

570 George Street  
Sydney NSW 2000

Address all mail to  
GPO Box 4009 Sydney  
NSW 2001 Australia

www.energy.com.au



3<sup>rd</sup> March 2011

Att: Alison Clark  
Singleton Council  
12-14 Queen Street  
Singleton NSW 2330

**RE: DEVELOPMENT APPLICATION DA454 / 2010 – DRAFT CONDITIONS**

Dear Alison,

Following a review by EnergyAustralia, please find below our response to the Draft Conditions of Consent provided by Singleton Council on the 16<sup>th</sup> February 2011 in relation to DA454 / 2010.

Generally, we request the following changes:

- Delete clause D3 (d)

All other conditions are hereby accepted by EnergyAustralia.

If you have any questions or require any further information please do not hesitate to contact me on 0429121383.

Kind regards

A handwritten signature in blue ink, appearing to read 'Paul Smart', is written over a horizontal line.

Paul Smart  
Project Officer – Major Projects (North)

**Clark, Alison**

**From:** Clark, Alison  
**Sent:** Thursday, 3 March 2011 10:43 AM  
**To:** 'Lukas Junker'  
**Subject:** TRIM: RE: DA Letter  
**Attachments:** APPENDIX A - Finalised conditions DA454-2010.doc  
**TRIM Record Number:** 11/10195

Hi Lukas,

Thank you, as previously discussed Council will delete the following from Condition D3.

*(d) Water quality control system to be analysed by 'MUSIC' to demonstrate compliance with Council's DCP, Element 12, Stormwater criteria.*

Attached is a revised copy of the conditions.

Thanks,

Alison

**Alison Clark**  
Town Planner

**Singleton Council**  
T 02 6578 7290 ♦ F 02 6572 4197

Civic Centre, 12-14 Queen St ♦ SINGLETON NSW 2330  
**Postal Address** PO Box 314, SINGLETON NSW 2330  
**DX** 7063, SINGLETON NSW 2330  
E [aclark@singleton.nsw.gov.au](mailto:aclark@singleton.nsw.gov.au) ♦ [www.singleton.nsw.gov.au](http://www.singleton.nsw.gov.au)

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**From:** Lukas Junker [mailto:LJunker@hansenyuncken.com.au]  
**Sent:** Thursday, 3 March 2011 10:34 AM  
**To:** Clark, Alison  
**Cc:** Chris Old; Simon Toal  
**Subject:** FW: DA Letter

Dear Alison,

Please find attached Energy Australia's acceptance letter of the DA conditions.

Regards,

**Lukas Junker**  
Contract Administrator / Estimator  
Hansen Yuncken Pty Ltd / Building Solutions  
50 Honeysuckle Drive, Newcastle, NSW 2300  
P: (02) 4908 6300 | F: (02) 4908 6301 | M: 0434 589 338

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**From:** Paul Smart [mailto:PSmart@energy.com.au]  
**Sent:** Thursday, 3 March 2011 9:57 AM  
**To:** Lukas Junker

3/03/2011

**Subject:** DA Letter

Lukas,

Attached as requested.

Regards,

**Paul Smart | Project Officer - North | Property Portfolio | EnergyAustralia**

Level BLOCK B, 145 Newcastle Road Wallsend NSW 2287 AUSTRALIA  
☎: 02 4951 9345 (Extn 59345) | 📠: 02 4951 9988 (Extn 59988) | 📞: 0429 121 383 | ✉: [PSmart@energy.com.au](mailto:PSmart@energy.com.au) |

Please consider the environment before printing this email

----- Forwarded by Paul Smart/energyAustralia/AU on 03/03/2011 09:55 AM -----

To [psmart@energy.com.au](mailto:psmart@energy.com.au)

cc

"DocuCentre-IV C3370 " <[beige024@energy.com.au](mailto:beige024@energy.com.au)>

Subject: Scan Data from beige024

03/03/2011 09:54 AM

Please respond to  
[beige024@energy.com.au](mailto:beige024@energy.com.au)

