

STATEMENT OF ENVIRONMENTAL EFFECTS

Home Business

**51 Karuah Street, Thornton, NSW, 2322
(LOT 161, DP 1258203)**

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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 51 Karuah Street, Thornton, NSW, 2322 (LOT: 161 DP: 1258203) ('the site'). The site is located in the township of Thornton, within the Maitland City Council Local Government Area (LGA) and is zoned R1 – General Residential with a minimum lot size of 450m² under the Maitland City Council Environmental Plan 2011 (the LEP). The site has formal access via Karuah Street.

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

The existing car parking 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	51 Karuah Street, Thornton, NSW, 2322
Lot and DP	LOT: 161 DP: 1258203
Current Use	Residential
Zoning	R1 – General Residential
Size	418m ²
Site Constraints	Acid Sulfate Soils – Class 5 Minimum Lot Size – 450m ² Bushfire Prone Land – Vegetation Buffer
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 51 Karuah Street, Thornton, NSW, 2322 (**‘the site’**) and has a total area of 418m². The site is located within the township of Thornton, within the Maitland Local Government Area (LGA). The land is zoned R1 – General Residential.

The site is bordered by residential development to the north, Longworth Lane to the east, and Karuah Street followed by rail line to the south and west. The site contains a single-story weatherboard building with an ancillary shed. The site is free of vegetation and has a flat topography, there are no watercourses present on the site.

A Dial Before You Dig was conducted on 22 July 2021. The search identified that the site is connected to reticulated water, sewer, overhead 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 and an ancillary shed. The Maitland City Council Development Application Tracker website identified no recent or historic approvals. No known compliance matters exist over the site which would pose issues for the proposed development.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain consent for a Home Business at 51 Karuah Street, 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 is an outline of the proposed business operation.

Table 1 – Home Business Operations

Hours of operation	Operations hours will be approx. 6:30am-8am and 3pm-5pm Mon-Sat; the site will predominantly not be used throughout the middle of the day.
Type and amount of material to be stored and produced on site	<ul style="list-style-type: none"> - Formwork - Rack for trench mesh & bars - Rack for miscellaneous items
Machinery onsite	<ul style="list-style-type: none"> - Light rigid formwork truck - Box trailer
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. The home business will be enclosed in an existing garage/shed.
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</p>

	<p>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 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>
Traffic and Truck movements	<p>A light rigid formwork truck will leave the site once between 7-8:30am each weekday and return between the hours of 3-5pm. No other truck and traffic movement are anticipated onsite.</p>

A business design plan is provided as **APPENDIX 6** which outlines the home business area on the site.

3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

3.1.1 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.

3.1.2 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.

3.1.3 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.

3.1.4 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.

3.1.5 Rural Fires Act 1997

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

Table 2 - 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.

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)

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 Concreting 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 R1 – General Residential 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 R1 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 members 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 R1 – General Residential. The objectives of this zone are;

- to provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development includes a Home Business, which is permissible with consent in the zone. The proposed Home Business is consistent with the R1 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 granny flat is 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 Karuah Street. 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 reticulated water, electricity and sewer and there will not be any extension to the current services for proposed development, not burdening the public supply.

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 identified as being located within a flood prone area, however, as no physical works will occur and the business will be conducted out of the existing shed, 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

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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 identified as flood prone land, however no additional risk to life is anticipated and no new physical structures are proposed.	Yes
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 is connected to a reticulated sewerage system.	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. No materials will be kept outside the existing shed/proposed home occupation.</p>	Yes

EP&A Regulation 2000 Compliance Table

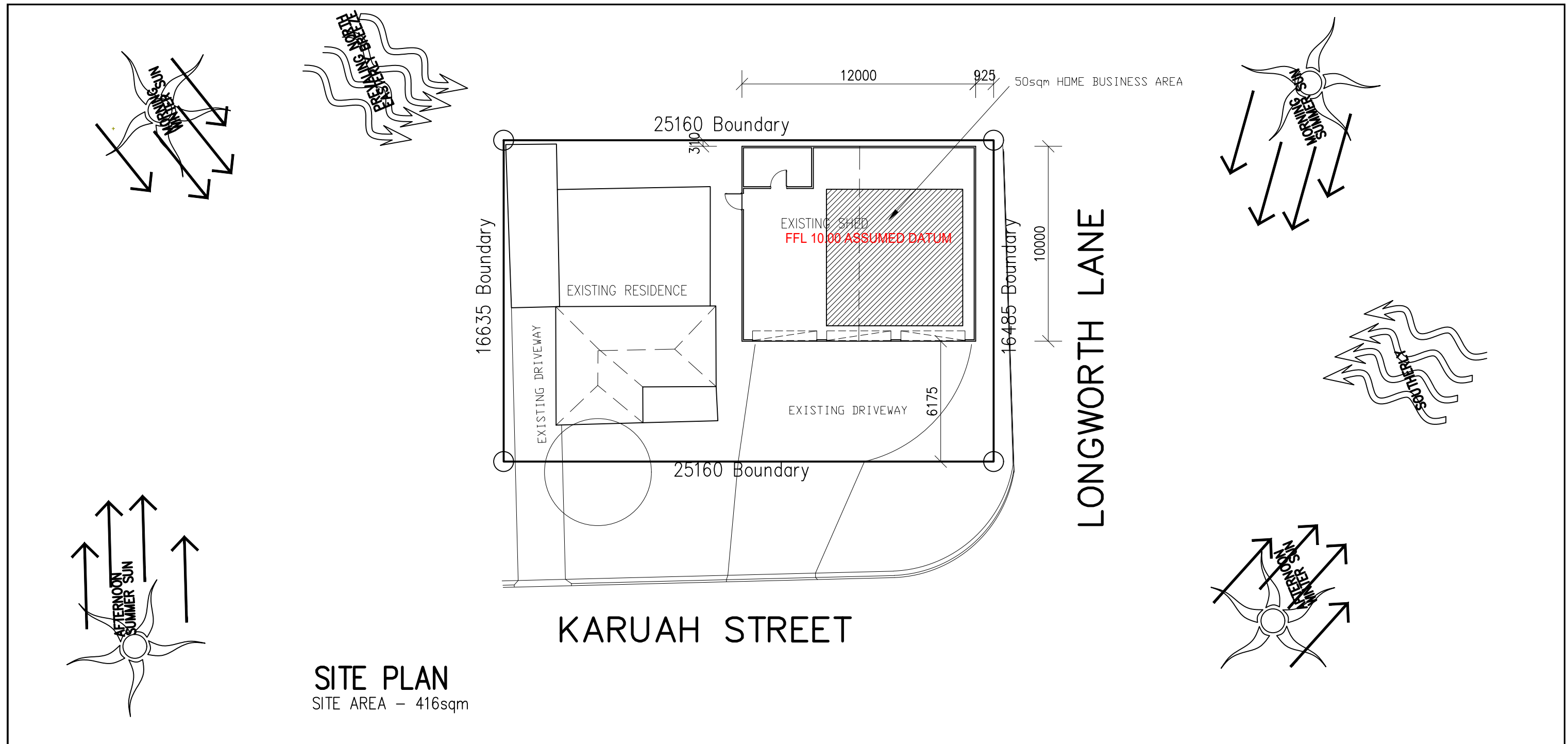
A development application under Schedule 1 (2) – Forms of the Environmental Planning and Assessment Regulation 2000 is to be accompanied by the following information.

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.	

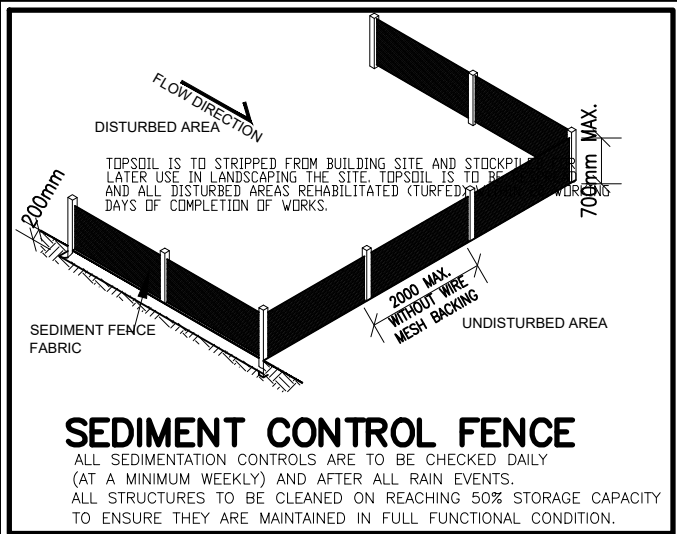
1(g)	A list of any approvals of the kind referred to in section 4.46(1) of the Act that must be obtained before the development may be lawfully carried out.	Noted. No referrals are understood to be required.
1(g1)	In the case of State significant development, a list of any authorisations that must be 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>



SITE PLAN
SITE AREA - 416sqm



NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT

SHED IS A LIGHTWEIGHT 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

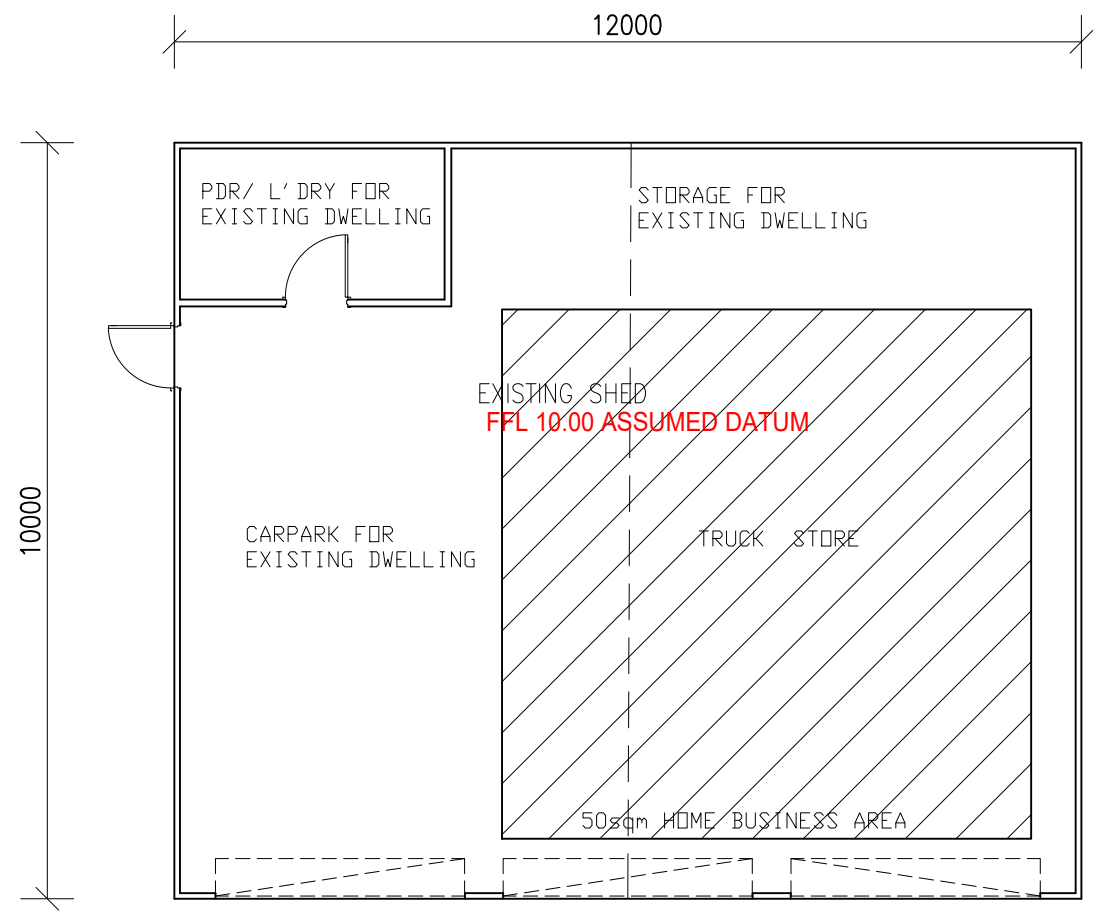
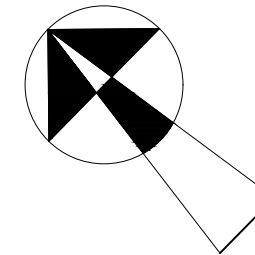
SITE NOTES

