
Application No:	DA2015/0906
Land:	Lot 21 DP 807401 Lot J DP 13401 Lot 95 DP 9755 Lot 96 DP 9755 Lot 97 DP 9755 Lot 98 DP 9755 Lot 222 DP 1078733
Property Address:	18 Victory Parade Wallsend NSW 2287 147A Newcastle Road Wallsend NSW 2287 10 Victory Parade Wallsend NSW 2287
Proposed Development:	Erection of 230 multi-unit residential development associated site works and site consolidation

SCHEDULE 1**PART A (ALL STAGES - GENERAL CONDITIONS)****REASONS FOR CONDITIONS**

1. The conditions of this consent have been imposed in accordance with Section 80A of the *Environmental Planning and Assessment Act 1979* (NSW). The conditions relate to any matter referred to in Section 79C(1) of relevance to the development the subject of the consent and are imposed to ensure that the development is undertaken in an orderly manner, with acceptable impacts on the natural and built environment.

APPROVED DOCUMENTATION

2. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Detail Survey		Dels Lascelles	19.05.16
Masterplan 14_070 DA-A-D-010	G	Smith & Tzannes	16.03.2016
Masterplan Sections 14_070 DA-A-D-011	A	Smith & Tzannes	16.03.2016
Staging Plan 14_070 DA-A-D-012		Smith & Tzannes	25.08.2015
Victory Parade Street Elevation 14_070 DA-A-D-013		Smith & Tzannes	25.08.2015
Buildings ABC Level C1 14_070 DA-A-D-100	C	Smith & Tzannes	19.08.2015

Buildings ABC Level 0 (Ground) 14_070 DA-A-D-101	E	Smith & Tzannes	16.03.2016
Buildings ABC Level 1 14_070 DA-A-D-102	C	Smith & Tzannes	19.08.2015
Buildings ABC Level 2 14_070 DA-A-D-103	C	Smith & Tzannes	19.08.2015
Buildings ABC Level 3 14_070 DA-A-D-104	C	Smith & Tzannes	19.08.2015
Buildings ABC Roof 14_070 DA-A-D-105	A	Smith & Tzannes	19.08.2015
Buildings ABC Elevation 14_070 DA-A-D-200	D	Smith & Tzannes	12.04.2016
Buildings ABC Elevation 14_070 DA-A-D-201	D	Smith & Tzannes	12.04.2016
Buildings DE Level C1 14_070 DA-A-D-106		Smith & Tzannes	19.08.2015
Buildings DE Level 0 (Ground) 14_070 DA-A-D-107		Smith & Tzannes	19.08.2015
Buildings DE Level 1 and 2 14_070 DA-A-D-108		Smith & Tzannes	19.08.2015
Buildings DE Levels 3 and Roof 14_070 DA-A-D-109		Smith & Tzannes	19.08.2015
Building DE Elevations 14_070 DA-A-D-202	D	Smith & Tzannes	12.04.2016
Building DE Elevations 14_070 DA-A-D-203	D	Smith & Tzannes	12.04.2016
Building FG Level C1 14_070 DA-A-D-110	C	Smith & Tzannes	19.08.2015
Buildings FG Level 0 14_070 DA-A-D-111	D	Smith & Tzannes	16.03.2016
Buildings FG Level 1 and 2 14_070 DA-A-D-112	C	Smith & Tzannes	19.08.2015
Buildings FG Levels 3 and Roof 14_070 DA-A-D-113	C	Smith & Tzannes	19.08.2015
Buildings F and G Elevations 14_070 DA-A-D-2014	D	Smith & Tzannes	12.04.2016
Buildings HI Level C1 14_070 DA-A-D-114	B	Smith & Tzannes	19.08.2015
Buildings HI Level 0 (Ground) 14_070 DA-A-D-115	B	Smith & Tzannes	19.08.2015
Buildings HI Level 1 and 2 14_070	B	Smith & Tzannes	19.08.2015

DA-A-D-116			
Buildings HI Level 1 and 2 14_070 DA-A-D-117	B	Smith & Tzannes	19.08.2015
Buildings HI Elevations 14_070 DA-A-D-205	B	Smith & Tzannes	19.08.2015
Building J Level C1 14_070 DA-A-D-118	F	Smith & Tzannes	16.03.2016
Building J Level 0 (Ground) 14_070 DA-A-D-119	E	Smith & Tzannes	16.03.2016
Building J Level 1 14_070 DA-A-D-120	E	Smith & Tzannes	16.03.2016
Building J Level 2 14_070 DA-A-D-121	E	Smith & Tzannes	16.03.2016
Building J Level 3 14_070 DA-A-D-122	E	Smith & Tzannes	16.03.2016
Building J Roof 14_070 DA-A-D-123	E	Smith & Tzannes	16.03.2016
Building J Elevations 14_070 DA-A-D-206	E	Smith & Tzannes	16.03.2016
Building J Elevations 14_070 DA-A-D-207	E	Smith & Tzannes	16.03.2016
Building KLM Level C1 14_070 DA-A-D-124	B	Smith & Tzannes	19.08.2015
Building KLM Level 0 (Ground) 14_070 DA-A-D-125	C	Smith & Tzannes	16.03.2016
Building KLM Level 1 14_070 DA-A-D-126	B	Smith & Tzannes	19.08.2015
Building KLM Level 2 14_070 DA-A-D-127	B	Smith & Tzannes	19.08.2015
Building KLM Roof 14_070 DA-A-D-128	B	Smith & Tzannes	19.08.2015
Building K Elevations DA-A-D-208	E	Smith & Tzannes	12.04.2016
Building L Elevations DA-A-D-209	D	Smith & Tzannes	12.04.2016
Building B Elevations DA-A-D-210	B	Smith & Tzannes	19.08.2015
Concept Erosion & Sediment Control Plan C01DA	C	Northrop	26.05.2016
Concept Stormwater Management and Levels Plan C02DA	C	Northrop	26.05.2016
Concept Stormwater Management and Levels Plan C03DA	C	Northrop	26.05.2016
Concept Stormwater Management	C	Northrop	26.05.2016

