum of 4.5m wide.
- d) 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.
 - e) The proposed driveway is to be a minimum of 3.0m clear of the trunk of any tree within the road reserve.
 - f) 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.

Condition reason: to ensure compliance with relevant vehicular crossing standards.

18. **Containing materials and plant**

During building work, 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 Newcastle City Council reserves, including the road reserve, is not permitted.

Condition reason: to contain materials and plant and protect the public.

19. **Limits on noise**

During building/demolition work, generation of 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.

Condition reason: to protect the residential amenity of neighbours.

20. **Pollution prevention signage**

During site work and/or building work, a Newcastle City Council '*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 the Newcastle City Council for the duration of demolition and construction work.

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

Condition reason: to require pollution prevention signage.

21. **Containing waste**

During site work and/or building work, and at a minimum, the following measures are to be

implemented:

- a) A waste container of at least one cubic metre capacity is to be provided, maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste.
- b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets.
- c) Provision is to be made to prevent wind-blown rubbish leaving the site; and
- d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

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

Condition reason: to require waste management on site.

22. Street tree protection

During site work and/or building work, all public trees that are required to be retained are to be physically protected in accordance with the Newcastle City Council '*Urban Forest Technical Manual*', Part B Public Trees.

Note: The tree protection fencing is to remain in place and be maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

Condition reason: to protect street trees.

23. Checking floor levels - surveyor

During building work, certification is to be prepared by a Registered Surveyor and submitted to the principal certifier at the following stages of construction:

- a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
- b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
- c) When the roof has been completed, confirming that the building does not exceed the approved levels.

Condition reason: to ensure finished floor levels equal approved plans.

24. Checking retaining walls

During building work, certification is to be prepared by a Registered Surveyor and submitted to the principal certifier on completion of the retaining wall construction, verifying that the location and finished levels of the wall/walls is consistent with the approved plans.

Condition reason: to ensure constructed retaining walls are consistent with approved plans.

25. **Checking retaining walls - surveyor**

During building work, certification is to be prepared by a Registered Surveyor and submitted to the principal certifier on completion of the retaining wall construction, confirming that finished levels are consistent with the approved levels.

Condition reason: to ensure constructed retaining walls are consistent with approved plans.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition

26. **Relocation of survey monuments**

Before the issue of the first occupation certificate for the development (i.e., whether for part or whole of a building), where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated at no cost to Newcastle City Council, by a surveyor registered under the *Surveying and Spatial Information Act 2002*.

Condition reason: to ensure relocation of survey marks.

27. **Basix implemented**

Before the issue of each occupation certificate for the development (i.e., whether for part or whole of a building), all commitments listed in the relevant BASIX certificate for:

- a) BASIX development, or
 - b) BASIX optional development, if the development application was accompanied by a BASIX certificate,
- are to be satisfactorily completed.

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 included with Occupation Certificate documentation.

Condition reason: to ensure BASIX commitments are completed.

28. **Public infrastructure - rectification of damage**

Before the issue of the first occupation certificate for the development (i.e., whether for part or whole of a building), any public infrastructure (including all public footways, foot paving, kerbs, gutters and road pavement) damaged during the works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) are to be immediately fully repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles, to the written satisfaction of Council, and at no cost to Council.

Condition reason: to ensure rectification of any damage to public infrastructure.

29. Completion of road reserve works

Before the issue of the first occupation certificate for the development (i.e., whether for part or whole of a building), all works within the road reserve required by this consent are to be completed and a practical completion certificate, or equivalent written advice, is to be obtained from Newcastle City Council.

Condition reason: to ensure completion of works within the road reserve.

30. Street numbers - houses

Before the issue of each occupation certificate for the development (i.e., whether for part or whole of a building), the premises are to be identified by the provision of house numbers on the building exterior and mailbox such that they are clearly visible from the road frontage. The minimum numeral height is to be 75mm.

Note: Street numbering shall be as per the addressing allocated by Newcastle City Council and in accordance with the NSW Addressing Policy and the Australian/New Zealand Standard: Rural and Urban Addressing (AS/NZS 4819:2011).

Condition reason: to require street numbers.

31. Evidence of correct installation of EV charging

Before the issue of each occupation certificate for the development (i.e., whether for part or whole of a building), the principal contractor or owner-builder 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 consent that have been included in the determination.

Condition reason: to ensure proposed electric vehicle parking and charging facilities are completed.

DEMOLITION WORK

BEFORE DEMOLITION WORK COMMENCES

Condition

32. Toilets on site

Before site work and/or demolition work commences, toilet facilities are to be available or provided at the work site and 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*.

Condition reason: to require provision of toilet facilities on site.

33. Erosion and sediment control measures

Before site work and/or demolition work commences, erosion and sediment control measures are to be implemented and maintained during the period of demolition and/or construction in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book')* published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

Condition reason: to prevent erosion and control sediment.

DURING DEMOLITION WORK

Condition

34. Demolition standards - Australian Standards

Building demolition is to be planned and carried out in accordance with *Australian Standard 2601:2001 - The Demolition of Structures*.

Condition reason: to comply with Australian standards.

35. Containing waste

During site work and/or demolition work, and at a minimum, the following measures are to be implemented:

- a) A waste container of at least one cubic metre capacity is to be provided, maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste.
- b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets.
- c) Provision is to be made to prevent wind-blown rubbish leaving the site; and
- d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

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

Condition reason: to require waste management on site on site.

36. Demolition - protecting services

During demolition work, the demolisher is to ensure that all services (i.e. water, telecommunications, gas, electricity, sewerage etc) are disconnected in accordance with the relevant authority's requirements prior to demolition.

Condition reason: to protect services during demolition.

37. Demolition - material management

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

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

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

Condition reason: to protect public spaces during demolition.

38. Demolition - maximising reuse

During demolition work, all demolition material incapable of being re-used in future redevelopment of the site is to be removed from the site, and the site cleared and levelled.

Note: Where reusable building materials are to be stored on site for use in future building works, such materials are to be neatly stacked at least 150 mm above the ground.

Condition reason: to require waste disposal and maximise reuse on site.

39. Demolition - material management

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

Condition reason: to protect public and private spaces during demolition

40. Demolition - waste management

During demolition work, any demolition/waste building materials that are not suitable for recycling are to be disposed of at Newcastle City Council's Summerhill Waste Management Facility or other approved site.

Condition reason: to require waste disposal and maximise reuse on site.

41. Site signage - site and building work

During site work and/or demolition work, a rigid and durable sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:

- a) showing the name, address and telephone number of the Principal 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, subdivision 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, subdivision 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.

Condition reason: prescribed condition.

42. **Excavation and backfilling safety**

During site work and/or demolition work, all excavations and backfilling are to be executed safely, and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.

Condition reason: to protect the public near worksites.

43. **Controlling surface water**

During site work and/or demolition work, 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.

Condition reason: to protect adjacent properties from additional surface water runoff.

44. **Limits on noise**

During site work and/or demolition work, generation of 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.

Condition reason: to protect the residential amenity of neighbours.

45. **Pollution prevention signage**

During demolition work, a Newcastle City Council '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 the Newcastle

City Council for the duration of demolition and construction work.

Condition reason: to require pollution prevention signage.

ON COMPLETION OF DEMOLITION WORK

Condition

46. Relocation of survey monuments

On completion of demolition work, where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated at no cost to Newcastle City Council, by a surveyor registered under the *Surveying and Spatial Information Act 2002*.

Condition reason: to ensure relocation of survey marks.

47. Public infrastructure - rectification of damage

On completion of demolition work, any public infrastructure (including all public footways, foot paving, kerbs, gutters and road pavement) damaged during the works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) are to be immediately fully repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles, to the written satisfaction of Council, and at no cost to Council.

Condition reason: to ensure rectification of any damage to public infrastructure.

Advisory Matters

- 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.

- 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 (ie 'on-the-spot fine') or prosecution.
- 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.
- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's

expense and to the requirements of Newcastle City Council and any other relevant authorities. Newcastle City Council and other service authorities should be contacted for specific requirements prior to the commencement of any works.

- An application is to be submitted to Newcastle City Council for the removal or pruning of any trees located more than three metres from the dwelling wall, measured from the centre of the trunk to the footings of the dwelling, excluding carports and pergolas.
- Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required from any adjoining owner under the provisions of the *Dividing Fences Act 1991*.
- Prior to commencing any building works, the following provisions of Division 6.2 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and 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.
- 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, any Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for any 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).
- The owner of the premises on which a swimming pool/spa is situated is to ensure that the pool details are entered into the *State Swimming Pool Register*. The register is accessible at www.swimmingpoolregister.nsw.gov.au.



