

Appendix C – Standard identified requirements

PART A – Standard identified requirements

THE DEVELOPMENT

The following identified requirements have been imposed to ensure that the development activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021

- The development shall be carried out substantially in accordance with the following plans / documents and as modified below by any of the undermentioned identified requirements:

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural Plans				
Coversheet	A-0001	B	26.08.2022	CKDS Architecture
Planning Controls	A-0002	B	26.08.2022	CKDS Architecture
Block Analysis	A-0003	C	10.03.2023	CKDS Architecture
Site Analysis	A-004	C	10.03.2023	CKDS Architecture
Demolition Plan	A-0101	B	26.08-.022	CKDS Architecture
Site Plan - Ground	A-1001	C	10.03.2023	CKDS Architecture
Site Plan – First Floor	A-1002	C	10.03.2023	CKDS Architecture
Site Plan - Roof	A-1003	C	10.03.2023	CKDS Architecture
Ground Floor Plan - South	A-1101	C	10.03.2023	CKDS Architecture
Ground Floor Plan - North	A-1102	C	10.03.2023	CKDS Architecture
First Floor Plan - South	A-1103	C	10.03.2023	CKDS Architecture
First Floor Plan - North	A-1104	C	10.03.2023	CKDS Architecture
Roof Plan - South	A-1105	C	10.03.2023	CKDS Architecture
Roof Plan - North	A-1106	C	10.03.2023	CKDS Architecture
Street Elevations	A-2001	C	10.03.2023	CKDS Architecture
East / West Elevation	A-2002	C	10.03.2023	CKDS Architecture
North / South Elevation	A-2003	C	10.03.2023	CKDS Architecture
Sections A	A-3001	C	10.03.2023	CKDS Architecture
Section B & C	A-3002	C	10.03.2023	CKDS Architecture
Cut and Fill Diagram	A-4001	B	26.08.2022	CKDS Architecture
Waste Management Plan	A-4002	C	13.01.2023	CKDS Architecture
RFB & Landscape - Area	A-4003	B	26.08.2022	CKDS Architecture
Shadow Diagrams	A-5001	B	26.08.2022	CKDS Architecture
Solar – South	A-5002	B	26.08.2022	CKDS Architecture
Solar - North	A-5003	B	26.08.2022	CKDS Architecture
Schedule of Finishes	A-6001	B	26.08.2022	CKDS Architecture
Matfen Close	A-6001	B	26.08.2022	CKDS Architecture
Window schedule	A-7001	B	26.05.2022	CKDS Architecture
Landscape Plan				
Cover Sheet	DA-L000	E	03.09.2022	Xeriscapes
Landscape Plan	DA – L101	E	03.09.2022	Xeriscapes
Precedent Images	DA – L201	D	22.07.2022	Xeriscapes
Indicative Plant Schedule	DA – L301	D	22.07.2022	Xeriscapes
Civil – Appendix P				
Cover Sheet, Locality Plan and Drawing List	DA.C01	A	19.07.2022	Northrop
Erosion and Sediment Control Plan	DA.C02	A	19.07.2022	Northrop

1. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes “related persons” as defined in the Property, Stock and Business Agency Act 2002.

Erosion and Sediment Control Details	DA.C03	A	19.07.2022	Northrop
Civil Stormwater and Levels Plan	DA.C04	B	06.09.2022	Northrop
Civil Stormwater and Levels Plan	DA.C05	B	06.09.2022	Northrop
Survey – Appendix O				
Site Detail Survey (2002455)	Layout 01- 08	Rev B	14.10.2020	Indiya Geospatial
BASIX / NatHERS				
BASIX Certificate	1311106M_02	-	05.09.2022	Chapman Environmental Services Pty Ltd
NatHERS Certificate	007900160	-	22.07.2022	Chapman Environmental Services Pty Ltd
Specialist Reports				
Arborist's Stage C Report	-	-	29.07.2022	Hunter Horticultural Services
BCA Compliance Assessment Report	10644.2	Revision 2	05.09.2022	AED Group
Geotechnical Investigation and Acid Sulfate Soils Assessment	20/3519	-	October 2020	STS Geotechnics Pty Ltd
Acid Sulfate Soils Management Plan	22/2797	-	August 2022	STS Geotechnics Pty Ltd
Flood Report	L.A10426.001	-	17.03.2022	BMT Commercial Australia Pty Ltd
Traffic and Parking Impact Assessment	220409.01FB	-	06.10.2022	McLaren Traffic Engineers and Road Safety Consultants
Access Report	LP_20267	Revision 4	09.10.2022	Lindsay Perry Access
Waste Management				
Site Waste Minimisation and Management Plan		-	13.01.23	CKDS Architecture – Ben Rapley

