



Mr S Seav
CARE Parker Scanlon
17 Williams Street
Hamilton NSW 2303

Contact: Jake Blue
Our Ref: DA 8/2022/966/1
Your Ref: PAN-274555

Dear Mr Seav

**NOTICE OF DETERMINATION OF DEFERRED COMMENCEMENT
DEVELOPMENT APPLICATION
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Pursuant to Section 4.16 (3) (cf previous s 80) of the *Environmental Planning and Assessment Act 1979*, Cessnock City Council hereby gives notice that **Development Application 8/2022/966/1** has been determined by the granting of a '**deferred commencement**' consent, subject to the applicant satisfying the matter/s listed in Schedule 1, and complying with the conditions listed in Schedule 2.

Date of determination:	14 June 2023
Date from which consent operates:	To be advised by Council
Date on which consent lapses:	5 years from the date on which the consent operates
Description of development:	Construct Detached Dual Occupancy Followed by One (1) into Two (2) Lot Subdivision, Including the Demolition of Existing Structures
Property description:	LOT: 14 DP: 4966 272 Maitland Road CESSNOCK
Applicant:	Mr S Seav
Owner:	Ms N Hout & Mr S Seav

If you have any further enquiries regarding this notice of determination, please contact Council's Planning Assessment Officer, Jake Blue on telephone 02 4993 4156.

Yours faithfully

Jake Blue
Planning Assessment Officer

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning 7/13 instrument(s), being the *Cessnock Local Environmental Plan 2011 (CLEP) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Cessnock Development Control Plan 2010 (DCP).
- Subject to the recommended conditions, the proposed development will be provided with adequate essential services required under the *Cessnock Local Environmental Plan 2011 (CLEP)*.
- The proposed development is considered to be of an appropriate scale and form for the site, and is consistent with the character of the locality.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is consistent with the public interest.
- Any issues raised in submission/s have been taken into account in the assessment report and where appropriate, conditions of consent have been imposed on the determination. Council has given due consideration to community views when making the decision to determine the application.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

- Confirm and clarify the terms of Council's approval;
- Identify modifications and additional requirements that will result in improved compliance, development and environmental outcomes;
- Prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- Set standards and performance measures for acceptable environmental outcomes; and
- Provide for the ongoing management of the development.

ADVICE:

The following matters are included as advice relative to this Application:

- (a) These conditions are imposed to control development, having regard to Section 4.15 (cf previous s 79C) of the *Environmental Planning and Assessment Act 1979*, and are required to:
 - prevent, minimise and/or offset adverse environmental impacts;
 - set standards and performance measures for acceptable environmental performance;
 - require regular monitoring and reporting; and
 - provide for the ongoing environmental management of the development.
- (b) This Development Consent will lapse five (5) years after the date from which it operates.
- (c) The applicant has the right to appeal this determination in accordance with the provisions of Section 8.7 (cf previous s97) of the *Environmental Planning and Assessment Act 1979*.
- (d) The applicant has the right to request a review of the determination of this development application in accordance with the provisions of Section 8.3 (cf previous s82A) of the *Environmental Planning and Assessment Act 1979*, and the *Environmental Planning and Assessment Regulation 2021*.
- (e) An objector who is dissatisfied with the determination of this development application does not have the right to appeal to the NSW Land and Environment Court.
- (f) The Independent Planning Commission has not conducted a public hearing in respect of this Application.

ABBREVIATIONS:

<i>AS</i>	Australian Standard
<i>BCA</i>	Building Code of Australia
<i>CC</i>	Construction Certificate
<i>DA</i>	Development Application
<i>EP&A Act</i>	<i>Environmental Planning & Assessment Act 1979</i>
<i>EP&A Regulation</i>	<i>Environmental Planning & Assessment Regulation 2021</i>
<i>OC</i>	Occupation Certificate
<i>OSD</i>	On Site Detention
<i>PC</i>	Principal Certifier
<i>RMS</i>	Roads and Maritime Services
<i>SEPP</i>	State Environmental Planning Policy
<i>SWC</i>	Subdivision Works Certificate
<i>WAE</i>	Works as Executed

SCHEDULE 1

Within twelve (12) months from the date of determination the proponent shall submit the following information/documentation, to the satisfaction of Council:

- a) The applicant shall obtain a minimum of 1.5m wide Easement to Drain Water over the Council owned land on the downstream side to drain proposed Lots 141 and 142 to the concrete channel. Evidence of registration of this easement to be provided to Council.

This consent will not operate until the applicant satisfies Council that the matter/s listed above have been complied with. Upon satisfactory evidence being provided that the matter/s listed above have been satisfied, Council will give notice to the applicant of the date from which the consent operates.

Note: Pursuant to section 4.53 of the *Environmental Planning and Assessment Act 1979*, this consent will lapse if the Applicant fails to satisfy the Council as to the matters listed in this deferred commencement condition within twelve (12) months from the date of determination.

SCHEDULE 2 **CONDITIONS OF CONSENT APPLICABLE AFTER SATISFACTION OF DEFERRED** **COMMENCEMENT CONDITION IN SCHEDULE 1**

TERMS OF CONSENT

1. Approved Plans and Documents

Development must be carried out strictly in accordance with DA No. 8/2022/966/1 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Title: Waste Management Plan Reference: 09417/209574	Newcastle Demolition	N/A
Title: Waste Management Plan	McDonald Jones Homes	4/08/2022
Title: Proposed Subdivision Plan Reference: 16085SUB-A	Parker Scanlon	15/08/2022
Title: Architectural Plans Dwelling 1 Reference: 209417	McDonald Jones Home	19/10/2022
Title: Architectural Plans Dwelling 2 Reference: 209574	McDonald Jones Home	19/10/2022

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

2. BCA Compliance

Pursuant to Section 4.17(11) of the *EP&A Act 1979* all building work must be carried out in accordance with the requirements of the *BCA*.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions are to be complied with, to the satisfaction of the Certifier, prior to issue of a Construction Certificate.

3. Cessnock City Wide Development Contributions Plan

A contribution pursuant to the provisions of Section 7.11 of the *EP&A Act 1979* for the services detailed and for the amount detailed must be made to Council prior to the issue of any CC:

Contribution Type	Amount Payable
Cessnock – Open Space and recreation facilities	\$7,852.57
Cessnock – Community Facilities	\$1,217.16
Cessnock – Cycleway Facilities	\$7,506.24
Cessnock – Roads and Traffic	\$1,396.88
Cessnock – Plan Administration	\$311.16
Total	\$18,284.01

A copy of the *Cessnock City Wide Infrastructure Contributions Plan* may be inspected at Council's Customer Services Section, Administration Building, Vincent Street, Cessnock or can be accessed on Council's website at www.cessnock.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan. This amount shall be indexed at the time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly.

Any party intending to act on this consent should contact Council prior to the date of payment to determine the indexed amount payable.

4. Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant must pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more. The Long Service Levy is payable prior to the issue of a CC.

5. Retaining Wall

Where a retaining wall is in excess of 600mm in height and/or within 900mm of a property boundary, separate detailed drawings are to be submitted in conjunction with the CC, specifying wall heights, heights of retaining walls, proposed mounding and stabilisation treatment, and landscaping for the elevations of the building.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

6. Parking – Minimum Requirement

Onsite car parking shall be provided for a minimum of Two (2) vehicles for each proposed lot and such being set out generally in accordance with Council's Development Control Plan.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

7. Stormwater – Detailed Design Requirements

A detailed drainage design shall be prepared for the disposal of roof and surface water from the site, including any natural runoff currently entering the property, and connection to the existing drainage system in accordance with Council's 'Engineering Requirements for Development' (available at Council's offices). Such layout shall include existing and proposed surface levels, sub-catchments and conduit sizing appropriate for the development.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

PRIOR TO COMMENCEMENT OF WORKS

The following conditions are to be complied with prior to the commencement of works on the subject site/

8. Demolition Proposed

Consent is granted for the demolition of structures currently existing on the property, subject to strict compliance with the following conditions:

- a) The developer is to notify adjoining residents seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence, and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite the demolition site.
- b) Written notice is to be given to the Council prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number, and licence number of the demolisher.
- c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.

- d) Prior to demolition, the applicant must erect a 2.4m high temporary fence, hoarding between the work site and any public property (footpaths, roads, reserves, etc). Access to the site must be restricted to authorised persons only, and the site must be secured against unauthorised entry when work is not in progress, or the site is otherwise unoccupied.
- e) Demolition is to be carried out in accordance with the relevant provisions of *AS 2601:2001: Demolition of structures*.
- f) The hours of demolition work are limited to between 7.00am and 5.00pm on Monday to Saturday. No demolition work is to be carried out on Sundays and public holidays.
- g) Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of the WorkCover Authority and the Office of Environment and Heritage.
- h) Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- i) During demolition, public property (footpaths, roads, reserves, etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including clay, soil and sand. On the spot fines may be levied by Council against the demolisher and/or owner for failure to comply with this condition. No materials shall be stockpiled on footpaths or road carriageways.
- j) All vehicles leaving the site with demolition materials must have their loads covered, and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves, etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
- k) The burning of any demolished material on site is not permitted, and offenders will be prosecuted.
- l) Care must be taken during demolition to ensure that existing services on the site (ie, sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense.
- m) Suitable erosion and sediment control measures in accordance with the Soil and Water Management Plan must be erected prior to the commencement of demolition works, and must be maintained at all times.
- n) Prior to demolition, a Work Plan must be prepared in accordance with the relevant provisions of *AS 2601:2001 Demolition of structures* by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance, and the disposal methods for hazardous materials.

- o) If the building contains asbestos, an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
 - i) A SafeWork licensed contractor must undertake removal of all asbestos.
 - ii) During the asbestos removal, a sign “DANGER ASBESTOS REMOVAL IN PROGRESS” is to be erected in a visible position on the site to the satisfaction of Council, and *AS 2601:2001: Demolition of structures*.
 - iii) Waste disposal receipts must be provided to Council as proof of correct disposal of asbestos laden waste.
 - iv) All removal of asbestos must comply with the requirements of the WorkCover Authority.

An asbestos clearance certificate prepared by a qualified occupational hygienist must be provided to Council at the completion of the demolition works.

9. Public Liability Insurance

Any person or contractor undertaking works on public property must take out Public Risk insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within, public property. The Policy is to note, and provide protection for Cessnock City Council as an interested party, and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property. The insurance shall also note the location and the risk.

10. S138 Roads Act Approvals

Under Section 138 of the *Roads Act 1993*, should any work on the verge, footpath, or public road reserve be required, a S138 Roads Act Approval will need to be obtained from Council. In this regard, the applicant is to make a formal application to Council. The S138 application is to be submitted to, and approved by, Council prior to works commencing.

11. Relocation of Services

The person having the benefit of the Development Consent shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. In the event that existing services are required to be relocated the proprietor shall make application to obtain any necessary approval from the relevant service authority prior to commencement of any works.

DURING WORKS

The following conditions are to be complied with during works.

12. Construction Hours

Excavation, building or subdivision work must be restricted to the hours of 7.00am and 5.00pm on Monday to Saturday inclusive. Work is not to be carried out on Sundays and public holidays.

13. Site is Securely Fenced

The site must be appropriately secured and fenced at all times during works.

14. Approved Plans Kept On Site

A copy of the approved plans must be kept on site for the duration of site works and be made available upon request.

15. Construction Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environmental Protection Authority document *Noise Guide for Local Government*.

16. Stormwater – Impact on Adjoining Land – Natural Drainage

Filling shall not be placed in such a manner that natural drainage from adjoining land will be obstructed.

17. Stormwater – Impact on Adjoining Land – Surface Water

Filling shall not be placed on land in such a manner that surface water will be diverted to adjoining land.

18. Erosion and Sediment Controls

The control of erosion, and the prevention of silt discharge into drainage systems and waterways, will be necessary in accordance with Council's "Engineering Requirements for Development", and Landcom's Soils and Construction Manual - April 2004. Erosion control measures are to be implemented prior to the commencement of any earthworks, and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas.

19. Demolition

All demolition works are to be carried out in accordance with *AS 2601-2001 "Demolition of structures"*, with all waste being removed from the site. Hazardous waste such as asbestos cement sheeting etc, should be handled, conveyed and disposed of in accordance with guidelines and requirements from SafeWork NSW. Disposal of asbestos material at Council's Waste Depot requires prior arrangement for immediate landfilling.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions are to be complied with, to the satisfaction of the Principal Certifier, prior to issue of an Occupation Certificate (as specified within the condition):

20. Roads – Concrete Crossing

The registered proprietors shall construct and maintain two (2) concrete access crossing from the kerb and gutter in Maitland Road to the property boundary, in accordance with Council's "Engineering Requirements for Development" and AS 2890.1. A S138 Roads Act Approval is required from Council prior to any construction commencing within the road reserve. The access crossing is required to be constructed prior to the issue of an OC for the whole of the building. Where a Partial OC is issued the crossing shall be completed within six (6) months from the date of the Partial OC.

