



7/08/2017

Georgie Williams
Lake Macquarie City Council
PO Box 1906
Hunter Region Mail Centre
NSW 2310

145 Newcastle Road
Wallsend NSW 2287
All mail to PO Box 487
Newcastle NSW 2300
T +61 2 131 525
www.ausgrid.com.au

Dear Georgie

**Proposed Development at 309 George Booth Drive, Cameron Park
Development Application No. DA/1178/2017**

I refer to your letter dated 13/07/2017 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:

Proximity to Existing Network Assets

There are existing overhead electricity network assets in the George Booth Drive footpath, adjacent to the development.

Workcover Code of Practice 2006 – 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.

It is recommended that Ausgrid is contacted on (02) 4910 1200 to discuss compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines.

Clearance to 'As Constructed' Development assessed to be Compliant

Based on the design of the development provided, it was identified that the “as constructed” minimum clearances will not be encroached by the development.

The existing overhead mains may require relocating should the minimum safety clearances be compromised during construction, this relocation work is generally at the developers cost.

Underground Mains

The works described in your notification are also in the vicinity of underground electricity assets. In addition to DBYD searches I recommend that you to conduct a ground search to locate electricity assets immediately prior to commencing work to check for updates of installed utilities.

Please refer to Ausgrid's Network Standard 156 - Working near or around underground cables which can be found on Ausgrid's website at www.ausgrid.com.au and Workcover Document– 'Work Near Underground Assets'

Any alterations to Ausgrid's underground electricity mains will be Contestable Works and funded by Developer.

Existing Electricity Easements

A title search of the development site should be completed to check for existing electricity easements. If easements are present, Ausgrid must assess the proposed activity within the easement. Please direct the developer to Ausgrid's website, www.ausgrid.com.au to download our “Living with Electricity Easements” brochure.

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

Yours sincerely



Kallan Arbuckle

Engineering Officer

Newcastle Design & Planning Portfolio

☎: 4910 1251

✉: karbuckle@ausgrid.com.au

☎ (02) 4951 9459

🌐 www.ausgrid.com.au

Ausgrid Reference: 1900076383



NSW Police Force

**Manager,
Lake Macquarie City Council
126-138 Main Road,
Speers Point NSW 2284**

RE: Development Application DA /1178/2017

1. Introduction

In line with the New South Wales Environmental Planning & Assessment Act, 1979, Section 79C Crime Prevention Guidelines a Crime Risk Assessment (CRA) was conducted on behalf of Lake Macquarie City Council, 126-138 Main Road Speers Point, upon a development Cameron Park Village, 309 George Booth Drive Cameron Park by Lake Macquarie Local Area Command, 2-6 Herbert Street, Belmont.

Before a decision can be made on a development application, a consent authority (usually council) must consider the application under the NSW Environmental Planning and Assessment Act 1979, Section 79C. Included in this section are subsections requiring the consent authority to consider.

- the likely impacts of that development, including the environmental impacts on the natural and built environments and social and economic impacts on the locality,
- the public interest.

Crime prevention falls under these subsections of 79C. Council have an obligation to ensure that a development provides safety and security to users and the community. If a development presents a crime risk, these guidelines can be used to justify;

- modification of the development to minimise the risk of crime, or
- refusal of the development on the grounds that crime risk cannot be appropriately minimised.

This development has the potential to introduce new victims, crime opportunities and offenders to the development site and its surroundings. With this in mind Crime Prevention Through Environmental Design (CPTED) treatments need to be considered to reduce opportunities for anti-social and criminal behaviour.

2. Development and Surroundings

(Briefly describe the development and its surroundings.)

The development is for the construction of

- A local shopping centre which will be known as Cameron Park Village. The major retailer for this development is Woolworths, with a BWS liquor store also proposed as well as 20 specialty tenancies yet to be determined.
- Bounded by George Booth Dr, Portland Dr, Northridge Dr and Tramway Dr
- Amenities
- A 476 space car park.
- A pedestrian plaza
- Pedestrian linkages throughout
- Trading hours for all tenancies proposed from 6am.

Monday to Saturday -

- Woolworths 6am – 12am (Midnight)
- BWS 9am - 9pm
- Specialty shops 6am – 10.30pm (7 days)

Sunday & Public Holidays

- Woolworths 7am -10pm
- BWS 10am - 7pm
- Specialty shops 6am – 10.30pm (7 days including PH)

Surrounded by

- Significant residential development.
- It will also be a short distance to the proposed development of Harrigans Irish Pub, which has not commenced construction. Pedestrian links are proposed from this development to the hotel.
- 3 Future development sites, within this development

Crime Management Unit, Lake Macquarie LAC

2-6 Herbert Street, Belmont NSW 2280

T 02 4922 8832 **F** 02 4922 8711 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

3. Identify, assess and rate the risks

The following risks have been identified, assessed and rated for this development. (Use the matrix in the Annexure section to rate the level of risk)

[illegible]

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4. Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating social and environmental conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension)
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards), and
- Minimise excuse-making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs a number of principles, surveillance, access control, territorial re-enforcement, space & activity management to reduce opportunities for criminal and anti-social behaviour.

5. Surveillance

Surveillance is achieved when users of the space can see or be seen. Generally people involved in anti social or criminal behaviour do not like to have their activities monitored. With this in mind the layout of the space, orientation and location, the strategic use of design can make it difficult for criminals to operate with ease. Surveillance should be a by product of a well planned, well designed and well used space can help to reduce opportunities for crime by increasing surveillance opportunities.

Objectives

- a) Ensure that there is good surveillance to and from the development to reduce opportunities for crime.
- b) Ensure that there is good surveillance throughout the development to reduce opportunities for crime.
- c) Ensure that lighting in and around the development complies with the Australian Standard – Lighting to increase surveillance opportunities during the hours of darkness.

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- d) Ensure that lighting in and around the development is commensurate with the closed circuit television requirements.

Recommendations

- Shops and businesses should avoid opaque glass or obstructed windows and doors.
- Loading docks and delivery areas should be protected by strategically positioned offices, workstations, etc
- It is recommended that automatic teller machines be positioned no closer than 3 metres from any structure or object capable of facilitating concealment (i.e. columns, building corners, recesses or doorways), and no closer than 2 metres from other ATMs, static activity or information source that facilitates loitering (i.e. an adjoining display window, product advertising, community noticeboards, etc)
- Bus shelters designed as 'advertising shells' should be supported by effective external (street and pedestrian) lighting
- It is recommended that 3-5 metres of cleared space be located either side of residential pathways and bicycle routes. Thereafter, vegetation can be stepped back in height to maximise sightlines
- Bicycle parking areas should be located within view of capable guardians. The provision of covered, lockable racks to secure bicycles increases the effort required to commit crime
- When selecting vegetation, consideration should be given to future maintenance and the possibility of areas becoming entrapment sites
- CCTV should be strategically placed throughout the centre.
- CCTV should capture all vehicles into and out of the car park. (Entry and Exit points) This system of traffic management, with boom gate operation has vastly reduced stolen vehicle offences within a retail car park environment. This location is on the outskirts of Lake Macquarie LGA bordering other LGA's. It is semi rural and will be serviced with public transport. The Centre appears to service the community need, however these elements may bring an opportunity for vehicle theft.
- CCTV should cover areas designed to facilitate a meeting place. Such as public seating areas, public transport areas. Which may become meeting spaces for anti social behaviour.
- CCTV should be reviewed annually and inadequacies in coverage, need for further coverage, or need for better image quality should be rectified.
- Lighting should meet minimum Australia and New Zealand Lighting Standards. Lighting objectives relevant to crime and fear reduction are outlined in Australian lighting standard AS/NZS 1158 for public streets, car parks and pedestrian areas. This and other standards specify the types and quantities of lighting that can be used in different applications.
- Crime risk can be reduced for late-night workers and at-risk car park customers by reserving easily accessed and well lit car spaces near guardians

6. Access control

Access control should restrict, channel and encourage people and vehicles into, out of and throughout areas. It can be used to increase the time and effort required to commit a crime and to increase the risk to people involve in anti social and criminal behaviour. With this in mind the tactical use of design features including building configuration, security hardware, pathways, landscaping, fencing, gardens

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and on site guardians can control access and help to reduce opportunities for anti-social or criminal behaviour.

Objectives

- a) Ensure that access to the property is controlled to reduce opportunities for crime.
- b) Ensure that access to restricted areas within the property is controlled to reduce opportunities for crime.

Recommendations

- Chemically hardened glass, toughened laminated glass with PVB interlayer and transparent polycarbonate sheeting can be an effective alternative to 'normal' glass in (certain) high-risk applications. When properly fitted, they are resistant to breakage
- Boomgates and kindred access control devices can be an effective means of regulating vehicle movement and increasing the effort required to steal vehicles from public car parks
- The strategic placement of heavy objects such as low, anchored planter boxes or locking, removable bollards in front of 'at-risk' shop and business windows/doors can increase the effort required to commit ram raids

7. Territorial re-enforcement

Territorial re-enforcement is about ownership, who owns the space, who manages the space, and who cares for the space. Criminals are more likely to be deterred by the presence of people who are connected with and protective of a space than by people who are just passing through. It employs actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage community responsibility for the space and to communicate to people where they should and should not be and what activities are appropriate.

Objectives

- a) Ensure that the boundaries of the development are clearly defined to reduce excuse making and crime opportunities.
- b) Ensure that signage is displayed to provide guidance to users of the development and reduce excuse making opportunities.

Recommendations

- With few exceptions, criminals do not want to be detected, challenged or apprehended. For offenders, the *capability* of a guardian to detect, challenge or apprehend is an important consideration. The perceived or actual presence of security officers can be a strong deterrent.

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Centre security should be strongly considered to deter theft and antisocial behaviour at the location. Especially with identified crime trends after the centre opens.

- Crime risk can be reduced for late-night workers and at-risk car park customers by reserving easily accessed and well lit car spaces near guardians

8. Space and Activity Management

Space and activity management involves the control, supervision, and care of space. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. Space and activity management strategies are an important means of developing and maintaining *natural* community control.

Objectives

- a) Ensure that management are aware of their obligations under the Work, Health & Safety Act & Regulations.
- b) Ensure that staff are aware of their obligations under the Work, Health & Safety Act & Regulations.
- c) Ensure that management are aware of their obligations in relation to fire safety.