2. All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.
3. All commitments listed in the BASIX certificate and stamped plans shall be complied with.
4. All construction documentation and building work is to be certified in accordance with Section 6.28 of the *Environmental Planning and Assessment Act 1979*.
5. The land the subject of this approval must be consolidated into a single lot. The plan of consolidation must be lodged at the NSW Land Registry Services and be registered prior to occupation of the development. A copy of the registered plan is to be provided to the Land & Housing Corporation.

OPERATIONAL MATTERS

These identified requirements pertain to the use of the site and have been imposed to ensure that the development and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

6. Stormwater is to be collected within the site, and conveyed in a pipeline to the appropriate gutter or drain under the control of the council for the area substantially in accordance with the approved concept stormwater drainage plans.
7. Alterations to the natural surface contours or surface absorption characteristics must not impede, increase or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
8. All driveways are to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge.
9. To prevent water from entering buildings surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access & Parking

10. A concrete vehicular crossing and layback must be provided at the entrance / exit to the property. The crossing and layback must be constructed in accordance with the City of Newcastle Council's standard requirements for residential crossings. Council shall be provided with plans for the crossing and layback together with the payment of any council inspection fees.
11. Particular care should be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback / driveway is to be borne by the Land & Housing Corporation. Obsolete gutter laybacks are to be constructed as kerb in accordance with the City of Newcastle Council's standards.

Note: It is recommended that discussion be held with the relevant authorities before construction works commence.

12. Car parking spaces and driveways must be constructed of concrete or other approved hard surfaced materials. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with AS 2890.1.

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works are to be maintained during the entire period of the works until disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set-out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).
14. An appropriately qualified person shall design retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

15. All buildings are to be sited well clear of any easements affecting the allotment. The builder shall ascertain if any easements do exist and if so obtain full details of such prior to construction commencing.

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E1.7 of the Building Code of Australia. Detectors shall comply with AS 3786 and must:
- i. be connected to a permanent 240V power supply; and
 - ii. be provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

17. If the site is identified as being potentially affected by soil contamination, it is to be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation is to be prepared, which may include preparation of a Remedial Action Plan, and remediation is to be carried out in accordance with the plan. A Validation Report, prepared in accordance with Environment Protection Authority requirements, is to be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report is to be provided to the Land & Housing Corporation on completion of the remediation works.

Landscaping

18. Landscaping is to be carried out substantially in accordance with the approved Landscape Plan and maintained for a period of 12 months by the building contractor. The Council for the area is to be consulted in relation to the planting of any street trees along the site frontages.
19. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation and provide a copy to the Land & Housing Corporation.

Tree Removal

20. Removal of trees is to be carried out in accordance with the trees shown for removal on the approved landscape plan and Arborist report and no other trees are to be removed without further approval. Trees identified for retention on the approved landscape plan and Arborist report are to be retained.

Tree Protection measures are to be provided in accordance with the Arborist report and Landscape & Architectural Plans. Retained trees shall be protected in accordance with AS4970 – Protection of Trees on Development Sites, before any site works commence.

Note: Any works within the Tree Protection Zones of any trees near the proposed stormwater drainage works on surrounding land are also to be protected in accordance with these requirements.

Fencing

21. All front fencing and gates are to be constructed wholly within the boundaries of the site. All gates associated with the fencing are to swing inwards towards the site.

Provision of Letterbox Facilities

22. Suitable letterbox facilities shall be provided in accordance with Australia Post specifications.

Public Liability Insurance

23. A valid public liability insurance policy of at least \$10M shall be maintained throughout the demolition / construction works by the contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following identified requirements are to be complied with prior to any work commencing on the site.

Service Authority Clearances

24. An application for a compliance certificate is to be made to the relevant water utility (e.g. the Council for the area or Hunter Water or Sydney Water) or other evidence of the utility's non-objection to the commencement of work on the basis of service availability is to be obtained prior to work commencing. Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

Note:

Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

25. A written clearance from an electricity supply authority stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development is to be obtained prior to work commencing.
26. A certificate from an approved telecommunications carrier to certify that satisfactory arrangements have been made to ensure the provision of underground telephone services to the site and each dwelling in the development is to be obtained prior to work commencing.
27. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to the site and each dwelling in the development is to be obtained prior to work commencing.