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PROCESSING CHRONOLOGY

DA2023/00919 – 7 Fenton Avenue Bar Beach

4 October 2023	-	Application lodged
11 October 2023 - 25 October 2023	-	Application notified in accordance with CN's Community Participation Plan
3 November 2023	-	Request for additional information issued
1 February 2024	-	Additional information received from applicant
20 February 2024	-	Further request for additional information issued
7 March 2024	-	Additional information received from applicant



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**DAC - 16/04/2024 - 15 ZAARA STREET NEWCASTLE EAST -
DWELLING HOUSE - ALTERATIONS AND ADDITIONS -
DA2023/01194**

7.2 Attachment A: Submitted Plans - 15 Zaara Street Newcastle East

7.2 Attachment B: Draft Schedule of Conditions - 15 Zaara Street Newcastle East

7.2 Attachment C: Processing Chronology - 15 Zaara Street Newcastle East

7.2 Attachment D: General Terms of Approval - Hunter Water Corporation -
15 Zaara Street Newcastle East

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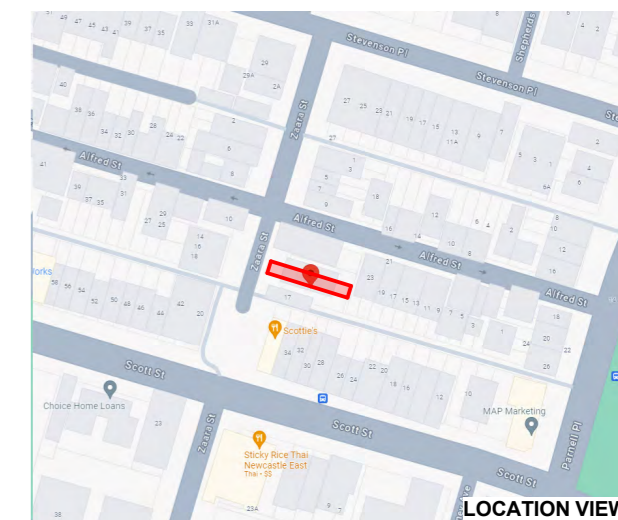
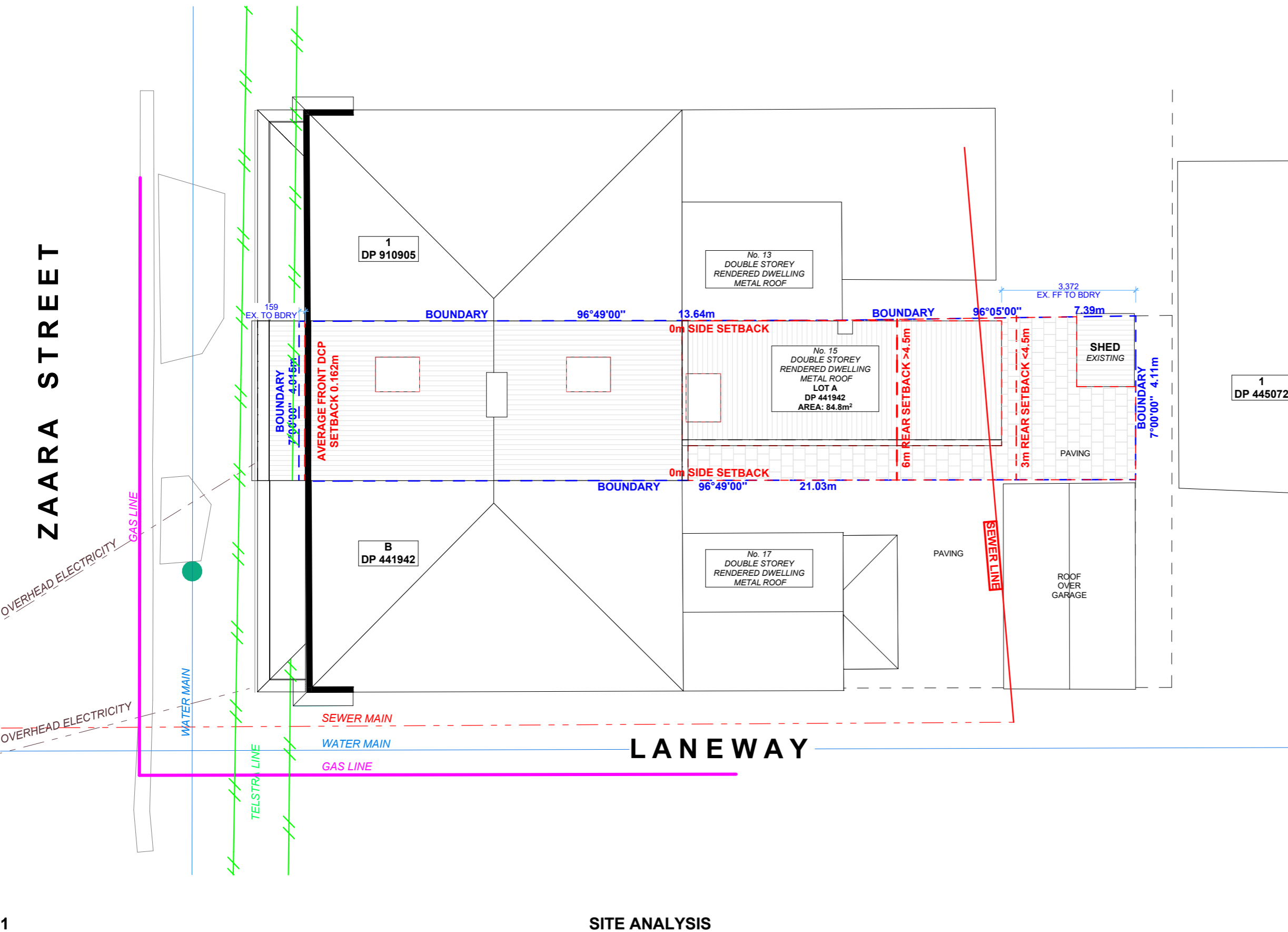
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The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK
- METAL ROOFING

CLIENT

Paul & Sarah Sullivan

PROJECT ADDRESS

15 Zaara Street
Newcastle East, NSW,
2300

DRAWING NO.

DA03

DATE

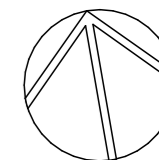
Wednesday, 22
November 2023

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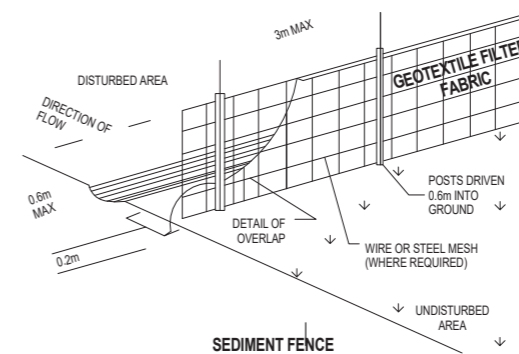
SITE ANALYSIS

SCALE

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NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.



NOTES REGARDING BOUNDARY
 THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

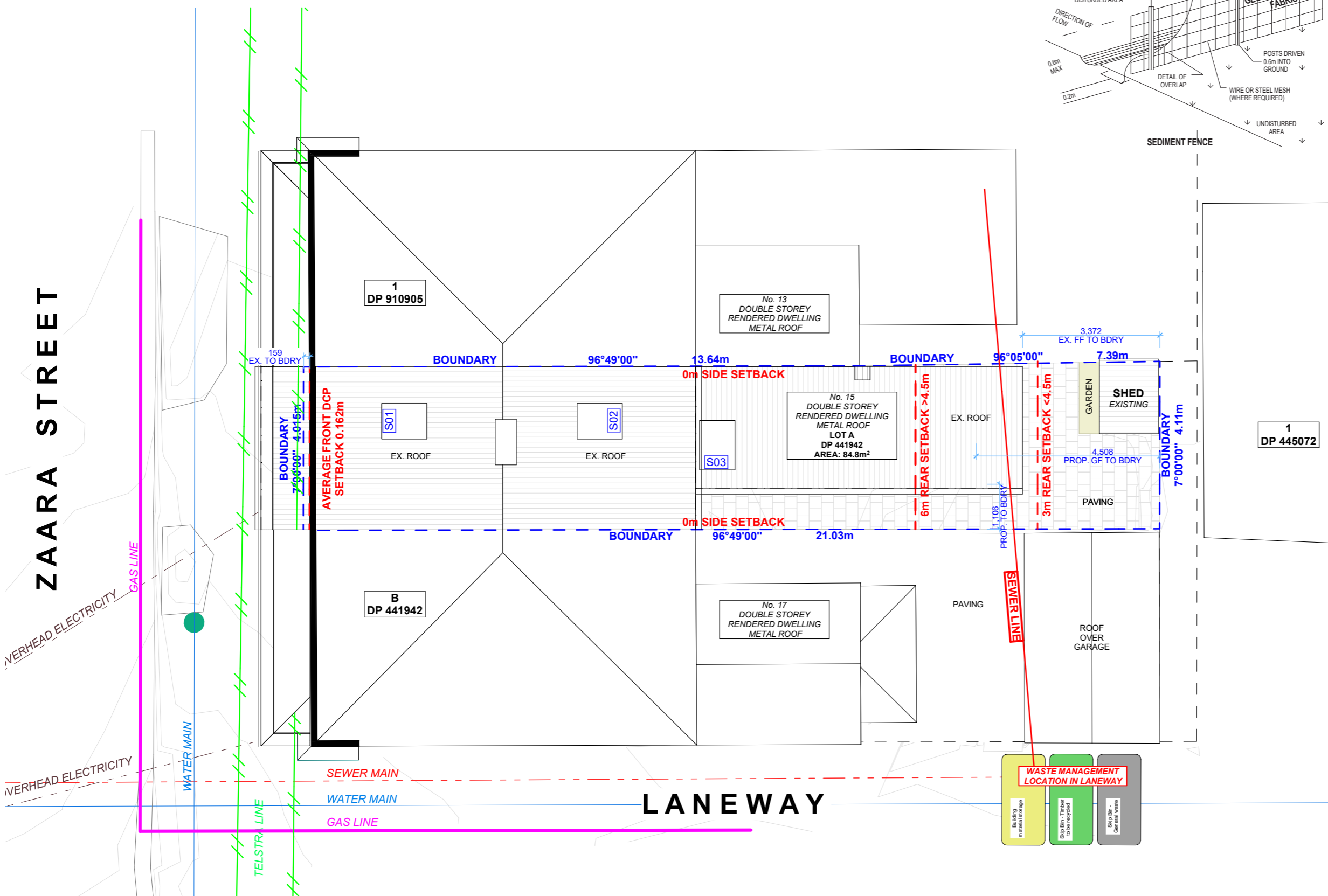
DUST CONTROL :
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
 2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES :
 ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
 ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
 IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
 PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING



