

Appendix D

Previous Car Park DA Consent & Plans - NCC

SP&D.SM

NOTICE OF DETERMINATION DEVELOPMENT APPLICATION

Section 81 Environmental Planning and Assessment Act 1979

RECEIVED
9 3 APR 2007

BY:



The City of
Newcastle

To: APP CORPORATION PTY LTD
Of: PO BOX 1285
NEWCASTLE NSW 2300

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NSW 2300 Australia
Phone 02 4974 2000
Facsimile 02 4974 2222
Email mail@ncc.nsw.gov.au

Development Application No: 06/0511

Land to which the Application relates: LOT 132 DP1053492
& LOT 2 DP 1080386
2 & 14 LOOKOUT ROAD
NEW LAMBTON HEIGHTS NSW
2305

Proposed Development: ERECTION OF A THREE STOREY
212 SPACE CAR PARK

Determination

The Development Application has been determined by granting of **CONSENT** subject to the conditions specified in the attached Schedule 1.

Date from which consent operates: 29 March 2007

Date on which the consent lapses: 29 March 2012

Right of Appeal:

If you are dissatisfied with this decision, section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land & Environment Court within 12 months after the date on which you receive this notice.

Review of determination

Section 82A of the Environmental Planning and Assessment Act 1979 allows you to request Council to review this decision, provided the request is lodged within 12 months of the date of determination and is accompanied by the prescribed fee.

Notes:

1. A public enquiry, pursuant to Section 119 of the Act, has not been held in respect of this development application.
2. There is no right of appeal to the Land and Environment Court of NSW by any objector to the proposal approved by this development consent.
3. As the proposal, subject to this development consent, is not an integrated development under the provisions of the Act, no other approvals body is required to give general terms of approval.

Steven Masia
SENIOR DEVELOPMENT OFFICER

29 March 2007
Date of Determination

SCHEDULE 1

1 Conditions Restricting the Terms of Consent

- 1.1 The proposed development being carried out strictly in accordance with the details set out on the amended plans by Suters Architects, project No. 6813, Drawing No.s DA00, Rev F, DA01 to DA03, Rev K, DA04, Rev M, DA05, Rev J, DA06, Rev K, all dated 12/12/2006, Stormwater Management Concept Plan by Connel Wagner, Project No. N366, Drawing No. BC001, Revision 05 dated 26/02/2007, Landscape Concept Plan by Moir Landscape Architecture, Project No. 0290, Drawing No.s LP01, Issue D dated 31/08/2006, LP 02, Issue B dated 29/08/2006, the statement of Environmental Effects dated 2 March 2006, and on the Application form, except as otherwise provided by the conditions of this consent.

Note: Any proposal to modify the terms or conditions of this consent whilst still maintaining substantially the same development to that approved, will require the submission of a formal application for Council's consideration in accordance with the provisions of Section 96 of the Environmental Planning and Assessment Act, 1979.

Reason: To confirm and clarify the terms of Council's approval.

2 Carrying Out of Off Site Works

- 2.1 Any necessary alterations to public utility installations being at the Developer/Demolisher's expense and to the requirements of both Council and the appropriate authorities.

Reason: To ensure that any required alterations to public utility infrastructure are undertaken to acceptable standards and without demands on public sector resources.

- 2.2 No work within the public road being commenced until Council's separate written approval has been obtained.

Reason: To ensure that any work within the public road is carried out in accordance with Council's requirements and under Council supervision.

- 2.3 Any proposed work within the public road, including pipe or vehicular crossings, being the subject of the separate approval of Council prior to the commencement of such works.

Note: The required approval can be obtained by telephoning Council's Depot on 4974 6000 to request a Road Opening Approval. A fee will be payable for such approval.

Reason: To ensure that works within a public road are suitably authorised and constructed to appropriate standards.

3 Conditions Requiring Inclusion of Details in Documentation for a Construction Certificate Application

- 3.1 The parking being set out generally in accordance with the minimum parking layout standards indicated in AS 2890.1-2004, AS 2890.2 - 2002 and Council's Newcastle DCP 2005 as appropriate except as otherwise provided by the conditions of this consent. Full details are to be included in documentation for a Construction Certificate application.

Reason: To ensure the on-site parking facilities are constructed to comply with the relevant standard.

- 3.2 Any alteration to natural surface levels on the site being undertaken in such a manner as to ensure that no surface water is drained onto or impounded on adjoining properties. Full details are to be included in documentation for a Construction Certificate application.

Reason: To ensure that any such proposed works do not disrupt existing natural stormwater flows in the vicinity.

- 3.3 All stormwater runoff from impervious hardstand areas is to be drained through a suitable pollutant control device. This device is to be designed in accordance with Council's Stormwater Management Plan design criteria, by a suitably qualified competent practising consulting engineer. Full details to be provided in the construction certificate application.

Reason: To minimise risk of contamination of receiving waters by gross pollutants, nutrients, oil, grease or petroleum products

- 3.4 The Developer instituting appropriate erosion protection and soil stabilisation measures in association with the proposed site works. Such measures to be designed in accordance with the requirement of the Department of Natural Resources. Full details to be included in the documentation for a Construction Certificate application.

Reason: To control soil erosion and prevent sedimentation of surrounding lands both private and public.

- 3.5 The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or modified under the terms of this consent being implemented and the nominated fixtures and appliances being installed and operational prior to issue of an Occupation Certificate, full details to be provided with the Construction Certificate application.

Reason: To ensure Councils requirements for water management are complied with in the interest of water conservation and principles of sustainability.

- 3.6 All new impervious surfaces, including driveways and paved areas being drained to the nominated discharge controls, full details to be provided with the Construction Certificate application.

Reason: To ensure that surface water from impervious areas is appropriately managed in accordance with Council's requirements for stormwater management.

- 3.7 The landscape proposal for the site being modified to provide for two Bunya pines within the curtilage of Croudace House, generally located to the north side of Croudace House on either side of the axis. The final position is to be determined in consultation with Council's Heritage Advisor and be approved by Council's Heritage Advisor. Full details are to be included in documentation for a Construction Certificate application.

Reason: To ensure that site landscape works incorporate appropriate tree planting that complements the heritage significance of Croudace House.

- 3.8 All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required under the conditions of this consent being implemented and a comprehensive landscape design plan and specification in respect thereof being prepared by a qualified landscape designer and being submitted with a Construction Certificate application.