and Levels Plan C04DA			
Concept Stormwater Management and Levels Plan C05DA	C	Northrop	26.05.2016
Concept Civils Details C06DA	C	Northrop	26.05.2016
Ausgrid Easement - Concept Stormwater Drainage Network C07DA	B	Northrop	26.05.2016
Concept Stormwater for Diversion for Victory Parade C08DA	A	Northrop	20.04.2016
The Brickworks - Landscape Masterplan DA-SP-02	A	Mansfield Urban	19.08.2015
The Brickworks - Site Analysis Plan DA-SP-03	A	Mansfield Urban	19.08.2015
The Brickworks - Site Context Plan DA-SP-04	A	Mansfield Urban	19.08.2015
The Brickworks - Buildings A B & C DA-LP-01 (Annotated)	A	Mansfield Urban	Received 31.08.2016
The Brickworks - Buildings D & E DA-LP-02	A	Mansfield Urban	19.08.2015
The Brickworks - Buildings F & G DA-LP-03 (Annotated)	A	Mansfield Urban	Received 31.08.2016
The Brickworks - Buildings H & I DA-LP-04	A	Mansfield Urban	19.08.2015
The Brickworks - Buildings J DA-LP-05 (Annotated)	A	Mansfield Urban	Received 31.08.2016
The Brickworks - Buildings K, L & M DA-LP-06 (Annotated)	A	Mansfield Urban	Received 31.08.2016
The Brickworks - Entry Road DA-LP-07	A	Mansfield Urban	19.08.2015
The Brickworks - Design Report - View from c/o Iranda and Birchgrove Drives C:02	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - Circulation Network and Social Spaces - C:03	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - View Up Victory Pde- C:04	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - Height- C:05	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - Materiality and Identity- C:06	A	Smith & Tzannes	21.08.2015

The Brickworks - Design Report - Design Quality- D:01	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - Apartment Design Guide - D:02	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - Apartment Design Guide - D:03	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - Solar Analysis- D:04	A	Smith & Tzannes	21.08.2015
The Brickworks - Design Report - Solar Analysis- D:05	A	Smith & Tzannes	21.08.2015
Project Selection Schedules - Development Schedule - 3 -7	A	Smith & Tzannes	26.08.2015
Design Report - The Brickworks	A	Smith & Tzannes	August 2015
Staging Plan 14_070 DA-A-012		Smith & Tzannes	25.08.2015
Victory Parade Street Elevation 14_070 DA-A-013		Smith & Tzannes	25.08.2015
Statement of Environmental Effects		SNL Building Constructions Pty Ltd	25.08.2015
Assessor Certificate		Building Sustainability Assessments	20.08.2015
Broad Scale Development Self-Assessment Checklist - Water Sensitive Urban Design		SNL Building Constructions Pty Ltd	Received 26.08.2015
Concept Stormwater Management Plan	A	Northrop	19.08.2015
Landscape Design Report	A	Mansfield Urban	Received 26.08.2015
BCA Access Report		BCA Solutions	14.08.2015
Bushfire Threat Assessment		RPS Australia East Pty Ltd	21.08.2015
Geotechnical Assessment RGS0023.1 - AB		Regional Technical Solutions	23.10.2013
Geotechnical Investigation		RCA Australia	July 2010
Detailed Contamination Assessment		MB Engineering Solutions	29.11.2013
Traffic Assessment		SECA Solution	26.11.2015
Social Impact Assessment		SNL Building Constructions	24.08.2015
Request to Vary Development Standard under Clause 4.6			24.08.2015

Crime Risk Assessment Report		Wade Morris	Received 26.08.2015
Site Waste Minimisation and Management Plan		SNL Building Constructions	Received 26.08.2015
Revised Noise Impact Assessment		Reverb Acoustics	January 2016
Remedial Action Plan	Rev 3	JM Environments	22.04.2016
Street Naming Confirmation		Wade Morris	20.05.2016
Owners Consent Ausgrid Easement		Richard Parker Ausgrid	31.08.2016
Applicants Response - UDCG etc.		SNL Building Constructions	11.02.2016
Music Link Report		Northrop Consultant Engineers	18.07.2016
Interim Advice 2 Site Audit		GHD	25.04.2016
Applicant Response		SNL Building Constructions	29.04.2016
Response to Request for Additional Information - Stormwater		Northrop	22.04.2016
Applicant Response		SNL Building Constructions	26.10.2015
QS Cost Summary Report		SNL Building Constructions	26.08.2016
Revised Waste Management and Landscaping Details (email)		Wade Morris	Received 06.09.2016
Waste Collection Analysis 14_070 DA-A-803	Rev A	Smith and Tzannes	06.09.2016
Stage 1 Winter Sun Analysis 14_070 DA-A-852		Smith and Tzannes	05.09.2016
Stage 2 Winter Sun Analysis 14_070 DA-A-853		Smith and Tzannes	05.09.2016
Stage 3 Winter Sun Analysis 14_070 DA-A-854		Smith and Tzannes	05.09.2016
Stage 4 Winter Sun Analysis 14_070 DA-A-855		Smith and Tzannes	05.09.2016
Stage 5 Winter Sun Analysis 14_070 DA-A-855		Smith and Tzannes	05.09.2016
Parking Table and Further Information		Wade Morris	Received 06.09.2016
Architects Details - Back of Kitchen - non compliances		Wade Morris	Received 07.09.2016

SEPP Compliance - Combined Table		Wade Morris	Received 07.09.2016
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In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

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

3. A total monetary contribution of \$341,870 is to be paid to Council, pursuant to Section 94A of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

- a) This condition is imposed in accordance with the provisions of *The City of Newcastle S94A Development Contributions Plan 2009* (updated version operational from 15 March 2011). A copy of the plan may be inspected at Council's Customer Enquiry Centre, ground floor of the City Administration Centre, 282 King Street Newcastle 8.30 am to 5.00 pm, excluding public holidays.
- b) The City of Newcastle S94A Development Contributions Plan 2009 permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement. Refer to the s94A Development Contributions Plan 2009.
- c) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and as a guide, these approximate dates are provided below. Indexation quarters from the ABS are as follows:

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

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

4. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays sufficient to discourage the encroachment of vehicles thereon. Full details are to be included in documentation for a Construction Certificate application.

5. The first floor north facing balconies of Block D shall be constructed in opaque / obscure glazing with adjustable privacy screens. Full details are to be provided in the documentation for a Construction Certificate application.
6. Provision for adequate storage for each residential apartment shall be provided as follows:
 - 1 bed - 6m³ (Min)
 - 2 bed - 8m³ (Min)
 - 3 bed - 10m³ (Min)

50% of the storage should be accessible from the apartments.

Full details are to be provided in the documentation for a construction certificate.

