

STATEMENT OF ENVIRONMENTAL EFFECTS

HOME BUSINESS

**27 SPOTTED GUM GROVE, THORNTON,
NSW, 2322 (LOT 4, DP 225727)**

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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Julie and Steve Randell (the client) to prepare a Statement of Environmental Effects (SEE) for a Home Business at 27 Spotted Gum Grove, Thornton, NSW, 2322 (LOT: 4 DP: 225727) ('the site'). The site is located in the township of Thornton, within the Maitland City Council Local Government Area (LGA) and is zoned E4 Environmental Living under the Maitland City Council Environmental Plan 2011 (the LEP). The site has formal access from Spotted Gum Grove with a minimum lot size of 5000m².

The development is permissible with Consent under the LEP, as a Home Business. The proposed home Business is a concreting business and will use part of the existing garage to run the home business, see attached business plan (**ATTACHMENT 6**). The home business will operate on site 6:30am-8am and 3pm-5pm Mon-Sat.

The existing car parking for ancillary vehicles on the site is also suitable and will ensure consistency with the Maitland City Council DCP.

The key reasons why the proposed development is appropriate are as follows;

- The proposed development is permissible through the LEP.
- The proposed development will have a positive impact on the site and surrounding community.
- The proposed will provide additional employment in the Thornton area.
- The building for the proposed Home Business is already located on the site and no new buildings are proposed.
- The proposed Home Business will contribute to employment diversity in the area.

The proposed will provide a well-coordinated development while retaining and protecting the future residential character of the surrounding area as encouraged by the DCP and overall objectives of the LEP. The Development Application is consistent with the planning framework and will not compromise the future growth of the precinct.

Perception Planning Ltd did not arrange a pre-lodgement meeting with Council due to the small-scale nature of the development. Key issues have been identified and addressed throughout the SEE to ensure optimal consideration has been taken into consideration for this development at the site.

The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development.

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
DA	Development Application
DCP	Development Control Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by
1	EP&A Regulation 2000 Compliance Table	Perception Planning
2	DCP Compliance Table	Perception Planning
3	AHIMs Search Results	Perception Planning
4	DBYD Search Results	Perception Planning
5	Hunter Water Stamped Plans	Hunter Water
6	Business Design Plan	EcoDimensions
7	Deposited Plan	
8	Certificate of Title	Land Registry NSW

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1 BACKGROUND

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Julie and Steve Randell (**'the client'**) and other sub-consultants to demonstrate the relevant matters associated with the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure's (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	27 Spotted Gum Grove, Thornton, NSW, 2322
Lot and DP	LOT: 4 DP: 225727
Current Use	Residential
Zoning	E4 – Environmental Living
Size	7980m ²
Site Constraints	Acid Sulfate Soils – Class 5 Minimum Lot Size – 5000m ² Bushfire Prone Land – Vegetation Category 1
Owner	Owners consent has been provided on the Application Form for the DA.
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposed development. There are no conditions on the existing permit provided as Appendix 8 .

1.3 SITE DESCRIPTION

The site is located at 27 Spotted Gum Grove, Thornton, NSW, 2322 (**‘the site’**) and has a total area of approximately 7980m² (**FIGURE 1**). The site is zoned E4- Environmental living and is located within the township of Thornton, within the Maitland Local Government Area (LGA).

The site is bordered by Spotted Gum Grove to the north, and similar residential development to the south, east and west. The site has an existing split level dwelling, pool and shed. The site runs on full tank water and onsite septic. The property is currently scattered with vegetation, mostly to the front half of the block that has a relatively flat topography.

A Dial Before You Dig was conducted on 22 July 2021. The search identified that the site is connected to underground electricity and telecommunications, provided as **APPENDIX 4**.

Figure 1 - Locality Plan (Source: Nearmap, 2021)



1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The site is currently occupied by a single storey dwelling, pool and shed. The Maitland City Council Development Application Tracker website identified the recent or historic approvals outlined in Table 1. No known compliance matters exist over the site which would pose issues for the proposed development.

Table 1 – Recent or historic Approvals

DA Number	Application Type	Description	Determination
DA17/0606	Development Application	Removal of 40 Trees	Approved

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain consent for a Home Business at 27 Spotted Gum Grove, Thornton. The proposed development will facilitate better development on the site to achieve better outcomes for both the owner and the wider community.

The proposed site is suitable and has the existing infrastructure to be able to accommodate the home business, no physical works are required. The development is permitted under the relevant LEP and DCP. Below (**Table 1**) is an outline of the proposed business operation.

Table 2 – Home Business Operations

Hours of operation	Operations hours will be approx. 6:30am-8am and 3pm-5pm, the site will predominantly not be used throughout the middle of the day.
Type of material to be stored on site	<ul style="list-style-type: none"> - Attachments for excavator & Posi-Track such as Augers & auger drives - Racking to store miscellaneous items such as witches' hats, hoses etc
Machinery onsite	<ul style="list-style-type: none"> - HR Rigid Tipper – with Tag Trailer & 5.5T Excavator - MR Rigid Tipper – with ASV Posi-Track Loader
Visual impacts	The proposed home business is considered to complement the existing residential nature of the area, with no proposed changes to existing structures at the site. Business activities are confined to the existing shed and ancillary parking which is well screened from neighbouring properties and the road.

Noise impacts	<p>The proposed development will have noise impacts consistent with power tools and equipment as defined by the EPA. This includes powered garden tools – e.g. lawn mowers and leaf blowers.</p> <p>Due to the potential noise impacts of power tools and equipment, The EPA provides time-of-day noise restrictions, during which, noise should not be heard in a habitable room in a neighbour's residence. Noise from power tools and equipment is allowed from 8am to 8pm on Sundays and public holidays and from 7am to 8pm on any other day.</p> <p>The proposed development will not operate power tools or equipment outside 8am-5pm Monday to Friday and will be closed Saturday and Sunday. The site will predominantly be used for the gathering/returning of equipment to be used offsite. The operating times will therefore not cause unreasonable impact on surrounding residences and would not exceed the potential time-of-day noise restrictions of existing residences nearby.</p>
Number of employees	<p>Employees will only be present on site during the hours nominated. No physical works take place on-site, employees are only present to gather/return equipment required to be used off-site.</p>

A business design plan is provided as **APPENDIX 6** which outlines the home business area on the site. Ancillary to the area within the shed, an 'ancillary vehicle parking' is allocated for vehicles to park, predominantly overnight, while not in use. This area is well screened from adjoining properties and the road.

3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

3.1.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

Section 4.46 – What is integrated development?

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 2** below.

3.1.2 Hunter Water Act 1991

The subject site is not located within a Drinking Water Catchment. To this effect, a referral to HW is not required under Section 51 of the HW Act. Stamped plans in accordance with Section 49 of the HW Act are provided as **APPENDIX 9** to this application.

3.1.3 Water Management Act 2000

The subject site is not located within a Drinking Water Catchment. There are no physical works associated with this development application, accordingly it is not considered that referral to NRAR is required pursuant to the Water Management Act 2000.

3.1.4 Rural Fires Act 1997

The subject site is identified as bushfire prone land, however, the proposed development is not described as a development that requires referral to the RFS.

3.1.5 Biodiversity Conservation Act 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The proposed development does not involve vegetation removal; accordingly, the biodiversity threshold for tree removal is not triggered. Further consideration of the BC Act is not required.

Table 3 - Integrated development

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	N/A
Protection of the Environment Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	N/A
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	N/A
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	The site is bushfire prone however the development is for a home business and does not require referral to the RFS.
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	N/A – not located within 40m of waterfront land.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

The following SEPPs are considered relevant to the proposed development:

3.2.1 SEPP (Koala Habitat Protection) 2019

This policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

The SEPP applies to the Maitland Local Government Area (LGA). In accordance with Clause 8(2), the council's determination of the development application must be consistent with the approved koala plan of management that applies to the land. It is noted that no koala plan of management is available at present for the Maitland LGA.

A consent authority must not grant consent unless they can be satisfied that the development will not have the potential to impact on koala habitat. The site is less than 1ha and is unlikely to contain koala habitat, no tree or vegetation removal is proposed as part of this development application.

As detailed within the analysis, the site contains isolated patches of trees. To this extent, the vegetation is isolated and does not form part of any significant corridor or refuge. The area of the site is less than 1 hectare, it is considered that there will be no impact on koala habitat and the local koala population. It is believed that there is no basis to deny this development pursuant to the Koala SEPP. Accordingly, no further provisions of the SEPP apply, and Council is not prevented, because of this Policy, from granting consent to the development application.

3.2.2 SEPP 55 – Remediation of Land

This SEPP applies to the whole state. Under Clause 7, a consent authority must not grant consent to the carrying out of any development unless they have considered whether the land is contaminated.

The site is currently used for residential purposes. Given the existing use of the property and shed, it is not anticipated that the site or immediate area will be contaminated. Therefore, the land is considered suitable for the purpose of development.

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Maitland LEP 2011 apply to the proposed development:

Pursuant to the Maitland Local Environmental Plan 2011 (MLEP) Land Application Map (LAP_001) the subject site is land to which this environmental plan applies. Accordingly, the MLEP is the appropriate EPI to assess the development proposal.

The proposed development is seeking consent to operate a home business. This land use is defined by the MLEP as a home business:

Home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

As identified in Section 1.3 of this SoEE, the site is zoned E4 – Environmental Living in accordance with the MLEP Land Zoning Map (LNZ_004B).

Pursuant to Clause 2.3 and the Land Use Table a home business is permissible with consent within the E4 zone. The proposed Home Business is consistent with the definition of a Home Business under the Maitland LEP. The proposed Home Business will not employ more than 2 persons other than the residents with a maximum of two staff member/s required on site during operational hours. The proposed is not expected to interfere with the local amenity.

The proposed will not change the visual amenity of the site or area as the proposed development will be located in an existing shed on the site and existing parking is suitable for the proposed. No items are proposed for sale, the site will be used as storage and the proposed is not any of the excluded businesses.

The proposed business will have an identification sign at the front of the property, but no other signage is proposed as part of this development application.

- **Clause 2.3 – Zone Objectives and Land Use Table**

The subject site is zoned E4 Environmental Living. The objectives of this zone are;

- to provide for low-impact residential development in areas with special ecological, scientific or aesthetic values;
- ensure that residential development does not have an adverse effect on those values and;
- encourage practical development outcomes by providing for low density residential development between areas of large lot residential and rural land where part of the land is affected by flooding.

The proposed development includes a Home Business, which is permissible with consent in the zone. The proposed Home Business is consistent with the E4 zone objectives for which the site is zoned. The proposed home business will be located in an existing building on the site and will have no significant impact on the surrounding ecology and environment. No works where tree or vegetation removal is proposed and the small home business will not

have any adverse impact on the site or the surrounding locality. To this extent, the proposed development meets the objectives of the E4 zone.

- **Clause 5.4 – Controls relating to miscellaneous permissible uses**

If development for the purpose of a Home Business is permitted under this Plan, the carrying on of the business must not involve the use of more than 50 square metres of floor area. The Business Site Plan is attached as **APPENDIX 6** shows the floor area used (50 square metres).

- **Clause 5.10 – Heritage conservation**

A search of the Aboriginal Heritage Information Services (AHIMS) database (4 August 2021) did not identify the subject site as containing any Aboriginal sites or places as shown in **APPENDIX 3**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance. Given there are no works associated with the development application, there is no risk associated with the application that an Aboriginal object will be exposed.

The site is not identified as a heritage item or within a heritage conservation area. In this regard, the proposed development is consistent with the requirements of clause 5.10.

- **Clause 7.1 – Acid Sulfate Soils**

The site is identified to contain Class 5 Acid Sulfate Soils. However, no physical work is proposed as a part of this development application.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Maitland DCP 2011 is provided in the Table of Compliance provided at **APPENDIX 2**. The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development has demonstrated consistency with the surrounding locality through the environmental planning framework and site features that have informed the development. The proposed development will have a minimal visual impact on the locality as the shed is already existing on the site. The Home Business will not have any visual impacts

on the site as the proposed building to house the business (shed) is already existing onsite. No physical works are proposed as a part of this development.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

The proposed development will not have a detrimental impact on traffic with a small increase in traffic entering the existing site. Existing parking on the site is suitable for the proposed Home Business and access to the site will not be changing as a result. Formal access exists from Spotted Gum Grove. The proposed access is suitable.

4.1.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The proposed development will create a new business employment opportunity in the Maitland area.

4.1.4 SERVICES

The subject site is serviced by onsite tank water and septic. Electricity, telephone and physical, legal and emergency services are present.

4.1.5 NOISE AND VIBRATION

No potential for noise or vibration impacts have been identified.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

No physical works are proposed as a part of this development. No vegetation or earthworks are proposed.

4.2.2 LANDSCAPING

No physical works are proposed for this development and as such a landscaping plan has not been developed.

4.2.3 ARCHAEOLOGY

The site has no known Aboriginal artifacts or European historical significance. No physical works are proposed.

4.2.4 STORMWATER

Stormwater will continue to be managed as it is consented, and no physical changes are proposed for this development.

4.2.5 FLOODING

The site is not identified to be located within a flood prone area and no flood management has been developed as a result.

4.2.6 BUSHFIRE

The site is identified as bushfire prone however the proposed is for a Home Business and no physical works are proposed.

4.3 SOCIAL AND ECONOMIC

Social and Economic Impact on the Locality

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day to day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed development is not considered to produce any adverse social or economic impact on the locality. Rather the proposed development provides positive economic and social impacts by facilitating employment opportunities within Maitland. The proposed development is not out of character with the existing context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

There are no anticipated adverse economic impacts as a result of the proposed development. The proposed development will provide employment opportunities in the locality and support the local building and development industries. This will have direct monetary input to the local economy.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures are required as a result of the proposed development. The proposed development will not create any safety, security or crime concerns on or around the site.

5 SUITABILITY OF THE SITE

The proposed development is considered to be a suitable use of the site. This development is permissible under the LEP and has addressed any relevant concerns through SoEE.

6 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process it is envisaged Council may place the proposal on public exhibition and send neighbor notification letters to adjoining or adjacent properties.

7 PUBLIC INTEREST

The proposal represents an additional Home Business to accommodate local development in the locality to service the needs of the community, whilst not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality.

The proposed development reinforces the nature of the land zoning and is in keeping with the character of surrounding developments. The proposal is considered to be within the public interest.

8 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed Home Business development is a suitable option for the development of the site. Any relevant matters have been addressed through this SoEE.

The key reasons why the proposed development is appropriate are as follows;

- The proposed development is permissible through the LEP.
- The proposed development will have a positive impact on the site and the surrounding community.
- The proposed will provide additional employment opportunities in the Maitland area.
- The physical structures for the Home Business are already located on the site and no new buildings are proposed.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter.

If we can provide any further information or clarity, please don't hesitate to contact us.



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DCP COMPLIANCE TABLE

HOME BUSINESS

**27 SPOTTED GUM GROVE, THORNTON,
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MDCP 2011	Controls/Purpose	Review/Response	Comply
Part A – Administration			
A.4 – Notification	Formal notification of development applications is a requirement of the legislation. There are different requirements for different development types.	This application does not require formal notification under any EPI or the MDCP	Yes
Part B – Environmental Guidelines			
B2 – Stormwater	<ul style="list-style-type: none"> a. a) Ensure that compliance with BASIX objectives and requirements are achieved. b. (b) Ensure that an acceptable standard of water quality is maintained within storm water lines and rain water storage tanks. c. (c) Ensure the most suitable rainwater storage method is employed pursuant to the relevant site conditions, including health and safety aspects of the storage installation. d. (d) Ensure the method of laying storm water lines is in accordance with the relevant Australian Standard, (AS/NZS 3500.3:2003). e. (e) Ensure that storm water discharge points at kerbs and inter-allotment drainage pits are of an acceptable standard and location 	No additional stormwater will be generated as a result of the proposed development. The subject site and existing infrastructure have the capacity to manage the current stormwater.	Yes

MDCP 2011	Controls/Purpose	Review/Response	Comply
B3 – Hunter River Floodplain	The onus is on the proponent to provide an adequate level of information to support any development on land below the FPL. The Council will require a Statement of Environmental Effects (or an Environmental Impact Statement if the proposal is designated development) justifying the development in its location.	The site is not identified as flood prone land.	N/A
B4 – Onsite Sewage Management System	This chapter applies to all land within the Maitland City Council Local Government Area that is not capable of being connected to a reticulated sewerage system.	The subject site has existing onsite wastewater management. No additional sewerage connections are proposed by this application.	N/A
B5 – Tree Management	This section prescribes the types of trees and vegetation where development approval is required under clause 5.9 of the Maitland Local Environmental Plan 2011. These provisions only apply to urban land.	No trees or significant vegetation will be required to be removed for the proposed development.	N/A
B7 – Riparian Land and Waterways	This DCP chapter applies to all land within the Maitland Local Government Area (LGA) that contains riparian land and/or waterways.	The site is not identified as “Watercourse Land” on the Maitland Local Environmental Plan 2011 Watercourse Map.	N/A
<p>Part C – Design Guidelines</p> <p>The proposed development is a Home Business development application. There are no direct controls for this development type in the MDCP.</p>			

MDCP 2011	Controls/Purpose	Review/Response	Comply
C.11 – Vehicular Access and Car Parking	This chapter outlines Council’s policy for the provision of parking and service delivery facilities in association with development proposals.		
2.2 Calculation of Parking Requirements	<p>Appendix A states that home business is to have one additional car parking space to the dwelling requirements.</p> <p>A dwelling is to have a minimum of one space. Accordingly, the home business should have the provision of two carparking spaces on site.</p>	The site has sufficient space to provide more than two parking spaces.	Yes
3. Guidelines for The Design, Layout and Construction of Access and Parking Areas	The dimensional requirements for on-site car parking spaces and driveways giving access to parking spaces shall generally be as set out in accordance with the Australian Standard AS2890.1-1993 Parking Facilities – Off-Street Car Parking	There are no changes to the access and parking arrangements on site.	N/A
C.12 – Crime Prevention Through Environmental Design	Crime Prevention through Environmental Design (CPTED) seeks to influence the design of buildings and places in ways that lessen or prevent the incidence of crime.		

