



27/09/2017

Carlos A Ferguson  
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](http://www.ausgrid.com.au)

Dear Carlos

**Proposed Development at 10 Stockland Drive, Glendale  
Development Application No. DA/764/2014/A**

I refer to your letter dated 08/09/2017 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:

**Scope of Contestable Works**

All alterations/augmentation to Ausgrid's assets will be carried out as contestable works. The contestable works will be channelled through Ausgrid's Hunter Contestable Connections group.

Ausgrid has significant strategic infrastructure including mains and substations located within the redevelopment area. It is important that the staging and redevelopment of the area carefully consider and allow for the following.

1. The impact of development activities to Ausgrid's operational assets and customers, including maintenance of safe access for Ausgrid staff, safety clearances and maintenance of supply to customers
2. Development and review of realistic final maximum demands
3. Staged plans for substation and triplex feeder decommissioning and new substation establishment
4. Selection and possible rationalisation of final substation sites and cable routes
5. Staging of any temporary electrical supplies, including temporary substations if necessary
6. Temporary and final street lighting arrangements
7. Integration/impact with other infrastructure projects and 3rd party developments

Ausgrid's strong recommendation is that the Developer's electrical professional engage with Ausgrid to collaboratively develop an electrical masterplan which sets out a staged approach to achieve the above requirements for the development as a whole. Given the sensitive and heritage nature of the project, utility infrastructure complexities and limited opportunities for substation sites, it is envisaged that an innovative approach requiring development of non-standard solutions may be needed in some cases. For this reason we would like to commence engagement on an overall strategy as soon as possible. Please have the Developer's representatives contact Ausgrid's Wayne Armstrong (02-85696731), [warmstrong@ausgrid.com.au](mailto:warmstrong@ausgrid.com.au)) to commence this engagement.

### **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](http://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](http://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](mailto:karbuckle@ausgrid.com.au)

☎ (02) 4951 9459

🌐 [www.ausgrid.com.au](http://www.ausgrid.com.au)

**Ausgrid Reference: 1900077831**



## Subsidence Advisory NSW

117 Bull Street, Newcastle West NSW 2302

Tel 02 4908 4300 | [www.subsidence.nsw.gov.au](http://www.subsidence.nsw.gov.au)

24 Hour Emergency Service: Free Call 1800 248 083

ABN 87 445 348 918

Ms L Fox  
Administration Officer  
**ATTN: Leanne**  
Via Email: [lfox@lakemac.nsw.gov.au](mailto:lfox@lakemac.nsw.gov.au)

**Our ref: TBA15-32425L1**

Dear Ms Fox

**RE: PROPOSED Shops and Restaurants - Amendment AT 10 Stockland Drive Glendale;  
LOT 1 DP 860494 – TBA15-32425L1- DA 764/2014/A  
GENERAL TERMS OF APPROVAL**

I refer to the above integrated development referred on 30 August 2017. Attached, please find Subsidence Advisory NSW's General Terms of Approval (GTA) for the development of land as detailed above.

Please note I have also attached stamped plans. This satisfies the approval of the Subsidence Advisory NSW under *section 15 of the Mine Subsidence Act 1961*.

No further approvals from Subsidence Advisory NSW are required for this development application.

Should you have any questions about the attached general terms of approval I can be contacted by phone on 4908 4300 or via email at [Paul.Gray@finance.nsw.gov.au](mailto:Paul.Gray@finance.nsw.gov.au)

Yours faithfully,

**Paul Gray**  
**Senior Advisor - Residential Subsidence Regulation**  
6 September 2017



## GENERAL TERMS OF APPROVAL

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

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As delegate for Subsidence Advisory NSW under delegation executed 6 September 2017, general terms of approval are granted for the subdivision described in Schedule 1, subject to the conditions attached in Schedule 2.