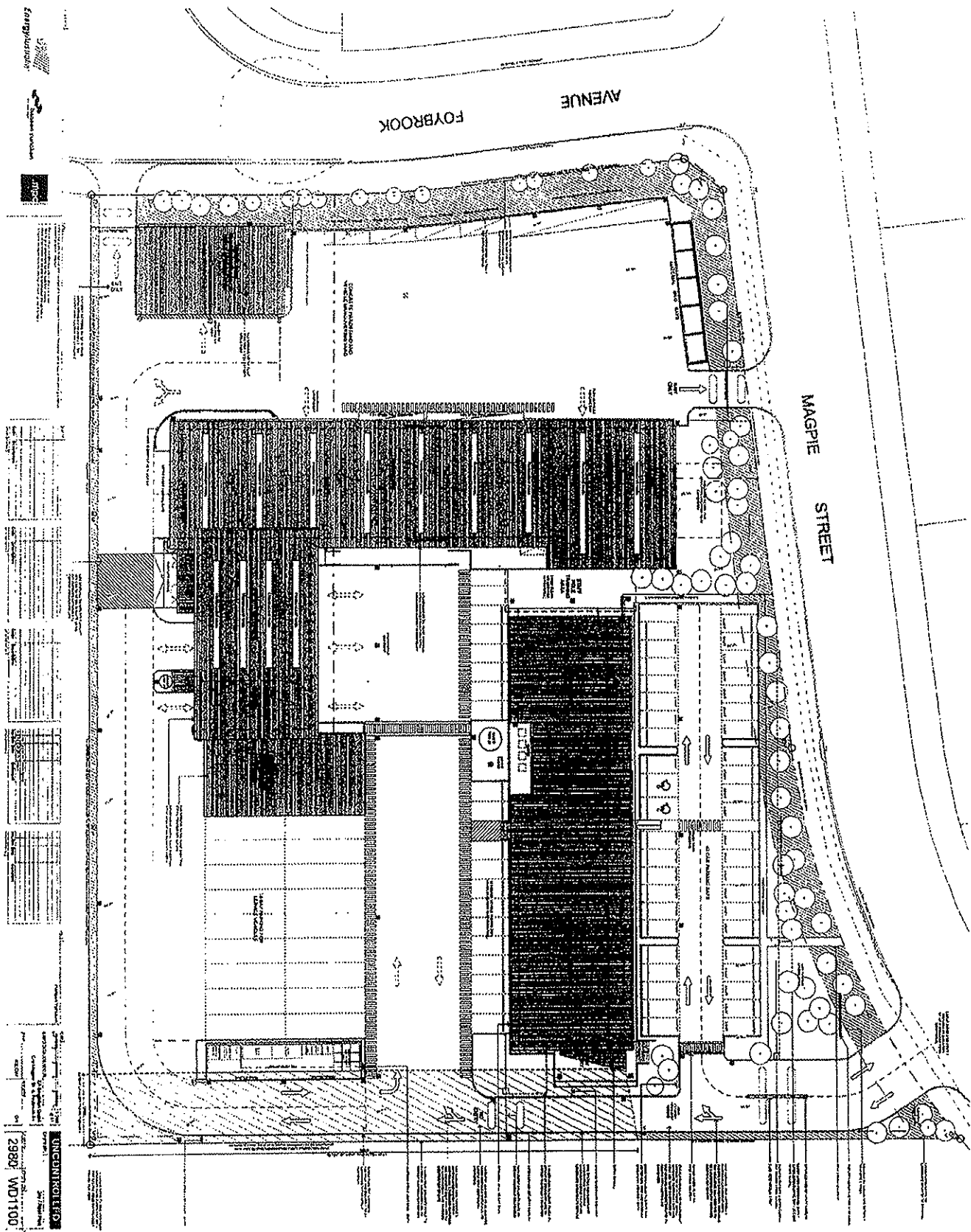
Number of Images: 1  
Attachment File Type: PDF

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Device Location:

