

In reply please send to: Newcastle District Office  
Our reference: FN82-04304L0  
Your reference: DA/251/2013  
Contact: Peter Evans (02) 4908 4391



ABN: 87 445 348 918

GENERAL MANAGER  
LAKE MACQUARIE CITY COUNCIL  
BOX 1906  
HUNTER REGION MAIL CENTRE NSW 2310

13 January 2015

Attention: Mr Brian Gibson | Senior Development Planner

Dear Sir

**BUILDING APPLICATION NO. TBA15-30464L1**  
**LOT 10-14 DP 1013486 SOUTH STREET, WINDALE**  
**MASTERS HOME IMPROVEMENT**

The Mine Subsidence Board has granted its conditional approval of this building application on the following conditions;

1. The completion of a detailed geotechnical analysis to confirm the mine workings are long term stable and any risk of mine subsidence affecting the site can be provided for by structural design. Alternatively, remove any risk of mine subsidence by a suitable means, such as grouting.
2. The geotechnical investigation is to include details on the depth of coal seam, height of workings, floor conditions and thickness of competent rock, as well as detailing the pillar dimensions used in any analysis. A sensitivity analysis of the parameters used in any calculations is to be included in the report. The report must be to the satisfaction of the Mine Subsidence Board.
3. The submission of design final drawings prior to commencement of construction, are to contain a certification by a qualified Structural Engineer to the effect that the improvements will be constructed in accordance with any design parameters provided by a Geotechnical Engineer, who has analysed the mine workings, and any damage, would be slight, localized and readily repairable. A copy of the geotechnical advice is to be provided to the Mine Subsidence Board.
4. All masonry walls to be fully articulated to meet mine subsidence design, geotechnical conditions of the site and the requirements of the relevant codes and standards. The location of articulation joints are to be clearly shown on plan and elevations.

T 01B (Auto) Feb 2002

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NSW Government Offices  
117 Bull Street  
Newcastle West 2302  
PO Box 488G Newcastle 2300  
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Facsimile: (02) 4929 1032  
DX 4322 Newcastle West

**PICTON**

100 Argyle Street  
Picton 2571  
PO Box 40 Picton 2571  
**Telephone: (02) 4677 1967**  
Facsimile: (02) 4677 2040  
DX 26053 Picton

**SINGLETON**

The Central Business Centre  
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Singleton 2330  
PO Box 524 Singleton 2330  
**Telephone: (02) 6572 4344**  
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Wyang 2259  
PO Box 157 Wyong 2259  
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5. Attention is to be given to internal finishes to ensure they have been designed and installed in accordance to relevant codes and standards. Particularly attention is to be given to tiled areas. Avoid the use of brittle materials liable to damage from mine subsidence.
6. Drainage/sewer design needs to provide for mine subsidence effects determined in the geotechnical report. This may necessitate additional downpipes and drainage points. The services shall be located to facilitate ease of repair and replacement. Services under the building are to be minimised.
7. Roads, driveways and pavements are to be constructed in asphalt or flexible pavement. If concrete areas are required, specific design is to be provided to demonstrate that any damage will be localized and of a slight classification. Concrete design would need to include full articulation and separation/sacrificial sections where appropriate.
8. Upon completion of construction, work as executed certification by a qualified structural engineer is to be forwarded to the Board confirming construction was in accordance with the plans submitted.

This approval is current for two (2) years.

To help satisfy the above conditions it is recommended the applicant liaise with the Board during the design development phase. Due to the proposed size of the buildings there will be a number of mine subsidence compatibility issues.

As previously advised and agreed, in the event of a change in the development size or footprint, details are to be submitted for reconsideration by the Board.

Yours faithfully

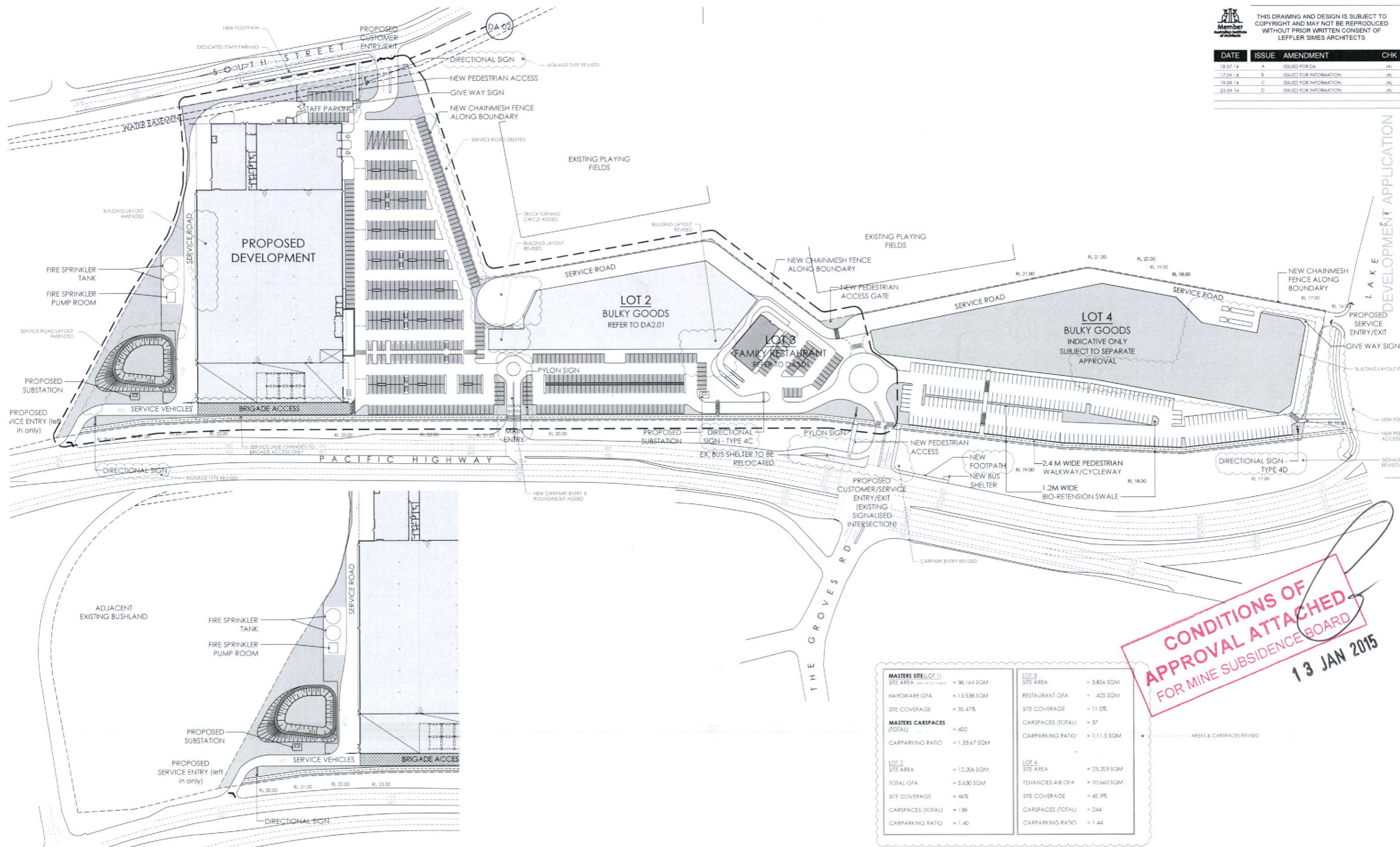


Subsidence Risk Engineer  
Mine Subsidence Board



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DATE	ISSUE	AMENDMENT	CHK
18.07.14	A	ISSUED FOR DA	IAU
17.09.14	B	ISSUED FOR INFORMATION	IAU
19.09.14	C	ISSUED FOR INFORMATION	IAU
23.09.14	D	ISSUED FOR INFORMATION	IAU



## Overall Site Plan

120 140 160

200m SCALE: 1/1000 @ A1



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2 - 290 BOUNDARY ST SPRING HILL QLD 4004 T: +61 7 31235544