7. The recommendations of the Access Report prepared by BCA Access dated 14/08/2015 Ergon Consulting are to be implemented, with full details of compliance included in documentation for the Construction Certificate application.
8. All existing trees located on neighbouring properties with trunks situated less than 5m from the site boundary are to be retained and adequately protected against damage during the building construction (including retaining walls construction) in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites. A Tree Protection Plan prepared by a suitably qualified arborist (with at least AFQ 4 in Horticulture (Arboriculture)) detailing the tree protection zone and tree protection measures required by AS4970 2009 is to be included in documentation for a Construction Certificate application.
9. The landscape proposal for the site is to be modified to provide for additional tree coverage on the podium areas of all blocks (except D and E). Full details are to be included in documentation for a Construction Certificate application.
10. The recommendations in Section 4.0 of the Bushfire Threat Assessment Report prepared by RPS dated August 2015 are to be implemented, with full details of compliance are to be included within documentation for the Construction Certificate application.
11. The recommendations within the Crime Risk Assessment report prepared by SNL Building Constructions Pty Ltd (undated) accompanying the application are to be implemented, with full details of compliance included in documentation for the Construction Certificate application.
12. A detailed waste management plan for the entire development is to be submitted to and approved by Council prior to the issue of a Construction Certificate. This plan shall include proposed servicing routes and collection locations. Adequate facilities are to be provided in a screened location within the site for the storage of garbage, discarded or returnable packaging or other forms of waste and arrangements shall be made for regular removal and disposal of same. The required garbage facility is to be suitable for the accommodation of Council approved wheel type bins or bulk waste containers. Garbage collection shall occur within the site by an approved waste contractor and shall allow for the ingress/egress of all waste collection vehicles in a forward direction. Full details are to be included in construction documentation for each stage prior to the release of a Construction Certificate. Final arrangements are to be included in the by-laws prior to the first Occupation Certificate and apply to every unit'.
13. The proposed street lighting for the new road network within the site is to be minimum P4 pedestrian lighting category including car park lighting of the premises and is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety or

detract from the amenity of surrounding properties in accordance with Australian Standard AS 4282: 1997 Control of the obtrusive effects of outdoor lighting. Full details are to be included in the documentation for any Construction Certificate application.

14. All existing trees on the site outside the envelope of the proposed building are to be preserved where practicable and all such trees being indicated on the required comprehensive landscape design plan and being adequately protected against damage during the building construction period. Full details are to be included in documentation for a Construction Certificate application.
15. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance in accordance with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Full details are to be included in documentation for a Construction Certificate application.
16. Roof water from the proposed new buildings is to be directed to the proposed rain water tanks and being reticulated to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed as a backup supply. The water tank and plumbing is to be installed in accordance with Australian Standard AS 3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation.
17. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 'Stormwater' of the Newcastle Development Control Plan, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the following documents:
 - a) Concept Stormwater Management Plan, prepared by Northrop Consulting Engineers, dated 19 August 2015;
 - b) Additional Information in letter from Northrop to SNL Building dated 22 April 2016; and
 - c) Amended Civil Plans, prepared by Northrop Consulting Engineers (Job No. NL140383, Drg. Nos. C00DA to C07DA inclusive, Revision C, dated 26/05/16).
18. Any fencing proposed across the required floodway or overland flowpath is to be of an open mesh or rod style. Full details are to be included in documentation for a Construction Certificate application.
19. Any landscaping within the proposed development is to be designed and positioned in such a manner as to ensure that the designated floodways, on overland flow paths, are not obstructed. Full details are to be included in documentation for a Construction Certificate application.
20. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required under the conditions of this consent are required to be detailed on a comprehensive landscape design plan and specification. The required comprehensive landscape design plan and specifications is to be in accordance with the provisions of Newcastle Development Control Plan 2012 and is to include details of the following:
 - a) cross sections through the site where appropriate
 - b) proposed contours or spot levels
 - c) botanical names
 - d) quantities and container size of all proposed trees
 - e) shrubs and ground cover
 - f) details of proposed soil preparation

- g) mulching and staking
- h) treatment of external surfaces and retaining walls where proposed
- i) drainage, location of taps and
- j) appropriate maintenance periods.

The plan is to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

21. Fences are to be constructed in a high quality presentation style of attractive appearance and of sufficient height to afford adequate privacy to residents in accordance with the performance criteria and provisions of Newcastle Development Control Plan 2012. Full details are to be included in the documentation for a Construction Certificate application.
22. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer s50 Hunter Water Act 1991) is to be included in documentation for a Construction Certificate application.
23. The applicant is to comply with the requirements of the Hunter Water Corporation in respect of any building or structure proposed to be erected over any services or drain under the Corporation's control. Details addressing any requirements of the Hunter Water Corporation are to be included in documentation for a Construction Certificate application.
24. Group type mailboxes are to be provided at the street frontage in accordance with the requirements of Australia Post, clearly displaying individual unit numbers and the required house number. Full details are to be included in the documentation for a Construction Certificate application.
25. A dilapidation report prepared by a suitability qualified person shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate. The dilapidation report shall document and photograph the current structural condition of the adjoining buildings, infrastructure and roads.
26. Working drawings and specifications of the proposed building are to be submitted to the NSW Mine Subsidence Board for approval prior to an application for a Construction Certificate and any requirements of the Board are to be included in the documentation for a Construction Certificate application.
27. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993 (NSW)*, before the issue of a Construction Certificate.
28. A design verification statement from a qualified designer shall be submitted to the Certifying Authority. The statement shall confirm the Construction Certificate plans and specifications achieve or improve the design quality of the development for which consent is granted, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development*.

Full details are to be included in the documentation for the first Construction Certificate for the residential flat development.

Note: 'Qualified Designer' means a person registered as an architect in accordance with the *Architects Act 2003*. This condition is imposed in accordance with Clauses 143A of the *Environmental Planning and Assessment Regulation 2000*.

29. The proposed remediation works being carried out in accordance with the requirements set out in the submitted Remedial Action Plan prepared by JM Environments dated 22 April 2016 and the requirements of the appointed NSW Environment Protection Authority (EPA) accredited Site Auditor and the conditions of this consent.
30. All onsite stormwater detention or water quality treatment systems are to be individually identified and sign posted in accordance with Council's current Stormwater and Water Efficiency for Development Technical Manual. Full details are to be included in documentation for a Construction Certificate application.
31. The developer is to design and construct the following drainage works at no cost to Council and in accordance with Council's guidelines and design specification:
 - a) Construct 375mm diameter RC pipe connecting existing Council pit in Victory Parade to existing Council pit in Tunnel Lane.
 - b) Detailed stormwater drainage plans, including longitudinal sections, to be provided to Council for review and approval as part of the S138 Road Act Type 2 application.
 - c) Such works are to be completed prior to the issuing of an Occupation Certificate for the proposed development.
32. All potential water entry points to the basement garages are to be set at or above the probable maximum flood (PMF) level excepting that vehicular entry points can be at the flood planning level (FPL).