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### SCHEDULE 1

Ref: **TBA15-32425L1**

Site Address: **10 Stockland Drive Glendale**

Lot and DP: **LOT 1 DP 860494**

Proposal: **Shops and Restaurants - Amendment**

Mine Subsidence District: **LAKE MACQUARIE**

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### SCHEDULE 2

#### GENERAL TERMS OF APPROVAL

##### Plans, standards and guidelines

- |           |  |
|-----------|--|
| <b>1.</b> | <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> <ol style="list-style-type: none"><li>1. The final design shall;<ol style="list-style-type: none"><li>a) Be developed from the amended concept design accompanying the application.</li><li>b) Include sufficient drawing plans, long-sections, elevations and details, to describe the work.</li><li>c) For underground pipes or conduits, allow for flexible joints, flexible bedding surround and flexible building connections and penetrations.</li><li>d) Locate underground structures to facilitate ease of repair and replacement.</li><li>e) Ensure there is suitable provision for articulation jointing in building elements in accordance with relevant codes and standards.</li></ol></li><li>2. Submit final design drawings for acceptance by the Board prior to commencement of construction.</li><li>3. Upon completion of construction, work-as-executed certification by a qualified engineer is to be forwarded to the Board confirming that construction was in accordance with the plans previously approved by the Board.</li></ol> |
|-----------|--|

	<p><b>Note:</b> 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.	<p>This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.</p>



## Legend

 ROOF

RECEIVED

- 6 SEP 2017

LAKE MACQUARIE  
CITY COUNCIL

Stockland

Commercial  
Design GroupLevel 29 Castlereagh Street  
Sydney NSW 2000  
Ph: 02 9035 2000  
Fax: 02 8988 2000

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## REVISION:

A DA SUBMISSION  
B ALTERATIONS TO PLAN AND RESPONSE TO RFI'S  
C REVISION TO COUNCIL REQUEST  
D REVISION TO COUNCIL REQUEST  
E SECTION 96(2) SUBMISSION

15.04.14  
01.04.15  
09.06.15  
30.06.15  
18.08.17

## STATUS:

Section 96(2)

## SCALE:

1:2000 @ A1

## AUTHOR:

IO,ML,RR

## DATE:

18.08.17

0m 20m 40m 80m 160m

## PROJECT:

Stockland GLENDALE

Lake Road, Glendale NSW

## TITLE:

Proposed Site Plan

## FOR SCANNING

DA No: 764 2014/A

CC No: 5/9/17

Date Received: 5/9/17

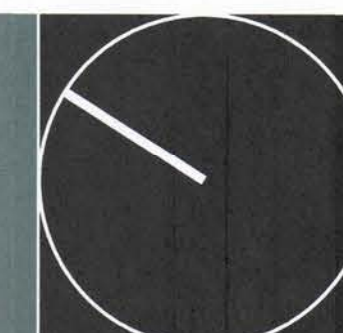
Copy is on working folder

## PROJECT NUMBER:

07-07-08-GD

## DRAWING NUMBER:

DA3001-E





Legend

- SPECIALTY
  - RESTAURANT
  - FOOD SPECIALTY
  - PAD-SITE
  - AMENITIES / STORAGE / SERVICES
  - NEW MALL
  - EXISTING UNAFFECTED DEVELOPMENT
  - NEW LANDSCAPING
  - PAVED AREAS
- NOTE: ALL RETAINING WALLS ADJACENT TO RAILWAY LINE ARE LESS THAN 2M IN HEIGHT.

Areas

EXISTING GLAR (INC. CINEMA - 5,324)	51,109 m <sup>2</sup>
INCREASE	
CASUAL DINING	1,355 m <sup>2</sup>
SPECIALTY (INC. KIOSKS)	3,325 m <sup>2</sup>
PAD SITE	319 m <sup>2</sup>
SERVICE/LEISURE (4/100m <sup>2</sup> )	1,252 m <sup>2</sup>
TOTAL PROPOSED	6,251 m <sup>2</sup>
TOTAL GLAR	57,360 m <sup>2</sup>
Car Parking	
MOTORBIKE SPACES	43
BICYCLE SPACES	79
DISABILITY PARKING SPACES	51
ELDERLY CAR SPACES	30
PARENTS WITH PRAMS SPACES	30
DROP-OFF ZONES	5
RMS MINIMUM	
2/100m <sup>2</sup> C. DINING 1,355+1,211 = 2,566	52 CARS
1/25 CINEMA SEATS (1,900)	76 CARS
4/100m <sup>2</sup> SERVICE/LEISURE (1,252)	51 CARS
4.1/100m <sup>2</sup> REMAINING GLAR (48,218)	1,977 CARS
TOTAL SPACES REQUIRED:	2,156
TOTAL PROVIDED	2,239 CARS