Construction of the crossing will require inspections to be undertaken by Council. The applicant shall pay Council engineering site supervision fees in accordance with Council's current Fees & Charges, prior to the inspections being undertaken.

The initial fee will facilitate approval of the application and one (1) construction inspection (steel and formwork inspection).

A final inspection will be required upon completion of the driveway and restoration of all disturbed footway areas. (A separate fee will be required to be paid when the final inspection is booked.) Should further inspections become necessary as a result of unsatisfactory or defective works, additional inspection fees will be charged in accordance with Council's current Fees & Charges.

The applicant is to advise Council at least 48 hours prior to inspection of works within the footpath and/or road reserve.

21. Parking – Provision

Two (2) car parking spaces shall be provided prior to the issue of an OC.

22. Drainage Works

All drainage works required to be undertaken in accordance with this consent shall be completed prior to issue of an OC for the development.

23. Section 50 – Hunter Water Act 1991

Evidence shall be submitted to Council that the registered proprietors of the land on whose behalf the application was made have complied with the requirements of Section 50 of the Hunter Water Act 1991. Such evidence shall be submitted to Council prior to the issue of the OC.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

The following conditions are to be complied with prior to issue of a Subdivision Certificate by Council.

24. Requirement for a Subdivision Certificate

Prior to the issue of a SC, the applicant shall submit an original plan of subdivision in an electronic format for Council's endorsement.

The plan of subdivision must show street names and house numbering as allocated by Council. The following details are also to be submitted:

- a) Evidence that all conditions of Development Consent have been satisfied
- b) Evidence of payment of all relevant fees
- c) All surveyor's or engineer's certification required by the Development Consent
- d) Lot numbers to correspond with street numbering
- e) A copy of the final OC issued for the development

25. All Services Provided Within Lots

A registered surveyor shall provide certification that all services (eg drainage, stormwater, water supply, gas, electricity, telephone) as constructed are contained within each lot, or within appropriate easements to accommodate such services. The certification is to be provided to the PC, prior to the issue of a SC.

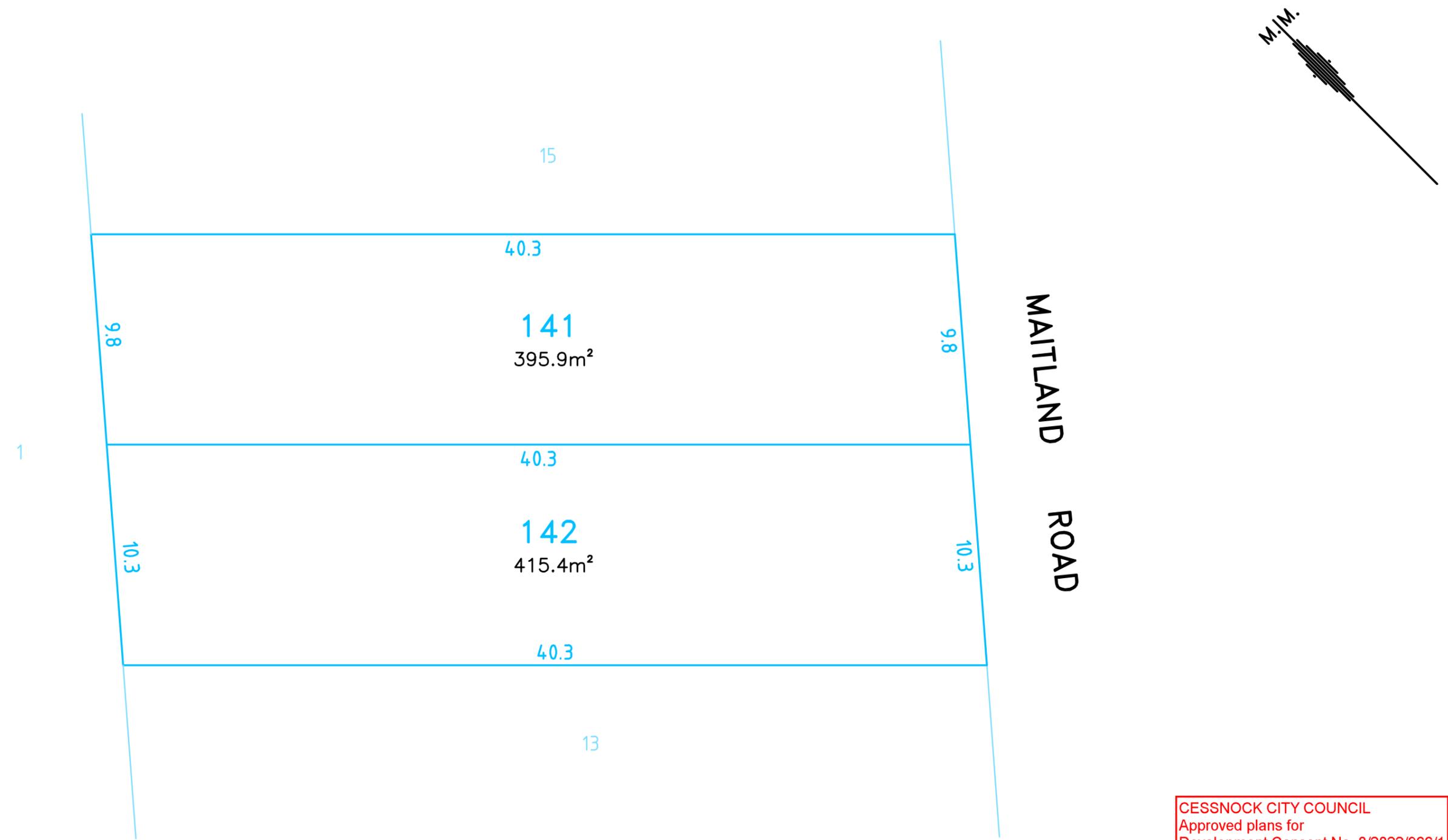
26. Provision of Utilities

The applicant shall submit to Council evidence that the requirements of an energy supplier and telecommunications authority have been met in regard to the provision of these services to each lot within the approved subdivision. Such evidence shall be submitted to Council prior to release of the SC.

ADVISORY NOTES

A. BEFORE YOU DIG AUSTRALIA

Before any excavation work starts, contractors and others should look up the "Before You Dig Australia" service to access plans/information for underground pipes and cables.
www.byda.com.au



CESSNOCK CITY COUNCIL
 Approved plans for
 Development Consent No. 8/2022/966/1
 Date of Approval: 14/06/2023
 General Manager Per: sp

NOTE:
 FINAL BEARINGS, DIMENSIONS AND AREAS ARE SUBJECT TO
 FINAL SURVEY.



REV	DETAILS & AMENDMENTS	DATE	PLAN TITLE:	PLAN OF PROPOSED SUBDIVISION		17 William Street HAMILTON NSW 2303 PO Box 986 HAMILTON NSW 2303 Ph: 4969 6995 www.parkerscanlon.com.au Email: surveys@parkerscanlon.com.au ABN 36124 624 022		
A	INITIAL PLAN	15/08/2022	ADDRESS:	272 MAITLAND ROAD, CESSNOCK	CLIENT:			McDONALD JONES HOMES-SEAV
			TITLE DETAILS:	LOT 14 IN DP4966				
REF No: 16085SUB-A		SHEET 1 OF 1	A3	DATUM:	SOURCE:	PARKER SCANLON CONTACT:	SURVEYED/DRAWN/CHECKED:	
				-	-	LISA BLANDFORD	--/JM/LB	

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SUSTAINABILITY COMMITMENTS

WATER COMMITMENTS

- 3 STAR (> 7.5 BUT <= 9L/MIN) SHOWER HEADS
- 4 STAR TOILET SUITES
- 4 STAR KITCHEN TAPS
- 5 STAR BATHROOM TAPS

190.23 m² TOTAL ROOF AREA

4990 L WATER TANK(S) MINIMUM CAPACITY
180.64 m² MINIMUM ROOF AREA TO TANK(S)

- RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
 - ALL TOILETS
 - WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

0 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM

- GAS CONTINUOUS FLOW - 6 STAR

HEATING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.5 - 4.0

COOLING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

- NO MECHANICAL VENTILATION TO BATHROOMS
- KITCHEN RANGEHOOD:
NOT DUCTED, MANUAL ON/TIMER OFF
- NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- N/A

NATURAL LIGHTING TO

- 2 BATHROOMS/TOILETS

ALTERNATIVE ENERGY

- PHOTOVOLTAIC SYSTEM - MINIMUM 6.60KW PEAK

OTHER

- GAS COOKTOP, ELECTRIC OVEN
- NO FIXED OUTDOOR CLOTHESLINE

BASIX CERTIFICATE:

- 1311938S-03 (19TH-OCT-2022)

BASIX AREAS

CONDITIONED	109.48
UNCONDITIONED	10.57

TOTAL FLOOR AREAS

ALFRESCO	9.23
GARAGE	19.30
LIVING	136.53
PATIO	1.91
166.97 m²	

COMPLIANCE AREAS

PRIVATE OPEN SPACE	131.22
SITE COVERAGE AREA	155.83

GENERAL INFORMATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL

THESE PLANS FEATURE WORKS REQUIRED BY THE OWNER THAT MAY BE EXCLUDED FROM THE SCOPE OF THE CONTRACT WITH THE BUILDER, BUT HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT. SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS AND SITE DRAINAGE. PLEASE REFER TO YOUR CONTRACT TENDER AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS.

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S): 2595mm
FRAMES AND TRUSSES: STEEL
ROOF PITCH (U.N.O.): 22.5°
ELECTRICITY SUPPLY: SINGLE PHASE
GAS SUPPLY: BOTTLED LPG

ROOF MATERIAL: SHEET METAL
ROOF COLOUR: N/A
ROOF INSULATION: R4.1 BATTS
MIN. 60mm FOIL FACED BLANKET

WALL MATERIAL: BRICK VENEER
WALL COLOUR: N/A
WALL INSULATION: R2.0 BATTS

FLOOR INSULATION: N/A

SITE & ENGINEERING INFORMATION

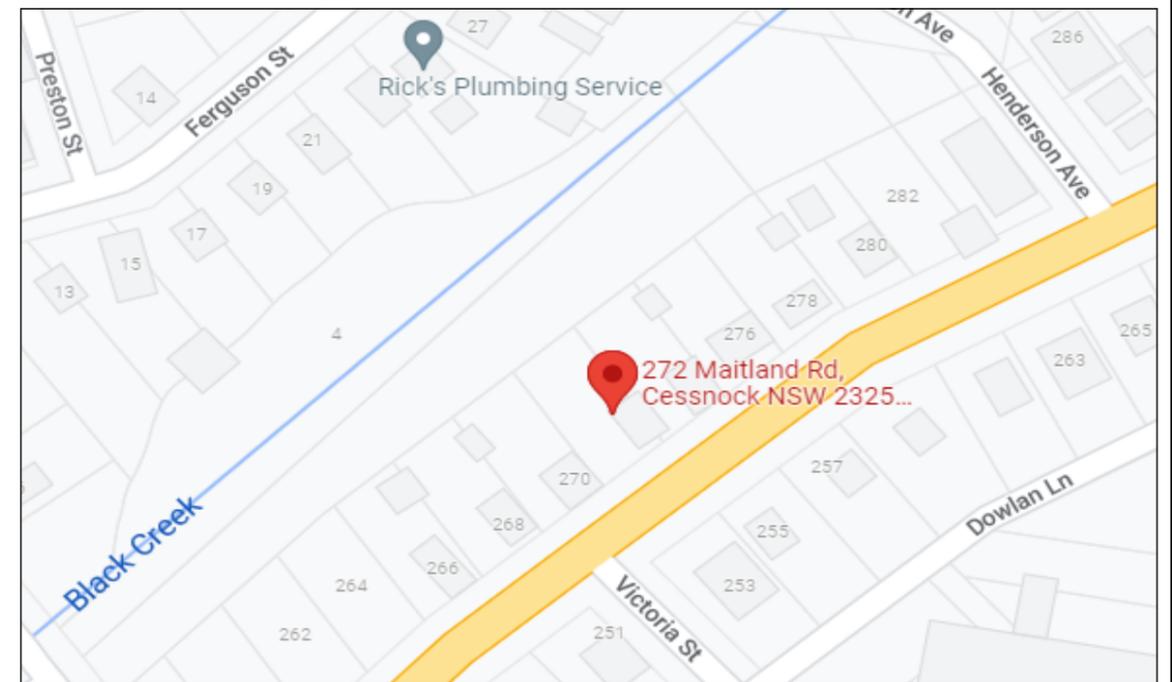
DESIGN WIND CLASSIFICATION: N2

SITE CLASSIFICATION: P-H1
SLAB CLASSIFICATION: H1

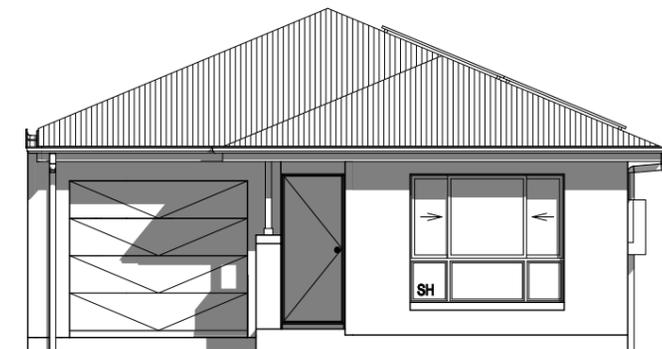
SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018