EXISTING DWELLING	92.0m ²
EXISTING SHED	120sqm
CONNECTED TO SEWER MAIN	Y
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

NORTH



FLOOR PLAN
 NEW WALLS

proprietor PERCEPTION PLANNING LOT 161, DP1258203 51 KARUAH ST THORNTON	project proposed HOME BUSINESS	drawing FLOOR PLAN	ECODIMENSIONS		AMENDMENT DATE	ADJUSTMENT	scale 1:500	date AUG'21	drawn by jdc
			<small>JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site</small>				drawing no. 2OF2	project no. 2122065	

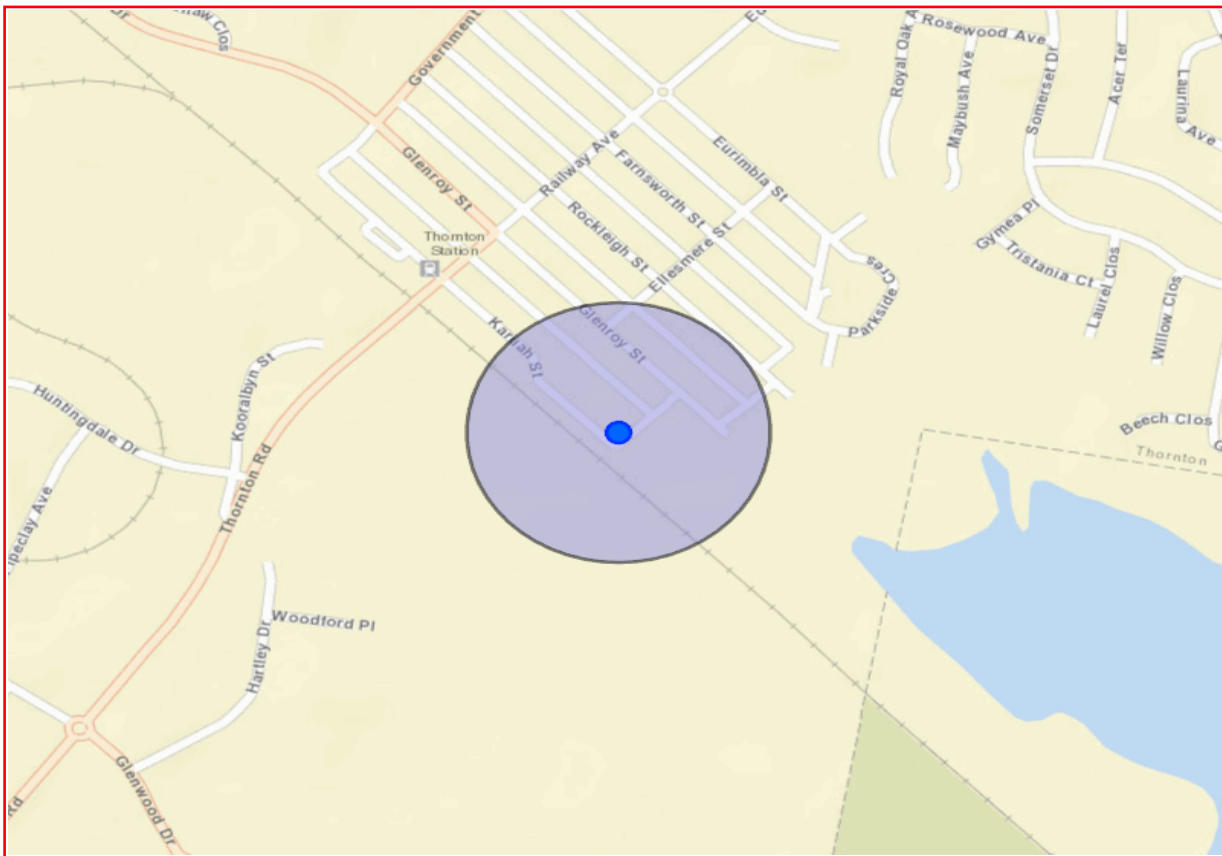
Jack Peterkin
57 Wyong Road
Lambton New South Wales 2299
Attention: Jack Peterkin
Email: jack@perceptionplanning.com.au

Date: 04 August 2021

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 51 KARUAH STREET 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.



NOTICE OF DETERMINATION

DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:

S & J RANDELL
C/- VERTE DESIGN
1 KIMBERLY CLOSE
EAST MAITLAND NSW 2323

Pursuant to Section 81A of the Environmental Planning and Assessment Act, 1979 notice is hereby given of the determination by the Council of the City of Maitland of Application No. 13-1477 relating to the land and development described as follows:

LAND:

51 KARUAH STREET, THORNTON
LOT 16 SEC H DP10725

DEVELOPMENT:

Demolition of Shed, Patio & Carport & Construction of Medium Density Housing - Three Dwellings in Addition to Existing Dwelling & Four Lot Torrens Title Subdivision

DETERMINATION:

Granting of consent subject to the conditions specified in and annexed to this notice.

CONSENT TO OPERATE FROM:

10 DEC 2013

CONSENT TO LAPSE ON:

10 DEC 2018



PER GENERAL MANAGER

Right of Review:

Section 82A of the *Environmental Planning and Assessment Act 1979* provides that the applicant may request the Council to review the determination. The request must be made in writing within six months after the date as specified in this notice of determination, together with payment of the appropriate fee (See Note below).

Note: a request to review the determination of a development application pursuant to section 82A of the *Environmental Planning and Assessment Act 1979* can only be undertaken where the consent authority is Council, other than:

- a) A determination to issue or refuse to issue a complying development certificate, or
- b) A determination in respect of designated development, or
- c) A determination in respect to integrated development, or
- d) A determination made by the council under section 116E in respect of an application by the Crown.

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act, 1979*, gives you the right to appeal to the Land and Environment Court within six months after the date on which you receive this notice.

Schedule of Conditions DA 13-1477

Demolition of Shed, Patio and Carport and Construction of Medium Density Housing – Three Dwellings in Addition to Existing Dwelling & Four Lot Torrens Title Subdivision

Reason for Conditions

The following condition(s) have been applied to the development, subject of this consent, to ensure that the development meets the requirements of the NSW Environmental Planning and Assessment Act 1979, the NSW Environmental Planning and Assessment Regulation 2000, and the various policies and development controls of Maitland City Council and other government agencies relevant to the development being undertaken.

APPROVED PLANS AND DOCUMENTATION

1. The development shall be carried out in accordance with the stamped approved plans and documentation as detailed in the following schedule and any amendments arising through conditions to this consent.

Plan Ref. N ^o	Sheet N ^o	Rev ⁿ N ^o	Revision Date	Prepared by: (consultant)
Site Proposed	1	Rev 3	03 October 2013	Verte Design Drafting
Site Plan Existing/Subdivision	2	Rev 3	03 October 2013	Verte Design Drafting
Lot 162 Floor Plan	3	Rev 3	03 October 2013	Verte Design Drafting
Lot 162 Elevations	4	Rev 3	03 October 2013	Verte Design Drafting
Lot 162 Elev/Section	5	Rev 3	03 October 2013	Verte Design Drafting
Lot 163 Floor Plan	6	Rev 3	03 October 2013	Verte Design Drafting
Lot 163 Elevations	7	Rev 3	03 October 2013	Verte Design Drafting
Lot 163 Elev/Section	8	Rev 3	03 October 2013	Verte Design Drafting
Lot 164 Floor Plan	9	Rev 3	03 October 2013	Verte Design Drafting
Lot 164 Elevations	10	Rev 3	03 October 2013	Verte Design Drafting
Lot 164 Elev/Section	11	Rev 3	03 October 2013	Verte Design Drafting
Areas/Breakups	12	Rev 3	03 October 2013	Verte Design Drafting
Landscaping Plan	13	Rev 3	03 October 2013	Verte Design Drafting

CONTRIBUTIONS & FEES

2. Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Maitland S94 Contributions Plan (City Wide) 2006, a contribution of \$39,288 shall be paid to the Council.

The contribution is calculated from Council's adopted Section 94 Contributions Plan in the following manner:

	lots	Total
2006(A) Citywide Rec & Open Space	3 x \$5,064	\$15,192
2006(A) Citywide Road & Traffic Facilities	3 x \$4,705	\$14,115
2006(A) Citywide Cultural Facilities	3 x \$908	\$2,724
2006(A) Citywide Community Facilities	3 x \$2,018	\$6,054
2006(A) Citywide Cycleways/Shared Paths	3 x \$208	\$624
2006(A) Citywide Management/Admin	3 x \$193	\$579
		—————
		\$39,288

2 receipts
1 in
envelope
\$43,503

The above contributions rates are indexed, at least annually, with reviewed rates to apply from 1st February each year in accordance with the provisions of the Maitland Section 94 Contributions Plan (Citywide) 2006. Please refer to Council's web page for the current rates applicable.

Payment of the above amount shall apply to Development Applications as follows:

- Subdivision only - prior to issue of the Subdivision Certificate.
- Building work only - prior to issue of the Construction Certificate.
- Subdivision and building work - prior to the issue of the Construction Certificate, or Subdivision Certificate, whichever occurs first.
- Where no construction certificate is required - prior to issue of an Occupation Certificate.
- For extractive industries - annually from the date of issue of development consent.

The above "contribution" condition has been applied to ensure that:

- i) Where the proposed development results in an increased demand for public amenities and services, payment towards the cost of providing these facilities/services is made in accordance with Council's adopted contributions plan prepared in accordance with the provisions of section 94 of the Environmental Planning and Assessment Act, 1979.
- ii) Council's administration expenses are met with respect to the processing of the application.

3. Prior to the issue of the Subdivision or Strata Certificate, "house numbering" and "subdivision certificate" fees, in accordance with Council's Schedule of Fees and Charges, shall be paid to Council.

CERTIFICATES

4. Prior to the commencement of works an application for a Construction Certificate shall be submitted to, and be approved by, the Accredited Certifier.
5. Prior to issue of the Construction Certificate or Subdivision Certificate (whichever occurs first), a certificate of compliance under Section 50 of the Hunter Water Act 1991 for this development, shall be submitted to the Accredited Certifier.

6. Prior to the issue of the Subdivision Certificate, water, sewerage (with direct connection to a Hunter Water treatment facility), telecommunications and electrical power services shall be reticulated for each lot in accordance with the service provider's requirements.
7. Prior to occupation of the building an Occupation Certificate shall be issued by the Principal Certifying Authority.
8. The applicant shall submit to Council, "*Notice of Appointment of the Principal Certifying Authority*" at least two (2) days prior to the commencement of construction works.
9. (1) Building work that involves residential building works (within the meaning of the Home Building Act, 1989) must not be carried out unless the principal certifying authority for the development to which the work relates:
 - (a) in the case of work to be done by a licensee under that Act:
 - (i) has been informed in writing of the licensee's name and contractor licence number, and
 - (ii) is satisfied that the licence has complied with the requirements of Part 6 of that Act, or
 - (b) in the case of work to be done by any other person:
 - (i) has been informed in writing of the person's name and owner-builder permit, or
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.
- (2) A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act, 1989, that states that a person is the holder of an insurance policy issued for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that part.

LAND TITLE

10. Prior to the issue of a Subdivision Certificate for the proposed lots:
 - (a) The dwellings shall have reached lock up stage; and
 - (b) A report/plan shall be provided from a Registered Surveyor showing that:
 - The setback of the buildings from the adjacent and proposed boundaries meets the requirements of the BCA; and

- All service lines are wholly contained within their respective lots or an appropriate Easement or Easements have been shown on the plan of survey and suitably described in the 88B instrument; or
- (c) A restriction on the title of the lots, under Section 88B of the Conveyancing Act, shall be created which restricts the development of the land to that which is approved within this consent (DA 13-1477).