First Floor Plan

Ground Floor Plan

Customer No: \_\_\_\_\_

Checked by: CR Date: 4.9.17

Applications

<input type="checkbox"/> Water/sewer not yet available for connection	<input type="checkbox"/> Pre-laid
<input checked="" type="checkbox"/> Water connection	<input type="checkbox"/> Sewer connection (Council approved plans required)
<input type="checkbox"/> Sewer connection (Council approved plans required)	<input type="checkbox"/> Sewer Service Access Charge
<input type="checkbox"/> Hydraulic Drawings (plans required)	<input type="checkbox"/> Return Water Meter
<input type="checkbox"/> Trade Waste	<input type="checkbox"/> Systems Charge Applicable
<input type="checkbox"/> Pressure Sewer Connection	<input type="checkbox"/> Other _____
<input type="checkbox"/> Disconnection of Sewer	



## Legend

- SPECIALTY
- RESTAURANT
- FOOD SPECIALTY
- PAD-SITE
- AMENITIES / STORAGE / SERVICES
- NEW MALL
- EXISTING UNAFFECTED DEVELOPMENT
- NEW LANDSCAPING
- PAVED AREAS

NOTE: ALL RETAINING WALLS ADJACENT TO RAILWAY LINE ARE LESS THAN 2M IN HEIGHT.

## Areas

EXISTING GLAR (INC. CINEMA - 5,324) 51,109 m<sup>2</sup>

## INCREASE

CASUAL DINING 1,355 m<sup>2</sup>  
 SPECIALTY (INC. KIOSKS) 3,325 m<sup>2</sup>  
 PAD SITE 319 m<sup>2</sup>  
 SERVICE/LEISURE (4/100m<sup>2</sup>) 1,252 m<sup>2</sup>  
**TOTAL PROPOSED 6,251 m<sup>2</sup>**  
**TOTAL GLAR 57,360 m<sup>2</sup>**

## Car Parking

MOTORBIKE SPACES 43  
 BICYCLE SPACES 79  
 DISABILITY PARKING SPACES 51  
 ELDERLY CAR SPACES 30  
 PARENTS WITH PRAMS SPACES 30  
 DROP-OFF ZONES 5

**RMS MINIMUM**  
 2/100m<sup>2</sup> C. DINING 1,355+1,211 = 2,566 52 CARS  
 1/25 CINEMA SEATS (1,900) 76 CARS  
 4/100m<sup>2</sup> SERVICE/LEISURE (1,252) 51 CARS  
 4.1/100m<sup>2</sup> REMAINING GLAR (48,218) 1,977 CARS  
**TOTAL SPACES REQUIRED: 2,156**  
**TOTAL PROVIDED 2,334 CARS**

First Floor Plan

Ground Floor Plan



Commercial  
Design Group

Level 29 Castlereagh Street  
Sydney NSW 2000  
Ph: 02 9035 2000  
Fax: 02 8988 2000

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REVISION:  
A SECTION 96(2) SUBMISSION

18.08.17

STATUS:  
Section 96(2)