Utilities Service Provider Notification

28. The demolition / construction plans must be submitted to the appropriate water utility's office (e.g. Hunter Water office) to determine whether the development will affect the utility's sewer and water mains, stormwater drains and/or easements. The plans must clearly identify the existing and proposed sewer alignments, pits and/or manholes. If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Disconnection of Services

29. All previously connected services that are required to be disconnected are to be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.
30. All existing services within the boundary to remain live must be identified, pegged and made safe.

Demolition

31. The builder is to notify the occupants of premises on either side, opposite and at the rear of the development site a minimum of 2 days prior to demolition/site clearance. Such notification is to be clearly written on A4 size paper giving the date demolition/site clearance will commence and be placed in the letterbox of every premise (including every unit of a multi-unit residential building or mixed use building if applicable). The demolition/site clearance must not commence prior to the date which has been stated in the notice letter.
32. Prior to the demolition/site clearance, a Work Plan shall be prepared by a competent person(s) and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition/site clearance, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
33. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note: Any buildings constructed before 1987 is assumed to contain asbestos.

Stormwater Disposal

34. Detailed stormwater drainage plans, substantially in accordance with the approved concept stormwater drainage plans, are to be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with any catchment authority requirements and/or the council for the area's drainage code.

35. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services must be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement must be completed prior to occupation of the development and a copy of the registered plan is to be provided to the Land & Housing Corporation.

Council Notification

36. The City of Newcastle Council shall be advised in writing, of the date it is intended to commence work, including demolition/site clearance. A minimum period of 5 working days notification shall be given.

Landfill

37. Where site filling is necessary, a minimum of 95% standard compacting must be achieved and certified by a NATA registered Soils Laboratory.
38. Land fill materials must satisfy the following requirements:
- i. be Virgin Excavated Natural Matter (VENM);
 - ii. be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and
 - iii. be free of industrial waste and building debris.

Site Facilities

39. The following facilities shall be installed on the site:
- (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by the council for the area or if this is not practicable to some other council approved management facility.
 - (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds are not to be placed on any property other than that to which this approval relates to.
40. Access to the site is to be provided only via an all weather driveway on the property and is not to be provided from any other site.

Site Safety

41. A sign must be erected in a prominent position on the site:
- (a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work, and
 - (b) showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted during and outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

Note:

This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

42. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition / construction. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition / construction work is not in progress or the site is otherwise unoccupied.

Note:

Approval from the relevant roads authority will be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

43. Building and demolition materials shall not be stored on the footpath or roadway.

Protection of Trees

44. Street trees and other vegetation that are to be retained shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the Arborist's Stage C Report.

Waste Management

45. A final Waste Management Plan is to be prepared and submitted to the Land & Housing Corporation prior to the commencement of demolition/construction. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable, including provision for adequate receptacle(s) to store all waste generated by the development, pending disposal.

DURING DEMOLITION / CONSTRUCTION

The following identified requirements are to be complied with whilst works are occurring on the site.

Heritage

46. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974* respectively. Should any relics be uncovered during the course of the approved works, work must cease in the affected area. Subsequently where historical items or indigenous items have been uncovered, the Department of Planning and Environment must be contacted.
47. All workers / contractors must be informed of their obligations under the *National Parks and Wildlife Act 1974*, namely that it is illegal to disturb, damage or destroy a relic without prior approval.

Demolition

48. Any existing structures are to be demolished/removed prior to commencement of construction of the approved development.
49. Demolition is to be carried out in accordance with the appropriate provisions of AS 2601.

- 50. Where materials containing asbestos are to be removed, the removal is to be carried out by a licensed contractor(s) who has current SafeWork NSW accreditation in asbestos removal.
- 51. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].
- 52. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition/site clearance process shall be removed and disposed of in accordance with the requirements of SafeWork NSW.

Following completion of demolition and prior to the commencement of works a site clearance report from a qualified Hygienist is to be obtained to confirm the site is clear of hazardous materials.