Note: This condition is redundant where an Occupation Certificate has been issued for each of the dwellings.

11. An easement shall be created under Section 88B of the Conveyancing Act, and in accordance with Council's Manual of Engineering Standards, to cover the inter-allotment stormwater drainage lines.
12. The authority empowered to release, vary or modify easements to drain water required by this consent, shall be nominated as "the owners of the lots burdened and benefitted, only with the consent of Maitland City Council".

LANDSCAPING

13. All landscaped areas of the development shall be maintained in accordance with the approved landscape plan. The landscaped areas shall be kept free of parked vehicles, stored goods, garbage or waste material and the like.

VEHICLE ACCESS

14. Prior to issue of the Occupation Certificate the driveway layout and profile, shall be constructed in accordance with Council's *Manual of Engineering Standards*, drawings SD007, SD008, SD009, SD010 & SD012, (SD013, SD014 & SD015 for rural and heritage areas) which includes the retention of (or if damaged reconstruction as plain concrete of) any existing footpath (with reference to Council's information document "*Footway Crossings – Driveways*").
15. Prior to commencement of construction of the driveway crossing on the public footway verge, the works shall have been approved by Council. An application form, "*Application To Construct Private Works On Footway*" shall be submitted to Council, together with the appropriate fee (for each driveway).

STORMWATER DRAINAGE

16. Prior to issue of the Occupation Certificate, a stormwater drainage system providing:
- i) On-Site Detention (OSD) of stormwater, and
 - ii) an emergency overland flow path for major storm events,
- shall be constructed in accordance with a design prepared by a suitably qualified person

and Council's Manual of Engineering Standards for the Construction Certificate

The design shall be based on the stamped concept plan number 13197C Rev A dated 02.09.13.

17. Prior to issue of the Subdivision Certificate, the proposed inter-allotment drainage stormwater pipelines shall be constructed in accordance with Council's Manual of Engineering Standards.
18. Prior to commencement of construction of the inter-allotment drainage, a Construction Certificate for the works shall be issued, being a design prepared in accordance with Council's Manual of Engineering Standards.

EROSION CONTROLS

19. The property shall be protected against soil erosion, such that sediment is not carried from the construction site by the action of stormwater, wind or "vehicle tracking".

BUILDING CONSTRUCTION

20. All building work shall be carried out in accordance with the provisions of the Building Code of Australia (BCA).
21. The development is to be undertaken in accordance with the recommendations as detailed within the acoustic report prepared by Reverb Acoustics titled Rail Traffic Noise & Vibration Impact Assessment New Dwellings/Subdivision, No. 51 Karuah Street Thornton NSW dated November 2013.

SITE REQUIREMENTS

22. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.
23. All excavated and/or filled areas are to be retained or battered and suitably drained so as to prevent any subsidence of the area and constructed so as to deny any flow of water into or around the building or neighbouring buildings or onto neighbouring land.

Note: The submission of a separate Development Application is not required for a retaining wall associated with this approval and indicated on the approved plans.

A Construction Certificate is required for all retaining walls which exceed 900mm in height. Construction details for retaining walls may be included with the Construction Certificate application for the building.

24. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
- (i) Must preserve and protect the building from damage, and
 - (ii) If necessary, must underpin and support the building in an approved manner, and
 - (iii) Must, at least seven (7) days before excavating below the level of the base of the footings or a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. (Includes a public road and any other public place).

25. The applicant is required to notify Council in writing prior to commencing building operations, of any existing damage to kerbing and guttering and/or footpath paving associated with the subject Lot. The absence of such notification signifies that no damage exists and the applicant shall therefore be liable for the cost of the repair of any damage to kerbing and guttering or footpath paving which may be necessary after completion of the building operation.
26. A temporary toilet shall be provided on site from the time of commencement of building work to ensure that adequate sanitary provisions are provided and maintained on the building site for use by persons engaged in the building activity. The number of toilets provided shall be 1 toilet per twenty persons or part thereof employed on the site. The temporary toilet is to be connected to the sewerage system or an approved septic tank or otherwise may be a chemical toilet supplied by a licensed contractor.
27. Unless otherwise approved by Council in writing, all general building work shall be carried out between the hours of:
- a. 7.00am to 6.00pm Monday to Friday
 - b. 7.00am to 5.00pm Saturday
- Any work performed on Sunday's or Public Holidays that may cause offensive noise, as defined under the Protection of the Environment Operations Act, is prohibited. Minor works (such as hand sanding, painting, digging and the like) is permitted between the hours of 9.00am to 5.00pm. Power operated tools are not permitted to be used.
28. All waste shall be contained within a secure enclosure or bin.

29. Waffle pods used in the construction of the building shall not be delivered to the site unless wrapped or securely tied. The waffle pods are to be secured on-site to prevent scattering by wind. Off-cuts and unused pods must be wrapped in plastic or similar material and removed from the site immediately upon completion of slab construction.
30. All building materials, plant and equipment shall be contained wholly within the development site.
31. The Principal Contractor (or Owner/Builder) shall erect a sign in a prominent position on the site (not attached to any tree) identifying the name, address and telephone number of the Principal Certifying Authority (PCA) for the work. The sign shall also display the name, address and telephone number of the Principal Contractor for the work (or Owner/Builder) and shall state that unauthorized entry to the site is prohibited. The sign must be maintained while the work is being carried out and is to be removed when the work is completed.
32. The site shall be cleared of all building refuse and spoil immediately upon completion of the building.

DEMOLITION

33. Any demolition works authorised by the certificate are to be carried out in accordance with AS 2601 - 2001 'The demolition of structures'.

RURAL FIRE SERVICE OF NSW INTEGRATED DEVELOPMENT GENERAL TERMS OF APPROVAL

Asset Protection Zones

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

34. At the issue of subdivision certificate and in perpetuity, each of the proposed lots shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

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

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

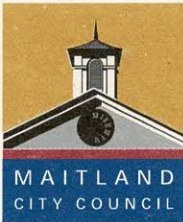
Design and Construction

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

36. New construction on all elevations of the proposed dwelling on proposed lot 162 shall comply with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' section 5 (BAL 12.5) and section A3.7 of Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

ADVICES

- A. You are advised that any damage to the public road infrastructure caused by the approved works must be repaired in accordance with Council's standards. You are advised to record any existing road infrastructure damage in the vicinity of the property prior to commencement of construction. Where necessary repairs are carried out by Council, the responsible person shall be held liable for the cost of those repairs.
- B. You are advised that for the driveway works on the footway verge, inspection by Council is required (eg formwork & reinforcement). Where a footpath exist across the driveway, the path must remain undisturbed, or if damaged or inadequate, replaced with a plain concrete finish. See Council's "Application To Construct Private Works On Footway").
- C. You are advised that prior to Council's assessment of a fully detailed design for the Construction Certificate, the "Drainage Plan Assessment Fee" of \$150.00 must be paid.
- D. You are advised that where underground works within the road reserve are required or necessary for supply of services (such as water, sewer, electricity, gas), further consent for a "Road Opening" must be obtained from Council.
- E. You are advised that the issue of this development consent does not negate the responsibility of the land owner in respect to any restriction, covenant or easement applicable to this property and that Council will not be held responsible when action on this consent results in any loss or damage by way of breach of matters relating to title of the property.
- F. You are advised that all works associated with the Construction Certificate (CC) for the *inter-allotment drainage* requires inspections by the Principal Certifying Authority (PCA - being Council) as set out in the Manual of Engineering Standards, and that a *Drainage Certification Fee of \$150.00* applies.



NOTICE OF DETERMINATION

DEVELOPMENT APPLICATION

PO Box 220
MAITLAND NSW 2320
Phone: (02) 4934 9700
Facsimile: (02) 4934 8469
DX 21613 Maitland

Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:

STEVE RANDELL
P O BOX 71
BERESFIELD 2322

Pursuant to Section 81 (1) (a) of the Environmental Planning and Assessment Act, 1979 notice is hereby given of the determination by the Council of the City of Maitland of Application No. **04-2123** relating to the land and development described as follows:

LAND:

51 KARUAH STREET, THORNTON
LOT 16 SEC H DP10725

DEVELOPMENT:

Triple Garage

DETERMINATION:

Granting of consent subject to the conditions specified in and annexed to this notice.

CONSENT TO OPERATE FROM:

12 JUL 2004

CONSENT TO LAPSE ON:

12 JUL 2009

FOR: GENERAL MANAGER

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.



Schedule of Conditions DA 04-2123

Standard General Provisions - Garage

Reason: The objectives of the following conditions are to draw to the attention of the applicant and owner their responsibilities to comply with various provisions of the Environmental Planning and Assessment Act, 1979, Environmental Planning and Assessment Regulations, 1994, Local Government Act, 1993; Regulations, Building Code of Australia and Local Policies relating to building construction and maintenance.

- 1 THE APPLICANT IS REQUIRED TO SUBMIT TO COUNCIL 'NOTICE OF COMMENCEMENT' AT LEAST TWO (2) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS.**
- 2 INSPECTIONS ARE REQUIRED to be carried out in accordance with the Inspection Schedule as detailed with the attached Construction Certificate Information Sheet.**
- 3 THE GARAGE, OR ANY PORTION OF THE GARAGE, SHALL NOT BE OCCUPIED UNTIL AN OCCUPATION CERTIFICATE HAS BEEN ISSUED.**
- 4 All aspects of the building design shall comply with the applicable performance requirements of the BCA for a Class 10(a) garage/carport so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:**
 - a) complying with the deemed to satisfy provisions, or**
 - b) formulating an alternative solution which:**
 - i) complies with the performance requirements, or**
 - ii) is shown to be at least equivalent to the deemed to satisfy provision, or**
 - c) a combination of a) or b).**
- 5 All building work must be carried out in accordance with the provisions of the Building Code of Australia.**
- 6 The Owner should note that the issue of this development consent does not amount to a release, variation or modification by Council of any covenant applicable to this property and that any action taken by the applicant in accordance with the consent which results in any loss or damage by way of breach of the covenant will not be the responsibility of Council.**
- 7 The proposed structure is not to be located on or over any boundary line of the subject allotment.**

- 8 A copy of the approved plans and specifications and consent shall be kept on the site at all times during construction.**
- 9 The applicant shall consult with Asset Planning & Management Group at the Council for all advice concerning:**
- a) Footpath crossings**
 - b) Kerb crossings**
 - c) Stormwater outlets**
 - d) Driveway gradients and profiles**
- 10 (1) Building work that involves residential building work (within the meaning of the Home Building Act, 1989) must not be carried out unless the principal certifying authority for the development to which the work relates:**
- (a) in the case of work to be done by a licensee under that Act:**
 - (i) has been informed in writing of the licensee's name and contractor licence number, and**
 - (ii) is satisfied that the licence has complied with the requirements of Part 6 of that Act, or**
 - (b) in the case or work to be done by any other person;**
 - (i) has been informed in writing of the person's name and owner-builder permit, or**
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.**
- (2) A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act, 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that part.**
- 11 All excavations and backfilling must be executed safely, in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.**

HEALTH & AMENITY

Reason: The objectives of the following conditions are to ensure that a building is so designed and constructed so that it and adjoining properties are not subject to dampness and are weatherproof, provide adequate toilet and washing facilities, room sizes are adequate for the use and purpose, light ventilation is adequate for the occupants and adequate insulation against noise transmission is provided.

- 12** Roof waters are to be disposed to the street gutters or approved stormwater systems/catchments, as applicable. Alternative disposal of roof waters may be permissible only in accordance with Council policy.

SITE CONSIDERATIONS

Reason: The objectives of the following conditions are to provide for a safe and healthy environment for the occupants of the allotment and to maintain an adequate level of safety and cleanliness for the local environment.