LOCATION MAP



CESSNOCK CITY COUNCIL
Approved plans for
Development Consent No. 8/2022/966/1
Date of Approval: 14/06/2023
General Manager Per: sp



THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

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SPECIFICATION:	NOW
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REVISION	DRAWN
5 BASIX TO PLANS	JDI 2022.06.06
6 NON STRUC.- SITE PLANS NOTES	HPA 2022.08.23
7 MINOR AMENDMENTS	SOO 2022.09.26
8 AMEND. (COUNCIL RFI)	KNI 2022.10.10
9 BASIX UPDATED	JDI 2022.10.19

CLIENT:	MR SOKLENG SEAV & NALEAP HOUT
ADDRESS:	272 MAITLAND RD, CESSNOCK NSW 2325
LOT / SECTION / DP:	14 / - / 4966
COUNCIL:	CESSNOCK CITY COUNCIL

HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	COVER SHEET
SHEET No.:	1 / 14

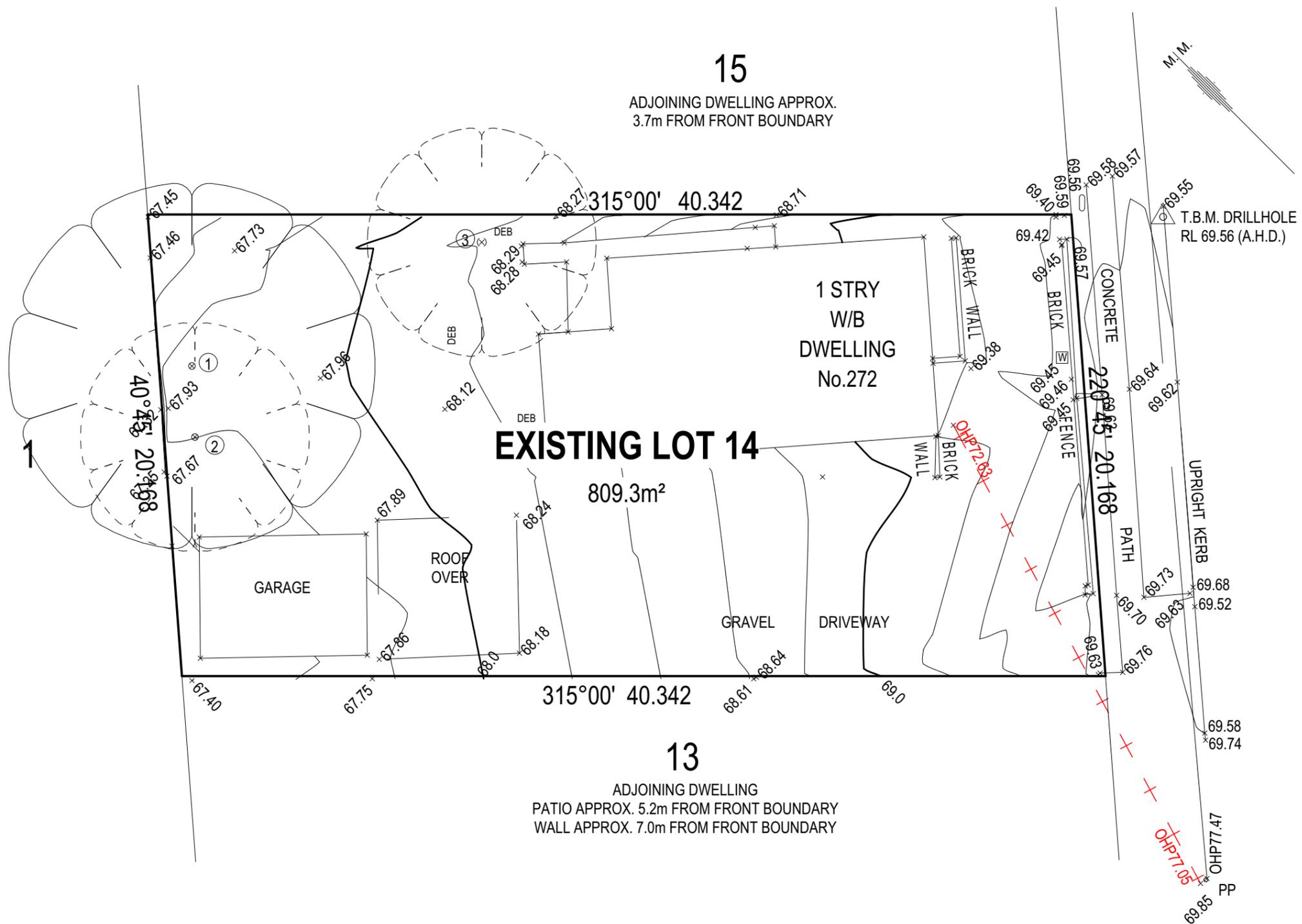
HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCLAS01
SCALES:	

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

209417

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WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	YES
SURVEY AREA	OLD
LATITUDE	32° 49' 47" S
LONGITUDE	151° 21' 36" E



MAITLAND ROAD

No.	Trunk	Spread	Height
1	0.6mØ	16mØ	10m
2	0.6mØ	10mØ	6m
3	0.8mØ	10mØ	5m

EXISTING TREE TO BE REMOVED BY OWNER = TOTAL 2

THIS PLAN ACCEPTED BY: EXISTING TREE TO REMAIN = TOTAL 1

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

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REVISION	DRAWN
5 BASIX TO PLANS	JDI 2022.06.06
6 NON STRUC.- SITE PLANS NOTES	HPA 2022.08.23
7 MINOR AMENDMENTS	SOO 2022.09.26
8 AMEND. (COUNCIL RFI)	KNI 2022.10.10
9 BASIX UPDATED	JDI 2022.10.19

CLIENT:	MR SOKLENG SEAV & NALEAP HOUT
ADDRESS:	272 MAITLAND RD, CESSNOCK NSW 2325
LOT / SECTION / DP:	14 / - / 4966
COUNCIL:	CESSNOCK CITY COUNCIL

HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	EXISTING CONDITIONS

HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCLAS01
SCALES:	2 / 14

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209417

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

±/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
 SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

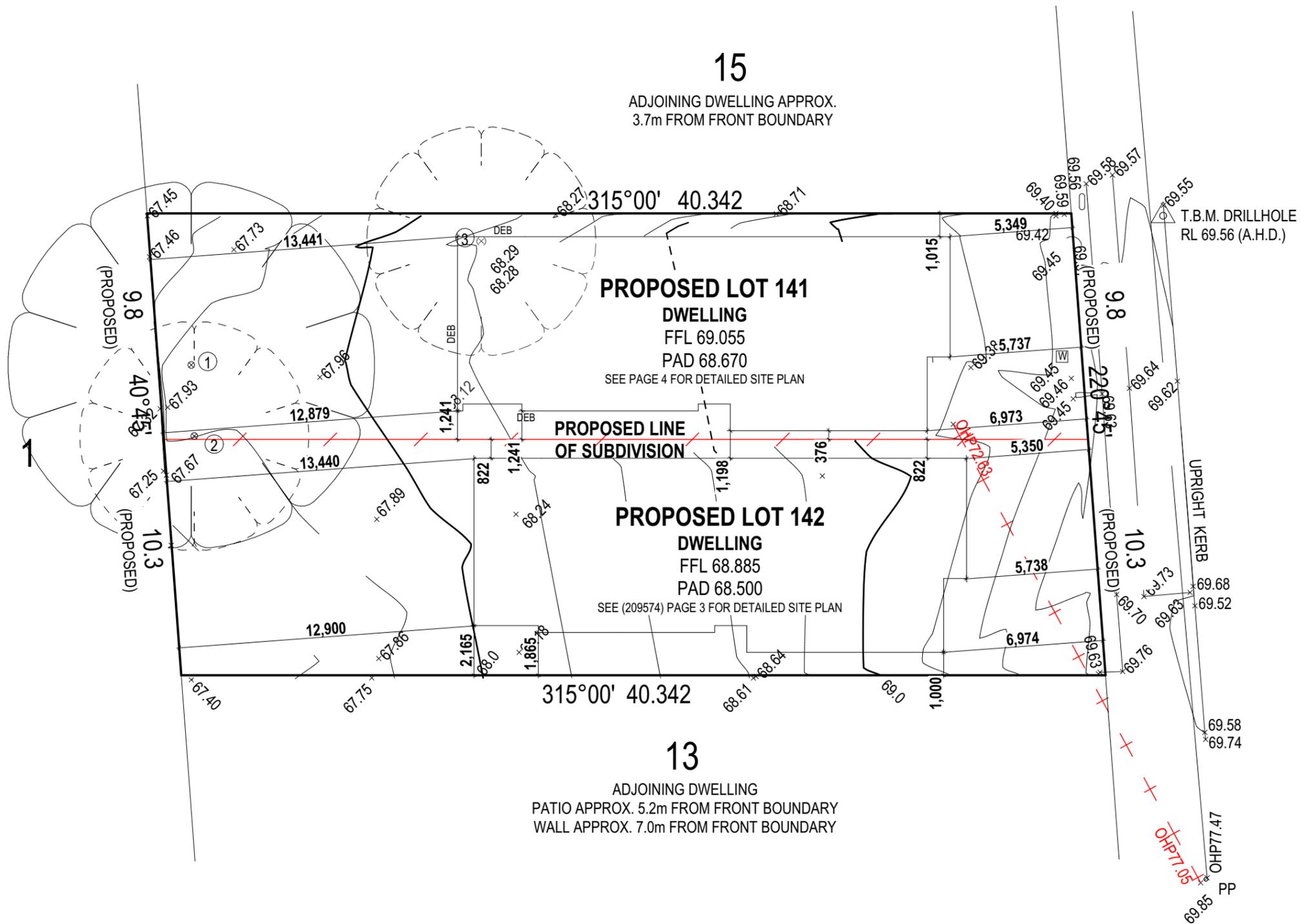
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	YES
SURVEY AREA	OLD
LATITUDE	32° 49' 47" S
LONGITUDE	151° 21' 36" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	35.04m³
FILL VOLUME	22.62m³
DIFFERENCE	12.42m³

TONNAGE: 12.42m³ x 2.25 = 27.95t
 28 TONNES OF EXPORT FILL



CESSNOCK CITY COUNCIL
 Approved plans for
 Development Consent No. 8/2022/966/1
 Date of Approval: 14/06/2023
 General Manager Per: sp

SITE PLAN
 Scale: 1:200

THIS PLAN ACCEPTED BY:

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8 AMEND. (COUNCIL RFI)	KNI 2022.10.10
9 BASIX UPDATED	JDI 2022.10.19

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LOT / SECTION / DP:	14 / - / 4966
COUNCIL:	CESSNOCK CITY COUNCIL

HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SITE PLAN
SHEET No.:	3 / 14

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SCALES:	1:200

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Last Published: Wednesday, 19 October 2022 10:55 AM
 File Location: G:\Hunter\Drafting\Job Files\209000\209400\209417 - SeavPlan Model\209417 Seav - AC21.plt
 Template Version: 21.026

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CUT VOLUME	35.04m ³
FILL VOLUME	22.62m ³
DIFFERENCE	12.42m ³

TONNAGE: 12.42m³ x 2.25 = 27.95t
 28 TONNES OF EXPORT FILL

DROPPED EDGE BEAM AREA	
AREA (m ²)	6.65

±1-100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
 SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.
 - EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, FRONT FENCE, GARDEN BEDS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
 - REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
 - ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
 - ANY DEPRESSIONS TO NATURAL GROUND LEVEL WILL REQUIRE TO BE ADEQUATELY FILLED.
 - ANY EXCESS FILL IS REMOVED WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
 UTILITIES / SERVICES: I.E.
 - GAS METER REMAINS CONNECTED AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO SITE BOUNDARY. OWNER TO CONTACT JEMENA DIRECTLY FOR REMOVAL OF GAS METER 1300137078
 - ELECTRICAL METER AND ASSOCIATED SERVICES ARE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
 - WATER METER REMAINS CONNECTED AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO THE WATER METER.
 - TELEPHONE & DATA CABLES ARE REMOVED BACK TO SITE BOUNDARY.
 - EXISTING SITE SEWER & STORM WATER CONNECTIONS ARE TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.
 - A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE TO ARRANGE THIS FOR YOU.
 DRIVEWAY:
 - ANY EXISTING DRIVEWAY WITHIN THE SITE BOUNDARY IS TO BE REMOVED BY THE OWNER AS PART OF THE DEMOLITION WORKS
 - IF MJH ARE PROVIDING A NEW DRIVEWAY, MJH HAS MADE NO ALLOWANCE FOR THE REMOVAL OF ANY EXISTING CROSSOVER AND/OR LAYBACK. THESE WORKS, IF REQUIRED, WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION TO THE CONTRACT
 PLEASE NOTE:-
 THE OWNER IS TO PROVIDE THE BUILDER WITH CERTIFICATES OF ABOLISHMENT FROM THE UTILITIES REGULATOR AS CONFIRMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. ARBORIST REPORT MAY BE REQUIRED BY OWNER FOR ANY TREES TO BE REMOVED OR TREES INTENDED TO REMAIN ON THE PROPERTY.