Note: i) The required comprehensive landscape design plan and specifications is to be in accordance with the provisions of Council's adopted Newcastle Development Control Plan, 2005 and is to include cross sections through the site where appropriate, proposed contours or spot levels, botanical names, quantities and container size of all proposed trees, shrubs and ground cover, details of proposed soil preparation, mulching and staking as well as treatment of external surfaces and retaining walls where proposed, drainage, location of taps and the nominated maintenance periods. Refer to attached checklist.

- ii) A Landscape Practical Completion Report is required to be submitted to the Principal Certifying Authority by the consultant responsible for the landscape design plan prior to occupation of the premises or any portion of the premises that is the subject of this consent. The report is to verify that all landscape works have been carried out in accordance with the approved landscape design plan to a high professional standard and that an effective maintenance program has been commenced.

Reason: To ensure that adequate and appropriate provision is made for landscaping of the site in association with the proposed development, to enhance the external appearance of the premises and to contribute to the overall landscape quality of the locality.

- 3.9 The minimum height between the car park floor surface and the lowest overhead obstruction being 2.3 m. Full details are to be included in documentation for a Construction Certificate application.

Reason: To ensure safe and convenient use of the car park by the public, including persons driving vans and recreational vehicles and to thereby encourage its use and to minimise overflow parking in adjacent streets.

- 3.10 Clear openings between car park columns for single parking spaces being a minimum of 2.7 m and for double parking spaces of 5.0 m. Full details are to be included in documentation for a Construction Certificate application.

Reason: To ensure that all parking spaces are conveniently accessible and to thereby encourage use of on-site parking facilities and minimise overflow parking in adjacent streets.

- 3.11 Prior to the commencement of any activity on-site a long-term Site Management Plan is to be prepared. The long-term Site Management Plan and Remedial Action Plan prepared by HLA-Envirosciences Pty Ltd dated 19 January 2007 shall be submitted to and approved by a NSW Department of Environment and Conservation (DEC) accredited Site Auditor.

Reason: To ensure the site is suitable for the intended use and to comply with public health standards.

- 3.12 Prior to the commencement of any works a Construction Management Plan (CMP) is to be developed and submitted to the Principle Certifying Authority for consideration prior to the issuing of a Construction Certificate and a copy made available at the site for inspection by Council upon request.

The CMP shall include, but not be limited to;

1. A site management program identifying and addressing issues such as health and safety, site security and traffic management.
2. A noise management program 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 monitoring during the construction phase should be incorporated into the program.
3. A water and soil management program, detailing all sediment and erosion control, management of soil stockpiles and the control and management of surface water.
4. A dust management program, detailing procedures to minimise dust generation with particular reference to control techniques and operational limits under adverse meteorological conditions. This program should be cross referenced with the water and soil management program

Reason: To prevent environmental pollution and harm to flora/fauna and to ensure compliance with the relevant provisions of the *Protection of the Environment Operations Act 1997*.

- 3.13 The Project Manager shall nominate a Community Liaison Officer prior to construction works commencing on the site to act as a point of contact throughout the construction phase of the development. The Community Liaison Officer is to be engaged until construction works are completed. The Project Manager will provide the contact details of the Community Liaison Officer to Council and adjoining occupants via a letterbox drop and signage at the site.

Reason: To ensure a convenient channel of communication is established between nearby occupants and the Developer, that nearby occupants are informed of construction works and that any issues raised are responded to promptly.

- 3.14 Prior to the commencement of any works a site specific Health and Safety Plan is to be developed and submitted to the Principle Certifying Authority for consideration prior to the issuing of a Construction Certificate. The Health and Safety Plan shall include safety procedures in relation to asbestos removal in accordance with requirements of WorkCover NSW and the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd edition [NOHSC: 2002 (2005)] and Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]. Such a plan shall be implemented, maintained on-site and made available for inspection by Authorised Officers upon request.

Reason: To safeguard human health and the environment of the locality.

- 3.15 A central median and appropriate signage to be installed on the Second Access Road adjacent to the carpark exit ramp ensuring vehicles out left turn only. Full details are to be included in documentation for a Construction Certificate application.

Reason: To ensure safe and efficient traffic movements from the carpark.

4 Conditions Requiring The Approval of Other Authorities

- 4.1 The applicant complying 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 certificate of compliance is to be included in documentation for a Construction Certificate application.

Reason: To ensure that water supply and sewerage services are available and adequate for the increased intensity of land use proposed and are properly connected in the public interest.

5 General Conditions

- 5.1 All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

- 5.2 All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

- 5.3 All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

- 5.4 If the soil conditions require it:

- a) 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
- b) adequate provision must be made for drainage.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

- 5.5 If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of an adjoining building, the person causing the excavation to be made:

- a) must preserve and protect the building from damage, and
- b) if necessary, must underpin and support the building in an approved manner, and
- c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The person causing the excavation to be made is to cover all the cost of work carried out for the purposes of this condition.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

5.6 All parking bays being permanently marked out on the pavement surface.

Reason: To encourage and facilitate the orderly and efficient use of parking facilities.

5.7 The vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorised signs and pavement markings.

Reason: To ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises in order to facilitate the orderly and efficient use of on-site parking spaces and driveway access and in the interest of traffic safety and convenience.

5.8 All vehicular movement to and from the carpark being in a forward direction.

Reason: To ensure that the proposed development does not give rise to vehicle reversing movements with consequent traffic accident potential and reduction in road efficiency.

5.9 The use and occupation of the premises including all plant and equipment installed thereon, not giving rise to any "offensive noise", as defined under the Protection of the Environment Operations Act, 1997, as amended.

Note: Should Council consider that offensive noise has emanated from the premises, the owner/occupier of the premises will be required to submit an acoustic consultant's report 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 that the recommended acoustic measures have been satisfactorily implemented will be required to be submitted to Council before the expiration of the nominated period.

Reason: To ensure that appropriate noise control measures are implemented if required.

5.10 There being no interference with the amenity of the neighbourhood by reason of the emission of any "offensive noise", vibration, smell, fumes, smoke, vapour, steam, soot, ash or dust, or otherwise as a result of the proposed development.

Reason: To prevent environmental pollution, to ensure observance of appropriate public health standards and to protect the existing amenity of the neighbourhood.

5.11 Any liquid wastes from the premises, other than stormwater being discharged to the sewers of the Hunter Water Corporation in accordance with that authority's requirements.

Reason: To prevent environmental pollution and to ensure observance of appropriate public health standards.

- 5.12 Any proposed floodlighting of the premises being so positioned, directed and shielded as to not interfere with traffic safety or detract from the amenity of the adjacent premises.

Reason: To ensure that the proposal does not interfere with traffic safety and to protect the existing amenity of the neighbourhood.