- 53. Documentary evidence in the form of tip receipts from an approved Waste Management Facility shall be obtained by the demolition/site clearance contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.
- 54. Demolition/site clearance procedures shall maximise the reuse and recycling of materials from the site in order to reduce the environmental impacts of waste disposal.
- 55. During demolition/site clearance, the public footway and public road shall be kept clear at all times and shall not be obstructed by any demolished material or vehicles. The public road and footway shall be swept (not hosed) clean of any material, including clay, soil and sand.
- 56. All vehicles leaving the site with demolition/site clearance materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footways and the footway shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.
- 57. Care shall be taken during demolition/site clearance to ensure that existing services on the site (i.e. sewer, electricity, gas, and telecommunications) are not damaged.

Survey Reports

- 58. Survey reports are to be submitted to the Land & Housing Corporation prior to the placement of the footings / slab and on completion of the dwellings to verify the correct position of the structures in relation to the boundary allotments in accordance with this determination.

Hours of Demolition / Construction / Civil Work

- 59. Demolition / site clearance / construction / civil work is only permitted on the site between the hours of 7.00am to 5.00pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation & Backfilling

60. All excavations and backfilling associated with site clearance and the undertaking of the activity must be executed safely and in accordance with appropriate professional standards. All such work is to be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

61. Any noise generated during the carrying out of the activity shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the Department of Environment and Climate Change.
62. No fires are to be lit or waste materials burnt on the site.
63. No washing of concrete forms or trucks is to occur on the site.
64. Any contamination / spills on the site during construction works must be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.
65. Dust generation during demolition / site clearance / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
66. All vehicles transporting loose materials and travelling on public roads must be secured (i.e. closed tail gate and covered) to minimise dust generation.
67. Spraying of paint and other materials with the potential to become air borne particulates must only be undertaken in light wind conditions.
68. Non-recyclable waste and containers must be regularly collected and disposed of at a licensed landfill or other disposal site in the area in accordance with details set out in the Waste Management Plan to be prepared and submitted to the Land & Housing Corporation prior to the commencement of demolition/construction.

Impact of Construction Works

69. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.
70. Care shall be taken to prevent any damage to adjoining properties. The building contractor may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following identified requirements are to be complied with prior to the occupation of the development.

General

71. The occupation of the development shall not commence until all the Identified Requirements of this determination have been complied with.

Termite Protection

72. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1 are required on the underside and penetrations of the concrete slab floor.

In addition, a durable notice must be permanently fixed inside the meter box indicating:

- (a) The method of protection.
- (b) The date of installation of the system.
- (c) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
- (d) The need to maintain and inspect the system on a regular basis.

Damage to Council Assets

73. The cost of repairing any damage caused to the City of Newcastle Council's assets in the vicinity of the subject site as a result of demolition / site clearance / construction works associated with the approved development is to be met in full by the building contractor.

Stormwater Drainage

74. Prior to occupation of the development, a Work As Executed Plan must be prepared clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system and any works undertaken in the road reserve. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and must include:

- Sufficient levels and dimensions to verify the constructed storage volume.
- Location and surface levels of all pits.
- Invert levels of the internal drainage line, orifice plates fitted and levels within the outlet control pit.
- Finished floor levels of all structures.
- Verification that any required trash screens have been installed.
- Locations and levels of any overland flow paths.
- Verification that any drainage lines are located wholly within easements.

The plans shall be prepared by a Practicing Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.

The Work-As-Executed Plan information shall be shown on a copy of the final civil works drawings.

A copy of the Work As Executed Plan shall be submitted to Land and Housing Corporation and to City of Newcastle Council prior to occupation.

A positive covenant and restriction-as-to-user must be placed over the onsite detention system in accordance with the City of Newcastle Council's on-site detention policy to ensure that system will be adequately maintained. The positive covenant and restriction-as-to-user must be registered at NSW Land Registry Services prior to occupation of the development. A copy of the registered restriction-as-to-user is to be provided to the Land & Housing Corporation and the council.