Recommendations

- 24 hour rapid graffiti removal/vandalism repair policy
- Robust garbage bins. When garbage bins are absent, many people will litter rather than carry their trash to off-site receptacles
- Dark areas can generate fear, reduce natural supervision and stimulate criminal activity. A lighting maintenance policy should be implemented for the development.
- Security Guards may be required especially late evening. As 77% of all public order incidents are alcohol related. Street offences, public violence and vandalism often occur within eyesight of pubs and other licensed premises. Parks, arcades, shops and houses near licensed premises are at greater risk of crime than many other Areas. With Woolworths trading until midnight, the shopping centre may become a place where intoxicated people, via the walkway from the planned Hotel, may migrate to for common reasons like food or cigarettes.

9. Conclusion

In conclusion the New South Wales Police Force has a vital interest in ensuring the safety of the members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

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- It is not possible to make areas evaluated by the NSWP absolutely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWP at the time the assessment was made.
- This assessment is a confidential document and is for use by the consent authority or organizations referred to on page 1 only.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 1.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will be increased. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Whitehead, Crime Prevention Officer, Lake Macquarie LAC, Phone 49228832.

Yours sincerely,
Brett Greentree
Superintendent
Commander

Crime Management Unit, Lake Macquarie LAC

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10. Annexure

1. Assess & rate the level of risk (*Review the likelihood and consequence to determine the level of risk for each risk identified*).

(a) Measurement of Likelihood (*What is the likelihood of an incident taking place?*)

L1	Almost certain	Almost certain to happen at some stage.
L2	Likely	Likely to happen at some stage.
L3	Possible	Possibly will happen at some stage.
L4	Unlikely	Unlikely to happen at some stage.
L5	Rarely likely	Rarely likely to happen, only in exceptional circumstances.

(b) Measurement of Consequence (*What could happen should an incident take place?*)

C1	Insignificant	Very minor harm or injury to people, financial loss (<\$2000) or damage to property, reputation or operation.
C2	Minor	Minor harm or injury to people requiring on site medical treatment, financial loss (>\$2000) or damage to property, reputation or operation.
C3	Moderate	Some harm or injury to people requiring medical treatment, financial loss or damage to property (>\$10000), reputation or operation.
C4	Major	Serious harm or injury to people requiring hospitalisation, financial loss or damage to property (>\$25000), reputation or operation.
C5	Catastrophic	Death, serious harm or injury to people, significant financial loss or damage to property, reputation or loss of operation.

(c) Rate the level of risk (*Check the likelihood & consequence to obtain the level of risk*)

Likelihood	Consequence				
	Insignificant C1	Minor C2	Moderate C3	Major C4	Catastrophic C5
Almost Certain L1	High	High	Extreme	Extreme	Extreme
Likely L2	Moderate	High	High	Extreme	Extreme
Possible L3	Low	Moderate	High	Extreme	Extreme
Unlikely L4	Low	Low	Moderate	High	Extreme
Rare L5	Low	Low	Moderate	High	High

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All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: pes@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



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

Your Ref: DA/1178/2017
Our Ref: D17/2328
DA17071908310 SD

ATTENTION: Development Assessment & Compliance

7 August 2017

Dear Sir/Madam

Integrated Development for 309 George Booth Drive Cameron Park NSW 2285

I refer to your letter dated 13 July 2017 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. The consent authority shall be satisfied that the area nominated as 'Managed Grassland' in Schedule 1 of the submitted bush fire report prepared by Travers Bushfire & Ecology, ref. A16230, dated 27 June 2017 will be managed in perpetuity as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. The management shall occur prior to the issue of construction certificate.
2. Proposed Lots 1-4 shall be entirely managed in perpetuity as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

4. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

5. Any new Class 10b structures as defined per the 'Building Code of Australia' shall be non-combustible.

Landscaping

6. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely



Nika Fomin

Manager Planning & Environment Services (East)

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.



CR2018/000723
CR2018/000725
SF2012/027637
KML

22 March 2018

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

Attention Georgie Williams

GEORGE BOOTH DRIVE (MR527): DA/1178/2017, SHOP AND 1 INTO 6 LOT TORRENS TITLE SUBDIVISION, LOT: 901 DP: 1222132, 309 GEORGE BOOTH DRIVE CAMERON PARK

Reference is made to Council's letter dated 22 February 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment and concurrence in accordance *State Environmental Planning Policy 64 (SEPP 64) Clause 18*.

Roads and Maritime understands the development to be for the establishment of a local shopping centre with the subdivision of 1 into 6 Torrens Title lots, and the construction of a Woolworths supermarket with the loading dock accessed from Northridge Drive, BWS liquor store, Woolworth 'Click and Collect' facility off Northridge Drive, 20 speciality commercial tenancies, signage, and a 476 space car park with access from Portland Drive to the east via a dual lane roundabout and from an extension of Tramway Drive to the west via a two way road.

Roads and Maritime response & requirements

Roads and Maritime has reviewed the information provided and raises no objection to the proposed development, provided the following matter(s) are addressed and included in Council's conditions of development consent:

- No additional access from the property to George Booth Drive (MR527) will be granted.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- The property has a common boundary with George Booth Drive (MR527) which has been declared as a Controlled Access Road by notification in Government Gazette No 123 of 21/8/1998 Folio 6374. Direct access across this boundary is restricted as shown highlighted between points B-C-D on DP849003 and covenant O287784 registered on title (attached).

- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should have consideration for appropriate sight line distances in accordance with the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- Discharged stormwater from the development shall not exceed the capacity of George Booth Drive stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise Roads and Maritime of any adjustments to the existing system that are required prior to final approval of the development.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by George Booth Drive, a classified State road (MR527). In this regard, the developer, not Roads and Maritime, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water. If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.
- In accordance with the *State Environmental Planning Policy 64 (SEPP 64) Clause 18*, the consent authority must not grant development consent without the concurrence of Roads and Maritime, to the display of advertising signs greater than 20 square metres and within 250 metres of, and visible from, a classified road. George Booth Drive (B89) is a classified State road, and the proposed sign is larger than 20 square metres, will be within 250 metres and visible from George Booth Drive. Accordingly, Roads and Maritime concurrence is granted for the signage proposed in the subject application under *Clause 18* of SEPP 64, subject to the following conditions.

All signs should meet the criteria contained in Section 3.2.5 of the Department of Planning's *Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007) - Illumination and reflectance*. The sign must be constructed entirely within private property and shall not encroach or overhang, into the road reserve.

- The sign must not obstruct any road regulatory, safety or directional signage in the vicinity.
- The sign must not incorporate:
 - Coloured writing. Only white writing should be permitted.
 - Flashing lights or messages.
 - Electronically changeable messages, unless in accordance with the Department of Planning's *Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007)*.
 - Animated display, moving parts or simulated movement.
 - Complex displays that hold a driver's attention beyond "glance appreciation".
 - Displays resembling traffic signs or signals, or giving instruction to traffic by using words such as 'halt' or 'stop'.
 - A method of illumination that distracts or dazzles.

- Please be advised that Roads and Maritime may direct the removal of a work or structure in accordance with Section 104 of the *Roads Act 1993* if, in the opinion of Roads and Maritime, the work or structure is a traffic hazard. This direction may be given regardless of whether or not the carrying out or erection of the work or structure is the subject of any approval, consent, licence or permit in force under any Act.

Additionally, Council should ensure that all signs meet the requirements of Schedule 1 Assessment Criteria of the *State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage*. Signage should also take into account the Department of Planning and Infrastructure's *Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007)*.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Marler', with a stylized circular flourish at the start.

Peter Marler
Manager Land Use Assessment
Hunter Region

PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

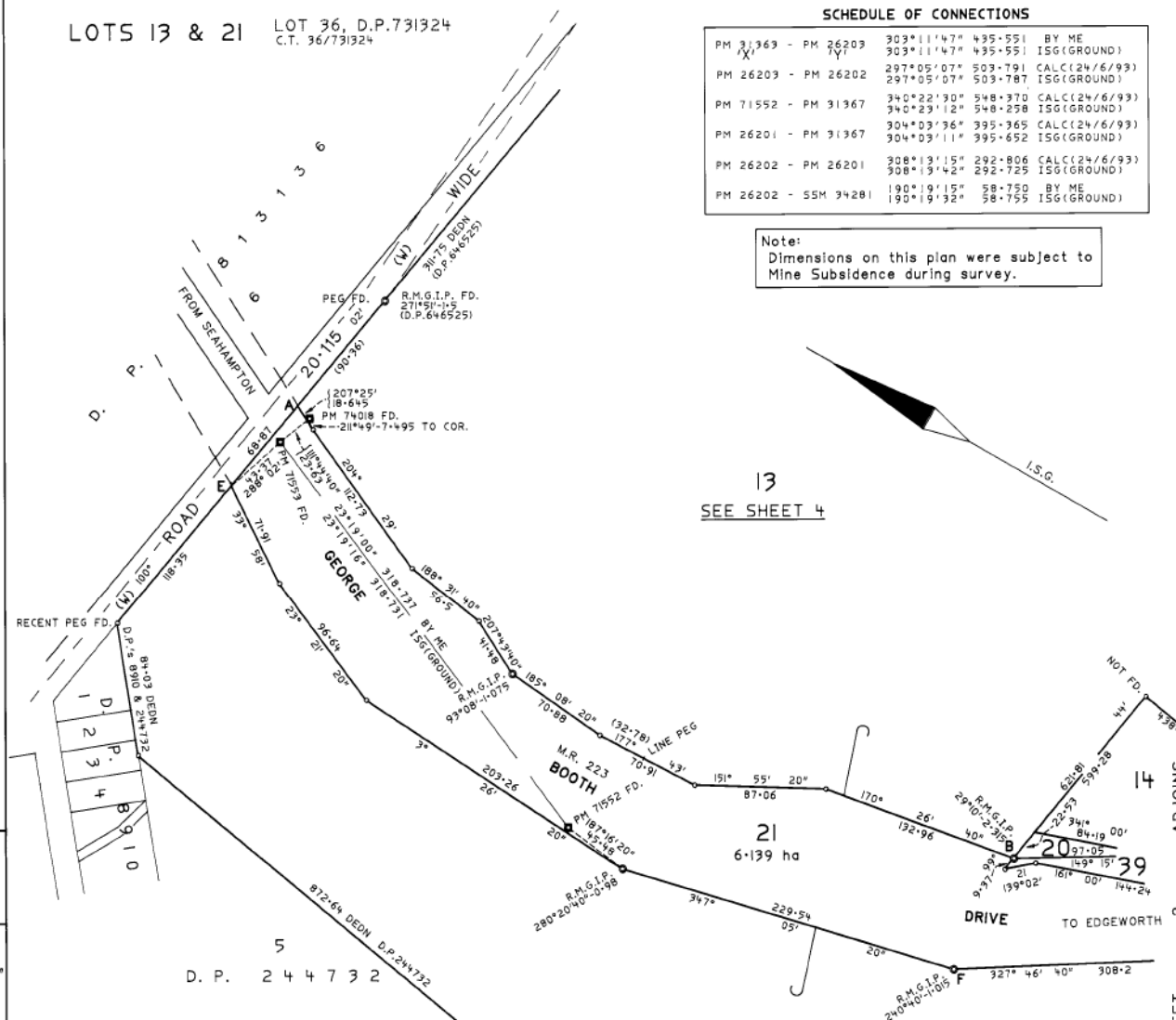
LOTS 13 & 21 LOT 36, D.P.731324
C.T. 36/731324

SCHEDULE OF CONNECTIONS

PM 31363 - PM 26203	303°11'47" 435.551	BY ME
	303°11'47" 435.551	ISG (GROUND)
PM 26203 - PM 26202	297°05'07" 503.791	CALC (24/6/93)
	297°05'07" 503.787	ISG (GROUND)
PM 71552 - PM 31367	340°22'30" 548.370	CALC (24/6/93)
	340°23'12" 548.258	ISG (GROUND)
PM 26201 - PM 31367	304°03'36" 395.365	CALC (24/6/93)
	304°03'11" 395.652	ISG (GROUND)
PM 26202 - PM 26201	308°13'15" 292.806	CALC (24/6/93)
	308°13'42" 292.725	ISG (GROUND)
PM 26202 - SSM 34281	190°19'15" 58.750	BY ME
	190°19'32" 58.755	ISG (GROUND)

Note:
Dimensions on this plan were subject to
Mine Subsidence during survey.