MDCP 2011	Controls/Purpose	Review/Response	Comply
1.1 Development Requirements	This section sets out the controls and development requirements for development proposals. This development type is not listed as a development type requiring the completion of a CPTED Report.	<p>The proposed Home Business is not considered to increase or compromise the safety or security of the site or immediate area.</p> <p>General crime prevention controls such as security lighting, alarm or surveillance systems and staff procedures will be implemented through the life of the development in order to maintain the security of the premises and safety of staff and visitors.</p>	Yes

EP&A Regulation 2000 Compliance Table

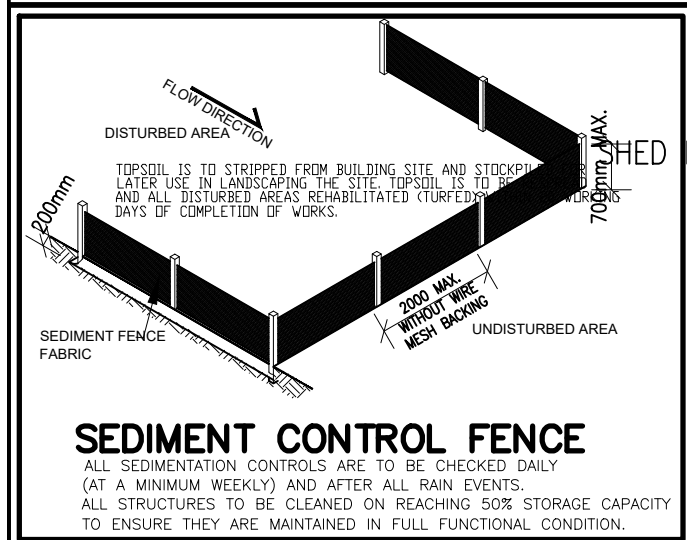
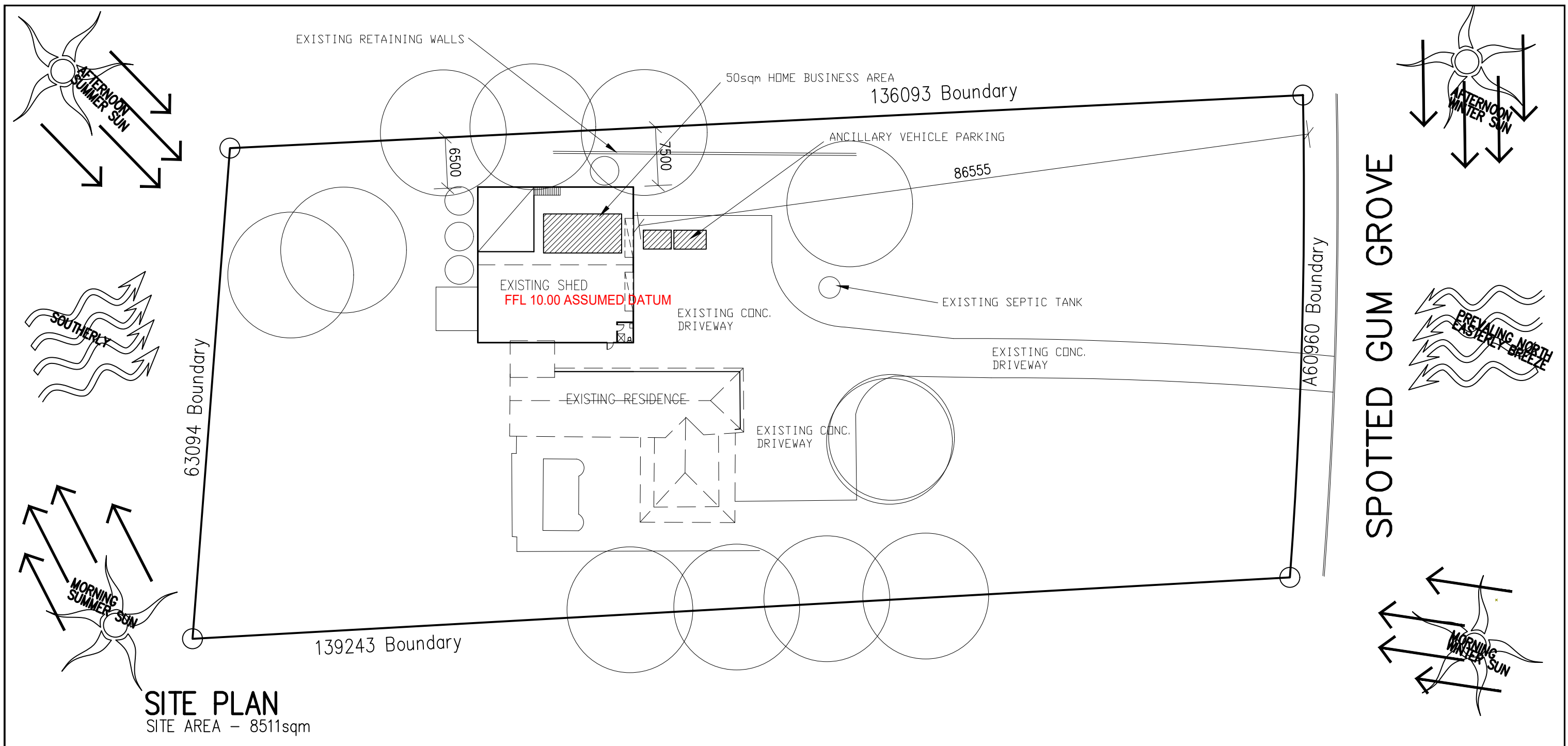
A development application under Schedule 1 (2) – Forms of the Environmental Planning and Assessment Regulation 2000 is to be accompanied by the following information.

No	Requirement	Response
Information to be included in development application		
1(a)	Name and address of the Applicant	This is provided on the Council DA Form and within the SoEE.
1(b)	A description of the development to be carried out	
1(c)	The address, and formal particulars of title, of the land on which the development is to be carried out	
1(d)	An indication as to whether the land is, or is part of, critical habitat	The site is not identified as a critical habitat.
1(e)	An indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is to be taken to be development that is not likely to have such an effect because it is a biodiversity compliant development.	
1(ea)	For biodiversity compliant development, an indication of the reason why the development is biodiversity compliant development.	
1(f)	A list of authorities from which concurrence must be obtained before the development may be lawfully carried out or from which concurrence would have been required, but for section 4.13 (2A) or 4.41	This is provided on the Council DA Form and within the SoEE. The development is classified as integrated.
1(f1)	In the case of an application that is accompanied by a biodiversity development assessment report, the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values if different biodiversity credits are proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016.	The proposed development does not remove vegetation. Accordingly, the application does not require a BDAR.
1(f2)	If the land is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016, a description of the kind of agreement and the area to which it applies.	

1(g)	A list of any approvals of the kind referred to in section 4.46(1) of the Act that must be obtained before the development may be lawfully carried out.	Noted. No referrals are understood to be required.
1(g1)	In the case of State significant development, a list of any authorisations that must be provided under section 4.4 of the Act in relation to the development.	The development is not identified as State significant.
1(h)	The estimated cost of the development.	The estimated cost of the development is identified on the cost of works Form.
1(h1)	In the case of State Significant development, the capital investment value of the development.	The development is not defined as State significant.
1(i)	Evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner's consent is required by this Regulation.	The owners' consent is provided on the Council DA Form.
1(j)	A list of the documents accompanying the application.	A list of documents accompanying this application is provided within this Statement of Environmental Effects.
Documents to accompany development application		
2 (a)	A site plan of the land	A site plan is provided within this Statement of Environmental Effects.
2(b)	A sketch of the development	Development plans for the development is provided within this Statement of Environmental Effects.
2(c)	A statement of environmental effects (in the case of development other than designated development or State significant development)	This table is an attachment to the SoEE.
2(d)	In the case of development that involves the erection of a building, an A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site (as referred to in clause 56 of this Regulation)	No building erection is proposed.
2(e)	An environmental impact statement (in the case of designated development or State significant development)	The development is not defined as designated or state significant.
2(f)	A species impact statement (in the case of land that is, or is part of, critical habitat or development that is likely to significantly affect threatened species, populations or ecological communities, or their	Nothing (i.e. vegetation) on the site suggests that an Ecological

	habitats, but not if the development application is for State significant development	Assessment should be prepared for this DA.
2(g)	If the development involves any subdivision work, preliminary engineering drawings of the work to be carried out	The development includes Home Business. No physical works are proposed.
2(h)	If an environmental planning instrument requires arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services), documentary evidence that such arrangements have been made.	This SoEE discusses 'essential services' and the approach taken.
2(i)	If the development involves a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure): (i) a list of the Category 1 fire safety provisions that currently apply to the existing building, and (ii) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use	The proposed development is not a change of use.
2(j)	If the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building	The proposed development is not an alteration, expansion or rebuild of an existing building.
2(k)	If the land is within a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the Wilderness Act 1987, a copy of the consent of the Minister for the Environment to the carrying out of the development	The proposed development is not located within a wilderness area.
2(k1)	In the case of development comprising mining for coal (within the meaning of section 380AA of the Mining Act 1992)—documentary evidence that the applicant holds an authority under the Mining Act 1992 in respect of coal and the land concerned or has the written consent of the holder of such an authority to make the development application.	The development does not compromise mining for coal.
2(l)	In the case of development to which clause 2A applies, such other documents as any BASIX certificate for the development requires to accompany the application.	2A does not apply.

2(m)	<p>In the case of BASIX optional development—if the development application is accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied), such other documents as any BASIX certificate for the development requires to accompany the application</p>	
2(n)	<p>If the development involves the erection of a temporary structure, the following documents:</p> <ul style="list-style-type: none"> (i) documentation that specifies the live and dead loads the temporary structure is designed to meet, (ii) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure, (iii) in the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if an alternative solution, to meet the performance requirements, is to be used), (iv) documentation describing any accredited building product or system sought to be relied on for the purposes of section 4.15 (4) of the Act, (v) copies of any compliance certificates to be relied on 	<p>The development does not involve the erection of any temporary structures.</p>
2(o)	<p>In the case of a development involving the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant—a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies</p>	<p>This development will not involve a building as an entertainment venue or a function centre, pub, registered club or restaurant.</p>



NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT

SEDIMENT CONTROL FENCE IS AS SHOWN TO BE LIGHT WEIGHT STRUCTURE

NORTH

NOTES

Note:
DRAWINGS FOR CONSTRUCTION PURPOSES WHEN:
 • STRUCTURAL DETAILS SIGNED BY QUALIFIED STRUCTURAL ENGINEER
 • AND ALL ELEMENTS CHECKED TO COMPLY WITH THE BCA AND RELEVANT AS BY BUILDER OR ACCREDITED CERTIFIER
 ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS
 • NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION
 • ENSURE STAIR DETAILS CONFIRMED PRIOR TO MANUFACTURE
 • DO NOT SCALE DRAWINGS

SITE NOTES	
EXISTING DWELLING	385.0m ²
EXISTING SHED	400sqm
CONNECTED TO SEWER MAIN	N
HERITAGE AREA	N
MAX FILL	0mm
RETAINING WALL REQUIRED	N
RETAINING WALL HEIGHT	NA
TREES TO BE REMOVED	N

DIAL 1100 BEFORE YOU DIG

NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT

proprietor
PERCEPTION PLANNING
LOT 4, DP225727
27 SPOTTED GUM GROVE
THORNTON

project
proposed
HOME BUSINESS

drawing
SITE PLAN

ECODIMENSIONS
JUSTIN CROFT
0417436249
© copyright
all dimensions to be clarified on site

AMENDMENT
DATE ADJUSTMENT

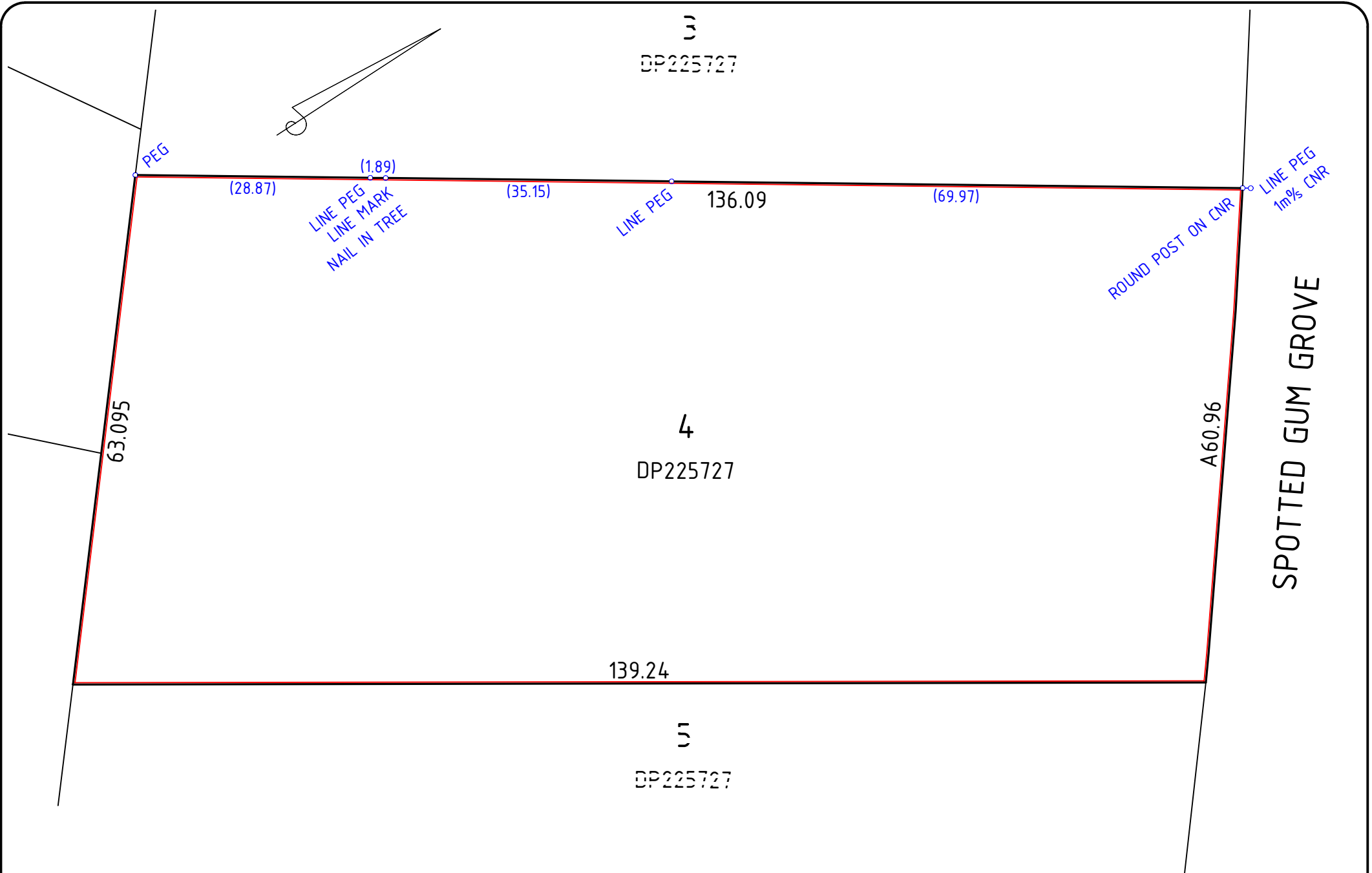
scale
1:500

date
AUG'21

drawn by
jdc

drawing no.
10F2

project no.
2122065



3
DP225727

4
DP225727

5
DP225727

SPOTTED GUM GROVE

 **David Cant**
SURVEYORS
Unit 3 479 High Street, PO Box 418 Maitland 2320
Email land@davidcantsurveyors.com.au
Ph (02) 4934 5011