ZARA STREET

LANEWAY

1

SITE PLAN



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- DEMOLISHED
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- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK
- METAL ROOFING

CLIENT
 Paul & Sarah Sullivan

PROJECT ADDRESS
 15 Zaara Street
 Newcastle East, NSW,
 2300

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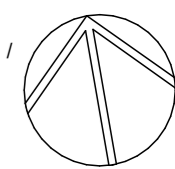
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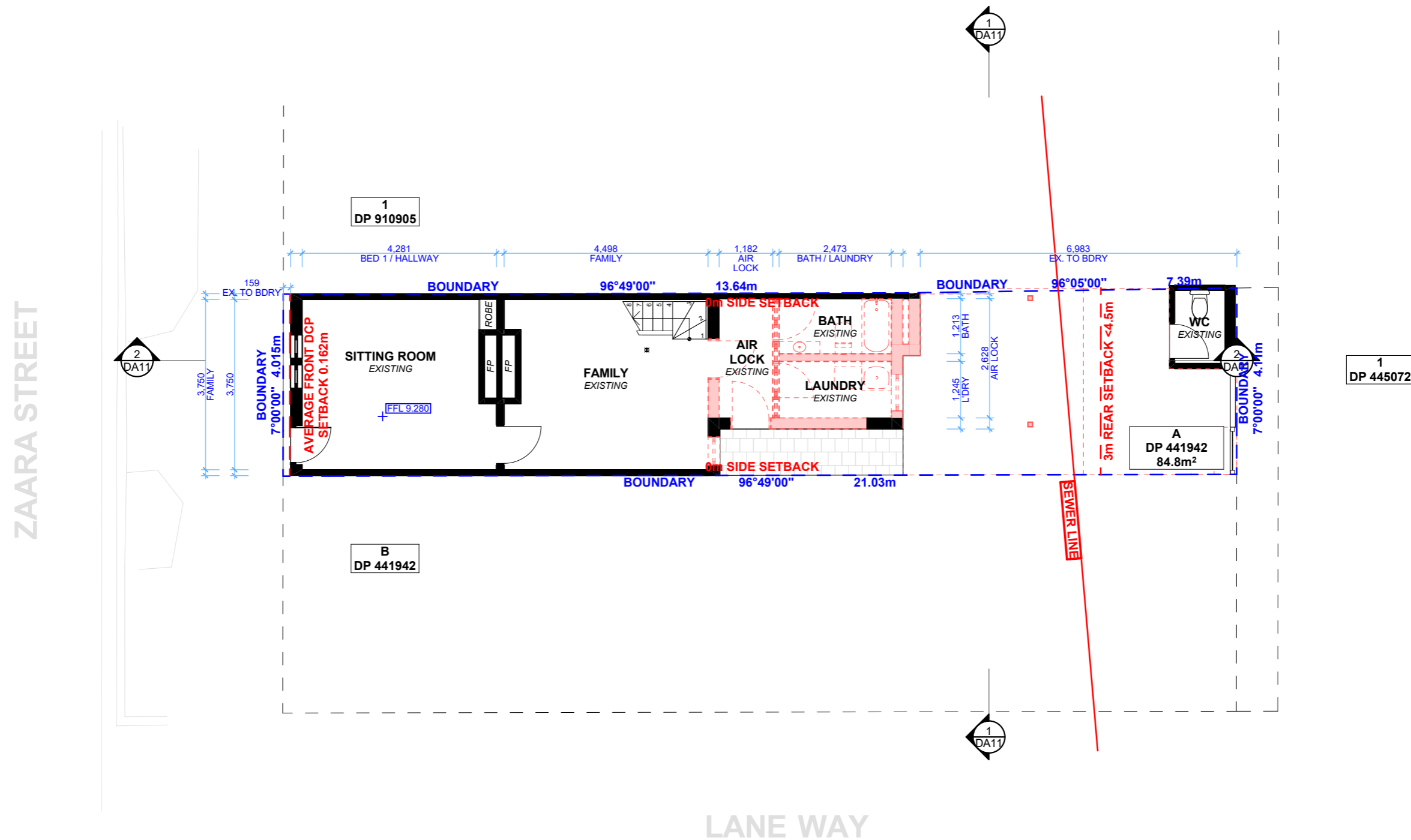
DATE
 Wednesday, 22
 November 2023

DRAWING NAME

SITE / ROOF / SEDIMENT EROSION /
 WASTE MANAGEMENT /
 STORMWATER CONCEPT PLAN

SCALE
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EXISTING GROUND FLOOR PLAN

1

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

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- TIMBER FLOOR
- BRICKWORK
- METAL ROOFING
- TILED ROOFING
- METAL ROOFING
- TIMBER STUD

CLIENT

Paul & Sarah Sullivan

PROJECT ADDRESS

15 Zaara Street
 Newcastle East, NSW,
 2300

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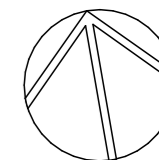
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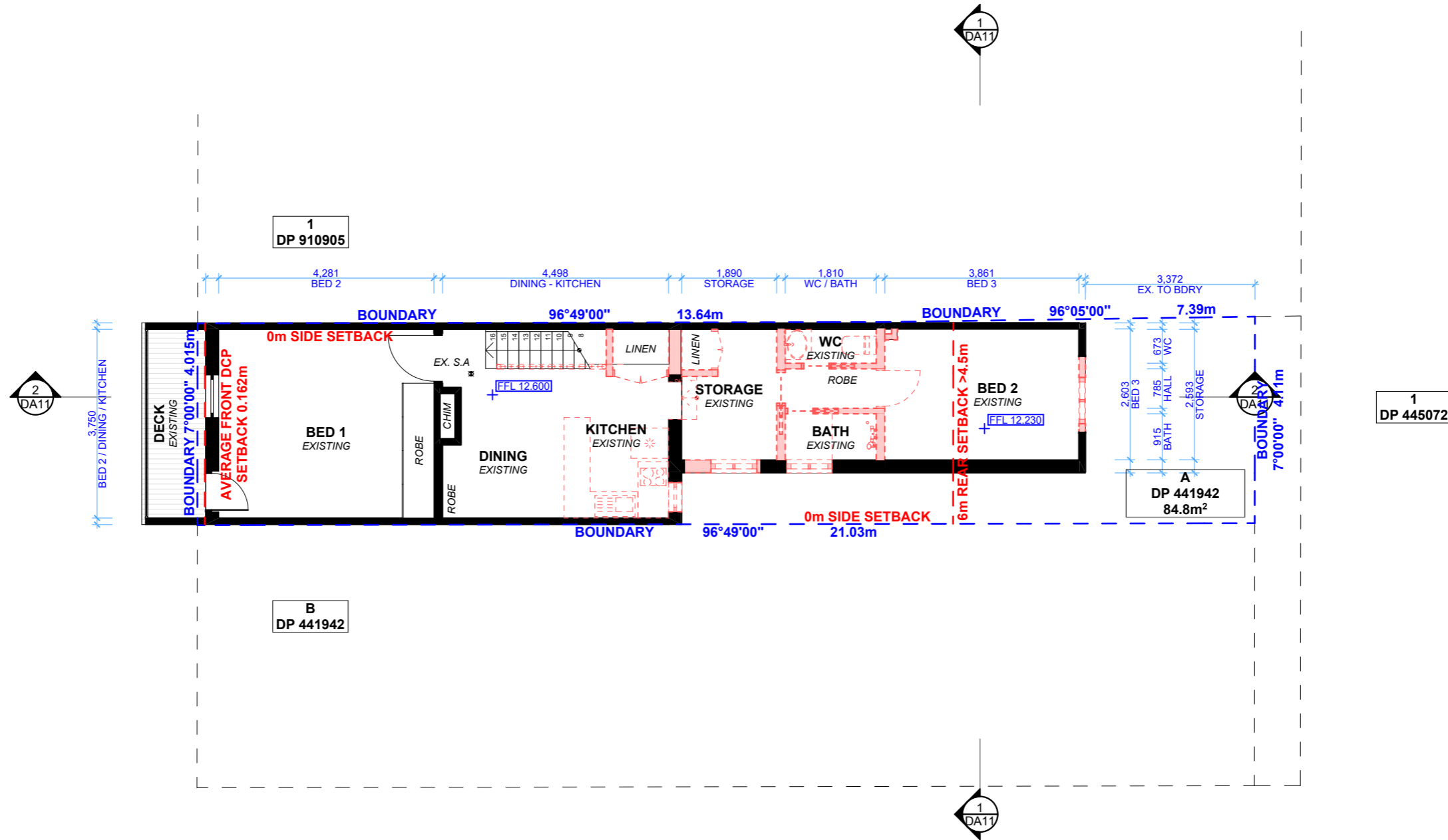
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EXISTING GROUND FLOOR PLAN