13
SEE SHEET 4



LOT 21 IS REQUIRED FOR CONTROLLED ACCESS
ROAD UNDER SECTION 49 OF THE ROADS ACT,
1993.

ACCESS WILL BE RESTRICTED ACROSS THE
BOUNDARIES MARKED A-B AND E-F.

(W) EASEMENT FOR ELECTRICITY TRANSMISSION LINE
AND ACCESS THERETO IS WIDE & VAR. (D.P.646525)
Notd. in Gov. Gaz. No.102 of 17-9-1993.

Crown Lands Office Approval

AN APPROVED
Authorized Officer
Land District
Paper No.
Field Book page

Council's Certificate

I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of Part 3 Division 2 of the Water Board Act 1987, or Part 5 Division 7 of the Hunter Water Board (Corporation) Act 1991,
have been complied with by the applicant in relation to the proposed
"new road", "subdivision" or "consolidated lot" set out herein.
Subdivision No.
Date
(Signature)
General Manager/Authorized person
Council File No.

This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Water Board and the Hunter Water Corporation Ltd.

1 Delete if inapplicable.

SURVEY PRACTICE REGULATION 1990 : CLAUSE 32 (2)

MARK	I.S.G. CO-ORDINATES		ZONE	ACC.
	EASTING	NORTHING		
PM 31363	356 607.676	1 355 745.568	561	2
PM 26203	356 243.218	1 355 984.030	561	2
PM 26202	355 794.694	1 356 213.405	561	2

COMBINED SEA LEVEL AND SCALE FACTOR 0.99997
SOURCE: ISG COORDINATES ADOPTED FROM
LIC ON 30 MARCH 1995

DP 849003

Registered: 10.5.1995

C.A.:

Title System: TORRENS & CROWN LAND

ACQUISITION (NOT A CURRENT

Purpose: AT REGN-SEC 32 TAALGACT

Ref. Map: U 5450-11, 12, 13, 14

Last Plan: DP 731324, DP 938528

PLAN OF LAND TO BE ACQUIRED FOR THE
PURPOSES OF THE ROADS ACT, 1993.

Lengths are in metres. Reduction Ratio 1:2000

L.O.A.: LAKE MACQUARIE CITY

Locality: WEST WALLSEND

Parish: TERALBA

County: NORTHUMBERLAND

This is sheet 1 of my plan in 4 sheets.
(Delete if inapplicable).

MICHAEL WILLIAM DARK

of ROADS & TRAFFIC AUTHORITY

a surveyor registered under the Surveyors Act 1928, hereby
certify that the survey represented in this plan is accurate,
has been made in accordance with the Survey Practice
Regulation 1990 and was completed on
24 JUNE 1993 & 2 MAY 1994.

Signature: 19.4.95

Surveyor registered under Surveyors Act, 1928.

Datum Line of Orientation: (X)-(Y) (SHEET 3)

Nearest date of survey: 24 JUNE 1993 & 2 MAY 1994

Plans used in preparation of survey/compilation.

NOT WITHIN P.S.A.

PANEL FOR USE ONLY for statements of
intention to dedicate public roads or to create
public reserves, drainage reserves, easements or
restrictions as to users.

LOTS 61 & 62, SEC. A, D.P.4479,
LOTS 8 TO 15 INCLUSIVE D.P.839592
AND LOTS 21 TO 41 INCLUSIVE ARE
REQUIRED FOR CONTROLLED ACCESS
ROAD UNDER SECTION 49 OF THE
ROADS ACT, 1993.

ACCESS WILL BE RESTRICTED
ACROSS THE BOUNDARIES MARKED
A-B-C-D, E-F-G, H-J AND K-L-M.

LOT 16, D.P.839592 AND LOTS
42 TO 47 INCL. ARE REQUIRED FOR
ROAD AND AFTER CONSTRUCTION
WILL BE DEDICATED AS PUBLIC
ROAD UNDER SECTION 10 OF THE
ROADS ACT, 1993.

LOT 20 IS UNNECESSARY
CROWN ROAD.

APPROVED:

19.4.95
FOR CHIEF SURVEYOR
ROADS & TRAFFIC AUTHORITY NSW

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Listech

MPD

RTA FILE No. 252-1980

RTA PLAN No. 0223 252 55 0108

PLAN FORM 3

To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY

DIAGRAM

REDUCTION RATIO 1:1250

LOT 62, SEC A, D.P.4479

LOT 61, SEC A, D.P.4479

LOTS 61 & 62, SEC. A, D.P.4479, LOTS 8 TO 15 INCL., D.P.839952, LOTS 21 TO 29 INCL., AND LOTS 39, 40 & 41 ARE REQUIRED FOR CONTROLLED ACCESS ROAD UNDER SECTION 49 OF THE ROADS ACT, 1993. ACCESS WILL BE RESTRICTED ACROSS THE BOUNDARIES MARKED B-C, F-G, H-J AND K-L.

DP 849003

Registered: 10.5.1995

This is sheet 2 of my plan in 4 sheets dated 24 JUNE 1993 & 4 MAY 1994.

Surveyor registered under the Surveyors Act 1929

This is sheet of the plan of sheets covered by my Certificate No. of

General Manager/Authorized person

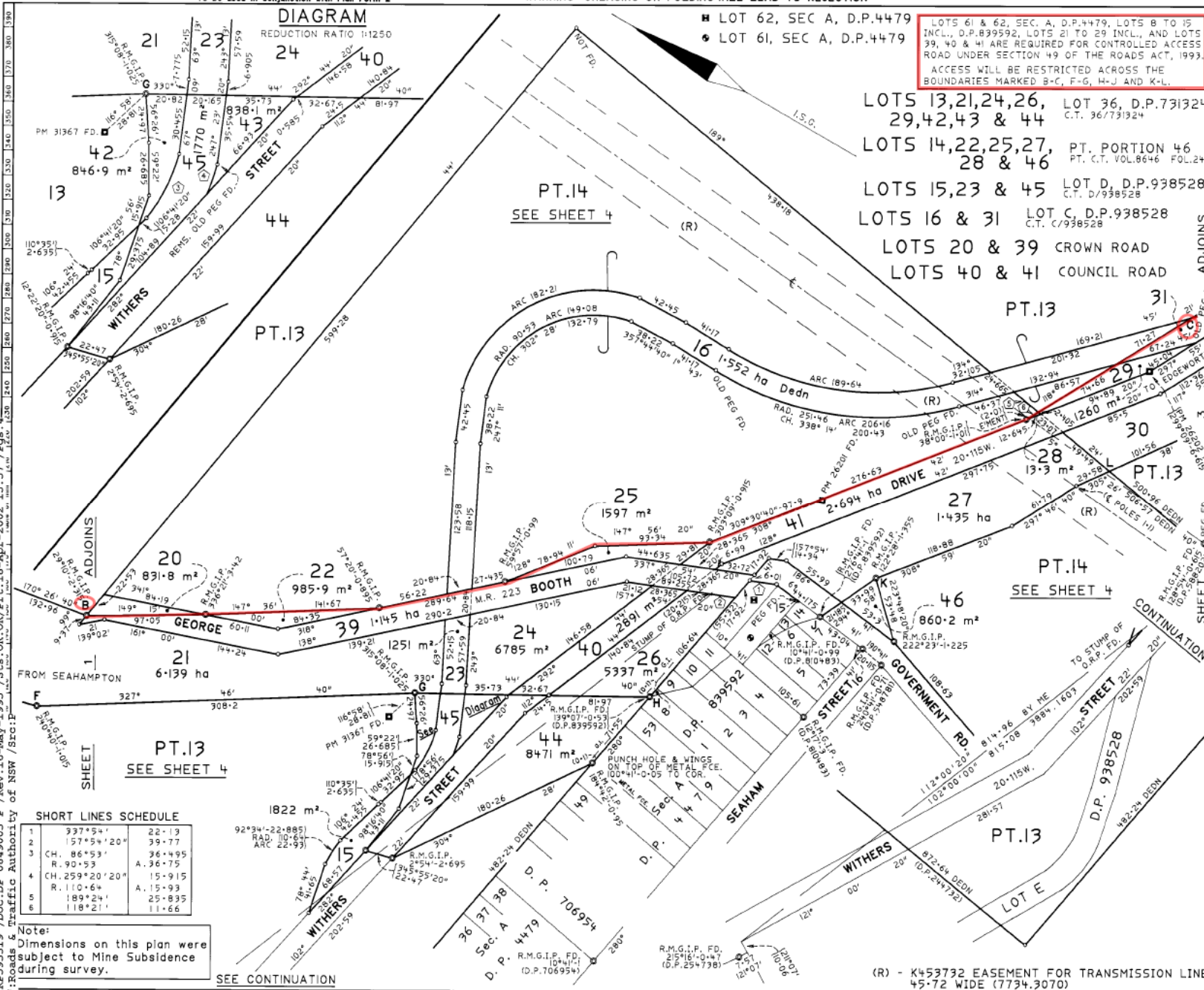
L.G.A.: LAKE MACQUARIE CITY

Locality: WEST WALLSEND

Parish: TERALBA

County: NORTHUMBERLAND

For use where space is insufficient in any panel on Plan Form 2.