PLAN OF RE-MARKING OF BOUNDARIES OF LOT 4 DP225727,
27 SPOTTED GUM GROVE, THORNTON.
Client GO HARD CONCRETING NSW (Steven & Julie Randell)

Ref. 20-126 Thornton
Date 25/08/2020



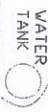
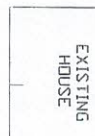
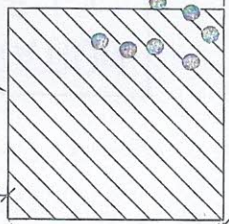
LOT 11
DP 225727

LOT 10
DP 225727

Approved Plans
Application No: CC 08-481
Date: 3.7.2008
Gavan Leary - Accredited Certifier
Accreditation No: BFB0225

LOT 4
DP 225727

PROPOSED SHED
20m x 20m



LOT 3
DP 225727

LOT 5
DP 225727

134.339

136.182

EXISTING HOUSE

AcroCent Pty Ltd
APPROVED PLANS
APPLICANTS COPY

- LEGEND
- EXISTING TREE TO BE REMOVED
 - EXISTING TREE

SPOTTED GUM (10.065m WIDE) GROVE

NEW ENGLAND HWY

APPROVED PLANS
No 08-0003
Development Application



AcroPlan Pty Ltd
PO Box 399 WATLAND 2320
T: +61 2 4934 2833
F: +61 2 4934 2868
E: develop@acropplan.com.au



PROJECT	PROPOSED SHED	SITE PLAN
LOCATION	LOT 4 DP 225727	STATUS: A
CLIENT	27 SPOTTED GUM CL, THORNTON	ACROSS: 1
DATE	23 NOVEMBER 2007	DRAWN: DOB
RULES	07173_RANDELL	SHEET: 1 OF 1



FOLIO: 4/225727

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
26/3/2021	10:22 AM	3	9/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 4 IN DEPOSITED PLAN 225727
AT THORNTON
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP225727

FIRST SCHEDULE

JULIE ANNE RANDELL (T AD649116)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K900535 COVENANT
- 3 AD649117 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DP225727

Registered: S. 22. 12. 55. of 6/11/1964
 C.A. 45/64 of 6/11/1964
 Title System: Torrens
 Purpose: Subdivision
 Ref. Map: Parish
 Last Plan D. P. 10419

PLAN OF
 Subdivision of part of lots
 28 & 29 D.P. 10419 being
 land comprised in C.T. Vol.
 4855 Fol. 51

Scale: 200 feet to an inch
 Name: Mairiland
 Locality: Thornton
 Parish: Alcock
 County: Northumberland

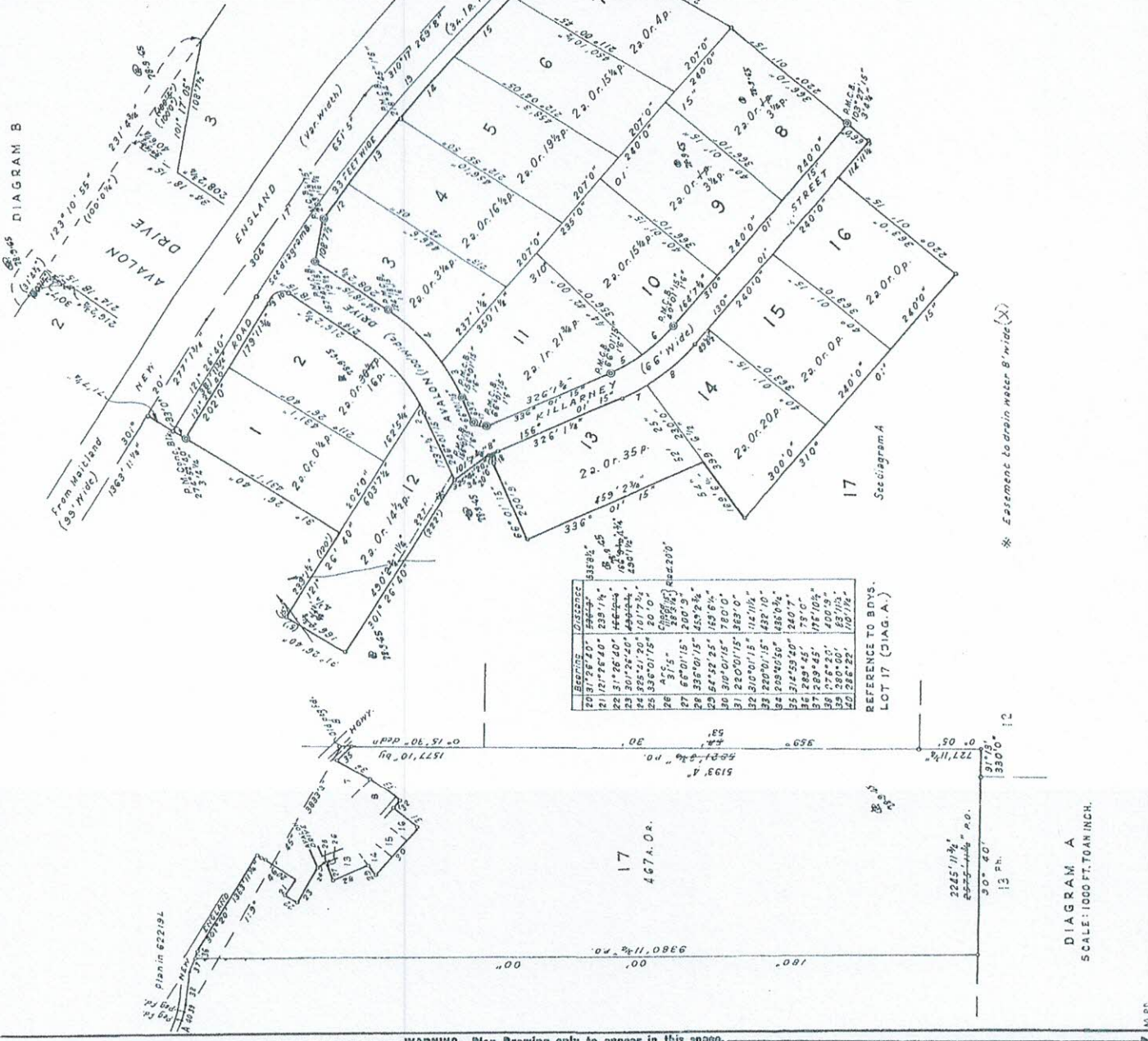
L. Mitchell, Douglas Cooper
 of 57, Market St., Newcastle
 a surveyor registered under the Surveyors Act, 1939, as amended.
 I declare hereby that the survey represented in this plan
 is accurate and has been made by me or by a duly qualified
 person in accordance with the Survey Practice
 Regulations, 1932, and was completed on 1/16/1964.
 Signature: L. Mitchell
 Date: 1/16/1964

Statements of Dedications, Easements
 (Signatures and Seals to appear in panel provided.)
 Statements of intention to create public
 roads, public reserves, drainage reserves,
 easements or restrictions as to user.
 It is intended to dedicate all new
 streets shown hereon to the public
 for road purposes.
 It is intended to dedicate to the
 public the strip of land, variable
 width, adjacent to the Road 33 feet
 wide as an addition to the New
 England Highway.
 It is intended to create, pursuant
 to Section 88B of the Convey-
 ancing Act 1919-64, an easement
 to drain water 8 feet wide in
 favour of the Mairiland City
 Council.
 X Instr. filed as K201592

[Handwritten signature]

REFERENCE TO CURVED BOYS.

1	1550'	187°	172°	100'	100'	100'	100'
2	200'	127°	127°	127°	127°	127°	127°
3	200'	171°	171°	171°	171°	171°	171°
4	417'	88°	108°	132°	152°	176°	196°
5	417'	100°	116°	136°	156°	180°	196°
6	483'	146°	151°	155°	155°	155°	155°
7	483'	146°	151°	155°	155°	155°	155°
8	483'	146°	151°	155°	155°	155°	155°
9	483'	146°	151°	155°	155°	155°	155°
10	50'	188°	188°	188°	188°	188°	188°
11	2417'	126°	126°	126°	126°	126°	126°
12	2417'	126°	126°	126°	126°	126°	126°
13	2417'	126°	126°	126°	126°	126°	126°
14	2417'	126°	126°	126°	126°	126°	126°
15	2417'	126°	126°	126°	126°	126°	126°
16	20'	315°	315°	315°	315°	315°	315°
17	20'	315°	315°	315°	315°	315°	315°
18	4650'	108°	128°	153°	170°	192°	207°



REFERENCE TO BOYS.
 LOT 17 (DIAG. A.)

120	31°	28' 40"	144° 40'
121	31°	28' 40"	144° 40'
122	31°	28' 40"	144° 40'
123	31°	28' 40"	144° 40'
124	31°	28' 40"	144° 40'
125	31°	28' 40"	144° 40'
126	31°	28' 40"	144° 40'
127	31°	28' 40"	144° 40'
128	31°	28' 40"	144° 40'
129	31°	28' 40"	144° 40'
130	31°	28' 40"	144° 40'
131	31°	28' 40"	144° 40'
132	31°	28' 40"	144° 40'
133	31°	28' 40"	144° 40'
134	31°	28' 40"	144° 40'
135	31°	28' 40"	144° 40'
136	31°	28' 40"	144° 40'
137	31°	28' 40"	144° 40'
138	31°	28' 40"	144° 40'
139	31°	28' 40"	144° 40'
140	31°	28' 40"	144° 40'
141	31°	28' 40"	144° 40'
142	31°	28' 40"	144° 40'
143	31°	28' 40"	144° 40'
144	31°	28' 40"	144° 40'
145	31°	28' 40"	144° 40'
146	31°	28' 40"	144° 40'
147	31°	28' 40"	144° 40'
148	31°	28' 40"	144° 40'
149	31°	28' 40"	144° 40'
150	31°	28' 40"	144° 40'

DIAGRAM A
 SCALE: 1000 FT. TO AN INCH.

DP 225727

Registered... of 6/11/1964

Title System... TORONTO

Purpose... Subdivision

Ref. Map... Parish

Last Plan... O.P. 10419

PLAN OF Subdivision of part of lots 28 & 29 D.P. 10419 being land comprised in C.T. Vol. 4855 Fol. 51

Scale: 200 feet to an inch

Wm. Shiber
City... Markham
Locality... Thornhill
Parish... Alton
County... Northumberland

W. Michael Douglas Cooper
of 87 Avenue St. Newcastle
a surveyor registered under the Surveyors Act, 1919, as amended, hereby certifies that the survey represented in this plan is accurate and has been made (1) by the (2) comparative method of measurement and (3) in accordance with the Surveyors Act, 1919, and was completed on 1/6/10/64.

Witness my hand and seal this 1st day of February 1964.

Statements of Dedication, Easements
(Signatures and Seals to appear in panel provided.)
Statements of intention to create public roads, public reserves, drainage reserves, easements or restrictions as to user.
It is intended to dedicate all new streets shown hereon to the public for road purposes.
It is intended to dedicate to the public the strip of land, variable width, adjacent to the Road 33 feet wide as an addition to the New England Highway.

It is intended to create, pursuant to Section 88 of the Conveyancing Act 1919 - 84, an easement to drain water 8 feet wide in favour of the Markham City Council.

Inst. filed as K201992

SIGNATURES AND SEALS ONLY.

I hereby certify that the requirements of the Local Government Act, 1919 (under which the requirement for signatures of public authorities is imposed) have been complied with by the applicant in relation to the proposed subdivision and the new road shown.

Subdivision No. 1177
Date 1/6/10

Council Clerk... [Signature]

Approved by Council:
The Common Seal of the Council of Markham, Ontario, is hereunto affixed as provided in a resolution of Council passed on 1/11/64.

Mayor/President... [Signature]

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 225727 CONTINUED

FEET INCHES	METRES
1 6	0.457
1 6 7/8	0.479
1 9 1/2	0.546
2	0.640
2 3/4	0.692
3 1/4	1.009
4 1/8	1.082
5 1/4	1.524
6	2.438
7 1/4	5.617
8	6.096
9 1/4	6.484
10 3/4	6.617
11 1/4	9.144
12 3/4	9.382
13 1/2	9.583
14 1/2	9.576
15 1/2	10.058
16 1/2	10.363
17 1/2	10.668
18 1/2	13.251
19 1/2	13.421
20 1/2	13.589
21 1/2	14.184
22 1/2	14.784
23 1/2	15.111
24 1/2	20.217
25 1/2	20.950
26 1/2	21.375
27 1/2	21.652
28 1/2	21.772
29 1/2	25.584
30 1/2	27.038
31 1/2	27.089
32 1/2	28.816
33 1/2	30.150
34 1/2	30.175
35 1/2	30.448
36 1/2	30.483
37 1/2	30.485
38 1/2	30.451
39 1/2	30.562
40 1/2	30.988
41 1/2	32.144
42 1/2	33.109
43 1/2	33.560
44 1/2	34.373
45 1/2	35.093
46 1/2	36.176
47 1/2	36.458
48 1/2	36.588
49 1/2	49.154
50 1/2	50.154
51 1/2	50.717
52 1/2	51.676
53 1/2	52.915
54 1/2	53.073
55 1/2	53.912
56 1/2	54.453
57 1/2	54.858
58 1/2	56.423
59 1/2	56.426
60 1/2	55.004
61 1/2	60.467
62 1/2	60.954
63 1/2	60.960
64 1/2	61.109
65 1/2	61.570
66 1/2	63.074
67 1/2	63.461
68 1/2	63.907
69 1/2	63.566
70 1/2	65.190

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 225727 CONTINUED

FEET INCHES	METRES
230	70.104
231	70.529
235	71.626
237	72.269
239	72.885
240	73.152
240 7	73.330
266	81.280
269	82.194
277	84.474
300	91.440
313	95.517
326	99.397
326 1 3/4	99.409
330	100.584
330 1 1/4	106.712
326	108.759
323	107.668
325	111.252
326	111.611
381 11 3/4	116.427
399	121.780
400	121.920
400 9	122.149
417	127.102
431 1	131.594
432	131.926
436 0 3/4	132.912
446 6	135.093
450 10 1/2	137.427
456 10	139.245
458 3	139.675
459 2 3/4	139.973
460	146.304
483	147.218
486 9 3/4	148.380
490 1 3/4	149.384
490 1 3/4	149.422
492 3/4	152.170
500 5 1/4	152.378
503 7 1/4	154.572
505	156.552
521 8/88	157.186
727 11 3/4	221.886
780	237.744
822 5	251.153
1049 11 1/4	320.021
1052 4 3/4	320.770
1363 11 1/4	415.728
1577 10	480.924
2245 11 3/4	684.574
3635 5	1168.375
4417	1346.302
4450	1356.360
4617	1463.222
5193 4	1582.928
9380 11 3/4	2859.322

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 225727 CONTINUED

AC RD P	HA
20	8.094
467	189

Caller Details

Contact: jack peterkin **Caller Id:** 3031557 **Phone:** 0411 551 433
Company: Not supplied
Address: 260 Maitland Road **Email:** jack@perceptionplanning.com.au
 Mayfield NSW 2304

Dig Site and Enquiry Details

WARNING:The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 27 Spotted Gum Gr Home Business
Working on Behalf of: Private
Enquiry Date: 21/07/2021 **Start Date:** 23/07/2021 **End Date:** 02/08/2021
Address: 21 Spotted Gum Grove, Thornton NSW 2322
Job Purpose: Design **Onsite Activities:** Planning & Design
Location of Workplace: Private **Location in Road:**

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Home Business

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details


The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.
 # Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