- 13** All building refuse on this building site shall be stored in such a manner so as not to cause a nuisance to adjoining properties.
- 14** If an excavation extends below the level of the base of the footings of a building/structure on an adjoining allotment of land, the person causing the excavation to be made:
- i)** Must preserve and protect the building/structure from damage, and
 - ii)** If necessary, must underpin and support the building/structure in an approved manner, and
 - iii)** Must, at least 7 days before excavating below the level of the base of the footings of a building/structure on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building/structure being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. (Includes a public road and any other public place).

- 15** A sign must be erected in a prominent position on the work site:
- (i)** stating that unauthorised entry to work site is prohibited, and
 - (ii)** showing the name of the person in charge of the work site and a telephone number at which that person may be contacted during work hours.

Any such sign is to be removed when the work has been completed.

This condition does not apply to:

- (i) building work carried out inside an existing building, or**
- (ii) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.**

- 16 The site is to be cleared of all building refuse and spoil immediately after completion of the building.**
- 17 No building materials, refuse or spoil is to be deposited on or be allowed to remain on Council's footpath.**
- 18 Soil erosion and sediment controls are to be provided in accordance with Council's policy prior to and during the construction of the proposed development.**
- 19 The applicant is required to notify Council in writing prior to commencing building operations, of any existing damage to kerbing and guttering and/or footpath paving associated with the subject Lot. The absence of such notification signifies that no damage exists and the applicant shall therefore be liable for the cost of the repair of any damage to kerbing and guttering or footpath paving which may be necessary after completion of the building operation.**

STRUCTURAL PROVISIONS

Reason: The objectives of the following conditions are to ensure that buildings are designed and constructed to take into account all loads, internal actions, material properties and foundation conditions that significantly affect structural sufficiency or serviceability of the building or structure.

- 20 The proposed garage is to be erected in strict accordance with manufacturers plans and specifications.**

ANCILLARY PROVISIONS

Reason: The objectives of the following conditions are to provide more specific requirements for particular points of buildings or structures and to compliment provisions of related legislation.

- 21 The applicant shall comply with all conditions within this schedule prior to occupancy of the proposed development.**
- 22 Hours of Work:**
Unless otherwise approved by Council in writing; all building work associated with this approval shall be carried out between 7.00am and 6.00pm Monday to Fridays and 7.00am to 5.00pm on Saturdays with no work permitted on

Sundays or Public Holidays that may cause offensive noise.



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	30164654
Sequence Number	200948445
Enquiry Date	22/07/2021 14:14
Response	AFFECTED
Address	51 Karuah Street 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.

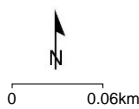
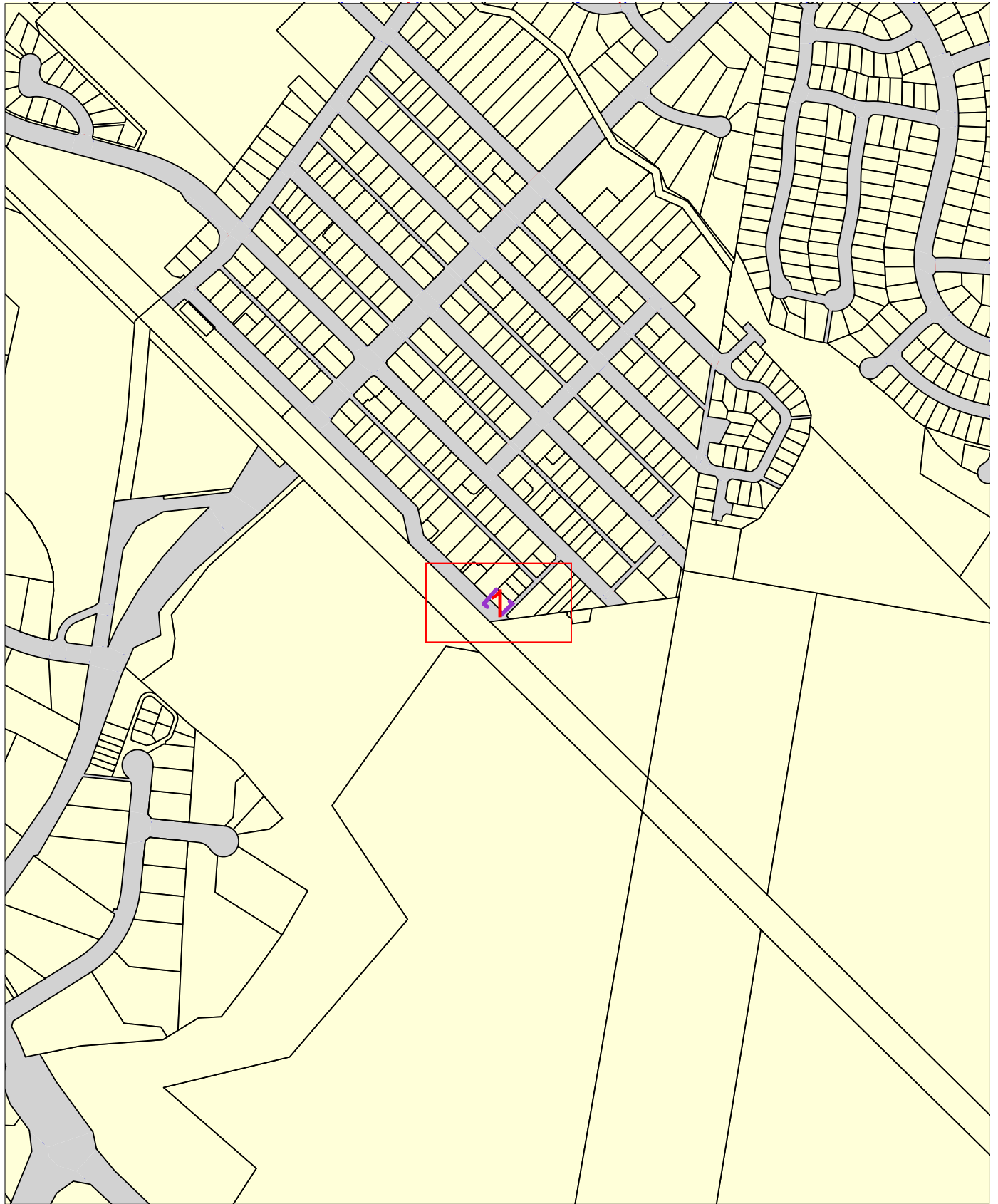
www.hunterwater.com.au

1300 657 000



Overview Map

Sequence No: 200948445
51 Karuah Street Thornton



LEGEND:



Detail Map

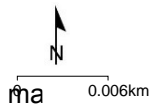
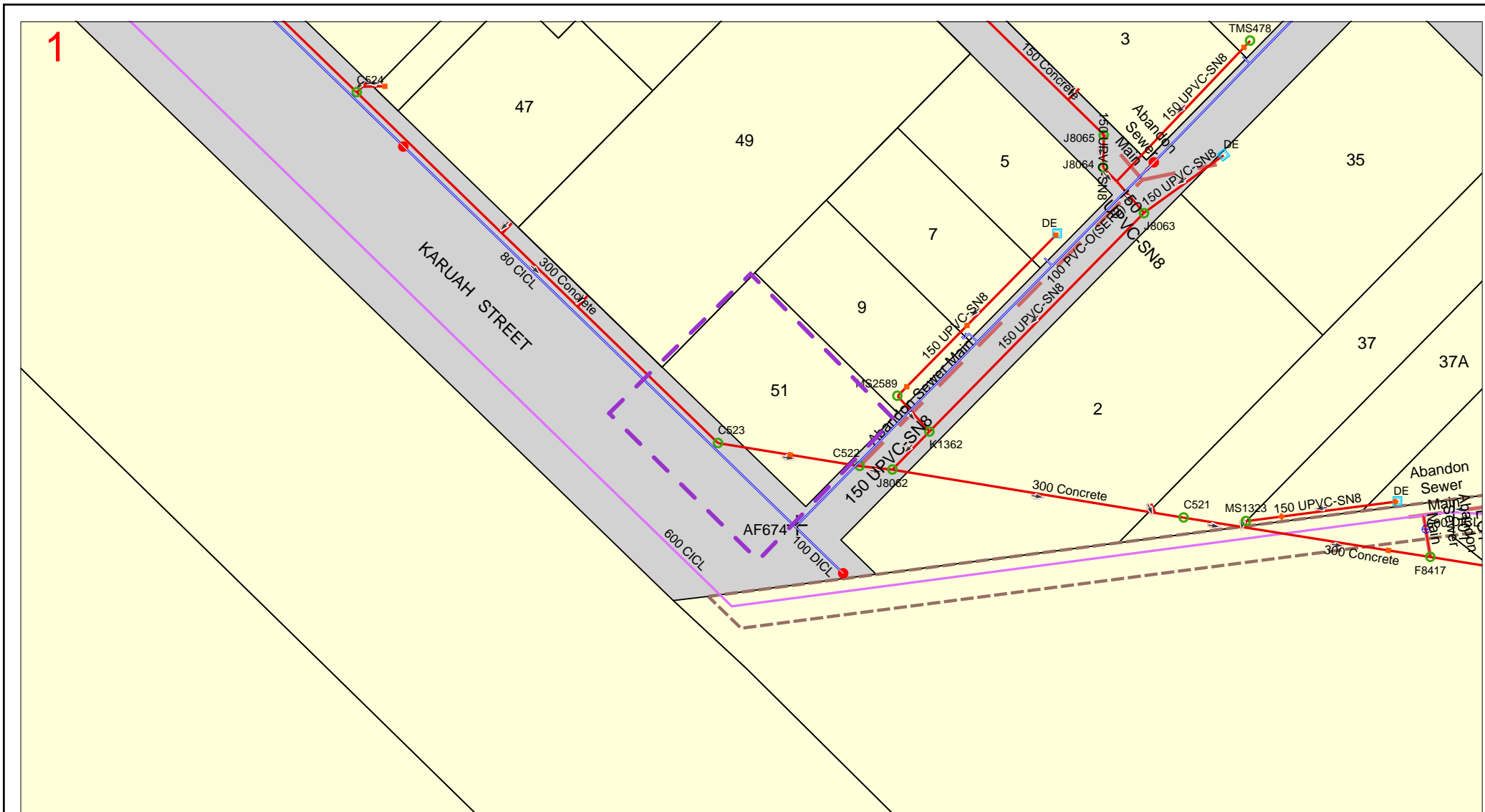


DBYD Work Area



Map 1

Sequence No: 200948445



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

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

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

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


ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]

