

Our ref: SUB23/54006

The Resident(s)  
45 Cadaga Road  
GATESHEAD NSW 2290

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



21 April 2023

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## Subject: Proposed residential development

Dear The Resident(s)

I am writing to you from the NSW Land and Housing Corporation (LAHC) about our plans to redevelop the vacant site at 44 Cadaga Road, Gateshead and seek your feedback on our design.

### What we are proposing

We are proposing to redevelop the vacant site with a new two-storey dual occupancy development that better suits the needs of residents. This will include:

- 2 homes in total - 2 four-bedroom dwellings
- 4 on-site car parking spaces
- landscaping and fencing across the site

### What is happening now?

We have recently completed a detailed design and invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project. Where possible, we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed development to give you an idea of what it will look like
- site and landscape plan
- building elevations
- shadow diagrams
- proposed materials and colour finishes.

### How you can submit your feedback

After reading through the enclosed materials, we invite you to contact the Community Engagement Team via email: **CommunityEngagement@facs.nsw.gov.au** or phone: 1800 738 718.

All feedback should be sent **by 16 May 2023** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink that reads "Chicomb".

Christine Unicom  
A/Manager, Community Engagement  
NSW Land and Housing Corporation

### About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>



Our ref: SUB23/54006

Morveen Cameron  
Chief Executive Officer  
Lake Macquarie City Council  
PO Box 1906  
HUNTER REGIONAL MAIL CENTRE NSW 2310

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21 April 2023

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**Subject: Proposed residential development. Attn: Recreation and Land Planning Coordinator**

Dear Ms Cameron

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## What we are proposing

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To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>



## Department of Planning and Environment

Our ref: SUB23/54087

Morveen Cameron  
Chief Executive Officer  
Lake Macquarie City Council  
PO Box 1906  
HUNTER REGIONAL MAIL CENTRE NSW 2310

21 April 2023

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**Subject:** Notice of proposed residential housing – Attention: Development Planning Section

Dear Ms Cameron

This letter is to notify Lake Macquarie City Council (Council) of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development, and invite Council's written comments on the development proposal:

**Property:** 44 Cadaga Road, Gateshead NSW 2290  
Lot 499 in DP 224374

**Proposal:** Construction of dual occupancy, comprising 2 x 4-bedroom dwellings, parking for 4 vehicles, associated site works and landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are available in the enclosed USB for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Site analysis
- Landscape plan
- Stormwater plan
- Flood assessment
- Hunter Water requirements
- Subsidence Advisory NSW Approval
- BASIX & NatHERS certificate
- Access report
- Arborist report
- Geotechnical report
- Traffic report
- Waste management plan

Please email Council's comments to Deborah Gilbert, Planner, LAHC at [Deborah.Gilbert@facns.nsw.gov.au](mailto:Deborah.Gilbert@facns.nsw.gov.au) by **16 May 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at [CommunityEngagement@facns.nsw.gov.au](mailto:CommunityEngagement@facns.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink that reads "Chicomb".

Christine Unicom  
A/Manager, Community Engagement  
NSW Land and Housing Corporation

15 May 2023

Dear Deborah Gilbert,

Deborah.Gilbert@facss.nsw.gov.au

**Subject: 44 Cadaga Road Gateshead - Dual occupancy development - NSW Land and Housing Corporation**

Thankyou for the opportunity to provide comment on the dual occupancy development at 44 Cadaga Road, Gateshead.

Council's Development Planning and Certification section has reviewed the development documentation and provides the following advice:

- The development is generally consistent with Lake Macquarie Local Environmental Plan 2014 and Development Control Plan 2014.
- Recommended conditions of consent are attached, which includes actions the developer should take before and during construction works in order to maintain compliance with various required approvals and legislation.
- The recommended conditions refer to a number of Council standard drawings, which should be used for works within the road reserve.
- Please contact Council's Development Contributions team with respect to applicable development contributions – [developmentcontributions@lakemac.nsw.gov.au](mailto:developmentcontributions@lakemac.nsw.gov.au) or 4921 0333.

Should you require further information, please contact me on +61 2 4921 0025.

Yours faithfully,

Geoffrey Keech  
Senior Development Planner  
DA&C - Development

Our Ref: MISC/20/2023  
Your Ref: SUB23/54087  
D11077413

## Conditions of Consent

(Approved subject to the conditions specified in this notice and in accordance with the stamped approved plans.)

## Reason for the Imposition of Conditions

The reason for the imposition of the following conditions shall ensure, to Council's satisfaction, the objects of the *Environmental Planning and Assessment Act 1979* (as amended) are achieved:

To encourage:

- a) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, cities, towns, and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
  - i. The promotion and co-ordination of the orderly and economic use of development of land;
  - ii. The protection, provision, and co-ordination of communication and utility services;
  - iii. The provision of land for public purposes;
  - iv. The provision and co-ordination of community services and facilities;
  - v. The protection of the environment, including the protection and conservation of native animals and plants including threatened species, populations, and ecological communities and their habitats;
  - vi. Ecologically Sustainable Development; and
  - vii. The provision and maintenance of affordable housing.
- b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State.
- c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.

<b>Administrative Conditions</b>
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### 1. Prescribed Conditions

- a) The work shall be carried out in accordance with the requirements of the *Building Code of Australia*.
- b) In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of



that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

- c) A sign shall be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- i. showing the name, address and telephone number of the Certifying Authority for the work, and
  - ii. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - iii. stating that unauthorised entry to the work site is prohibited.

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

- d) Residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
- i. in the case of work for which a principal contractor is required to be appointed:
    - a. the name and licence number of the principal contractor, and
    - b. the name of the insurer by which the work is insured under Part 6 of that Act,
  - ii. in the case of work to be done by an owner-builder:
    - a. the name of the owner-builder, and
    - b. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so the information notified under (d) becomes out of date, further work must not be carried out unless the Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

## 2. Approved Documentation

The development consent incorporates this schedule of conditions and the plans and documents referenced and stamped as follows:

- a) Plans Reference:

Plans prepared by: XXXX; Project Number. XXXX
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Name of Plan	Drawing Number	Issue	Date

b) Document Reference:

Document	Reference	Author	Date

Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:

- i. Any amendments made by Council on the approved plans or documents;
- ii. Any notes, markings, or stamps on approved plans or documents, and
- iii. Any conditions contained in this consent.

## Fees, Charges and Contributions

### 3. Contribution Toward Provision or Improvement of Amenities or Services

In accordance with the provisions of the *Environmental Planning and Assessment Act 1979* – Sect 7.11 and the Lake Macquarie City Council *Development Contributions Plan Charlestown Contributions Catchment - 2015*, the monetary contributions in the attached Contributions Schedule shall be paid to Council for the purposes identified in that Schedule.

From the date this determination is made until payment, the amounts of the contributions payable under the preceding clause shall be indexed and adjusted at the close of business on:

- a) 14 August,
- b) 14 November,
- c) 14 February, and
- d) 14 May;

in each year in accordance with indexation provisions within the Contributions Plan and Directions issued under the *Environmental Planning and Assessment Act 1979* – Sect 7.17. The first date for indexation shall occur on the first abovementioned date after the Notice of Determination becomes effective.

The contributions payable shall be the amounts last indexed and adjusted in accordance with the above. However, if no amount has been indexed and adjusted because the first date for indexation and adjustment has not arrived, the contributions payable shall be those as set out in the table below.

The contributions shall be paid to Council as follows:

- a) Development Applications involving subdivision – prior to the release of the Subdivision Certificate;
- b) Development Applications involving building work – prior to the release of the first Construction Certificate;
- c) Development Applications involving both subdivision and building work – prior to the release of the Subdivision Certificate or first Construction Certificate, whichever occurs first;
- d) Development Applications where no Construction Certificate or Subdivision Certificate is required – prior to the commencement of any construction work or prior to any occupation, whichever occurs first;
- e) Complying Development Certificates - prior to any work authorised by the application or certificate commencing.

It is the professional responsibility of the Certifying Authority to ensure the monetary contributions have been paid to Council in accordance with the above provisions.

Please note that payments made by cheque or electronic transfer - the release of any documentation shall be subject to the clearing of those funds.

Indexation details are available from Council's Development Contribution Section.

A copy of the Lake Macquarie City Council *Development Contributions Plan Charlestown Contributions Catchment - 2015* is available on Council's website, or a copy is available at Council's Administrative Building during Council's opening hours.

**Conditions to be satisfied prior to the issue of the Construction Certificate**

The person having the benefit of the consent shall comply with each of the following conditions prior to the issue of a Construction Certificate.

Any documentation required to be submitted for the Construction Certificate shall be submitted to the Certifying Authority unless otherwise specified.

#### **4. Construction Certificate**

Prior to the commencement of building work a Construction Certificate shall be obtained.

#### **5. Development Street Addressing**

Application shall be made to Council to obtain addressing for the development in accordance with the guidelines in the NSW Address Policy and User Manual. Application is made by emailing an approved site plan, floor plan(s) and contact details to Data and Knowledge Management at [enar@lakemac.nsw.gov.au](mailto:enar@lakemac.nsw.gov.au).

#### **6. Interallotment Drainage Easement**

An interallotment drainage easement two metres wide over the adjoining downstream property, Lot 498 DP 224374 shall be created for the benefit of the subject property at no cost to Council.

The easement shall be registered on the title of the lots benefited and burdened by the easement under Section 88B of the *Conveyancing Act 1919* as amended, and a copy of the registered Section 88B Instrument shall be provided to Council prior to the issue of the first Construction Certificate.