JOB NO: 2906  
DATE: FEB 2013  
DRAWN: CHW

Masters Home Improvement  
4B South Street, Windale, NSW

DA01/D

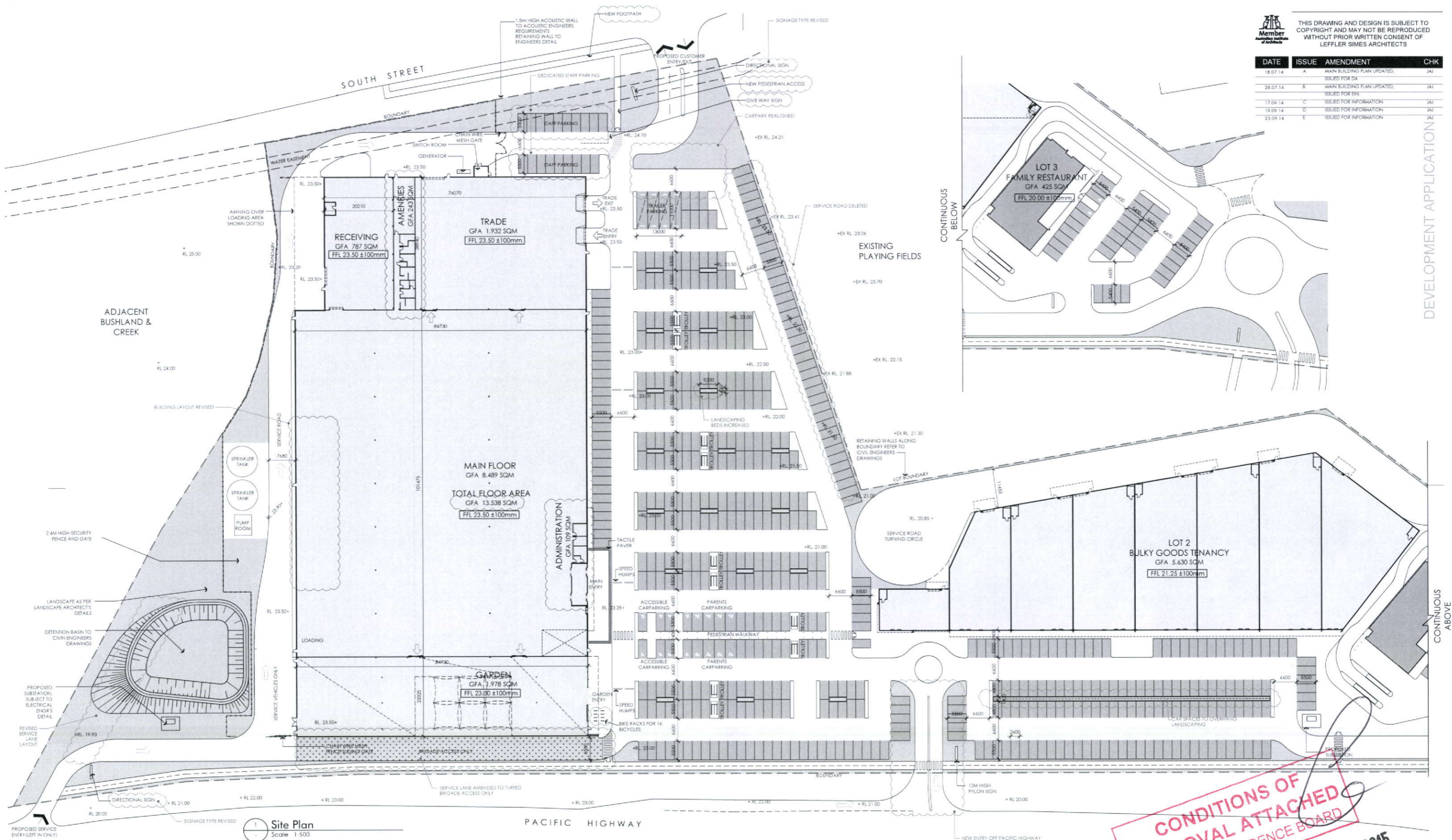
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DATE	ISSUE	AMENDMENT	CHK
18.07.14	A	MAIN BUILDING PLAN UPDATED, ISSUED FOR DA	JAU
28.07.14	B	MAIN BUILDING PLAN UPDATED, ISSUED FOR SPS	JAU
17.09.14	C	ISSUED FOR INFORMATION	JAU
19.09.14	D	ISSUED FOR INFORMATION	JAU
23.09.14	E	ISSUED FOR INFORMATION	JAU

DEVELOPMENT APPLICATION



SEE ABOVE FOR CONTINUATION OF SLIP LANE

## Site Plan



Masters Home Improvement  
4B South Street, Windale, NSW

CONDITIONS OF  
APPROVAL ATTACHED  
FOR MINE SUBSIDENCE BOARD

13 JAN 2015

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JOB NO: 2906  
DATE: FEB 2013  
DRAWN: CHW

DA02/E

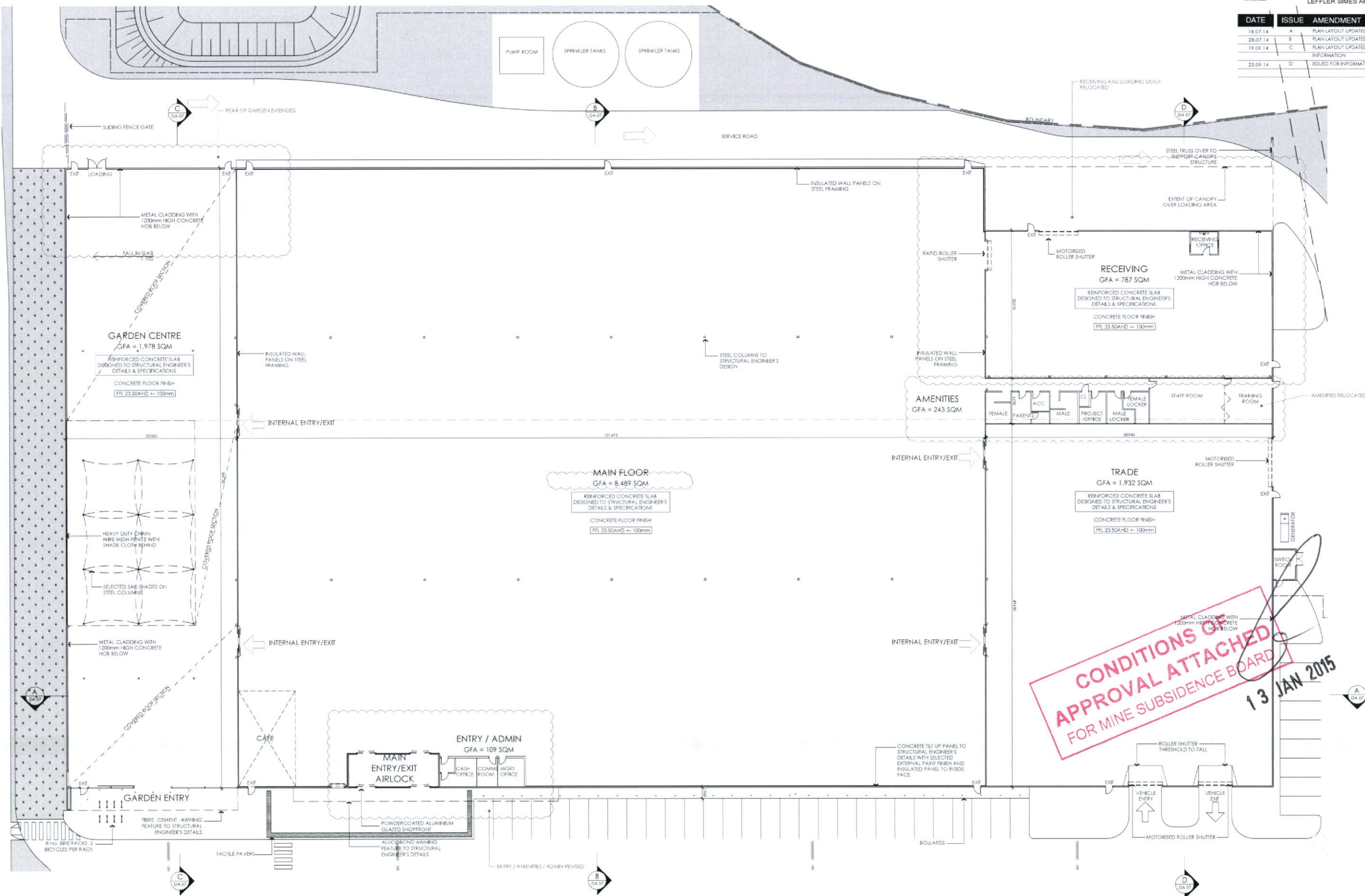
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DATE	ISSUE	AMENDMENT	CHK
18.07.14	A	PLAN LAYOUT UPDATED: ISSUED FOR DA	IAJ
28.07.14	B	PLAN LAYOUT UPDATED: ISSUED FOR 396	IAJ
19.09.14	C	PLAN LAYOUT UPDATED: ISSUED FOR INFORMATION	IAJ
23.09.14	D	ISSUED FOR INFORMATION	IAJ