TOTAL SITE COVERAGE (2 DWELLINGS COMBINED)
340 m²

OVERHEAD POWER LINES ARE PRESENT

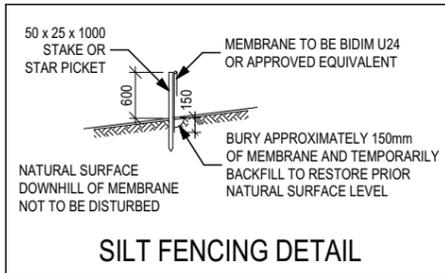
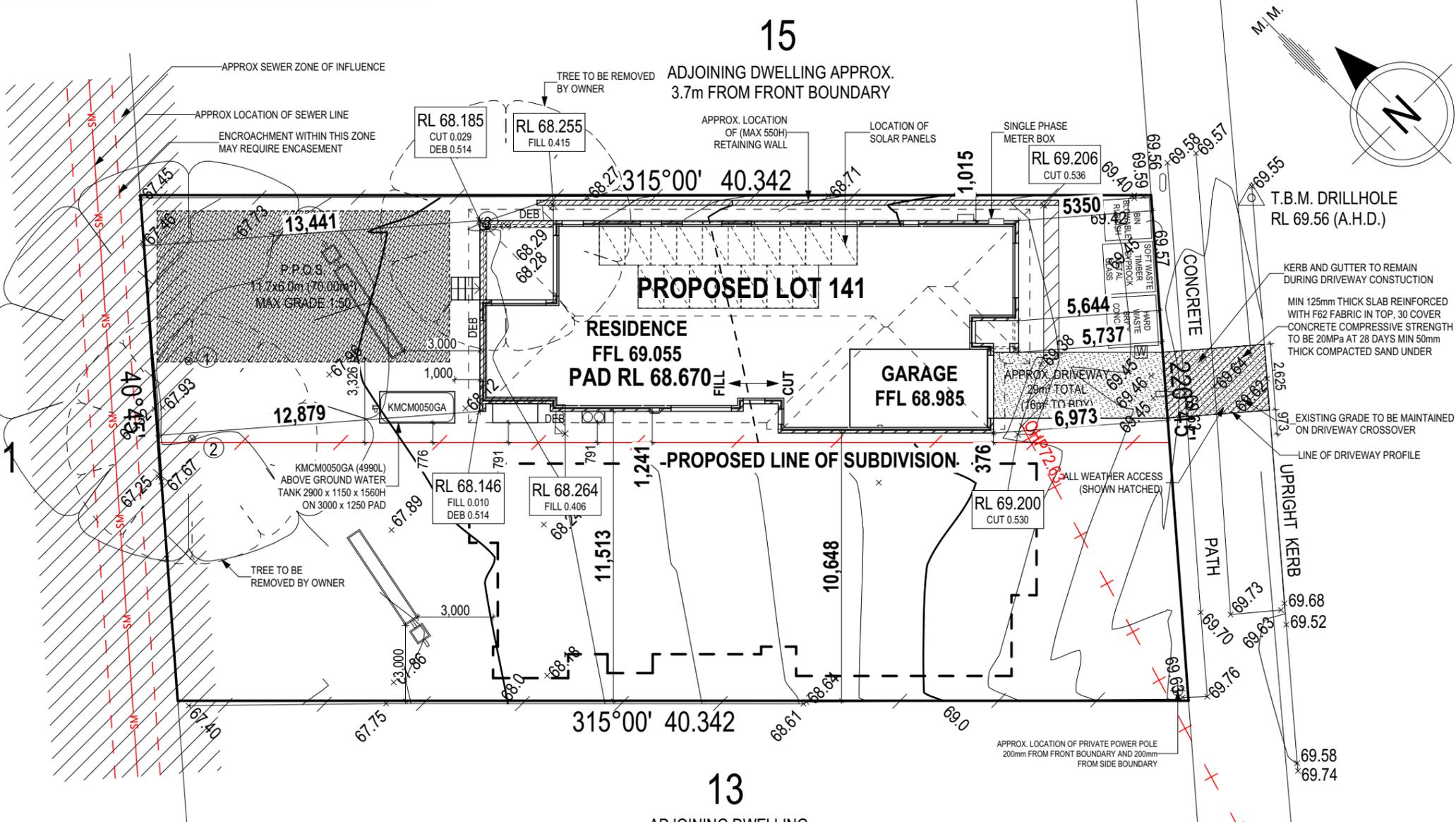
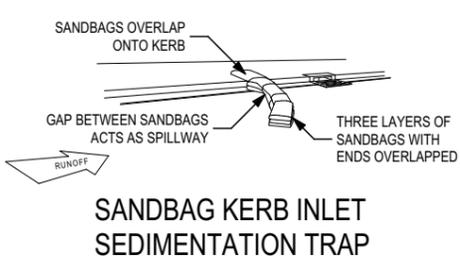
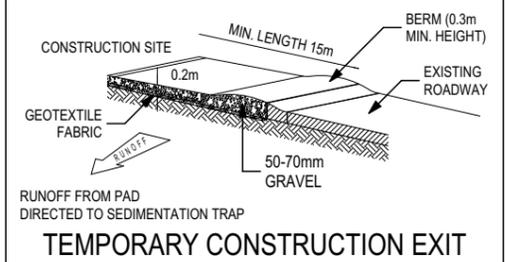
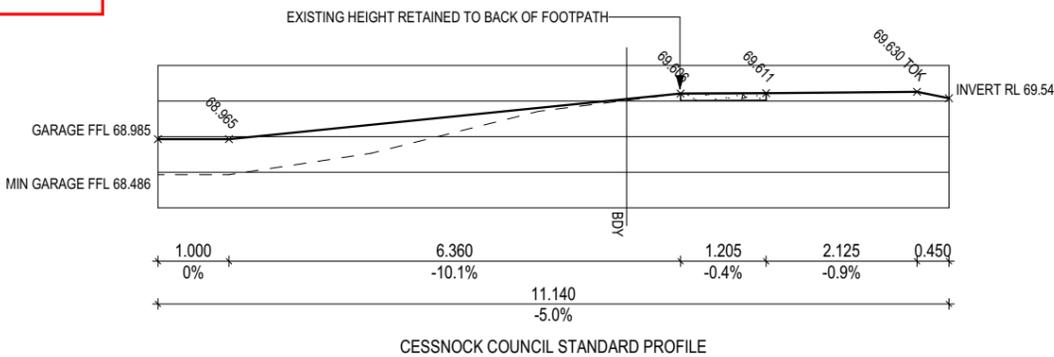
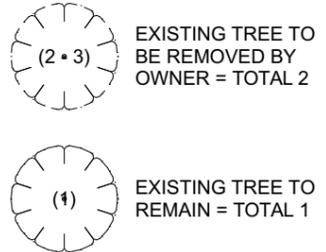


Table of Tree Data

No.	Trunk	Spread	Height
1	0.6mØ	16mØ	10m
2	0.6mØ	10mØ	6m
3	0.8mØ	10mØ	5m



CESSNOCK CITY COUNCIL
 Approved plans for
 Development Consent No. 8/2022/966/1
 Date of Approval: 14/06/2023
 General Manager Per: sp



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CLIENT:
MR SOKLENG SEAV & NALEAP HOUT
 ADDRESS:
272 MAITLAND RD, CESSNOCK NSW 2325
 LOT / SECTION / DP: **14 / - / 4966**
 COUNCIL: **CESSNOCK CITY COUNCIL**

HOUSE DESIGN:
CAMELLE ONE
 FACADE DESIGN:
CLASSIC
 SHEET TITLE:
SITE PLAN

HOUSE CODE:
H-CMLCLAS18410A
 FACADE CODE:
F-CMLCLAS01
 SHEET No.: **4 / 14**
 SCALES:
1:200, 1:100

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK
 SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS
 TO BE DIVERTED TO WATER TANK. BALANCE AS PER HYDRAULIC ENGINEERS DETAILS.
 COLLECTION AREA = 180.64m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED AS PER HYDRAULIC ENGINEERS DETAILS.

PLUMBING LEGEND

- WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS
- TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY
- ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)
- ALL DRAINAGE LINES ARE FOR ROOF WATER/WATER TANK DRAINAGE ONLY
- RECYCLED COLD WATER LINE
- - - TANK COLD WATER LINE
- - - WATER LINE TO MAIN SUPPLY
- CHARGED LINE TO WATER TANK
- WATER TANK OVERFLOW
- STORMWATER OVERFLOW
- WM WASHING MACHINE
- WC WATER CLOSET
- † YARD TAP

REFER TO STORMWATER DESIGN BY DONAVONS ASSOCIATES FOR STORMWATER REQUIREMENTS
REFERENCE: E327403 ISSUE A
DATED: 11.08.2022

CESSNOCK CITY COUNCIL
 Approved plans for
 Development Consent No. 8/2022/966/1
 Date of Approval: 14/06/2023
 General Manager Per: sp

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REVISION	DRAWN
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CLIENT:	MR SOKLENG SEAV & NALEAP HOUT
ADDRESS:	272 MAITLAND RD, CESSNOCK NSW 2325
LOT / SECTION / DP:	14 / - / 4966
COUNCIL:	CESSNOCK CITY COUNCIL

HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	WATER MANAGEMENT PLAN
SHEET No.:	5 / 14

HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCLAS01
SCALES:	

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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CDP CHARGED DOWNPIPE DIRECTED TO TANK
 SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY OWNER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