AUTHOR:  
IO,ML,RR

DATE:  
18.08.17

SCALE:  
1:1000 @ A1

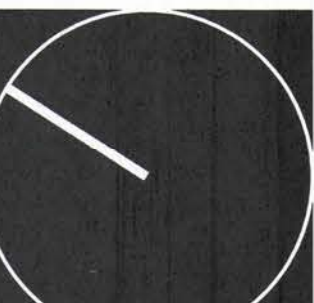
0m 10m 20m 40m 80m

PROJECT:  
**Stockland GLENDALE**  
Lake Road, Glendale NSW

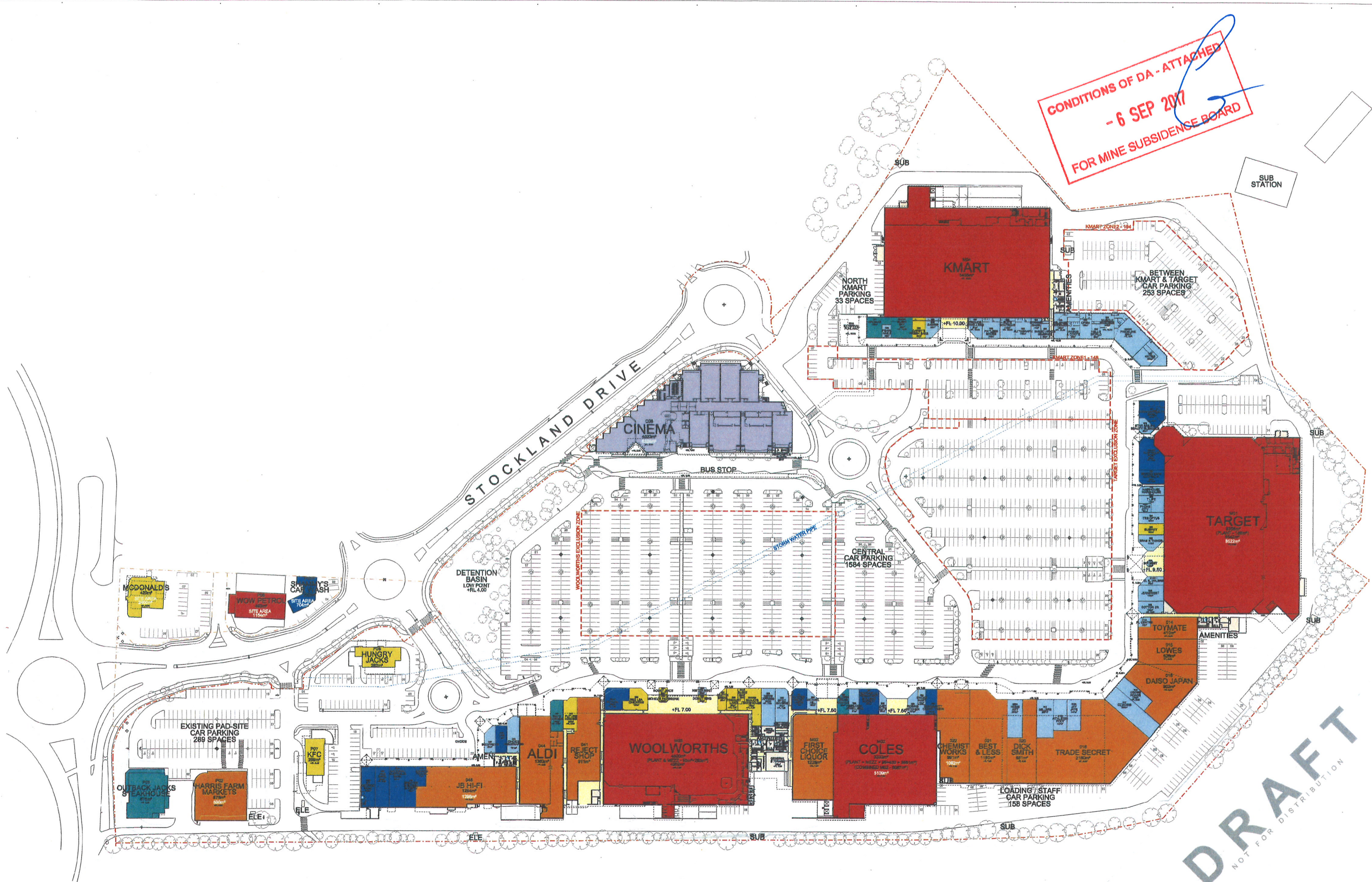
TITLE:  
**Proposed Retail Floor Plan - Stage2**

PROJECT NUMBER:  
**07-07-08-GD**

DRAWING NUMBER:  
**DA3007-A**







Commercial  
Design Group

Level 29 Castlemagh Street  
Sydney NSW 2000  
Ph: 02 9035 2000  
Fax: 02 8968 2000

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REVISION:

A INFORMATION  
B UPDATED TENANCY MIX  
C UPDATED TENANCY MIX & STORAGE AREA

10.05.13  
28.05.14  
27.11.14

STATUS:  
Sketch Option

AUTHOR:  
IO, JS

DATE:  
28.05.14

SCALE:  
1:1000 @ A1

0m 10m 20m 40m 80m

PROJECT:  
**Stockland GLENDALE**  
Lake Road, Glendale NSW

TITLE:  
**Existing Ground Floor - Plan**

PROJECT NUMBER:  
**07-07-08-GD**

DRAWING NUMBER:  
**SK1002-C**





**Legend**

MAJOR

MINI-MAJOR

SPECIALTY

RESTAURANT

FOOD SPECIALTY

AMENITIES / STORAGE / SERVICES

NEW MALL

EXISTING UNAFFECTED DEVELOPMENT

NEW LANDSCAPING

NOTE: ALL RETAINING WALLS ADJACENT TO RAILWAY LINE ARE LESS THAN 2M IN HEIGHT.