DEVELOPMENT APPLICATION



1 Floor Plan  
Scale: 1:250

## Floor Plan



Masters Home Improvement  
4B South Street, Windale, NSW



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JOB NO: 2906  
DATE: FEB 2012  
DRAWN: CHW

DA03/D

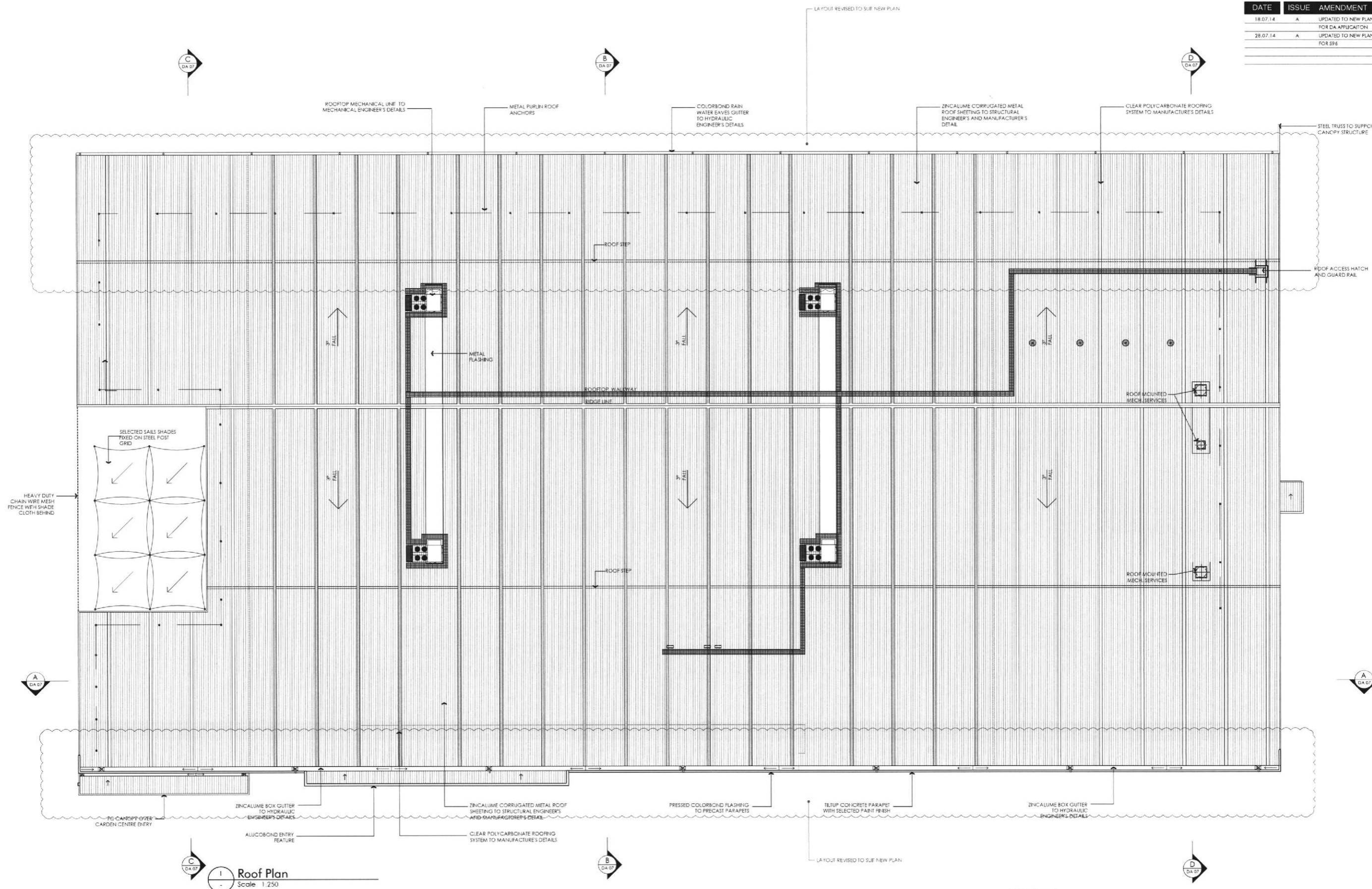
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18.07.14	A	UPDATED TO NEW PLAN LAYOUT. ISSUED FOR DA APPLICATION	JAJ
28.07.14	A	UPDATED TO NEW PLAN LAYOUT. ISSUED FOR 396	JAJ

DEVELOPMENT APPLICATION



Roof Plan  
Scale 1:250

## Roof Plan

15 110 125 50m SCALE: 1/250 @\_A1



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**Masters**  
Home Improvement

Masters Home Improvement  
4B South Street, Windale, NSW

JOB NO: 2906  
DATE: FEB 2012  
DRAWN: CHW

DA04/B

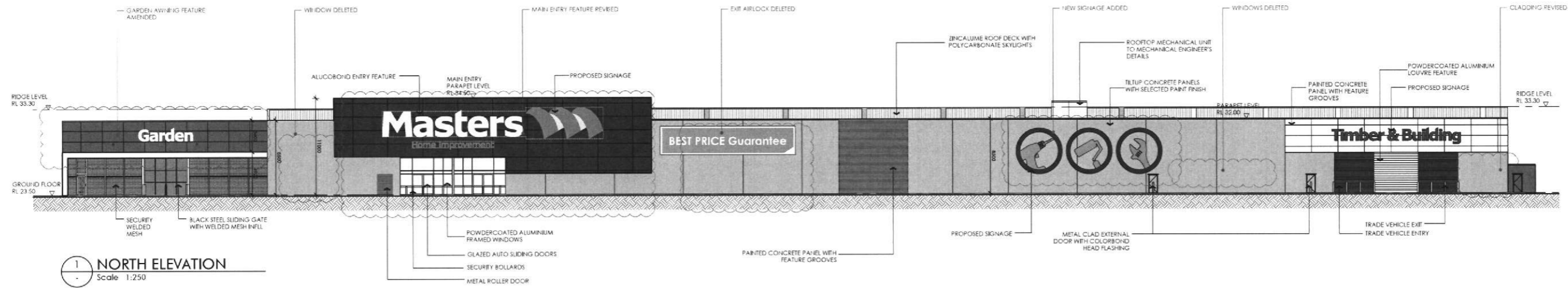
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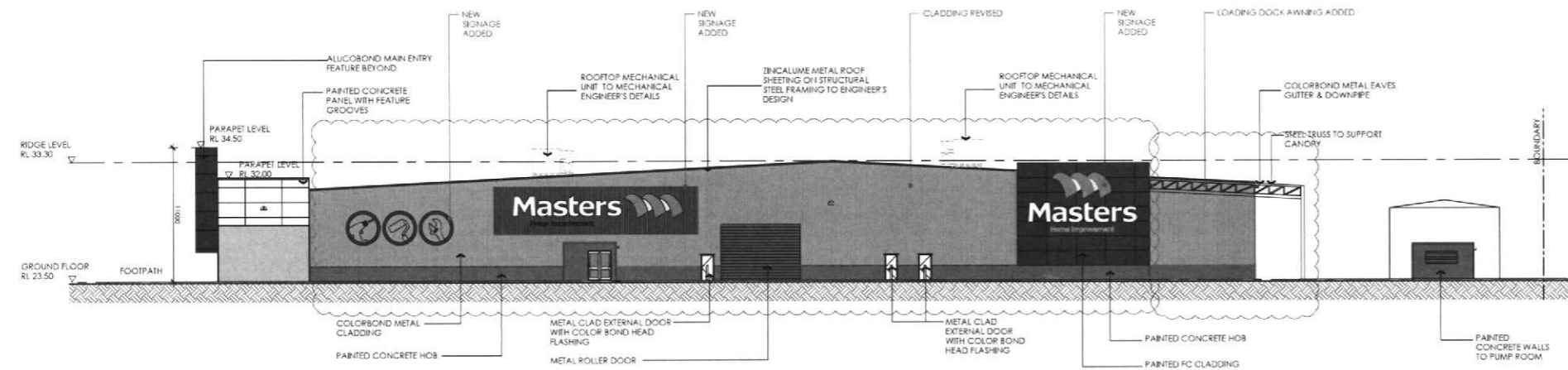
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18.07.14	A	ISSUED FOR DA	JAI
28.07.14	B	REVISED TO SUIT PLAN UPDATE, ISSUED FOR S96	JAI
19.09.14	C	ISSUED FOR INFORMATION	JAI