SHORT LINES SCHEDULE

1	337°54'	22.13
2	157°54'20"	39.77
3	CH. 86°53'	36.495
4	R. 90°53	A. 36.75
5	CH. 259°20'20"	15.915
6	R. 110°64'	A. 15.93
7	189°24'	25.835
8	118°21'	11.66

Note:
Dimensions on this plan were
subject to Mine Subsidence
during survey.

SEE CONTINUATION

(R) - K453732 EASEMENT FOR TRANSMISSION LINE
45.72 WIDE (7734.3070)

Reduction Ratio 1:2000

Plan Drawing only to appear in this space

RTA FILE No. 252-1580 RTA PLAN No. 0229 252 55 008

SHORT LINES SCHEDULE

CH. 157-736		CH. 157-736	
1	RA 17° 16'	1	1-925
2	165° 59' 20"	A.	12-925
3	17° 10'	16	20-1
4	166° 11' 40"	10	0-72
5	35° 0' 10'	15	15-185
6	35° 10'	10	0-825
7	34° 54' 2"	38	1-195
8	CH. 157-57	17	1-795
9	RA 90° 53'	A.	17-855
10	318° 12'	18	8-355
11	55° 05' 40"	22	14-45
12	235° 05' 40"	19	9-995
13	239° 16' 20"	9	8-88
14	275° 40'	5	5-78
15	239° 16' 20"	12	5-755
16	59° 0' 40"	15	12-535
17	275° 40'	15	5-735
18	59° 0' 40"	16	35-46
19	275° 40'	17	33-599

PT.13
SEE SHEET 4

(S) J181471 - EASEMENT FOR TRANSMISSION LINE
30'±48 WIDE (D.P.106524)
(T) PROPOSED EASEMENT FOR TRANSMISSION LINE
60 WIDE (D.P.641368)
(U) N145807 - EASEMENT FOR TRANSMISSION LINE
VAR. WIDTH

DP 849003

Registered: 10.5.1995

This is sheet 3 of my plan in 4 sheets
dated 24 JUNE 1993 & 4 MAY 19

M. D. Smith 19-4-95
Surveyor registered under the Surveyors Act 1929

This is sheet _____ of the plan of
sheets covered by my Certificate No. _____
of _____

General Manager/Authorized person

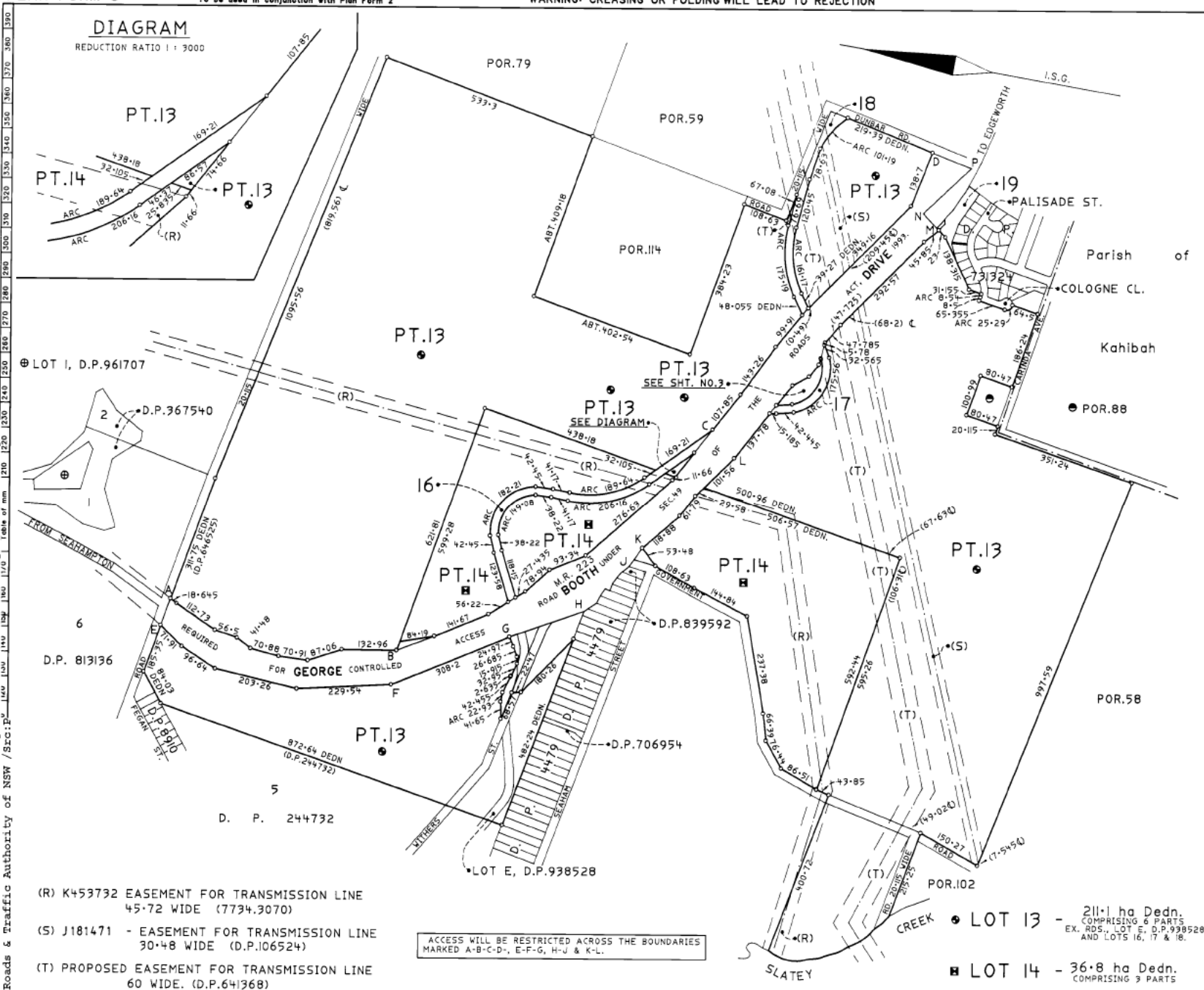
L.G.A.: LAKE MACQUARIE CITY
Locality: WEST WALLSEND
Parish: TERALBA
County: NORTHUMBERLAND

For use where space is insufficient in any panel on Plan Form 2.

Note:
Dimensions on this plan were subject to
Mine Subsidence during survey.

LOTS 30 TO 38 INCLUSIVE AND LOT 41 ARE
REQUIRED FOR CONTROLLED ACCESS ROAD UNDER
SECTION 49 OF THE ROADS ACT, 1993.
ACCESS WILL BE RESTRICTED ACROSS THE
BOUNDARIES MARKED C-D AND L-M.

Reduction Ratio: 1:2000



DP 849003	
Registered:	10-5-1995
This is sheet 4 of my plan in 4 sheets dated 24 JUNE 1993 & 4 MAY 1994.	
19.4.95 Surveyor registered under the Surveyors Act 1929	
This is sheet of the plan of sheets covered by my Certificate No. of	
General Manager/authorized person	
L.G.A.: LAKE MACQUARIE CITY	
Locality: WEST WALLSEND	
Parish: TERALBA	
County: NORTHUMBERLAND	
For use where space is insufficient in any panel on Plan Form 2.	
Reduction Ratio: 1:6000	



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 901/1222132

SEARCH DATE	TIME	EDITION NO	DATE
9/10/2017	9:51 AM	3	15/8/2017

LAND

LOT 901 IN DEPOSITED PLAN 1222132
AT CAMERON PARK
LOCAL GOVERNMENT AREA LAKE MACQUARIE
PARISH OF TERALBA COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1222132

FIRST SCHEDULE

FABCOT PTY LIMITED (T AK715368)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRE(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 4 0287784 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 5854330 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 6 DP1152943 RESTRICTION(S) ON THE USE OF LAND
- 7 DP1222132 RIGHT OF ACCESS VARIABLE WIDTH REFERRED TO AND NUMBERED (1) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP1222132 RIGHT OF ACCESS VARIABLE WIDTH REFERRED TO AND NUMBERED (2) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1222132 EASEMENT FOR SERVICES VARIABLE WIDTH REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 DP1222132 EASEMENT FOR SERVICES VARIABLE WIDTH REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 DP1222132 RESTRICTION(S) ON THE USE OF LAND
- 12 DP1231792 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1231792

END OF PAGE 1 - CONTINUED OVER



Subsidence Advisory NSW

117 Bull Street, Newcastle West NSW 2302

Tel 02 4908 4300 | www.subsidenceadvisory.nsw.gov.au

24 Hour Emergency Service: Free Call 1800 248 083

ABN 87 445 348 918

Lake Macquarie City Council

ATTN: Michael Little

Development Assessment and Compliance

via email: mlittle@lakemac.nsw.gov.au

Our ref: TBA17-4279381 & TSUB17-0356181

To Michael

**RE: PROPOSED SUPERMARKET DEVELOPMENT & 1 INTO 6 LOT TORRENS TITLE
SUBDIVISION AT 309 GEORGE BOOTH DRIVE, CAMERON PARK;
LOT 901 DP 1222132; DA/1178/2017
GENERAL TERMS OF APPROVAL**

I refer to the above development referred on 18 July 2017. Attached, please find Subsidence Advisory NSW's General Terms of Approval (GTA) for the development of land as detailed in DA/1178/2017.

Please note, I have also attached stamped plans and conditions of approval (Schedule 2). This satisfies the approval of the Subsidence Advisory NSW under *section 15 of the Mine Subsidence Act 1961*.

Should you have any questions about the attached general terms of approval I can be contacted by phone on 4908 4353 or via email at John.Johnston@finance.nsw.gov.au

Yours faithfully,

John Johnston
Senior Risk Engineer
16 August 2017

GENERAL TERMS OF APPROVAL

Issued in accordance with s.91A of the *Environmental Planning & Assessment Act* for the subdivision/development of land.

As delegate for Subsidence Advisory NSW under delegation executed 16 August 2017, general terms of approval are granted for the subdivision described in Schedule 1, subject to the conditions attached in Schedule 2.