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

33. Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet is to:

- a) Be a standard flushing toilet connected to a public sewer, or
 - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993* (NSW), or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993* (NSW).
34. Any demolition/waste building materials that are not suitable for recycling are to be disposed of at Council's Summerhill Waste Management Facility or other approved site.
35. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:
 - a) A waste container of at least one cubic metre capacity shall be provided, maintained and regularly serviced from the commencement of operations until the completion of the building for the reception and storage of waste generated by the construction of the building and associated waste;

- b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets;
- c) Appropriate provision is to be made to prevent windblown rubbish leaving the site; and
- d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

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

- 36. If construction/ demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
- 37. An application is to be made to and approved by Council for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence shall comply with the *Work Health and Safety Act 2011* (NSW), *Work Health and Safety Regulation 2011* (NSW) and any relevant approved industry code of practice. Notice of intention of commencement must be given to WorkCover New South Wales.
- 38. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- 39. A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
 - a) showing the name, address and telephone number of the Principal Certifying Authority for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor for any building work and also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

- 40. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- 41. In the case of residential building work for which the *Home Building Act 1989* (NSW) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.

42. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
43. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- a) Protect and support the adjoining premises from possible damage from the excavation, and
 - b) Where necessary, underpin the adjoining premises to prevent any such damage.

The above requirements does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the requirements not applying.

44. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided and adequate provision must be made for drainage.
45. All building materials, plant and equipment is to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on Council reserves including the road reserve is not permitted.
46. A survey certificate prepared by a Registered Surveyor is to be submitted to the Principal Certifying Authority upon completion of the floor slab formwork, before concrete is poured, to ensure that the siting of the building in relation to adjacent boundaries is in accordance with the development consent.
47. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifying Authority at the stages of construction indicated:
- a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.

When the roof has been completed, confirming that the building does not exceed the approved levels.

48. The developer is to comply with all requirements of the telecommunications authority regarding the connection of telephone services, including the payment of any required cash contribution towards the provision of underground or aerial reticulation cabling or internal block cabling.
49. 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.
50. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.
51. Construction/demolition work that generates noise that is audible at residential premises is to be restricted to the following times:

- Monday to Friday, 7:00 am to 6:00 pm and
- Saturday, 8:00 am to 1:00 pm.

No noise from construction/demolition work is to be generated on Sundays or public holidays.

52. Council's 'PREVENT POLLUTION' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary so it is clearly visible to the public or at other locations on the site as otherwise directed by Council for the duration of demolition and construction work.

Note: Council's 'PREVENT POLLUTION' sign can be obtained by presenting your development application receipt at Council's Customer Enquiry Counter at 282 King Street Newcastle.

53. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.
54. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment (Waste) Regulation 2014*.
55. Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to Council officers or the Principal Certifying Authority on request.
56. Erosion and sediment control measures are to be implemented prior to the commencement of works 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.
57. Prior to the commencement of work, a 3m wide all weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand shall not be stockpiled on the all-weather vehicle access.
58. All necessary measures are to be undertaken to control dust pollution from the site. These measures must include, but not are limited to:
 - a) Restricting topsoil removal
 - b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion)
 - c) Alter or cease construction work during periods of high wind and
 - d) Erect green or black shade cloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.
59. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost

to Council by a Surveyor registered under the *Surveying and Spatial Information Act 2002* (NSW).

60. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building.
61. All public trees that are required to be retained must be physically protected in accordance with the City of Newcastle Urban Forest Technical Manual 'Section 8.0 Protection Measures'.

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

62. Prior to the issue of a Construction Certificate a Construction Phase Management Plan (CPMP) prepared by a suitably qualified consultant and reviewed by a NSW Environment Protection Authority (EPA) accredited Site Auditor being submitted to the Principal Certifying Authority and Council. The CPMP shall address the requirements outlined in the Remedial Action Plan prepared by JM Environments dated 22 April 2016 and be to the satisfaction of the NSW EPA accredited Site Auditor.
63. Prior to the issue of a Construction Certificate, the proponent preparing and submitting to the Principal Certifying Authority and Council an Environmental Management Plan (EMP) for construction works on the site, such to be kept on site and made available to authorised Council officers upon request. The EMP **is to** include but not be limited to:
 - a) A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
 - b) A water management strategy, detailing erosion and sediment control, management of soil stockpiles, control and management of surface water, groundwater. Procedures should also be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.
 - c) A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions.
 - d) A noise management and vibration strategy detailing measures to minimise the impact of the construction phase on the amenity of the locality in accordance with Australian Standard AS 2436. 1981 (Guide to Noise control on Construction, Maintenance and Demolition Sites). Noise and vibration monitoring during the construction phase should be incorporated into the program.

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

64. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to Council within fourteen days of receipt.
65. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that

provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.

66. All works within the road reserve required by this consent are to be completed prior to the issue of a Final Occupation Certificate.
67. Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. Works are to be completed prior to the issuing of a Final Occupation Certificate for the proposed development.
68. The appropriate notation is to be made on a survey plan and accompanying instrument under Section 88B of the *Conveyancing Act 1919* (NSW) setting out the terms of the required drainage easement and such being registered with NSW Government Land & Property Information prior to the issuing of an Occupation Certificate for the proposed development.
69. An easement to drain water 3m wide is to be created over the new stormwater pipeline in the site between Victory Parade and Tunnel Lane. Such easement is to be in favour of Council and created prior to the issue of an Occupation Certificate for the proposed development. Associated survey and legal costs to be borne by the applicant.
70. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifying Authority and to The City of Newcastle prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
71. The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate.
72. A clear warning notice is to be erected and maintained at all points of entry to the site advising that the premises is subject to flooding and that caution should be observed at times of heavy or prolonged rainfall, being installed prior to issue of an Occupation Certificate. Such notice is to also provide advice regarding the availability of further detail in respect of possible flooding, including an appropriate telephone number.
73. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.
74. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the report prepared by Reverb Acoustics dated January 2016. Written final certification confirming the recommended acoustic treatment has been implemented in accordance with the requirements of the above report is to be submitted to the Principal Certifying Authority and Council prior to the issue of an Occupation Certificate.

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

75. 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 shall be:

- a) Exterior of the building = 75mm; and
 - b) Group mailbox - street number = 150mm - house number = 50mm
76. Prior to the issue of an Occupation Certificate a long-term Environmental Management Plan prepared by a suitably qualified consultant and reviewed by a NSW Environment Protection Authority (EPA) accredited Site Auditor being submitted to the Principal Certifying Authority and Council. The long-term Environment Management Plan is to be approved by the NSW EPA accredited Site Auditor in the required Site Audit Statement
77. Prior to the issue of an Occupation Certificate a Validation Report prepared by a suitably qualified consultant and reviewed by a NSW Environment Protection Authority (EPA) accredited Site Auditor being submitted to the Principal Certifying Authority and Council. The Validation Report is to be reviewed by the NSW EPA accredited Site Auditor in the required Site Audit Statement.
78. Prior to the issue of an Occupation Certificate a Site Audit Statement and Site Audit Report prepared by a NSW Environment Protection Authority (EPA) accredited Site Auditor being submitted to the Principal Certifying Authority and Council.
79. A Maintenance Manual for all water quality devices is to be prepared in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). The Maintenance Manual is to address maintenance issues concerning the water quality devices including routine monitoring and regular maintenance and be kept on site at all times. The Maintenance Manual needs to be finalised prior to issue of an Occupational Certificate.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

80. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the *Protection of the Environment Operations Act 1997* (NSW).
- Should Council consider offensive noise has emanated from the premises; the owner/occupier of the premises will be required to submit an acoustic assessment prepared by a suitably qualified acoustical consultant recommending appropriate acoustic measures necessary to ensure future compliance with this condition and will be required to implement such measures within a nominated period. Furthermore, written certification from the said consultant confirming the recommended acoustic measures have been satisfactorily implemented will be required to be submitted to Council prior to the expiration of the nominated period.
81. The landscaped areas are to be kept free of parked vehicles, stored goods, garbage or waste material and being permanently maintained.
82. The driveway crossings, parking areas and stormwater management system are to be properly maintained for the life of the development.
83. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are

such areas to be used for the storage of goods or waste materials.