Council shall be the party empowered to release, vary, or modify the easement.

#### **7. Concrete Footpath**

A design plan for concrete footpaths 1.2 metres wide along the full length of the street frontage shall be submitted. Concrete foot paving shall be constructed in accordance with Lake Macquarie City Council standard drawing *EGSD-301* which is available from Councils website. No works shall commence prior to the issue of a Public Works Certificate in accordance with s138 of the *Roads Act 1993*. Any works on a public road shall be approved by Council.

#### **8. Vehicles Access Crossing and Kerb Layback**

An approval for the vehicle access crossing and kerb layback, including associated cut or fill works, under s138 of the *Roads Act 1993* is required.

A paved vehicular access including kerb layback from the property boundary to the street shall be designed in accordance with Councils Standard Drawings: *EGSD-103*, *EGSD-201* or *EGSD-104* (available from Councils website).

Where existing street tree/s are to be retained and are within five metres of the vehicle access, details shall be provided to identify appropriate construction techniques to retain the street tree.

Where street trees cannot be retained, street trees shall be replaced at a rate and with species approved by Council's Natural Assets section.

To obtain the Roads Act 1993 s138 approval, an application for Minor Public Works shall be made to Council. Application can be made via Council's website.

## **9. Stormwater Disposal and Harvesting**

A Stormwater Management and Harvesting Plan shall be submitted. The plan shall be generally in accordance with the plans approved by the Development Consent prepared by JN Responsive Engineering, Ref: N0221035 dated 05.04.23. The stormwater plans approved by this development consent are not approved for construction. The stormwater plans shall comply with the following:

- a) Stormwater shall be disposed of through a piped system designed in accordance with *Australian Standard AS 3500* by a suitably qualified professional. The design shall be undertaken by a practising Civil Engineer deemed to be suitably experienced by Council and qualified so as to be accepted as a Member of the Institution of Engineers Australia or a Registered Surveyor deemed to be suitably experienced by Council shall be accepted as qualified to prepare plans for drainage works (excluding flood control structures and bridges). Qualifications demonstrating the above may be requested by Council.
- b) Stormwater harvesting measures shall be constructed and maintained in accordance with *Development Control Plan 2014 Water Cycle Management Guideline*. Stormwater drainage plans shall include details of the harvesting system, including rainwater tank details, pump details and reticulation diagrams.

## **10. Building Sustainability Index (BASIX) Certificate**

The development shall be constructed in accordance with a current Building Sustainability Index (BASIX) certificate.

### **Conditions to be satisfied prior to the commencement of works**

The person having the benefit of the consent shall comply with each of the following conditions prior to the commencement of works.

## **11. Hoarding and Construction Site Safety Fencing**

Construction site safety fencing and/or hoarding shall be provided in accordance with WorkCover requirements. Such fencing and/or hoarding shall be erected wholly within the property boundary unless prior approval from Council is obtained.

Council approval is required to install hoarding, site fencing or overhead protective structures over or adjoining a public place i.e. a footpath or a Public Reserve. An application for temporary structure or occupation of road reserve should be submitted via Council's website.

No work shall commence until written approval is obtained.

## **12. Filling Importation and Compaction**

Prior to works commencing, documentary evidence shall be provided to Council demonstrating the proposed fill material is either:

- a) Virgin excavated natural material (VENM) as defined under the provisions of the *NSW Protection of the Environment Operations Act 1997*; or
- b) The material is from a known origin and composition, free of contamination from manufactured chemicals, process residues, building debris, sulfidic ores, or other foreign matter; or
- c) Fill which has been characterised and validated by a suitably qualified and experienced site contamination consultant, in accordance with the NSW Office of Environment and Heritage publication *Contaminated Sites - Sampling Design Guidelines* dated September 1995.

Prior to works commencing, written certification from a suitably qualified geotechnical engineer that the material is suitable for the proposed use on the site, shall be provided to Council. Only that material certified by the geotechnical engineer shall be imported to the site.

Written details shall be kept of address of the origin of the fill; quantities, dates, and times of delivery from each location; registration numbers and driver's identification details; and laboratory test results/consultants reports and available for inspection by the Certifying Authority or Council upon receipt of a written request.

## **13. Works Within a Public Road Reserve**

Approval is granted to open a grassed or natural surface within the road reserve for the installation of all water services, cables, or mains. Upon completion of the work, the road reserve shall be restored to its original state and no hazards shall remain that may impact on the public.

For any other works within the road reserve, an approval under s138 of the *Roads Act 1993* shall be obtained from Council. The road shall not be opened until the approval has been issued.

#### 14. Erosion and Sediment Controls

Erosion and sediment controls shall be installed as follows:

- a) A sediment fence shall be erected consisting of stakes at 2.5m maximum intervals with geotextile filter fabric securely attached to the stakes. The base of the fabric shall be entrenched a minimum 150mm below the ground surface. Only geotextile specifically produced for sediment fencing may be used. The use of shade cloth is not permitted.
- b) The sediment fence shall be located so all sediment-laden water from the site flows through at least one sediment fence before flowing offsite.
- c) The vehicle site access shall have a minimum width and length of three metres with a surface of compacted aggregate (30mm to 75mm) or a sealed surface. The use of broken tiles is not acceptable.
- d) Where the sediment fence joins onto the site access, a hump shall be constructed in the access to divert water to behind the sediment fence.
- e) Aggregate or gutter "bags" are not permitted where the road width is less than eight metres. No bags shall be placed where they may create a safety or flooding hazard. Where appropriate, a bag made from green sediment fence material, or similar, shall be placed in the gutter. The bag shall be at least 450mm long, 200mm diameter and filled with clean rock aggregate. The use of hessian bags and sand filled bags is not permitted.

A material stock pile area, such as, sand or soil, shall be contained with a sediment fence installed as per point (a) above.

#### 15. Dial Before You Dig (Advice)

Prior to commencement of work, the free national community service "Dial Before You Dig" shall be contacted on 1100 regarding the location of underground services in order to prevent injury, personal liability and even death. Enquiries shall provide the property details and the nearest cross street/road.



#### Conditions to be satisfied during demolition and construction works

The person having the benefit of the consent shall comply with each of the following conditions during demolition and construction works.

#### **16. Management of Site - Erosion Prevention and Sediment Control**

All disturbed areas shall be revegetated or rendered erosion resistant in accordance with *Development Control Plan 2014 Guidelines – Erosion Prevention and Sediment Control Guidelines* as soon as practical, and no later than the timeframes specified in *Managing Urban Stormwater: Soils and Construction The Blue Book 4th Edition*, Landcom, 2004.

#### **17. Topsoil and Stockpiles of Materials**

Topsoil shall only be stripped from approved areas. It may be stockpile onsite for re-use during site rehabilitation and landscaping. Stockpiles of any material including but not limited to, soil, sand, aggregate, and spoil, stored on the site that is capable of being moved by water shall be stored clear of any drainage line or easement, natural watercourse, footpath, kerb, and/or road surface. Suitable erosion and sediment controls shall be installed. The stockpile shall be treated so its surface is resistant to water and wind erosion. No stockpile shall be located on the public footpath or road reserve without prior written approval from Council.

#### **18. Landscape works**

Landscape works shall be constructed in accordance with the approved landscape plans and specification.

All landscape planting works shall be implemented under the full supervision of a contractor with a current NSW Department of Fair Trading endorsed license in Structural Landscaping.

All paving works shall be implemented under the full supervision of a contractor with a current NSW Department of Fair Trading endorsed license in Structural Landscaping, Building or Minor Trade – Paving.

Landscape works shall conform to planting densities as scheduled, with all plants at nominated pot sizes and spacing's and be maintained for a minimum of 52 weeks to achieve continuous healthy growth. A hard garden retaining edge (timber or concrete) shall be installed to all planting areas adjoining turf surfaces. All planted areas shall be covered with minimum 100mm mulch to aid plant establishment.

The turf species used on all roadway landscapes and any other approved locations on public land shall be couch. This turf species shall be specified on all landscape concept and construction documentation.

#### **19. Street Trees**

All street trees shall be grown to AS2303:2015 with the landscape consultant sighting documentation from the nursery supplier confirming this and all street trees shall be maintained once planted by the proponent for 104 weeks.



Street trees are to be planted as per Council standard drawing LSD-PLA-02 and LSD-SPEC-01. Prior to installation, Council's Asset Management – Natural Areas section shall be contacted to inspect the trees and installation detail. Phone 4921 0333.

The Landscape contractor shall remove all pot stakes, labels and wire/rubber/plastic tags from every street tree with only tree stakes as detailed.

## **20. Excavation and Retaining**

Only retaining walls indicated on the approved plans shall be constructed under this consent.

No additional excavation/fill shall occur outside the area as shown on the approved plans.

No fill or retaining walls shall be located within any drainage easement located upon the subject property.

Retaining walls, footings and associated drainage works shall be located wholly within the subject property boundaries and shall be connected to the existing stormwater system or other approved stormwater system on the subject property.

Note: Some retaining walls are able to be erected without consent, as Exempt or Complying Development pursuant to *State Environmental Planning Policy Exempt and Complying Development Codes 2008*. Prior to erection of any retaining wall not approved under this consent, reference to the *State Environmental Planning Policy Exempt and Complying Development Codes 2008* shall be undertaken to ascertain whether approval is required.

## **21. Waste Management**

All requirements of the approved Waste Management Plan shall be implemented during the demolition, excavation and construction of the development.