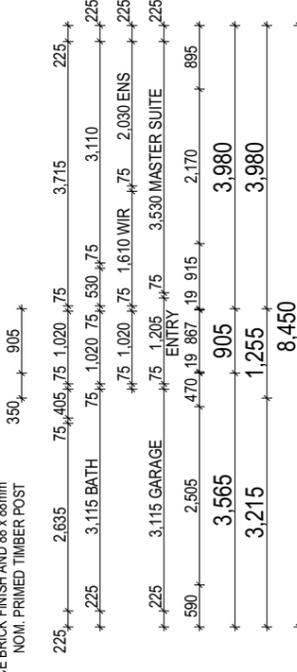
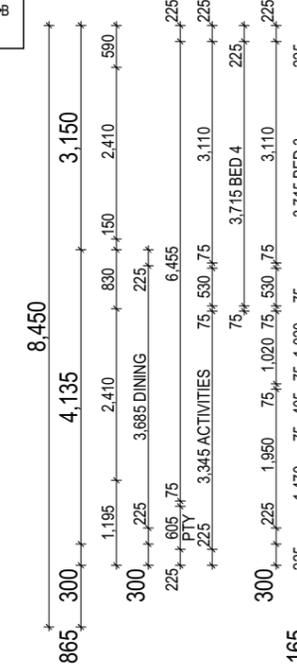
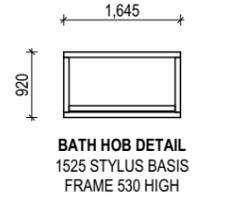
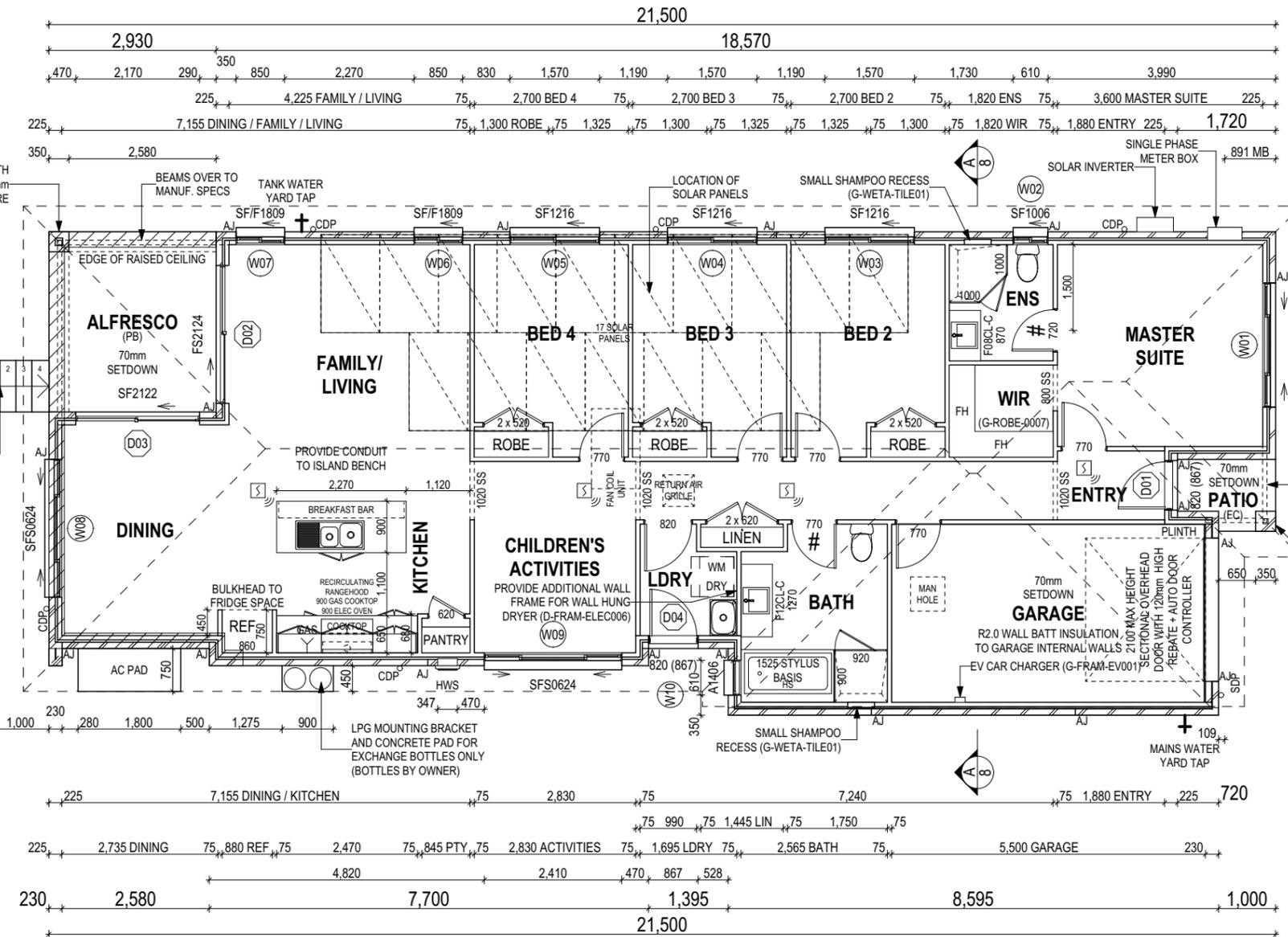
FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE NCC.

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- HEBEL
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- EXHAUST FAN
- L.B.W LOAD BEARING WALL
- THIS DOOR OPENS FIRST
- SMOKE ALARM
- # LIFT OFF HINGE
- + WATER POINT
- WP FRIDGE WATER POINT
- GAS GAS BAYONET



ALL DIMENSIONS ARE FRAME DIMENSIONS

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SHEET TITLE:	GROUND FLOOR PLAN
SHEET No.:	6 / 14

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FACADE CODE:	F-CMLCLAS01
SCALES:	1:100

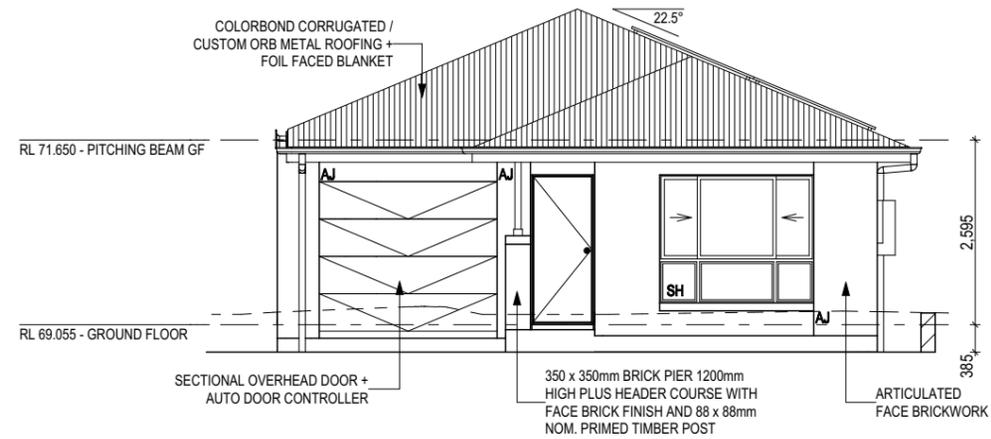
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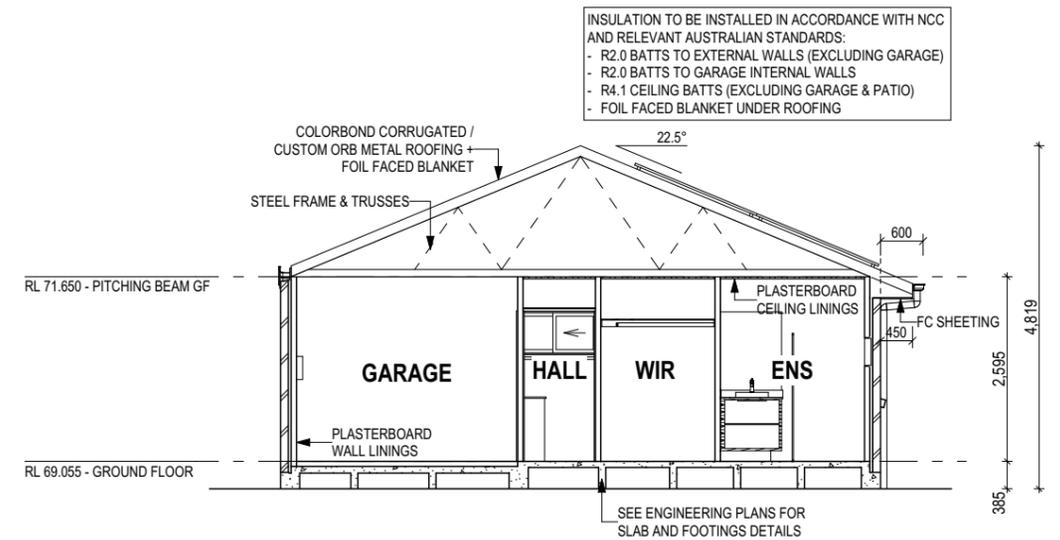
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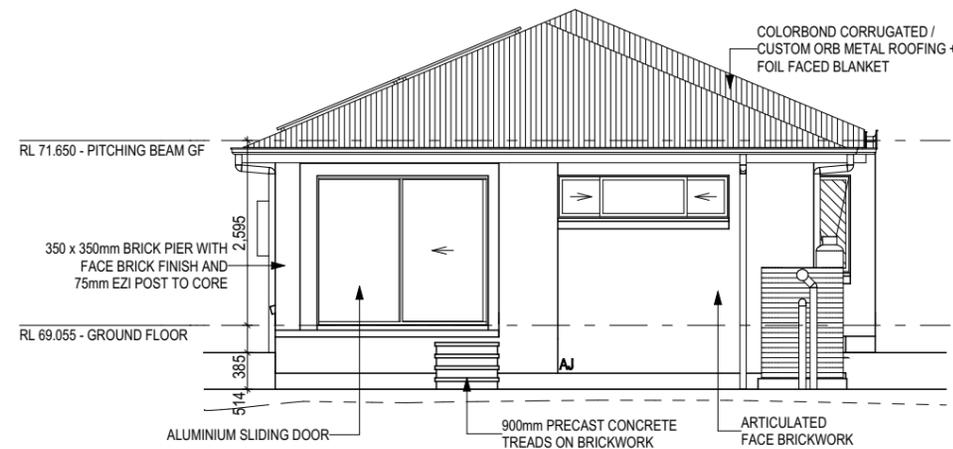
SH = SNAP HEADER SILL



SOUTHEAST ELEVATION
 Scale: 1:100



SECTION A-A
 Scale: 1:100



NORTHWEST ELEVATION
 Scale: 1:100

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

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9 BASIX UPDATED	JDI 2022.10.19

CLIENT:	MR SOKLENG SEAV & NALEAP HOUT
ADDRESS:	272 MAITLAND RD, CESSNOCK NSW 2325
LOT / SECTION / DP:	14 / - / 4966
COUNCIL:	CESSNOCK CITY COUNCIL

HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS / SECTION
SHEET No.:	8 / 14

HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCLAS01
SCALES:	1:100

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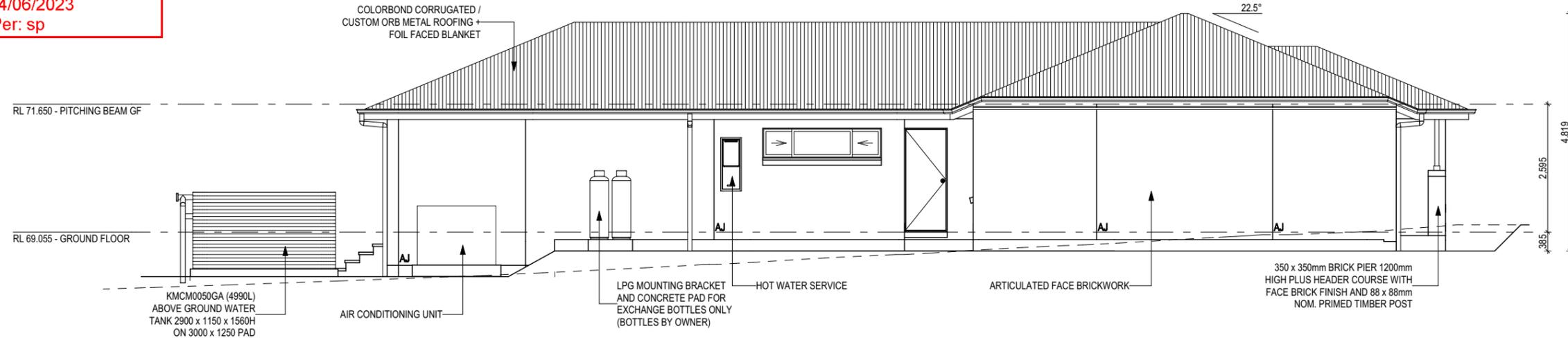
Last Published: Wednesday, 19 October 2022 10:56 AM
 File Location: G:\Hunter\Drafting\Job Files 2020\209400\209417 - Seav\Plan Model\209417 Seav - AC21.pln
 Template Version: 2.1.026