DEVELOPMENT APPLICATION

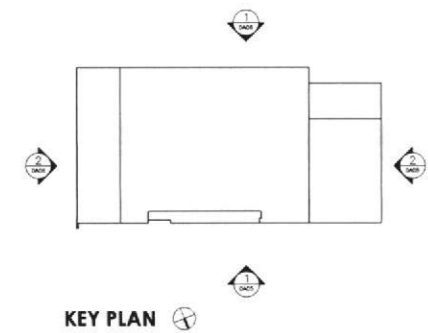


1 NORTH ELEVATION  
Scale 1:250



2 WEST ELEVATION  
Scale 1:250

EXACT LEVEL TO BE ADVISED  
BY CIVIL ENGINEER



## Elevations



Masters Home Improvement  
4B South Street, Windale, NSW

SCALE: 1:250 @ A1

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JOB NO: 2906  
DATE: FEB 2012  
DRAWN: CHW

DA-05/C

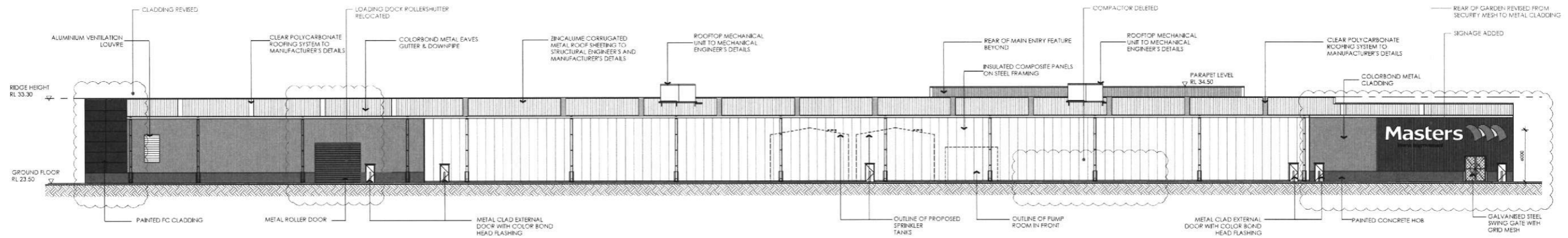
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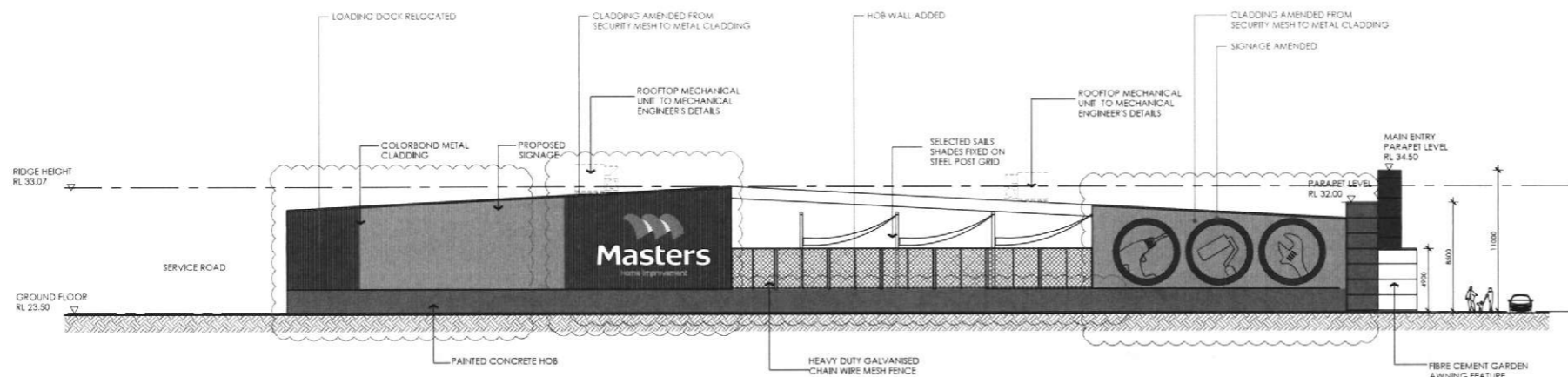
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18.07.14	A	ISSUED FOR DA	(JA)
28.07.14	B	REVISED TO SUIT PLAN UPDATE; ISSUED FOR SPS	(JA)
19.09.14	C	ISSUED FOR INFORMATION	(JA)

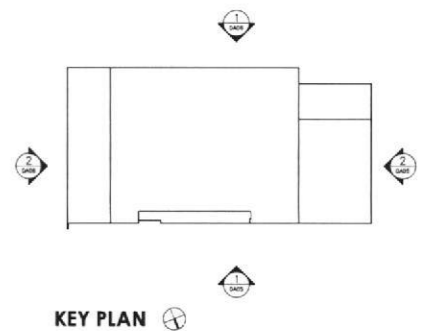
DEVELOPMENT APPLICATION



1 SOUTH ELEVATION  
Scale 1:250



2 EAST ELEVATION  
Scale 1:250



EXACT LEVEL TO BE ADVISED  
BY CIVIL ENGINEER

## Elevations

15 10 20 50 SCALE: 1:250 @ A1

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**Masters**  
Home Improvement

JOB NO: 2906  
DATE: FEB 2012  
DRAWN: CHW

Masters Home Improvement  
4B South Street, Windale, NSW

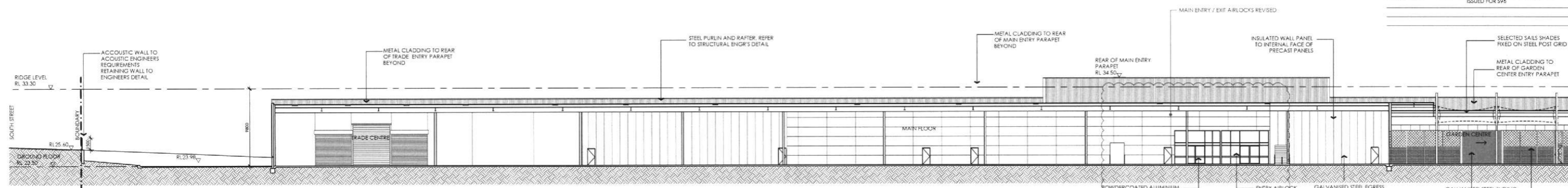
DA-06/C

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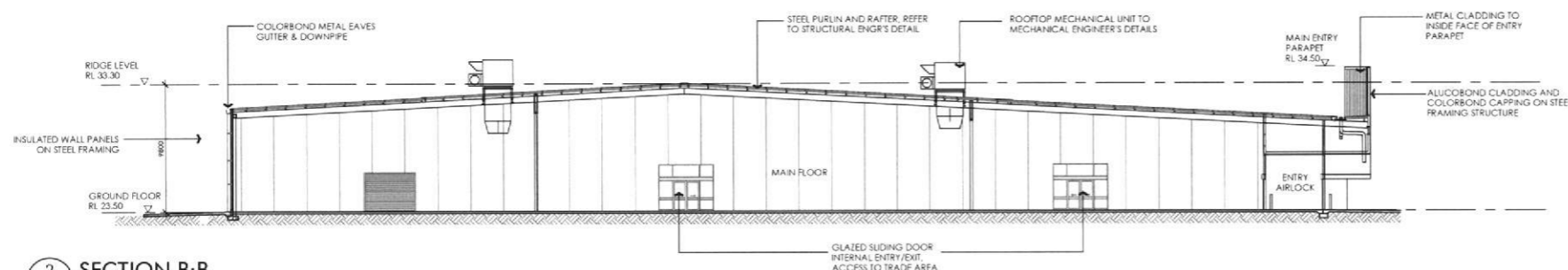


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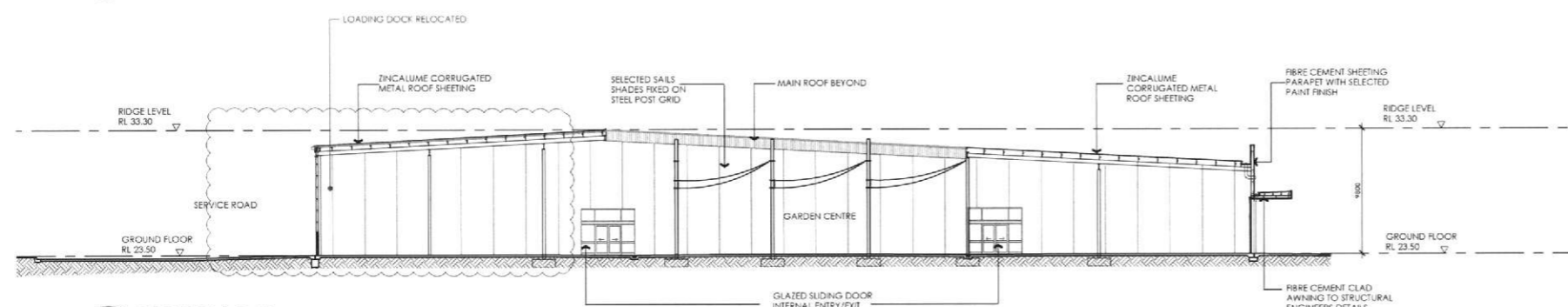
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28.07.14	B	REVISED TO SUIT PLAN UPDATE, ISSUED FOR SPS	JAJ



