

20/12/2018



Michael Little
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 Michael

**Proposed Development at 121 Portland Drive, Cameron Park
Development Application No. DA/2076/2018**

I refer to your letter dated 03/12/2018 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 developer to engage an electrical consultant/contractor to complete an 'NECF-03 Form "Connection Application – Large, Multiple and Remote Connections" for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the information provided which may include whether or not the existing network can support the expected electrical load of the development. For some developments, a substation may be required on-site.

If an upgrade to the electricity network is necessary, the timeframe between the submission of the connection application and availability to connect the development will vary and may be exposed to a lengthy design and construction period. The submission of the Connection Application will allow us to begin planning and processing the connection and hopefully minimise any delays.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au for information regarding connecting to Ausgrid's network.

Proximity to Existing Network Assets

There are existing overhead electricity network assets in Portland Drive, 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.

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

Yours sincerely

Christopher Wright
Engineering Officer

Newcastle Design & Planning Portfolio

☎: 4910 1208

✉: Christopher.Wright@ausgrid.com.au

☎ (02) 4951 9459

🌐 www.ausgrid.com.au

Ausgrid Reference: 1900088910



**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

FN18-01919
TBA18-03546

ADW Johnson
ATTN: Brooke Whalley
brookew@adwjohnson.com.au

Dear Brooke

**RE PROPOSED THREE (3) STOREY BUILDING (PUBLIC PLACE OF WORSHIP) AT 121
PORTLAND DRIVE CAMERON PARK; LOT 5089 DP 1235166; TBA18-03546**

NOTICE OF DETERMINATION

I refer to the application detailed above. Subsidence Advisory NSW has determined to grant approval under section 22 of the *Coal Mine Subsidence Compensation Act 2017*.

Approval has been granted, subject to the conditions set out in the attached determination under Schedule 2. The stamped approved plans are attached.

Once relevant documentation to meet the conditions in Schedule 2 is available, please email through to SA-Risk@finance.nsw.gov.au quoting reference **TBA18-03546**.

Should you have any questions about the determination, I can be contacted by phone on 02 4908 4300 or via email at melanie.fityus@finance.nsw.gov.au.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Mel Fityus'.

**Melanie Fityus
Senior Risk Engineer**

20 December 2018

DETERMINATION

Issued in accordance with section 22 of the *Coal Mine Subsidence Compensation Act 2017*

As delegate for Subsidence Advisory NSW under delegation executed 20 December 2018 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 20 December 2018

Approval to Lapse on: 20 December 2023

The conditions of approval are imposed for the following reasons:

- a) To confirm and clarify the terms of Subsidence Advisory NSW approval.
- b) To minimise the risk of damage to surface development from mine subsidence.



Melanie Fityus
Senior Risk Engineer

20 December 2018

SCHEDULE 1

Application No: **TBA18-03546**
Applicant: **ADW JOHNSON**
Site Address: **121 PORTLAND DRIVE CAMERON PARK**
Lot and DP: **LOT 5089 DP 1235166**
Proposal: **THREE (3) STOREY BUILDING (PUBLIC PLACE OF WORSHIP)**
Mine Subsidence District: **LAKE MACQUARIE**

SCHEDULE 2

CONDITIONS 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 must 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.
PRIOR TO COMMENCEMENT OF CONSTRUCTION	
3.	<p>Prescribed Design Parameters</p> <p>The proposed structure(s) is to be designed to be <i>“safe, serviceable and any damage from mine subsidence shall be limited to ‘slight’ in accordance with AS2870 (Damage Classification) and readily repairable”</i> 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
4.	<p>Submit an “Engineering Impact Statement” prior to commencement of detailed design for acceptance by Subsidence Advisory NSW, 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.
5.	<p>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 ‘slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable”</i> taking into consideration the mine subsidence parameters outlined above.</p>
POST CONSTRUCTION	
6.	<p>Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW.</p>

Dispute Resolution

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.

All communications to be addressed to:

Headquarters
4 Murray Rose Ave
Sydney Olympic Park NSW 2127

Telephone: 1300 NSW RFS
e-mail: records@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/2076/2018
Our Ref: D18/8370
DA18120316401 MA

ATTENTION: Lake Macquarie Council

14 December 2018

Dear Sir/Madam

Development Application - 5089//1235166 - 121 Portland Drive Cameron Park 2285

I refer to your correspondence dated 29 November 2018 seeking advice regarding bush fire protection for the above Development Application in accordance with Section 4.14 of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended 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. At the commencement of building works and in perpetuity the entire property shall be managed 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:

2. Water, electricity and gas are to comply with sections 4.2.7 and 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. Internal Roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

4. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.

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:

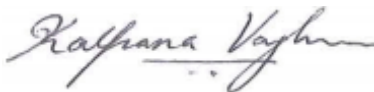
5. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Landscaping

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

Should you wish to discuss this matter please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese

Team Leader, Development Assessment and Planning (East)

For general information on bush fire protection please visit www.rfs.nsw.gov.au