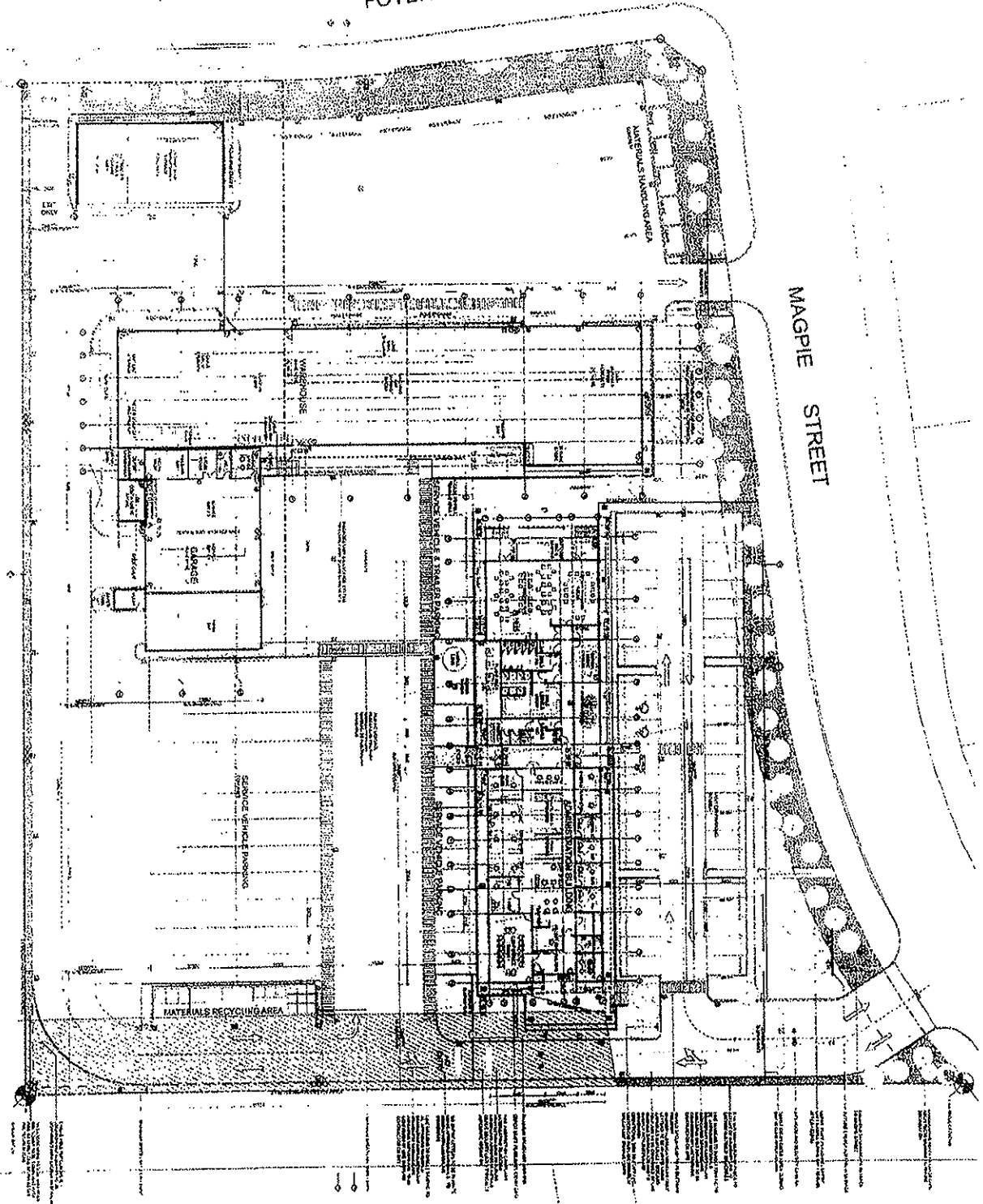
This e-mail may contain confidential or privileged information.  
If you have received it in error, please notify the sender  
immediately  
via return e-mail and then delete the original e-mail. Energy  
Australia  
has collected your business contact details for dealing with you in  
your business capacity. More information about how we handle your  
personal information, including your right of access is contained  
at  
<http://www.energy.com.au/>