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 Date of Approval: 14/06/2023
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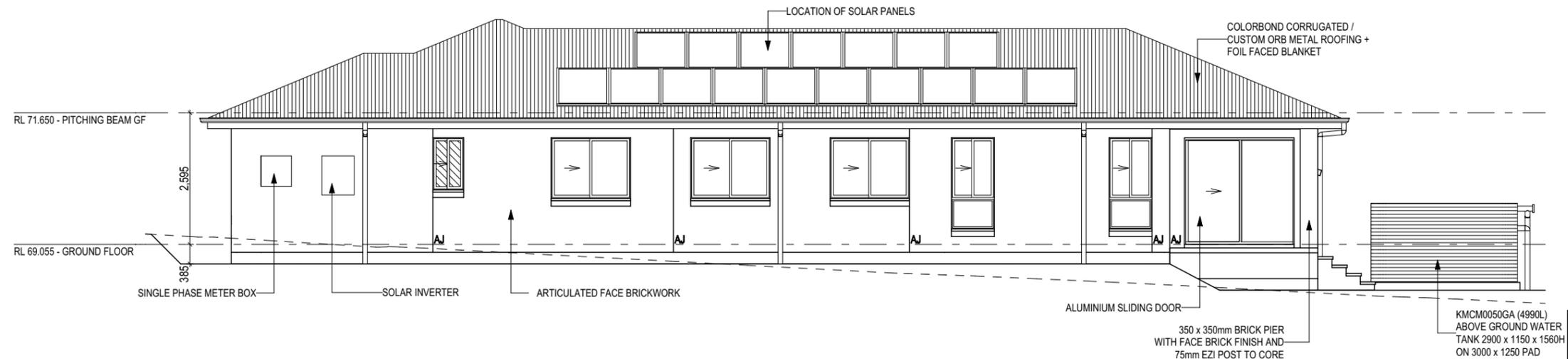
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
 SH = SNAP HEADER SILL

Last Published: Wednesday, 19 October 2022 10:56 AM

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SOUTHWEST ELEVATION
 Scale: 1:100



NORTHEAST ELEVATION
 Scale: 1:100

GLASS TYPE LEGEND

□
CLEAR

▨
OBSCURE

WINDOW TYPE LEGEND

AWNING

DOUBLE HUNG

FIXED

LOUVRE

SLIDING

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5 BASIX TO PLANS	JDI 2022.06.06
6 NON STRUC.- SITE PLANS NOTES	HPA 2022.08.23
7 MINOR AMENDMENTS	SOO 2022.09.26
8 AMEND. (COUNCIL RFI)	KNI 2022.10.10
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HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS
SHEET No.:	9 / 14

HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCLAS01
SCALES:	1:100

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BASIX AREAS

CONDITIONED	109.48
UNCONDITIONED	10.57

TOTAL FLOOR AREAS

ALFRESCO	9.23
GARAGE	19.30
LIVING	136.46
PATIO	1.91
TOTAL	166.90 m²

SUSTAINABILITY COMMITMENTS

WATER COMMITMENTS

- 3 STAR (> 7.5 BUT <= 9L/MIN) SHOWER HEADS
- 4 STAR TOILET SUITES
- 4 STAR KITCHEN TAPS
- 5 STAR BATHROOM TAPS

195.93 m² TOTAL ROOF AREA

4990 L WATER TANK(S) MINIMUM CAPACITY
181.81 m² MINIMUM ROOF AREA TO TANK(S)

- RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
 - ALL TOILETS
 - WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

150 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM

- GAS CONTINUOUS FLOW - 6 STAR

HEATING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.5 - 4.0

COOLING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

- NO MECHANICAL VENTILATION TO BATHROOMS
- KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH
ON/OFF
- NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- N/A

NATURAL LIGHTING TO

- 2 BATHROOMS/TOILETS

ALTERNATIVE ENERGY

- N/A

OTHER

- GAS COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY OWNER

BASIX CERTIFICATE:

- 1312842S-02 (19TH-OCT-2022)

GENERAL INFORMATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL

THESE PLANS FEATURE WORKS REQUIRED BY THE OWNER THAT MAY BE EXCLUDED FROM THE SCOPE OF THE CONTRACT WITH THE BUILDER, BUT HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT. SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS AND SITE DRAINAGE. PLEASE REFER TO YOUR CONTRACT TENDER AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS.

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S): 2595mm
FRAMES AND TRUSSES: STEEL
ROOF PITCH (U.N.O.): 22.5°
ELECTRICITY SUPPLY: SINGLE PHASE
GAS SUPPLY: BOTTLED LPG

ROOF MATERIAL: SHEET METAL
ROOF COLOUR: DARK
ROOF INSULATION: R4.1 BATTS
MIN. 60mm FOIL FACED BLANKET

WALL MATERIAL: BRICK VENEER
WALL COLOUR: N/A
WALL INSULATION: R2.0 BATTS

FLOOR INSULATION: N/A

SITE & ENGINEERING INFORMATION

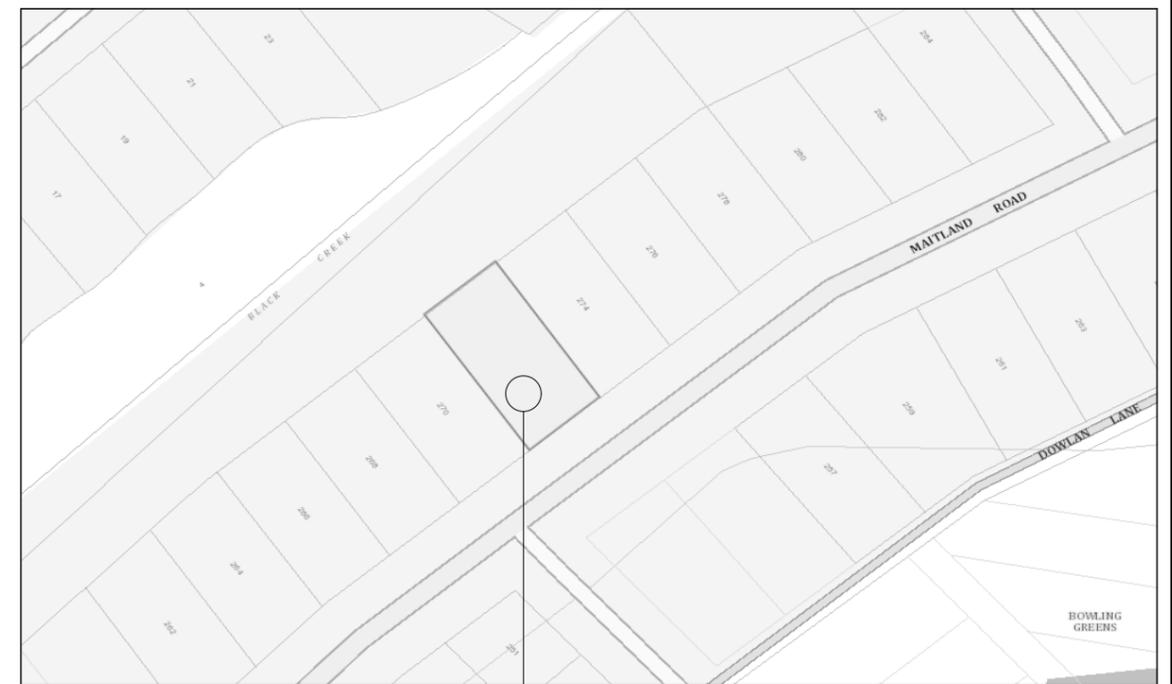
DESIGN WIND CLASSIFICATION: N2

SITE CLASSIFICATION: P-H1
SLAB CLASSIFICATION: H1

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018



LOCATION MAP

LOT 14
#272 MAITLAND ROAD



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FACADE DESIGN:	CLASSIC
SHEET TITLE:	COVER SHEET
SHEET No.:	1 / 13

HOUSE CODE:	H-CMLCLAS18410A
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WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	YES
SURVEY AREA	OLD
LATITUDE	32° 49' 47" S
LONGITUDE	151° 21' 36" E

EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED BY OWNER.

OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, FRONT FENCE, GARDEN BEDS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL WILL REQUIRE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL IS REMOVED WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.

UTILITIES / SERVICES: I.E.

- GAS METER AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO SITE BOUNDARY. OWNER TO CONTACT JEMENA DIRECTLY FOR REMOVAL OF GAS METER 1300137078
- ELECTRICAL METER AND ASSOCIATED SERVICES ARE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER REMAINS CONNECTED AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO THE WATER METER.
- TELEPHONE & DATA CABLES ARE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS ARE TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.

ASBESTOS:

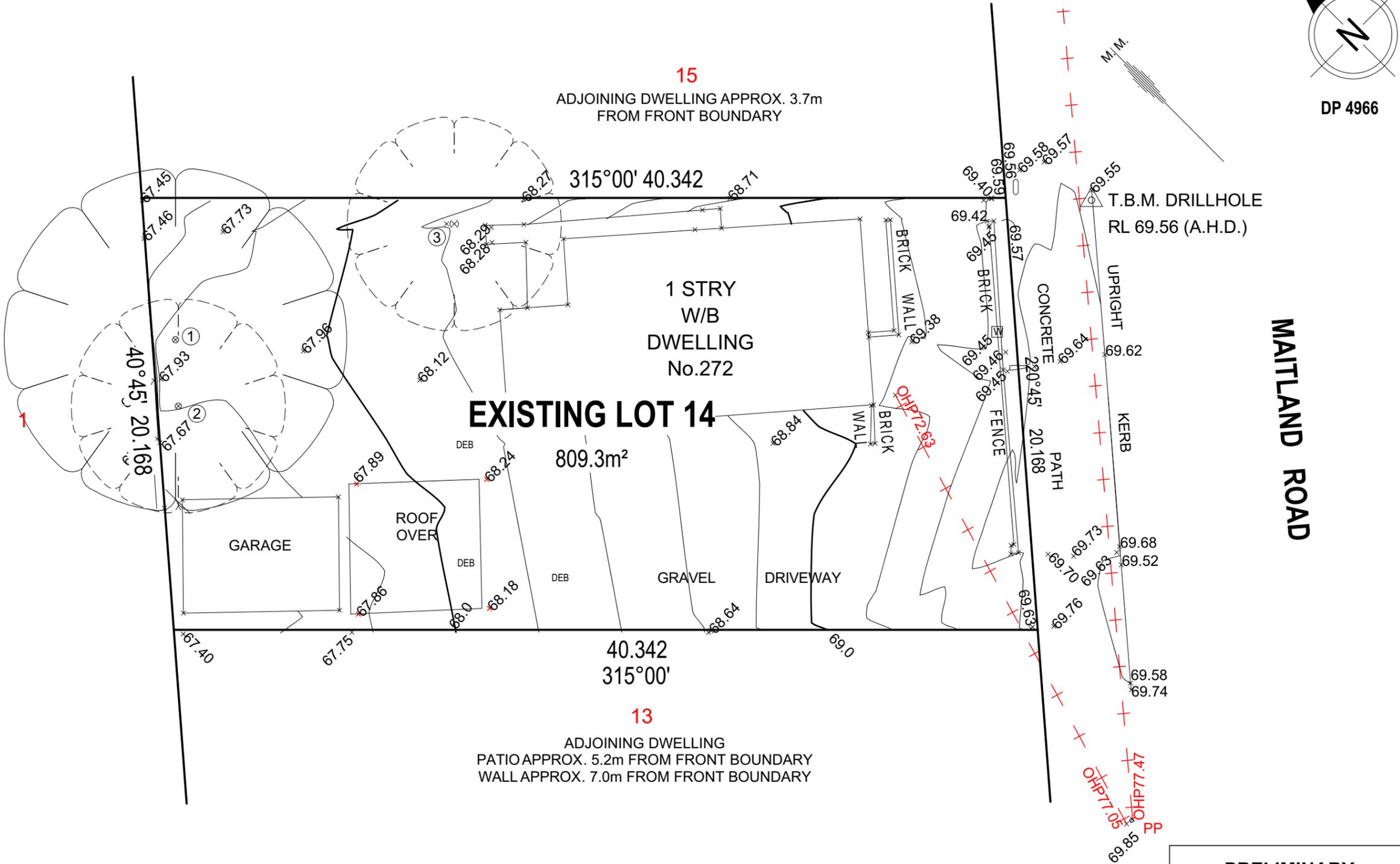
- A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

DRIVEWAY:

- ANY EXISTING DRIVEWAY WITHIN THE SITE BOUNDARY IS TO BE REMOVED BY THE OWNER AS PART OF THE DEMOLITION WORKS
- IF MJH ARE PROVIDING A NEW DRIVEWAY, MJH HAS MADE NO ALLOWANCE FOR THE REMOVAL OF ANY EXISTING CROSSOVER AND/OR LAYBACK. THESE WORKS, IF REQUIRED, WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION TO THE CONTRACT

PLEASE NOTE:

THE OWNER IS TO PROVIDE THE BUILDER WITH CERTIFICATES OF ABOLISHMENT FROM THE UTILITIES REGULATOR AS CONFIRMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION ARBORIST REPORT MAY BE REQUIRED BY OWNER FOR ANY TREES TO BE REMOVED OR TREES INTENDED TO REMAIN ON THE PROPERTY.