- 5.13 Construction/demolition work that generates noise that is audible at residential premises being restricted to the following times:

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

With no noise from construction/demolition work to be generated on Sundays or Public Holidays.

Reason: To prevent 'offensive noise' from construction/demolition sites in order to safeguard the amenity of the neighbourhood

- 5.14 No construction/demolition work being undertaken on a Public Holiday or on a Saturday or Sunday adjacent to a Public Holiday

Reason: To safeguard the amenity of the neighbourhood.

- 5.15 Council's "PREVENT POLLUTION" sign being erected and maintained in a conspicuous location on or adjacent to the property boundary so that it is clearly visible to the public or at other locations on the site as otherwise directed by Council for the duration of 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 or at the Master Builders Association office.

Reason: To increase industry and community awareness of developer's obligations to prevent pollution and to assist in ensuring compliance with the statutory provisions of the Protection of the Environment Operations Act 1997.

- 5.16 The proposed remediation work being carried out in accordance with the requirements set out in the submitted Remedial Action Plan prepared by HLA-Envirosciences Pty Ltd dated 19 January 2007, the requirements of the appointed NSW Department of Environment and Conservation (DEC) accredited Site Auditor and the conditions of this consent.

Reason: To ensure the site is suitable for the intended use and to comply with public health standards.

- 5.17 A Validation and Site Monitoring Report, long-term Site Management Plan and a Site Audit Statement certifying the land is suitable for the intended use being submitted to Council upon completion of validation and prior to occupation/use of the car park area.

Reason: To ensure the site is suitable for the intended use and to comply with public health standards.

- 5.18 The licensed contractor and/or principal contractor complying with the following specific requirements in respect of the proposed works:

- a) Work is not to be undertaken until the licensed contractor has inspected the site and is satisfied all measures outlined in the Remedial Action Plan prepared by HLA-Envirosciences Pty Ltd dated 24 January 2007 are in place.
- b) The removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the appropriate class of Asbestos Licence, issued by WorkCover NSW, and in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd edition [NOHSC: 2002 (2005)] and Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]
- c) Asbestos materials are to be appropriately contained and disposed of at a facility holding the appropriate license issued by the NSW Department of Environment and Conservation.
- d) Seven working days notice in writing is to be given to Council prior to the commencement of any asbestos removal works. Such written notice is to include the date removal will commence and details of the name, address, contact telephone number and licence details (type of licences held and licence number) of the asbestos removal contractor and/or principal contractor;
- e) Seven working days notice in writing is to be given to owners and occupiers of all neighbouring premises prior to asbestos removal, such notice to include the date removal will commence and details of the name, address, contact telephone number and licence details (types of licences held and licence number) of any asbestos removal contractor, Newcastle City Council's contact telephone number (4974 2000) and WorkCover NSW telephone number (4921 2900); and
- f) A standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent position to the satisfaction of Council prior to work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

Reason: To ensure in the public interest that:

- i) No work takes place involving the removal or handling of asbestos, other than in accordance with appropriate public health guidelines;
- ii) Council has all necessary information to effectively monitor removal works and is aware of the contact details of the contractor should it need to follow up on complaints;
- iii) Neighbouring residents are provided with adequate prior notice of proposed removal work, as well as convenient avenue for liaising with the contractor and the appropriate regulatory authorities in the event of an incident occurring on site; and
- iv) Appropriate warning signs are in place regarding the conduct of a hazardous operation on site.

5.19 All imported fill on to the site shall be validated to ensure that soil is suitable for the proposed land use. Imported fill should be documented and be able to certify that the material is not contaminated based upon analysis or the known past history of the site where the material was obtained.

Reason: To safeguard human health and the environment of the locality.

5.20 Any excavated material to be removed from the site being assessed, classified, transported and disposed of in accordance with the DEC's guidelines '*Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes*'.

Reason: To prevent environmental pollution and to ensure observance of appropriate health standards.

5.21 All vegetated areas outside the boundaries of the proposed development being kept free from disturbance of machinery, parked vehicles and waste material.

Reason: To protect the environment and protect visual amenity.

5.22 Erosion and sediment controls measures being implemented prior to the commencement of works and being maintained during the period of construction in accordance with the details set out in the Sediment Control Plan prepared by Connell Wagner Pty Ltd dated 3 April 2006 and with the requirements of the *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the "Blue Book") published by Landcom, 2004.

Reason: To control soil erosion and prevent sedimentation of surrounding lands both private and public.

5.23 All public or privately owned footways, footpaving, kerbs, gutters and road pavement damaged during the works being restored to match existing conditions at the Developer's/Demolisher's expense.

Reason: To ensure that the required restoration is undertaken to acceptable standards and without demands on public sector resources.

5.24 Toilet facilities are to be provided, at or in the vicinity of the site on which work is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- a) must be a standard flushing toilet, and
- b) must be connected:
 - i) to a public sewer, or
 - ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
 - iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by Council.

The provision of such toilet facilities must be completed before any other work is commenced.

Reason: To confirm a condition of consent prescribed by the Environmental Planning and Assessment Regulation 1994.

5.25 All building or site works or other written undertaking or obligation indicated in the submitted plans and supporting documentation or otherwise required under the terms of this consent being carried out or implemented prior to occupation of the premises.

Reason: To ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

5.26 The Second Access Road as approved under DA02/2918 and DA05/0753 must be operational prior to occupation of the carpark.

Reason: To ensure adequate vehicular access/egress from the carpark.

5.27 If the work involved in the erection / demolition of the building:

- a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- b) building involves the enclosure of 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.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

5.28 A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is carried out:

- a) stating that unauthorised entry to the work site is prohibited, and
- b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

Any such sign is to be removed when the work has been completed.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

5.29 The placing of building materials or the carrying out of building operations upon or from Council's footway or roadway is prohibited unless prior consent in writing is obtained from Council.

Reason: To maintain pedestrian passage and public safety.

5.30 Where the proposed development involves the possible disturbance of any existing survey permanent marks or reference marks, regulations require that written notice must be given to the Surveyor General not less than 14 days prior to the intended removal or alteration by the person intending the disturbance. Where a mark is relocated, a Plan for Survey Information by a registered surveyor showing the new position should be supplied at no cost to Council. Council will pass the plan to the Surveyor General and the Department of Lands, Land & Property Services.

Reason: To ensure that existing survey marks which may be affected by the development are appropriately reinstated.