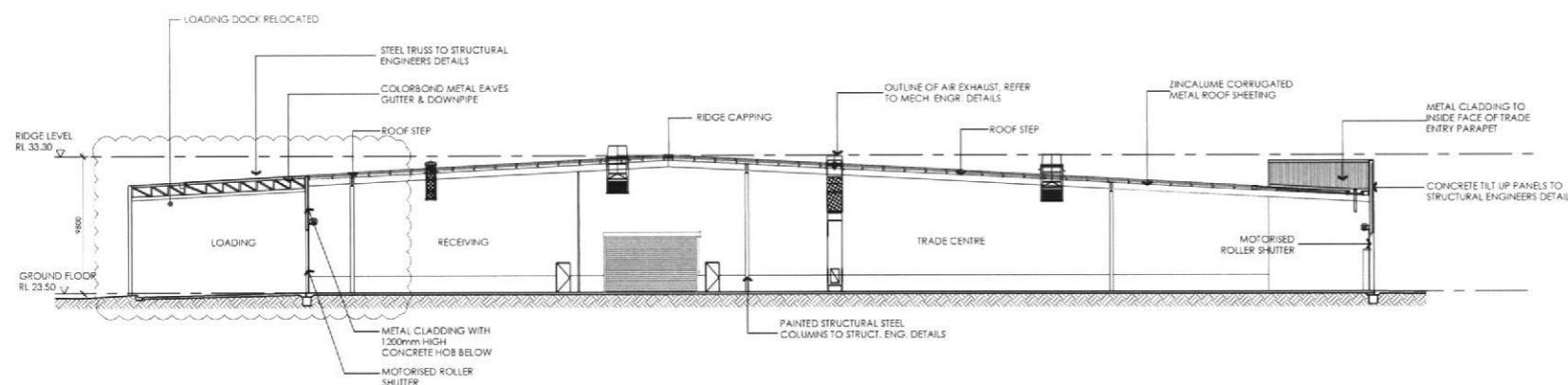
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Scale 1:250



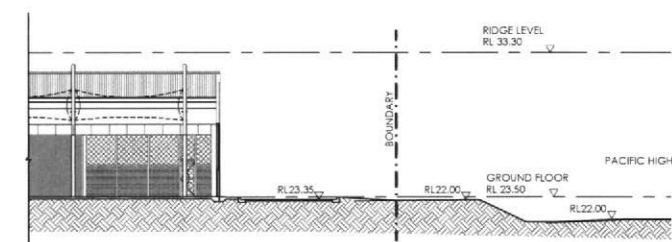
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Scale 1:250



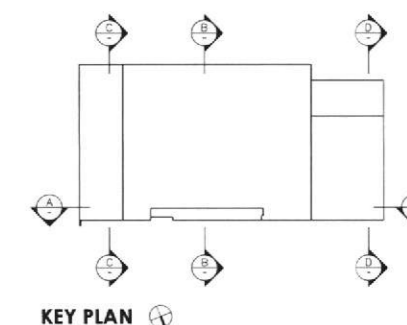
3 SECTION C:C  
Scale 1:250



4 SECTION D:D  
Scale 1:250



1 SECTION A:A CONTINUED  
Scale 1:250



## Sections

15 10 20

50 SCALE: 1:250 @ A1

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**Masters**  
Home Improvement

JOB NO: 2906  
DATE: FEB 2012  
DRAWN: CHW

Masters Home Improvement  
4B South Street, Windale, NSW

DA-07/B

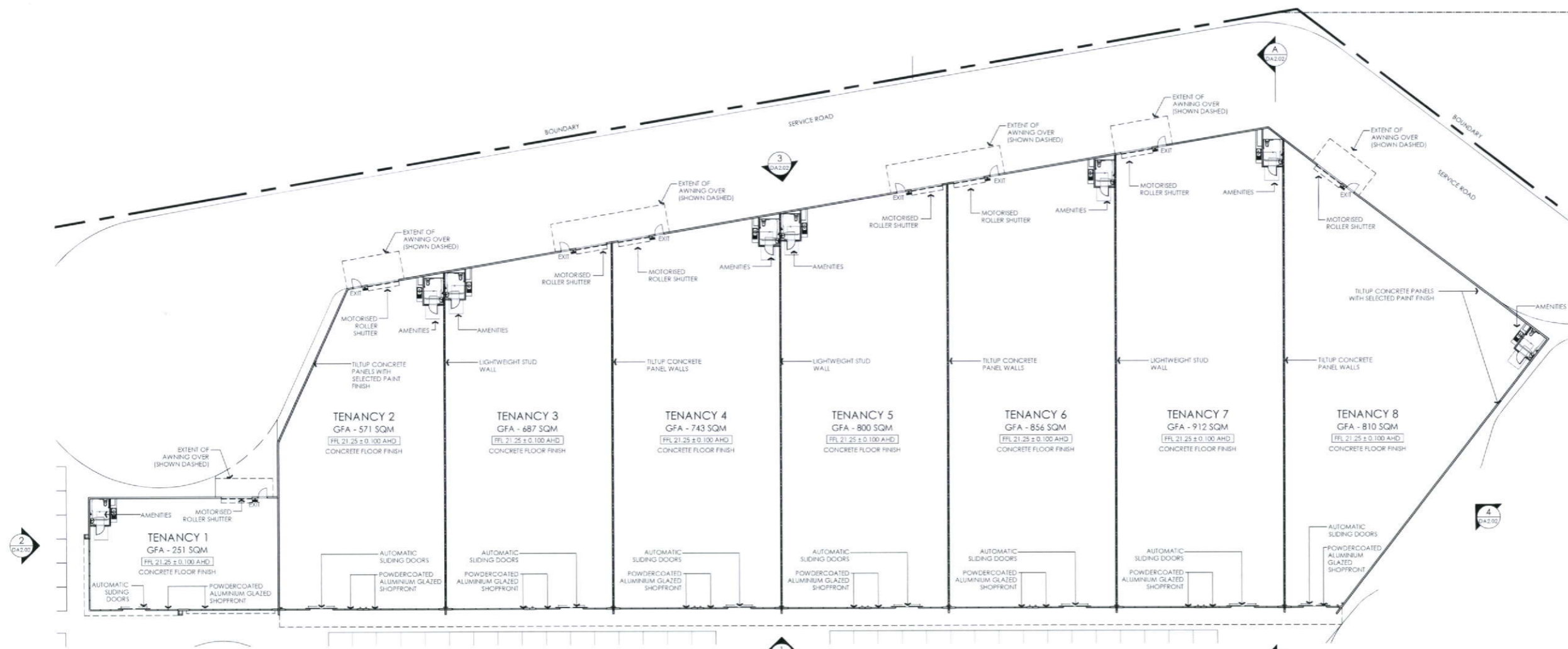
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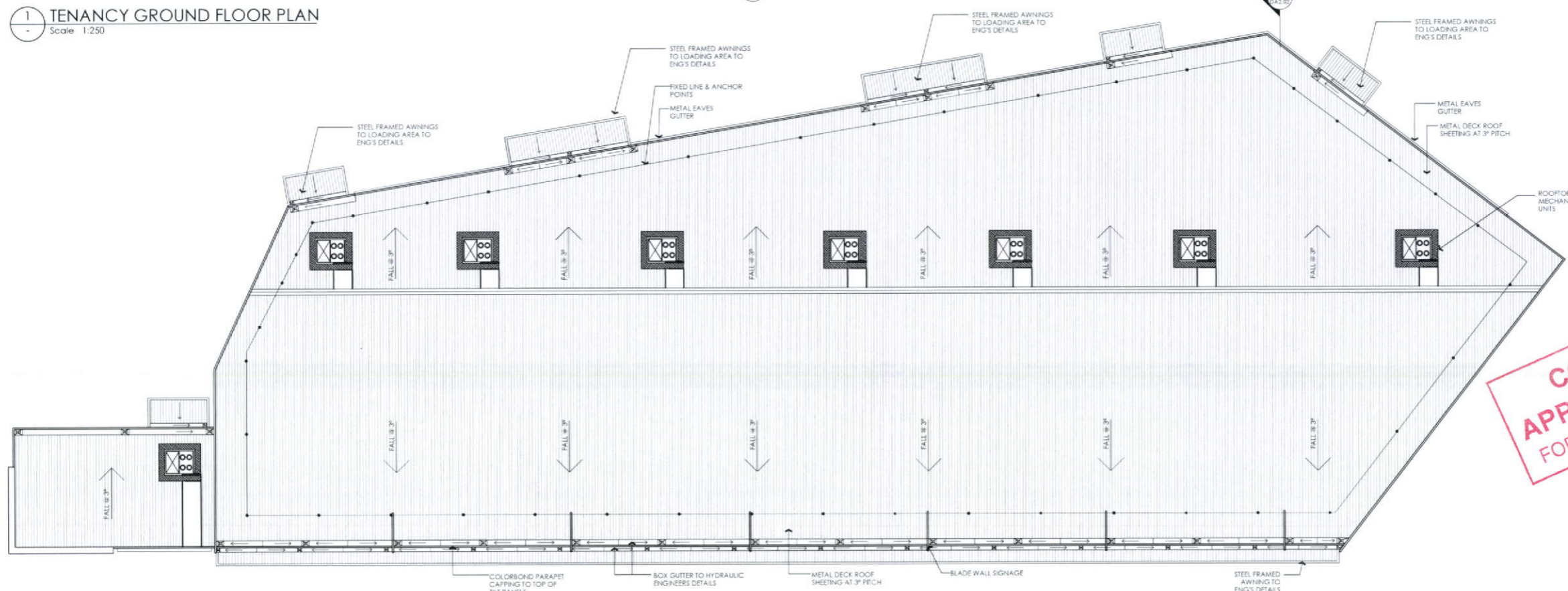
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DATE	ISSUE	AMENDMENT	CHK
17.09.14	A	ISSUED FOR INFORMATION	(JA)
23.09.14	B	ISSUED FOR INFORMATION	(JA)