CESSNOCK CITY COUNCIL
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 General Manager Per: sp

**PRELIMINARY
 CONSTRUCTION
 DRAWING**
 DATE:
 13/06/2022
 DRAFTING OFFICE:
 HUNTER

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HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	EXISTING CONDITIONS
SHEET No.:	2 / 13

HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCLAS01
SCALES:	1:200

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK
 SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS
  TO BE DIVERTED TO WATER TANK. BALANCE AS PER HYDRAULIC ENGINEERS DETAILS.
 COLLECTION AREA = 181.81m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED AS PER HYDRAULIC ENGINEERS DETAILS.

**REFER TO STORMWATER DESIGN BY
 DONAVONS ASSOCIATES FOR
 STORMWATER REQUIREMENTS
 REFERENCE: E327403 ISSUE A
 DATED: 11.08.2022**

PLUMBING LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS
 TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY
 ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)
 ALL DRAINAGE LINES ARE FOR ROOF WATER/WATER TANK DRAINAGE ONLY

-  RECYCLED COLD WATER LINE
-  TANK COLD WATER LINE
-  WATER LINE TO MAIN SUPPLY
-  CHARGED LINE TO WATER TANK
-  WATER TANK OVERFLOW
-  STORMWATER OVERFLOW
- WM** WASHING MACHINE
- WC** WATER CLOSET
- +** YARD TAP

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HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	WATER MANAGEMENT PLAN
SHEET No.:	4 / 13

HOUSE CODE:	H-CMLCLAS18410A
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CDP CHARGED DOWNPIPE DIRECTED TO TANK
 SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

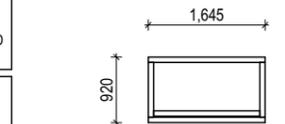
ALL EXTERIOR STEPS AND LANDINGS BY OWNER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

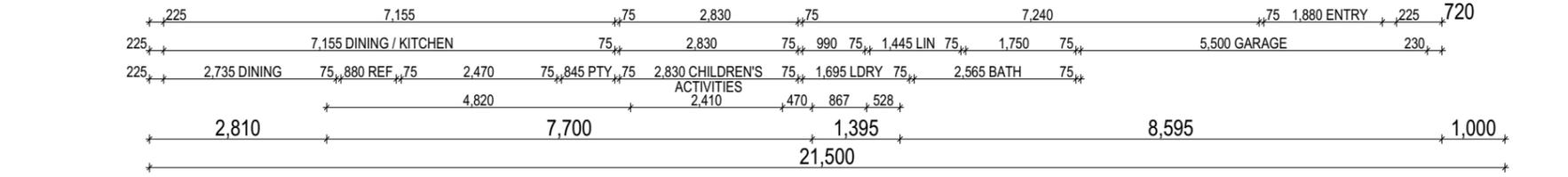
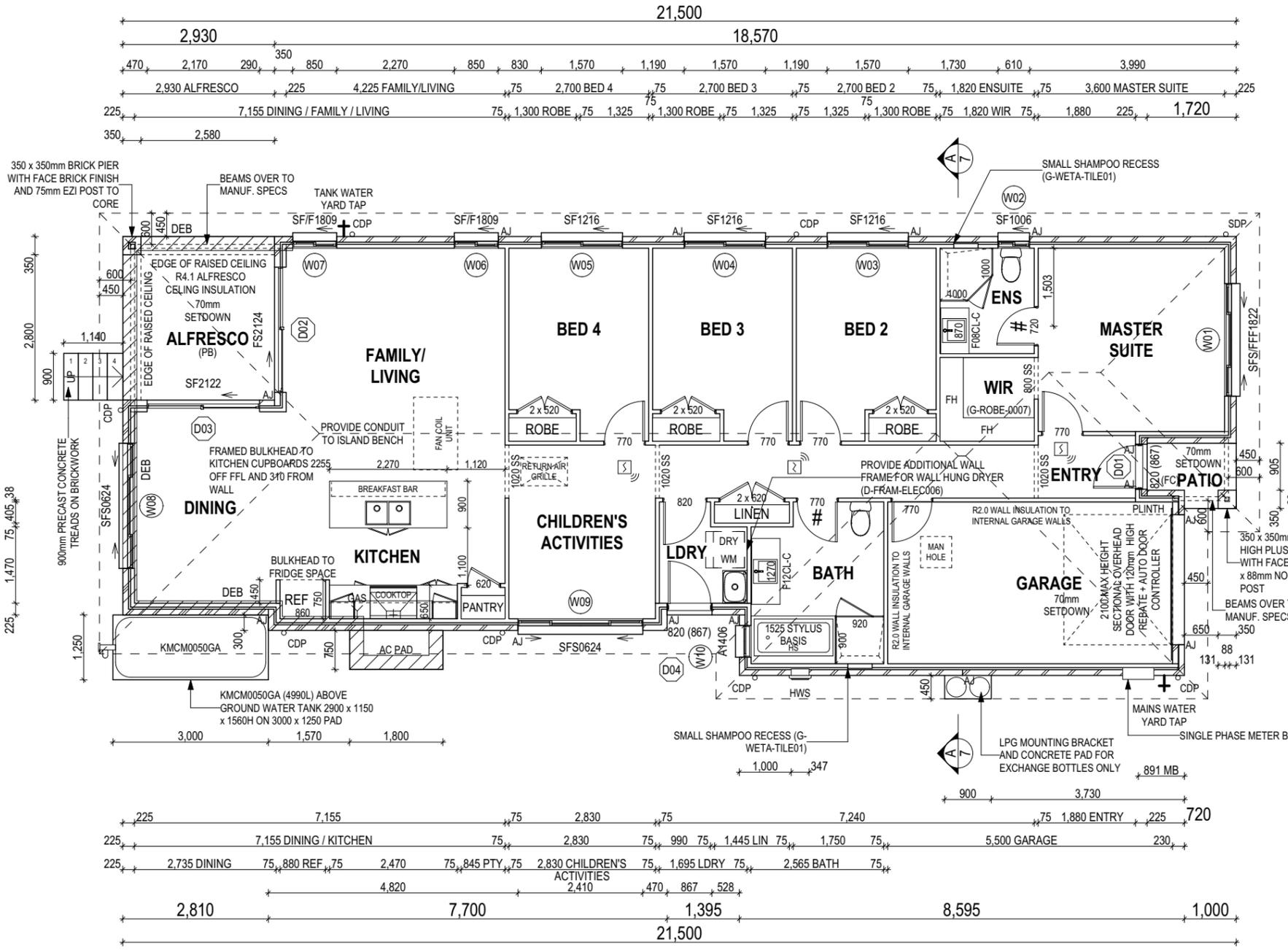
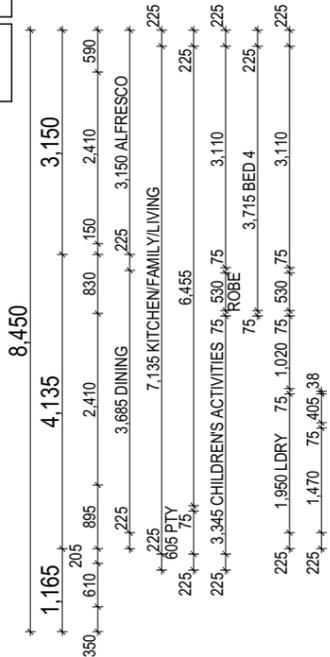
REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



BATH HOB DETAIL
 1525 STYLUS BASIS
 FRAME 530 HIGH



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE NCC.

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- [Symbol] FACE BRICK / COMMON BRICK
- [Symbol] HEBEL
- [Symbol] SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- [Symbol] EXHAUST FAN
- L.B.W LOAD BEARING WALL
- [Symbol] THIS DOOR OPENS FIRST
- [Symbol] SMOKE ALARM
- # LIFT OFF HINGE
- + WATER POINT
- WP FRIDGE WATER POINT
- GAS GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

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SHEET No.:	5 / 13

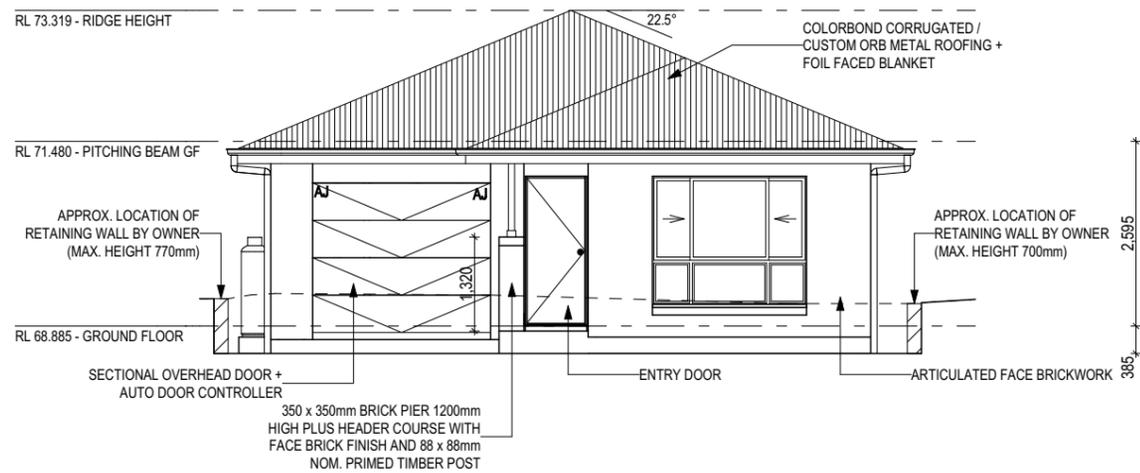
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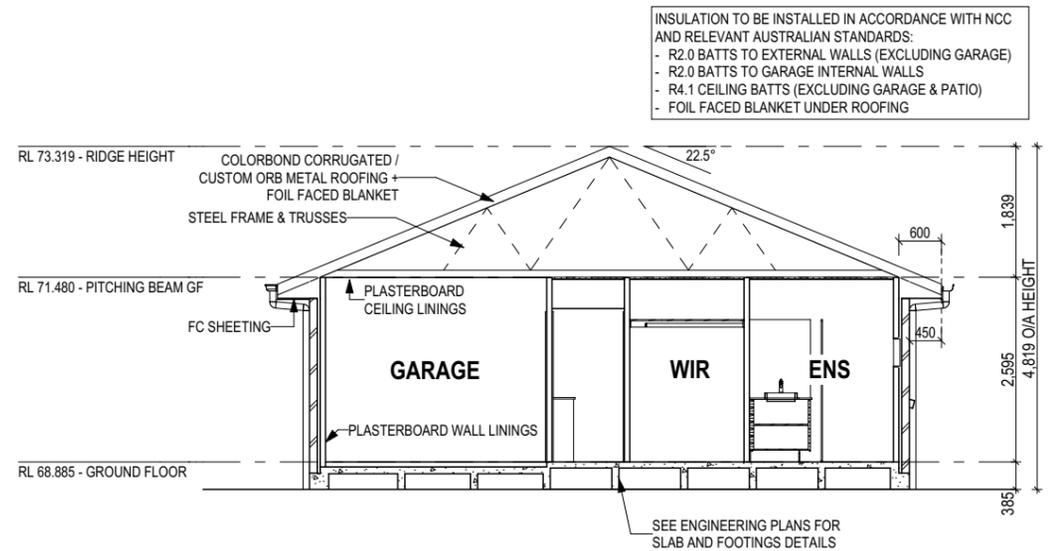
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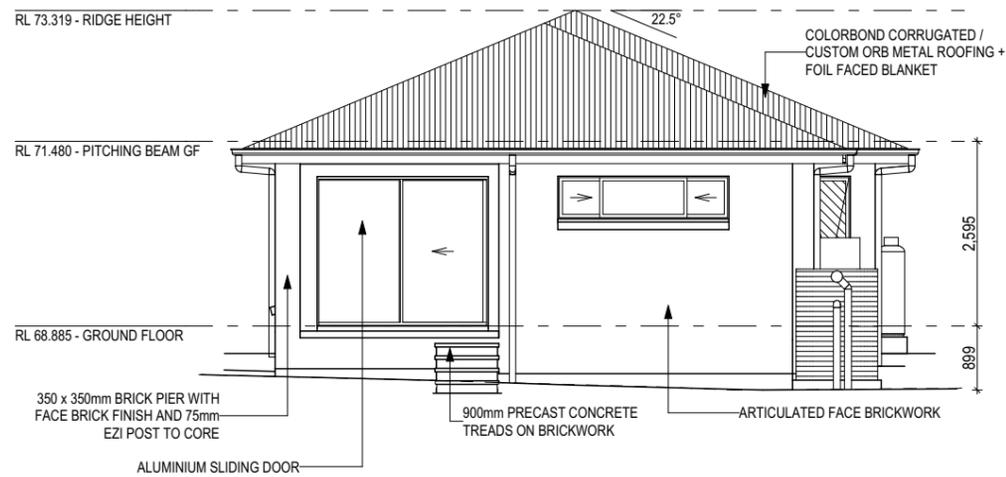
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
 SH = SNAP HEADER SILL



