

HCCRPP Memo

TO: Hunter Central Coast Regional Planning Panel

FROM: Holly Hutchens Senior Development Officer

DATE: 21 June 2023

SUBJECT: 643 Hunter Street Newcastle West NSW 2302

The purpose of this memo is to provide notification of additional conditions that are required to be included in the Draft Conditions of Consent – Annexure A.

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

1. A site wide management plan for the greening of buildings located on private land must be submitted for approval by CN's Urban Design Consultative Panel prior to the issue of any construction certificate. The site wide management plan must include (but is not limited to) the landscaping to upper-level facades, balcony planters, communal rooftops, and inaccessible green roofs. The plan must demonstrate who is responsible for and how the landscape features will be installed, costs and responsibility of ongoing maintenance of landscaping.
2. Prior to a Construction Certificate being issued, the Accredited Certifier must ensure that all living rooms and bedrooms in sole occupancy units must have a minimum finished floor to ceiling height of not less than 2.7 metres.

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

3. A survey certificate prepared by a Registered Surveyor is to be submitted to the Principal Certifier upon completion of the floor slab formwork, before concrete is poured, to verify that the siting of the building in relation to adjacent boundaries is in accordance with the development consent.
4. Certification is to be prepared by a Registered Surveyor and submitted to the Principal Certifier at the stages of construction indicated:
 - a. On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels.
 - b. On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.
 - c. When the roof has been completed, confirming that the building does not exceed the approved levels.
5. No air conditioning units are to be positioned within the facade or balconies of the building.

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

6. A design verification statement from a qualified designer shall be submitted to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of State Environmental Planning Policy No. 65 - Design Quality of 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 154A of the Environmental Planning and Assessment Regulation 2000.
7. Prior to the issue of any Occupation Certificate, a Final Identification Survey prepared and signed by a Surveyor registered under the Surveying & Spatial Information Act, 2002 must be submitted to the Principal Certifier at the completion of the building work certifying the location of the building and showing offsets in relation to the existing and proposed boundaries of the site and where over easements. Any encroachments of the building (other than approved awnings) including gutters and downpipes over the side boundaries must be removed, or alternatively appropriate easements under Section 88B of the Conveyancing Act, 1919, with terms to the satisfaction of Council, must be lodged with the office of NSW Land Registry Services, and evidence of lodgement provided to the Principal Certifier prior to the issue of any staged or Final Occupation Certificate.
8. Details confirming the installation of the public artwork, required as part of this consent, shall be submitted to the Principal Certifying Authority and Council prior to the issue of any Occupation Certificate.
9. SUBMISSION OF ELECTRONIC CAD MODELS PRIOR TO OCCUPATION CERTIFICATE
 - (a) Prior to any Occupation Certificate being issued, an accurate 1:1 electronic CAD model of the completed development must be submitted to and approved by Council for the electronic City Model.
 - (b) The data required to be submitted within the surveyed location must include and identify:
 - (i) building design above and below ground in accordance with the development consent;
 - (ii) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;
 - (iii) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C. The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.
 - (c) The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification

Should you require any further information please contact **Holly Hutchens**, Senior Development Officer (Planning) on 4974 2746.

Holly Hutchens
Senior Development Officer