5.31 An appropriate Right of Carriageway being created over Lot 2 DP1080386 in favour of Lot 132 DP1053492.

Reason: To ensure that adequate vehicular access is secured to the proposed carpark that is situated within Lot 132 DP 1053492 (Hunter Area Health) through Lot 2 DP1080386 (NIB) should future lease arrangements alter.

5.32 An appropriate Right of Carriageway being created over Lot 132 DP1053492 in favour of Lot 2 DP1080386 in the location of the proposed carpark and also

over the Second Access Road extending from the exit ramp of the carpark to the existing Right of Carriageway to the south (Vide DP876245).

Reason: To ensure that adequate vehicular egress is secured through the proposed carpark and Second Access Road that is situated within Lot 132 DP 1053492 (Hunter Area Health) from Lot 2 DP1080386 (NIB).

5.33 The appropriate notation being placed on the plan of subdivision and an instrument under Section 88B of the Conveyancing Act being submitted to Council setting out the terms of easements and/or "Rights of Carriageway" as required by this consent. Council in addition to the owner of the land benefited by the easement is to be a party whose consent is needed to release or vary easements. The Right of Way is to be created prior to the issue of any Occupation Certificate or occupation of the premises.

Reason: To ensure that the required easements and/or "Rights of Carriageway" is properly registered against the title of the land and is only released, varied or modified at a future date with the concurrence of Council.

5.34 The applicant entering into a binding 'Legal Deed of Agreement' with the RTA in relation to the following;

- a) In the event of right turning vehicles from Lookout Road into the Second Access Road regularly exceeding the length of the proposed right turn storage lane under normal hospital operations, the applicant is to revise internal traffic management arrangements and/or undertake modifications to the intersection, to the requirements of the RTA.
- b) In the event that safety concerns are raised by the RTA over left turning vehicles from Lookout Road into the Second Access Road, the applicant is to provide a formal deceleration lane in accordance with the RTA requirements.

The deed of agreement is to be in place prior to the issue of an Occupation Certificate or occupation of the premises.

Note:

- i) All associated costs in the formulation of the 'Legal Deed of Agreement' being borne by the applicant.
- ii) All associated costs in the provision of additional works resulting from the 'Deed of Agreement' being borne by the applicant.

Reason: To confirm and clarify the terms of approval.

5.35 The following safety measures are to be incorporated into the development.

- Perimeter fences are to be transparent.
- Security mirrors to be installed on blind corners within the carpark.
- Viewing ports to be installed on fire stair doors.
- Lighting to be in accordance with Australian New Zealand Standard (ANZS) – 1158 – Car Parks.
- Walls and ceiling to be painted a light colour.

- Landscaping to be maintained to enable surveillance and avoid concealment opportunities.
- Signage to be installed identifying entry/exit points to the carpark.
- Any graffiti to be removed as soon as possible.

Reason: To facilitate Crime Prevention Through Environmental Design (CPTED).

5.36 The trees identified as 1 to 5 in the submitted Tree Assessment & Report by Arborviews, dated September 2006 to be removed in accordance with the Specification for Tree Removal contained in Appendix 7 of the report.

Reason: To ensure the removal is undertaken in a safe and environmentally responsible manner.

5.37 Construction of the required on-site stormwater retention system being supervised and certified upon completion by a Consultant Engineer or Registered Surveyor with respect to its compliance with the approved design plans. The certification is to be supported by a Works-as-Executed (WAE) plan of the property drainage and detention system which is to be submitted to Council by the Principal Certifying Authority/Applicant prior to the issue of an Occupation Certificate or occupation of the premises.

Reason: To ensure that proposed drainage infrastructure is satisfactorily constructed.

6 General Terms of Approval to be Obtained from Other Authorities

6.1 Working drawings and specifications of the proposed building being submitted to the NSW Mine Subsidence Board for approval prior to an application for a Construction Certificate and compliance with any requirements of the Board.

Reason: To ensure that structural stability of the proposed development having regard to underground mine workings.

7 Advisory Matters

7.1 Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Act 1979 (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 form 7 of schedule 1 to the Regulations.

- 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 and Form 7 of Schedule 1 to the Regulations.

Reason: To advise of matters to be resolved prior to the commencement of work.

- 7.2 Prior to the occupation 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 erection of the building. An application for an Occupation Certificate must be set out in the form of the relevant part of Form 12 of the Environmental Planning and Assessment Regulations and must be accompanied by the relevant information required by Form 12.

Reason: To ensure compliance with Section 109M of the Environmental Planning and Assessment Act 1979, as amended.

NOTES

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Newcastle Private Hospital

Multi-level Carpark

LOOKOUT ROAD RANKIN PARK NSW

ARCHITECTURAL

DA00 1 COVERSHEET
DA01 2 SITE PLAN
DA02 3 FLOOR PLAN B1
DA03 4 FLOOR PLAN B2
DA04 5 FLOOR PLAN B3
DA05 6 SECTIONS
DA06 7 ELEVATIONS

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'THE COUNCIL OF THE
CITY OF NEWCASTLE'



F	PRELIMINARY	19/12/06	RJ	RJ
E	PRELIMINARY	26/06/06	RJ	RJ
D	PRELIMINARY	22/03/06	RJ	RJ
C	PRELIMINARY	27/02/06	RJ	RJ
B	PRELIMINARY	22/02/06	RJ	RJ
A	PRELIMINARY	22/02/06	RJ	RJ

ISSUE DESCRIPTION DATE CHK AUTH

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PROJECT
Newcastle Private Hospital
Multi-level Carpark