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EXISTING FIRST FLOOR PLAN

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 All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

	EXISTING		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	PROPOSED		BRICKWORK
	TILED ROOFING		METAL ROOFING
	TIMBER STUD		

CLIENT
 Paul & Sarah Sullivan

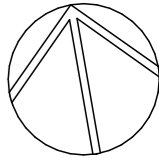
PROJECT ADDRESS
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 Newcastle East, NSW,
 2300

DRAWING NO.
DA06

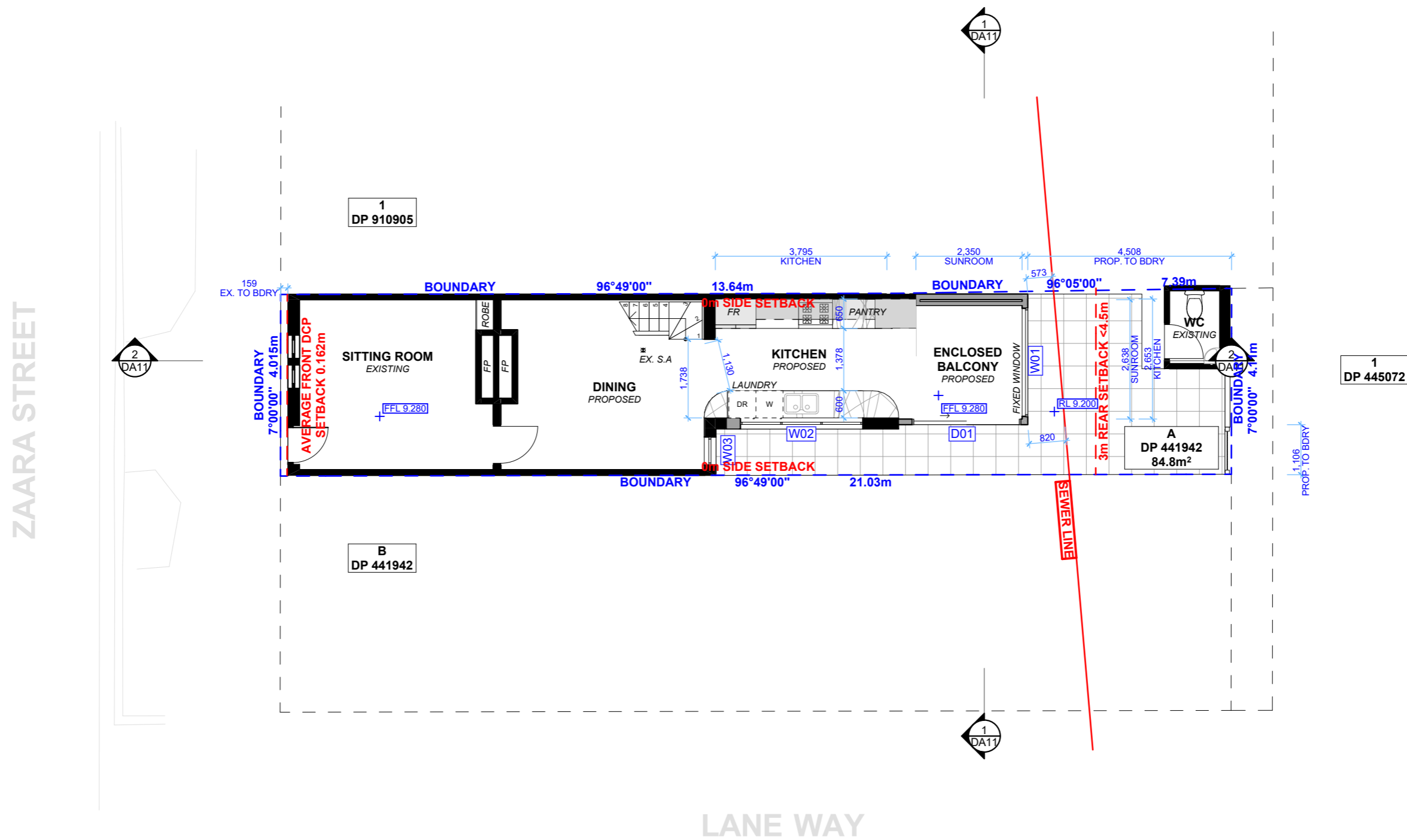
DATE
 Wednesday, 22
 November 2023

DRAWING NAME
 EXISTING FIRST FLOOR PLAN

SCALE
 1:100 @A3



NOTE: WORKS WITHIN 900mm OFF A BOUNDARY TO BE CONSTRUCTED USING NON-COMBUSTIBLE MATERIALS. TO COMPLY WITH PART H3 AND SECTION 9 OF NCC 2022.



PROPOSED GROUND FLOOR PLAN

1

ACTION PLANS
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 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
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LEGEND
 EXISTING
 DEMOLISHED
 PROPOSED
 TILED ROOFING
 TIMBER STUD

LEGEND
 TILED FLOOR
 TIMBER FLOOR
 BRICKWORK
 METAL ROOFING

CLIENT
 Paul & Sarah Sullivan

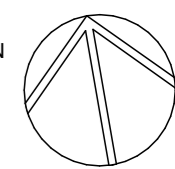
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DRAWING NO.
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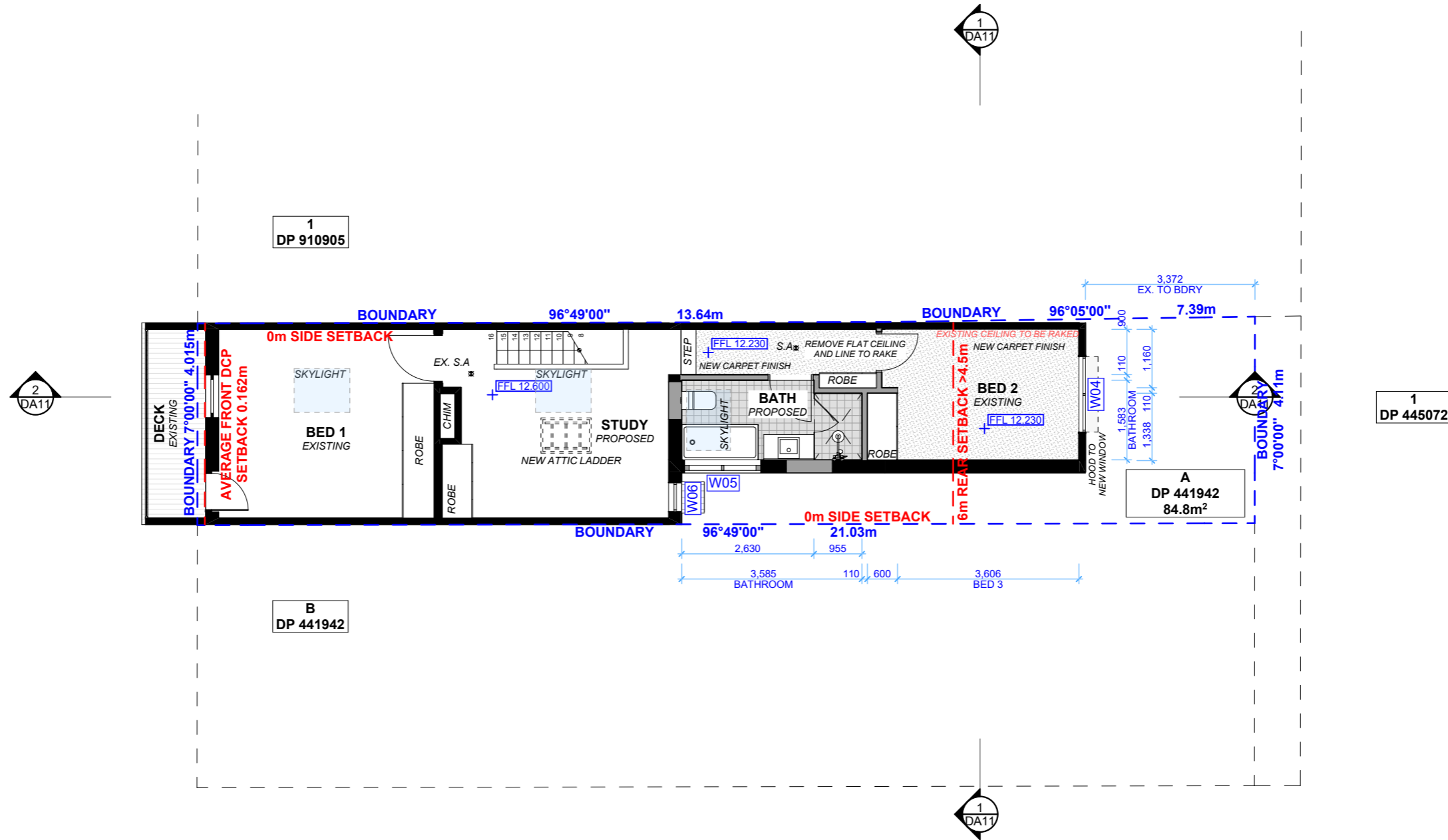
DATE
 Wednesday, 22
 November 2023