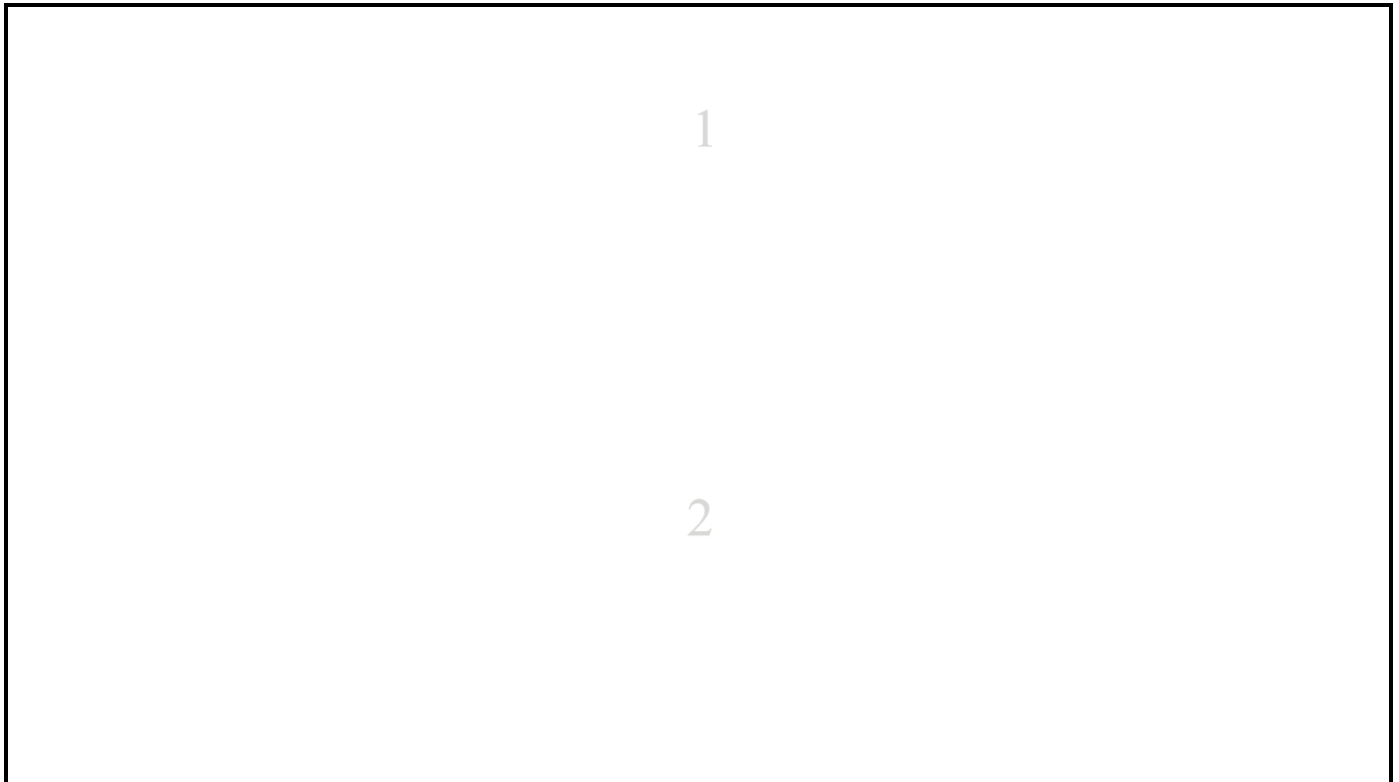
Seq. No.	Authority Name	Phone	Status
200928662	Ausgrid	(02) 4951 0899	NOTIFIED
200928659	Hunter Water Corporation	1300 657 657	NOTIFIED
200928663	Jemena Gas North	1300 880 906	NOTIFIED
200928660	NBN Co NswAct	1800 687 626	NOTIFIED
200928658	Optus and or Uecomm Nsw	0407 267 167	NOTIFIED
200928661	Telstra NSW Central	1800 653 935	NOTIFIED

END OF UTILITIES LIST

To: jack peterkin
Phone: Not Supplied
Fax: Not Supplied
Email: jack@perceptionplanning.com.au

Dial before you dig Job #:	30161212	
Sequence #	200928660	
Issue Date:	21/07/2021	
Location:	21 Spotted Gum Grove , Thornton , NSW , 2322	

Indicative Plans

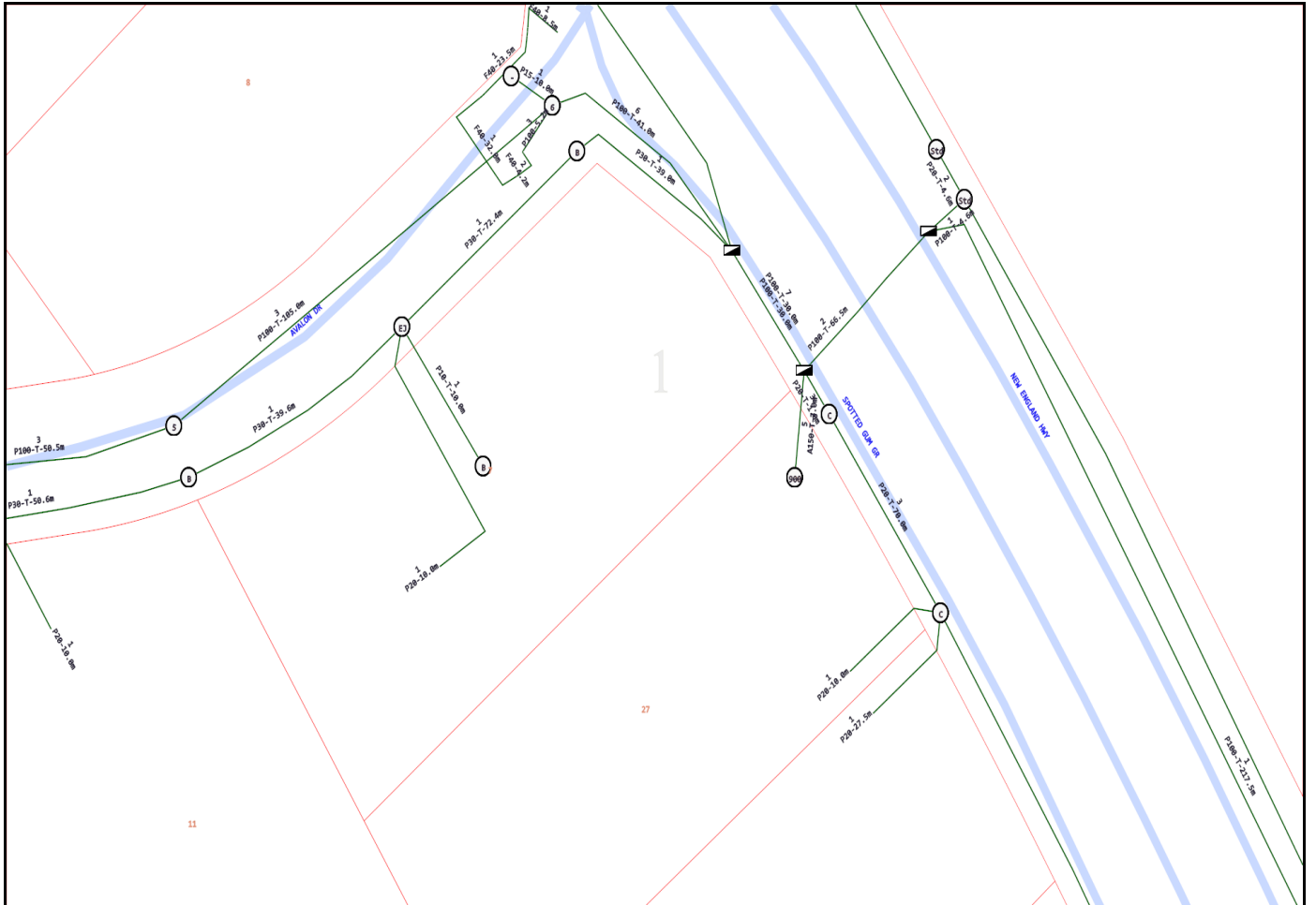


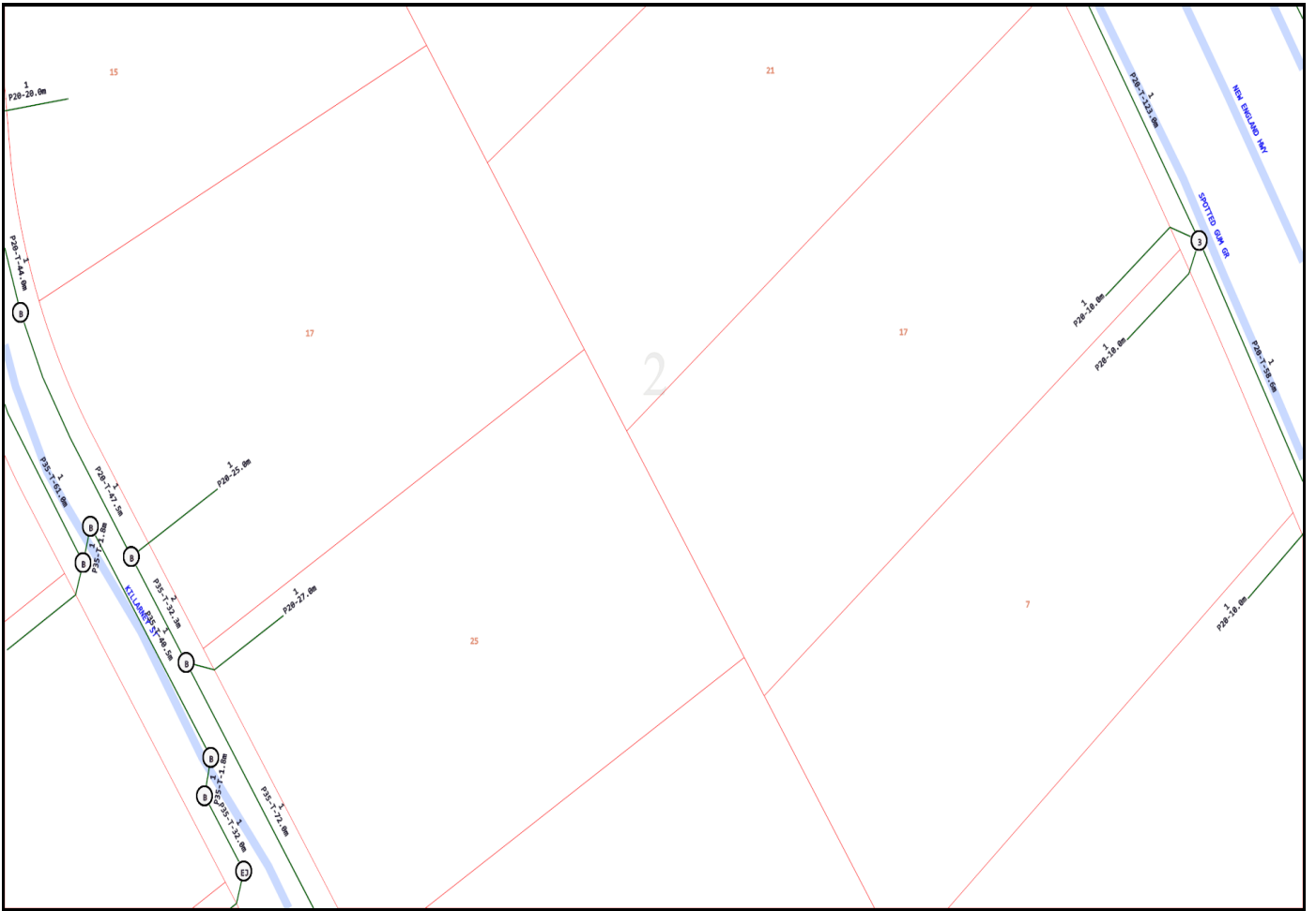


LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m






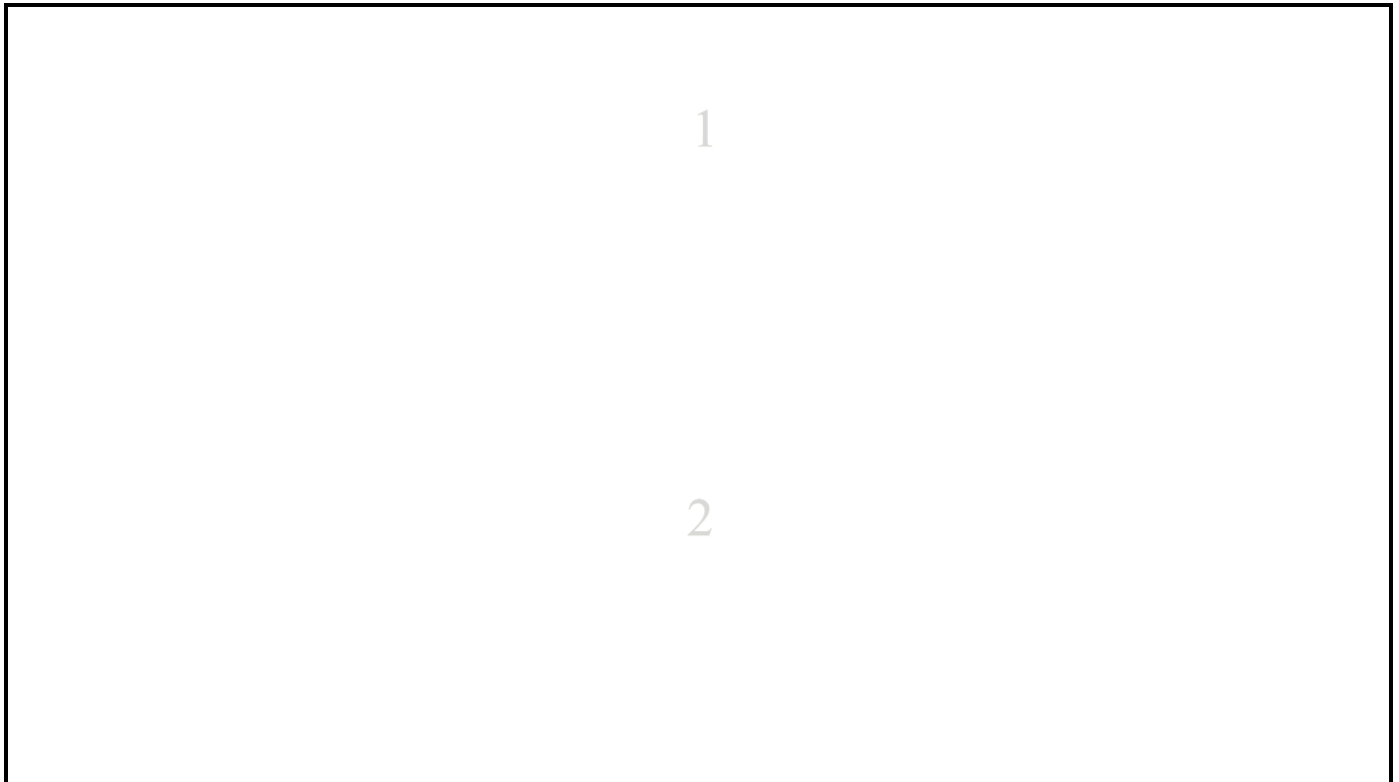
Emergency Contacts

You must immediately report any damage to the **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: jack peterkin
Phone: Not Supplied
Fax: Not Supplied
Email: jack@perceptionplanning.com.au

Dial before you dig Job #:	30161212	
Sequence #	200928660	
Issue Date:	21/07/2021	
Location:	21 Spotted Gum Grove , Thornton , NSW , 2322	

