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<b>Application number</b>	DA2022/01269
<b>Land</b>	Lot 16 DP 1231619
<b>Property</b>	35 Cameron Street Broadmeadow NSW 2292
<b>Description of development</b>	One into two lot subdivision

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### Reasons for approval

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is suitable for the site and its approval is within the public interest.
- Any matters raised in objection to the proposal have been considered in the assessment report and where appropriate conditions have been included in the notice of determination.

## Terms and Reasons for Conditions

# GENERAL CONDITIONS

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### Condition

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#### 1. General Terms of Approval

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

- Heritage New South Wales (Ref: HMS ID 1895), dated 8 February 2023.

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

#### 2. Approved plans and documentation

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

Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
Ref: 220240DPA 2022 M7100 (364) COMP. Sheets 1-5.	-	Draft subdivision plans	David Luke Sullivan	05.08.2022

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

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

## BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

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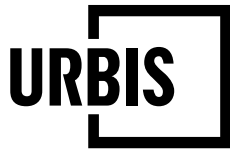
### Condition

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#### 3. Copies of Subdivision Certificate documentation

Before the issue of a subdivision certificate, the following information must be submitted to the City of Newcastle Council digitally (.pdf format): the survey plan of subdivision, associated administration sheets, an approval under Section 60 of the Heritage Act 1977 and a Section 50 Certificate from the Hunter Water Corporation.

Condition reason: for record keeping purposes.



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

27 February 2024

Ethan Whiteman  
Senior Development Officer  
City of Newcastle Council  
Via email [ewhiteman@ncc.nsw.gov.au](mailto:ewhiteman@ncc.nsw.gov.au)

Dear Mr Whiteman,

## **DEVELOPMENT APPLICATION (DA) 2022/01/269: RESPONSE TO UPDATED CONDITIONS OF CONSENT**

This letter has been prepared by Urbis on behalf of the Transport for New South Wales (TfNSW, the applicant), and responds to the updated conditions of consent issued by the City of Newcastle Council (Council) on 27 February 2024 in relation to DA/2022/01/269 for subdivision at 35 Cameron Street, Broadmeadow.

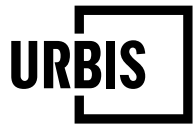
The proposed development is a Crown development application which invokes the provisions under *Section 4.33(1) of the Environmental Planning & Assessment Act 1979* that prevent Council from imposing conditions except with the Applicant's or Minister's approval.

TfNSW provides concurrence to all recommended conditions as identified below.

Table 1 Response to Draft Conditions

Condition	Comment
<p><b>1. General Terms of Approval</b></p> <p>The General Terms of Approval from state authorities must be complied with prior to, during, and at the completion of the development. The General Terms of Approval are:</p> <p><i>Heritage New South Wales (Ref: HMS ID 1895), dated 8 February 2023.</i></p> <p>Condition reason: to ensure the requirements of state authorities are complied with under relevant legislation.</p>	<p>Noted and accepted.</p>

Condition					Comment
<b>2. Approved plans and documentation</b> 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.					Noted and accepted. Plan references checked and all details are correct.
Approved plans					
Plan number	Revision number	Plan title	Drawn by	Date of plan	
Ref: 220240DPA 2022 M7100 (364) COMP. Sheets 1-5.	-	Draft subdivision plans	David Luke Sullivan	05.08.2022	
In the event of any inconsistency between conditions of this development consent and plans/supporting documents referred to above, the conditions of this development consent prevail.  Condition reason: to ensure all parties are aware of the approved plans and supporting documentation that applies to the development.					
<b>3. Copies of Subdivision Certificate documentation</b> Before the issue of a subdivision certificate, the following information must be submitted to the City of Newcastle Council (digitally) (.pdf format): the survey plan of subdivision, associated administration sheets, an approval under Section 60 of the Heritage Act 1977 and a Section 50 Certificate from the Hunter Water Corporation.  Condition reason: for record keeping purposes					Noted and accepted.



## CONCLUSION

Thank you for providing the draft conditions of approval for DA2022/01/269 for review and comment. TFNSW provides concurrence to the recommended conditions of approval for DA2022/01/269.

Should you have any queries regarding this response please do not hesitate to contact me.

Yours sincerely,

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A handwritten signature in cursive script, appearing to read "Rosie Sutcliffe".

Rosie Sutcliffe  
Associate Director  
rsutcliffe@urbis.com.au