DEVELOPMENT APPLICATION



1 TENANCY GROUND FLOOR PLAN  
Scale 1:250



2 TENANCY ROOF PLAN  
Scale 1:250

## Tenancy Floor & Roof Plans



Masters Home Improvement  
4B South Street, Windale, NSW

15 110 125 150

SCALE: 1:250 @ A1  
1:500 @ A3 (approx.)



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JOB NO: 2906  
DATE: SEP 2014  
DRAWN: NJB

DA2.01/B

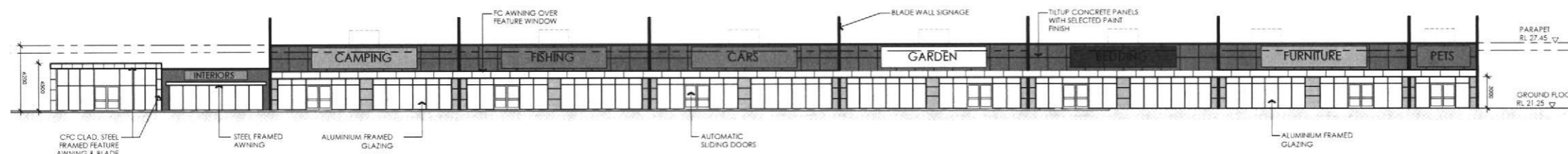
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CONDITIONS OF  
APPROVAL ATTACHED  
FOR MINE SUBSIDENCE BOARD  
13 JAN 2015

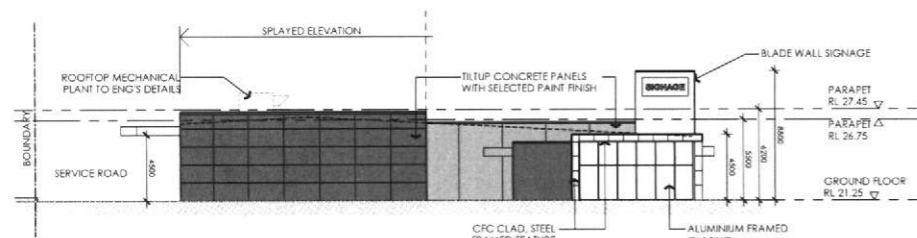


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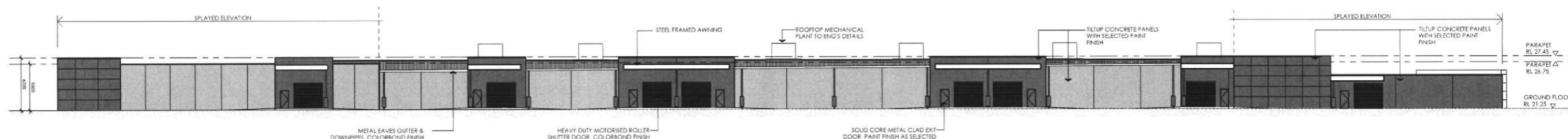
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19.09.14	B	ISSUED FOR INFORMATION	JAI
23.09.14	C	ISSUED FOR INFORMATION	JAI



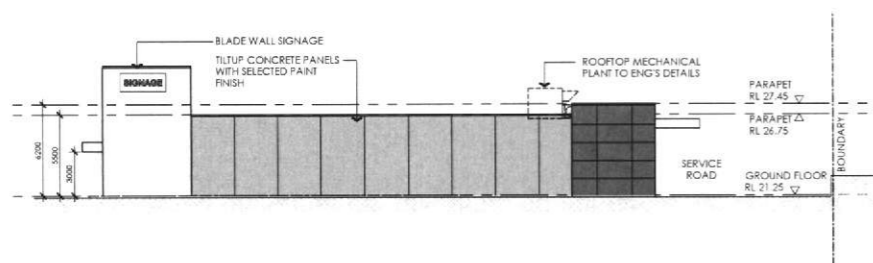
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DA2.01 Scale 1:250



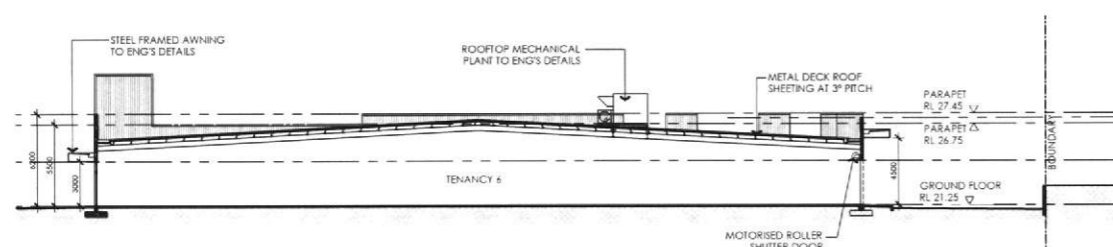
2 SOUTH ELEVATION  
DA2.01 Scale 1:250



3 WEST ELEVATION  
DA2.01 Scale 1:250



4 NORTH ELEVATION  
DA2.01 Scale 1:250



5 SECTION A-A  
DA2.01 Scale 1:250

DEVELOPMENT APPLICATION

## Tenancy Elevations & Section

15 10 25 50 SCALE: 1:250 @ A1  
1:500 @ A3 (approx.)