84. 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 shall be:

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

85. The premises are allocated the following street addresses in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation*.

Building Number on plan	Unit Number on plan	Council Allocated Street Address(es)			
		House Number	Street Name	Street Type	Suburb
A	A-01	1/4	Lefebre	Street	Wallsend
	A-02	2/4	Lefebre	Street	Wallsend
	A-03	3/4	Lefebre	Street	Wallsend
B	B-01	1/14	Brickworks	Avenue	Wallsend
	B-02	2/14	Brickworks	Avenue	Wallsend
	B-03	3/14	Brickworks	Avenue	Wallsend
	B-04	4/14	Brickworks	Avenue	Wallsend
	B-05	1/10	Brickworks	Avenue	Wallsend
	B-06	2/10	Brickworks	Avenue	Wallsend
	B-07	3/10	Brickworks	Avenue	Wallsend
	B-08	4/10	Brickworks	Avenue	Wallsend
	B-09	5/14	Brickworks	Avenue	Wallsend
	B-10	101/14	Brickworks	Avenue	Wallsend
	B-11	102/14	Brickworks	Avenue	Wallsend
	B-12	103/14	Brickworks	Avenue	Wallsend
	B-13	104/14	Brickworks	Avenue	Wallsend
	B-14	10/10	Brickworks	Avenue	Wallsend
	B-15	102/10	Brickworks	Avenue	Wallsend
	B-16	103/10	Brickworks	Avenue	Wallsend
	B-17	104/10	Brickworks	Avenue	Wallsend
	B-18	105/14	Brickworks	Avenue	Wallsend
	B-19	106/14	Brickworks	Avenue	Wallsend
	B-20	105/10	Brickworks	Avenue	Wallsend
	B-21	106/10	Brickworks	Avenue	Wallsend
	B-22	201/14	Brickworks	Avenue	Wallsend
	B-23	202/14	Brickworks	Avenue	Wallsend
	B-24	203/14	Brickworks	Avenue	Wallsend
	B-25	204/15	Brickworks	Avenue	Wallsend
	B-26	201/10	Brickworks	Avenue	Wallsend
	B-27	202/10	Brickworks	Avenue	Wallsend
	B-28	203/10	Brickworks	Avenue	Wallsend
	B-29	204/10	Brickworks	Avenue	Wallsend
	B-30	205/14	Brickworks	Avenue	Wallsend
	B-31	205/10	Brickworks	Avenue	Wallsend
	B-32	301/14	Brickworks	Avenue	Wallsend
	B-33	302/14	Brickworks	Avenue	Wallsend
	B-34	303/14	Brickworks	Avenue	Wallsend
	B-35	304/14	Brickworks	Avenue	Wallsend
	B-36	301/10	Brickworks	Avenue	Wallsend
	B-37	302/10	Brickworks	Avenue	Wallsend

	B-38	303/10	Brickworks	Avenue	Wallsend
	B-39	304/10	Brickworks	Avenue	Wallsend
	B-40	305/14	Brickworks	Avenue	Wallsend
	B-41	305/10	Brickworks	Avenue	Wallsend
C	C-01	7/25	Bloodsworth	Street	Wallsend
	C-02	4/25	Bloodsworth	Street	Wallsend
	C-03	1/25	Bloodsworth	Street	Wallsend
	C-04	9/25	Bloodsworth	Street	Wallsend
	C-05	8/25	Bloodsworth	Street	Wallsend
	C-06	6/25	Bloodsworth	Street	Wallsend
	C-07	5/25	Bloodsworth	Street	Wallsend
	C-08	3/25	Bloodsworth	Street	Wallsend
	C-09	2/25	Bloodsworth	Street	Wallsend
D	D-01	1/3	Lefebre	Street	Wallsend
	D-02	2/3	Lefebre	Street	Wallsend
	D-03	3/3	Lefebre	Street	Wallsend
	D-04	4/3	Lefebre	Street	Wallsend
	D-05	5/3	Lefebre	Street	Wallsend
	D-06	6/3	Lefebre	Street	Wallsend
E	E-01	4/14	Victory	Parade	Wallsend
	E-02	3/9	Lefebre	Street	Wallsend
	E-03	2/9	Lefebre	Street	Wallsend
	E-04	1/9	Lefebre	Street	Wallsend
	E-05	3/7	Lefebre	Street	Wallsend
	E-06	2/7	Lefebre	Street	Wallsend
	E-07	1/7	Lefebre	Street	Wallsend
	E-08	1/12	Victory	Parade	Wallsend
	E-09	3/14	Victory	Parade	Wallsend
	E-10	2/14	Victory	Parade	Wallsend
	E-11	1/14	Victory	Parade	Wallsend
	E-12	3/12	Victory	Parade	Wallsend
	E-13	2/12	Victory	Parade	Wallsend
F	F-01	8/24	Bloodsworth	Street	Wallsend
	F-02	7/24	Bloodsworth	Street	Wallsend
	F-03	6/24	Bloodsworth	Street	Wallsend
	F-04	5/24	Bloodsworth	Street	Wallsend
	F-05	1/24	Bloodsworth	Street	Wallsend
	F-06	2/24	Bloodsworth	Street	Wallsend
	F-07	3/24	Bloodsworth	Street	Wallsend
	F-08	4/24	Bloodsworth	Street	Wallsend
	F-09	7/26	Bloodsworth	Street	Wallsend
	F-10	8/26	Bloodsworth	Street	Wallsend
	F-11	9/26	Bloodsworth	Street	Wallsend
	F-12	10/26	Bloodsworth	Street	Wallsend
	F-13	11/26	Bloodsworth	Street	Wallsend
	F-14	12/26	Bloodsworth	Street	Wallsend
	F-15	1/26	Bloodsworth	Street	Wallsend
	F-16	2/26	Bloodsworth	Street	Wallsend
	F-17	3/26	Bloodsworth	Street	Wallsend
	F-18	4/26	Bloodsworth	Street	Wallsend
	F-19	5/26	Bloodsworth	Street	Wallsend
	F-20	6/26	Bloodsworth	Street	Wallsend
G	G-01	4/4	Meziere	Place	Wallsend
	G-02	1/4	Meziere	Place	Wallsend
	G-03	6/4	Meziere	Place	Wallsend
	G-04	5/4	Meziere	Place	Wallsend