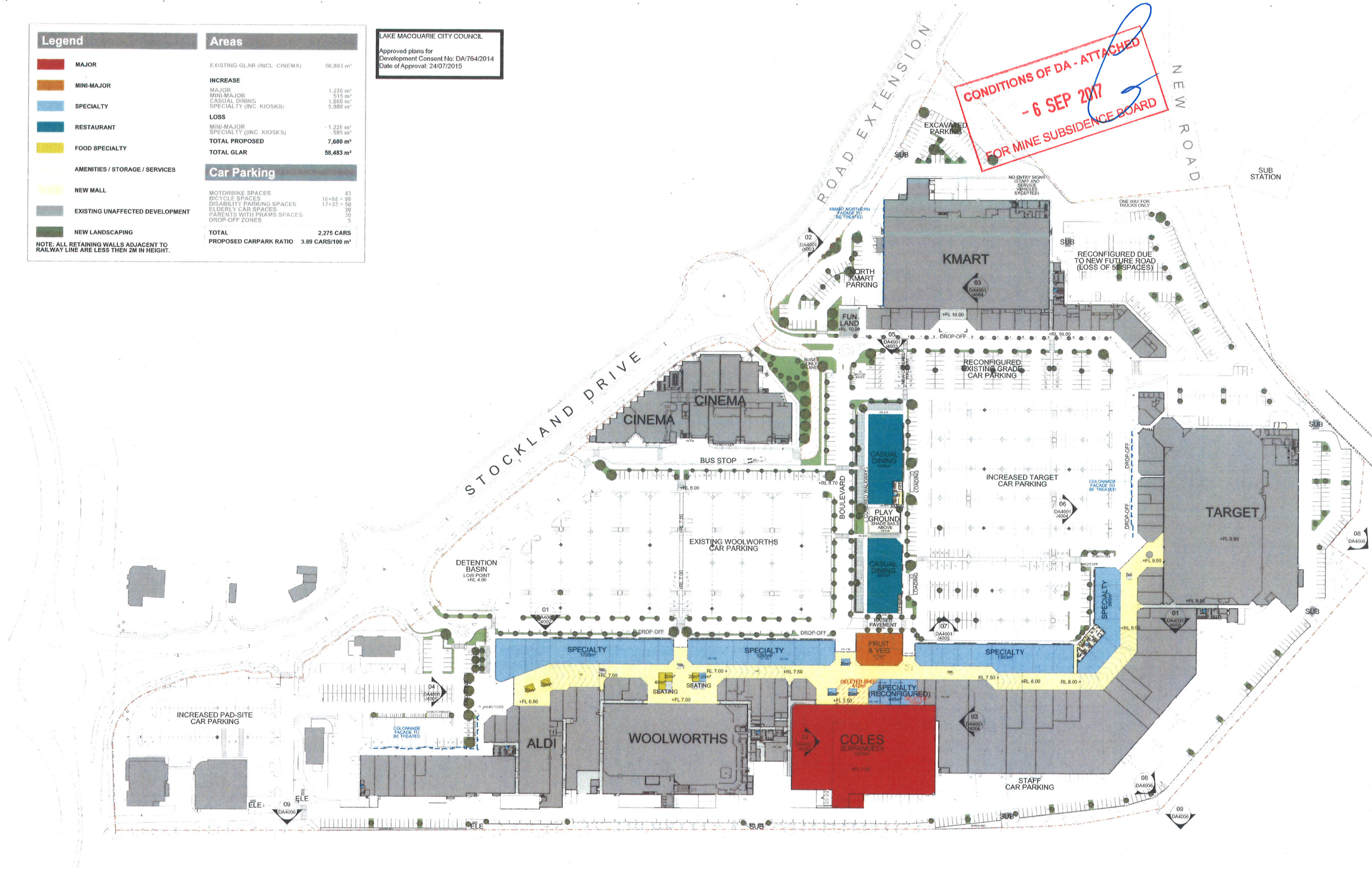
**Areas**

EXISTING GLAR (INCL. CINEMA)	50,803 m <sup>2</sup>
<b>INCREASE</b>	
MAJOR	1,226 m <sup>2</sup>
MINI-MAJOR	515 m <sup>2</sup>
CASUAL DINING	1,860 m <sup>2</sup>
SPECIALTY (INC. KIOSKS)	9,908 m <sup>2</sup>
<b>LOSS</b>	
MINI-MAJOR	-1,226 m <sup>2</sup>
SPECIALTY (INC. KIOSKS)	-595 m <sup>2</sup>
<b>TOTAL PROPOSED</b>	<b>7,680 m<sup>2</sup></b>
<b>TOTAL GLAR</b>	<b>58,483 m<sup>2</sup></b>

**Car Parking**

MOTORBIKE SPACES	43
BICYCLE SPACES	10+88 = 98
DISABILITY PARKING SPACES	17+33 = 50
ELDERLY CAR SPACES	30
PARENTS WITH PRAMS SPACES	30
DROP-OFF ZONES	5
<b>TOTAL</b>	<b>2,275 CARS</b>
<b>PROPOSED CARPARK RATIO</b>	<b>3.89 CARS/100 m<sup>2</sup></b>

LAKE MACQUARIE CITY COUNCIL  
Approved plans for  
Development Consent No: DA/764/2014  
Date of Approval: 24/07/2015





## Areas

EXISTING GLAR (EXCL. CINEMA) 45,792 m<sup>2</sup>  