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DA2.02/C

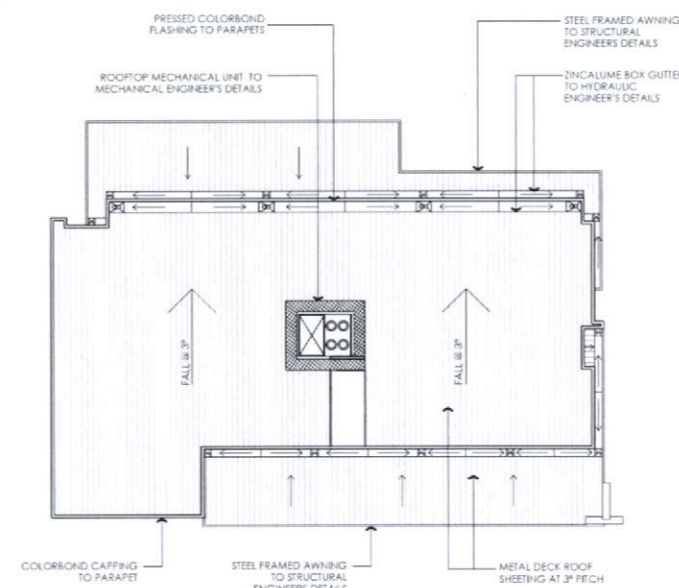
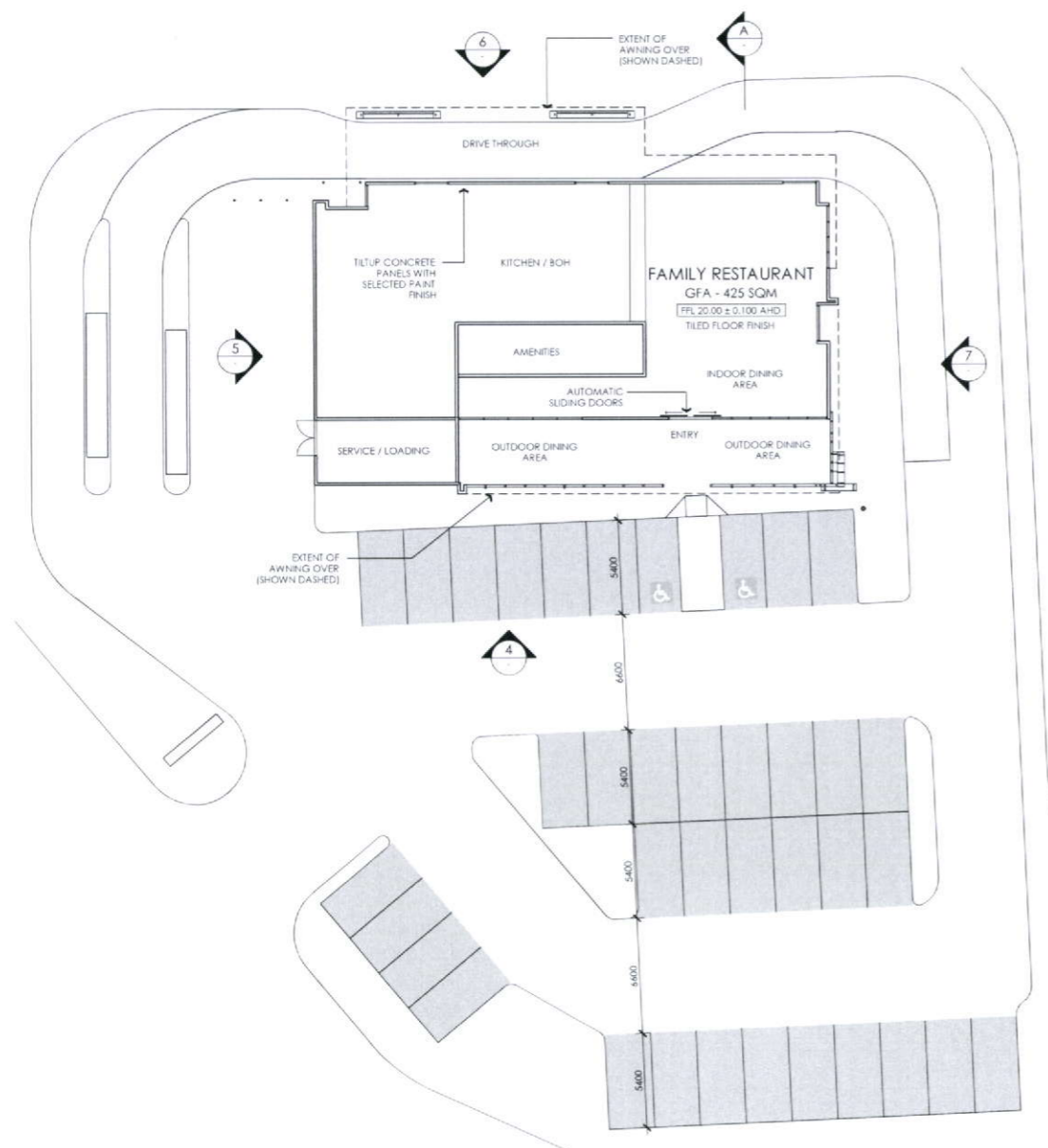
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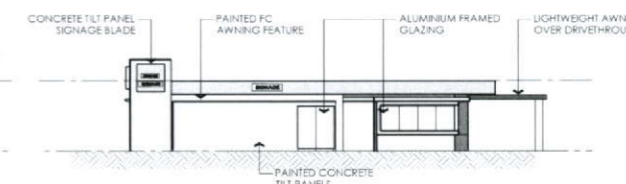
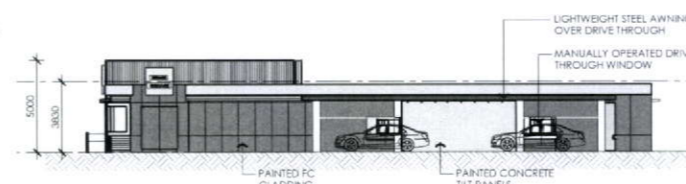
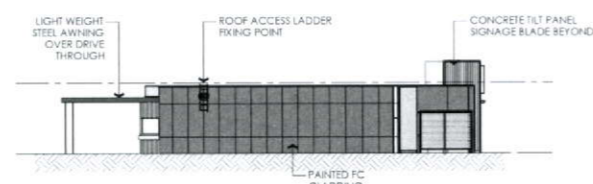
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17.09.14	A	ISSUED FOR INFORMATION	JAJ
26.09.14	B	ISSUED FOR INFORMATION	JAJ

DEVELOPMENT APPLICATION



CONDITIONS OF  
APPROVAL ATTACHED  
FOR MINE SUBSIDENCE BOARD  
13 JAN 2015



# Family Restaurant Tenancy



Masters Home Improvements  
4B South Street, Windale, NSW

15 110 125 150

SCALE: 1:200 @ A1  
1:400 @ A3 (approx.)



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JOB NO: 2906  
DATE: SEP 2014  
DRAWN: CHW

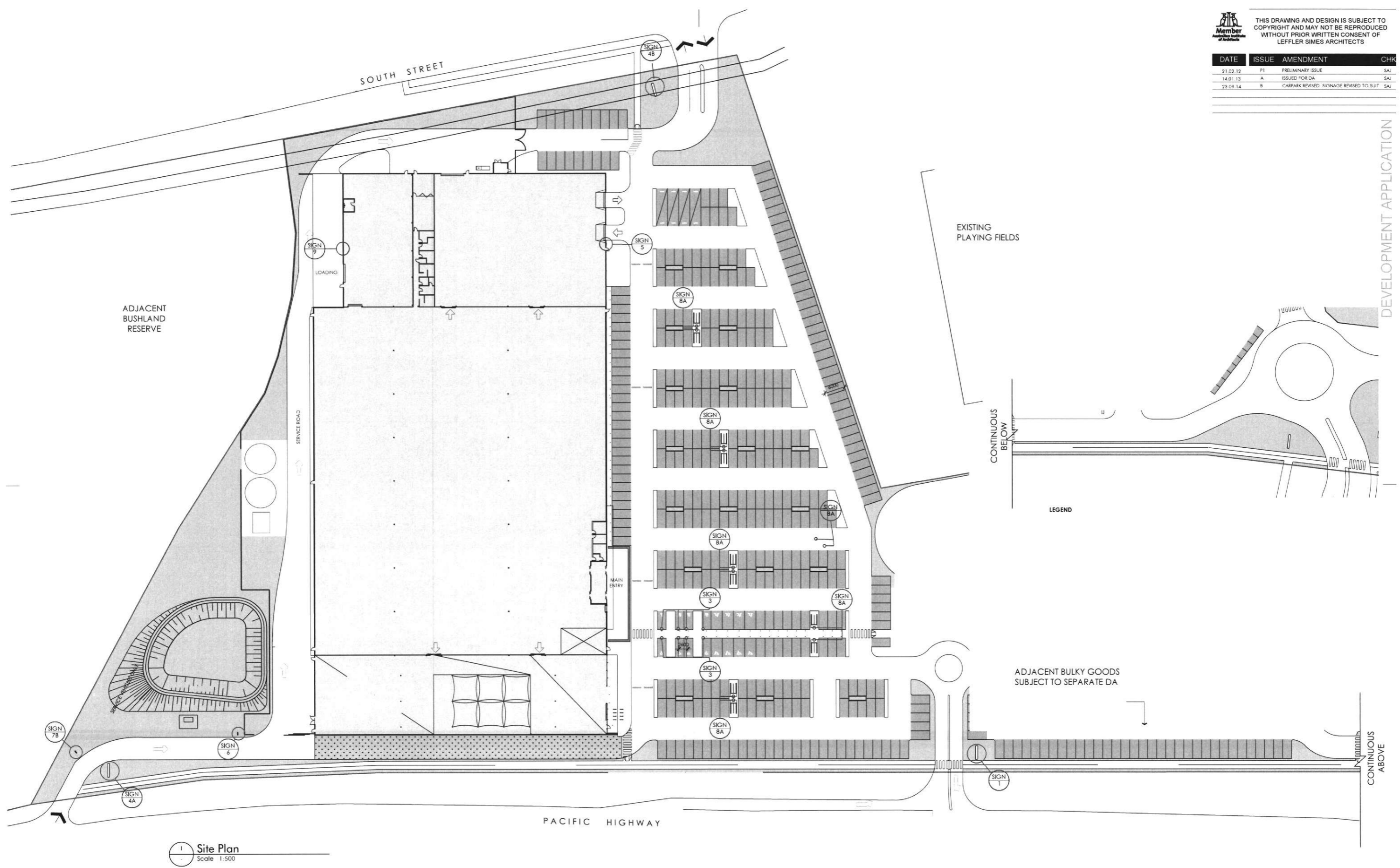
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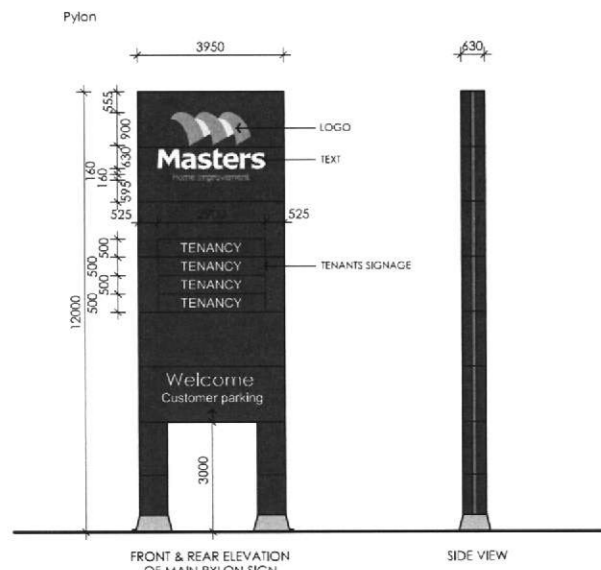
DATE	ISSUE	AMENDMENT	CHK
21.02.12	P1	PRELIMINARY ISSUE	SAJ
14.01.13	A	ISSUED FOR DA	SAJ
23.09.14	B	CARPARK REVISED, SIGNAGE REVISED TO SUIT	SAJ