DRAWING NAME
 PROPOSED GROUND FLOOR PLAN

SCALE
 1:100 @A3



NOTE: WORKS WITHIN 900mm OFF A BOUNDARY TO BE CONSTRUCTED USING NON-COMBUSTIBLE MATERIALS. TO COMPLY WITH PART H3 AND SECTION 9 OF NCC 2022.



PROPOSED FIRST FLOOR PLAN

1

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LEGEND

- EXISTING (Solid black)
- DEMOLISHED (Red dashed)
- PROPOSED (Grey solid)
- TILED ROOFING (Wavy pattern)
- TIMBER STUD (Horizontal lines)
- TILED FLOOR (Grid pattern)
- TIMBER FLOOR (Vertical lines)
- BRICKWORK (Cross-hatch pattern)
- METAL ROOFING (Diagonal lines)

CLIENT
 Paul & Sarah Sullivan

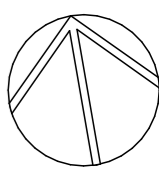
PROJECT ADDRESS
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 Newcastle East, NSW,
 2300

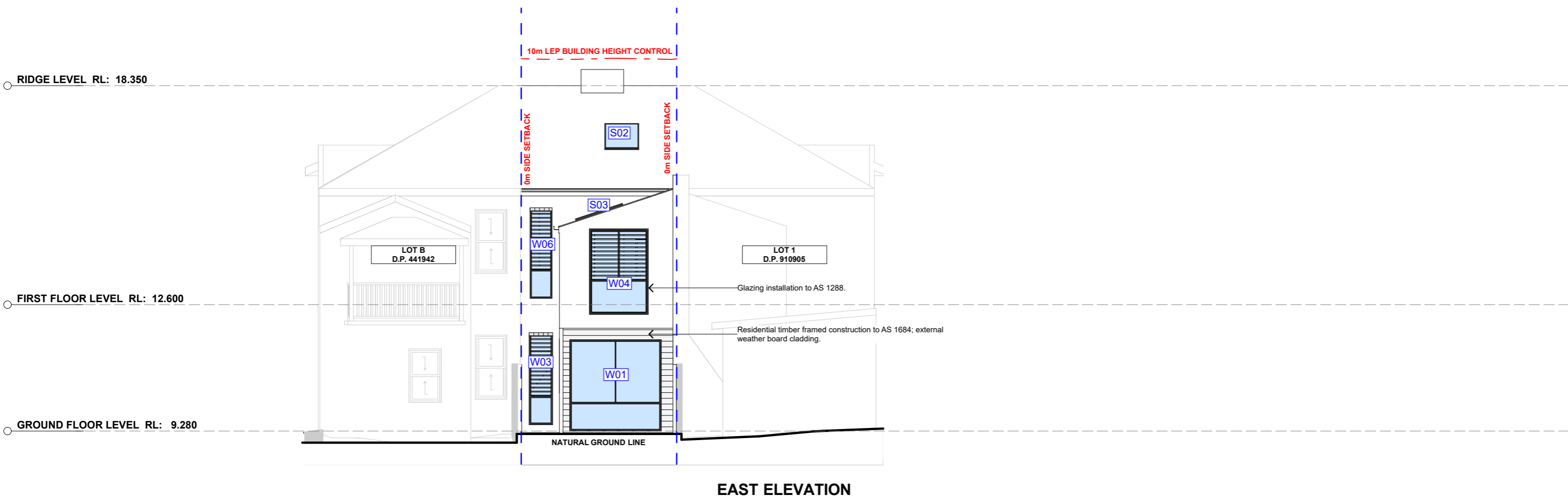
DRAWING NO.
DA08

DATE
 Wednesday, 22
 November 2023

DRAWING NAME
 PROPOSED FIRST FLOOR PLAN

SCALE
 1:100 @A3











1



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LEGEND

-  METAL ROOFING
-  TILED ROOFING
-  TIMBER CLAD
-  BRICKWORK
-  CONCRETE
-  EXISTING

CLIENT
 Paul & Sarah Sullivan

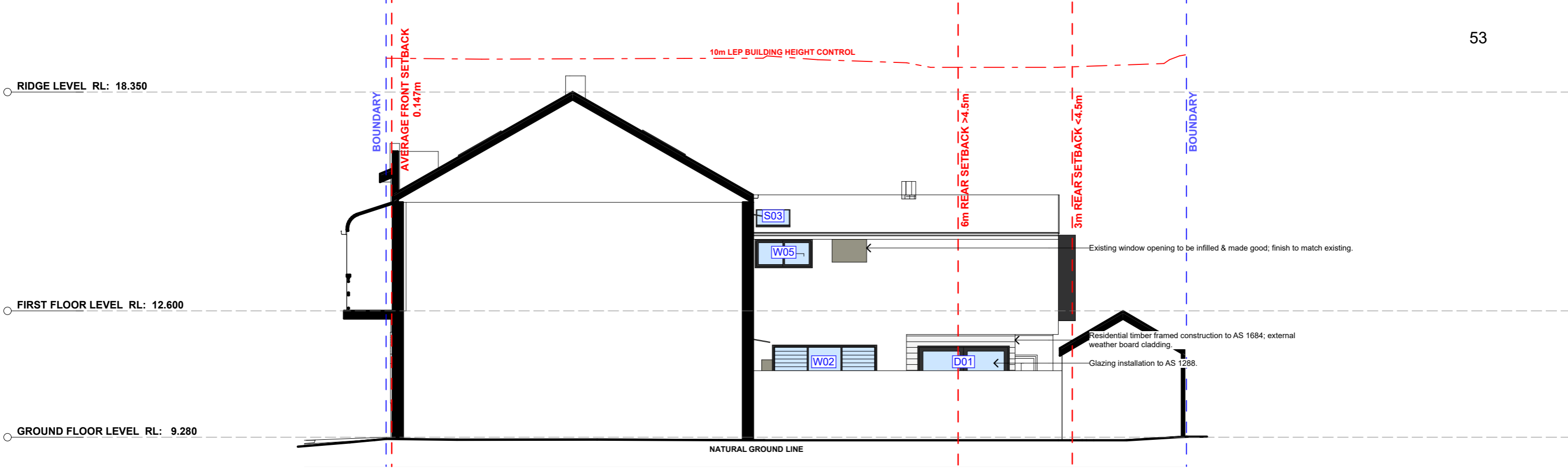
PROJECT ADDRESS
 15 Zaara Street
 Newcastle East, NSW,
 2300

