

In reply please send to: Newcastle District Office  
Our reference: FN75-00609N0  
Your reference: DA2016/00130  
Contact: Sue Delves (02) 4908 4364



ABN: 87 445 348 918

DAVID PAINE  
SENIOR DEVELOPMENT OFFICER  
THE CITY OF NEWCASTLE  
PO BOX 489  
NEWCASTLE NSW 2300

#### NEWCASTLE

Ground Floor  
NSW Government Offices  
117 Bull Street  
Newcastle West 2302  
PO Box 488G Newcastle 2300  
Telephone: (02) 4908 4300  
Facsimile: (02) 4929 1032  
DX 4322 Newcastle West

9 May 2016

Dear Sir

SUBDIVISION APPLICATION NO. TSUB16-02794N1  
LOT 402 & 39 DP 814439 & 711005 NO 156 CARDIFF RD ELMORE VALE  
CREATING: LOTS 10 & 11

#### 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  
Unit 6, 1 Pitt Street  
Singleton 2330  
PO Box 524 Singleton 2330  
Telephone: (02) 6572 4344  
Facsimile: (02) 6572 4504

The Mine Subsidence Board has granted its approval for this subdivision, subject to:

- (a) the number, size and boundaries of lots being substantially as shown on the approved plan, and
- (b) notification being made to the Board of any changes to lot numbering and of the registered DP number.

**The Mine Subsidence Board's approval is required for the erection of all improvements.**

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.

#### WYONG

Suite 3 Feldwin Court  
30 Hely Street  
Wyong 2259  
PO Box 157 Wyong 2259  
Telephone: (02) 4352 1646  
Facsimile: (02) 4352 1757  
DX 7317 Wyong

#### HEAD OFFICE

PO Box 488G  
Newcastle 2300  
Telephone: (02) 4908 4395  
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S 8 (Auto) Apr 2008

**File No:** FN75-00609N0

*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.*

This approval is valid for two (2) years from the date of this letter.

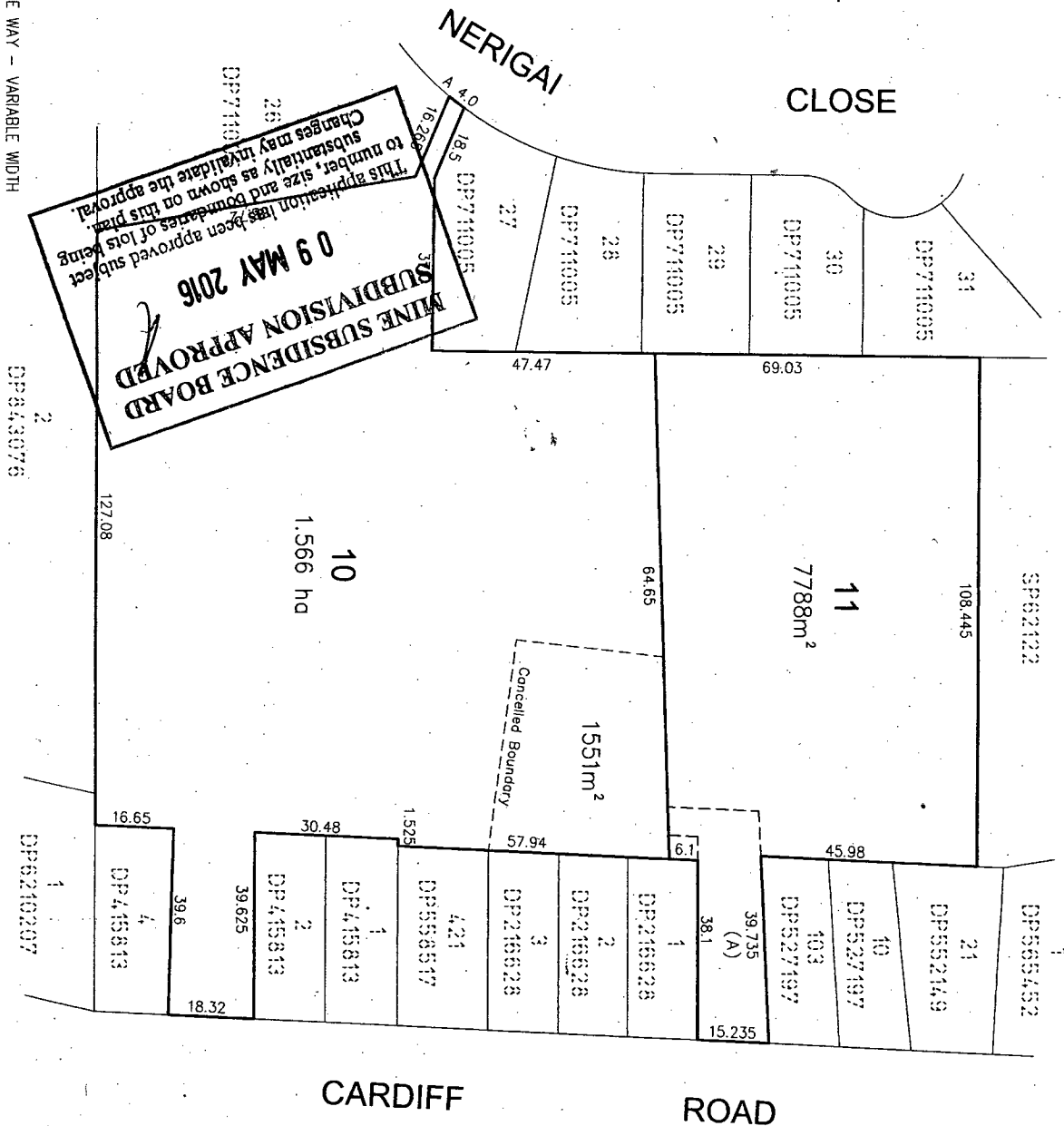
During planning and design of proposed improvements, applicants should consult with our staff.

Yours faithfully



Sue Delves  
for Ian Bullen  
Acting District Manager

(A) PROPOSED RIGHT OF CARRIAGE WAY – VARIABLE WIDTH  
(730m<sup>2</sup>)



0 10 20 30 40 50  
SCALE 1:1000 (A3)

MGA

CLIENT: Regis Aged Care Pty Ltd  
JOB REF: 129057  
TITLE: PROPOSED SUBDIVISION  
LOCATION: 156 CARDIFF ROAD  
ELENMORE VALE  
DATE: 14-05-2015  
PURPOSE: PROPOSED SUBDIVISION  
AUTOCAD REF: VER.1  
RPS AUSTRALIA EAST PTY LTD. (ABN 44 140 292 762)  
241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303  
T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au

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