1 Site Plan  
Scale 1:500

# Site Plan

DATE	ISSUE	AMENDMENT	CHK
01.03.12	P1	ISSUED FOR APPROVAL	SAJ
14.01.13	A	ISSUED FOR DA	SAJ
23.09.14	B	DIRECTIONAL SIGNS ADDED	SAJ

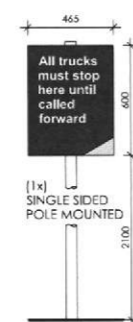


- Pylon**
- 3950mm x 12000mm high X 602mm deep
  - Made from 4mm ACM Alucobond cladding in Ultramarine Blue.
  - All the lettering and logo (incl. the other tenancy) internally illuminated with LED's.
  - "Masters" is intracut 20mm opal acrylic letters
  - "Home Improvements" is intracut 10mm opal acrylic letters with translucent vinyl to face.
  - Signage specifications to be determined in conjunction with signage company
  - Returns to match colour of ACM, return size to be advised

**SIGN 1 ELEVATION - MAIN PYLON SIGN**  
Scale 1:100

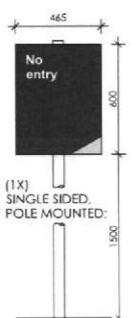


**SIGN 5 TRADE ENTRY SIGNAGE**  
Scale 1:20



**SIGN 6 TRUCK SERVICE ROAD SIGNAGE**  
Scale 1:20

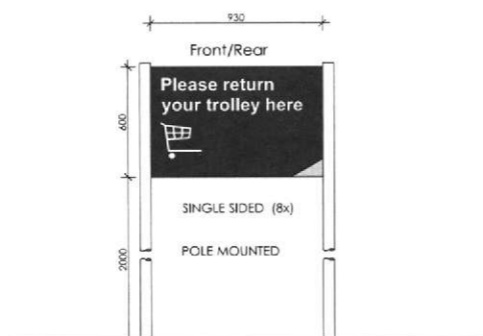
- Carpark sign, portrait**
- 465mm x 600mm high
  - Type white reflective vinyl
  - Double or single-sided, freestanding sign positioned near the respective area indicated
  - Posts to be capped. Capping in aluminium to match posts. Footings to engineers specification
  - For single-sided, freestanding signs, paint entire rear panel to match Alucobond Ultramarine Blue
  - Can be single-sided, fixed to wall if needed
  - When wall mounted screw fix panel to aluminium angle, 2mm aluminium panel notched and folded all sides
  - Non illuminated signs



**SIGN 7A SERVICE ROAD SIGNAGE**  
Scale 1:20

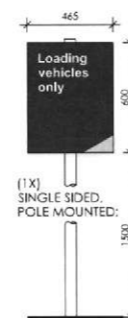


**SIGN 3 ACCESSIBLE CAR PARK SIGNAGE**  
Scale 1:20

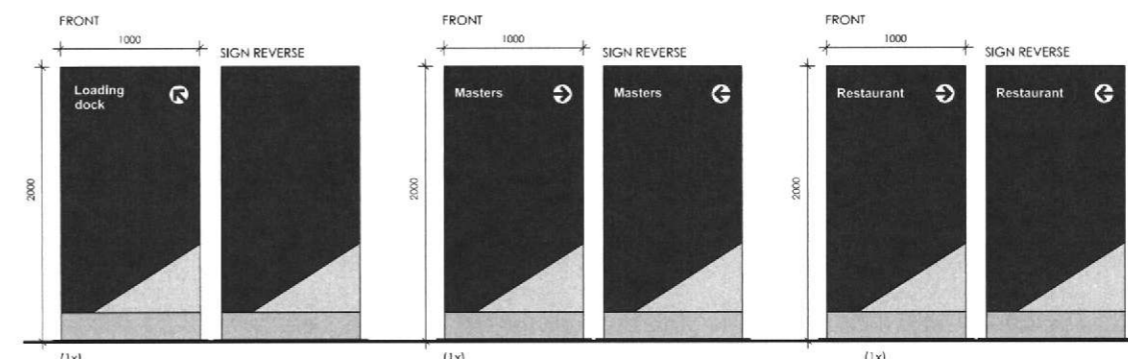


- Trolley Bay Signage**
- 950mm x 600mm high
  - Type white reflective vinyl to face.
  - Single sided sign to be mounted on Trolley Bay steelwork
  - Paint entire rear panel to match Alucobond Ultramarine Blue
  - Non illuminated signs

**SIGN 8A TROLLEY RETURN SIGNAGE**  
Scale 1:20



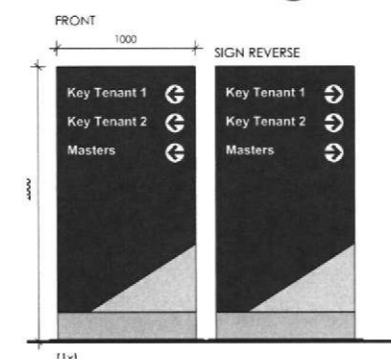
**SIGN 7B SERVICE ROAD SIGNAGE**  
Scale 1:20



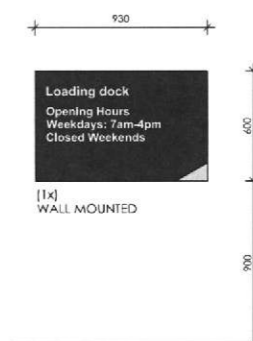
**SIGN 4A DIRECTIONAL SIGN A**  
Scale 1:20

**SIGN 4B DIRECTIONAL SIGN B**  
Scale 1:20

**SIGN 4C DIRECTIONAL SIGN C**  
Scale 1:20



**SIGN 4D DIRECTIONAL SIGN D**  
Scale 1:20



- Carpark sign, landscape**
- 930mm x 600mm high
  - Type white reflective vinyl to face.
  - Double or single-sided, freestanding sign positioned near the respective area indicated
  - Posts to be capped. Capping in aluminium to match posts. Footings to engineers specification
  - For single-sided, freestanding signs, paint entire rear panel to match Alucobond Ultramarine Blue
  - Can be single-sided, fixed to wall if needed
  - Non illuminated signs

**SIGN 9 LOADING DOCK SIGNAGE**  
Scale 1:20



**SIGN 8B TROLLEY RETURN SIGNAGE**  
Scale 1:20

- Trolley Bay Signage**
- 1810mm x 600mm high
  - Type white reflective vinyl to face.
  - Single-sided sign to be mounted on Trolley Bay steelwork
  - Paint entire rear panel to match Alucobond Ultramarine Blue
  - Non illuminated signs

# Ancillary Signage Elevation&Detail

SCALE: As Shown@A1

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DRAWN: CHW

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SA03/B

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