EXISTING CAR PARKING 2,277 CARS  
EXISTING CARPARK RATIO 4.97 CARS/100m<sup>2</sup>

## INCREASE

MINI-MAJOR 88 m<sup>2</sup>  
CASUAL DINING 1,754 m<sup>2</sup>  
SPECIALTY 2,781 m<sup>2</sup>  
KIOSKS 292 m<sup>2</sup>  
PAD SITE 589 m<sup>2</sup>

## LOSS

KIOSKS -99 m<sup>2</sup>

TOTAL PROPOSED 5,365 m<sup>2</sup>

TOTAL GLAR 51,157 m<sup>2</sup>

## Car Parking

PAD SITES 337 CARS  
LOADING/STAFF 257 CARS  
NORTH OF KMART & PAD SITE 49 CARS  
BETWEEN KMART & TARGET 196 CARS  
CASUAL DINING 62 CARS  
WOOLWORTHS 592 CARS  
COLES, TARGET & KMART 730 CARS

TOTAL 2,223 CARS  
PROPOSED CARPARK RATIO 4.35 CARS/100m<sup>2</sup>

## RMS MINIMUM

2/100m<sup>2</sup> RESTAURANTS / CAFES 52 CARS  
1,754 + 803 EXISTING = 2,557m<sup>2</sup> 76 CARS  
123 CINEMA SEATS (1,500) 62 CARS  
4,1/100m<sup>2</sup> REMAINING GLA 1,993 CARS