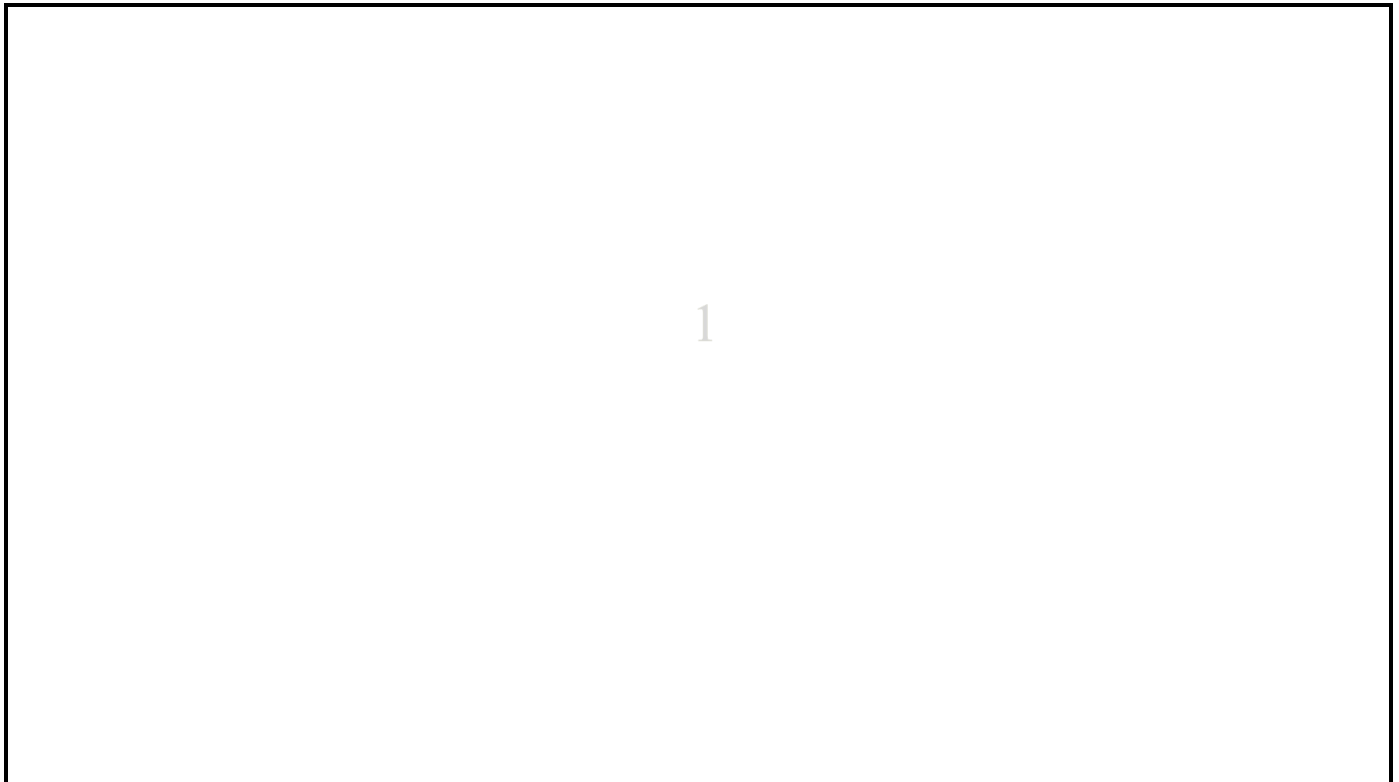
Hunter Water Corporation DBYD Asset Legend

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

Dial before you dig Job #:	30164654	
Sequence #	200948446	
Issue Date:	22/07/2021	
Location:	51 Karuah Street , Thornton , NSW , 2322	

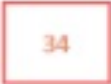




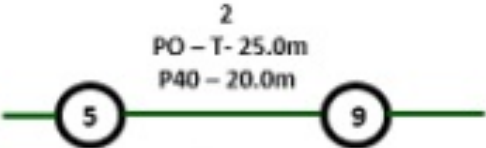






Indicative Plans

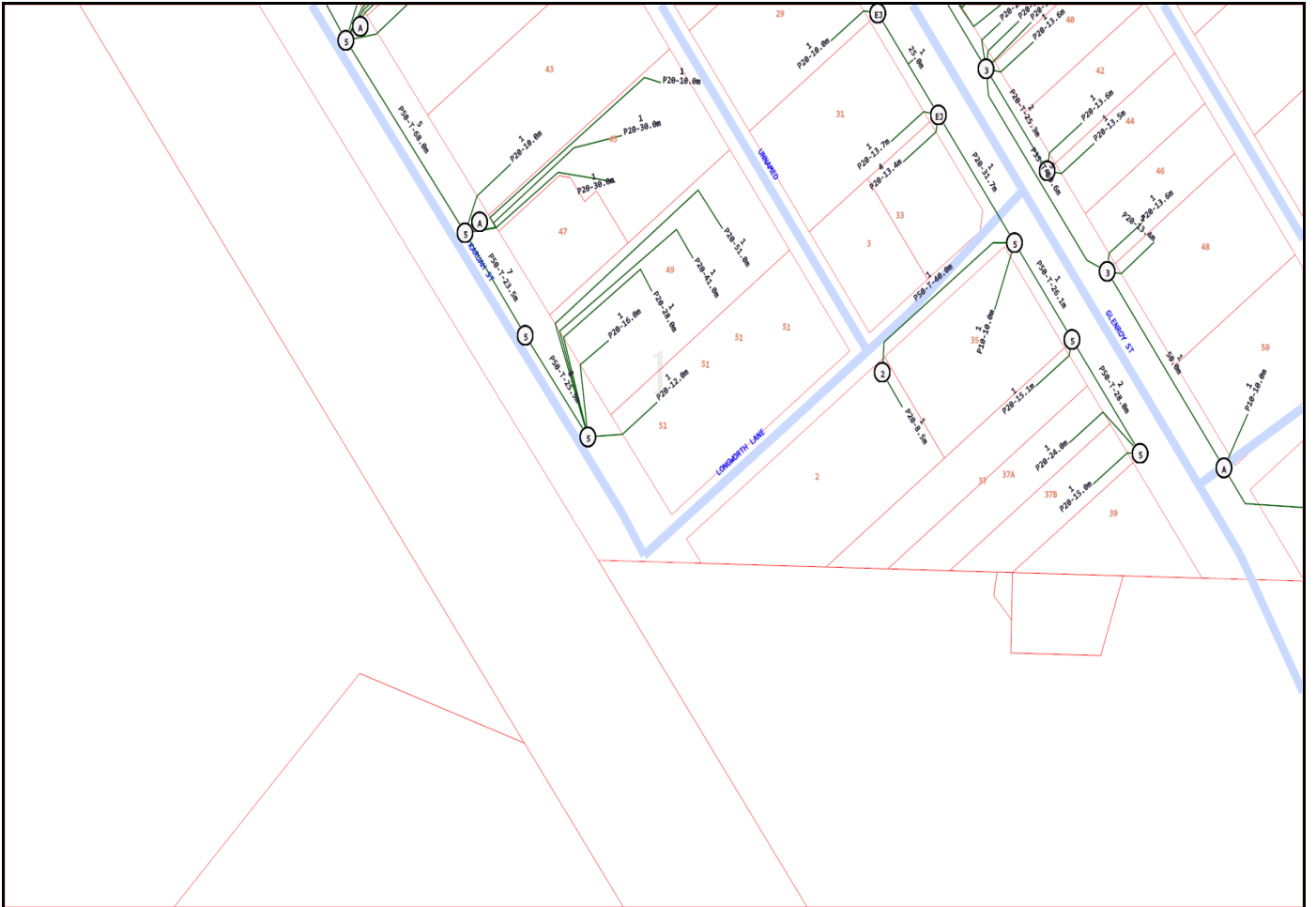




LEGEND



	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™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

If further information is required, please contact:
 Ausgrid DBYD
 Phone: (02) 4951 0899
 Fax: (02) 4951 0729



Emergency Phone Number 131388

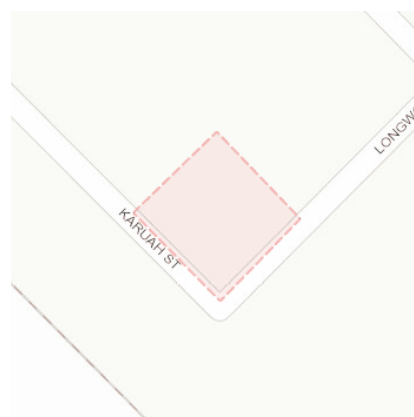
Underground Cable Location Search Advice -- Ausgrid Assets Affected --

To:	jack peterkin Not Supplied 260 Maitland Road Mayfield NSW 2304		
		Phone No:	+61411551433
		Issue Date:	22/07/2021

In response to your enquiry, Sequence No: 200948448 the records of Ausgrid disclose that there **are** Ausgrid underground cables in the defined search location and relevant Ausgrid plans have been provided.

This search is based on the geographical position of the dig site as denoted in the Dial Before You Dig caller confirmation sheet and an overview is provided:

Address:	51 Karuah Street Thornton NSW 2322
Job #:	30164654



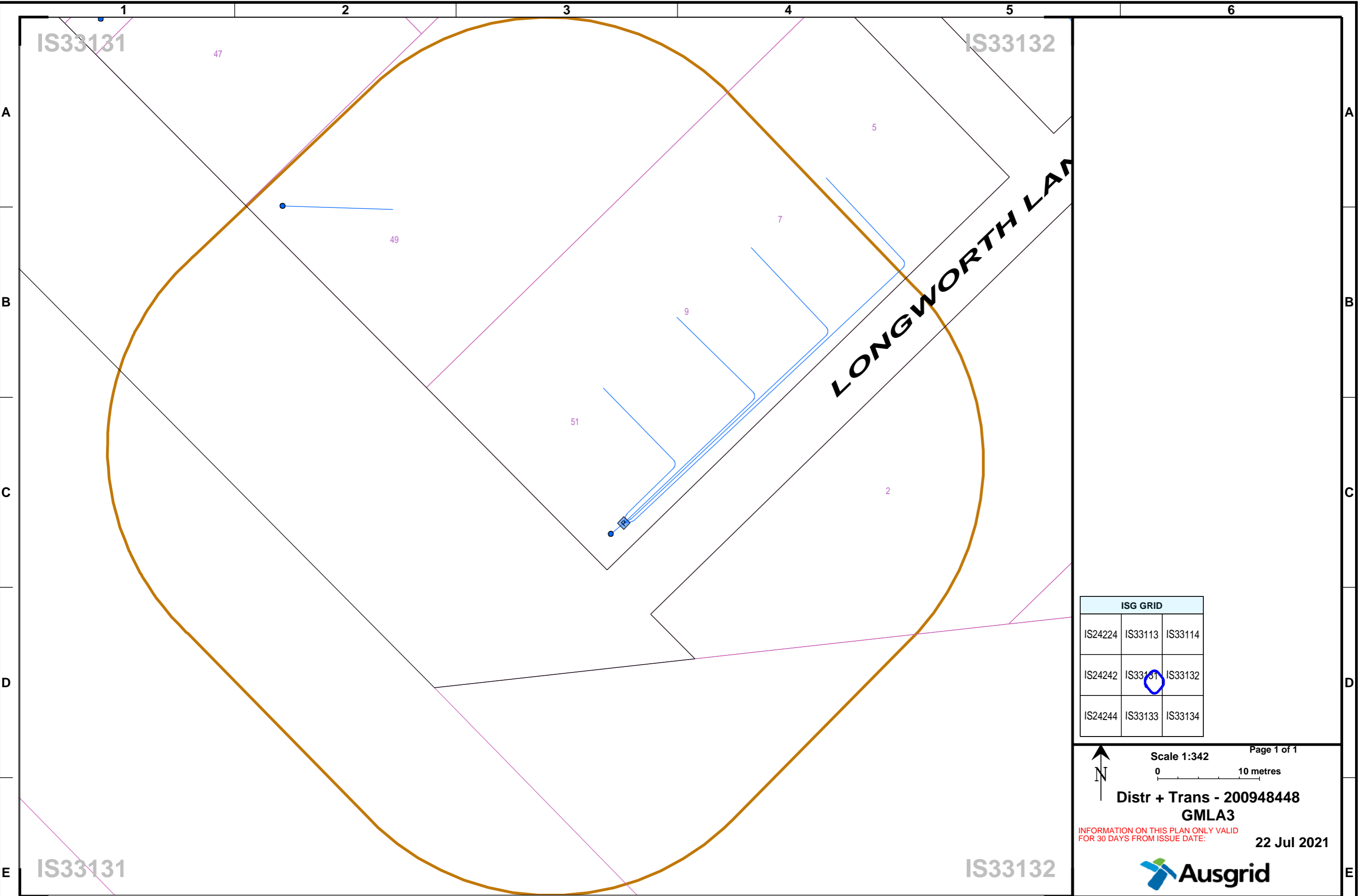
Important

- All information provided to you is **ONLY VALID FOR 30 DAYS** from the date of issue
- You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret plans.
- If you require a full size print of A0 plans and don't have the resources to do so please contact our office on 49510899 to request a hard copy to be posted. **Please allow 3 working days for delivery.**
- Please note you will **ONLY** receive portions of your search area that contain Ausgrid Underground Assets

YOU MUST READ AND UNDERSTAND THE SUPPLEMENTARY MATERIAL CONTAINED IN THIS ADVICE BEFORE PROCEEDING WITH ANY WORKS.