LOCATION
Lookout Road Rankin Park NSW

CLIENT
Newcastle private Hospital

DRAWING
COVERSHEET

SCALE
NA

DRAWN
DATE
SHEET 1 OF 7

PROJECT NUMBER
DRAWING NUMBER
ISSUE

6813 DA00 F

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NOTES

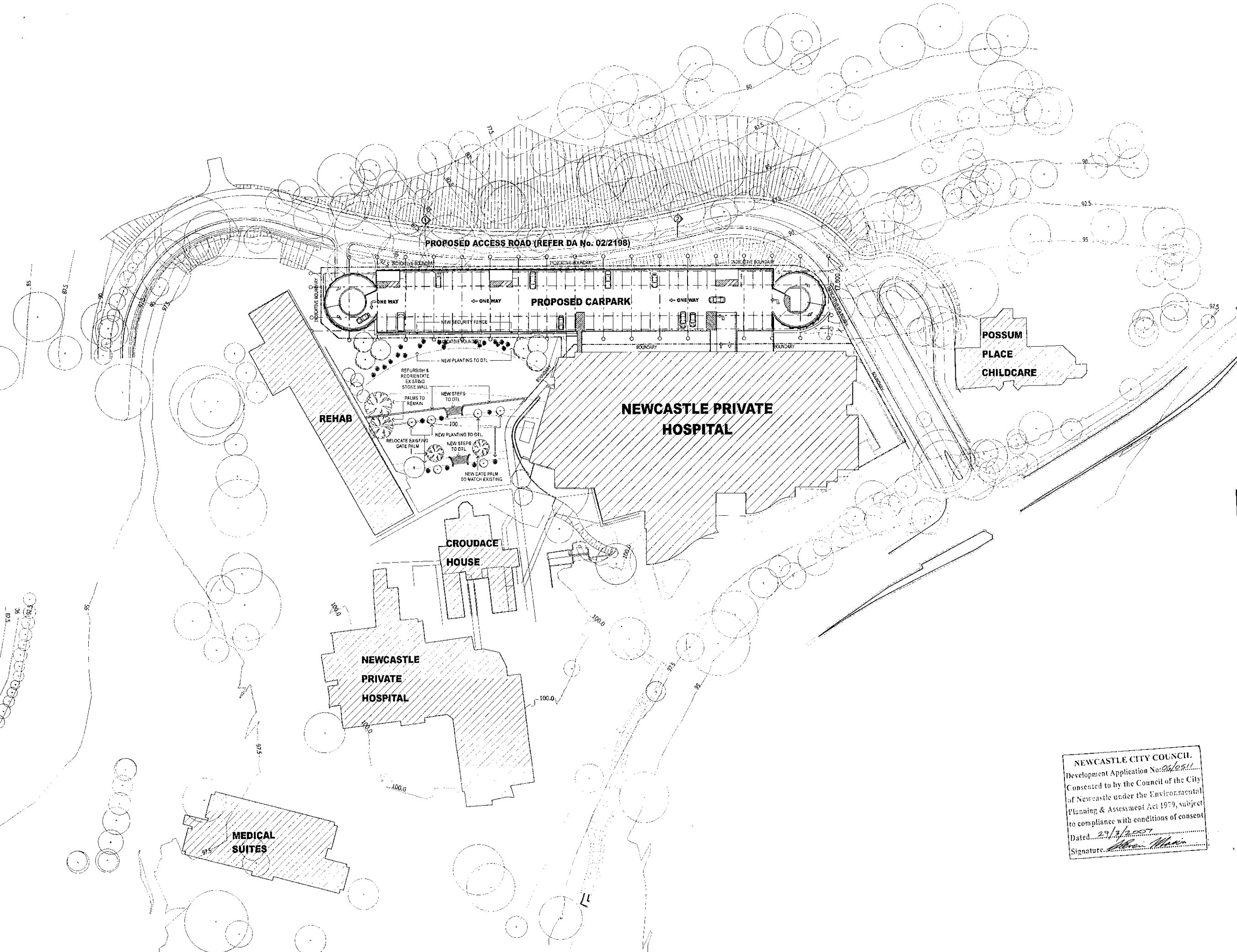
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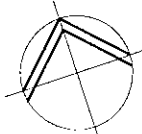
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EMAIL: newcastle@sutersarchitects.com.au
ABN: 35 669 625 189 ACN: 501 842 635

NEWCASTLE CITY COUNCIL
Development Application No: 02/0511
Consented to by the Council of the City of Newcastle under the Environmental Planning & Assessment Act 1979, subject to compliance with conditions of consent
Dated: 29/3/2007
Signature: *[Signature]*

PROJECT
Newcastle Private Hospital
Multi-level Carpark

LOCATION
Lookout Road Rankin Park NSW

CLIENT
Newcastle private Hospital

SITE PLAN

SCALE: 1:500

DRAWN	RJ	DATE	16/02/06	FILE NAME	16020602061523284
SHEET	2	OF	7		
PROJECT NUMBER	6813	DRAWING NUMBER	DA01	SSJC	K

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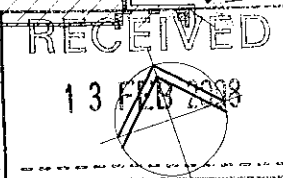
PROPOSED ACCESS ROAD (REFER DA No. 02/2198)
(AT LOWER LEVEL)

PROPOSED CARPARK
LEVEL B1 RL. 96.450
2,056.20 m²

EXISTING LEVEL B1 CARPARK
LEVEL B1 RL. 96.50

REHAB

**CROUDACE
HOUSE**



K	PRELIMINARY	12/12/06	RJ	HJ
J	PRELIMINARY	26/12/06	RJ	RJ
I	PRELIMINARY	22/01/07	RJ	RJ
H	PRELIMINARY	16/02/07	RJ	RJ
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PROJECT
**Newcastle Private Hospital
Multi-level Carpark**

