

Newcastle District Office

FN96-00481L0

DA/1/2015

Ian Bullen (02) 4908 4353

LAKE MACQUARIE CITY COUNCIL
BOX 1906
HRMC NSW 2310

3 March 2015

Dear Andrew,

BUILDING/DEVELOPMENT APPLICATION NO TBA15-30680L1
LOT 1 DP 877105 NO 3 FASSIFERN RD FASSIFERN

I refer to your letter of 3 February 2015 seeking general terms of approval in accordance with Clause 66 of the *Environmental Planning and Assessment Act Regulation 2000*.

Under Section 15 of the *Mine Subsidence Compensation Act*, the Mine Subsidence Board is unable to approve your application with the information supplied within the Master Plan, but we can advise of the Mine Subsidence Boards building requirements for the area.

As a guide to persons intending to erect improvements on this property, the Board has adopted the following surface development guidelines subject to them being erected on reinforced concrete footings and/or slabs to comply with AS 2870. The following improvements are limited to a maximum length of 30 metres and maximum width of 18 metres.

1. *Single or two storey timber or steel framed improvements clad with weatherboards or other similar materials.*
2. *Single or two storey brick veneer improvements.*
3. *Full masonry and other types of improvements will be considered for this property under the Board's 'Graduated Guidelines for Residential Construction'. The improvements will be subject to length restriction and may require engineering design. Details of the requirements may be obtained from the Board's technical staff.*

Building works that are out side the above guidelines will be assessed on their merit.

Architectural plans submitted to the Mine Subsidence Board for approval must show the location and detailing of articulation/control joints in brickwork to comply with the requirements of the Building Code of Australia and best building practices.

If you intend to subdivide or to alter or build improvements on this property, you need Mine Subsidence Board approval. During planning and design of proposed improvements applicants should consult with our staff.

Yours faithfully



Ian Bullen

A/District Manager



12/03/2015

Lake Macquarie City Council
Box 1906
HUNTER REGIONAL MAIL CENTRE
NSW 2310

145 Newcastle Road
Wollsend NSW 2287
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Newcastle NSW 2300
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www.ausgrid.com.au

To Whom It May Concern

**Proposed Development at 43 Fassifern Road, Fassifern.
Development Application No. DA/1/2015**

I refer to your letter dated 2nd February 2015 concerning the above development. This letter is Ausgrid's response under clause 45(2) of the *State Environmental planning Policy (Infrastructure) 2007*.

As you would be aware, the assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the *Environmental Planning and Assessment Act 1979*. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid's infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

Please note the following information in relation to the construction of the development:

Supply of Electricity

It is recommended for the nominated electrical consultant/contractor to provide a Preliminary Enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not: the existing network can support the expected electrical load of the development; a substation may be required on-site, either a pad mount kiosk or chamber; and site conditions or other issues. Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Proximity to Existing Network Assets

There are existing overhead 33,000 and 11,000 Volt powerlines located directly above the development. Workcover Document 8290 – Work Near Overhead Powerlines outlines the minimum safety separation requirements between these mains / poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction.

There are also underground 11,000 Volt cables located directly below the proposed car park. It is advised that a Dial Before You Dig search is conducted prior to the commencement of any works. Work Cover Document – Work Near Underground Assets provides practical guidance to prevent injury to people and damage to underground assets.

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, *NS220 Overhead Design Manual*. This document can be sourced from Ausgrid’s website, www.ausgrid.com.au

The existing overhead mains may require relocating should the minimum safety clearances be compromised in either of the above scenarios, this relocation work is generally at the developers cost.

Before construction of this commercial building commences, the developer will be required to submit a survey plan to Ausgrid showing the location of all overhead mains within 5 metres of the proposed development. This drawing must contain a plan view and an elevated view clearly indicating the location of the overhead mains in relation to the development. This information should be forwarded to Sean Freeman (02) 4910 1200 at the above Ausgrid mail address for further comment.

It is recommended that Sean Freeman (02) 4910 1200 is consulted to discuss compliance issues regarding the relevant *Workcover Document 8290 – Work Near Overhead Powerlines*.

Method of Electricity Connection

The method of connection will be in line with Ausgrid’s Electrical Standard (ES)1 – *Premise Connection Requirements*.

Conduit Installation

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid’s Design Information, used to prepare the connection project design.