Summary of Supplementary Information:

Material	Purpose	Location
Important Information.pdf	Details important information	Attached
Working near Ausgrid Cables.pdf	Summary of NS156	Attached
COMN0119 How to Read Ausgrid Plans.pdf	Details how to read Ausgrid plans	Attached
SafeWork NSW "Work near underground assets: Guide"	To assist you in deciding appropriate measures to eliminate or control risks when working near underground assets.	Web Link [Click Here]
Ausgrid's Network Standard NS156	For important information for work near or around underground cables	Web Link [Click Here]
Ausgrid's Network Standard NS199	This Network Standard applies to specific work on Ausgrid Low Voltage Underground Assets and associated Hazards	Web Link [Click Here]
Working in Confined Spaces	For important information when working in confined spaces	Web Link [Click Here]



ISG GRID		
IS24224	IS33113	IS33114
IS24242	IS33131	IS33132
IS24244	IS33133	IS33134

Scale 1:342 Page 1 of 1
 0 10 metres
Distr + Trans - 200948448
GMLA3
 INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE: **22 Jul 2021**

W A R N I N G : Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street. Persons working near electricity networks must exercise care and will be held responsible for any damage caused. You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets. Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in Safework NSW Code of Practice for Excavation and Safework NSW Guide for Work Near Underground Assets as well as recommendations of Ausgrid's Network Standard NS156. Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers. Workers must maintain safe approach distances and follow applicable Safework NSW Codes of Practice. NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database by Land and Property Information (c) 2016, used under Creative Commons licence version 4.0.

Reading Ausgrid Plans

COMN0119

1 Property Lines

“property line” (PL), sometimes referred to as “building line” (BL), is the standard dimensioning reference point on all Ausgrid plans and represents property boundaries.

Typically, the PL is the boundary between private property and local council’s footpath area or nature reserve. Most residential fences and office blocks are erected along the PL.

“kerb line” (KL) is less frequently referred to on Ausgrid plans, and where used will be identified clearly as KL.

Numbers listed within property boundaries should correspond to recognised “street numbers” (refer to figure 1).



Figure 1

2 Datum References

“datum references” identify distances (in metres) from significant features (such as corners of property boundaries) to reference points such as Ausgrid assets (eg: “conduits”, “cables”, “joints”) (refer to figure 2).

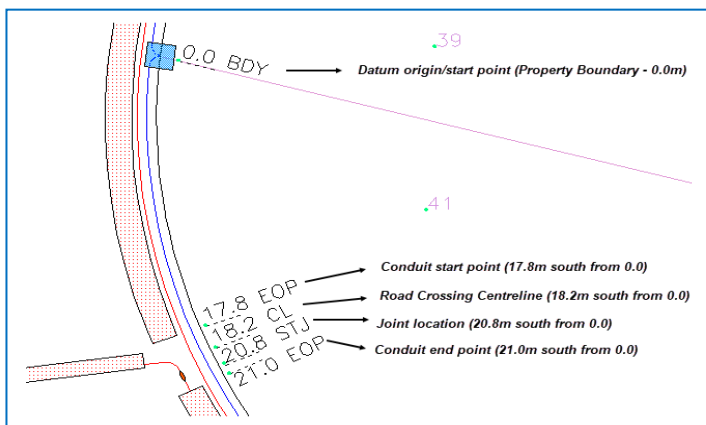


Figure 2

3 Cross Sections

A “cross sections” displayed on Ausgrid plans detail information relating to the relative position (ie: distance from the “property line”, and the depth of “cover”) of Ausgrid assets.

“Cover” is a term used to refer to the depth of cables underground.

A “cross section” leader line will be drawn indicating the location of the displayed “cable” or “conduit” information on Ausgrid plans.

The distance from “property line” (in metres) and depth of “cover” (in metres) references are displayed as; ie: 0.6 metres from PL and 0.5 metres underground.

Where distance and cover are not recorded, they will be clearly marked as “NR”.

NOTE: Distance and cover where indicated may be different to the actual position of the cables (eg: fill may have been placed at site that has changed the ground level).

“PL” distance shown in cross sections is an indicative measure to the centre of the trench allocation from the adjacent property line.

On some plans the “cross sections” may also be shown with a specific number (eg: HR1). This number will match with a cross section detail found in the border of the plot or on a separate plot page (refer to figures 3 and 4).

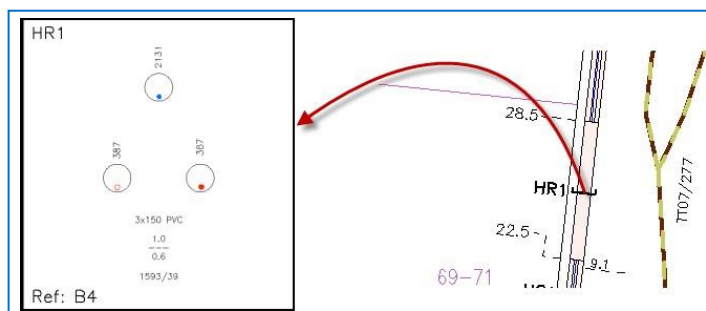


Figure 3

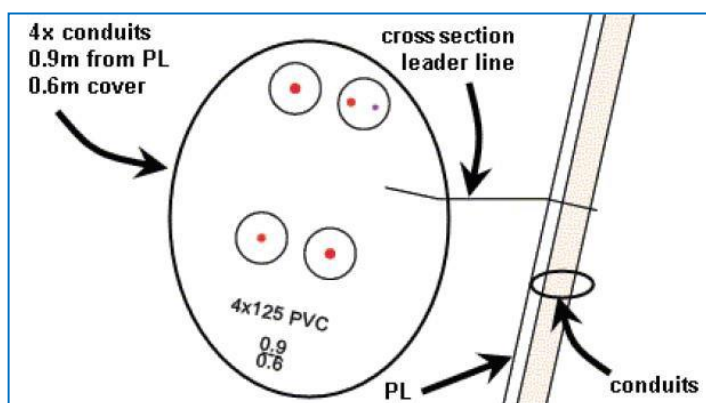


Figure 4

4 Cable Joints and Joint Reports

“cable joints” (numbered individually) and “joint reports” (attached to Ausgrid plans) can provide information relating to the relative position of Ausgrid assets, distance from the “property line” (in metres), and the depth of “cover” (in metres) (refer to figures 5 and 6).

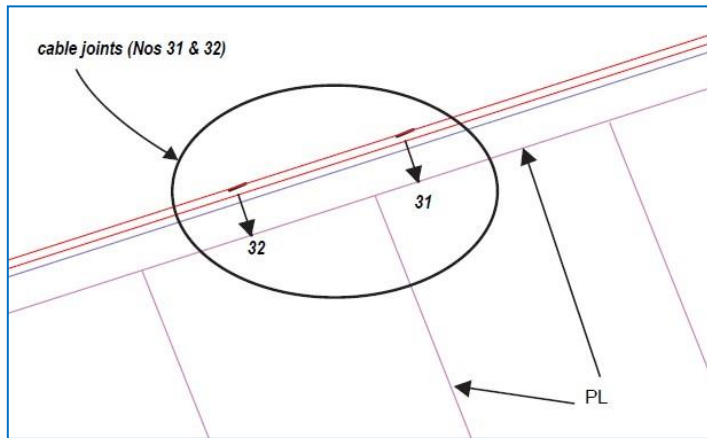


Figure 5

JOINT DETAIL REPORT			
No.	Bk-Pg	PI/Cvt	Joint Location
Map: 31	LE912 524-24	1.14/0.69	61.7 E of Pearl Lane EPL
32	524-24	1.14/0.69	57.6 E of Pearl Lane EPL

joint location
(61.7m east of Pearl Lane East PL)

joint position
(1.14m from PL, 0.69 cover)

Figure 6

5 Cross Section Detail Boxes

“cross section” detail boxes on the sides of an Ausgrid plan are used when there is insufficient room to display “cable” and/or “conduit” information on the Ausgrid plan.

Ausgrid plans (refer to figure 7) are bordered by numeric identifiers along the top and bottom borders and alpha identifiers along the side borders.

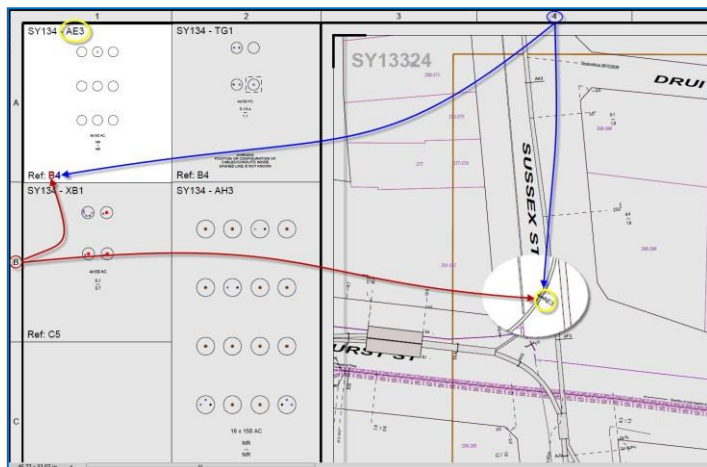


Figure 7

“Cross section” leader line and annotation is drawn on the Ausgrid plan for a reference to “cable” and/or “conduit” information in the “cross

6 Pits

Underground “pits” are numbered on Ausgrid plans, positioned relative to the “property line” (PL), and can be found on either the footpath (nature strip) or the road (refer figure 8).

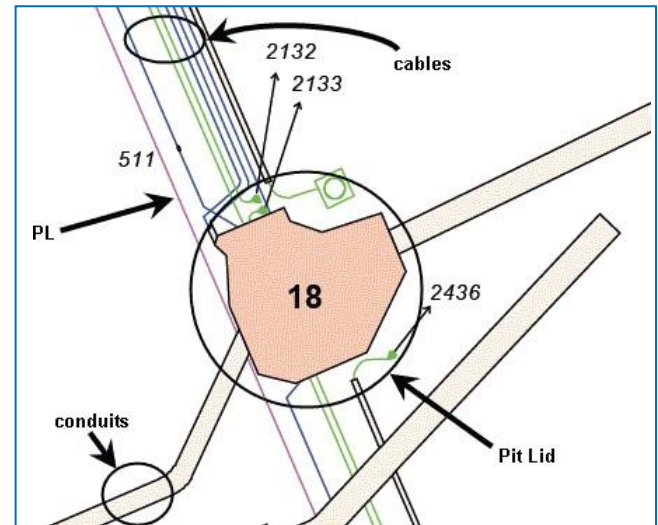


Figure 8

7 Proposal Areas

“section” detail boxes. There are areas where underground work may have been issued for construction by Ausgrid, but details are not yet completely displayed on Ausgrid plans. In such cases a shaded “proposal area” is displayed on the Ausgrid plan, indicating underground work may have commenced in the vicinity but is not yet complete.

In some instances, cables and other assets within the shaded “proposal area” will be shown in a **bright magenta** colour, indicating that the proposed new work displayed within the shaded area is based on initial planning documentation (refer to figure 9).

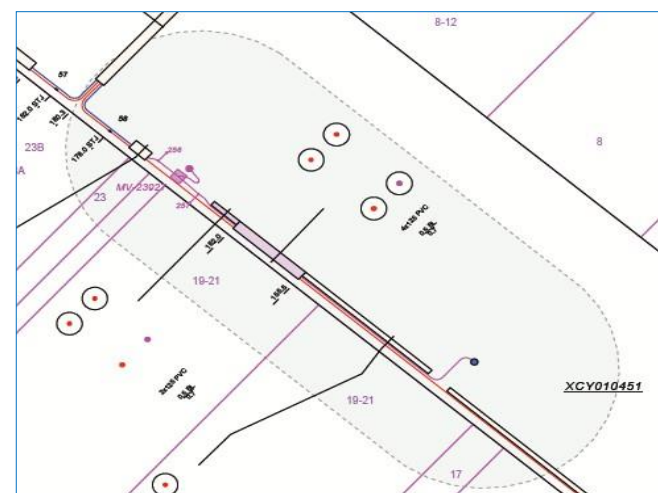


Figure 9

In other instances, the shaded “proposal area” itself may be shown as a blue colour, indicating that the new work displayed within the shaded area on the Ausgrid plan is yet to include details regarding final depths and dimensioning (refer to figure 10).

