

**KN PLANNING PTY LIMITED**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
IN SUPPORT OF AN APPLICATION UNDER SECTION 4.24(3) OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 TO MODIFY  
THE CONSENT GRANTED TO CONCEPT DEVELOPMENT APPLICATION  
DA094/19 FOR MULTI-DWELLING HOUSING (15 DWELLINGS), STRATA  
SUBDIVISION AND 2 LOT TORRENS TITLE SUBDIVISION, INCLUDING  
STAGE 1 WORKS (TORRENS TITLE SUBDIVISION, 3 DWELLINGS AND  
STRATA SUBDIVISION)**

**52A TWEED ROAD  
LITHGOW**

**Prepared by  
KN Planning Pty Limited**

**September 2024**

**Ref: KN642**

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## 1. INTRODUCTION

This report has been prepared in support of an application under Section 4.24(3) of the Environmental Planning and Assessment Act 1979 to modify the consent granted by Lithgow City Council to Concept Development Application 094/19 for multi-dwelling housing (15 dwellings), strata subdivision and 2 lot Torrens Title subdivision, including Stage 1 works (Torrens Title subdivision, 3 dwellings and strata subdivision) at 52A Tweed Road Lithgow.

The Modification Application relates to Stages 2, 3 and 4 of the multi-dwelling housing development and incorporates design changes for dwellings 4 to 15 inclusive.

The proposed modification includes minor changes to the approved road layout to accommodate turning circles for RFS vehicles in accordance with conditions in the original consent. Service conditions under the original consent to accommodate

The Modification Application does not propose any changes to the approved strata lot layout, communal landscaped area and visitor parking under DA094/19.

The Concept Development consent has been activated through the issue of a Subdivision Works Certificate C222024 by Matthew Smith (Registered Certifier No.3409) on 26 July, 2022.

Drawings for the Modified Concept Development Application have been prepared by Better Built Homes for the applicant and owner DEV45 Pty Limited.

This report should be read in conjunction with the following specialist's reports addressing the proposed modifications to the CDA094/19, lodged with the application under separate cover, namely:-

- Revised Stormwater Management Report and MUSIC Model prepared by Samara Blue Engineering;
- Bushfire Hazard Assessment Report prepared by Australian Bushfire Consulting Services

The purpose of this report is to present a Statement of Environmental Effects in support of the modification application under Section 4.24(3) of the Environmental Planning and Assessment Act 1979 and to that end the report:-

- describes the site, context and development history;
- sets out the planning controls applying to the site;
- sets out the details of the proposed modification to the consent of DA 094/19;
- assesses the key planning considerations associated with the proposed modification; and
- presents a summary assessment of the modification application in terms of the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979.

## 2. SITE AND CONTEXT

### 2.1 Site Details

The site is in South Bowenfels, Lithgow on the western side of the Great Western Highway (*Figure 2.1*).

Access to the site is located opposite the intersection of Caroline Avenue and Tweed Road.

The subject site, known as 52A Tweed Road, is a battle-axe allotment being Lot 402, DP 1155154 and is accessed via an 8-metre wide Right of Carriageway and Easement for Services which also provides access to Lot 401, DP 1155154, known as 52 Tweed Road.

The allotment is irregular in shape and is bounded to the west by Farmers Creek and the rear boundaries of dwellings fronting Outer Crescent, Tweed Road and Caroline Avenue.

The approved Concept Development Application includes the subdivision of Lot 402 into two (2) Torrens Title allotments and for the proposed Lot 1 to accommodate the multi-dwelling housing development, including an easement for Lot 401, DP 1155154.

The topography of the subject site is undulating and generally falling from the rear of the Outer Crescent properties to Farmers Creek.

### 2.2 Context

The subject site is vacant rural land adjoining existing residential development in the suburb of South Bowenfels, Lithgow.

The surrounding development comprises:

**to the north:** a single storey detached dwelling on a large allotment (54 Tweed Road);  
a single storey detached dwelling on a large allotment (50 Tweed Road)

**to the east:** six (6) single storey detached dwellings on smaller allotments (48, 50, 52, 54, 56 and 58 Outer Crescent)

**to the south:** a single storey detached dwelling accessed via a Right of Way (52 Tweed Road); undeveloped land being the proposed residue of Lot 402

**to the west:** undeveloped land being part of the residue of Lot 402; Farmers Creek

Photographs of the site and surrounding development are at **Appendix 1**.