LOCATION
Lookout Road Rankin Park NSW

CLIENT
Newcastle private Hospital

DRAWING
FLOOR PLAN B1

SCALE
1:200

DRAWN
RJ

DATE
16/02/08

FILE NAME
160208_SUTTERS_ARCHITECTS

SHEET
3 OF 7

PROJECT NUMBER
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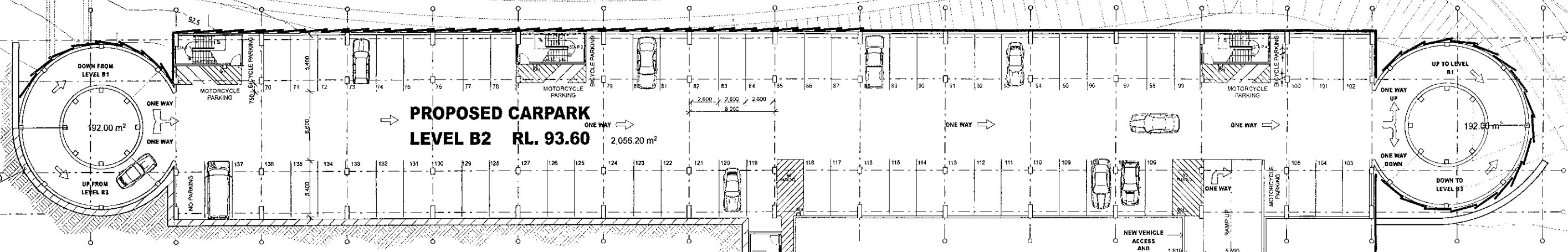
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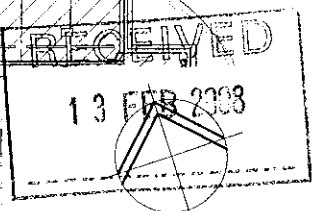
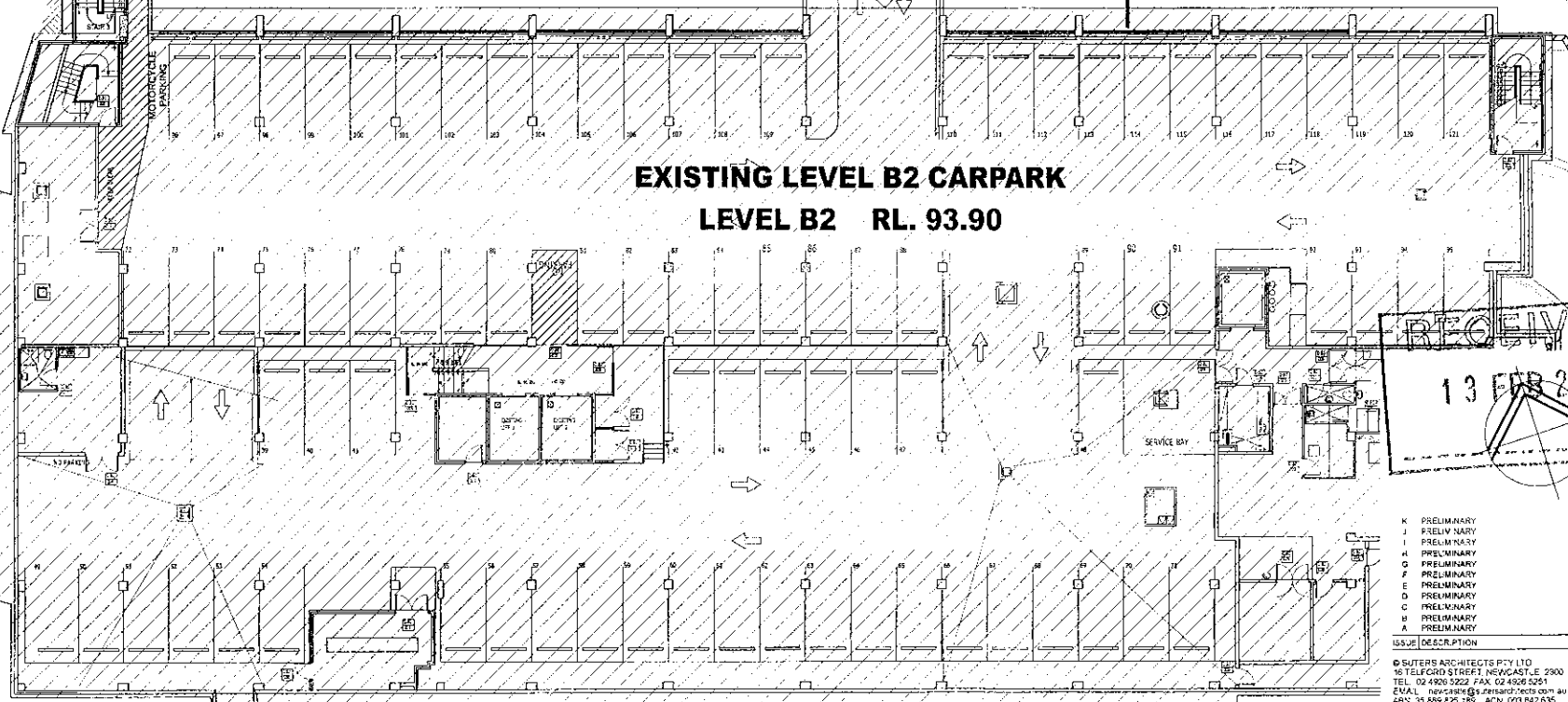
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PROPOSED ACCESS ROAD (REFER DA No. 02/2198)
(AT LOWER LEVEL)



PROPOSED CARPARK
LEVEL B2 RL. 93.60

EXISTING LEVEL B2 CARPARK
LEVEL B2 RL. 93.90



REHAB

**CROUDACE
HOUSE**

THE COUNCIL OF THE
CITY OF NEWCASTLE

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PROJECT
**Newcastle Private Hospital
Multi-level Carpark**