## **22. Unobstructed Footpath Access**

The person having the benefit of the consent shall maintain unobstructed footpath access within the public road reserve at all times. Building materials shall not be placed or stored within the road reserve.

In the case of sites where it is not possible to keep the footpath or road reserve clear during construction works approval from Council shall be obtained prior to any closing of the road reserve or footpath area. An application for temporary structure or occupation of road reserve should be submitted via Council's website.

## **23. Dust Suppression**

During the extraction, removal, and transportation of material associated with the works, the person having the benefit of the consent shall ensure that airborne dust is

contained within the work site or transport vehicles, and does not impact on the amenity of the surrounding environment.

Effective environmental controls and practices shall be implemented and maintained to the satisfaction of Council or the Certifying Authority.

#### **24. Filling Importation and Compaction**

All fill shall be placed in accordance with the standards specified in Table 5.1 of AS 3798-2007 *Guidelines on Earthworks for Commercial and Residential Developments*.

#### **25. Building Waste**

The enclosure or bin shall be maintained for the term of the construction to the completion of the development.

The enclosure or bin shall be regularly cleaned to ensure proper containment of the building wastes generated on the site.

#### **26. Works Within a Public Road Reserve**

When works are being undertaken within a road reserve, all necessary precautions shall be taken to protect the public while work is in progress, this shall include traffic control in accordance with *Australian Standard AS1742 – Manual Uniform Traffic Control Services – Parts 1, 2 and 3*.

Note: NSW Road Rules apply and may be enforced without notice.

#### **27. Site Amenities**

Toilet facilities shall be available or provided at the work site before works begin and shall 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 shall:

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an approved on-site effluent disposal system under the *Local Government Act 1993*, or
- c) be a temporary chemical closet.

#### **28. Erosion and Sediment Controls**

Should any sediment from the site be deposited outside the site, such as, from vehicle tyres or a broken bag, it shall be removed from the road or gutter immediately.

Erosion and sediment controls shall be effectively maintained until the site is made erosion resistant.

## **29. Removal, Management and Transportation of Fill**

All excavated fill material that shall be removed from the site shall only be distributed to:

- a) A NSW Office of Environment and Heritage licensed waste disposal facility. A copy of the receipts from the waste disposal facility shall be kept and shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer of Council upon request; or
- b) A site which has a current development consent for the importation of fill material. A copy of the current development consent for the site to which the material is proposed to be distributed shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer upon request.

All removed excavated material shall be transported and disposed of in accordance with the NSW Office of Environment and Heritage guidelines applicable at the time of removal.

## **30. Noise - Construction Sites**

The operating noise level of construction site operations, including machinery, plant and equipment when measured at any affected premises, shall be evaluated and comply with the requirements of the NSW Office of Environment and Heritage publication *Interim Construction Noise Guideline July 2009*.

Approved Construction Times

- a) The approved hours for construction of this development are –  
Monday to Friday - 7.00am to 6.00pm.  
Saturday – 8am to 1pm.
- b) No construction work shall take place on Sundays or Public Holidays.

Construction Periods in Excess of 26 Weeks

- a) If the construction period is in excess of 26 weeks, a Noise Management Plan shall be provided to Council prior to the issue of the first construction certificate. Such plan shall be prepared with the assistance of a suitably qualified acoustic engineer, indicating whether the use of machinery, plant and equipment during those operations can be completed without causing offensive noise (as defined in the *Protection of the Environment Operations Act 1997*) in the neighbouring area. The Noise Management Plan shall be complied with at all times during the construction period and shall identify any mitigation measures to control noise, noise monitoring

techniques and reporting methods, likely potential impacts from noise and a complaints handling system.

- b) Operational times may be amended with the written advice of Council's General Manager or delegate.

#### **Conditions to be satisfied prior to issue of an Occupation Certificate**

The person having the benefit of the consent shall comply with each of the following conditions prior to the issue of the Occupation Certificate, Interim or Final, as stated in each condition.

#### **31. Occupation Certificate**

The development shall not be occupied or used prior to the issuing of a Final Occupation Certificate or Interim Occupation Certificate by the Certifying Authority. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

#### **32. Prior to the issue of the First Occupation Certificate**

Prior to the issue of the First Occupation Certificate, the earthworks, retaining walls and driveways shall be completed to the satisfaction of the Certifying Authority.

#### **33. Concrete Footpath**

A Compliance Certificate shall be issued by Council stating the concrete footpath work has been undertaken in accordance *with Development Control Plan 2014 and Engineering Guidelines*, prior to the issue of the Final Occupation Certificate.

#### **34. Vehicles Access Crossing and Kerb Layback**

Prior to the issue of the Final Occupation Certificate, the paved crossing shall be completed for the building, at the owner's cost. Any disused kerb and gutter and footpath crossing shall be removed and replaced with full kerb and gutter to match adjoining kerb and gutter to the satisfaction of Council.

#### **35. Fix Damage Caused by Construction Works**

Any damage to a public road or associated structures caused as a consequence of the construction works shall be made good to the satisfaction of Council.

Any disused kerb and gutter and footpath crossing shall be removed and replaced with full kerb and gutter in accordance with Council's standards.

These works shall be undertaken prior to the issue of the Final Occupation Certificate.

### **36. Stormwater Disposal and Harvesting**

All drainage works shall be carried out in accordance with the approved Construction Certificate plans.

Prior to the issue of an Interim or Final Occupation Certificate, whichever comes first, a Works As Executed Plan shall be prepared by the plumber undertaking the works and shall be submitted to the Certifying Authority that demonstrates compliance with the approved Construction Certificate. If there are any changes from the Construction Certificate these shall be highlighted in a different colour on the plan and certification shall be provided from the design engineer the changes do not affect the stormwater design outcomes.

### **37. Landscape Works**

At the completion of landscape works, the consulting landscape architect who prepared the documentation shall submit to the Certifying Authority a Landscape Compliance Report. This report shall certify shrub and tree species, pot size, and planting densities and landscape area setout comply with approved documentation and practical completion of the landscaping works has occurred. This report shall certify any required street trees are planted specifically as per the nominated locations on the approved documentation and these conditions, and have edging constructed as per the *Lake Macquarie City Council Landscape Standard Drawings March 2019*. The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.

### **38. Driveway Construction**

Prior to the issue of the Final Occupation Certificate, the driveway to the garage or car parking area of the development shall be constructed in accordance with the approved Construction Certificate plan.

### **39. Works Within a Public Road Reserve**

Where a road surface has been disturbed or damaged the calculated road restoration fee shall be paid to Council. Evidence shall be provided the relevant fee has been paid prior to the issue of the Final Occupation Certificate.

### **40. Removal, Management and Transportation of Fill**

For all excavated fill material that has been removed from the site during construction:

- a) A copy of the receipts from the waste disposal facility shall be kept and provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer of Council upon request; or
- b) A copy of the current development consent for the site to which the material has been distributed shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer upon request.

#### **41. Hunter Water Requirements**

The person with the benefit of this consent shall comply with Hunter Water's requirements to provide the development with water supply and sewerage services. A copy of Hunter Water's compliance certificate (Hunter Water Act 1991- Sect 50) shall be submitted with your Occupation Certificate application.

#### **Operational Conditions**

The person having the benefit of the consent shall comply with each of the following conditions during the operation of the development.

#### **42. Landscape Works**

All landscape works required under this consent shall undergo an establishment maintenance period of a minimum of 52 weeks.

All landscaping shall then be permanently maintained in good condition in accordance with the approved landscape plan and the adopted *Development Control Plan 2014 Guidelines – Landscape Design Guidelines*.

#### **43. Lighting**

Any lighting shall be installed to comply with *Australian Standard AS/NZS4282-2019*.

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Council's Recommended Conditions	Response
<p><b>Reason for the Imposition of Conditions</b></p> <p>The reason for the imposition of the following conditions shall ensure, to Council's satisfaction, the objects of the Environmental Planning and Assessment Act 1979 (as amended) are achieved:</p> <p>To encourage:</p> <ul style="list-style-type: none"> <li>a) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, cities, towns, and villages for the purpose of promoting the social and economic welfare of the community and a better environment; <ul style="list-style-type: none"> <li>i. The promotion and co-ordination of the orderly and economic use of development of land;</li> <li>ii. The protection, provision, and co-ordination of communication and utility services;</li> <li>iii. The provision of land for public purposes;</li> <li>iv. The provision and co-ordination of community services and facilities;</li> <li>v. The protection of the environment, including the protection and conservation of native animals and plants including threatened species, populations, and ecological communities and their habitats;</li> <li>vi. Ecologically Sustainable Development; and</li> <li>vii. The provision and maintenance of affordable housing.</li> </ul> </li> <li>b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State.</li> <li>c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.</li> </ul>	<p>Noted.</p>
<p><b>Administrative Conditions</b></p> <p><b>1. Prescribed Conditions</b></p> <p>a) The work shall be carried out in accordance with the requirements of the <i>Building Code of Australia</i>.</p> <p>b) In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p>c) A sign shall be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: <ul style="list-style-type: none"> <li>i. showing the name, address and telephone number of the Certifying Authority for the work, and</li> <li>ii. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and</li> </ul> </p>	<p>Addressed in Identified Requirement No 2.</p> <p>Not applicable. Pursuant to Section 103E of the Home Building Act 1989, the Land &amp; Housing Corporation is exempt from Part 6 (Insurance) of the Act.</p> <p>Addressed in Identified Requirement No 27.</p>

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iii. stating that unauthorised entry to the work site is prohibited.