### 2.3 Development History

Lithgow City Council approved Concept Development Application 094/17 on 29 September 2020.

A Subdivision Works Certificate C222024 was issued on 26 July 2022.



Figure 2.1 - Aerial Photograph

### 3. PLANNING FRAMEWORK

The application to modify the Concept Development Application DA094/19 consent for multi-dwelling housing has been prepared pursuant to the provisions under Section 4.24(3) of the Environmental Planning and Assessment Act 1979, namely:-

#### **“4.22 Concept development applications**

- (1) *For the purposes of this Act, a **concept development application** is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.*
- (2) *In the case of a staged development, the application may set out detailed proposals for the first stage of development.*
- (3) *A development application is not to be treated as a concept development application unless the applicant requests it to be treated as a concept development application.*
- (4) *If consent is granted on the determination of a concept development application, the consent does not authorise the carrying out of development on any part of the site concerned unless:*
  - (a) *consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site, or*
  - (b) *the concept development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.*

*The terms of a consent granted on the determination of a concept development application are to reflect the operation of this subsection.*

- (5) *The consent authority, when considering under section 4.15 the likely impact of the development the subject of a concept development application, need only consider the likely impact of the concept proposals (and any first stage of development included in the application) and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications.”*

#### **“4.24 Status of concept development applications and consents**

- (1) *The provisions of or made under this or any other Act relating to development applications and development consents apply, except as otherwise provided by or under this or any other Act, to a concept development application and a development consent granted on the determination of any such application.*
- (2) *While any consent granted on the determination of a concept development application for a site remains in force, the determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site.*
- (3) *Subsection (2) does not prevent the modification in accordance with this Act of a consent granted on the determination of a concept development application.”*

The relevant provisions referred to in Section 4.24(3) above are found in Section 4.55 of the Environmental Planning and Assessment Act 1979, namely:-

#### **“4.55 Modification of consents – generally (of previous s 96)**

- (1) **Modifications involving minor error, misdescription or miscalculation**

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify a development consent granted by it to correct a minor error, misdescription or miscalculation. Subsections 1(a), (2), (3), (5) and (6) and Part 8 do not apply to such a modification.*

**Note.** *Section 380AA of the Mining Act 1992 provides that an application for modification of development consent to mine for coal can only be made by or with the consent of the holder of an authority under that Act in respect of coal and the land concerned.*

**(1A) Modifications involving minimal environmental impact**

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
- (c) it has notified the application in accordance with:
  - (i) the regulations, if the regulations so require, or
  - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1), (2) and (5) do not apply to such a modification.

**(2) Other modifications**

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and
- (b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and]
- (c) it has notified the application in accordance with:
  - (i) the regulations, if the regulations so require, or
  - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1) and (1A) do not apply to such a modification.

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

(4) The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.

(5) Repealed.

**(6) Deemed refusals**

The regulations may make provision for or with respect to the following:

- (a) The period after which a consent authority, that has not determined an application under this section, is taken to have determined the application by refusing consent,

- (b) *The effect of any such deemed determination on the power of a consent authority to determine any such application,*
- (c) *The effect of a subsequent determination on the power of a consent authority on any appeal sought under this Act.*
- (6A), (7) *Repealed*
- (8) **Modifications by the Court**  
*The provisions of this section extend, subject to the regulations, to enable the Court to modify a consent granted by it but, in the extension of those provisions, the functions imposed on a consent authority under subsection (1A)(c) or subsection (2)(b) and (c) are to be exercised by the relevant consent authority and not the Court."*

The provisions in Section 4.55(2) are relevant to the application to modify the consent for Concept Development Application 094/19.

Section 33 of the Environmental Planning and Assessment Regulation 2021 relating to Concept Development Applications is relevant.

### **Lithgow LEP 2014**

The site is zoned R1 – General Residential under the Lithgow Local Environmental Plan 2014 (LLEP) (Figure 3.1).