Indicative Plans

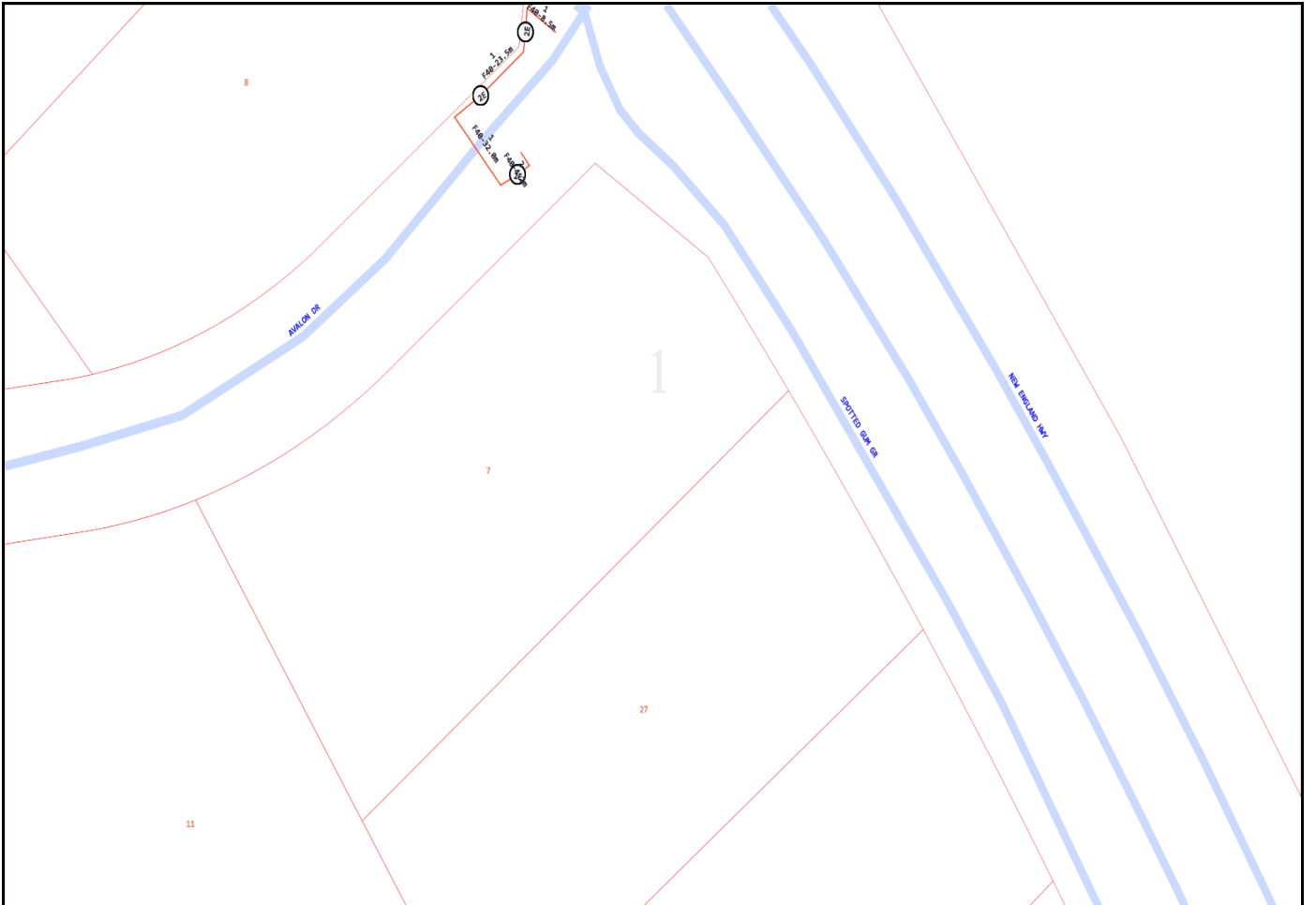


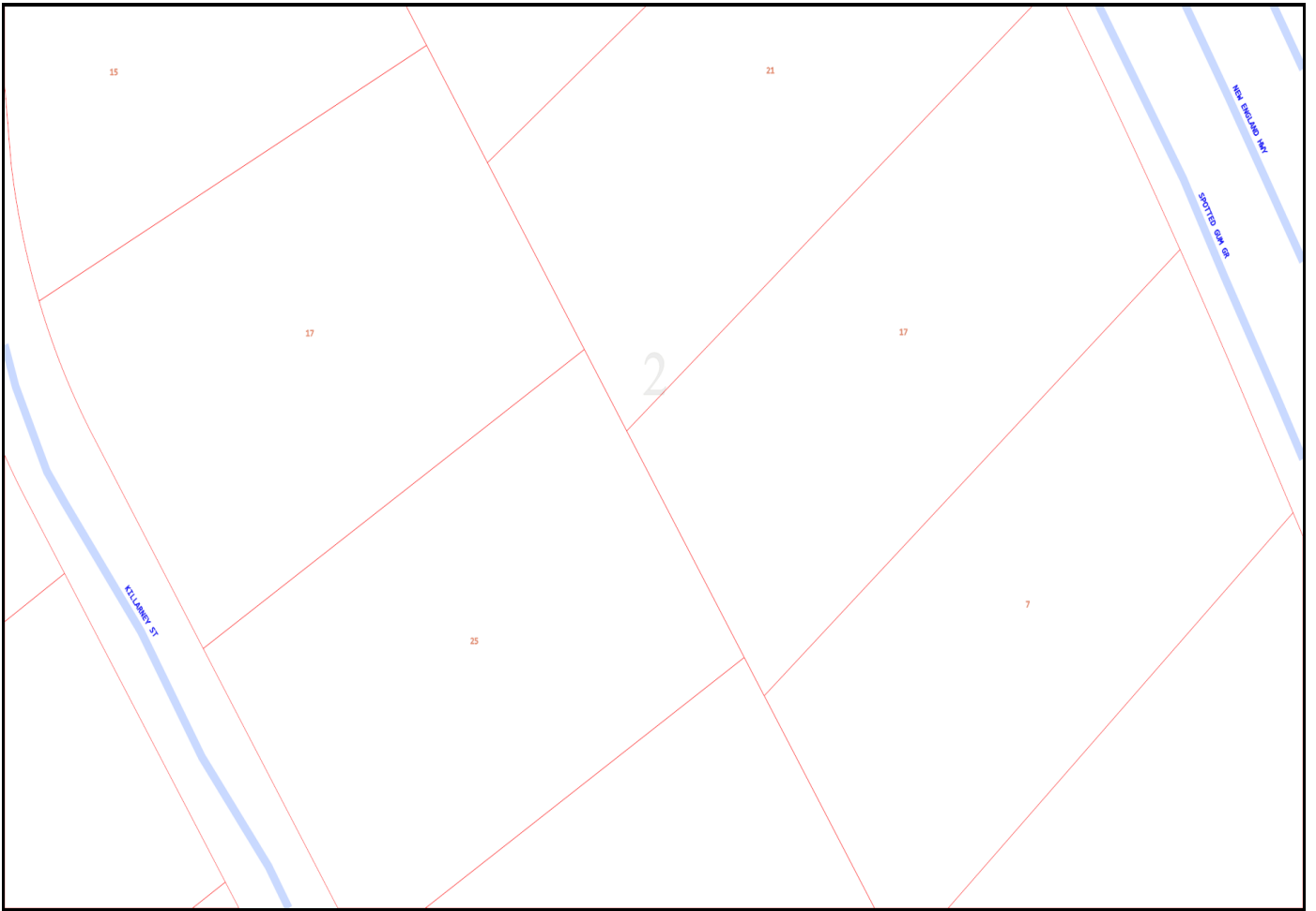


LEGEND



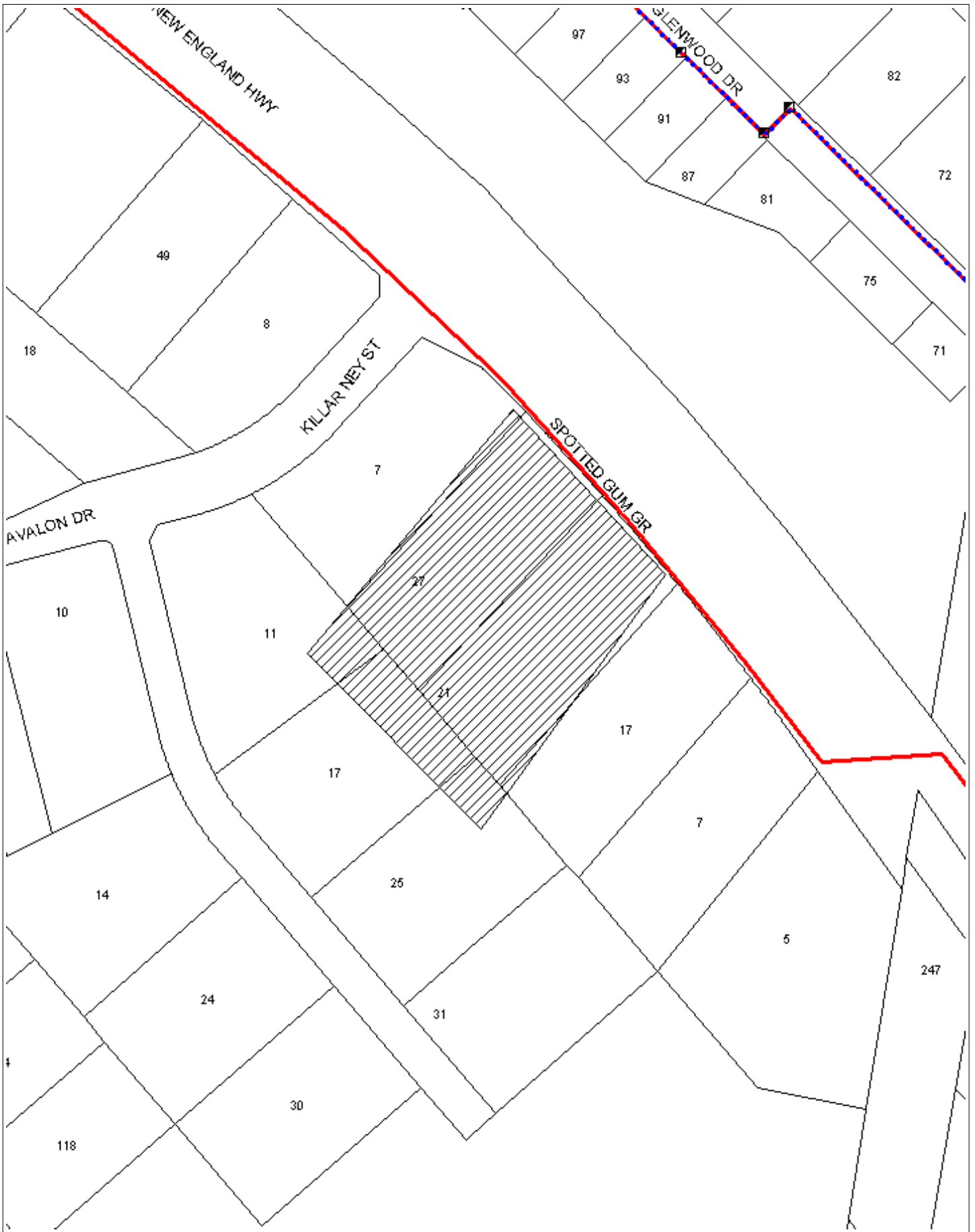
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m





Emergency Contacts

You must immediately report any damage to the **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.



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Sequence Number: 200928658

Date Generated: 22/07/2021



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208



Date: 22/07/2021
To: jack peterkin
Company:
Address: 260 Maitland Road
Mayfield, NSW 2304

ENQUIRY DETAILS

Location: 21 Spotted Gum Grove, Thornton, NSW 2322
Sequence No.: 200928658
DBYD Reference: 30161212

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

You MUST engage the services of one of the Optus Asset Accredited Locators to carry out asset location (refer to list of Accredited Locators attached to this DYBD response).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- a) Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth).

Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

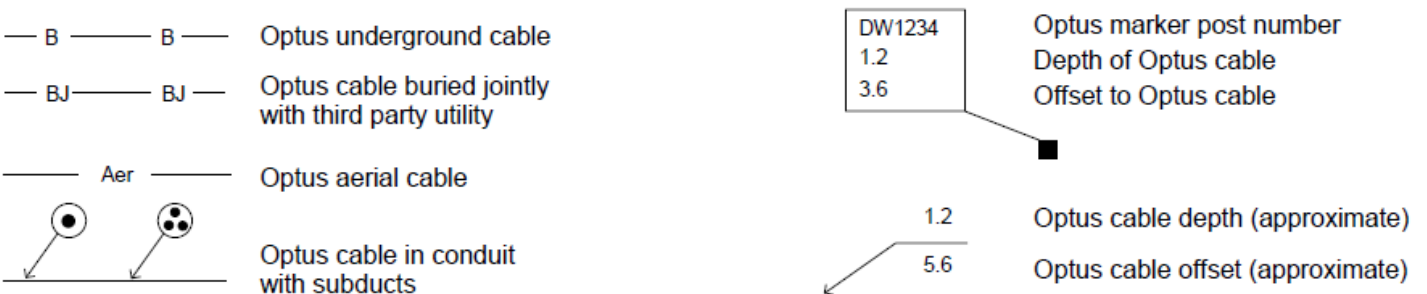
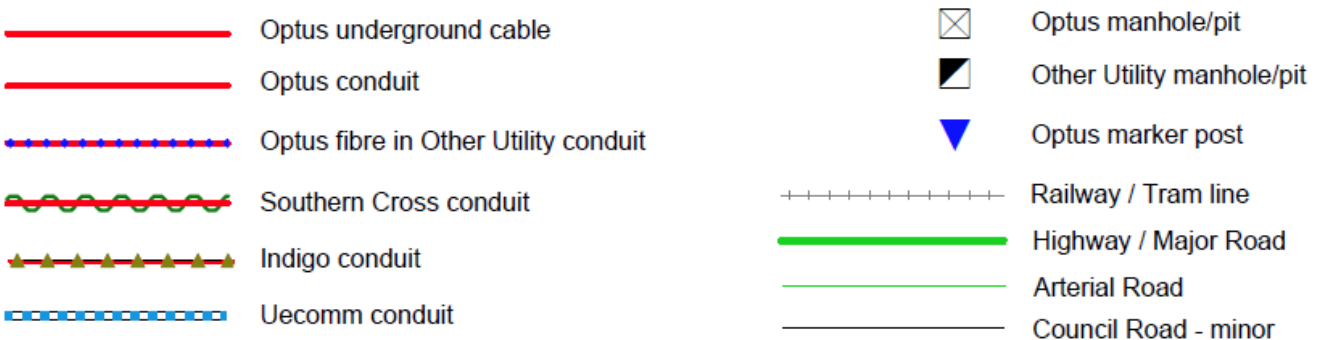
FURTHER ASSISTANCE

Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS



OPTUS

Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW / ACT	Sydney
Brad McCorkindale	Bradmac Locating Services	0434 157 409	brad.mac@bigpond.com	NSW / ACT	All
Troy Redden	On Point Utility Locating	1300 6676 468	troy@onpointlocating.com.au	NSW	Sydney Only
Shane Buckley	Cable & Pipe Locations	0408 730 430	sabuckley@bigpond.com	NSW / QLD	Armidale, Casino, Coffs Harbour, Dorrigo, Glenn Innes, Grafton, Inverell, Kempsey, Lismore, Nambucca, Port Macquarie, Tamworth, Taree, Tenterfield, Yamba
Philip Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Tina Stanhope	SureSearch Underground Services	1300 884 520 0418 920 245	tina.stanhope@suresearch.com.au	NSW / ACT / QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Leonard McGowan	Pipesure Australia	1300 411 811	len@pipesure.com.au	NSW	Sydney
Bruce Whittaker	Optical Fibre Technologies	0402 354 322	opticaltek1@aol.com	NSW	Sydney/Wollongong
Darryl Smith	Darryl Smith Electrical	02 6642 3731	office@dsmithelectrical.com.au	NSW	Grafton
George Koenig	Downunder Locations NSW Pty	0438 243 856	Downunderlocations@gmail.com	NSW	Tweed Heads, Gold Coast, Brisbane
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT

Anthony Lane	Hydro Digga	0447 774 000	locator@hydrodigga.com	NSW	All of NSW, ACT & South East Qld
Joshua Payne	Australian Utilities Management Pty Ltd	0427 833 222	aine@ausutilities.net.au	NSW	Sydney Metro
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@utilitylocatingservices.com.au	NSW	Sydney
Rodney Pullen	Provac	0450 268 012	rod@provac.net.au	NSW /QLD	South East QLD, Northern NSW
Rodney Pullen	One Find Cables	0451 268 012	rod@provac.net.au	NSW /QLD	South East QLD, Northern NSW
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	NSW / ACT	All of NSW/ACT
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Bathurst, Orange, Dubbo
Brett Pickup	All About Pipes	02 8763 4200	Brett.Pickup@allaboutpipes.com.au	NSW / VIC	All
Karen Joyce	Durkin Construction Pty Ltd	02 9712 0308	karen@durkinconstruction.com.au	NSW	Sydney
Timothy Laidler	Locate & Map	0431 191 669	tim@locateandmap.com.au	NSW	Sydney, Central Coast
Ken Brown	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Walter R Johansen	Steger & Associates	02 6296 4089	enquiries@steger.com.au	ACT / NSW	Canberra
Jean-Max Monty	Civilscan	0416 068 060	civilscan@bigpond.com	NSW	Sydney – Central Coast – Newcastle – Wollongong – Hunter Valley – Blue Mountains
Alan Hunter	Hunter Ground Search	02 4953 1244 0418 684 819	huntergroundsearch@bigpond.com	NSW	Newcastle, Central Coast, Hunter Valley, Mid North Coast, Liverpool Plains, Central West NSW
Gilbert J Cook	Datateks Communications Specialists	0408 693 660	datateks@datateks.com.au	NSW	Southern NSW