SCHEDULE 1

Ref: **TBA17-4279381 & TSUB17-0356181**

DA: **DA/1178/2017**

Site Address: **309 GEORGE BOOTH DRIVE, CAMERON PARK**

Lot and DP: **LOT 901 DP 1222132**

Proposal: **PROPOSED SUPERMARKET & 1 INTO 6 LOT TORRENS TITLE SUBDIVISION**

Mine Subsidence District: **LAKE MACQUARIE**

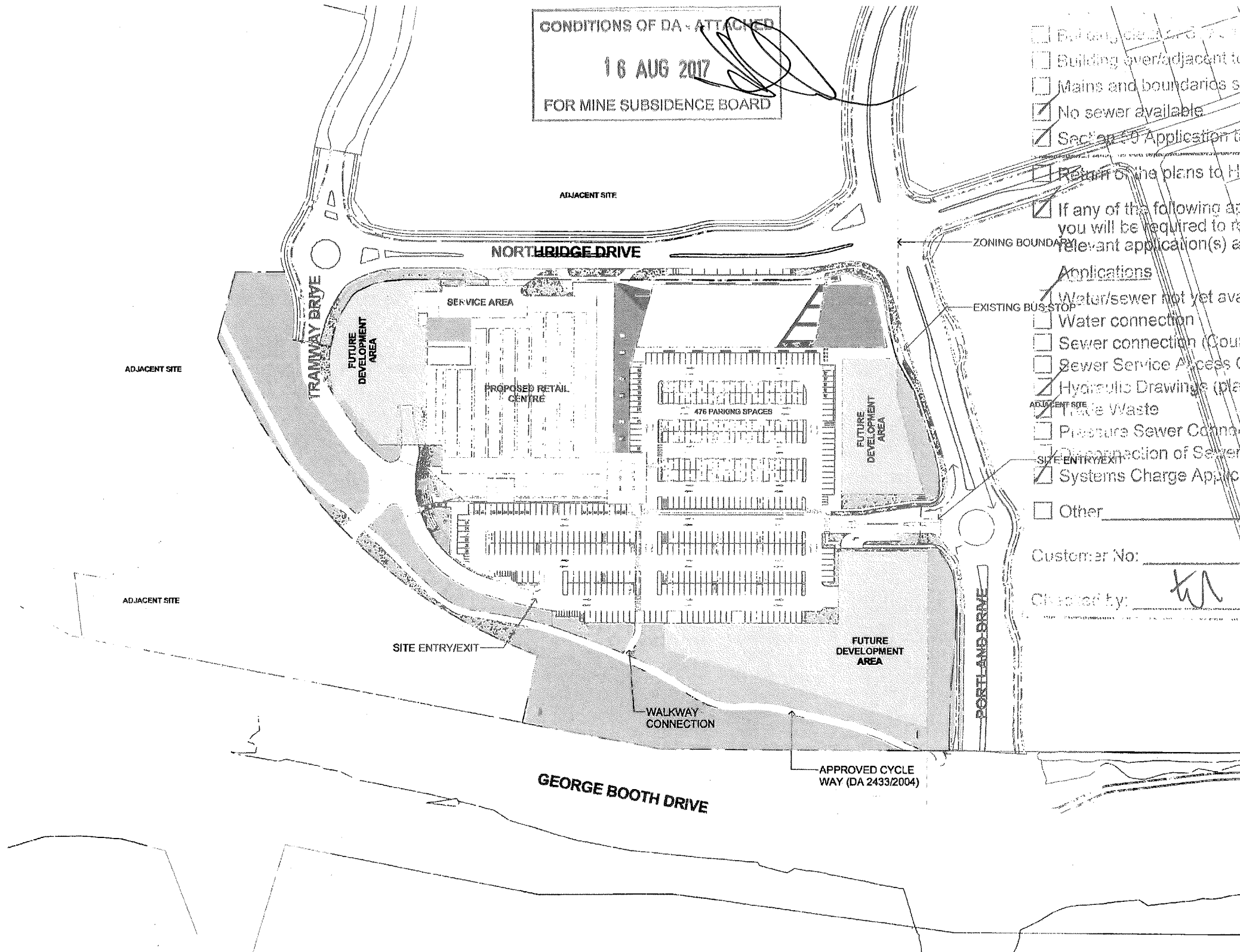
SCHEDULE 2

GENERAL TERMS OF APPROVAL

GENERAL	
Plans, standards and guidelines	
1.	<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>Note: 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 will have to be submitted to Subsidence Advisory NSW.</p>
2.	This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.
3.	Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number.
4.	Approval under section 15 of the <i>Mine Subsidence Compensation Act 1961</i> is also required for the erection of all improvements on the land. As a guide, improvements shall comply with Subsidence Advisory NSW nominated Surface Development Guidelines (G11), or otherwise be assessed on merit.
PRIOR TO COMMENCEMENT OF CONSTRUCTION	
5.	<p>Prescribed Design Parameters</p> <p>The proposed structure(s) is to be designed to be “safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ in accordance with AS2870 (Damage Classification) and readily repairable” using the subsidence parameters outlined below:</p> <ul style="list-style-type: none"> a) Maximum Horizontal Strains: (+/-): 2 mm/m b) Maximum Tilt: 2 mm/m c) Maximum Radius of Curvature: 5 km
6.	<p>Submit an “Engineering Impact Statement” prior to commencement of detailed design for acceptance by SANSW, which shall identify the:</p> <ul style="list-style-type: none"> a. Mine Subsidence Parameters used for the design. b. Main building elements and materials. c. Risk of damage due to mine subsidence d. Design measures proposed to control the risks. e. Comment on the: <ul style="list-style-type: none"> • likely building damage in the event of mine subsidence. • sensitivity of the design to greater levels of mine subsidence.

7.	Submit a final design incorporating the design methodology contained in the “ <i>Engineering Impact Statement</i> ”, for acceptance by Subsidence Advisory NSW prior to commencement of construction. It shall include certification by a qualified structural engineer to the effect that the improvements will remain “ <i>safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable</i> ” taking into consideration the mine subsidence parameters outlined above.
8.	<p>The final design is to be submitted for acceptance by Subsidence Advisory NSW prior to the commencement of any construction work and shall:</p> <ul style="list-style-type: none"> a) Be developed from design accompanying DA/1178/2017. b) Include sufficient drawing plans, long-sections, elevations and details, to fully describe the work and proposed mine subsidence mitigation measures. c) Include design mitigation measures to reduce the transfer of horizontal strain into building structures. d) Include design mitigation measures to relieve excessive strains into building structures. e) Include an additional grade for tilt due to mine subsidence, in excess of the minimum Code requirements for structures including pipes, gutters and wet areas. f) For underground pipes or conduits allow for flexible joints, flexible bedding surround and flexible building connections and penetrations. g) Ensure there is sufficient capacity in any storage structure for tilt due to mine subsidence. h) Locate underground structures to facilitate ease of repair and replacement. i) Ensure internal finishes are installed in accordance with relevant codes and standards and industry best practice guidelines with additional provision for mine subsidence. j) Ensure there is suitable provision for articulation jointing in building elements. All control joints including articulation for mine subsidence are to be shown on the design plans and elevations, k) Ensure there is provision for isolation joints between adjoining structures. For example between a building and adjacent paving. <p>All roads, driveways and pavement areas, as shown on the approved plans, are to be designed as flexible structures with an asphalt surface. If a concrete surface course is required, it shall be designed to include expansion and crack control joints or sacrificial sections to minimise the risk of damage from mining subsidence.</p>
DURING CONSTRUCTION	
9.	Establish a number of permanent survey marks to AHD so that building movement can be monitored should mine subsidence occur. Details are to be forwarded to Subsidence Advisory NSW.
POST CONSTRUCTION	
10.	Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to the Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW.

D08448939



1 PROPOSED - SITE PLAN
1:1000

☐ Building over/adjacent to sewer S65 form submitted

☐ Mains and boundaries subject to alterations

☒ No sewer available

☒ Section 40 Application taken and fee paid

☒ If any of the following applications have been ticked, you will be required to return to HWC and make the relevant application(s) and pay the applicable fee(s)

Applications

☒ Water/sewer not yet available for connection

☐ Water connection ☐ Pre-laid

☐ Sewer connection (Council approved plans required)

☐ Sewer Service Access Charge

☒ Hydraulic Drawings (plans required)

☒ Trade Waste

☐ Pressure Sewer Connection

☐ Disconnection of Sewer ☐ Return Water

☒ Systems Charge Applicable

D.O.	1988/00/01	FOR D
C.D.	1988/00/01	FOR C
O.W.	1988/00/01	FOR O
I.S.U.	1988/00/01	FOR I
ISSUE	DATE	FOR R

All destinations to be checked!
Water to all retail drawings, or
Publicity to be checked. Publicity
to be checked. Publicity to be checked.
No Group By O.I. Water to be checked.
Completion of the Quality Plan has been verified as complete
Quality Plan. Where the Quality
Plan has been verified as complete