The objectives of the R1 zone and permissible uses are:-

#### **"Zone R1 General Residential**

##### **1. Objectives of zone**

- 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.*
- To maintain or improve the water quality of receiving water catchments.*

##### **2. Permitted without consent**

*Home occupations; Roads*

##### **3. Permitted with consent**

*Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Caravan parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency service facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Kiosks; **Multi dwelling housing**; Neighbouring shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Water recycling facilities; Water supply systems*

##### **4. Prohibited**

*Any development not specified in item 2 or 3"*

"Multi-dwelling housing" is permissible with consent in the R1 zone and is defined under the Standard Template in the following terms:-

*"multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building."*

Clause 4.3 – Height of Buildings and Clause 4.4 – Floor Space Ratio are not activated under the LLEP.

Clause 5.10 – Heritage of the LLEP is relevant as the subject site adjoins a listed heritage item (I071) under Schedule 5 of the LLEP, being 50 Tweed Road.

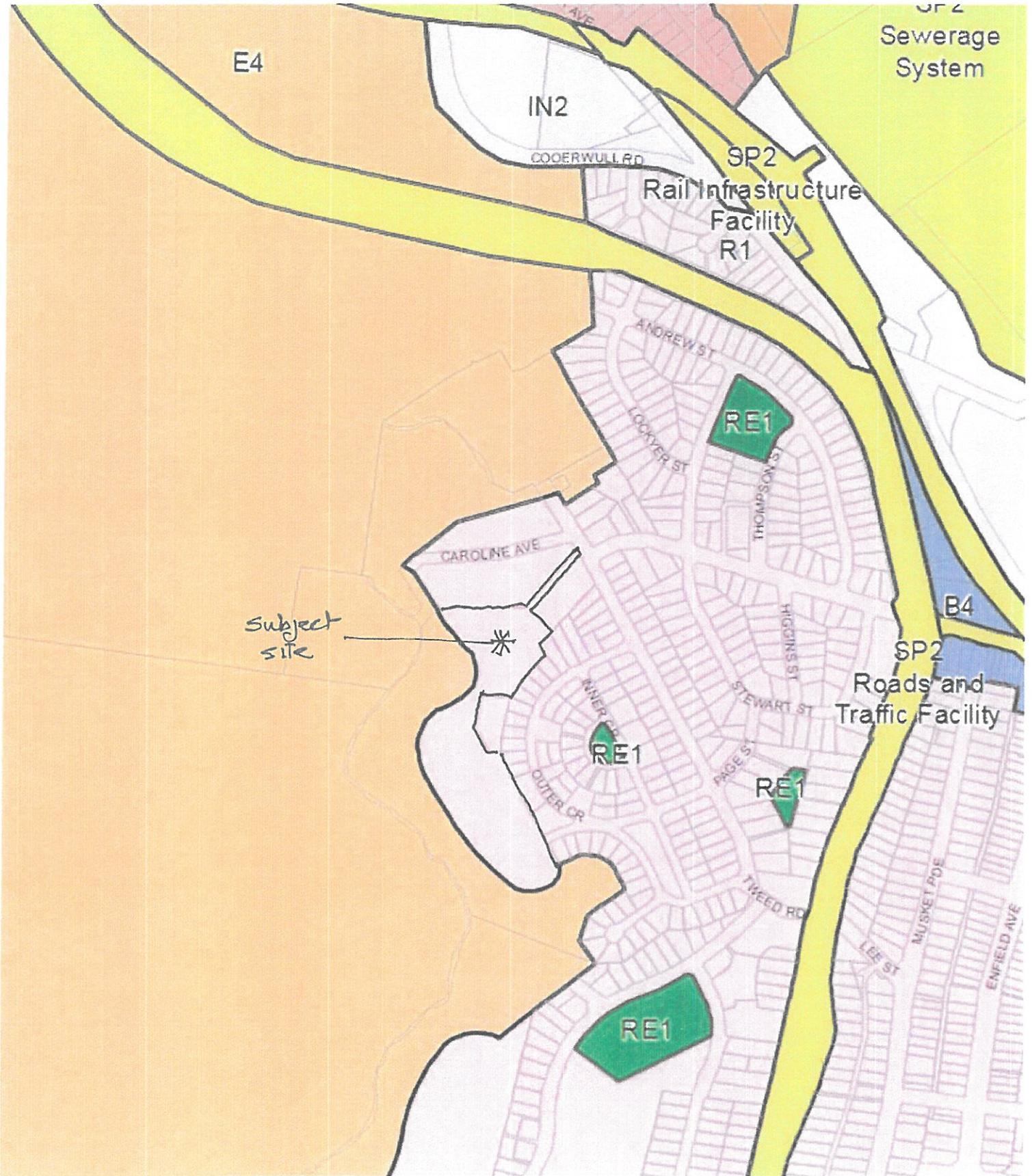


Figure 3.1 - Extract from Zoning Map  
LLEP 2014

### ***Lithgow DCP 2021***

At the time of the consent being granted to DA094/19, Lithgow City Council had revoked all Development Control Plans applying to land within the local government area.