3/03/2011

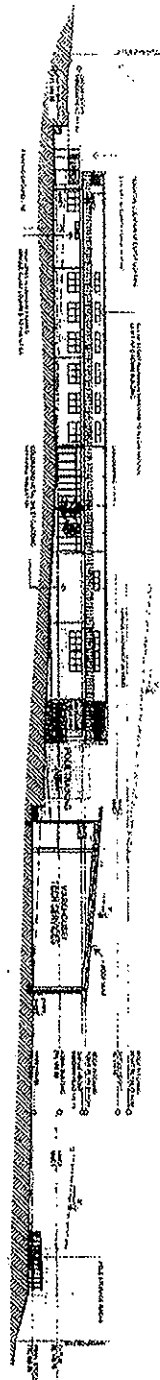
**APPENDIX B – Plans and Elevations**



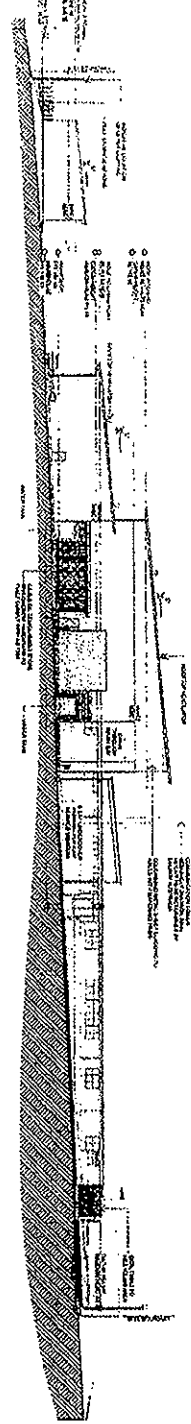
29820 WD1100  
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 UNCONTROLLED  
 29820 WD1100  
 A

[illegible]

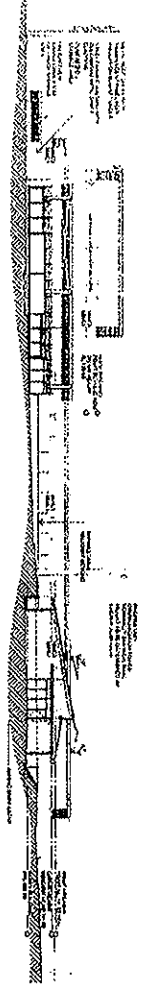
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1/250