Damien Black	Mid North Coast Hydro Digging	0418 409 465	dblack1@bigpond.com	NSW	Newcastle –Foster –Taree -Wauchope -Port Macquarie -Kempsey -Coffs Harbour
Neil Blenkinsop	Utility Mapping Pty Ltd	0427 318 681	nblenkinsop@utilitymapping.com.au	NSW	Sydney
Daniel Fox	Epoca Environmental Pty Ltd	02 4739 2465 0433 100 642	daniel@epocaenvironmental.com.au	NSW	All NSW, ACT
Rod Shaw	Cable Find	0478 887 073	rod@cablefind.com.au	NSW	Northern Rivers
Danny Carter	Online Pipe & Cable Locating	1300 665 384	danny@onlinepipe.com.au	NSW	Sydney, Newcastle, Canberra, Blue Mountains
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas
Ian Brown	Peter Ellsmore & Associates	0439 423 708	ian.brown@ellsmore.com.au	NSW	Wollongong, Illawarra, South Coast, Southern Highlands, Macarthur & Sydney
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869 0428 595 620	admin@commencecomms.com.au	NSW	Canberra, Yass, Bungendore, Goulburn and Surrounding Regional Areas
Stephen Fraser	Advanced Ground Locations	02 4930 3195 0412 497 488	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay	LiveLocates	0429 899 777	info@livelocates.com.au	NSW	South Coast/ACT, Snowy Mountains
Graeme Teege	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Armidale
Myles Green	Australian Locating Services	1300 761 545	myles@locating.com.au	NSW	Sydney
Brett Wallin	Utility Scan	0426 354 051	brett@utilityscan.net	NSW	Sydney CBD and Regional areas
Daniel Hudson	One Search Locators	1300 530 420	daniel@onesearchlocators.com.au	NSW	All NSW, ACT
Tim Galaz	Utec Solutions	02 9389 0040	office@utecsolutions.com.au	NSW/QLD /VIC	All areas, NSW, QLD, VIC

Gary Laneyrie	Laneyrie Electrical	0412 079 079 0413 048 048	bindy@laneyielectrical.com.au	NSW	Illawarra, South Coast, Hunter Region
Reece Gainsford	East Coast Locating Services	0431 193 111	eastcoastlocating@hotmail.com	NSW	Sydney, Maitland, Newcastle, Hunter, Port Stephens, Central Coast
Allan Clarke	The Control Group Pty Ltd	0421 960 017	allan@thecontrolgroup.com.au	NSW	Northern NSW
Simon Cook	Douglas Partners	0431 507 667	simon.cook@douglaspartners.com.au	NSW	NSW All
Samual Boesen	Rubicof Cable & Pipe Locators	0403 285 352 0418 103 369	rubicof@optusnet.com.au	NSW	Cessnock
Craig Vallely	Aqua Freeze & Locate Pty Ltd	0458 774 440	service@aquafreeze.com.au	NSW	Sydney
Josiah Chapman-Hunter	Suk Truk Services Pty Ltd	0419 125 551 0478 004 606	services@suktruk.com.au	NSW	Hunter/Newcastle
Laurence Mead	Veris Australia	0419 770 560	i.mead@veris.com.au	NSW	Sydney
Jason Vane	Smartscan Locators PTY Ltd	0498 025 21	admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410 698 599	admin@newcastlelocatingservices.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	Sydney
Kaisar Sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	All NSW, ACT
Ian Brown	A1 Locate Services	0400 484 828	ian.brown@a1locate.com.au	NSW/ACT	All NSW, ACT
Alexander Bogdanoff	Expert Service Locating	0420 346 477	info@expertservicelocating.com.au	NSW/QLD	Brisbane, Gold Coast, Sunshine Coast, Northern Rivers NSW
Justin Joseph S. Martinez	FJA Locating	0401 749 007	j.martinez@fjalocating.com.au	NSW, ACT, QLD, VIC	All Regions
Bobby Friesz	VAC Group Operations (T/A Earth Radar)	0447 837 267	Bobby.Friesz@vacgroup.com.au	NSW	Sydney
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Jeff Trackson	J.R & L.M Trackson Pty Ltd	0417 600 978	jtrackson@tracavoid.com.au	QLD	All
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD

Andrew Watson	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	Far North QLD, Cape York & Peninsula
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay Burnett and Central Qld
Mikael White	All Asset Locations	0478 846 025	allassetlocations@gmail.com	QLD	Sunshine Coast
Simon Griffin	Pensar Utilities	0458 800 267	sgriffin@pensar.com.au	QLD	Brisbane, Gold Coast, Sunshine Coast
Andrew Cowan	VAC Group Operations (T/A Earth Radar)	0447 008 806	andrew.cowan@vacgroup.com.au	QLD	South East and Central QLD
Jimmy Wilkins	GeoRadar Australia	0425 677 227	jimmy@georadar.net.au	QLD	Emerald, Bundaberg
Beaumont Blake	PipeHawk CCTV	0435 558 533	accounts@pipehawkcctv.com.au	QLD	South East QLD & Northern NSW
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	South East QLD
QLD Operations	Utility Location Services	0499 775 095 07 3807 3552	qldops@utilitylocationservices.com.au	QLD	SouthEast QLD, Northern NSW
Andrew Watson	RPS AUS East	0408 839 723	andrew.watson@rpsgroup.com.au	QLD	Brisbane
Luke Steadman	Utility Mapping Pty Ltd	0472 867 197	lsteadman@utilitymapping.com.au	QLD	All
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW
Sam Hazel	Utility ID Underground Service Locators	0401 202 515	sam@utilityid.com.au	QLD	Southern QLD
Brendon Smith	Dynamic Hydro Excavations	1300 822 878	admin@dynamicexcavation.com.au	QLD	QLD, NSW, VIC
Marty Carlson	Surveywerx Pty Ltd	0488 842 110	mike@surveywerx.com	QLD	South East QLD
Ran Gledhill	Safe Dig Services	0408 944 228	rgsafedig@gmail.com	QLD	Brisbane/North Queensland
Ben Stephens	Electroscan (DTS Group)	0434 140 556	ben.s@electroscanqld.com.au	QLD	All
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Gary Poppi	Ace Cable Locations	0431 517 837	garypoppi@bigpond.com	QLD	Wide Bay Burnett
Olivier Davies	Central Locating PTY LTD	0439 995 894	ollie@cetrallocating.com.au	VIC/SA/ TAS	Melbourne, Surf Coast, Ballarat

Elliot Davies	D-Tech Ground & Overhead Services	0423 229 332	elliott@d-tech.net.au	VIC	Victoria
Josh Taylor	Advanced Locations Victoria	0427 846 716	josh@advancedlocationsvic.com.au	VIC	All
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Mick McGoldrick	Cavan Constructions	0404 241 679	mick@locatecables.com	VIC	Western Victoria
David Kelleher	Construction Sciences	03 9553 7236	utilities@constructionsciences.net	VIC	Victoria
Stuart Miles	ELS Environmental Location Systems	03 8795 7461	accounts@radiodetection.com.au	VIC	Victoria
Darren Dean	Asset Survey Solutions	1300 035 796	darren.dean@assetsurvey.com.au	VIC	Victoria
Alex Jones	Utility Mapping Pty Ltd	0417 413 353	ajones@utilitymapping.com.au	VIC	
Adam Linford	Gippsland Pipe & Cable Locations	0409 386 817	gippspac@hotmail.com	VIC	Gippsland
Thomas Pitt	Access Utility Engineering (AUE)	03 9580 0440	info@accessue.com.au	VIC	Victoria
Bernie Acabal	Taylor's Development Strategists	03 9501 2800 0419 758 794	b.acabal@taylorstds.com.au	VIC	Victoria
Philong Nguyen	Asset Detection Services Pty Ltd	0413 949 400	phi.nguyen@assetdetection.com.au	VIC	VIC, NSW, TAS All areas
Maurice Tobin	Drain Solutions	1300 546 348	info@drainsolutions.com.au	VIC	Melbourne Metro
Nathan Kelleher	Seeker Utility Engineering	0439 691 840	nathan.kelleher@seekerutility.com.au	VIC	Melbourne
Jeffrey Ramos	VAC Group Operations (T/A Earth Radar)	0436 635 011	Jeffrey.ramos@earthradar.com.au	VIC	All
Ben Zurak	Veris Australia	03 7019 8400	melbourne@veris.com.au	VIC	All
Courtney Marson	CSA Specialised Service Pty Ltd	1300 859 829	courtney@csaspecialised.com.au	VIC/SA/ TAS	All
Infrastructure Civil Services	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All

Sean Nemeth	Enerven Energy Infrastructure Pty Ltd	0488 167 772	sean.nemeth@enerven.com.au	SA	Adelaide
SADB	SADB Civil Construction & Trenchless	08 8168 7200	reception@sadb.com.au	SA	Adelaide
Tony Simpson	Utility Mapping Pty Ltd	0438 630 146	tsimpson@utilitymapping.com.au	SA	All
Deninis Stray	Pinpoint Services Mapping	0428 917 020	dstray@pinpointsm.com.au	SA	All
Johnny McGlynn	Pinpoint Services Mapping	0447 185 231	jmcglynn@alexander.com.au	SA	All
Galen Shanahan	VAC Group Operations (T/A Earth Radar)	0447 837 000	Galen.Shanahan@vacgroup.com.au	SA	All
Marilyn Dentice	Cable Locates & Consulting	08 9524 6600	accounts@cablelocates.com.au	WA	Metro & Country
Lisa Scofield	Abaxa	08 9256 0100	accounts@abaxa.com.au	WA	All
Derek McShane	Subterranean Service Locations	0420 862 426	Derek@sslwa.com.au	WA	Midwest/Gascoyne
Ben Upton	TerraVac Vacuum Excavation	0427 531 119	locations@terravac.com.au	WA	All
Dale Shearsmith	Subtera Subsurface Locating	1300 046 636	dale@subtera.com.au	WA	All
Liam Davies	Bunbury Telecom Service Pty Ltd	08 9726 0088	liam@btswa.com.au	WA	South West WA
Tammy Thorp	B.C.E Spatial	08 9364 6408	admin@bcspatial.com.au	WA	Perth Metro & Regional
Alex Jones	Utility Mapping Pty Ltd	0417 413 353	ajones@utilitymapping.com.au	WA	All
Chris Lee	Pulse Locating	0437 289 861	enquiries@pulselocating.com.au	WA	Perth
Morgan O'Connor	Kier Contracting	1300 543 728	morgan@kier.com.au	WA	Perth Metro & Greater region, Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Paul Stevenson	Geographe Underground Services	0427 523 811	paul.stevenson@geographeunderground.com.au	WA	All
Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All

Mark Docherty	RM Surveys	08 9457 7900	mark.docherty@rmsurveys.com.au	WA	All
Jonathon Sylva	Advance Scanning Services	1300 738 118	bookings@advancescanning.com	WA	All
Tim Daws	Award Contracting	0411 878 895	info@awardcontracting.com.au	WA	City & Regional
Dave Turner	Anywair Pipe & Cable	0418 890 071	dave@anywair.com.au	NT	All NT, WA, QLD
Steve Gault	Northern Comms	0407 904 319	steve@northerncomms.net.au	NT	All
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Elizabeth Young	Archers Underground Services Locations (AUS Locations)	03 6245 1298	admin@auslocations.com.au auslocations@bigpond.com	TAS	All
Patrick Monaghn	Paneltec Group	0447 797 544	patrick@paneltec.com.au	TAS	All
Scott Richardson	AJ Water & Leak Detection	0457 710 680	admin@ajwater.com.au	TAS	All

Hunter Water Corporation DBYD Asset Legend

<p>Electrical Assets</p> <ul style="list-style-type: none"> High Voltage Low Voltage Electrical Pole Distribution Transformer Air Break Switch Circuit Breaker High Voltage Low Voltage 	<p>Water Assets</p> <ul style="list-style-type: none"> Contol Valve Hydrant Control Valve Reflux Valve Stop/Scour Valve Tee & Stop Valve Hydrant Cluster Box End Cap Flushing Tap Manhole Scour Water Meter Water Network Structure Other Main Trunk Main Reticulation Main Water Encased Mains Water Prelaid Service 	<ul style="list-style-type: none"> HWC Rain Gauge HWC Stream Flow Gauge Radio Base Weather Station Piezometer Bore Site 	<p>RecycledWater Assets</p> <ul style="list-style-type: none"> Air Valve Reflux Valve Open Stop Valve Open RecycledWater Hydrant Cluster Box End Cap Flushing Tap Manhole RecycledWater Meter RecycledWater Network Structure Other Main Reticulation Main Encased/Conduit Trunk Main Encased/Conduit RecycledWater Encased Mains RecycledWater Prelaid Service 	<p>Sewer Assets</p> <ul style="list-style-type: none"> Air Valve Stop/Butterfly/Ball Valve Gate Valve Manhole Cap Dead End Flushing Tank H&V Bend Junction Connection Outfall Overflow Sewer/Valve Pit Tangent Point Sewer Meter Sewer Vent Sewer Network Structure Other Main Gravity Main Pressure/Vacuum Main Effluent Main Outfall Overflow Main Rising Main Sewer Encased Mains 	<ul style="list-style-type: none"> StormWater Assets StormWater Network Structure StormWater Mains Mains Abandon 	<p>Land Details</p> <ul style="list-style-type: none"> Area of Interest Easement Non HWC Fence Line Non-HWC Easement HWC Easement Parcel Road Water Parcels Hazardous Material Map Sheet Index
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Dial Before You Dig (DBYD) Location Information

Hunter Water Corporation

36 Honeysuckle Drive
NEWCASTLE NSW 2300

To:

jack peterkin
260 Maitland Road
Mayfield NSW 2304

Enquiry Details	
Utility ID	80220
Job Number	30161212
Sequence Number	200928659
Enquiry Date	22/07/2021 09:31
Response	AFFECTED
Address	21 Spotted Gum Grove Thornton
Location in Road	
Activity	Planning and Design

Enquirer Details	
Customer ID	3031557
Contact	jack peterkin
Company	
Email	jack@perceptionplanning.com.au
Phone	+61411551433

Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Dial Before You Dig (DBYD) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor DBYD make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
 - i. generated by an automated system based on the information you submit to the DBYD website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
 - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
 - iii. unsuitable for scaling purposes; and
 - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
- (e) notifying HWC immediately of any damage caused or threat of damage to any HWC asset; and
- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.

Enquirer Responsibilities Continued

4. Disclaimer

While HWC takes reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the general nature of the Information, it is not possible to conclusively specify the location of all HWC underground assets, including pipes that contain or may contain hazardous materials.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE. YOU ACKNOWLEDGE AND AGREE THAT YOUR USE OF THE INFORMATION IS AT YOUR OWN RISK.