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

d) Residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

i. in the case of work for which a principal contractor is required to be appointed:

a) the name and licence number of the principal contractor, and

b) the name of the insurer by which the work is insured under Part 6 of that Act,

ii. in the case of work to be done by an owner-builder:

a) the name of the owner-builder, and

b) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so the information notified under (d) becomes out of date, further work must not be carried out unless the Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

Not applicable for Crown development.

### 2. Approved Documentation

The development consent incorporates this schedule of conditions and the plans and documents referenced and stamped as follows:

a) Plans Reference:

Plans prepared by: XXXX; Project Number. XXXX			
Name of Plan	Drawing Number	Issue	Date

b) Document Reference:

Document	Reference	Author	Date

Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:

i. Any amendments made by Council on the approved plans or documents;

ii. Any notes, markings, or stamps on approved plans or documents, and

iii. Any conditions contained in this consent.

These details have been included in Identified Requirement No 1.

### Fees, Charges and Contributions

#### 3. Contribution Toward Provision or Improvement of Amenities or Services

In accordance with the provisions of the Environmental Planning and Assessment Act 1979 – Sect 7.11 and the Lake Macquarie City Council Development Contributions Plan Charlestown Contributions Catchment - 2015, the monetary contributions in the attached Contributions Schedule shall be paid to Council for the purposes identified in that Schedule.

From the date this determination is made until payment, the amounts of the contributions payable under the preceding clause shall be indexed and adjusted at the close of business on:

a) 14 August,

Not applicable.  
Section 7.11 of the Environmental Planning and Assessment Act 1979 is only applicable to development for which development consent is sought and does not apply to development without



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<p>b) 14 November, c) 14 February, and d) 14 May; in each year in accordance with indexation provisions within the Contributions Plan and Directions issued under the Environmental Planning and Assessment Act 1979 – Sect 7.17. The first date for indexation shall occur on the first abovementioned date after the Notice of Determination becomes effective.</p> <p>The contributions payable shall be the amounts last indexed and adjusted in accordance with the above. However, if no amount has been indexed and adjusted because the first date for indexation and adjustment has not arrived, the contributions payable shall be those as set out in the table below.</p> <p>The contributions shall be paid to Council as follows:</p> <ul style="list-style-type: none"> <li>a) Development Applications involving subdivision – prior to the release of the Subdivision Certificate;</li> <li>b) Development Applications involving building work – prior to the release of the first Construction Certificate;</li> <li>c) Development Applications involving both subdivision and building work – prior to the release of the Subdivision Certificate or first Construction Certificate, whichever occurs first;</li> <li>d) Development Applications where no Construction Certificate or Subdivision Certificate is required – prior to the commencement of any construction work or prior to any occupation, whichever occurs first;</li> <li>e) Complying Development Certificates - prior to any work authorised by the application or certificate commencing.</li> </ul> <p>It is the professional responsibility of the Certifying Authority to ensure the monetary contributions have been paid to Council in accordance with the above provisions.</p> <p>Please note that payments made by cheque or electronic transfer - the release of any documentation shall be subject to the clearing of those funds.</p> <p>Indexation details are available from Council's Development Contribution Section.</p> <p>A copy of the Lake Macquarie City Council Development Contributions Plan Charlestown Contributions Catchment - 2015 is available on Council's website, or a copy is available at Council's Administrative Building during Council's opening hours</p>	<p>consent under Part 5 of the EP&amp;A Act.</p>
<p><b>Conditions to be satisfied prior to the issue of the Construction Certificate</b></p> <p>The person having the benefit of the consent shall comply with each of the following conditions prior to the issue of a Construction Certificate.</p> <p>Any documentation required to be submitted for the Construction Certificate shall be submitted to the Certifying Authority unless otherwise specified.</p>	<p>Not applicable. Pursuant to Section 6.28 (previous Section 109R) of the Environmental Planning and Assessment Act 1979, the Land &amp; Housing Corporation, as a Crown authority, is authorised to certify its own building works as complying with the state's building laws and is therefore exempt from the need to obtain a construction certificate under Section 6.7 of the Act.</p>

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<p><b>4. Construction Certificate</b></p> <p>Prior to the commencement of building work a Construction Certificate shall be obtained.</p>	<p>Not applicable, as detailed above.</p>
<p><b>5. Development Street Addressing</b></p> <p>Application shall be made to Council to obtain addressing for the development in accordance with the guidelines in the NSW Address Policy and User Manual. Application is made by emailing an approved site plan, floor plan(s) and contact details to Data and Knowledge Management at enar@lakemac.nsw.gov.au.</p>	<p>These requirements are included as Identified Requirement No 61.</p>
<p><b>6. Interallotment Drainage Easement</b></p> <p>An interallotment drainage easement two metres wide over the adjoining downstream property, Lot 498 DP 224374 shall be created for the benefit of the subject property at no cost to Council.</p> <p>The easement shall be registered on the title of the lots benefited and burdened by the easement under Section 88B of the Conveyancing Act 1919 as amended, and a copy of the registered Section 88B Instrument shall be provided to Council prior to the issue of the first Construction Certificate.</p> <p>Council shall be the party empowered to release, vary, or modify the easement.</p>	<p>These requirements are included as Identified Requirement No 62.</p> <p>It is noted that Council's recommended condition refers to the provision of a 2 metre wide drainage easement, however the requirement has been amended to reflect the provision of a 1 metre wide easement as shown on the civil stormwater drainage plans.</p> <p>A Construction Certificate is not applicable for Crown development.</p>
<p><b>7. Concrete Footpath</b></p> <p>A design plan for concrete footpaths 1.2 metres wide along the full length of the street frontage shall be submitted. Concrete foot paving shall be constructed in accordance with Lake Macquarie City Council standard drawing EGSD-301 which is available from Councils website.</p> <p>No works shall commence prior to the issue of a Public Works Certificate in accordance with s138 of the Roads Act 1993. Any works on a public road shall be approved by Council.</p>	<p>These requirements are included as Identified Requirement No 63.</p> <p>Not applicable. Clause 5 of Schedule 2 of the savings, transitional and other provisions of the Roads Act 1993 provides that a Public Authority, such as the Land &amp; Housing Corporation, does not require consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road.</p>
<p><b>8. Vehicles Access Crossing and Kerb Layback</b></p> <p>An approval for the vehicle access crossing and kerb layback, including associated cut or fill works, under s138 of the Roads Act 1993 is required.</p> <p>A paved vehicular access including kerb layback from the property boundary to the street shall be designed in accordance with Councils Standard Drawings: EGSD-103, EGSD-201 or EGSD-104 (available from Councils website).</p>	<p>Not applicable as detailed above.</p> <p>Addressed in Identified Requirement No 9.</p>

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<p>Where existing street tree/s are to be retained and are within five metres of the vehicle access, details shall be provided to identify appropriate construction techniques to retain the street tree.</p> <p>Where street trees cannot be retained, street trees shall be replaced at a rate and with species approved by Council's Natural Assets section.</p>	<p>Not applicable, no street trees within the vicinity of vehicle access. Street trees will be provided in accordance with the Landscape Plan.</p>
<p>To obtain the Roads Act 1993 s138 approval, an application for Minor Public Works shall be made to Council. Application can be made via Council's website.</p>	<p>Not applicable.</p>
<p><b>9. Stormwater Disposal and Harvesting</b></p> <p>A Stormwater Management and Harvesting Plan shall be submitted. The plan shall be generally in accordance with the plans approved by the Development Consent prepared by JN Responsive Engineering, Ref: N0221035 dated 05.04.23. The stormwater plans approved by this development consent are not approved for construction. The stormwater plans shall comply with the following:</p> <p>a) Stormwater shall be disposed of through a piped system designed in accordance with Australian Standard AS 3500 by a suitably qualified professional. The design shall be undertaken by a practising Civil Engineer deemed to be suitably experienced by Council and qualified so as to be accepted as a Member of the Institution of Engineers Australia or a Registered Surveyor deemed to be suitably experienced by Council shall be accepted as qualified to prepare plans for drainage works (excluding flood control structures and bridges). Qualifications demonstrating the above may be requested by Council.</p> <p>b) Stormwater harvesting measures shall be constructed and maintained in accordance with Development Control Plan 2014 Water Cycle Management Guideline. Stormwater drainage plans shall include details of the harvesting system, including rainwater tank details, pump details and reticulation diagrams.</p>	<p>Addressed in Identified Requirements No 5 &amp; 38.</p>
<p><b>10. Building Sustainability Index (BASIX) Certificate</b></p> <p>The development shall be constructed in accordance with a current Building Sustainability Index (BASIX) certificate.</p>	<p>Addressed in Identified Requirement No 3.</p>
<p><b>Conditions to be satisfied prior to the commencement of works</b></p> <p>The person having the benefit of the consent shall comply with each of the following conditions prior to the commencement of works.</p>	
<p><b>11. Hoarding and Construction Site Safety Fencing</b></p> <p>Construction site safety fencing and/or hoarding shall be provided in accordance with WorkCover requirements. Such fencing and/or hoarding shall be erected wholly within the property boundary unless prior approval from Council is obtained.</p> <p>Council approval is required to install hoarding, site fencing or overhead protective structures over or adjoining a public place i.e. a footpath or a Public Reserve. An application for temporary structure or occupation of road reserve should be submitted via Council's website.</p> <p>No work shall commence until written approval is obtained.</p>	<p>Addressed in Identified Requirement No 28.</p>
<p><b>12. Filling Importation and Compaction</b></p> <p>Prior to works commencing, documentary evidence shall be provided to Council demonstrating the proposed fill material is either:</p> <p>a) Virgin excavated natural material (VENM) as defined under the provisions of the NSW Protection of the Environment Operations Act 1997; or</p>	<p>Generally covered by Identified Requirement No 41 which requires fill to be Virgin Excavated Natural Matter (VENM), be free of</p>