	G-05	3/4	Meziere	Place	Wallsend
	G-06	2/4	Meziere	Place	Wallsend
	G-07	7/2	Meziere	Place	Wallsend
	G-08	4/2	Meziere	Place	Wallsend
	G-09	1/2	Meziere	Place	Wallsend
	G-10	9/2	Meziere	Place	Wallsend
	G-11	8/2	Meziere	Place	Wallsend
	G-12	6/2	Meziere	Place	Wallsend
	G-13	5/2	Meziere	Place	Wallsend
	G-14	3/2	Meziere	Place	Wallsend
	G-15	2/2	Meziere	Place	Wallsend
H	H-01	1/1	Meziere	Place	Wallsend
	H-02	4/1	Meziere	Place	Wallsend
	H-03	7/1	Meziere	Place	Wallsend
	H-04	10/1	Meziere	Place	Wallsend
	H-05	2/1	Meziere	Place	Wallsend
	H-06	3/1	Meziere	Place	Wallsend
	H-07	5/1	Meziere	Place	Wallsend
	H-08	6/1	Meziere	Place	Wallsend
	H-09	8/1	Meziere	Place	Wallsend
	H-10	9/1	Meziere	Place	Wallsend
	H-11	11/1	Meziere	Place	Wallsend
	H-12	12/1	Meziere	Place	Wallsend
I	I-01	1/27	Meziere	Place	Wallsend
	I-02	4/27	Meziere	Place	Wallsend
	I-03	7/27	Meziere	Place	Wallsend
	I-04	2/27	Meziere	Place	Wallsend
	I-05	3/27	Meziere	Place	Wallsend
	I-06	5/27	Meziere	Place	Wallsend
	I-07	6/27	Meziere	Place	Wallsend
	I-08	8/27	Meziere	Place	Wallsend
	I-09	9/27	Meziere	Place	Wallsend
	I-10	1/29	Meziere	Place	Wallsend
	I-11	4/29	Meziere	Place	Wallsend
	I-12	2/29	Meziere	Place	Wallsend
	I-13	3/29	Meziere	Place	Wallsend
	I-14	5/29	Meziere	Place	Wallsend
	I-15	6/29	Meziere	Place	Wallsend
J	J-01	1/26	Boiler	Circuit	Wallsend
	J-02	2/26	Boiler	Circuit	Wallsend
	J-03	101/26	Boiler	Circuit	Wallsend
	J-04	102/26	Boiler	Circuit	Wallsend
	J-05	201/26	Boiler	Circuit	Wallsend
	J-06	202/26	Boiler	Circuit	Wallsend
	J-07	301/26	Boiler	Circuit	Wallsend
	J-08	302/26	Boiler	Circuit	Wallsend
	J-09	3/26	Boiler	Circuit	Wallsend
	J-10	1/20	Boiler	Circuit	Wallsend
	J-11	103/26	Boiler	Circuit	Wallsend
	J-12	101/20	Boiler	Circuit	Wallsend
	J-13	203/26	Boiler	Circuit	Wallsend
	J-14	201/20	Boiler	Circuit	Wallsend
	J-15	303/26	Boiler	Circuit	Wallsend
	J-16	301/20	Boiler	Circuit	Wallsend
	J-17	2/20	Boiler	Circuit	Wallsend
	J-18	1/14	Boiler	Circuit	Wallsend

	J-19	3/20	Boiler	Circuit	Wallsend
	J-20	102/20	Boiler	Circuit	Wallsend
	J-21	101/14	Boiler	Circuit	Wallsend
	J-22	102/14	Boiler	Circuit	Wallsend
	J-23	103/20	Boiler	Circuit	Wallsend
	J-24	202/20	Boiler	Circuit	Wallsend
	J-25	201/14	Boiler	Circuit	Wallsend
	J-26	202/14	Boiler	Circuit	Wallsend
	J-27	203/20	Boiler	Circuit	Wallsend
	J-28	302/20	Boiler	Circuit	Wallsend
	J-29	301/14	Boiler	Circuit	Wallsend
	J-30	302/14	Boiler	Circuit	Wallsend
	J-31	303/20	Boiler	Circuit	Wallsend
	J-32	1/8	Boiler	Circuit	Wallsend
	J-33	103/14	Boiler	Circuit	Wallsend
	J-34	101/8	Boiler	Circuit	Wallsend
	J-35	203/14	Boiler	Circuit	Wallsend
	J-36	201/8	Boiler	Circuit	Wallsend
	J-37	303/14	Boiler	Circuit	Wallsend
	J-38	301/8	Boiler	Circuit	Wallsend
	J-39	2/8	Boiler	Circuit	Wallsend
	J-40	1/2	Boiler	Circuit	Wallsend
	J-41	102/8	Boiler	Circuit	Wallsend
	J-42	101/2	Boiler	Circuit	Wallsend
	J-43	102/2	Boiler	Circuit	Wallsend
	J-44	103/8	Boiler	Circuit	Wallsend
	J-45	202/8	Boiler	Circuit	Wallsend
	J-46	201/2	Boiler	Circuit	Wallsend
	J-47	202/2	Boiler	Circuit	Wallsend
	J-48	203/8	Boiler	Circuit	Wallsend
	J-49	302/8	Boiler	Circuit	Wallsend
	J-50	301/2	Boiler	Circuit	Wallsend
	J-51	302/2	Boiler	Circuit	Wallsend
	J-52	303/8	Boiler	Circuit	Wallsend
	J-53	2/2	Boiler	Circuit	Wallsend
	J-54	103/2	Boiler	Circuit	Wallsend
	J-55	203/2	Boiler	Circuit	Wallsend
	J-56	303/2	Boiler	Circuit	Wallsend
K	K-01	8/25	Boiler	Circuit	Wallsend
	K-02	5/25	Boiler	Circuit	Wallsend
	K-03	2/25	Boiler	Circuit	Wallsend
	K-04	1/25	Boiler	Circuit	Wallsend
	K-05	10/25	Boiler	Circuit	Wallsend
	K-06	9/25	Boiler	Circuit	Wallsend
	K-07	7/25	Boiler	Circuit	Wallsend
	K-08	6/25	Boiler	Circuit	Wallsend
	K-09	4/25	Boiler	Circuit	Wallsend
	K-10	3/25	Boiler	Circuit	Wallsend
L	L-01	10/21	Boiler	Circuit	Wallsend
	L-02	7/21	Boiler	Circuit	Wallsend
	L-03	4/21	Boiler	Circuit	Wallsend
	L-04	1/21	Boiler	Circuit	Wallsend
	L-05	12/21	Boiler	Circuit	Wallsend
	L-06	11/21	Boiler	Circuit	Wallsend
	L-07	9/21	Boiler	Circuit	Wallsend
	L-08	8/21	Boiler	Circuit	Wallsend