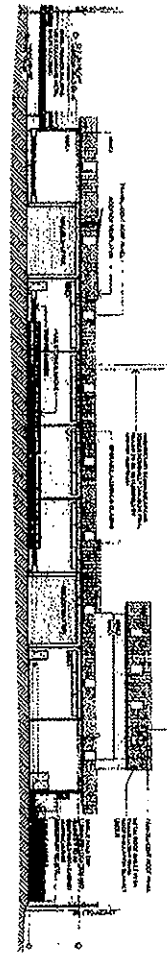
2. Section Elevation  
1/250



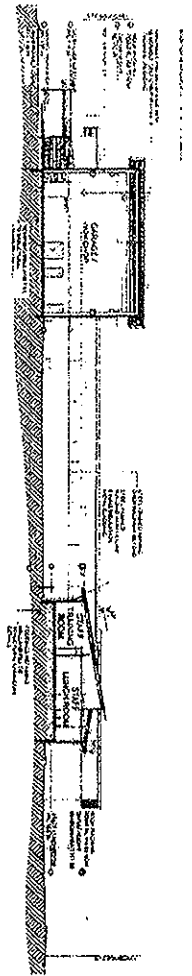
3. Section Elevation  
1/250



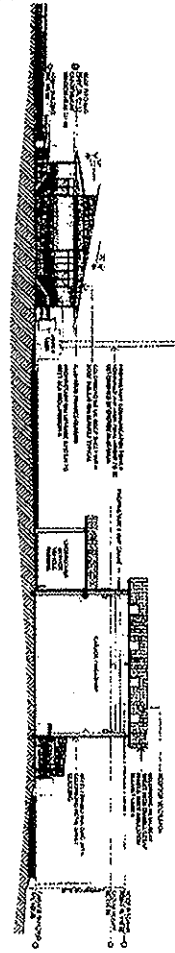
4. Section Elevation  
1/250



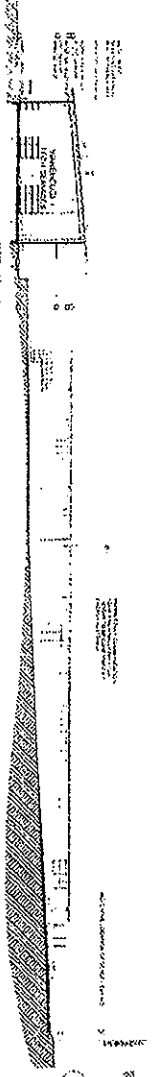
5. Section 01  
1/250



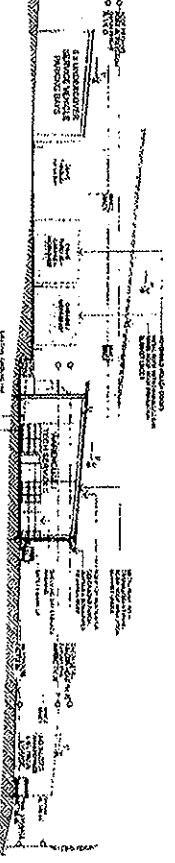
6. Section Elevation  
1/250



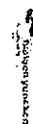
6. Section 02  
1/250



6. Section 03  
1/250



Energy Efficient

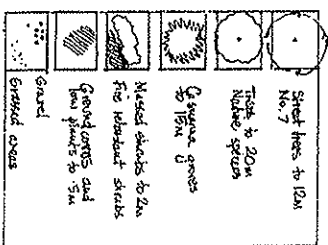


REVISIONS	
NO.	DESCRIPTION
1	Initial Design
2	Revised Design
3	Final Design

PROJECT INFORMATION	
Project Name	2980 DA3000
Client	DA3000
Architect	DA3000

PRELIMINARY





DATE: 11/20/00  
 BY: 10/10/06  
 LANDSCAPE CONCEPT PLAN  
 EX. SINGLETON DEPOT  
 ONE WORKER 7' SIDEWALK, 4' SIDEWALK, 4' SIDEWALK  
 DEC. 2010  
 Negative: Donald B. L. Arden

[illegible]



## **APPENDIX C – Referral Comments**

### Comments from Internal Departments

- Council Engineer
- Council Building Surveyor
- Council Environmental Officer



to the statement of environmental effects submitted as part of this application recent modification of the McDougall Hill DA have altered the location of the downstream piped stormwater system and connection point to the system thereby nullifying the proposal in the above described drawing. Hunter Land have lodged engineering drawings with Council, Stage 3B, showing changes to the road and stormwater layout previously adopted but now modified as part of a sec 96 DA modification. The stormwater plan by Hansen Yuncken will require modification to comply with the as yet unapproved but agreed to in principal engineering plans for stage 3B.

There will also be a requirement of the applicant to lodge a maintenance plan with Council for the maintenance and continued effective operation of the onsite water quality control systems.

Buildings		
Applicable	Preliminary Assessment Undertaken	Further Information likely to be required prior to issue of Construction Certificate
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Complete Assessment Undertaken	<input checked="" type="checkbox"/>
Comments		

The development site is serviced by adequate electricity, telephone, water and sewer services. There will not be any requirements as regard to these services other than standard conditions.

Roads/Driveways/Access/Traffic		
Applicable	Preliminary Assessment Undertaken	Further Information likely to be required prior to issue of Construction Certificate
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Complete Assessment Undertaken	<input type="checkbox"/>

The development is currently serviced by Magpie Street being a public road and partly by Foybrook Ave and the future extension of Foybrook Ave presently comprising a public road for part of its frontage, by a Right of Way and partly fronting private property. There is no physical or legal access presently to the proposed exit gate on the future extension of Foybrook Ave. The developer of the estate, Hunter Land, has previously lodged bonds with Council as security to construct and dedicate the extension of Foybrook Ave but to date no work has occurred however engineering drawings are presently with Council to issue a CC for the extension of Foybrook Ave.

Superimposing turning templates for a 25m semi-trailer at the ingress/egress driveway locations on Magpie Street is a cause of some concern as it appears that the movement is only possible by vehicles crossing the centerline of the road. However, with some adjustment to the driveway entrance a better turning maneuver can be achieved and this will be conditioned.

Landscaping		
Applicable	Preliminary Assessment Undertaken	Further Information likely to be required prior to issue of Construction Certificate
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Complete Assessment Undertaken	<input checked="" type="checkbox"/>
Comments		

As per the approved concept landscape plan.