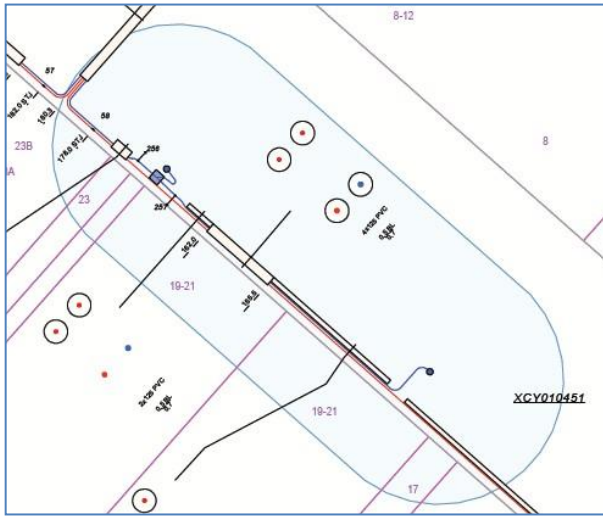


Figure 10

NOTE: In cases where these shaded “proposal areas” are displayed on Ausgrid plans.

“Ausgrid’s design plans showing the proposed position of its underground cables, overhead lines and structures have been prepared solely for Ausgrid’s own planning use. They show the proposed position of such underground cables, overhead lines and structures as proposed at the time of planning and have not necessarily been corrected to take into account any changes to road widths, road levels, fences and buildings subsequent to proposed installation.

Actual installations may vary from proposed installations as it may be necessary to take account of unforeseen above ground or subterranean constructions. Therefore, Ausgrid does not hold out that the design plans show more than the proposed presence or absence of its underground cables, overhead lines and structures in the street and will accept no liability for inaccuracies in the information shown on such design plans from any cause whatsoever.”

Any further information regarding information displayed for “proposal areas” can be obtained by contacting the Ausgrid Dial Before You Dig (DBYD) office at the number indicated on the response to your DBYD enquiry for further information.

8 Ausgrid Maps

Depending on the size of the DBYD request, the response will either be a **single map area** or a **cover sheet** and several standard maps.

8.1 Single Map Area Response

The single map area response will have a buffer area shown on the plan that should relate to the original Dial Before You Dig request.

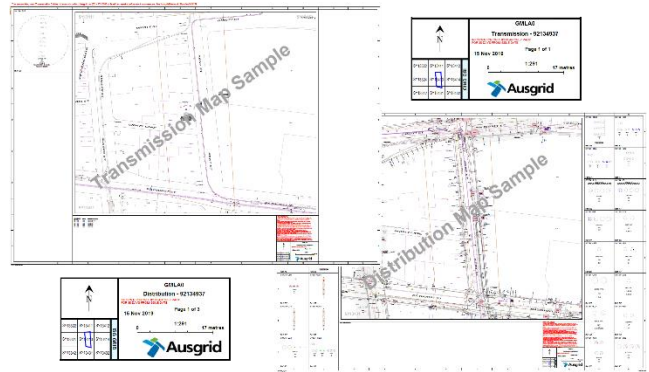


Figure 11

The **map grid index box** on Ausgrid plans should be used when reading the “**joint report**” (see part 4 of this document for more detail) to accurately locate underground cables. The buffer area will display on the grid index box for single map area responses

There are two different size maps that can be produced – A3 will be issued if there are no cross sections in the area, and an A0 will be issued if there are cross sections that are required to be displayed in the detail boxes on the side.

A single map area response could include two maps in the Sydney region. Ausgrid plans are separately labelled as “**Distribution – nnnnnnn**” and “**Transmission – nnnnnnn**”, where “**nnnnnnn**” refers to the DBYD sequence number quoted. If the request does not include any Transmission assets, then only one Distribution map will be issued.

In the Hunter region, the Ausgrid plans show combined “**distribution**” and “**transmission**” voltage assets, are clearly labelled as “**Distr + Trans – nnnnnnn**” where “**nnnnnnn**” refers to the DBYD sequence number.

Some Hunter plans may have transmission cables in the area, when these cables are present there will be a warning printed at the top of the plan supplied: “**You are working near Transmission Cables. You must contact Ausgrid on (02) 4951 9200 at least two weeks before work commences. See Ausgrid Network Standard NS156**”

8.2 Cover Sheet Response

On a response that includes a cover sheet, the buffer area will only be shown on the cover sheet and it will not appear on the standard maps. The cover sheet will indicate which standard maps have been included and provide a high-level view of the location of the underground details (Figure 12). The standard maps will have the detail of the underground assets (Figure 13).

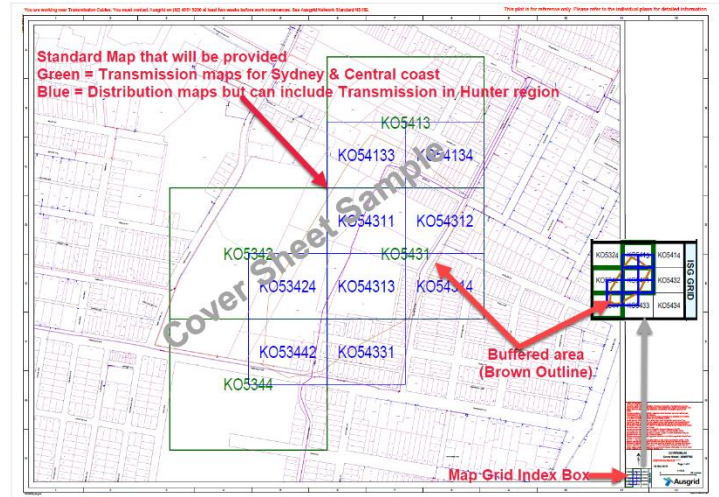


Figure 12

Ausgrid Underground Map Symbology

NOTE: Please note symbology is subject to change. This document provides underground (UG) related objects only. In cases where you are unsure of the data presented, please contact Ausgrid's DBYD for clarification *prior* to any planning/excavation works.

Object		Symbol
HV Cable	HV (High Voltage) 5kV-22kV	In Service
		Out of Service
	TR (Transmission) 33kV – 330kV	In Service
		Out of Service
LV Cable (Low Voltage)	Mains (Dark blue)	In Service
		Out of Service
	Street Lighting (Green) Note: Mains Connector also used as Street Lighting (dark blue)	In Service
		Out of Service
	Service (Light blue)	In Service
	Out of Service 	
	Stars are used to highlight At Risk cables	In Service Risk
		In Service Risk
		In Service Risk
		In Service Risk
	Unknown	
Auxiliary Cable	Data	In Service
	Comms	
	Telco	
	Protection	
	Fibre Optic	
	Pilot	Out of Service

Object		Symbol
HV UG Joint	Straight Through, Parallel Branch or Tee	
	Switchgear, End Box or Transition	
HV UG Termination	Sealed end	
	Pot End	
	UGOH	
HV Cable Repair	5kV-330kV (HV & TR)	
LV UG Joint	Straight Through, Parallel Branch, Tee or Service	
	Network Box	
LV UG Termination	Switchgear, End Box or Transition	
	Sealed end	
	Pot End	
	UGOH	

Object		Symbol
Auxiliary Fix	Pilot Window	
Auxiliary Joint	Straight Through, Parallel Branch or Tee	
Auxiliary Termination	UGOH or Pole Termination	
	Pilot	
	UGOP-ADSS Termination	
Cable Pit (Can be various shapes)	Auxiliary	
	Distribution	
	Transmission	
LV Pillar	Distribution	
	Switch	
	SL Pillar	
	SL Cubicle	
	Fargo	
	Private	
LV Auxiliary Pillar	All Types	
LV Link Box	2 Way & 4 Way	

Ausgrid Underground Map Symbology

Object	Symbol	
Substation	Cottage & Chamber	
	Ground & Subtransmission Ground	
	Kiosk & Subtransmission Kiosk	
	Zone	
	Transmission	
	Bulk Supply Point	
	Metering Station & Subtransmission Metering	
	Switching Station	Isolating & Earth
Other – OH & UG		
Ring Main Unit		
Earthing	UG Earth Cable	
	Earth Point	
Frequency Marker	Distribution and Transmission Power Ball or Disc Type Marker	
	Auxiliary Communications Ball or Disc Type Marker	
	Distribution and Transmission Power Tape Marker	
	Auxiliary Communications Tape Marker	

Object	Symbol	
Trench	Centreline	
Conduit (Can be various shapes)	Coverage (Distribution)	
	Coverage (Transmission)	
	Coverage (Underbore – cross hatched)	
Cross Section	Marker (Staple)	
	User Line	
Measurement Point		
Miscellaneous Point Feature	Cable Clamp	
	Cable Core split (Trifurcation)	
	Cable Marker	
	Electrolysis Point	
	End Of Pipe	
Frequency Injection Unit		
Gas Charger		
Gas Control Cabinet		
Gas Control Kiosk		
Gas Control Point		
Gas Control Valve		
Gatic Pit lid		

Object	Symbol	
Miscellaneous Point Feature	Inspection Box	
	Link point	
	Oil Control Valve	
	Oil Gauge	
	Oil Tank	
	Sniffer Box	
	Thermocouple Box	
	Transmission Cable Marker	
Transmission Link Point		
Miscellaneous Linear Feature	All Geometries	
	Map Note	
Dimension Feature	Placement Change	
Lead Cable	Oil/Gas/Thermocouple	
	Bonding	
	Electrolysis	

Caller Details

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

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:	51 Karuah Street Home Business		
Working on Behalf of:	Private		
Enquiry Date: 22/07/2021	Start Date: 25/07/2021	End Date: 27/07/2021	

Address:
51 Karuah Street
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

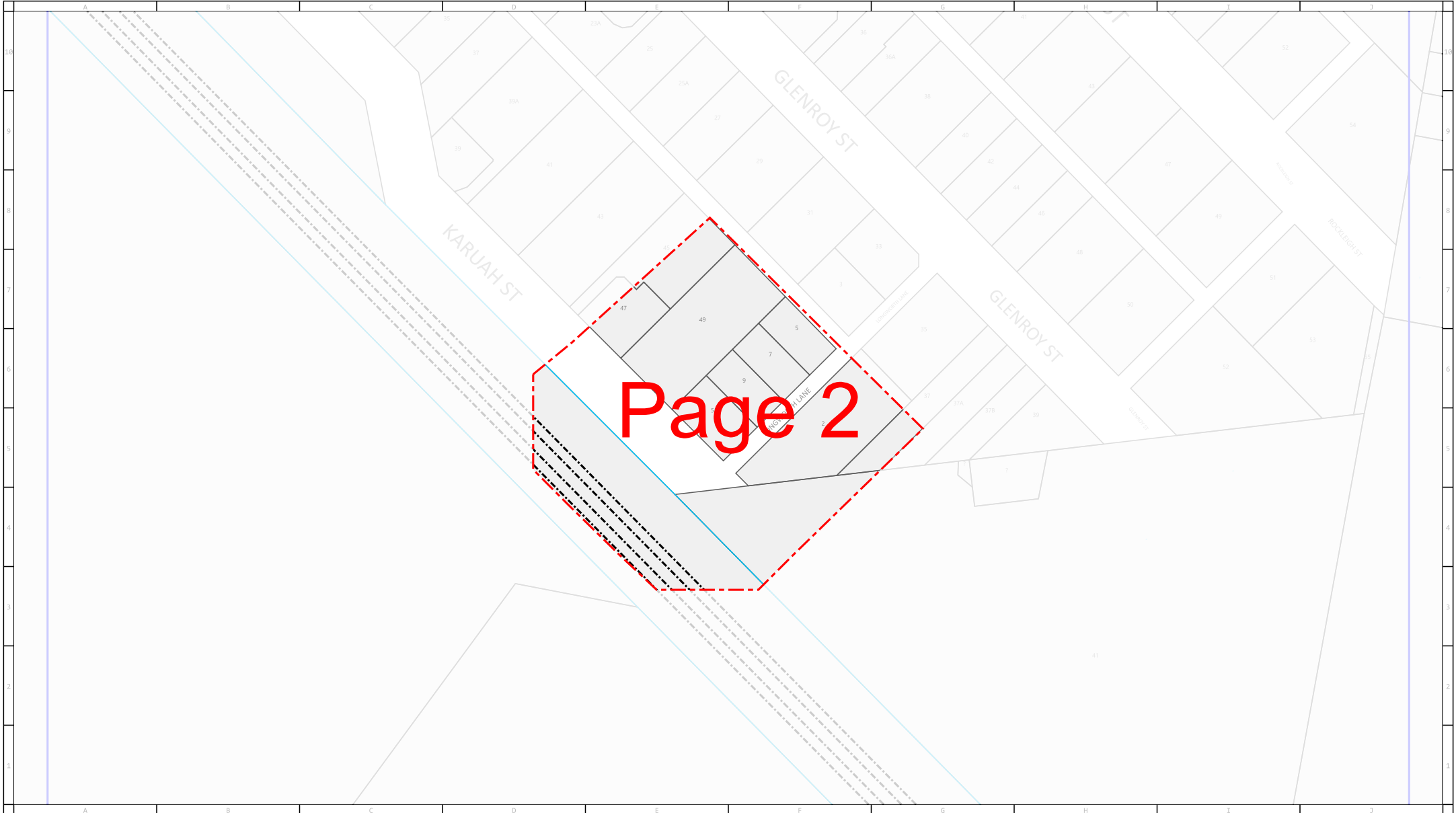
The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed 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.