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<p>b) The material is from a known origin and composition, free of contamination from manufactured chemicals, process residues, building debris, sulfidic ores, or other foreign matter; or</p> <p>c) Fill which has been characterised and validated by a suitably qualified and experienced site contamination consultant, in accordance with the NSW Office of Environment and Heritage publication Contaminated Sites - Sampling Design Guidelines dated September 1995.</p> <p>Prior to works commencing, written certification from a suitably qualified geotechnical engineer that the material is suitable for the proposed use on the site, shall be provided to Council. Only that material certified by the geotechnical engineer shall be imported to the site.</p> <p>Written details shall be kept of address of the origin of the fill; quantities, dates, and times of delivery from each location; registration numbers and driver's identification details; and laboratory test results/consultants reports and available for inspection by the Certifying Authority or Council upon receipt of a written request.</p>	<p>slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and be free of industrial waste and building debris.</p>
<p><b>13. Works Within a Public Road Reserve</b></p> <p>Approval is granted to open a grassed or natural surface within the road reserve for the installation of all water services, cables, or mains. Upon completion of the work, the road reserve shall be restored to its original state and no hazards shall remain that may impact on the public.</p> <p>For any other works within the road reserve, an approval under s138 of the Roads Act 1993 shall be obtained from Council. The road shall not be opened until the approval has been issued.</p>	<p>Not applicable.</p> <p>Land &amp; Housing Corporation, as a Public Authority does not require approval to undertake work in the road reserve. Refer to details included above in response to Condition 7.</p>
<p><b>14. Erosion and Sediment Controls</b></p> <p>Erosion and sediment controls shall be installed as follows:</p> <p>a) A sediment fence shall be erected consisting of stakes at 2.5m maximum intervals with geotextile filter fabric securely attached to the stakes. The base of the fabric shall be entrenched a minimum 150mm below the ground surface. Only geotextile specifically produced for sediment fencing may be used. The use of shade cloth is not permitted.</p> <p>b) The sediment fence shall be located so all sediment-laden water from the site flows through at least one sediment fence before flowing offsite.</p> <p>c) The vehicle site access shall have a minimum width and length of three metres with a surface of compacted aggregate (30mm to 75mm) or a sealed surface. The use of broken tiles is not acceptable.</p> <p>d) Where the sediment fence joins onto the site access, a hump shall be constructed in the access to divert water to behind the sediment fence.</p> <p>e) Aggregate or gutter "bags" are not permitted where the road width is less than eight metres. No bags shall be placed where they may create a safety or flooding hazard. Where appropriate, a bag made from green sediment fence material, or similar, shall be placed in the gutter. The bag shall be at least 450mm long, 200mm diameter and filled with clean rock aggregate. The use of hessian bags and sand filled bags is not permitted.</p> <p>A material stock pile area, such as, sand or soil, shall be contained with a sediment fence installed as per point (a) above.</p>	<p>Addressed in Identified Requirement No 12 which requires erosion and sediment control measures to be put in place in accordance with the <i>Blue Book Managing Urban Stormwater: Soils and Construction</i>.</p>
<p><b>15. Dial Before You Dig (Advice)</b></p> <p>Prior to commencement of work, the free national community service "Dial Before You Dig" shall be contacted on 1100 regarding the location of underground services in order to prevent injury, personal liability and even death. Enquiries shall provide the property details and the nearest cross street/road.</p>	<p>Addressed as an advisory note.</p>
<p><b>Conditions to be satisfied during demolition and construction works</b></p>	

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<p>The person having the benefit of the consent shall comply with each of the following conditions during demolition and construction works.</p>	
<p><b>16. Management of Site - Erosion Prevention and Sediment Control</b> All disturbed areas shall be revegetated or rendered erosion resistant in accordance with Development Control Plan 2014 Guidelines – Erosion Prevention and Sediment Control Guidelines as soon as practical, and no later than the timeframes specified in Managing Urban Stormwater: Soils and Construction The Blue Book 4th Edition, Landcom, 2004.</p>	<p>Addressed in Identified Requirement No 12.</p>
<p><b>17. Topsoil and Stockpiles of Materials</b> Topsoil shall only be stripped from approved areas. It may be stockpile onsite for re-use during site rehabilitation and landscaping. Stockpiles of any material including but not limited to, soil, sand, aggregate, and spoil, stored on the site that is capable of being moved by water shall be stored clear of any drainage line or easement, natural watercourse, footpath, kerb, and/or road surface. Suitable erosion and sediment controls shall be installed. The stockpile shall be treated so its surface is resistant to water and wind erosion. No stockpiles shall be located on the public footpath or road reserve without prior written approval from Council.</p>	<p>Addressed in Identified Requirement No 12 and submitted Environmental Site Management Plan and Details.</p>
<p><b>18. Landscape works</b> Landscape works shall be constructed in accordance with the approved landscape plans and specification. All landscape planting works shall be implemented under the full supervision of a contractor with a current NSW Department of Fair Trading endorsed license in Structural Landscaping. All paving works shall be implemented under the full supervision of a contractor with a current NSW Department of Fair Trading endorsed license in Structural Landscaping, Building or Minor Trade – Paving. Landscape works shall conform to planting densities as scheduled, with all plants at nominated pot sizes and spacing's and be maintained for a minimum of 52 weeks to achieve continuous healthy growth. A hard garden retaining edge (timber or concrete) shall be installed to all planting areas adjoining turf surfaces. All planted areas shall be covered with minimum 100mm mulch to aid plant establishment.</p> <p>The turf species used on all roadway landscapes and any other approved locations on public land shall be couch. This turf species shall be specified on all landscape concept and construction documentation.</p>	<p>Generally addressed in Identified Requirement No 17 and submitted landscape plan, details and specifications.</p> <p>Concrete garden edge is shown on the landscape plan, included in Identified Requirement No 1.</p> <p>These requirements are included as Identified Requirement No 65.</p>
<p><b>19. Street Trees</b> All street trees shall be grown to AS2303:2015 with the landscape consultant sighting documentation from the nursery supplier confirming this and all street trees shall be maintained once planted by the proponent for 104 weeks. Street trees are to be planted as per Council standard drawing LSD-PLA-02 and LSD-SPEC-01. Prior to installation, Council's Asset Management – Natural Areas section shall be contacted to inspect the trees and installation detail. Phone 4921 0333. The Landscape contractor shall remove all pot stakes, labels and wire/rubber/plastic tags from every street tree with only tree stakes as detailed.</p>	<p>These requirements are included as Identified Requirement No 66.</p>
<p><b>20. Excavation and Retaining</b> Only retaining walls indicated on the approved plans shall be constructed under this consent.</p>	<p>These requirements are included as Identified Requirement No 67.</p>

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<p>No additional excavation/fill shall occur outside the area as shown on the approved plans.</p> <p>No fill or retaining walls shall be located within any drainage easement located upon the subject property.</p> <p>Retaining walls, footings and associated drainage works shall be located wholly within the subject property boundaries and shall be connected to the existing stormwater system or other approved stormwater system on the subject property.</p> <p>Note: Some retaining walls are able to be erected without consent, as Exempt or Complying Development pursuant to State Environmental Planning Policy Exempt and Complying Development Codes 2008. Prior to erection of any retaining wall not approved under this consent, reference to the State Environmental Planning Policy Exempt and Complying Development Codes 2008 shall be undertaken to ascertain whether approval is required.</p>	
<p><b>21. Waste Management</b></p> <p>All requirements of the approved Waste Management Plan shall be implemented during the demolition, excavation and construction of the development.</p>	<p>Addressed in Identified Requirements No 33 and 53.</p>
<p><b>22. Unobstructed Footpath Access</b></p> <p>The person having the benefit of the consent shall maintain unobstructed footpath access within the public road reserve at all times. Building materials shall not be placed or stored within the road reserve.</p> <p>In the case of sites where it is not possible to keep the footpath or road reserve clear during construction works approval from Council shall be obtained prior to any closing of the road reserve or footpath area. An application for temporary structure or occupation of road reserve should be submitted via Council's website.</p>	<p>Generally addressed in Identified Requirement No 29.</p>
<p><b>23. Dust Suppression</b></p> <p>During the extraction, removal, and transportation of material associated with the works, the person having the benefit of the consent shall ensure that airborne dust is contained within the work site or transport vehicles, and does not impact on the amenity of the surrounding environment. Effective environmental controls and practices shall be implemented and maintained to the satisfaction of Council or the Certifying Authority.</p>	<p>Addressed in Identified Requirements No 51 and 52.</p>
<p><b>24. Filling Importation and Compaction</b></p> <p>All fill shall be placed in accordance with the standards specified in Table 5.1 of AS 3798-2007 Guidelines on Earthworks for Commercial and Residential Developments.</p>	<p>Generally addressed in Identified Requirement 40 which relates to compacting of fill. Land &amp; Housing Corporation is also required to comply with applicable Australian Standards.</p>
<p><b>25. Building Waste</b></p> <p>The enclosure or bin shall be maintained for the term of the construction to the completion of the development.</p> <p>The enclosure or bin shall be regularly cleaned to ensure proper containment of the building wastes generated on the site.</p>	<p>Generally addressed in Identified Requirement No 53.</p>
<p><b>26. Works Within a Public Road Reserve</b></p>	