	L-09	6/21	Boiler	Circuit	Wallsend
	L-10	5/21	Boiler	Circuit	Wallsend
	L-11	3/21	Boiler	Circuit	Wallsend
	L-12	2/21	Boiler	Circuit	Wallsend
M	M-01	16/23	Boiler	Circuit	Wallsend
	M-02	13/23	Boiler	Circuit	Wallsend
	M-03	10/23	Boiler	Circuit	Wallsend
	M-04	7/23	Boiler	Circuit	Wallsend
	M-05	4/23	Boiler	Circuit	Wallsend
	M-06	1/23	Boiler	Circuit	Wallsend
	M-07	18/23	Boiler	Circuit	Wallsend
	M-08	17/23	Boiler	Circuit	Wallsend
	M-09	15/23	Boiler	Circuit	Wallsend
	M-10	14/23	Boiler	Circuit	Wallsend
	M-11	12/23	Boiler	Circuit	Wallsend
	M-12	11/23	Boiler	Circuit	Wallsend
	M-13	9/23	Boiler	Circuit	Wallsend
	M-14	8/23	Boiler	Circuit	Wallsend
	M-15	6/23	Boiler	Circuit	Wallsend
	M-16	5/23	Boiler	Circuit	Wallsend
	M-17	3/23	Boiler	Circuit	Wallsend
	M-18	2/23	Boiler	Circuit	Wallsend

86. The development shall be constructed and managed in accordance with the Bushfire Threat Assessment submitted by RPS - August 2015.
87. The existing underground storage tanks being removed and disposed of in accordance with Australian Standard *AS 4976 2008 The removal and disposal of underground petroleum storage tanks*.
88. The first floor north facing balconies and privacy screens of Block D shall be retained and maintained in good condition.
89. Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development' as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (NSW) are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to the retaining wall taking place.

ADVISORY MATTERS

90. An application is to be submitted to 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.
91. 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.
92. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works.
93. Any approval for fences on side boundaries, common to other private properties, is

independent of any consent or agreement which may be required of any adjoining owner under the provisions of the *Dividing Fences Act 1991* (NSW).

94. Prior to commencing any construction works, the following provisions of the *Environmental Planning and Assessment Act 1979* (NSW) (the 'Act') are to be complied with:
 - a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act and
 - c) Council is to be given at least two days' notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the Act.
95. Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000* (NSW).
96. It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.
97. Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.
98. A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
99. An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* (NSW) is to be submitted to Council and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
100. A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists must describe the extent, capability and basis of design of each of the measures.
101. Development applications are not assessed against the provisions of the Building Code of Australia. A Section 96 modification under the *Environmental Planning and Assessment Act 1979* (NSW) will be required if design amendments that cause the proposal to be inconsistent with the development consent are necessary to comply with the provisions of the Building Code of Australia.
102. A Green Travel Plan with Public Transport Routes and Bicycle Network is to be prepared and made available to the new residents and commercial premises tenants.

The Public Transport and Bicycle Network Plans are to be installed in common areas prior to any Occupation Certificate. Use of alternative modes of transport is to be encouraged.

PART B (STAGE 1)

Stage 1 - 72 dwellings

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

103. On-site parking accommodation is to be provided for a minimum of 87 cars, and 5 motor cycles. Provision of suitable storage areas for bicycle storage (1 bicycle per unit) is required in the car parking areas and bicycle racks with capacity of at least 8 bikes is required in the site for visitors. A minimum of 15 car spaces is to be allocated and delineated as visitor car parking. This parking is to be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 and the plans submitted with the development application. Full details are to be included in documentation for a Construction Certificate application.
104. The car parks are to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.
105. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. The driveways are to be constructed in accordance with AS2890 – (Off street parking) design specifications. Full details are to be included in documentation for a Construction Certificate application.
106. The developer is to design and construct the following works within the unnamed laneway off Newcastle Road and the Victory Parade frontage adjacent to the site at no cost to Council and in accordance with Council's guidelines and design specification:
 - a) Public Domain Works
 - i. Construct 1.2 m wide concrete pedestrian footpath in Victory Parade.
 - ii. Provision of No Parking zones 15 metres either side of the Victory Parade access.
 - iii. Provision of No Entry signage at the unnamed laneway access to the site.
 - iv. Suitable smooth connection from the proposed site egress to the existing sealed pavement within the unnamed laneway to Newcastle City Council requirements (minimum 5.5 metre wide sealed pavement).

Detailed public domain plans including longitudinal and cross sections is to be provided to Council for review and approval as part of the S138 Road Act Type 2 application.

Such works are to be implemented prior to the issuing of an Occupation Certificate for the proposed development.

107. Residential vehicular crossings are to be constructed across the road reserve in Victory Parade and the unnamed laneway at each site access point, in accordance with the following criteria:

- a) Constructed in accordance with Council's A1300 – Driveway Crossings Standard Design Details.
- b) The driveway crossing, within the Victory Parade road reserve, shall be a maximum of 6 metres wide while the unnamed laneway driveway crossing is to be constructed with a maximum width of 3 metres to discourage the use of the access as an entry point.
- c) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
- d) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
- e) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.

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

- 108. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW), before the issue of a Construction Certificate.

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

- 109. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
- 110. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices – traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve. Requirements of the plan are;
 - I. All construction traffic including employee parking is to be provided on site and no construction traffic parking is to occur in the unnamed laneway or Victory Parade.
 - II. No construction vehicles associated with the development are to be permitted to use the unnamed laneway access off Newcastle Road. All construction vehicle access is to be via Victory Parade.
- 111. All parking bays are to be permanently marked out on the pavement surface. Visitor parking bays are to be suitably delineated.
- 112. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.
- 113. Erosion and sediment control measures are to be implemented prior to the commencement of works 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.

114. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the Surveying and Spatial Information Act 2002 (NSW).

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

115. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.
116. All works within the road reserve required by this consent are to be completed prior to the issue of a Final Occupation Certificate.
117. Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. Works are to be completed prior to the issuing of a Final Occupation Certificate for the proposed development.
118. All adjustments to and/or relocation of existing regulatory signage on Victory Parade and the unnamed laneway necessary as part of this development, shall be at no cost to Council and in accordance with Council requirements with such works being implemented prior to the occupation of the premises.