☐ Other _____

Customer No: _____

Checked by: WJ Date: 7/7/11

HABCO PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW

Project Manager

FABCOT PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW
2153

Architect

BN Group Pty Ltd
 82 Alexander Street
 Crown Hill, NSW 2065
 ABN 43 692 860 471

BN Architecture
 Urban Design
 Masterplanning
 Graphics
 Interiors

T +61 2 9437 0511
 F +61 2 9437 0522
www.bngroup.com.au
info@bngroup.com.au

	Project
	CAMERON PARK VILLAGE

No 901, LOT 1222132 NORTHEDGE
DRIVE & PORTLAND DRIVE, CAMERON
PARK NSW 2285

Sheet name

PROPOSED SITE PLAN

Scale @ A1: 1:1000

Project No.: S1641

Drawn By: CF Checked By: MF

A02 SERIES - PROPOSED SITE PLAN - GROUND LEVEL	
Excavation Area	Distance - Area

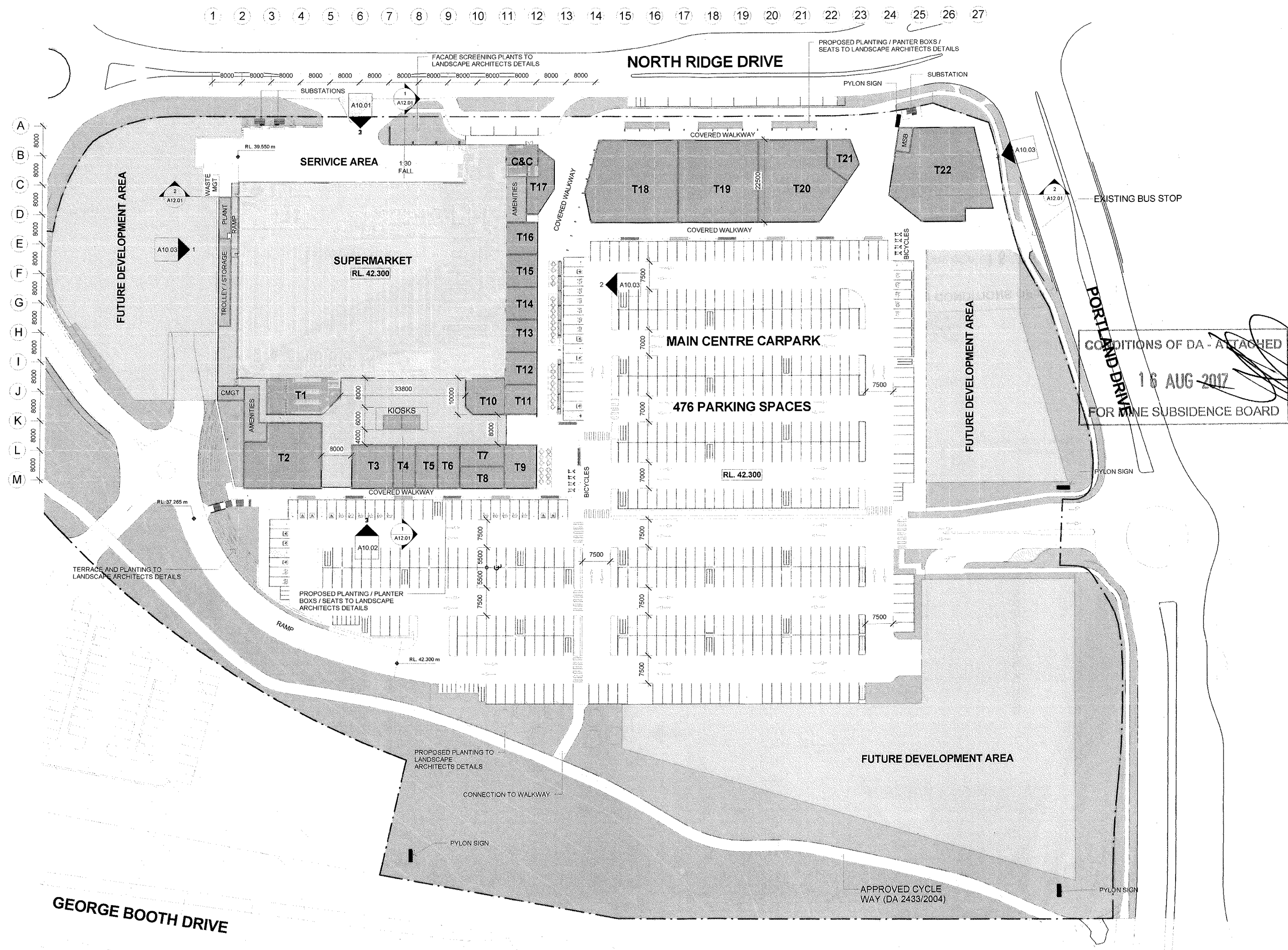
DEVELOPMENT APPLICATION Drawing No. Stage - Rev

DEVELOPMENT APPLICATION	A02.01	DA.D
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NOT FOR CONSTRUCTION	AVZ.01	DA-0
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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

A02.01	DA-D
--------	------



1: 500

0 10 20 30

NORTH

LEGEND

- [Symbol] = SUPERMARKET
- [Symbol] = RETAIL
- [Symbol] = MISCELLANEOUS
- [Symbol] = MALL
- [Symbol] = FUTURE DEVELOPMENT AREA
- [Symbol] = SITE BOUNDARY

NOTE:

- REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS ON LANDSCAPED AREAS
- REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS ON LANDSCAPED AREAS

CONDITIONS OF DA - ATTACHED

16 AUG 2017

FOR THE SUBSIDIANCE BOARD

All dimensions to be checked on site. Written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	
STRUCTURE	
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	
FIRE	

Client

FABCOT PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW 2153

Project Manager

FABCOT PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW 2153

Architect

BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

BN Group Pty Ltd
82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499

T +61 2 9437 0511
F +61 2 9437 0522
www.bngronline.com
sydney@bngronline.com

Project

CAMERON PARK VILLAGE

No 901, LOT 1222132 NORTH RIDGE DRIVE & PORTLAND DRIVE, CAMERON PARK NSW 2285

Sheet name

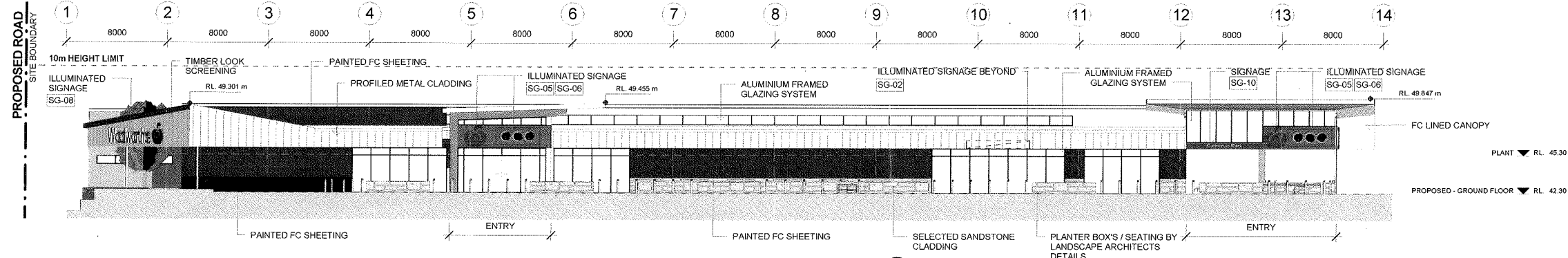
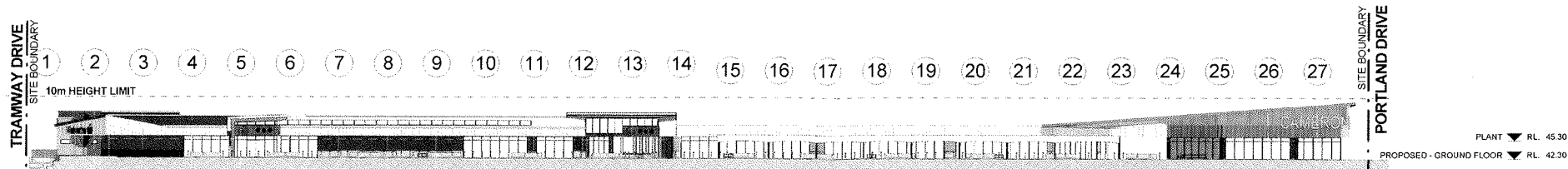
PROPOSED FLOOR PLAN - GL

Scale @ A1: As indicated
Project No.: S1641
Drawn By: CF Checked By: MF

ASB SERIES - SETOUT PLANS

Drawing No.	Stage - Rev
A06.01	DA-D

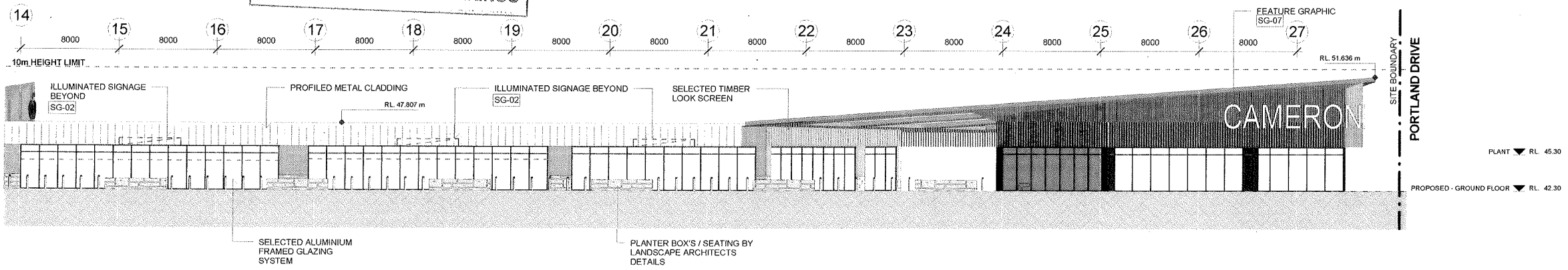
3 PROPOSED - SOUTH ELEVATION B
1:500



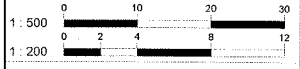
1 PROPOSED - SOUTH ELEVATION A
1:200

CONDITIONS OF DA - ATTACHED
16 AUG 2017
FOR MINE SUBSIDENCE BOARD

CONDITIONS OF DA - ATTACHED
16 AUG 2017
FOR MINE SUBSIDENCE BOARD



2 PROPOSED - SOUTH ELEVATION B
1:200



NOTE:
- REFER TO DRAWING A100.91 FOR SIGNAGE DETAILS

DA-C	19/09/2017	FOR DA APPROVAL
DA-B	08/09/2017	FOR DA APPROVAL
DA-A	02/09/2017	FOR REVIEW

ISSUE	DATE	DESCRIPTION
-------	------	-------------

All dimensions to be checked on site. Written dimensions only to be used. Refer to all other drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	
STRUCTURE	
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	
FIRE	

Client
FABCOT PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW 2153

Project Manager
FABCOT PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW 2153

Architect
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors
BN Group Pty Ltd
82 Alexander Street
Crows Nest, NSW 2085
AEN 43 052 960 499
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F +61 2 9437 0522
www.bngruonline.com
sydney@bngruonline.com

Project
CAMERON PARK VILLAGE
No 901, LOT 1222132 NORTHBRIDGE DRIVE & PORTLAND DRIVE, CAMERON PARK NSW 2285

Sheet name

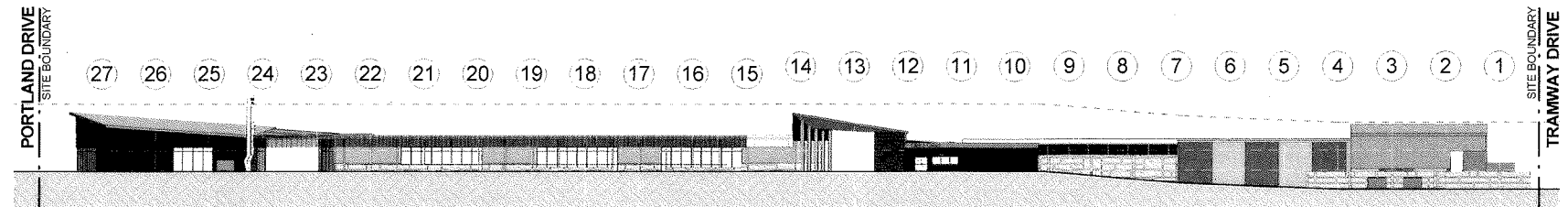
PROPOSED ELEVATIONS - SOUTH

Scale @ A1: As indicated
Project No.: S1641
Drawn By: CF Checked By: MF

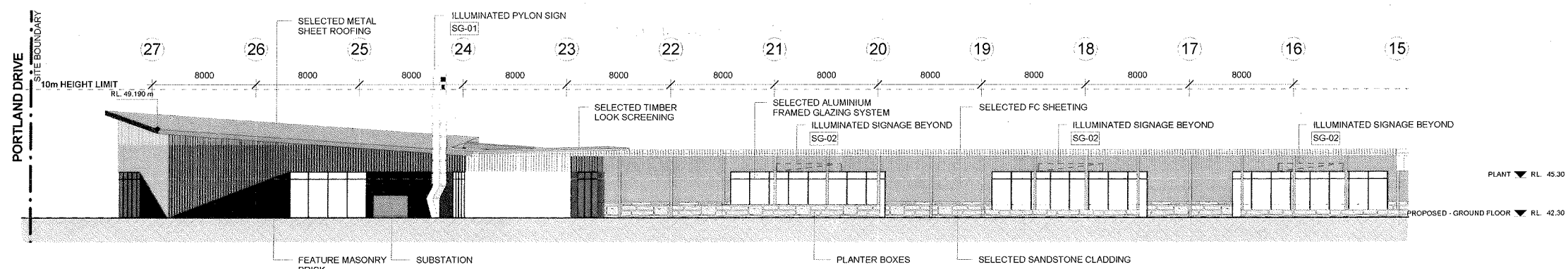
A10 SERIES - EXTERNAL ELEVATIONS
Drawing No. Stage - Rev