PART B – Additional Identified Requirements

Site Specific Requirements

75. **Floor levels** - The proposed development is to have a minimum finished floor level for Unit 1 to 5 to be set at +5.1m or above, and Unit 6 to 8 to be set at +5.5m or above to provide adequate freeboard above the 1% Annual Exceedance Probability (AEP) flood event, as recommended by the Flood impact assessment report prepared by BMV Commercial Australia Pty Ltd, dated 8 February 2023.
76. **Lighting** – External lighting is to be provided in accordance with AS1158 to roads and pedestrian spaces, and avoid light spill to private areas.
77. **Flooding** – All electrical fixtures such as power points, light fittings and switches are to be sited above the FPL unless they are on a separate circuit (with earth leakage protection) to the rest of the building.
78. **Flooding** - Where parts of the building are proposed below the flood planning level, they are constructed of water-resistant materials.
79. **Flooding** – An on-site flood free refuge area to be provided in accordance with the standards specified in Newcastle DCP 2012 and it is to be clearly marked on the set of construction drawings prior to construction.
80. **Flooding** – A design certification by a practicing structural engineer that the building is able to withstand the hydraulic loading due to flooding is required prior to construction.

Requirements resulting from consideration of the City of Newcastle Council's notification response in the REF

81. **Flood Management** – Certification is to be prepared by a Registered Surveyor and submitted to the Building Superintendent at the stages of construction indicated:
 - a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
82. **Stormwater:** Flow paths proposed along the east and west property boundaries for major storm runoff must be shaped such that conveyed stormwater flows are contained wholly within the development site up to and including the 5% AEP.
83. **Stormwater:** The proposed new kerb inlet pit must be connected to Council's existing stormwater system via 375mm diameter Reinforced Concrete Pipe (RCP) at a minimum 1% fall as required by Council's 'Stormwater and Water Efficiency for Development' Technical Manual.
84. **Stormwater:** A Stormwater Maintenance Manual for stormwater devices, including rainwater reuse and retention tanks, is to be prepared in accordance with Council's 'Stormwater and Water Efficiency for Development' Technical Manual. The Maintenance Manual is to address maintenance issues including routine monitoring and regular maintenance and is to be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the Maintenance Manual must be prepared and completed prior to occupation of this site for the intended use.

85. **Roofwater:** An electronically activated mechanical valve device is to be installed on the water reuse tank to switch to mains water when the water level in the tank falls below 100mm in depth. The water tank and plumbing are to be designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3).
86. **Civil Plans:** Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field. A copy of the plans is to be submitted to Council prior to work commencing. Land & Housing Corporation shall arrange for necessary inspections by Council whilst the work is in progress and/or after completion of the works, together with the payment of any Council inspection fees.
87. **Vehicular Crossing:** A 5.5m wide commercial driveway crossing, constructed in accordance with City of Newcastle' Council's *Driveway Crossing Standard Design Details* (CN A1300) is to be provided to Matfen Close.
88. **Driveway Entrance:** Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metres by 2.5 metre splay within the property boundary each side of the driveway entrance.
89. **Waste Bin Provision:** Waste bins are to be provided as follows:
- 7 x 240L for General Waste (1,480L collected weekly)
 - 9 x 360L for Recycling Waste (2,960L collected fortnightly)
 - 3 x 240L for Organic Waste (800L collected fortnightly)
90. **House Numbering:** The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights are to be:

- a) exterior of the building = 75mm and
- b) group mailbox street number = 150mm
- c) group mailbox house number = 50mm

Street addresses to be provided in accordance with the following Schedule provided by City of Newcastle Council:

ADDRESS SCHEDULE				
Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Primary Site Address	38	John T Bell	Drive	Maryland
Alternative Site Address	31	Matfen	Close	Maryland
Proposed Unit 1	6/38	John T Bell	Drive	Maryland
Proposed Unit 2	5/38	John T Bell	Drive	Maryland
Proposed Unit 3	2/38	John T Bell	Drive	Maryland
Proposed Unit 4	1/38	John T Bell	Drive	Maryland
Proposed Unit 5	10/38	John T Bell	Drive	Maryland
Proposed Unit 6	14/31	Matfen	Close	Maryland
Proposed Unit 7	13/31	Matfen	Close	Maryland
Proposed Unit 8	12/31	Matfen	Close	Maryland
Proposed Unit 9	3/38	John T Bell	Drive	Maryland
Proposed Unit 10	7/38	John T Bell	Drive	Maryland
Proposed Unit 11	4/38	John T Bell	Drive	Maryland
Proposed Unit 12	3/38	John T Bell	Drive	Maryland
Proposed Unit 13	9/38	John T Bell	Drive	Maryland
Proposed Unit 14	16/31	Matfen	Close	Maryland
Proposed Unit 15	15/31	Matfen	Close	Maryland
Proposed Unit 16	11/31	Matfen	Close	Maryland

ADVISORY NOTES

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
- ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at www.1100.com.au or by dialing 1100.