DRAWING NO.
DA09

DATE
 Wednesday, 22
 November 2023

DRAWING NAME
 NORTH / EAST ELEVATION

SCALE
 1:100 @A3



SOUTH ELEVATION



WEST ELEVATION

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LEGEND

	METAL ROOFING		EXISTING
	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

CLIENT
 Paul & Sarah Sullivan

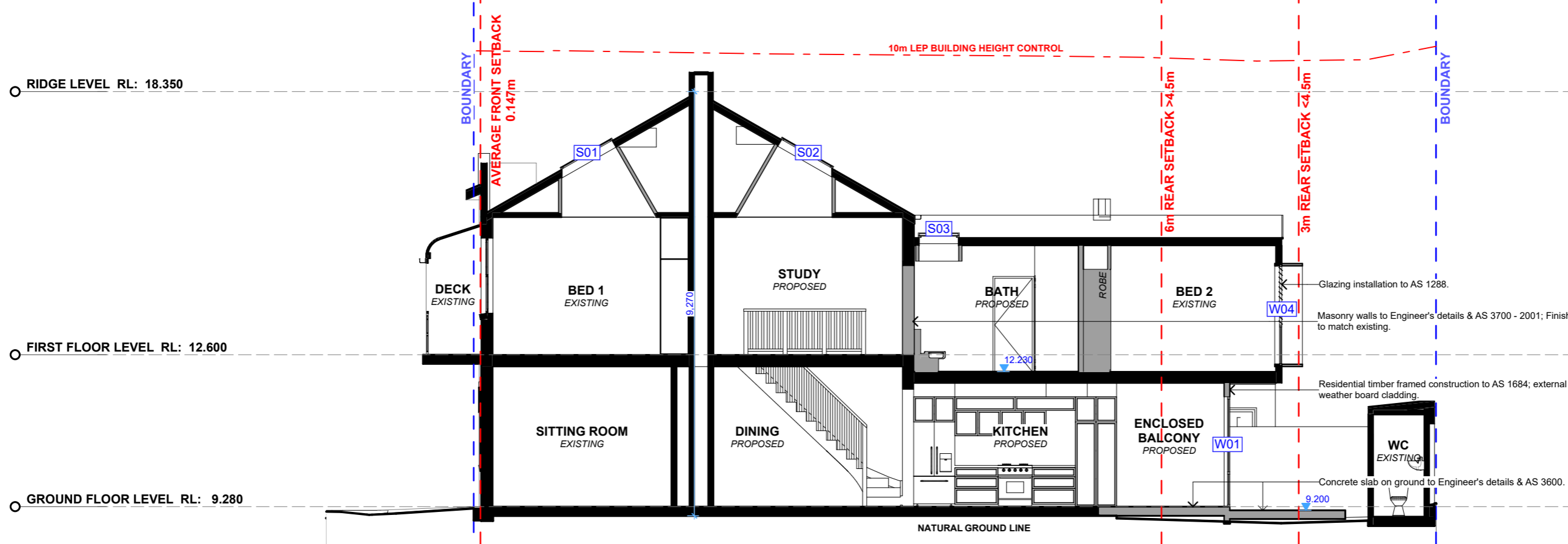
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 Newcastle East, NSW,
 2300

DRAWING NO.
DA10

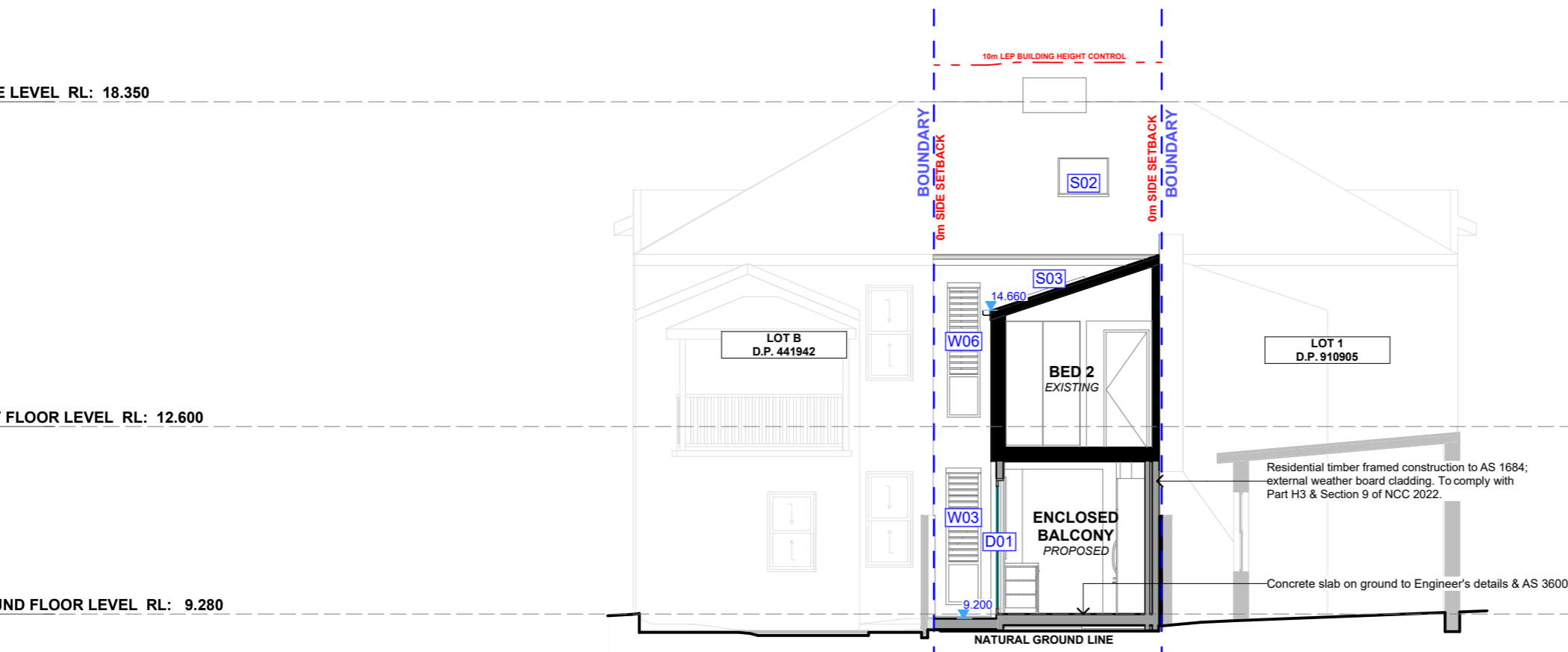
DATE
 Wednesday, 22
 November 2023

DRAWING NAME
 SOUTH / WEST ELEVATION

SCALE
 1:100 @A3



LONG SECTION



CROSS SECTION



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LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD

CLIENT

Paul & Sarah Sullivan

PROJECT ADDRESS

15 Zaara Street
 Newcastle East, NSW,
 2300

DRAWING NO.