LOCATION
Lookout Road Rankin Park NSW

CLIENT
Newcastle private Hospital

DRAWING
FLOOR PLAN B2

SCALE	1:200	DATE	16/02/06	FILE NAME	1602061301-01
DRAWN	RJ	DATE	16/02/06	FILE NAME	1602061301-01
SHEET	4	OF	7		

PROJECT NUMBER
6813

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DA03

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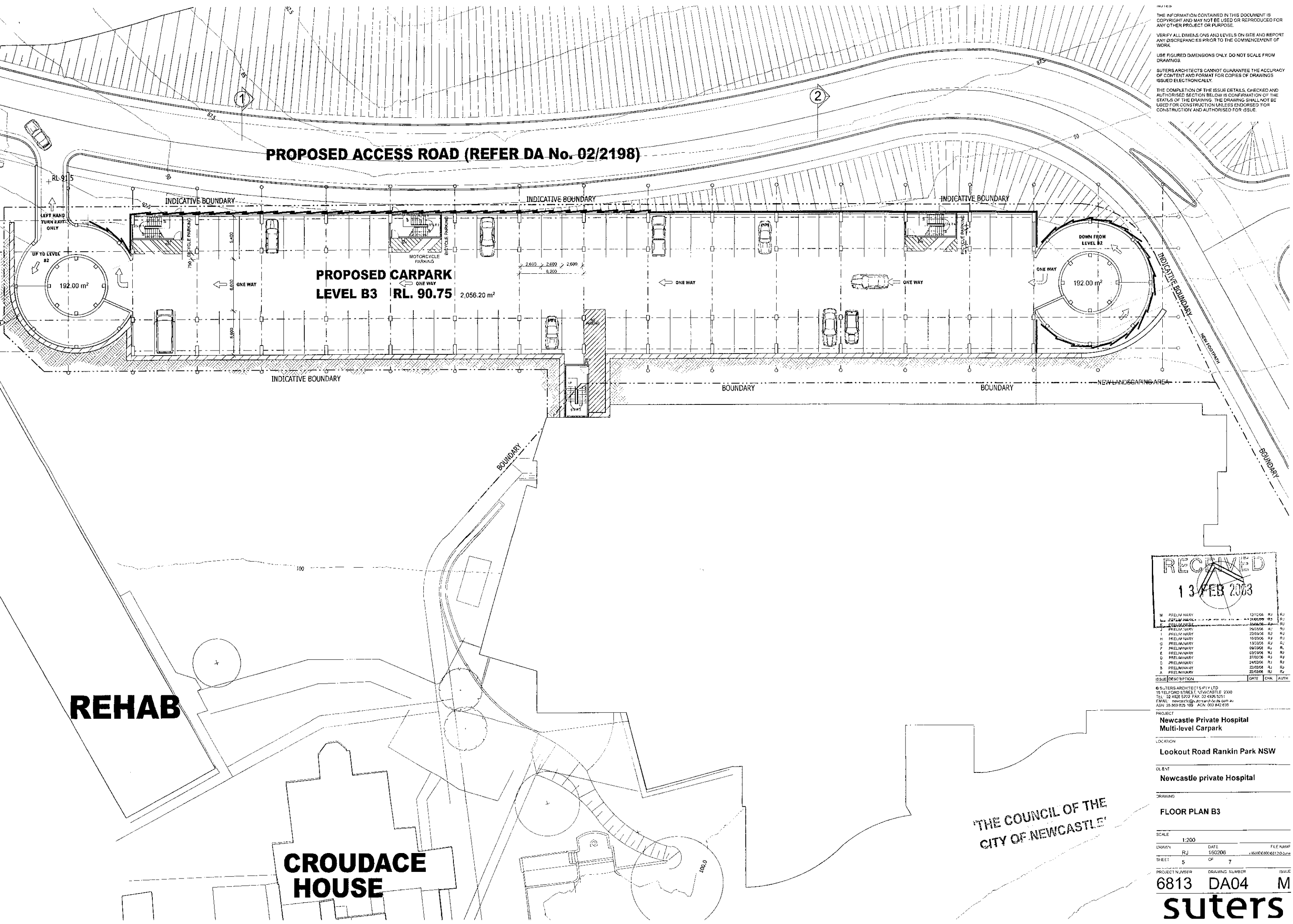
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PROJECT:
**Newcastle Private Hospital
Multi-level Carpark**

LOCATION:
Lookout Road Rankin Park NSW

CLIENT:
Newcastle private Hospital

DRAWING:
FLOOR PLAN B3

SCALE:
1:200

DRAWN: RJ DATE: 15/02/06
SHEET: 5 OF 7

PROJECT NUMBER: 6813
DRAWING NUMBER: DA04
ISSUE: M

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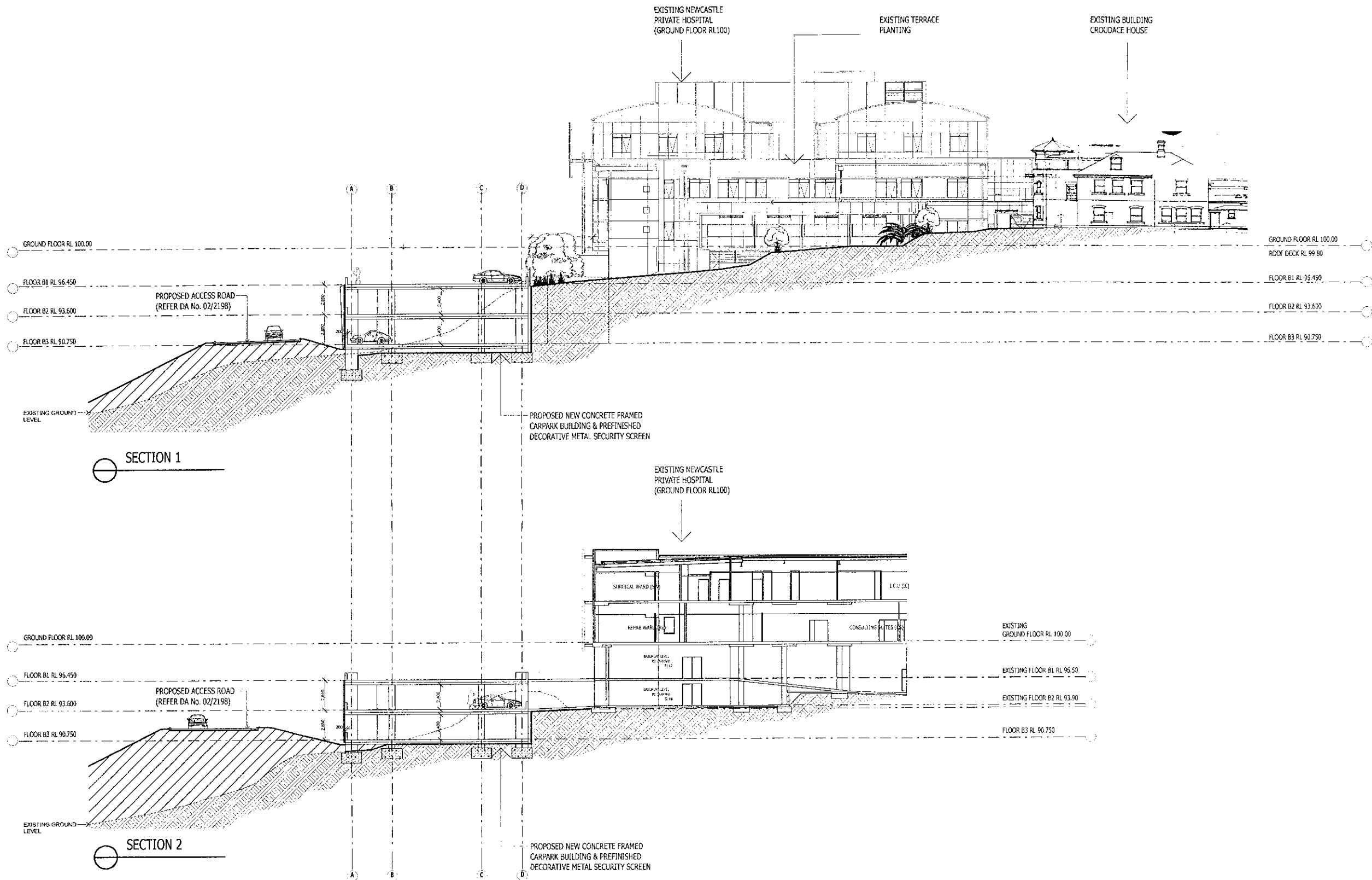
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PROJECT
Newcastle Private Hospital
Multi-level Carpark

LOCATION
Lookout Road Rankin Park NSW

CLIENT
Newcastle private Hospital

DRAWING

SECTIONS

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PROJECT NUMBER
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DRAWING NUMBER
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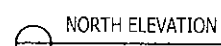
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NEWCASTLE, AUSTRALIA

PROJECT
Newcastle Private Hospital
Multi-level Carpark

Lookout Road Rankin Park NSW

Newcastle private Hospital

CGA/11.3

ELEVATIONS

Figure 1. Schematic representation of the experimental design. The first part of the study was a pretest in which the effect of the number of items on the recognition of the faces was tested. The second part was the main experiment in which the effect of the number of items on the recognition of the faces was tested. The third part was a posttest in which the effect of the number of items on the recognition of the faces was tested.