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION
A10.02
DA-C

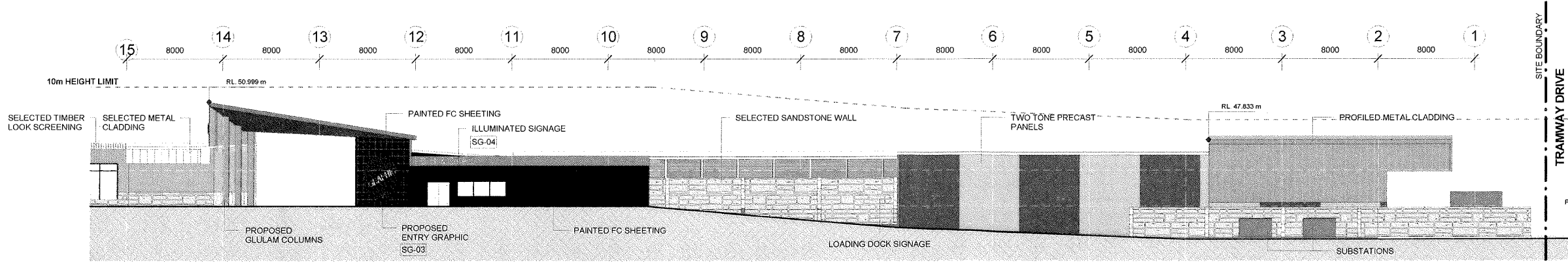
PRINTED: 19/09/2017 2:53:00 PM



3 PROPOSED - NORTH ELEVATION B - NORTH RIDGE DRIVE
1:500



1 PROPOSED - NORTH ELEVATION A - NORTH RIDGE DRIVE
1:200



2 PROPOSED - NORTH ELEVATION B - NORTH RIDGE DRIVE
1:200

CONDITIONS OF DA ATTACHED
16 AUG 2017
FOR MINE SUBSIDENCE BOARD

0 10 20 30
1:500
0 2 4 8 12
1:200

NOTE:
- REFER TO DRAWING A100.91 FOR SIGNAGE DETAILS

DA-C	19/06/2017	FOR DA APPROVAL
DA-B	09/06/2017	FOR DA APPROVAL
DA-A	02/06/2017	FOR REVIEW

ISSUE	DATE	DESCRIPTION
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Coordinated Reference Drawings	
Discipline	Company
SURVEY	
STRUCTURE	
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	
FIRE	

Client
FABCOT PTY LTD 1 WOOLWORTHS WAY BELLA VISTA NSW 2153

Project Manager
FABCOT PTY LTD 1 WOOLWORTHS WAY BELLA VISTA NSW 2153

Architect
BN Architecture Urban Design Master planning Graphics Interiors BN Group Pty Ltd 62 Alexander Street Crows Nest, NSW 2065 ABN 43 092 990 499 T +61 2 9437 0511 F +61 2 9437 0522 www.bngronline.com sydney@bngronline.com

Project
CAMERON PARK VILLAGE No 901, LOT 1222132 NORTH RIDGE DRIVE & PORTLAND DRIVE, CAMERON PARK NSW 2285

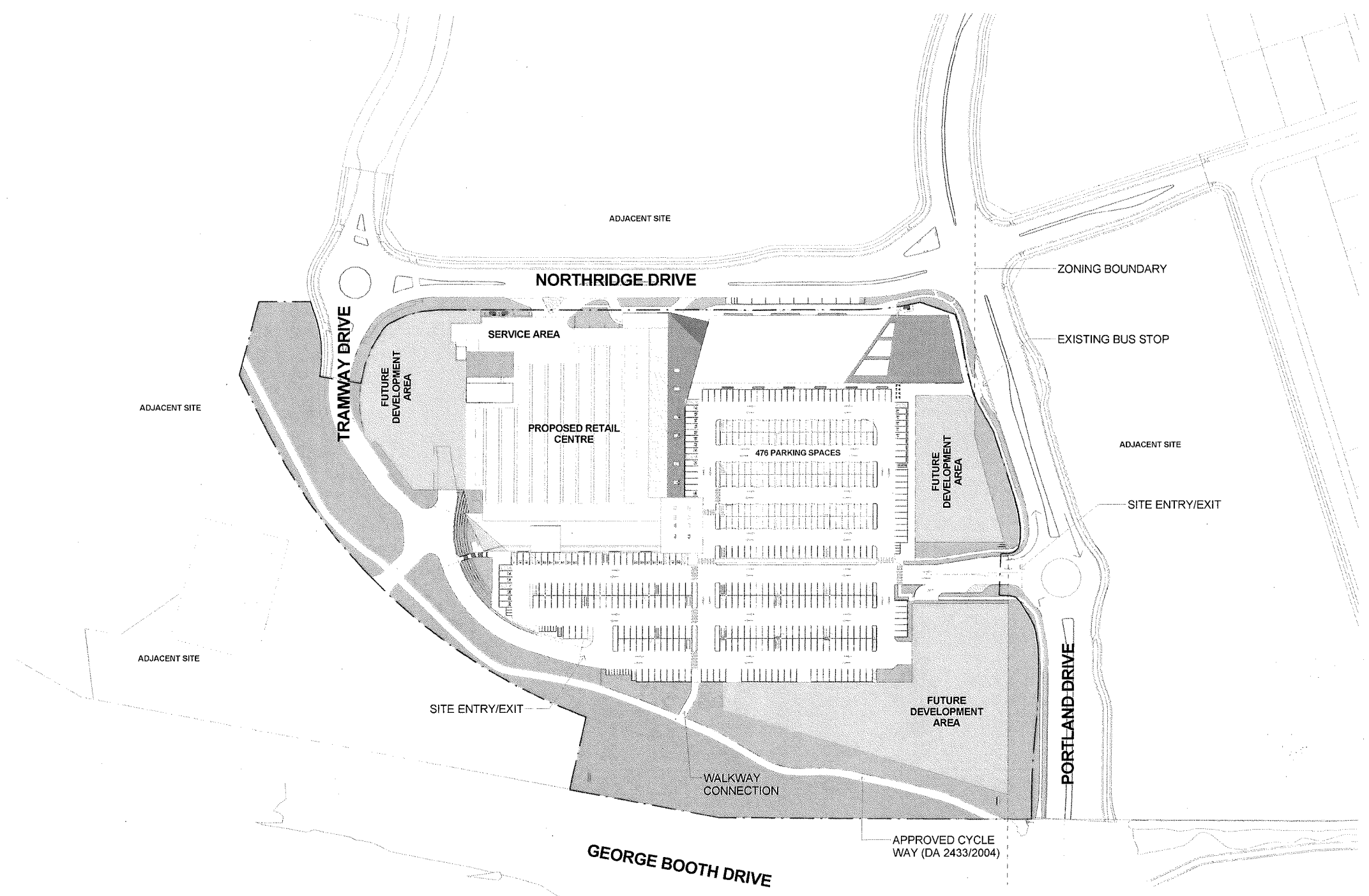
Sheet name
PROPOSED ELEVATIONS - NORTH

Scale @ A1:	As indicated
Project No.:	S1641
Drawn By: CF	Checked By: MF

A10 SERIES - EXTERNAL ELEVATIONS	
Drawing No.	Stage - Rev
A10.01	DA-C

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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1 PROPOSED - SITE PLAN
1:1000

CONDITIONS OF DA ATTACHED
16 AUG 2017
FOR MINE SUBSIDENCE BOARD

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

01000

01020304050

NORTH

DA-D

19/06/2017

FOR DA APPROVAL

DA-C

09/06/2017

FOR DA APPROVAL

DA-B

09/06/2017

FOR DA APPROVAL

DA-A

09/06/2017

FOR REVIEW

ISSUE

DATE

DESCRIPTION

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Coordinated Reference Drawings

Discipline

Company

SURVEY

STRUCTURE

CIVIL

MECHANICAL

HYDRAULIC

ELECTRICAL

LANDSCAPE

FIRE

Client

FABCOT PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW
2153

Project Manager

FABCOT PTY LTD
1 WOOLWORTHS WAY BELLA VISTA NSW
2153

Architect

BN

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Urban Design
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Graphics
Interiors

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Project

CAMERON PARK VILLAGE

No 901, LOT 1222132 NORTH RIDGE
DRIVE & PORTLAND DRIVE, CAMERON
PARK NSW 2285

Sheet name

PROPOSED SITE PLAN

Scale @ A1:

1:1000

Project No.:

S1641

Drawn By:

CF

Checked By:

MF

A02 SERIES - PROPOSED SITE PLAN - GROUND LEVEL

Drawing No.