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<p>When works are being undertaken within a road reserve, all necessary precautions shall be taken to protect the public while work is in progress, this shall include traffic control in accordance with Australian Standard AS1742 – Manual Uniform Traffic Control Services – Parts 1, 2 and 3.</p> <p>Note: NSW Road Rules apply and may be enforced without notice</p>	<p>Land &amp; Housing Corporation is required to comply with the applicable Australian Standards.</p>
<p><b>27. Site Amenities</b></p> <p>Toilet facilities shall be available or provided at the work site before works begin and shall 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.</p> <p>Each toilet shall:</p> <ul style="list-style-type: none"> <li>a) be a standard flushing toilet connected to a public sewer, or</li> <li>b) have an approved on-site effluent disposal system under the Local Government Act 1993, or</li> <li>c) be a temporary chemical closet.</li> </ul>	<p>Addressed in Identified Requirement No 30.</p>
<p><b>28. Erosion and Sediment Controls</b></p> <p>Should any sediment from the site be deposited outside the site, such as, from vehicle tyres or a broken bag, it shall be removed from the road or gutter immediately.</p> <p>Erosion and sediment controls shall be effectively maintained until the site is made erosion resistant.</p>	<p>These requirements are included as Identified Requirement No 68.</p> <p>Addressed in Identified Requirement No 12.</p>
<p><b>29. Removal, Management and Transportation of Fill</b></p> <p>All excavated fill material that shall be removed from the site shall only be distributed to:</p> <ul style="list-style-type: none"> <li>a) A NSW Office of Environment and Heritage licensed waste disposal facility. A copy of the receipts from the waste disposal facility shall be kept and shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer of Council upon request; or</li> <li>b) A site which has a current development consent for the importation of fill material. A copy of the current development consent for the site to which the material is proposed to be distributed shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer upon request.</li> </ul> <p>All removed excavated material shall be transported and disposed of in accordance with the NSW Office of Environment and Heritage guidelines applicable at the time of removal.</p>	<p>Addressed by inclusion of additional Identified Requirement No 64.</p>
<p><b>30. Noise - Construction Sites</b></p> <p>The operating noise level of construction site operations, including machinery, plant and equipment when measured at any affected premises, shall be evaluated and comply with the requirements of the NSW Office of Environment and Heritage publication Interim Construction Noise Guideline July 2009.</p> <p><b>Approved Construction Times</b></p> <p>The approved hours for construction of this development are –</p> <p>Monday to Friday - 7.00am to 6.00pm.</p> <p>Saturday – 8am to 1pm.</p> <p>No construction work shall take place on Sundays or Public Holidays.</p> <p><b>Construction Periods in Excess of 26 Weeks</b></p> <ul style="list-style-type: none"> <li>a) If the construction period is in excess of 26 weeks, a Noise Management Plan shall be provided to Council prior to the issue of the first construction certificate. Such plan shall be prepared with the assistance of a suitably qualified acoustic engineer, indicating whether the use of machinery, plant</li> </ul>	<p>Addressed in Identified Requirement No 47.</p> <p>Addressed in Identified Requirement No 45.</p>



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<p>and equipment during those operations can be completed without causing offensive noise (as defined in the Protection of the Environment Operations Act 1997) in the neighbouring area. The Noise Management Plan shall be complied with at all times during the construction period and shall identify any mitigation measures to control noise, noise monitoring techniques and reporting methods, likely potential impacts from noise and a complaints handling system.</p> <p>b) Operational times may be amended with the written advice of Council's General Manager or delegate.</p>	
<p><b>Conditions to be satisfied prior to issue of an Occupation Certificate</b></p> <p>The person having the benefit of the consent shall comply with each of the following conditions prior to the issue of the Occupation Certificate, Interim or Final, as stated in each condition.</p>	
<p><b>31. Occupation Certificate</b></p> <p>The development shall not be occupied or used prior to the issuing of a Final Occupation Certificate or Interim Occupation Certificate by the Certifying Authority. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.</p>	<p>Not applicable under Section 6.9 of the Environmental Planning and Assessment Act 1979. The Land &amp; Housing Corporation, as a Crown authority is not required to obtain Occupation Certificates.</p>
<p><b>32. Prior to the issue of the First Occupation Certificate</b></p> <p>Prior to the issue of the First Occupation Certificate, the earthworks, retaining walls and driveways shall be completed to the satisfaction of the Certifying Authority.</p>	<p>Not applicable as detailed above.</p>
<p><b>33. Concrete Footpath</b></p> <p>A Compliance Certificate shall be issued by Council stating the concrete footpath work has been undertaken in accordance with Development Control Plan 2014 and Engineering Guidelines, prior to the issue of the Final Occupation Certificate.</p>	<p>Generally addressed in Identified requirement No 57 and inclusion of additional Identified Requirement No 63.</p>
<p><b>34. Vehicles Access Crossing and Kerb Layback</b></p> <p>Prior to the issue of the Final Occupation Certificate, the paved crossing shall be completed for the building, at the owner's cost. Any disused kerb and gutter and footpath crossing shall be removed and replaced with full kerb and gutter to match adjoining kerb and gutter to the satisfaction of Council.</p>	<p>Generally addressed in Identified Requirements No 9, 10 &amp; 57.</p>
<p><b>35. Fix Damage Caused by Construction Works</b></p> <p>Any damage to a public road or associated structures caused as a consequence of the construction works shall be made good to the satisfaction of Council.</p> <p>Any disused kerb and gutter and footpath crossing shall be removed and replaced with full kerb and gutter in accordance with Council's standards. These works shall be undertaken prior to the issue of the Final Occupation Certificate.</p>	<p>Addressed in Identified Requirements No 10 &amp; 58.</p>
<p><b>36. Stormwater Disposal and Harvesting</b></p> <p>All drainage works shall be carried out in accordance with the approved Construction Certificate plans.</p> <p>Prior to the issue of an Interim or Final Occupation Certificate, whichever comes first, a Works As Executed Plan shall be prepared by the plumber undertaking the works and shall be submitted to the Certifying Authority</p>	<p>Addressed in Identified Requirements No 5, 57 &amp; 59.</p>



## Appendix G - Response to Lake Macquarie City Council Recommended Conditions

<p>that demonstrates compliance with the approved Construction Certificate. If there are any changes from the Construction Certificate these shall be highlighted in a different colour on the plan and certification shall be provided from the design engineer the changes do not affect the stormwater design outcomes.</p>	
<p><b>37. Landscape Works</b> At the completion of landscape works, the consulting landscape architect who prepared the documentation shall submit to the Certifying Authority a Landscape Compliance Report. This report shall certify shrub and tree species, pot size, and planting densities and landscape area setout comply with approved documentation and practical completion of the landscaping works has occurred. This report shall certify any required street trees are planted specifically as per the nominated locations on the approved documentation and these conditions, and have edging constructed as per the Lake Macquarie City Council Landscape Standard Drawings March 2019. The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.</p>	<p>These requirements are included as Identified Requirement No 69.</p>
<p><b>38. Driveway Construction</b> Prior to the issue of the Final Occupation Certificate, the driveway to the garage or car parking area of the development shall be constructed in accordance with the approved Construction Certificate plan.</p>	<p>Addressed in Identified Requirements 1 &amp; 57.</p>
<p><b>39. Works Within a Public Road Reserve</b> Where a road surface has been disturbed or damaged the calculated road restoration fee shall be paid to Council. Evidence shall be provided the relevant fee has been paid prior to the issue of the Final Occupation Certificate.</p>	<p>Addressed in Identified Requirement No 58.</p>
<p><b>40. Removal, Management and Transportation of Fill</b> For all excavated fill material that has been removed from the site during construction: a) A copy of the receipts from the waste disposal facility shall be kept and provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer of Council upon request; or b) A copy of the current development consent for the site to which the material has been distributed shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate, or authorised officer upon request.</p>	<p>These requirements are addressed by inclusion of additional Identified Requirement No 64.</p>
<p><b>41. Hunter Water Requirements</b> The person with the benefit of this consent shall comply with Hunter Water's requirements to provide the development with water supply and sewerage services. A copy of Hunter Water's compliance certificate (Hunter Water Act 1991- Sect 50) shall be submitted with your Occupation Certificate application</p>	<p>Addressed in Identified Requirement No 34.</p>
<p><b>Operational Conditions</b> The person having the benefit of the consent shall comply with each of the following conditions during the operation of the development.</p>	
<p><b>42. Landscape Works</b> All landscape works required under this consent shall undergo an establishment maintenance period of a minimum of 52 weeks. All landscaping shall then be permanently maintained in good condition in accordance with the approved landscape plan and the adopted Development Control Plan 2014 Guidelines – Landscape Design Guidelines.</p>	<p>Addressed in Landscape Plan, Details and Specifications referred to in Identified Requirement No 1.</p>
<p><b>43. Lighting</b></p>	

#### Appendix G - Response to Lake Macquarie City Council Recommended Conditions

Any lighting shall be installed to comply with Australian Standard AS/NZS4282-2019.

Land & Housing Corporation is required to comply with applicable Australian Standards for lighting.