DA11

DATE

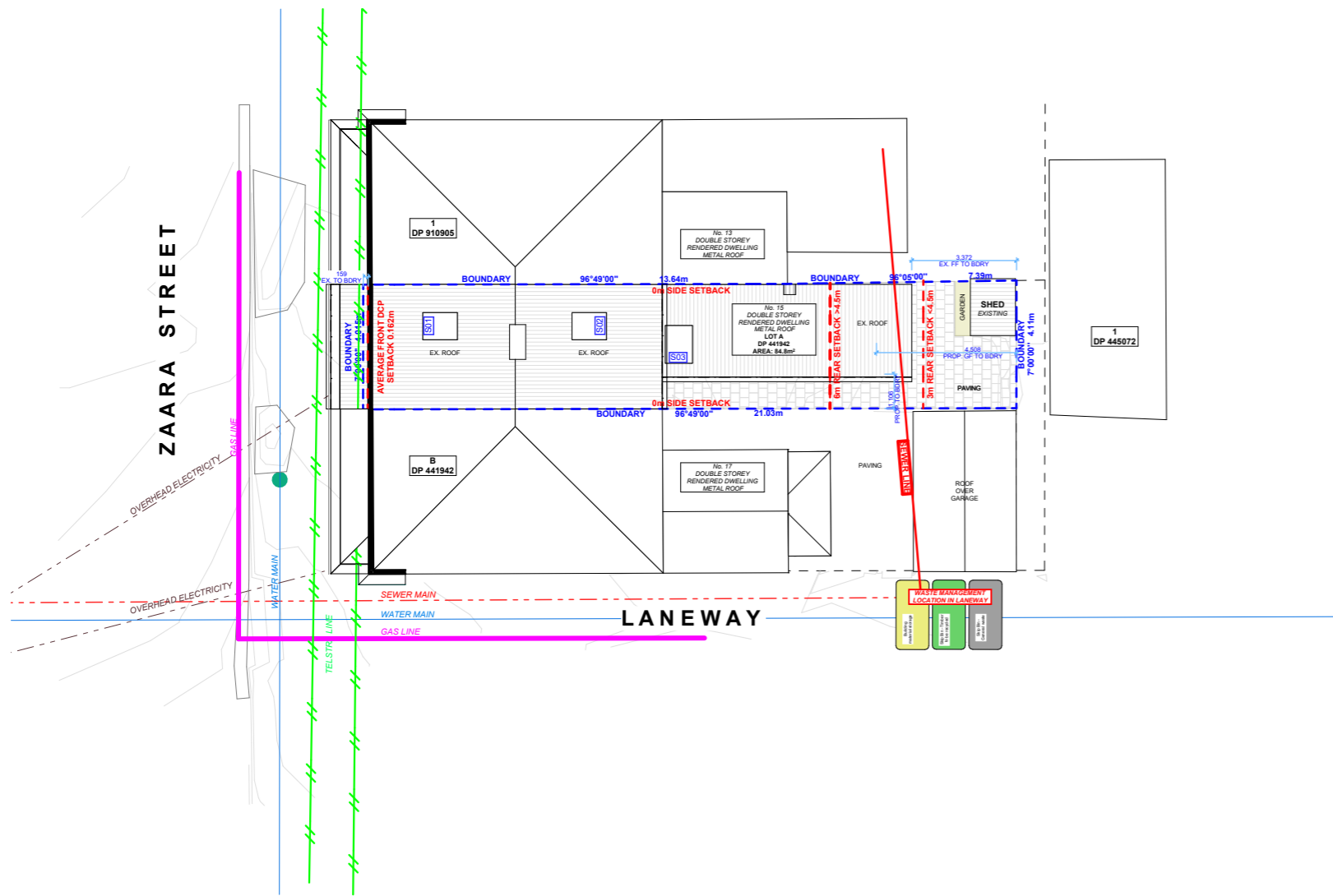
Wednesday, 22
 November 2023

DRAWING NAME

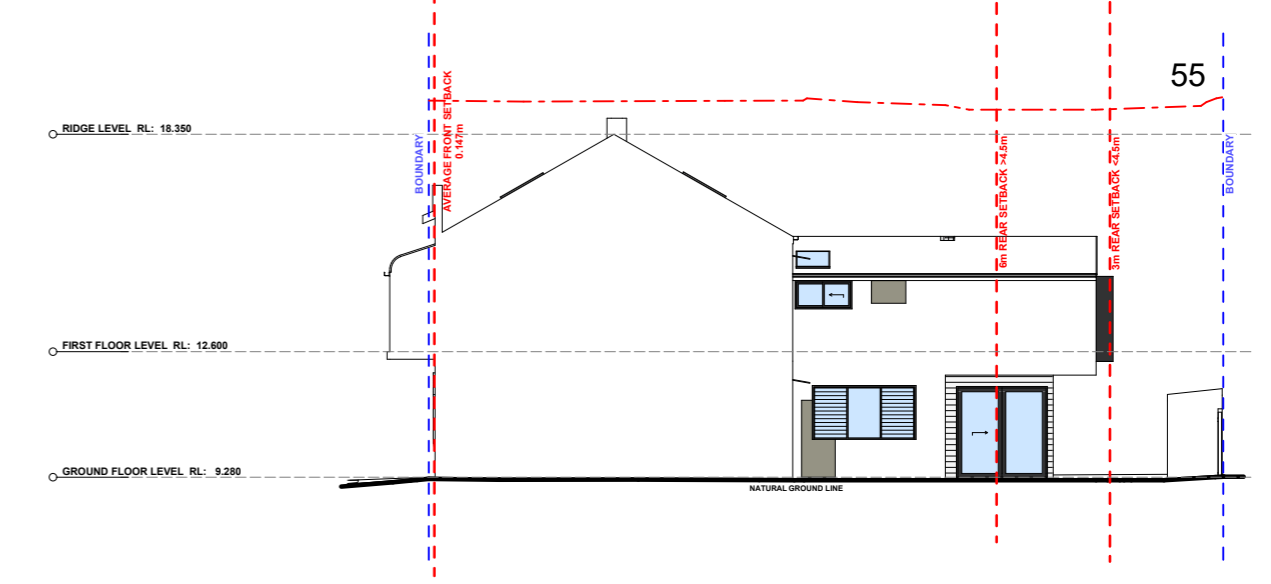
LONG / CROSS SECTION

SCALE

1:100 @A3



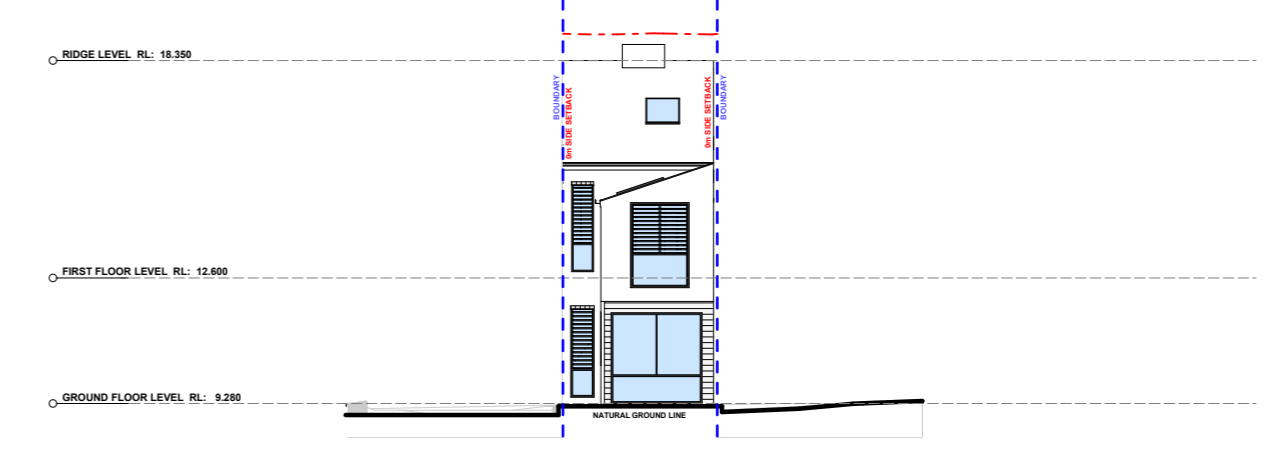
1 SITE PLAN



4 SOUTH ELEVATION



3 WEST ELEVATION



2 EAST ELEVATION

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REV.	DATE	COMMENTS	DRWN	NOTES
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LEGEND

CLIENT
Paul & Sarah Sullivan

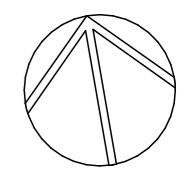
PROJECT ADDRESS
15 Zaara Street
Newcastle East, NSW,
2300

DRAWING NO.
DA13

DATE
Wednesday, 22
November 2023

DRAWING NAME
NOTIFICATION PLAN

SCALE
1:200 @A3





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DISTRIBUTED UNDER SEPARATE COVER



DRAFT SCHEDULE OF CONDITIONS

Application number	DA2023/01194
Land	Lot A DP 441942
Property	15 Zaara Street Newcastle East NSW 2300
Description of development	Dwelling House - alterations and additions

Reasons for approval

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- The City of Newcastle has considered and accepted the proposed development standard variation made under Clause 4.4 of the Newcastle Local Environmental Plan 2012. The proposed 25% variation is considered acceptable in the particular circumstances of this case as the variation will not significantly obstruct significant view corridors and not result in negative privacy issues.

Terms and Reasons for Conditions

GENERAL CONDITIONS

Condition

1. General Terms of Approval

The General Terms of Approval from state authorities must be complied with prior to, during, and at the completion of the development. The General Terms of Approval are:

- Hunter Water Corporation, reference: HW2023-1424, dated 28/12/2023.

Condition reason: to ensure the requirements of state authorities are complied with under relevant legislation.

2. Approved plans and 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.

Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
DA03	A	Site Analysis	Action Plans	20/11/2023
DA04	A	Site Plan	Action Plans	20/11/2023
DA05	A	Existing Ground Floor Demolition Plan	Action Plans	20/11/2023
DA06	A	Existing First Floor Demolition Plan	Action Plans	20/11/2023
DA07	A	Proposed Ground Floor Plan	Action Plans	20/11/2023
DA08	A	Proposed First Floor Plan	Action Plans	20/11/2023
DA09	A	East Elevation	Action Plans	20/11/2023
DA10	A	Southwest Elevation	Action Plans	20/11/2023
DA11	A	Long/Cross Sections	Action Plans	20/11/2023

Approved documents			
Document title	Version number	Prepared by	Date of document
Heritage Impact Assessment	2	Contemporary Heritage	27/11/2023
BASIX Certificate	A1376189	Action Plans Pty Ltd	15/11/2023

In the event of any inconsistency between conditions of this development consent and

plans/supporting documents referred to above, the conditions of this development consent prevail.

Condition reason: to ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition

3. Controlling stormwater

Before the issue of the first construction certificate for the development (i.e., whether for part or whole of a building), full details are to be provided demonstrating that all roof and surface waters will be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to Newcastle City Council requirements, in accordance with Section 7.06 'Stormwater' of Newcastle Development Control Plan 2012 and included in the construction certificate documentation.

Condition reason: to control stormwater runoff.

4. Party Wall

Consent is not given to undertake works to the party wall. The proposed development is to be independently supported. Before the issue of the first construction certificate for the development (i.e. whether for part or whole of a building), a certificate from a qualified and practising Structural Engineer is to be obtained, confirming that the proposed works are able to be supported independently of the party wall,

The required structural engineers certificate is to state that the design is independently supported and does not rely on the party wall for lateral or vertical support. It is not sufficient for a Structural Engineer to state that the works will impose no additional load on the party wall.

Condition reason: party wall condition.

BEFORE BUILDING WORK COMMENCES

Condition

5. Compliance with Home Building Act (if applicable)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

Condition reason: prescribed condition EP&A Regulations 2021 (Section 69).

DURING BUILDING WORK

Condition

6. Site signage - site and building work

During site work and/or building work, a rigid and durable sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:

- a) showing the name, address and telephone number of the Principal 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, subdivision 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, subdivision 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.