Note: The provision of additional regulatory signage and alterations to existing regulatory signage will need to be referred to the Newcastle City Traffic Committee for approval prior to installation. A separate application to the committee will be required.

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

119. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
120. All vehicular movement to and from the site is to be in a forward direction.
121. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

E - ADVISORY MATTERS

122. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works. Full restoration of the damage is to be carried out to Council's satisfaction prior to the issue of any occupation certificate in respect of the development.

PART C (STAGE 2)

Stage 2 - 35 dwellings

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

123. On-site parking accommodation is to be provided for a minimum of 42 cars, and 2 motor cycles. Provision of suitable storage areas for bicycle storage (1 bicycle per unit) is required in the car parking areas and bicycle racks with capacity of at least 4 bikes is required in the site for visitors. A minimum of 7 car spaces is to be allocated and delineated as visitor car parking. This parking is to be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 **and the plans submitted with the development application**. Full details are to be included in documentation for a Construction Certificate application.
124. The car parks are to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.
125. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. The driveways are to be constructed in accordance with AS2890 – (Off street parking) design specifications. Full details are to be included in documentation for a Construction Certificate application.

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

126. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
127. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices – traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve. Requirements of the plan are;
 1. All construction traffic including employee parking is to be provided on site and no construction traffic parking is to occur in the unnamed laneway or Victory Parade.
 2. No construction vehicles associated with the development are to be permitted to use the unnamed laneway access off Newcastle Road. All construction vehicle access is to be via Victory Parade.
128. All parking bays are to be permanently marked out on the pavement surface. Visitor parking bays are to be suitably delineated.
129. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.

130. Erosion and sediment control measures are to be implemented prior to the commencement of works 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.
131. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the Surveying and Spatial Information Act 2002 (NSW).

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

132. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.

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

133. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
134. All vehicular movement to and from the site is to be in a forward direction.
135. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

E - ADVISORY MATTERS

136. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works. Full restoration of the damage is to be carried out to Council's satisfaction prior to the issue of any occupation certificate in respect of the development.

PART D (STAGE 3)

Stage 3 - 27 dwellings

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

137. On-site parking accommodation is to be provided for a minimum of 32 cars, and 2

motor cycles. Provision of suitable storage areas for bicycle storage (1 bicycle per unit) is required in the car parking areas and bicycle racks with capacity of at least 3 bikes is required in the site for visitors. A minimum of 5 car spaces is to be allocated and delineated as visitor car parking. This parking is to be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 **and the plans submitted with the development application**. Full details are to be included in documentation for a Construction Certificate application.

138. The car parks are to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.
139. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. The driveways are to be constructed in accordance with AS2890 – (Off street parking) design specifications. Full details are to be included in documentation for a Construction Certificate application.

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

140. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
141. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices – traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve. Requirements of the plan are;
 - I. All construction traffic including employee parking is to be provided on site and no construction traffic parking is to occur in the unnamed laneway or Victory Parade.
 - II. No construction vehicles associated with the development are to be permitted to use the unnamed laneway access off Newcastle Road. All construction vehicle access is to be via Victory Parade.
142. All parking bays are to be permanently marked out on the pavement surface. Visitor parking bays are to be suitably delineated.
143. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.
144. Erosion and sediment control measures are to be implemented prior to the commencement of works 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.
145. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the Surveying and Spatial Information Act

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

146. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.

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

147. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
148. All vehicular movement to and from the site is to be in a forward direction.
149. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

E - ADVISORY MATTERS

150. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works. Full restoration of the damage is to be carried out to Council's satisfaction prior to the issue of any occupation certificate in respect of the development.

PART D (STAGE 4)

Stage 4 - 56 dwellings

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

151. On-site parking accommodation is to be provided for a minimum of 67 cars, and 3 motor cycles. Provision of suitable storage areas for bicycle storage (1 bicycle per unit) is required in the car parking areas and bicycle racks with capacity of at least 7 bikes is required in the site for visitors. A minimum of 11 car spaces is to be allocated and delineated as visitor car parking. This parking is to be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 **and the plans submitted with the development application**. Full details are to be included in documentation for a Construction Certificate application.
152. The car parks are to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-

street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.

153. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. The driveways are to be constructed in accordance with AS2890 – (Off street parking) design specifications. Full details are to be included in documentation for a Construction Certificate application.

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

154. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
155. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices – traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve. Requirements of the plan are;
1. All construction traffic including employee parking is to be provided on site and no construction traffic parking is to occur in the unnamed laneway or Victory Parade.
 2. No construction vehicles associated with the development are to be permitted to use the unnamed laneway access off Newcastle Road. All construction vehicle access is to be via Victory Parade.
156. All parking bays are to be permanently marked out on the pavement surface. Visitor parking bays are to be suitably delineated.
157. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.
158. Erosion and sediment control measures are to be implemented prior to the commencement of works 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.
159. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the Surveying and Spatial Information Act 2002 (NSW).

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

160. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving

building work.

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

161. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
162. All vehicular movement to and from the site is to be in a forward direction.
163. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

E - ADVISORY MATTERS

164. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works. Full restoration of the damage is to be carried out to Council's satisfaction prior to the issue of any occupation certificate in respect of the development.

PART E (STAGE 5)

Stage 5 - 40 dwellings

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

165. On-site parking accommodation is to be provided for a minimum of 48 cars, and 2 motor cycles. Provision of suitable storage areas for bicycle storage (1 bicycle per unit) is required in the car parking areas and bicycle racks with capacity of at least 5 bikes is required in the site for visitors. A minimum of 8 car spaces is to be allocated and delineated as visitor car parking. This parking is to be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 **and the plans submitted with the development application**. Full details are to be included in documentation for a Construction Certificate application.
166. The car parks are to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.
167. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. The driveways are to be constructed in accordance with AS2890 – (Off street parking) design specifications. Full details are to be included in documentation for a Construction Certificate application.

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

168. Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
169. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices – traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve. Requirements of the plan are;
 - I. All construction traffic including employee parking is to be provided on site and no construction traffic parking is to occur in the unnamed laneway or Victory Parade.
 - II. No construction vehicles associated with the development are to be permitted to use the unnamed laneway access off Newcastle Road. All construction vehicle access is to be via Victory Parade.
170. All parking bays are to be permanently marked out on the pavement surface. Visitor parking bays are to be suitably delineated.
171. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.
172. Erosion and sediment control measures are to be implemented prior to the commencement of works 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.
173. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the Surveying and Spatial Information Act 2002 (NSW).

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

174. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.

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

175. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
176. All vehicular movement to and from the site is to be in a forward direction.

177. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

E - ADVISORY MATTERS

178. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works. Full restoration of the damage is to be carried out to Council's satisfaction prior to the issue of any occupation certificate in respect of the development.

END OF CONDITIONS