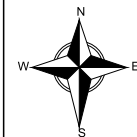
Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
200948448	Ausgrid	(02) 4951 0899	NOTIFIED
200948445	Hunter Water Corporation	1300 657 657	NOTIFIED
200948449	Jemena Gas North	1300 880 906	NOTIFIED
200948446	NBN Co NswAct	1800 687 626	NOTIFIED
200948447	Telstra NSW Central	1800 653 935	NOTIFIED

END OF UTILITIES LIST



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



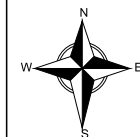
Scale: 1:2101

Issue Date: 23/07/2021
DBYD Seq No: 200948449
DBYD Job No: 30164654
Overview Page:

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. 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.



Scale: 1:2000

Issue Date: 23/07/2021

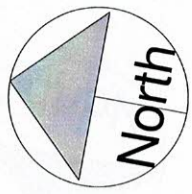
DBYD Seq No: 200948449

DBYD Job No: 30164654

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.



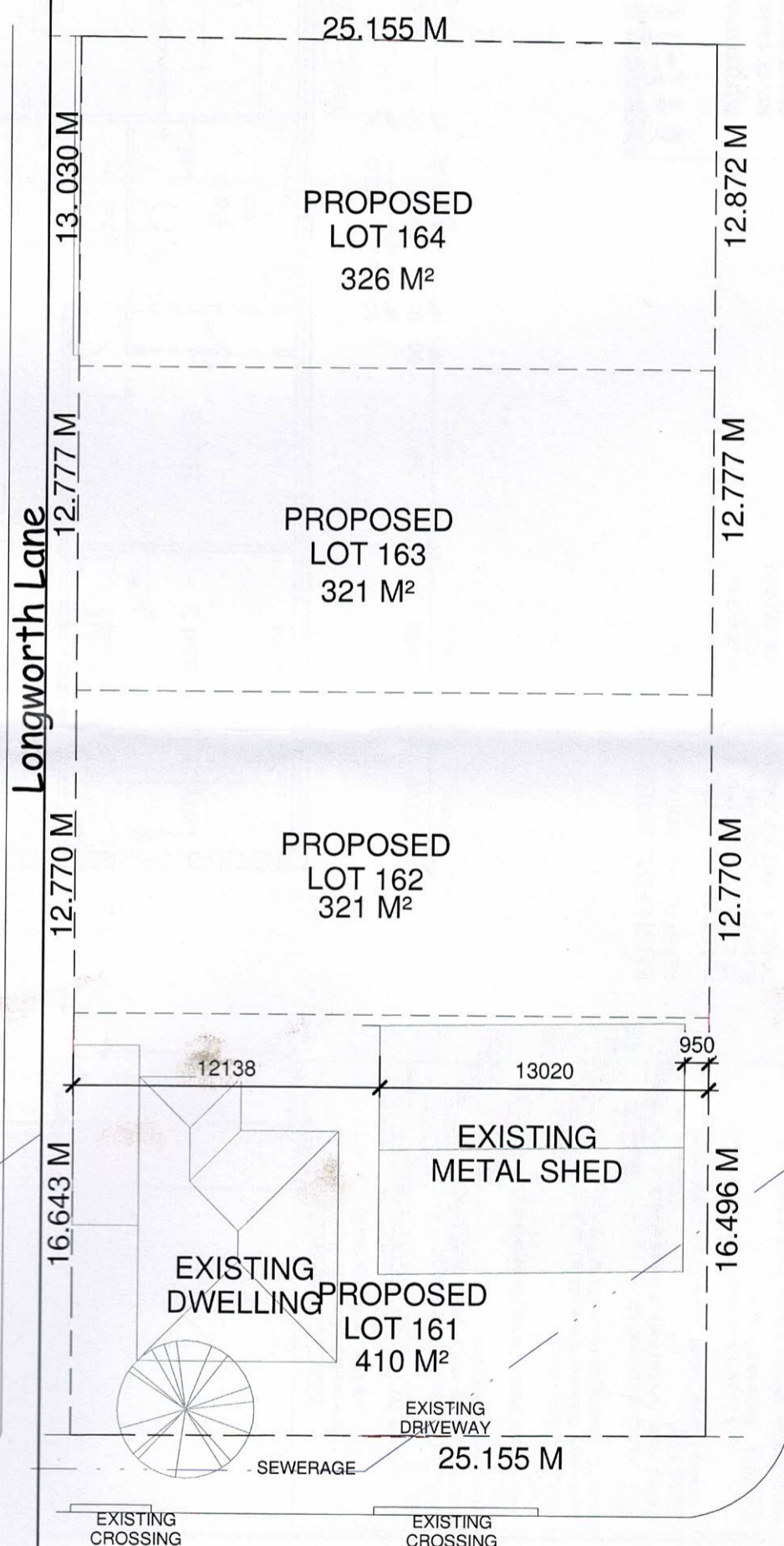
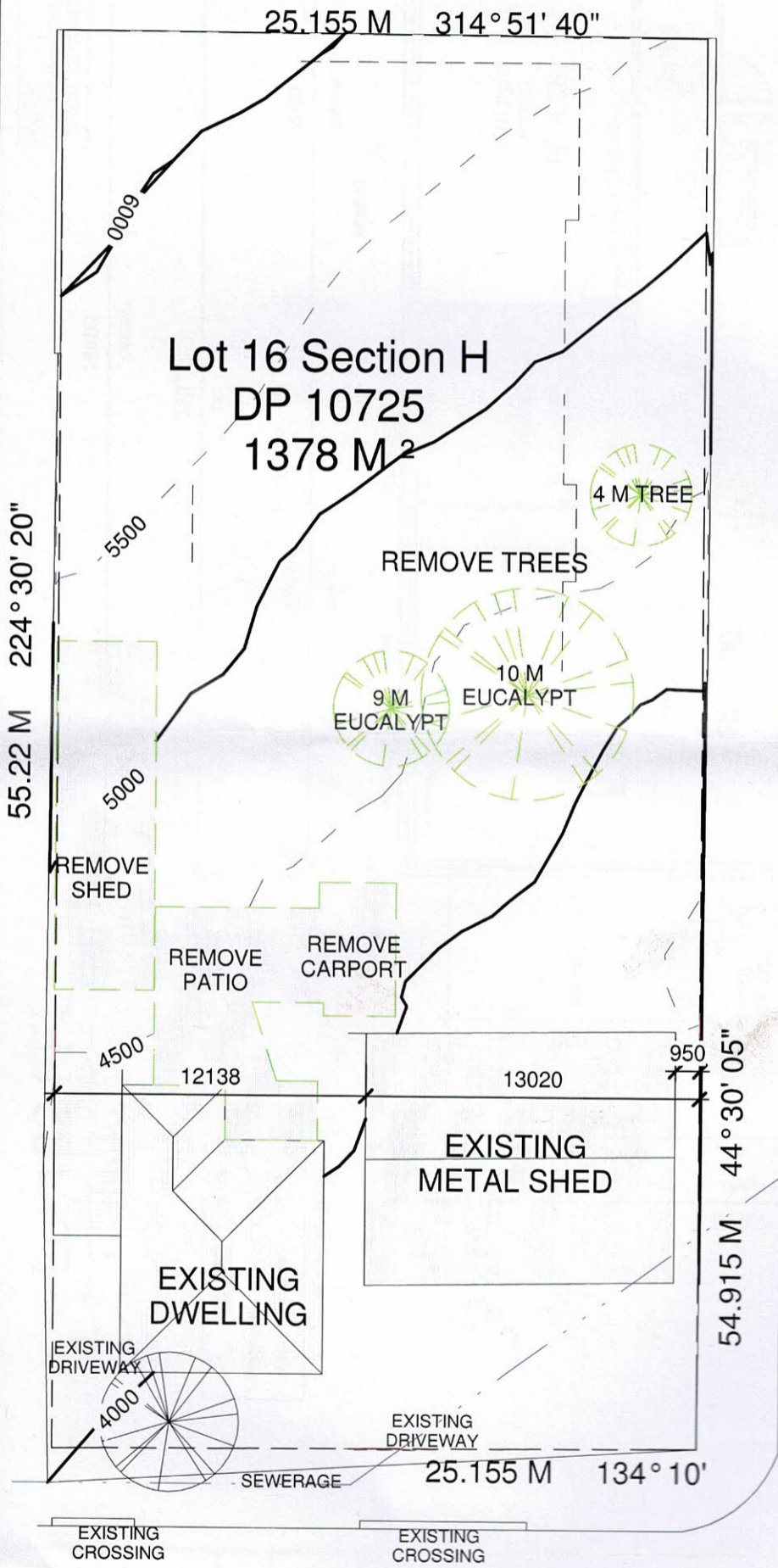
LEGEND	
	DEMOLISHED
	NEW
	EXISTING

maitland
city council
Approved Plans
NO. CC 13-1478
CONSTRUCTION CERTIFICATE
22/08/2018

NOTE: ALL DIMENSIONS TO BE
CONFIRMED BY SURVEYOR

NOTE:

1. Please check all dimensions on site.
2. Do not use drawings to scale from.
3. All timber in accordance with Australian Standard 1684.2 Residential Timber Framed Construction.
4. All building works are to comply with Building Code of Australia
5. Check boundary position, all easement, sewerage mains, flood levels, bush fire conditions with the local authority prior to commencing any building works.
6. Set out of building by Registered surveyor or qualified person.
7. These drawings to be read in conjunction with the Engineers details.



1 Site Plan - Existing
1 : 250

2 Subdivision Plan
1 : 250

Site Plan - Existing / Subdivision	
Project Number:	Issue
Date: 6 June 2018	DA/CC
Drawn by: LH	Rev 4
Design by: LH	Scale
	As indicated

New Dwellings / Subdivision	
Status:	Randell
Client:	51 Karuah St (Cnr Longworth Lane) Thornton NSW 2322

Rev	Description	Date
DA	LODGED	20/06/13
Rev 1	Kerb Realignment	06/08/13
Rev 2	Lot 162 Front Retaining Wall	06/09/13
Rev 3	Retaining Wall	03/10/13
Rev 4	Notes	07/06/18

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Linda@vertedesign.com.au