If you have any questions or concerns about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional. Further, dealing with hazardous materials is potentially dangerous, and you must always seek advice where the Information provides that HWC's assets contain or may contain hazardous materials.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

5. Limitation of liability

To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
 - i. HWC supplying the Information to you again; or
 - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
 - i. your access to or use of the Information;
 - ii. any delay in HWC providing you with Information;
 - iii. your reliance on the Information or its inability to meet your needs;
 - iv. your failure to correctly or accurately:
 - (1) submit relevant or valid data to DBYD; or
 - (2) use or interpret Information provided to you by HWC; or
 - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of DBYD and HWC's websites and you release DBYD and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

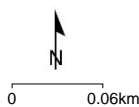
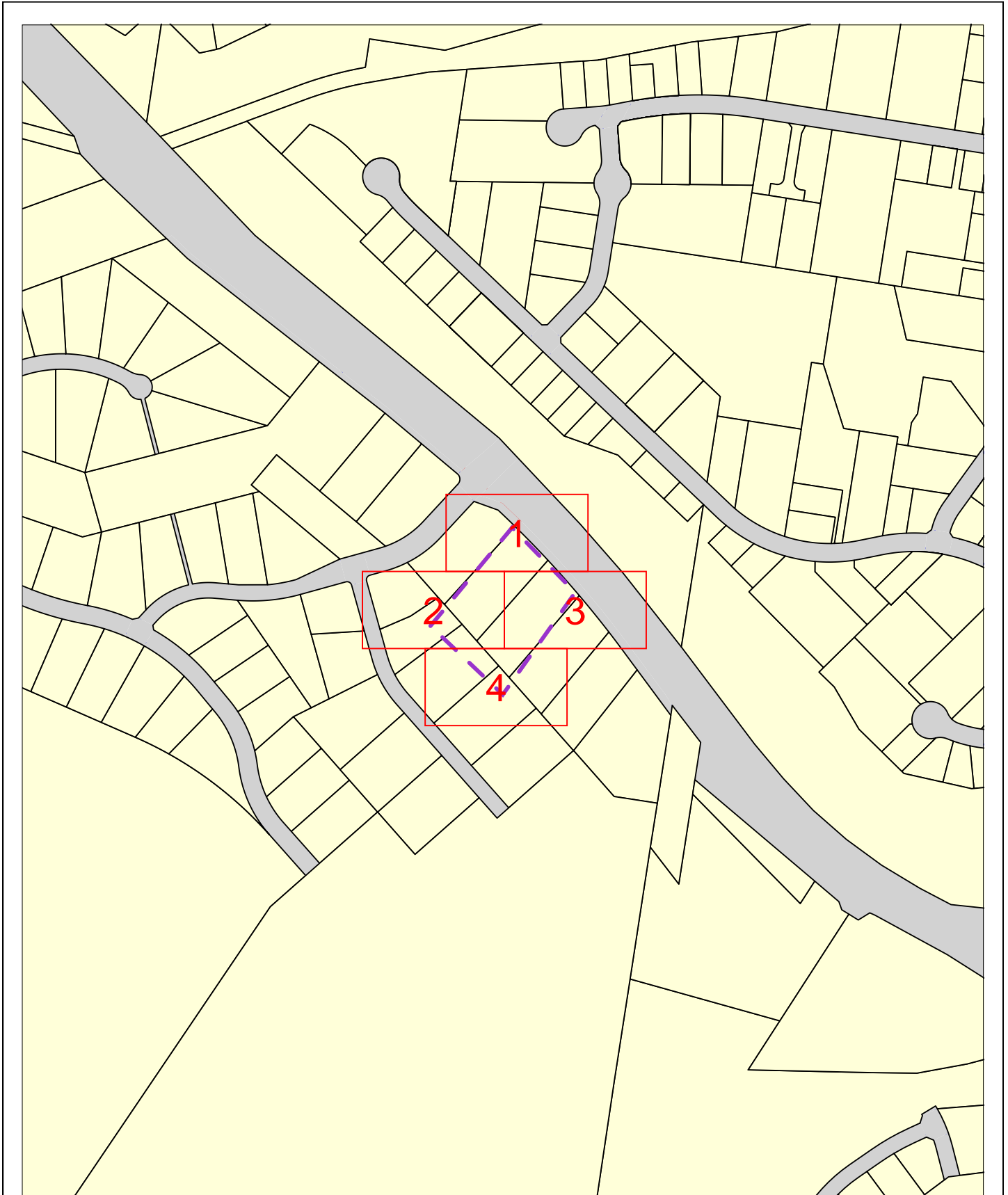
www.hunterwater.com.au

1300 657 000



Overview Map

Sequence No: 200928659
21 Spotted Gum Grove Thornton



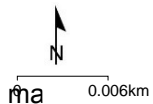
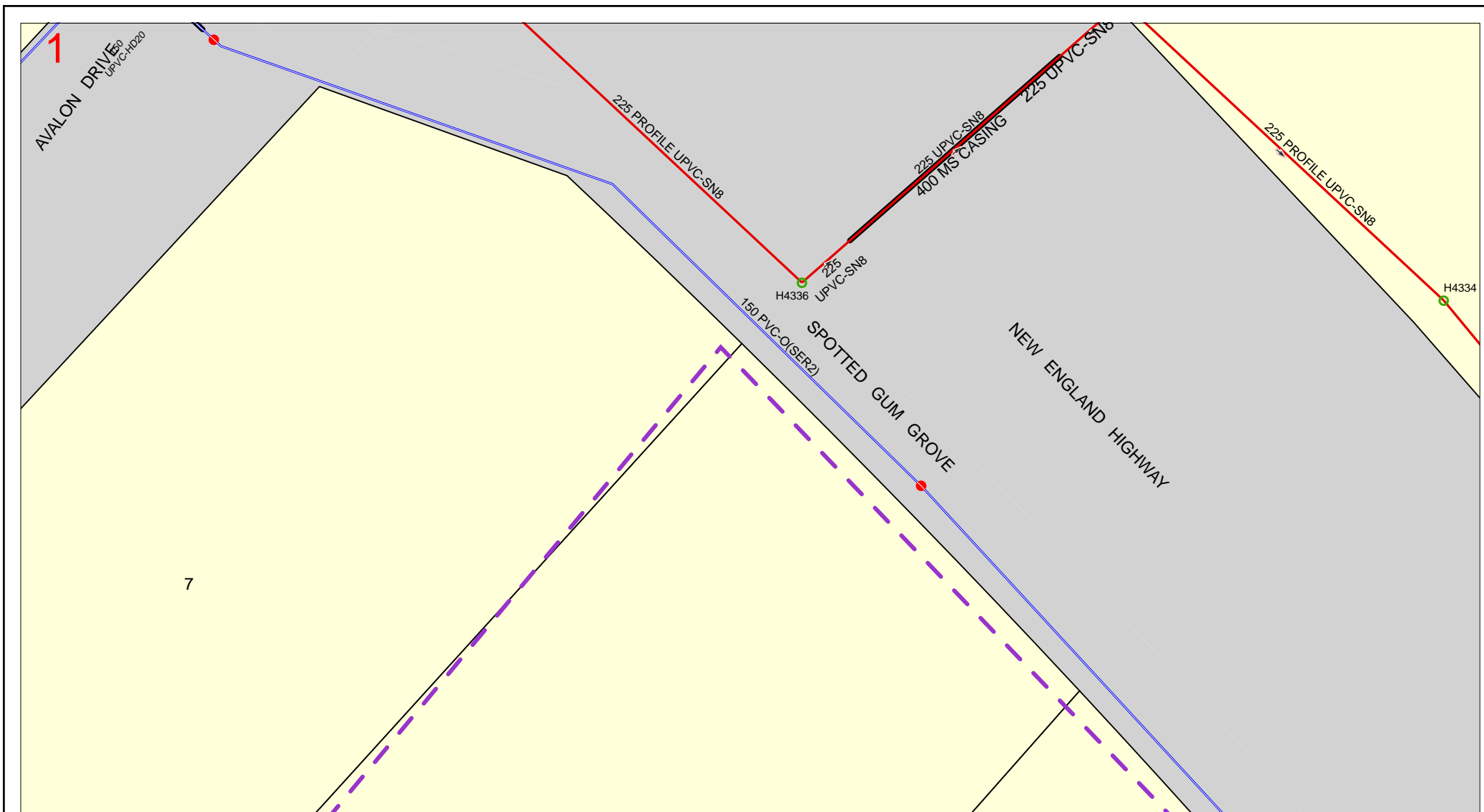
LEGEND:

- 1** Detail Map
- DBYD Work Area



Map 1

Sequence No: 200928659



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

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SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

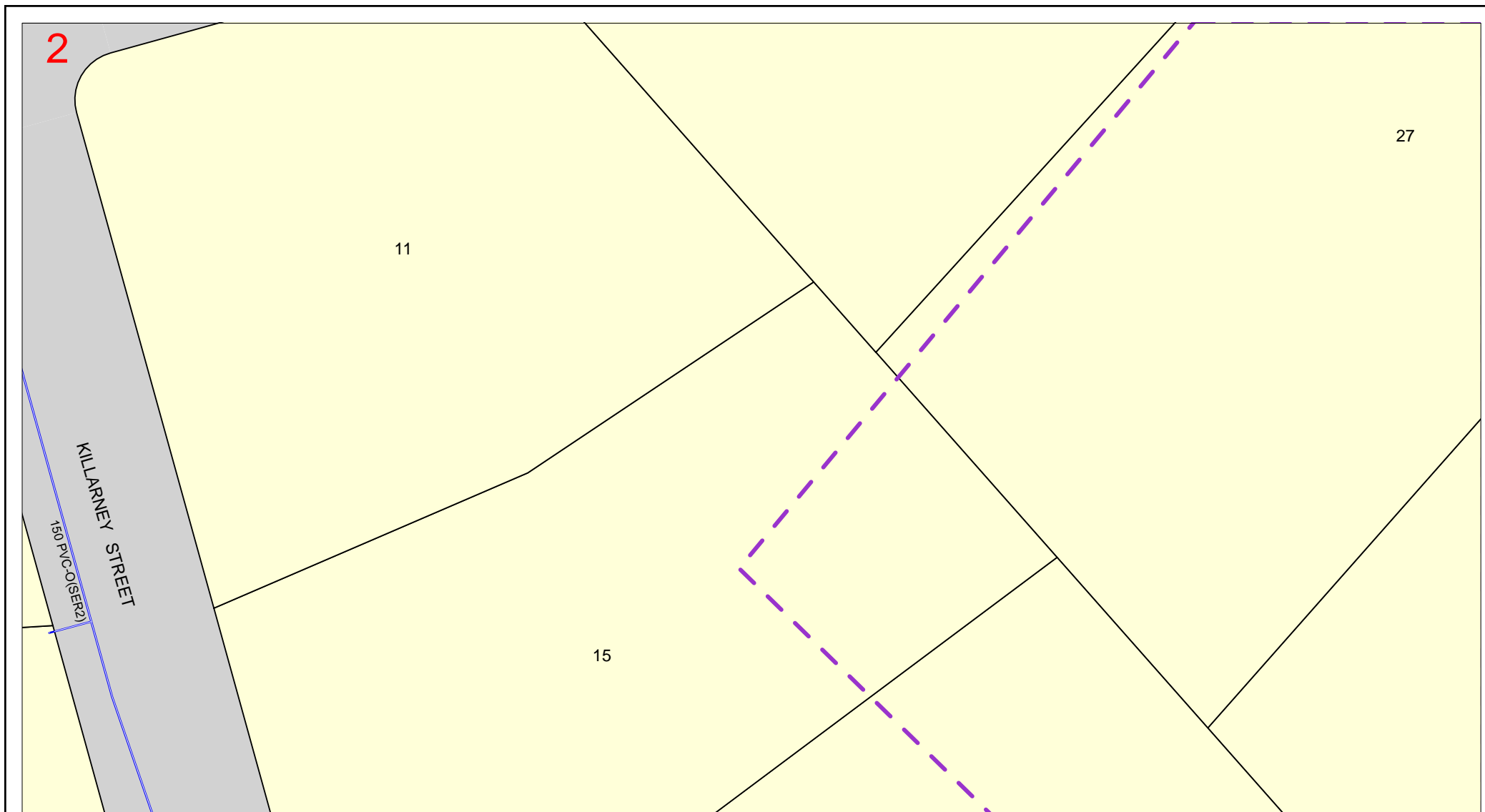
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[Nov 2017]



Map 2

Sequence No: 200928659





 ma 0.006km

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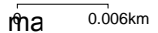


Map 3

Sequence No: 200928659







IMPORTANT

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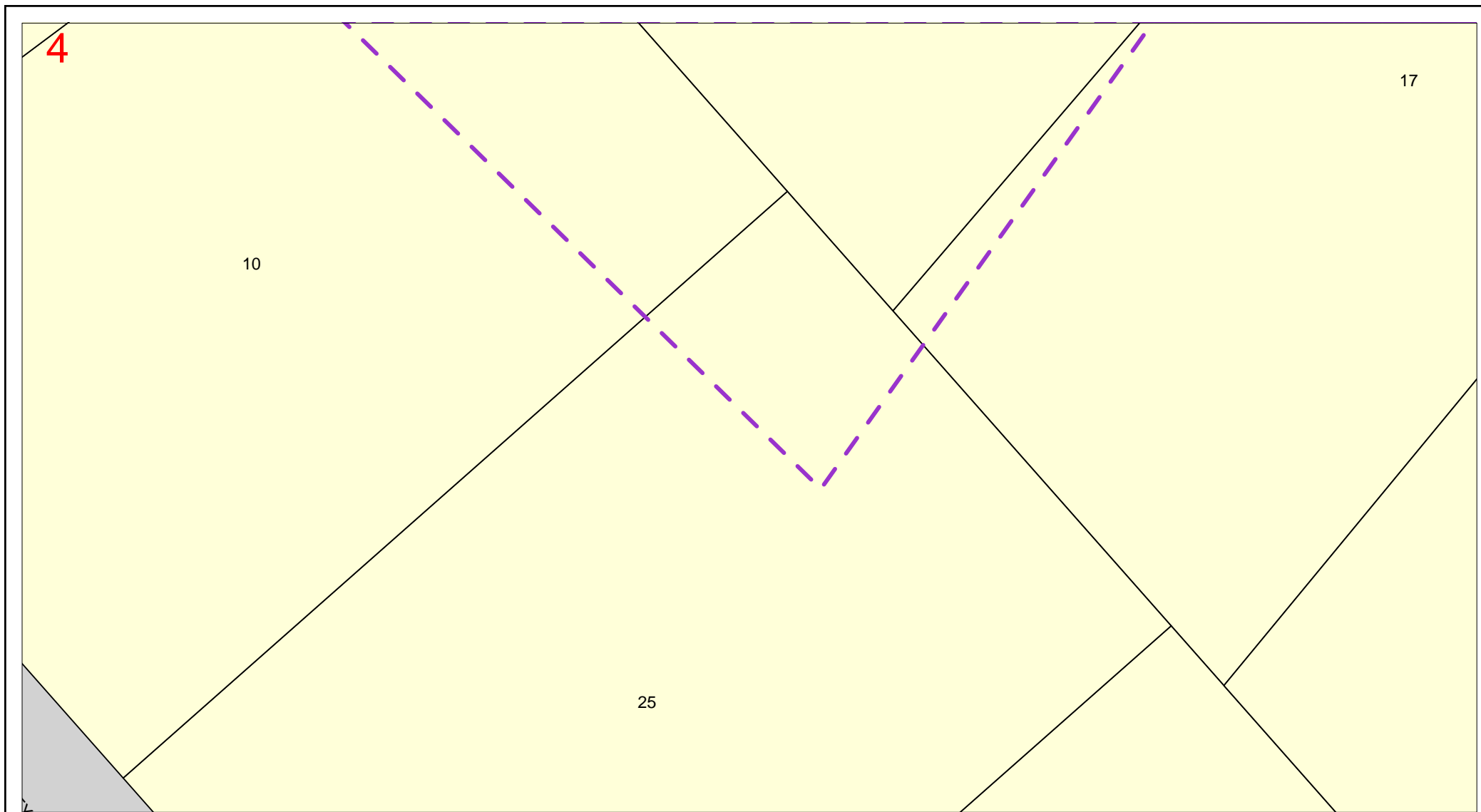
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[Nov 2017]



Map 4

Sequence No: 200928659



North arrow pointing up. Scale bar showing 0.006km.

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AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
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Jemena Gas Network Protection

No Assets Affected

This information is only valid for 28 days from the date of issue

In reply to your enquiry, there are our records indicate there are **no gas mains** in the vicinity of your intended work, as generally illustrated on the attached map. **For an explanation of the map, please see the information below and the legend attachment.**

Please note that you have a duty of care to ensure that Jemena gas mains are not compromised or damaged during any future development or construction work.

Excavation Guidelines

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with "**Work Near Underground Assets Guideline**" published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.safework.nsw.gov.au

DBYD Administration 1300 880 906

















Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "**Jemena**") and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors).