Existing Electricity Easements

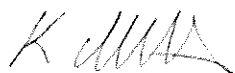
The existing 33,000 and 11,000 Volt power lines located on the north western edge of the property are covered by an easement. The existing underground 11,000 Volt cables located in the same area as the overhead power lines are also covered by an easement. The proposed car park development on the Northern end of the property appears to encroach on both of these easements.

Ausgrid must assess the proposed activity within these easements and give prior approval before any work within the easements can begin. Please direct the developer to contact myself with regard to the proposed works within the existing easements.

Depending on the development and it's location in relation to existing electrical infrastructure, the timeframe between the initial application for electricity supply and energising assets will vary and may involve months. The developer's earliest advice that the development is to proceed to construction will allow us to begin planning and processing of the connection project and hopefully minimise any delays.

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely



Kallan Arbuckle
Engineering Officer
Customer Supply – Planning & Reliability
Ausgrid

☎ (02) 49101251
✉ karbuckle@ausgrid.com.au

☎ (02) 4951 9459
🌐 www.ausgrid.com.au

Ausgrid Reference: 1900051757



NSW RURAL FIRE SERVICE



The General Manager
Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CENTRE NSW 2310

Your reference: DA/1/2015
Our reference: D15/0296
DA15020695697 KV
04 December 2015

Attention: Andrew Leese

Dear Sir/Madam,

Proposal for development associated with Charlton Christian College at 43 Fassifern Road Fassifern

Reference is made to Council's correspondence dated 06 October 2015 seeking general terms of approval for the above application for integrated development in accordance with Clause 55(1) of the *Environmental Planning and Assessment Regulation 2000*.

Based upon an assessment of the information provided, the New South Wales Rural Fire Service (NSW RFS) raises no objection to the proposed modifications.

The discrepancy in effective slope calculations under forest vegetation to the north west of the subject site has been addressed. The proposed asset protection zones (APZs) of 70 metres to the north west and south west of the proposed development within the subject site, as indicated on the drawing prepared by Stanton Dahl Architects referenced 1447.12 and dated 05 December 2014, are supported.

The requirements for Special Fire Protection Purpose Developments (SFPPs) prescribed under section 4.2.7 of *Planning for Bush Fire Protection 2006* need to be considered for any new development on the subject site with regard to APZs, access, services, landscaping, construction and emergency evacuation plan.

If you have any queries regarding this advice, please contact Kalpana Varghese, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Jason Maslen
Team Leader, Development Assessment and Planning
Customer Service Centre East

Postal address
NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address
NSW Rural Fire Service
Customer Service Centre East
42 Lamb Street
GLENDENNING NSW 2761

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03 March 2015

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TB

General Manager
Lake Macquarie City Council
Box 1906
HUNTER REGION MAIL CENTRE NSW 2310

Attention: L Bowman

FASSIFERN ROAD: MASTERPLAN FOR EDUCATIONAL ESTABLISHMENT – 43 FASSIFERN ROAD, FASSIFERN – CHARLTON CHRISTIAN COLLEGE

Dear L Bowman,

I refer to your letter dated 2 February 2015 regarding the proposed master plan for the Charlton Christian College forwarded to Roads and Maritime Services for consideration.

Roads and Maritime understands that the proposal includes an increase to the enrolment of students from the current number of 600 to 880. The school will operate as a K-12 education centre together with a pre-school. It is also understood that an additional car park will be constructed.

Roads and Maritime Responsibilities and Obligations

Transport for NSW and Roads and Maritime primary interests are in the road network, traffic and broader transport issues, particularly in relation to the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

In accordance with the *Roads Act 1993*, Roads and Maritime has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. Fassifern Road is an unclassified local road. Council is the roads authority for this road and all other public roads in the area. Should road works be required on the classified (State) road, Roads and Maritime would exercise the functions of roads authority under Sections 64 and 71 of the Act.

In accordance with *State Environmental Planning Policy Infrastructure 2007* (ISEPP) Clause 104, Roads and Maritime is given the opportunity to review and provide comment on the subject development application as it meets the requirements under Schedule 3.

Roads & Maritime Services

Roads and Maritime Response

Roads and Maritime has reviewed the information provided, including the Traffic Impact Assessment prepared by Traffic Engineering Services dated September 2014 and has no objections to the proposed development application. Roads and Maritime note that the proposed eastern egress onto Fassifern Road, previously identified as a potential safety issue by Roads and Maritime, has been removed from the current master plan.

Please contact me on 4924 0688 if you require further advice.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Browne', with a stylized, cursive script.

Tim Browne
Manager, Land Use Assessment
Hunter Region