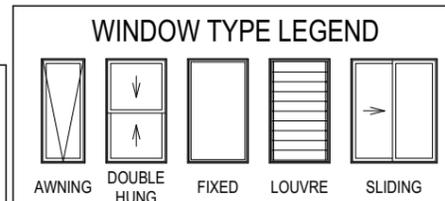
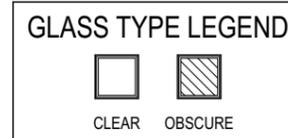
SOUTH EAST ELEVATION
 Scale: 1:100



SECTION A-A
 Scale: 1:100



NORTH WEST ELEVATION
 Scale: 1:100



THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

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SPECIFICATION:
NOW

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REVISION	DRAWN
6 ESIMATING PLANS	ENG 2022.06.13
7 NON STRUC.- SITE PLANS NOTES	HPA 2022.08.23
8 MINOR AMENDMENTS	SOO 2022.09.26
9 AMEND. (COUNCIL RFI)	KNI 2022.10.10
10 BASIX UPDATED	JDI 2022.10.19

CLIENT:
SOKLENG SEAV & NALEAP HOUT

ADDRESS:
272 MAITLAND ROAD, CESSNOCK NSW 2325

LOT / SECTION / DP:
15 / - / 4966

COUNCIL:
CESSNOCK CITY COUNCIL

HOUSE DESIGN:
CAMELLE ONE

FACADE DESIGN:
CLASSIC

SHEET TITLE:
ELEVATIONS / SECTION

SHEET No.:
7 / 13

HOUSE CODE:
H-CMLCLAS18410A

FACADE CODE:
F-CMLCLAS01

SCALES:
1:100

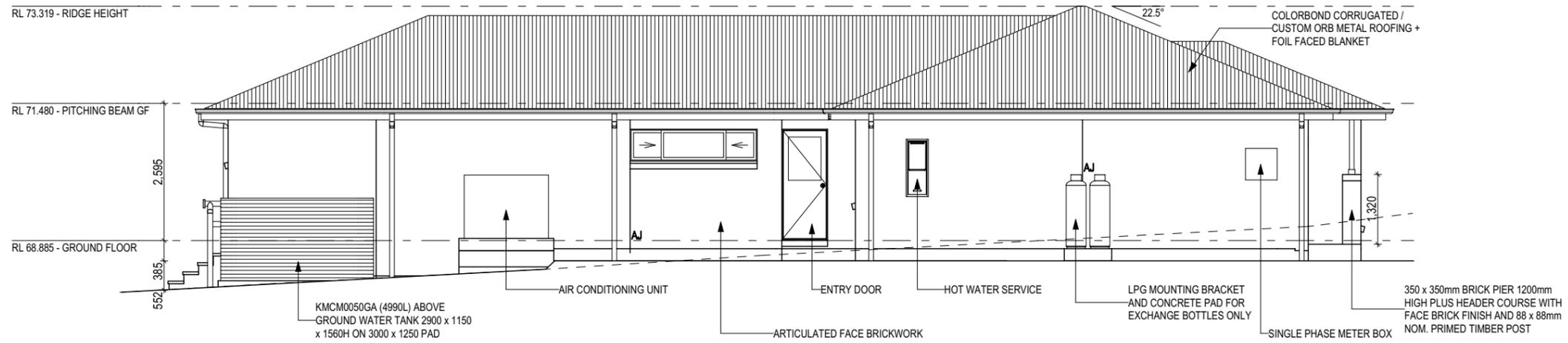
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209574

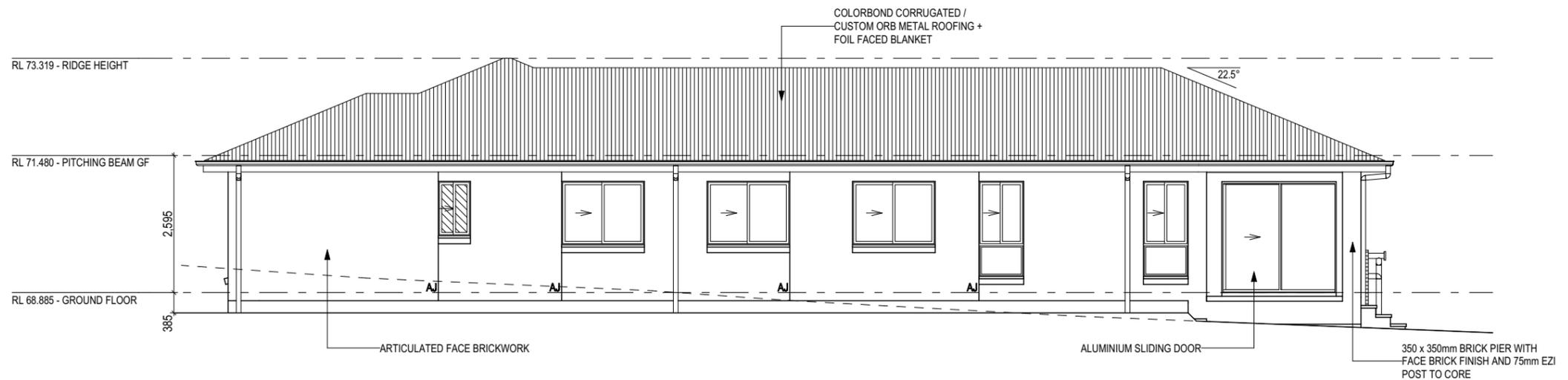
Last Published: Wednesday, 19 October 2022 11:00 AM
 File Location: G:\Hunter\Drafting\Job Files 209000\209500\209574 - Seav\Plan Model\209574_Searv - AC21.pln
 Template Version: 2.1029

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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SOUTH WEST ELEVATION
 Scale: 1:100



NORTH EAST ELEVATION
 Scale: 1:100

CESSNOCK CITY COUNCIL
 Approved plans for
 Development Consent No. 8/2022/966/1
 Date of Approval: 14/06/2023
 General Manager Per: sp

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

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mc donald jones
 YOUR HOME, YOUR DREAM

REVISION	DRAWN
6 ESIMATING PLANS	ENG 2022.06.13
7 NON STRUC.- SITE PLANS NOTES	HPA 2022.08.23
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CAMELLE ONE

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CLASSIC

SHEET TITLE:
ELEVATIONS

HOUSE CODE:
H-CMLCLAS18410A

FACADE CODE:
F-CMLCLAS01

SHEET No.: SCALES:
8 / 13 1:100

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209574

Last Published: Wednesday, 19 October 2022 11:00 AM
 File Location: G:\Hunter\Drafting\Job Files 2020\209500\209574 - SeavPlan Model\209574 - Seav - AC21.ph

Waste Management Plan			
Site Address:		LOT 14 DP 4966 272 MAITLAND ROAD CESSNOCK	
Applicants Name and Address:		Newcastle Quality Constructions Pty Ltd PO Box 340 East Maitland NSW 2323	
Phone:	(02) 4918 2200	Fax:	(02) 4028 6345
Buildings and other structures currently on the site:			
<p>EXISTING DWELLING - TO BE DEMOLISHED (SEE SEPERATE WASTE MANAGEMENT PLAN)</p>			
Brief Description of Proposal:			
<p>CONSTRUCT TWO NEW SINGLE DWELLINGS</p>			
<p>The detail provided on this form are the intentions for managing waste related to this project. Demolition and construction waste docketts will be retained on site so that the location of the receiving facility for recycling or disposal can be confirmed by DECC or Council.</p>			
Signature of Applicant:	<i>McDonald Jones Homes</i>	Date:	4-Aug-22

Section 2: Construction Stage				
MATERIALS ON-SITE		Destination		
		RE-USE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m³)	On-Site	Off Site	
		<ul style="list-style-type: none"> specify proposed re-use on site recycling methods see Guidelines for suggestions 	<ul style="list-style-type: none"> see Guidelines for suggestions specify contractors and recycling outlet see Recycling Guide for outlets 	<ul style="list-style-type: none"> specify contractor and landfill site see Recycling Guide for contacts
Excavation Material	-	Left on site for reuse by owner	N/A	-
Garden Organics	-	N/A	N/A	-
Bricks	1-0	Removal From Site	To Landfill	Council Tip
Concrete	1-0	Removal From Site	To Landfill	Council Tip
Timber – Please Specify:	Minimal (offcuts)	Removal From Site	To Landfill	Council Tip
Plasterboard	2-0	N/A	Recycled by "Lafarge Plasterboards"	-
Metals Please Specify:	Minimal (offcuts)	Removal From Site	To Landfill	Council Tip
Other Please specify:	Minimal (Tiles, plastic, cardboard, PVC Tubing etc)	Removal From Site	To Landfill	Council Tip



Newcastle Demolition Pty Ltd
17 Teran Cl Whitebridge 2290
Ph: 0249 100 927
E: info@newcastledemolition.com.au

WASTE MANAGEMENT PLAN

Applicant Details	
Applicant No.	209417/209574
Name	Sokleng Seav
Address	
Phone number(s)	0481 875 555
Email	soklengnaleap@gmail.com
Project Details	
Address of development	272 MAITLAND ROAD CESSNOCK
Existing buildings and other structures currently on the site	House and garage
Description of proposed development	Demolition of house and garage

CESSNOCK CITY COUNCIL
Approved plans for
Development Consent No. 8/2022/966/1
Date of Approval: 14/06/2023
General Manager Per: sp

Demolition

Type of waste generated	Estimate Volume (m ³) or Weight (t) of Reuse and specify method of onsite reuse	Estimate volume (m ³) or Weight (t) of Recyclables and specify contractor and recycling outlet to be used	Estimate Volume (m ³) or Weight (t) disposed and specify landfill to be used
Excavation material	Keep and re-use _____ tonnes of topsoil for landscaping. Store on site. Use behind retaining walls.	NIL	NIL
Timber	NIL	10 tonne - To be taken to timber mills in Kempsey – Australian Architectural Timbers Pty Ltd	NIL
Concrete	NIL	20 tonne - All to be taken to Steel Stone in Mayfield	NIL
Bricks/pavers	NIL	10 tonne - All to be taken to Steel Stone in Mayfield	NIL
Tiles	NIL	5 tonne - All to be taken to Steel Stone in Mayfield	NIL
Metal	NIL	2 tonne -To be taken to Sell and Parker scrap metals in Carrington	NIL
Glass	NIL	500kg - To be taken to Benedicts recycling in Mayfield	NIL
Fixtures and fittings	NIL	200kg - To be taken to Benedicts recycling in Mayfield	NIL
Floor coverings	NIL	200kg - To be taken to Benedicts recycling in Mayfield	NIL
Furniture	NIL	100kg - To be taken to Benedicts recycling in Mayfield	NIL
Garden organics (Green waste)	NIL	5 tonne - To be taken to Concrush in Teralba	NIL
Residual waste	NIL	12 tonne - To be taken to Benedicts recycling in Mayfield	NIL

Hazardous/special waste e.g. asbestos	NIL	1200kg - To be taken to Summerhill waste management facility in Wallsend.	NIL
Other (specify)			



18 March 2024

Mr S Seav
CARE Parker Scanlon
17 Williams Street
HAMILTON NSW 2303

Contact: Jake Blue
Our Ref: DA 8/2022/966/1
Your Ref: PAN-274555

Dear Mr Seav

**Deferred Commencement Development Consent 8/2022/966/1
Property – LOT: 14 DP: 4966 located at 272 Maitland Road CESSNOCK**

I refer to the abovementioned Deferred Commencement Development Consent (Reference No. 8/2022/966/1), issued by Council on 14/06/2023, pursuant to the provisions of Section 4.16(3) (cf previous s80) of the *Environmental Planning and Assessment Act 1979*.

You are advised that the deferred commencement conditions have been complied with to the satisfaction of Council. Accordingly, the consent is now operative as of the date shown on this letter. The conditions attached to such consent are those listed in Schedule 2 of the abovementioned deferred commencement development consent. You will also find attached the associated plans and documents stamped approved. These documents form part of the approval.

You are also advised that the consent shall lapse on 18 March 2029.

If you have any further enquiries regarding this notice of determination, please contact Council's Planning Assessment Officer, Jake Blue on telephone 02 4993 4156.

Yours faithfully

A handwritten signature in black ink, appearing to be the name "Jake Blue".

Jake Blue
Planning Assessment Officer