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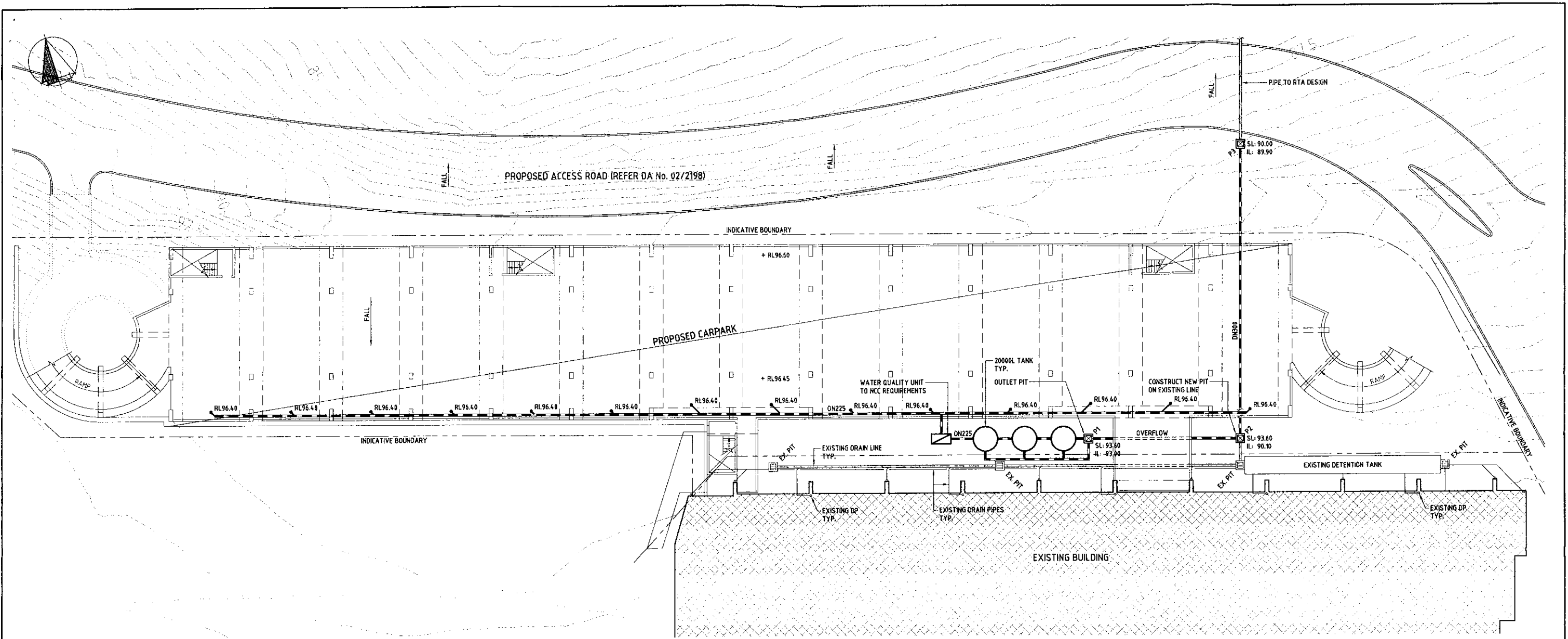
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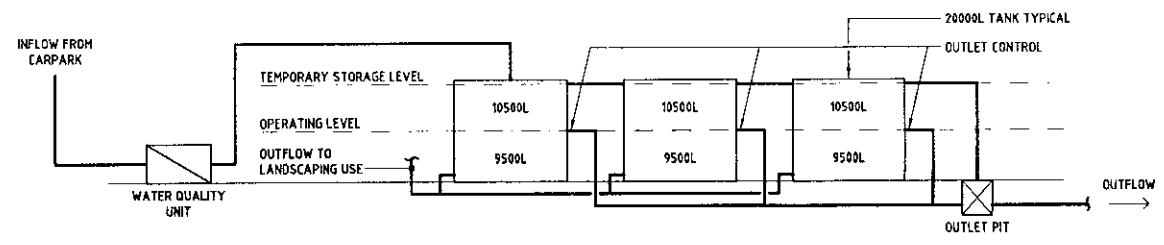
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Abstract



STORMWATER PLAN
1:200



WATER HARVESTING TANK / DETENTION SCHEMATIC
N.T.S.

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AMENDED PLAN
DATE: 1/3/2007

NEWCASTLE CITY COUNCIL
Development Application No: 06/05/11
Consented to by the Council of the City of Newcastle under the Environmental Planning & Assessment Act 1979, subject to compliance with conditions of consent
Dated: 29/3/2007
Signature: *[Signature]*

PRELIMINARY
NOT FOR CONSTRUCTION

Project No: N366
Scale: 1:200
Drawing No: BC001
Rev: 05

Rev	Date	Revision Details	Drn	Ver	App
05	26.02.07	COUNCIL DA REQUIREMENTS INCLUDED	LJG		
04	08.02.07	ISSUED FOR INFORMATION TO CARPARK OPERATORS	LJG		
03	30.08.06	ISSUED FOR DEVELOPMENT APPLICATION	LJG		
02	27.04.06	ISSUED FOR INFORMATION TO CARPARK OPERATORS	DRB		
01	03.04.06	ISSUED FOR DEVELOPMENT APPLICATION	LJG		

Connell Wagner

Connell Wagner Pty Ltd ABN 54 006 139 873 Telephone: +61 2 4941 5415
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Project: NEWCASTLE PRIVATE HOSPITAL
MULTI-LEVEL CARPARK
LOOKOUT ROAD
LAMBTON NSW

Drawn	Signed	Date
ARB	Signed	Date
Designed	Signed	Date
DRS	Signed	Date
Verified	Signed	Date
Approved	Signed	Date

Drawing Title: STORMWATER MANAGEMENT
CONCEPT PLAN FOR
DEVELOPMENT APPLICATION

20 10 0 10 20 30 40 50 100m