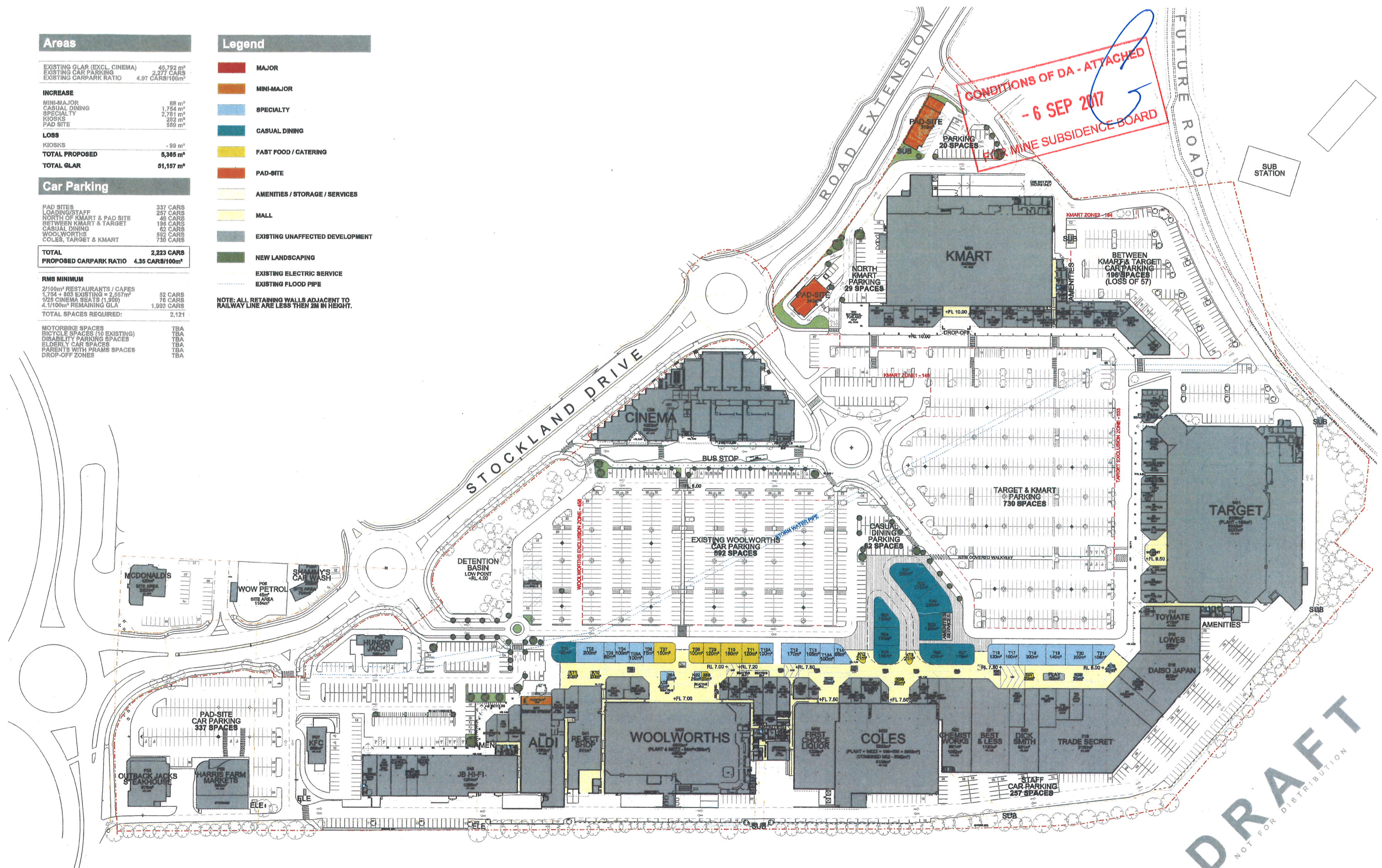
TOTAL SPACES REQUIRED: 2,121

MOTORBIKE SPACES TBA  
BICYCLE SPACES (10 EXISTING) TBA  
DISABILITY PARKING SPACES TBA  
ELDERLY CAR SPACES TBA  
PARENTS WITH PRAMS SPACES TBA  
DROP-OFF ZONES TBA

## Legend

- MAJOR
- MINI-MAJOR
- SPECIALTY
- CASUAL DINING
- FAST FOOD / CATERING
- PAD-SITE
- AMENITIES / STORAGE / SERVICES
- MALL
- EXISTING UNAFFECTED DEVELOPMENT
- NEW LANDSCAPING
- EXISTING ELECTRIC SERVICE
- EXISTING FLOOD PIPE

NOTE: ALL RETAINING WALLS ADJACENT TO RAILWAY LINE ARE LESS THAN 2M IN HEIGHT.



Commercial  
Design Group

Level 29 Cammergah Street  
Sydney NSW 2000  
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REVISION:  
A FOR INFORMATION

21.09.16

STATUS:  
Sketch Option

AUTHOR:  
IO/RR/ML

DATE:  
21.09.16

SCALE:  
1:1000 @ A1



PROJECT:  
**Stockland GLENDALE**  
Lake Road, Glendale NSW

TITLE:  
**OPTION 36 - Stage 1\_2 - Ground Floor Plan**

PROJECT NUMBER:  
**07-07-08-GD**

DRAWING NUMBER:  
**SK 036A**