Earthworks/Gravelling		
Applicable	Preliminary Assessment Undertaken	Further Information likely to be required prior to issue of Construction Certificate
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Complete Assessment Undertaken	<input type="checkbox"/>
Comments		

Earthworks are proposed as part of the development. The earthworks is not excessive and will be conditioned to comply with the requirements of Council's specifications and the 'Blue Book'

Pollution Control/Design/Other Engineering Matters		
Applicable	Preliminary Assessment Undertaken	Further Information likely to be required prior to issue of Construction Certificate
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Complete Assessment Undertaken	<input type="checkbox"/>
Comments		

N/A

Concluding Comments	
Additional Information Required prior to issue of DA	Yes <input type="checkbox"/>
	No <input checked="" type="checkbox"/>
Proposal Generally Satisfactory	Yes <input checked="" type="checkbox"/>
	No <input type="checkbox"/>

The proposal is generally satisfactory from an engineering perspective and accessway upgrade and stormwater management will be conditioned. The question of legal and physical access to the development and construction of Foybrook Avenue will be by agreement between Council and Hunter Land, the developer of the estate to a timeline that facilitate this subject development.



Civic Centre  
Queen Street  
SINGLETON NSW 2330  
PO Box 314  
LX 7063  
Phone 02 6578 7290  
Fax 02 6572 4197

## Internal Referral

To:	Phil
Responsible Officer:	Alison / Amanda
From:	DCU
Date:	4/10/2011
File:	DA454/2010
Property Address:	42 Magpie Street McDougalls Hill

Application: (please circle)

DA only

DA/CC

DA/SA

Please review the attached proposal and provide comment/ list of additional information required to process the application.

<input checked="" type="checkbox"/> Locality Plan	<input checked="" type="checkbox"/> Front Page of Development Application
<input checked="" type="checkbox"/> File Direction Sheet	<input checked="" type="checkbox"/> OSSM Application
<input checked="" type="checkbox"/> DCU Assessment Sheet	<input checked="" type="checkbox"/> Plans
<input type="checkbox"/> Sewer Plan	<input checked="" type="checkbox"/> Statement of Environmental Effects
<input type="checkbox"/>	<input type="checkbox"/>

10.1.11

Alison.

This land is required to be consolidated to enable construction of the buildings to comply with BCA requirements.

Kerbs are shown across the footway which are exceedingly hazardous.

The buildings do not comply with building lines specified in the SDCP.

The application discusses the construction of a communication tower with a nominal height of 24 metres however find

height is to be determined by Energy Australia.

There are no details of the proposed signage other than a mention in the SOEE.

Landscapes are discussed in Item 3 of the Stormwater Management Plan however the plans do not detail any landscapes.

The SOEE indicates bunding of oil storage & change room as site however specifics are not given. - Details should comment.

An OSSM system application has not been made yet as application has been made to Operation for the pad.

It is unknown whether a trade waste application has been made.

Details of the system for rainwater re-use is not given and is required to be provided to ensure the system will cause cross-contamination of the public water supply.

Details of material storage site bays are required to be submitted with the DA (Element 4.5.4) and have not.





17  
Civic Centre  
Queen Street  
SINGLETON NSW 2330  
PO Box 314  
DX 7063  
Phone: 02 6578 7290  
Fax: 02 6572 4197

## Singleton Council Memorandum

**To:** File Note  
**CC:**  
**From:** Sarah Roberts  
**Date:** 1 February 2011  
**Re:** DA 454/2010

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Alison,

I conducted a site inspection on the proposed Energy Australia Facility at 40 – 44 Magpie Street MacDougall Hill. I can't foresee any issues in relation to the Transformer Storage Area. There is a drainage line at the back of the nearby property but providing the storage area is bunded I can't see any environmental impacts from this facility.

Best practise or conditions on the DA should read something to the effect of – The area containing transformers/ oil and chemicals shall be bunded to 110% of the total amount of chemical/ oil stored to prevent spills and contamination. The area shall also be covered to prevent inundation from weather events. All such materials kept at the site shall be kept on a list at the Administration Office for Emergency Management Purposes.

Sarah Roberts  
Environmental Officer