## Department of Planning and Environment

Our ref: SUB23/92561

Your ref: TBA23-00624

Subsidence Advisory NSW  
PO Box 488G  
NEWCASTLE NSW 2300

**By Email:** [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au)

21 April 2023

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**Subject:** Notice of proposed residential housing

Dear members of the Subsidence Advisory NSW

This letter is to notify Subsidence Advisory NSW (SA NSW) of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development, and invite SA NSW's written comments on the development proposal:

**Property:** 44 Cadaga Road, Gateshead NSW 2290  
Lot 499 in DP 224374

**Proposal:** Construction of dual occupancy, comprising 2 x 4-bedroom dwellings, parking for 4 vehicles, associated site works and landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from SA NSW pursuant to section 2.15 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, before deciding whether the development should proceed.

The following plans and documents are attached for SA NSW's review and comments:

- Architectural plans
- Subsidence Advisory NSW approval and plans

Please review the enclosed plans and provide comments to Deborah Gilbert, Planner, LAHC at [Deborah.Gilbert@facs.nsw.gov.au](mailto:Deborah.Gilbert@facs.nsw.gov.au) by **16 May 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au).

Yours sincerely,



Christine Unicom  
**A/Manager, Community Engagement**  
**NSW Land and Housing Corporation**

---

**Subject:** FW: Notice of Proposed Dual Occupancy - 44 Cadaga Road, Gateshead

**From:** subsidencedevelopment <[subsidencedevelopment@customerservice.nsw.gov.au](mailto:subsidencedevelopment@customerservice.nsw.gov.au)>

**Sent:** Wednesday, 26 April 2023 2:06 PM

**To:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>

**Cc:** subsidencedevelopment <[subsidencedevelopment@customerservice.nsw.gov.au](mailto:subsidencedevelopment@customerservice.nsw.gov.au)>

**Subject:** RE: Notice of Proposed Dual Occupancy - 44 Cadaga Road, Gateshead

**This Message Is From an External Sender**

This message came from outside your organization.

Dear Jessica Dominguez,

Thank you for your enquiry regarding a dual occupancy at 44 Cadaga Road, Gateshead, our refs: TBA23-00624 and EBA23-00024.

Subsidence Advisory conditionally approved the development on 20 March 2023. Documentation to be provided to Subsidence Advisory to meet the conditions in schedule 2 of the determination.

Once satisfactory information is provided to meet conditions, Subsidence Advisory will issue conditions met correspondence.

Kind regards,

**Shane McDonald**

Senior Risk Engineer

**Subsidence Advisory NSW**

**Better Regulation Division | Department of Customer Service**

T 4908 4300 E [shane.mcdonald1@customerservice.nsw.gov.au](mailto:shane.mcdonald1@customerservice.nsw.gov.au)

[www.nsw.gov.au/subsidence-advisory](http://www.nsw.gov.au/subsidence-advisory)

**Working days** Monday to Friday



Department of  
Customer Service

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present.  
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

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**From:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>

**Sent:** Friday, 21 April 2023 2:55 PM

**To:** subsidencedevelopment <[subsidencedevelopment@customerservice.nsw.gov.au](mailto:subsidencedevelopment@customerservice.nsw.gov.au)>

**Cc:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>  
**Subject:** Notice of Proposed Dual Occupancy - 44 Cadaga Road, Gateshead

You don't often get email from [communityengagement@facs.nsw.gov.au](mailto:communityengagement@facs.nsw.gov.au). [Learn why this is important](#)

[CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.]

Dear members of the Subsidence Advisory NSW,

Please find attached the proposed dual occupancy by the NSW Land and Housing Corporation (LAHC).

**Property:**

44 Cadaga Road, Gateshead  
Lot 499 DP 224374

**Project Description:**

Dual Occupancy - 2 four-bedroom dwellings, 4 car parking spaces and associated construction works.

As the project is located in a Mine Subsidence District, we are seeking your feedback about the proposal. Please note that we have received an approval from SA NSW, which I've attached along with the proposed architectural plans for 44 Cadaga Rd, Gateshead.

Please provide any comments to the proposal by 16 May 2023, to Deborah Gilbert, Planning Officer, Land and Housing Corporation at [Deborah.Gilbert@facs.nsw.gov.au](mailto:Deborah.Gilbert@facs.nsw.gov.au)

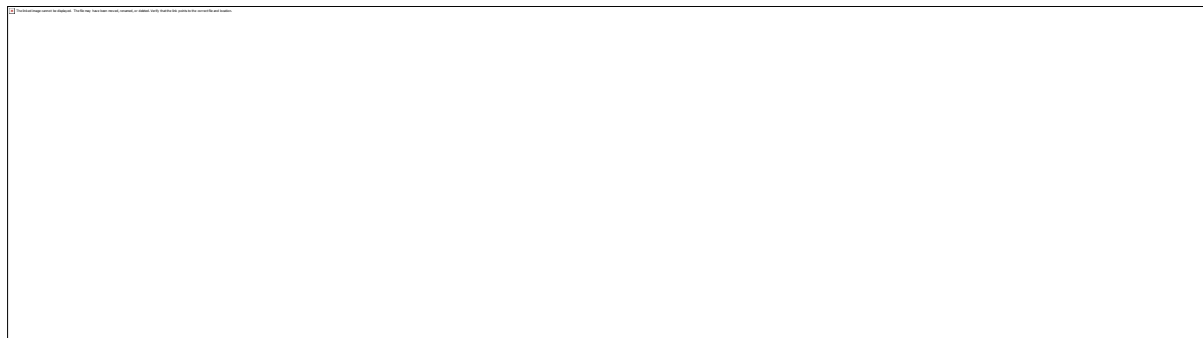
Kind regards,

**Jessica Dominguez**  
**Senior Community Engagement Officer**

**Community Engagement | Partnerships and Communications**  
Land and Housing Corporation | Department of Planning and Environment  
T 1800 738 718 | E [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)  
T (02) 8753 8483 | E [jessica.dominguez@facs.nsw.gov.au](mailto:jessica.dominguez@facs.nsw.gov.au)  
Locked Bag 5022 Parramatta NSW 2124  
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>



**Our Vision:** Together, we create thriving environments, communities and economies.



117 Bull Street, Newcastle West, NSW, 2302 | T: (02) 4908 4300

24 Hour Emergency Service: 1800 248 083 (Free Call)

FN01-07008L0  
TBA23-00624

Marija Popovic  
[marija\\_popovic@yahoo.com](mailto:marija_popovic@yahoo.com)

Dear Marija Popovic

**RE PROPOSED DUAL OCCUPANCY AT 44 CADAGA ROAD GATESHEAD; LOT 499 DP 224374; TBA23-00624**

### NOTICE OF DETERMINATION

I refer to the application detailed above. Subsidence Advisory NSW has determined to grant approval under section 22 of the *Coal Mine Subsidence Compensation Act 2017*.

Approval has been granted, subject to the conditions set out in the attached determination under Schedule 2. The stamped approved plans are attached.

Once relevant documentation to meet the conditions in Schedule 2 is available, please email through to [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au) quoting reference **TBA23-00624**.

Should you have any questions about the determination, I can be contacted by phone on 02 4908 4300 or via email at [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au).

Yours faithfully,



**Shane McDonald**  
**Senior Risk Engineer**

20 March 2023

## DETERMINATION

Issued in accordance with section 22 of the *Coal Mine Subsidence Compensation Act 2017*

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As delegate for Subsidence Advisory NSW under delegation executed 20 March 2023 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 20 March 2023

Approval to Lapse on: 20 March 2028

The conditions of approval are imposed for the following reasons:

- a) To confirm and clarify the terms of Subsidence Advisory NSW approval.
- b) To minimise the risk of damage to surface development from mine subsidence.



**Shane McDonald**  
**Senior Risk Engineer**

20 March 2023

## **SCHEDULE 1**

Application No: **TBA23-00624**  
Applicant: **MARIJA POPOVIC**  
Site Address: **44 CADAGA ROAD GATESHEAD**  
Lot and DP: **LOT 499 DP 224374**  
Proposal: **DUAL OCCUPANCY**  
Mine Subsidence District: **LAKE MACQUARIE**