Condition reason: prescribed condition.

7. Compliance with BCA

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

Condition reason: prescribed condition - EP&A Regulation (Section 69).

8. Excavation and backfilling safety

During site work and/or building work, all excavations and backfilling are to be executed safely, and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.

Condition reason: to protect the public near worksites.

9. Limits on noise

During building/demolition work, generation of 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.

Condition reason: to protect the residential amenity of neighbours.

10. Containing waste

During site work and/or building work, and at a minimum, the following measures are to be implemented:

- a) A waste container of at least one cubic metre capacity is to be provided, maintained and regularly serviced from the commencement of operations until the completion of the building, for the reception and storage of waste generated by the construction of the building and associated waste.
- b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets.
- c) Provision is to be made to prevent wind-blown rubbish leaving the site; and
- d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

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

Condition reason: to protect public spaces during demolition.

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

Condition reason: to require waste management on site.

Pollution prevention signage

During site work and/or building work, a Newcastle City Council '*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 the Newcastle City Council for the duration of demolition and construction work.

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

Condition reason: to require pollution prevention signage.

Erosion and sediment control measures

During site work and/or building work, erosion and sediment control measures are to be

implemented and maintained during the period of construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

Condition reason: to prevent erosion and control sediment.

Street tree protection

During site work and/or building work, all public trees that are required to be retained are to be physically protected in accordance with the Newcastle City Council '*Urban Forest Technical Manual*', Part B Public Trees.

Note: The tree protection fencing is to remain in place and be maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

Condition reason: to protect street trees.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition

Public infrastructure - rectification of damage

Before the issue of the first occupation certificate for the development (i.e., whether for part or whole of a building), any public infrastructure (including all public footways, foot paving, kerbs, gutters and road pavement) damaged during the works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) are to be immediately fully repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles, to the written satisfaction of Council, and at no cost to Council.

Condition reason: to ensure rectification of any damage to public infrastructure.

Completion of road reserve works

Before the issue of the first occupation certificate for the development (i.e., whether for part or whole of a building), all works within the road reserve required by this consent are to be completed and a practical completion certificate, or equivalent written advice, is to be obtained from Newcastle City Council.

Condition reason: to ensure completion of works within the road reserve.

Basix implemented

Before the issue of each occupation certificate for the development (i.e., whether for part or whole of a building), all commitments listed in the relevant BASIX certificate for:

- a) BASIX development, or
 - b) BASIX optional development, if the development application was accompanied by a BASIX certificate,
- are to be satisfactorily completed.

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 included with Occupation Certificate documentation.

Condition reason: to ensure BASIX commitments are completed.

OCCUPATION AND ONGOING USE

Condition

Nil

DEMOLITION WORK

BEFORE DEMOLITION WORK COMMENCES

Condition

Toilets on site

Before site work and/or demolition work commences, toilet facilities are to be available or provided at the work site and 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.

Condition reason: to require provision of toilet facilities on site.

Erosion and sediment control measures

Before site work and/or demolition work commences, erosion and sediment control measures are to be implemented and maintained during the period of demolition and/or construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

Condition reason: to prevent erosion and control sediment.

DURING DEMOLITION WORK

Condition

Demolition management

During site work and/or demolition work, works are to be undertaken in accordance with *Australian Standard 2601:2001 - The Demolition of Structures* and the following requirements:

- a) prior to 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 is 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.

Condition reason: to comply with Australian standards.

Demolition - protecting services

During demolition work, the demolisher is to ensure that all services (i.e. water, telecommunications, gas, electricity, sewerage etc) are disconnected in accordance with the relevant authority's requirements prior to demolition.

Condition reason: to protect services during demolition.

Demolition - material management

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

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

Note: Where this is not feasible, an application is to be made for the Newcastle City Council's

approval to position the container on the adjacent public road in accordance with Newcastle City Council's adopted Building Waste Container Policy.

Condition reason: to protect public spaces during demolition.

Demolition - maximising reuse

During demolition work, all demolition material incapable of being re-used in future redevelopment of the site is to be removed from the site, and the site cleared and levelled.

Note: Where reusable building materials are to be stored on site for use in future building works, such materials are to be neatly stacked at least 150 mm above the ground.

Condition reason: to require waste disposal and maximise reuse on site.

Demolition - material management

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

Condition reason: to protect public and private spaces during demolition

Demolition - waste management

During demolition work, any demolition/waste building materials that are not suitable for recycling are to be disposed of at Newcastle City Council's Summerhill Waste Management Facility or other approved site.

Condition reason: to require waste disposal and maximise reuse on site.

Site signage - site and building work

During site work and/or demolition work, a rigid and durable sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:

- a) showing the name, address and telephone number of the Principal 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, subdivision 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, subdivision 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.

Condition reason: prescribed condition.

Excavation and backfilling safety

During site work and/or demolition work, all excavations and backfilling are to be executed safely, and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.

Condition reason: to protect the public near worksites.

Controlling surface water

During site work and/or demolition work, 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.

Condition reason: to protect adjacent properties from additional surface water runoff.

Limits on noise

During site work and/or demolition work, generation of 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.

Condition reason: to protect the residential amenity of neighbours.

ON COMPLETION OF DEMOLITION WORK

Condition

Relocation of survey monuments

On completion of demolition work, where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated at no cost to Newcastle City Council, by a surveyor registered under the *Surveying and Spatial Information Act 2002*.

Condition reason: to ensure relocation of survey marks.

Public infrastructure - rectification of damage

On completion of demolition work, any public infrastructure (including all public footways, foot paving, kerbs, gutters and road pavement) damaged during the works (including damage caused

by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) are to be immediately fully repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles, to the written satisfaction of Council, and at no cost to Council.

Condition reason: to ensure rectification of any damage to public infrastructure.

Advisory Matters

- 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.

- 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 (ie 'on-the-spot fine') or prosecution.
- 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.

- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of Newcastle City Council and any other relevant authorities. Newcastle City Council and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- Prior to commencing any building works, the following provisions of Division 6.2 of the Environmental Planning and Assessment Act 1979 are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and 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.
- 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, any Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for any 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).



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PROCESSING CHRONOLOGY

DA2023/01194 – 15 Zaara Street Newcastle East

18/12/2024	-	Application lodged
02/01/2024 25/01/2024	- -	Application notified in accordance with CN's Community Participation Plan (CPP)
29/01/2024	-	Request for additional information
07/02/2024	-	Additional information received from applicant.
26/02/2024	-	Request for additional information
28/02/2024	-	Additional information received from applicant.



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Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657
enquiries@hunterwater.com.au
hunterwater.com.au

28 November 2023



REQUIREMENTS FOR YOUR BUILD OVER ASSET APPLICATION

Property address:	15 ZAARA ST, NEWCASTLE EAST NSW 2300
Lot & Plan number	Lot A DP 441942
Development description:	Development of Alterations / Additions to Existing Dwelling
Hunter Water reference:	HW2023-1424

I refer to your application to complete works for the above property. Hunter Water offers no objection to the erection of the proposed, subject to the following conditions and advising:

- 1 The development is to be designed and constructed so that:
 - a Under the Hunter Water Act 1991, it does not interfere with, or obstruct the sewer in the carrying of sewage
 - b it does not impose any loading upon the sewer.
 - c a minimum clearance of 150mm of sand fill is to be maintained between the sewer and the proposed structure.
- 2 In the event of any breach of conditions, Hunter Water may take legal action to seek appropriate relief and damages.

Hunter Water may in any case where there is a threatened breach of these conditions obtain an injunction to prevent any damage to, or interference with, Hunter Water's sewer or other works.
- 3 Hunter Water recommends that all footings crossing or adjacent to sewer be strengthened or underpinned to prevent loading upon the sewer and to protect the stability of the structure in the event of subsidence of the sewer trench, collapse of the sewer, or excavation by Hunter Water to repair or maintain the sewer. It may be necessary to consult a competent designer or structural engineer.
- 4 Our records indicate that at the time of construction, the 150mm VC sewer-main was 1.2m deep.
- 5 The attached plan shows the approximate position of Hunter Water's sewer-main. The possible "Zone of Influence" within which special consideration should be given to the footings is 1.5 metres either side of the sewermain.

- 6 **Exercise care when excavating in the vicinity of Hunter Water’s sewer mains as all depths and levels issued by Hunter Water are an approximation only. Any interference to the sewer main or alteration that may be required would be at the builder’s/owner’s expense.**
- 7 **The proposed development is in close proximity to the sewer connection for the property. This connection should be located prior to commencement of work to ensure sufficient clearance from any wall or footing to the existing sewer inspection shaft. After completion of the development the sewer inspection shaft is to be raised to the finished surface level.**

The above Hunter Water asset information is approximate only and any depths or locations should be confirmed by on site survey.

For further details on building over our assets, please visit our [website](#). If you have any additional enquiries, please contact your designated assessment officer below.

Kym Lorenz – Land Development Officer