The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out potholing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

In case of Emergency Phone 131 909 (24 hours)

Admin 1300 880 906







Network Mains

-  Proposed New Main (coloured as per kPa)
-  Proposed Isolate (coloured as per kPa)
-  Unknown kPa
-  2kPa Low Pressure gas main
-  7kPa Low Pressure gas main
-  30kPa Medium pressure gas main
-  100kPa Medium Pressure gas main
-  210kPa Medium Pressure gas main
-  300kPa Medium Pressure gas main
-  400kPa Medium Pressure gas main
-  1050kPa High Pressure gas main
-  3500kPa High Pressure gas main
-  7000kPa High Pressure gas main
-  >7000kPa Transmission pipeline
-  Isolated Service - Former Med/High Pressure
-  Isolated Steel Main - **Treat as High Pressure**

-  Conduit or Casing
100 PVC Size & Material (see conduit material codes)
-  **Critical Main -Treat as High Pressure**
(Main coloured as per kPa)
-  **Exposed Main section**
EXPOSED
-  **Shallow Main section: see Protection Code below, no code assume no protection**
SHALLOW-SP

SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		

Network Assets



-  Siphon
-  Network Valve
-  High Pressure Main Line Valve (=>1050kPa)
-  High Pressure Automatic Line Break Valve (>1050kPa)
-  Distribution Regulator Set (=<1050kPa)
-  High Pressure Regulating Station (>1050kPa)

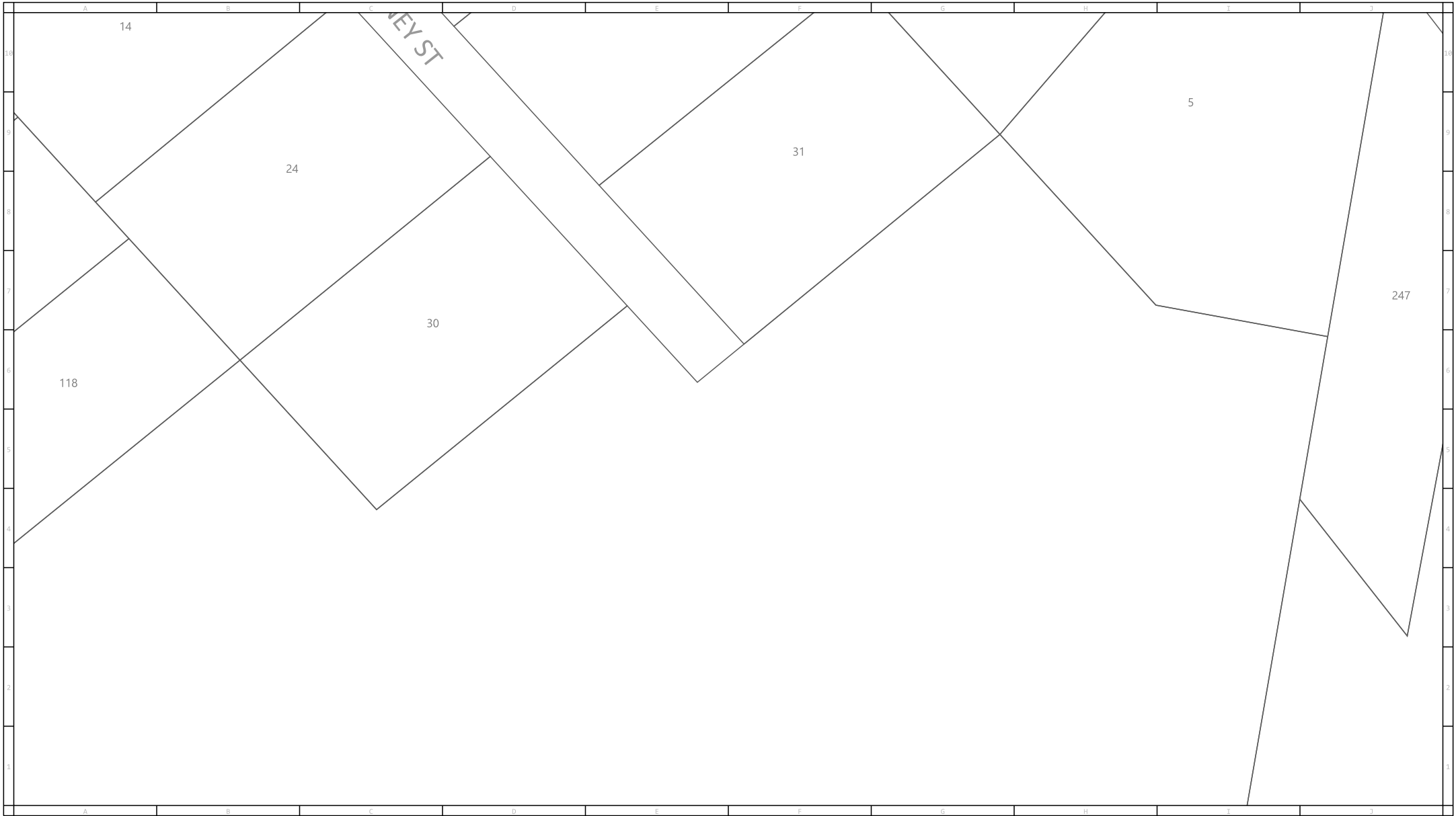
Annotations

Pipe and Conduit Material Codes

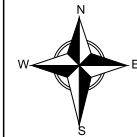
NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/PL	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

Pipe code combinations and dimension references

-  **6"NB 50MM NY** 50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
-  **50MM 32MM NY** 32mm Nylon main inserted into 50mm Steel pipe
- ~1.5 Distance (in metres) of main from Boundary Line (MBL)
- MBK Distance in Metres Back of Kerb
- MKL Distance in Metres from Kerb Line
- MEBL Distance in Metres from Eastern Boundary Line (North/South/West)
- MCL Distance in Metres from Centre Line of Road
- MFL Distance in Metres from Fence Line



For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



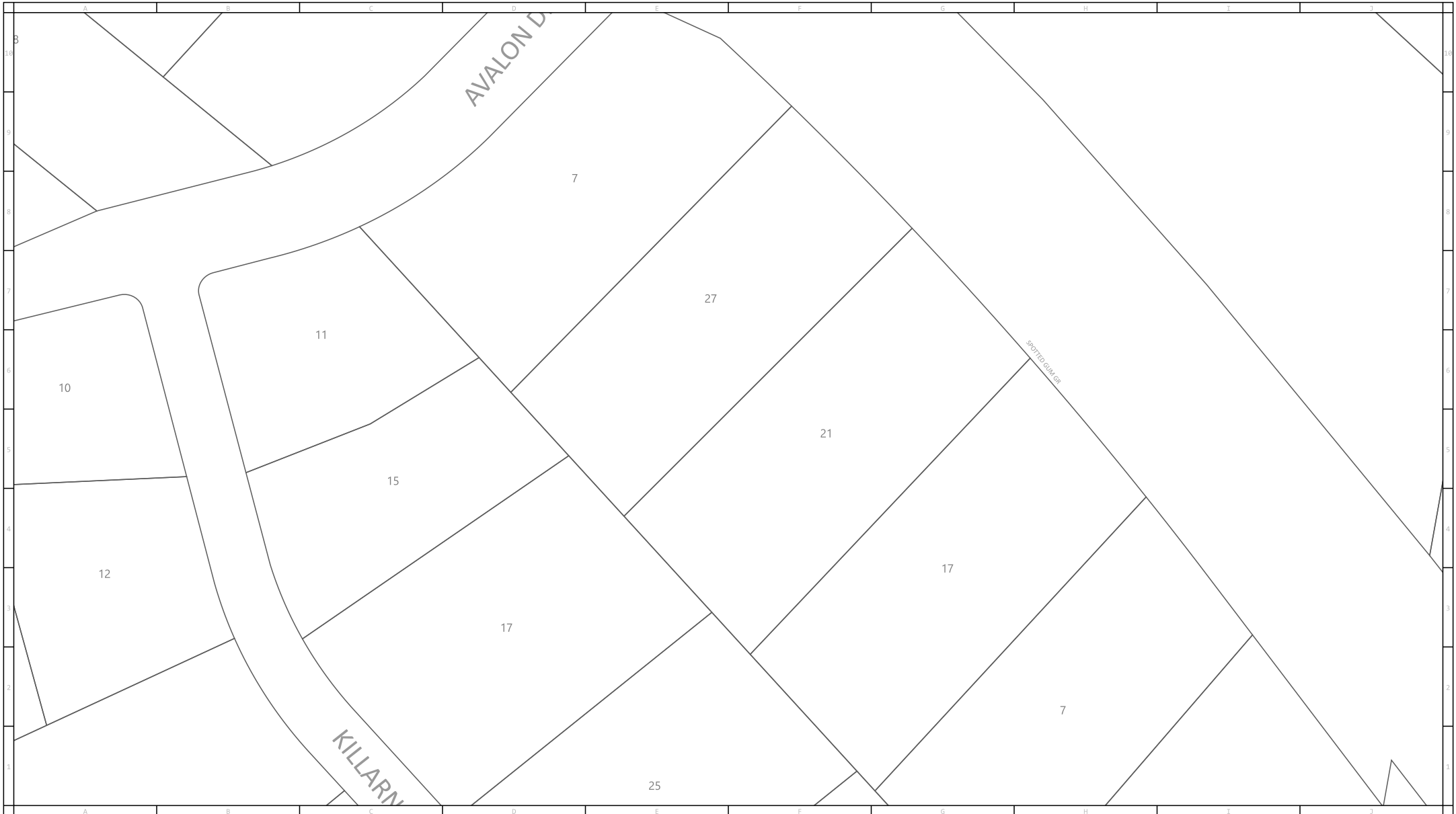
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Issue Date: 22/07/2021
 DBYD Seq No: 200928663
 DBYD Job No: 30161212

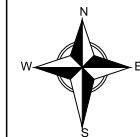
0m 10m 20m 30m 40m 50m 60m 70m 80m



WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.



For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



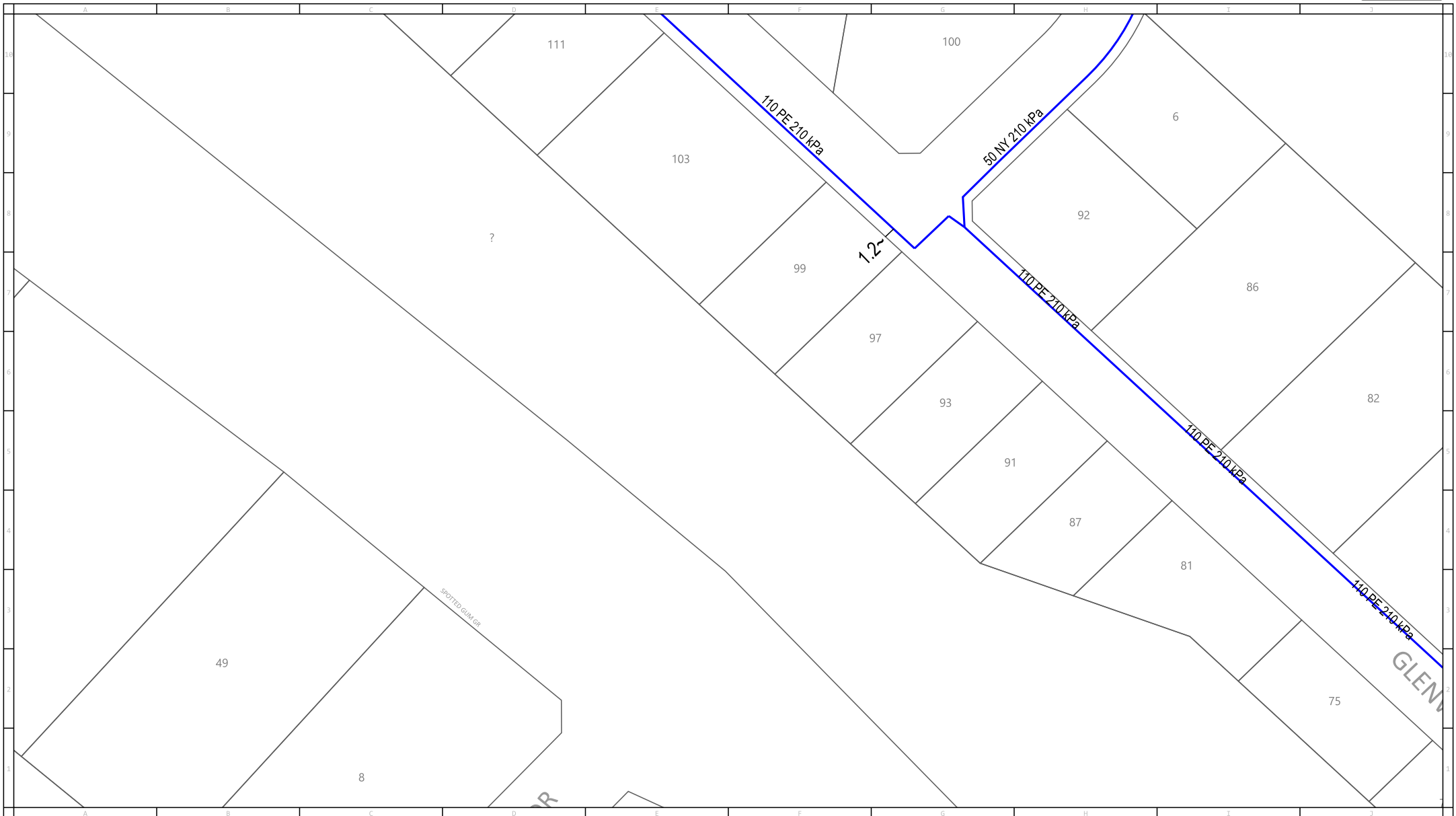
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Issue Date: 22/07/2021
 DBYD Seq No: 200928663
 DBYD Job No: 30161212

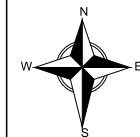
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Scale: 1:2000

Issue Date: 22/07/2021

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0m 10m 20m 30m 40m 50m 60m 70m 80m



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Jack Peterkin
57 Wyong Road
Lambton New South Wales 2299
Attention: Jack Peterkin

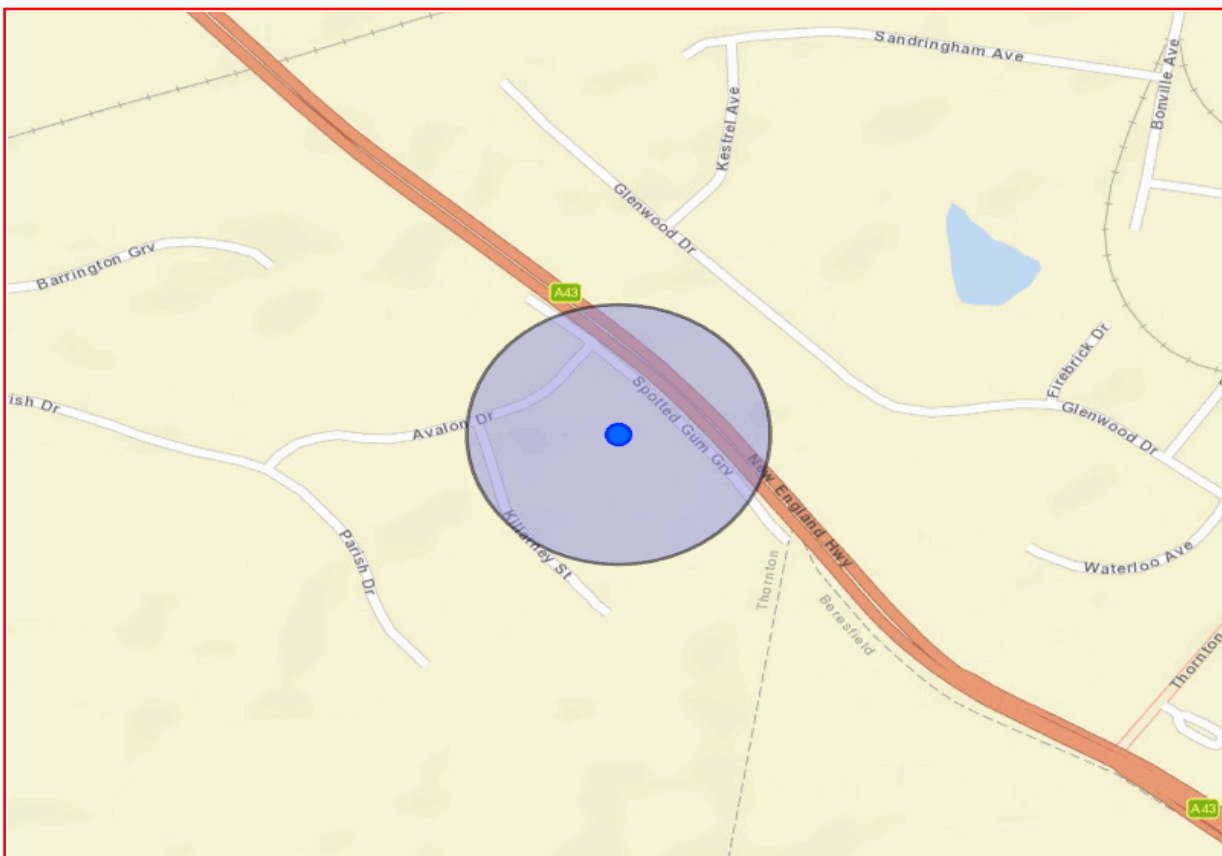
Date: 04 August 2021

Email: jack@perceptionplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 27 SPOTTED GUM GROVE THORNTON 2322 with a Buffer of 200 meters, conducted by Jack Peterkin on 04 August 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.