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## SCHEDULE 2

### CONDITIONS OF APPROVAL

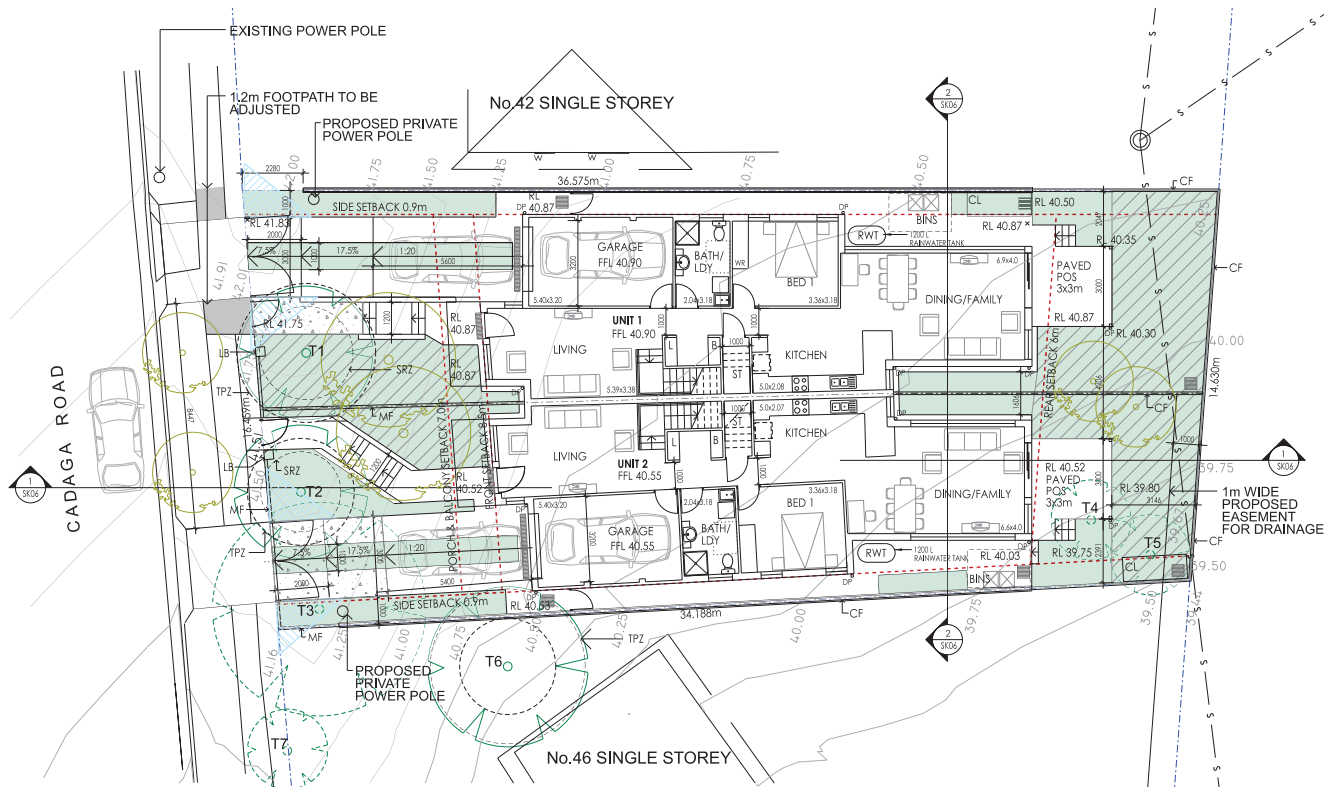
<b>GENERAL</b>							
<b>Plans, Standards and Guidelines</b>							
<b>1.</b>	<p>The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or as modified by the conditions of this approval.</p> <p><b>Note:</b> Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application for consideration by Subsidence Advisory NSW. If amendments to the design result in the development not remaining substantially the same as that approved by this approval, a new application must be submitted to Subsidence Advisory NSW.</p>						
<b>2.</b>	<p>This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.</p>						
<b>PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>							
<b>3.</b>	<p><b>Prescribed Design Parameters</b></p> <p>The proposed structure(s) is to be designed to be “<i>safe, serviceable and any damage from mine subsidence shall be limited to ‘slight’ in accordance with AS2870 (Damage Classification) and readily repairable</i>” using the subsidence parameters outlined below:</p> <table style="margin-left: 40px;"> <tr> <td>a) Maximum Horizontal Strains (+/-):</td><td>3 mm/m</td></tr> <tr> <td>b) Maximum Tilt:</td><td>4 mm/m</td></tr> <tr> <td>c) Minimum Radius of Curvature:</td><td>5 km</td></tr> </table>	a) Maximum Horizontal Strains (+/-):	3 mm/m	b) Maximum Tilt:	4 mm/m	c) Minimum Radius of Curvature:	5 km
a) Maximum Horizontal Strains (+/-):	3 mm/m						
b) Maximum Tilt:	4 mm/m						
c) Minimum Radius of Curvature:	5 km						
<b>4.</b>	<p><b>Prescribed Design Parameters</b></p> <p>The proposed structure(s) is to be designed to be “safe” using the subsidence parameters outlined below:</p> <table style="margin-left: 40px;"> <tr> <td>d) Maximum Tilt:</td><td>6 mm/m</td></tr> <tr> <td>e) Minimum Radius of Curvature</td><td>3 km</td></tr> </table>	d) Maximum Tilt:	6 mm/m	e) Minimum Radius of Curvature	3 km		
d) Maximum Tilt:	6 mm/m						
e) Minimum Radius of Curvature	3 km						
<b>5.</b>	<p>Submit a final design for acceptance by Subsidence Advisory NSW prior to commencement of construction. It shall include certification by a qualified structural engineer including a statement to the effect that the:</p> <ul style="list-style-type: none"> <li>• improvements will remain “<i>safe, serviceable and any damage from mine subsidence shall be limited to ‘slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable</i>” taking into consideration the mine subsidence parameters outlined in condition 3 above.</li> <li>• improvements will remain “safe” taking into consideration the mine subsidence parameters outlined in condition 4 above.</li> </ul>						

POST CONSTRUCTION	
6.	Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW.

### Dispute Resolution

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.

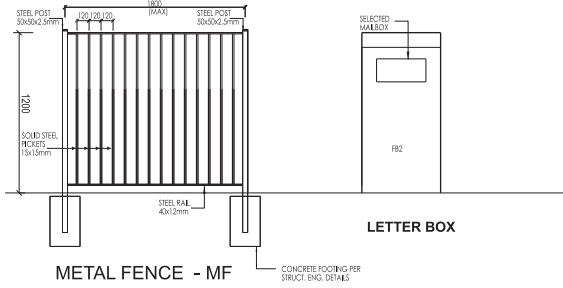
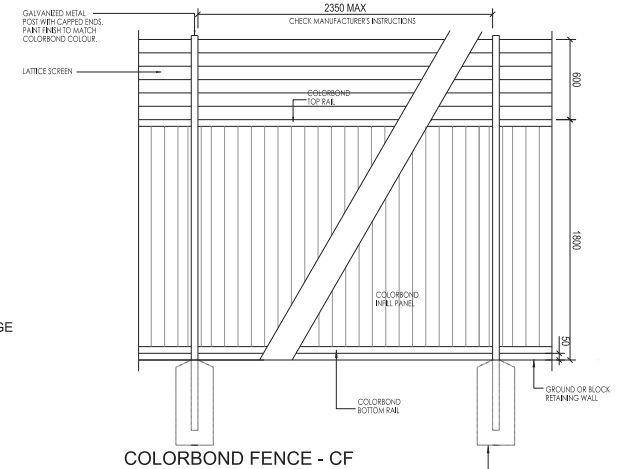
20 Mar 2023  
CONDITIONS OF DA - ATTACHED  
SHANE MCDONALD  
FOR SUBSIDENCE ADVISORY NSW



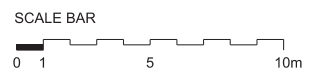
1 SITE / GROUND FLOOR PLAN  
SCALE 1:100 @A1

- BASIX COMMITMENTS**
- External wall  
a. cavity brick with 20mm XPS polystyrene insulation to ground floor,  
b. fibre cement cladding with R2.5 insulation to first floor
  - Windows  
a. Awning windows, aluminium framed single high solar gain low e glazing: U=5.4, SHGC=0.49  
b. Sliding windows and doors and fixed windows, aluminium framed single high solar gain low e glazing: U=5.4, SHGC=0.58
  - Internal walls  
a. plasterboard on studs,  
b. cavity brick to party wall
  - Floor  
a. concrete slab-on-ground to ground floor,  
b. framed floor to first floor
  - Ceiling plasterboard with R4.0 insulation where adjacent to roof or roof space
  - Roof metal roof with R1.0 foil backed insulation blanket,  
a. dark colour to ground floor,  
b. medium colour to first floor
  - 4 star rated taps and toilets suites throughout
  - 1200L rainwater tank to each unit, collecting at least 65m<sup>2</sup> of roof area
  - Rainwater used for garden irrigation and flushing of all toilets
  - 5 star instantaneous gas HWS
  - Provide energy efficient lighting (fluoros, compact fluoros & LEDs) throughout
  - Gas cooktop & electric oven
  - Provide a fixed outdoor clothes line (receives minimum 2hrs sunshine in winter)

- LEGEND:**
- B : BRICK CURBBOARD
  - BRW : BLOCK RETAINING WALL
  - CC : COLOURED CONCRETE
  - CF : COLORBOND FENCE 1800mm
  - CL : CLOTHES LINE
  - CO : CUSTOM ORB COLORBOND ROOF
  - CP : CARPET
  - CS : CONCRETE SLAB
  - CT : CERAMIC TILES
  - CP : DOWNPIPES
  - FC : FIBRE CEMENT BALUSTRADE
  - FR : FRIDGE
  - FB : FACE BRICKWORK
  - G : GATE TO MATCH FENCE
  - GD : GRATED DRAIN
  - HW : HOT WATER UNIT
  - LI : LINEN CURBBOARD
  - LB : LETTER BOX
  - MF : METAL FENCE 1200mm HIGH
  - P : PAINT
  - POS : PRIVATE OPEN SPACE
  - RWT : RAIN WATER TANK
  - SK : SKY TUBE
  - ST : STORAGE
  - T : LAUNDRY TUB
  - TOW : TOP OF WALL
  - WM : WARDROBE
  - WM : WASHING MACHINE BY TENANT
  - X : GARBAGE BIN
  - STORMWATER PIT
  - DEEP SOIL AREA
  - LANDSCAPE AREA
  - POROUS PAVERS PER ARBORIST REPORT



2 FENCE DETAILS  
SCALE 1:50 @A1



20 Mar 2023  
CONDITIONS OF DA - ATTACHED  
SHANE MCDONALD  
FOR SUBSIDENCE ADVISORY NSW