Stage

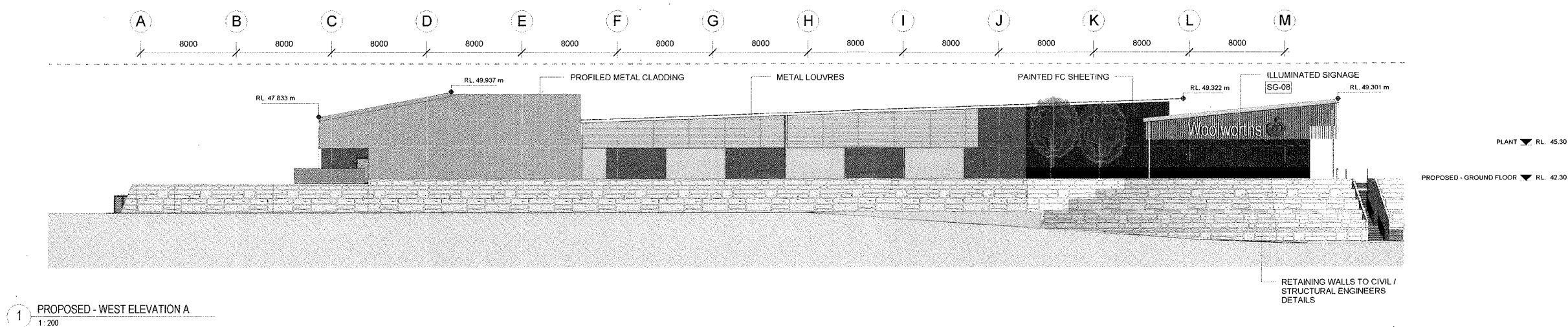
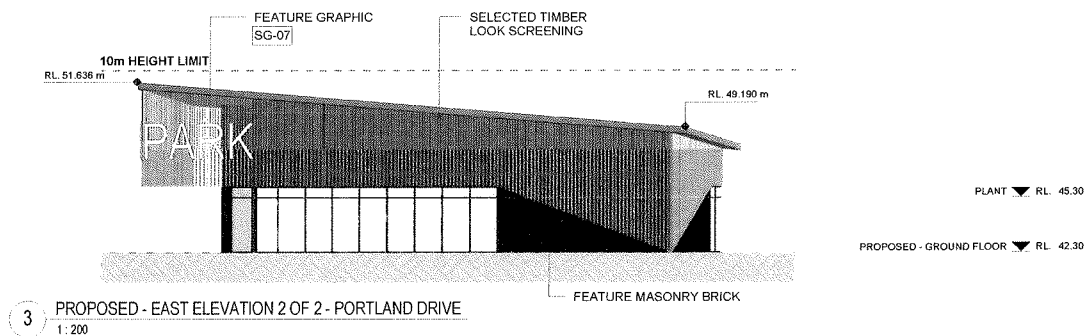
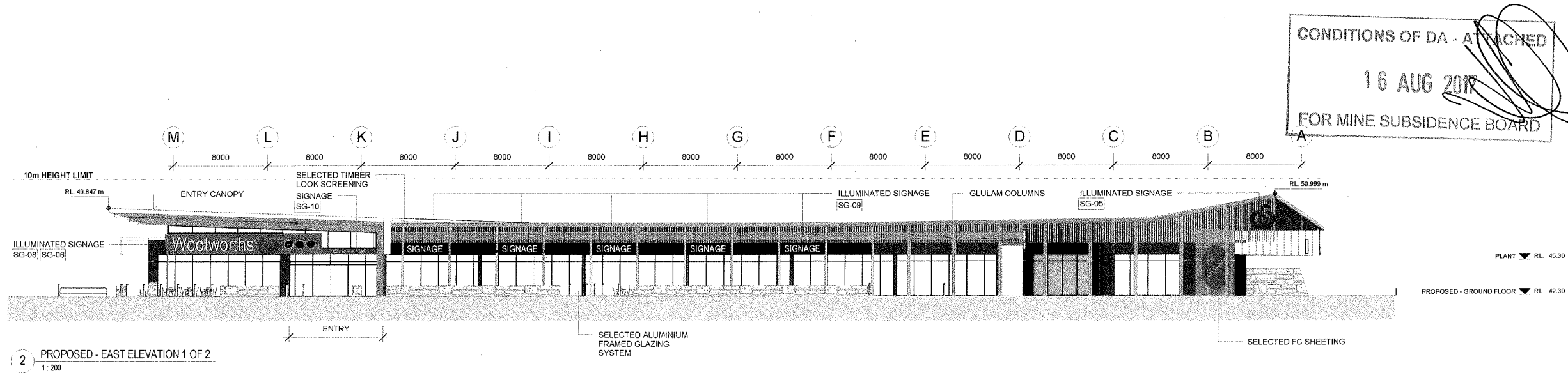
Rev

A02.01

DA-D

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1:200 0 2 4 6 8 12

NOTE:
REFER TO DRAWING A100.91 FOR SIGNAGE DETAILS

ISSUE	DATE	DESCRIPTION
DAC	19/06/2017	FOR DA APPROVAL
DAB	08/09/2017	FOR DA APPROVAL
DAA	08/09/2017	FOR REVIEW

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STRUCTURE	
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	
FIRE	

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sydney@bngronline.com

Project
CAMERON PARK VILLAGE
No 901, LOT 1222132 NORTH RIDGE DRIVE & PORTLAND DRIVE, CAMERON PARK NSW 2285

Sheet name
PROPOSED ELEVATIONS - EAST & WEST

Scale @ A1: 1:200
Project No.: S1641
Drawn By: CF Checked By: MF

A10 SERIES - EXTERNAL ELEVATIONS
Drawing No. Stage - Rev

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

A10.03 DA-C

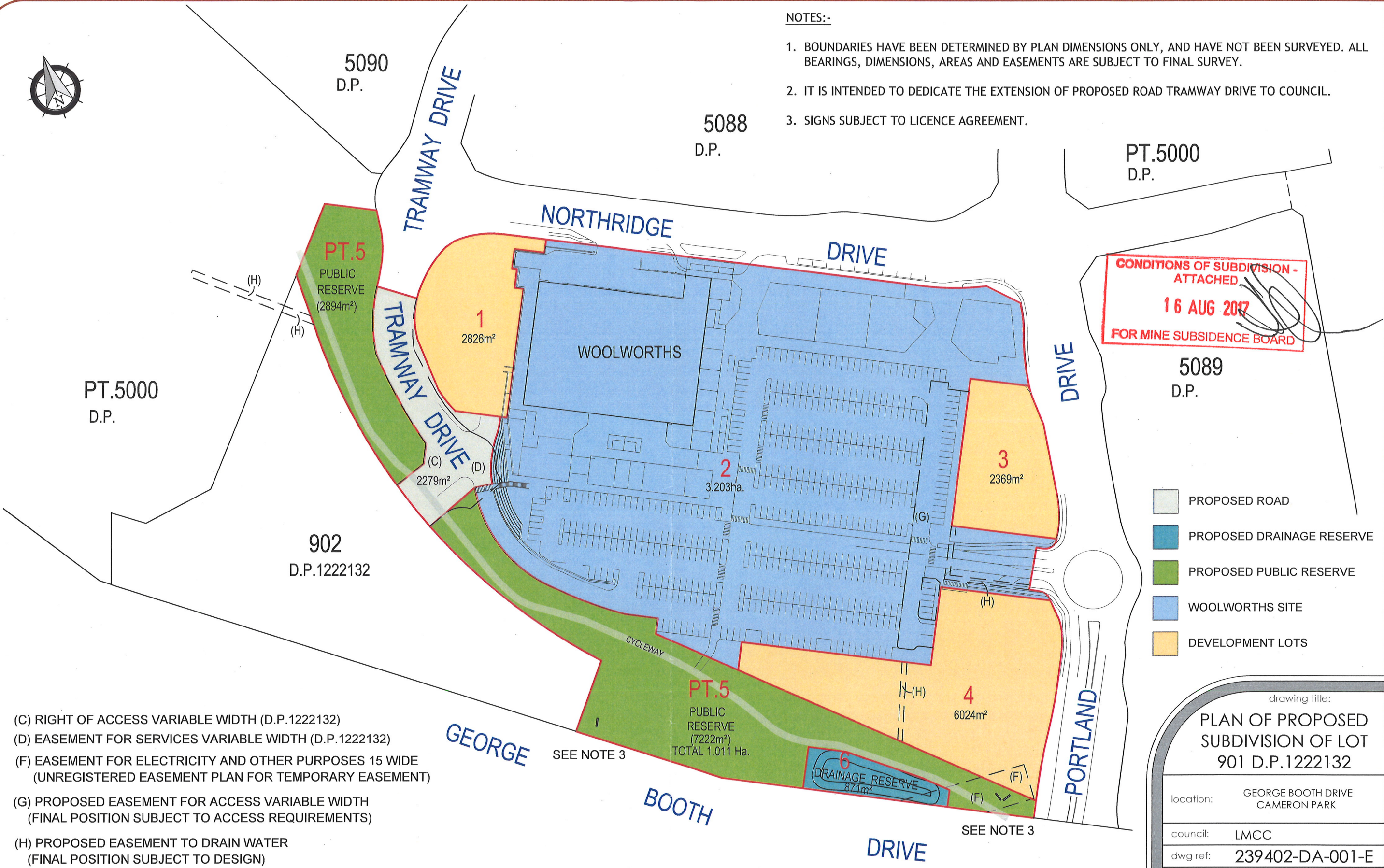
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NOTES:-

- 1. BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, AND HAVE NOT BEEN SURVEYED. ALL BEARINGS, DIMENSIONS, AREAS AND EASEMENTS ARE SUBJECT TO FINAL SURVEY.
- 2. IT IS INTENDED TO DEDICATE THE EXTENSION OF PROPOSED ROAD TRAMWAY DRIVE TO COUNCIL.
- 3. SIGNS SUBJECT TO LICENCE AGREEMENT.



CONDITIONS OF SUBDIVISION - ATTACHED
16 AUG 2017
FOR MINE SUBSIDENCE BOARD

- PROPOSED ROAD
- PROPOSED DRAINAGE RESERVE
- PROPOSED PUBLIC RESERVE
- WOOLWORTHS SITE
- DEVELOPMENT LOTS

- (C) RIGHT OF ACCESS VARIABLE WIDTH (D.P.1222132)
- (D) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.1222132)
- (F) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE (UNREGISTERED EASEMENT PLAN FOR TEMPORARY EASEMENT)
- (G) PROPOSED EASEMENT FOR ACCESS VARIABLE WIDTH (FINAL POSITION SUBJECT TO ACCESS REQUIREMENTS)
- (H) PROPOSED EASEMENT TO DRAIN WATER (FINAL POSITION SUBJECT TO DESIGN)

SEE NOTE 3

SEE NOTE 3

drawing title:
PLAN OF PROPOSED SUBDIVISION OF LOT 901 D.P.1222132

location: GEORGE BOOTH DRIVE CAMERON PARK

council: LMCC

dwg ref: 239402-DA-001-E

client:

FABCOT PTY LTD



central coast office ph: (02) 4305 4300
hunter office ph: (02) 4978 5100

www.adwjohanson.com.au

ver.	date	comment	drawn	pm	level information	scale (A3 original size)	notes
E	19.06.17	UPDATED LAYOUT & EASEMENTS	P.G.	T.C.	DATUM: N/A CONTOUR INTERVAL: N/A	0 30 60 75m SCALE: 1:1500 (FULL)	