Lithgow Development Control Plan 2021 came into effect on 1 September 2021. Chapter 6 – Residential embodies the controls and provisions relevant to the application to modify DA094/19 for multi-dwelling housing.

The provisions under Planning for Bushfire Protection 2019 are also relevant to the proposed modification.

SEPP (Building Sustainability Index: BASIX) 2004 also applies to the proposed modification to the design of dwellings 4-15 inclusive.

The assessment of the Modification Application under the applicable statutory provisions are detailed in Section 5.1 of this report.

#### 4. PROPOSED MODIFICATION TO CONCEPT DEVELOPMENT

Lithgow City Council granted consent to Concept Development Application 094/19 on 29 September 2020. The consent included four stages for construction of the 15 dwellings within a strata subdivision. The consent included Stage 1, involving three (3) detached dwellings, along with all the civil engineering works and services and 2 lot Torrens Title subdivision of the site.

Civil engineering works have commenced on the site under Subdivision Works Certificate C222024.

The Modification Application seeks to amalgamate Stages 2-4 into one stage - Stage 2.

The approved Stages 2, 3 and 4 proposed 8 detached and 4 semi-detached 3-bedroom dwellings on the site.

The proposed modification proposes 12 detached dwellings for Stage 2.

Details of the proposed development, as modified are detailed on **Table 4.1**, hereunder

**Table 4.1: Details of Dwellings 4-15 inclusive**

| Dwelling Number | Site Area (m <sup>2</sup> ) | GFA (m <sup>2</sup> )<br><i>Measured to inside face of external walls, exc. garage</i> | No. of Bedrooms | Parking Spaces | POS (m <sup>2</sup> ) | Landscape area (m <sup>2</sup> ) |
|-----------------|-----------------------------|--|-----------------|----------------|-----------------------|----------------------------------|
| 4               | 425.78                      | 153.92   | 4               | 2              | 90.37                 | 163.63                           |
| 5               | 425.78                      | 142.23   | 4               | 2              | 112.55                | 184.28                           |
| 6               | 398.36                      | 121.31   | 3               | 2              | 91.94                 | 173.10                           |
| 7               | 357.93                      | 128.85   | 4               | 1              | 82.14                 | 158.18                           |
| 8               | 362.04                      | 128.48   | 4               | 2              | 70.53                 | 141.55                           |
| 9               | 359.95                      | 133.91   | 4               | 2              | 62.92                 | 133.67                           |
| 10              | 428.89                      | 122.17   | 3               | 1              | 150.49                | 217.48                           |
| 11              | 345.07                      | 130.99   | 4               | 1              | 53.98                 | 123.48                           |
| 12              | 357.38                      | 126.68   | 4               | 1              | 90.18                 | 133.34                           |
| 13              | 387.74                      | 124.05   | 3               | 1              | 124.91                | 183.83                           |
| 14              | 398.41                      | 149.62   | 4               | 2              | 85.47                 | 143.63                           |
| 15              | 338.91                      | 122.39   | 4               | 1              | 73.93                 | 157.14                           |

The site layout for Lot 1, as modified, is at **Appendix 2**.

A plan indicating communal open space, visitor parking and landscaping of the site, as modified by the minor changes arising from the RFS conditions, is at **Appendix 3**.

Detailed plans and relevant documentation indicating landscaping, services and BASIX compliance for each of the twelve (12) dwellings, as modified, are embodied in **Appendices 4 to 15**, respectively.

The approved 2 lot Torrens Title subdivision will need to be modified to incorporate the relevant recommendations from the Bush Fire Report namely:

***“Recommendations***

**9.1 Asset Protection Zones / landscaping**

1. *That at the commencement of subdivision and in perpetuity all grounds within Lots 1 of the subdivision of Lot 402 DP 1155154 Tweed Road, Bowenfels NSW are to be maintained as an Asset Protection Zone / Inner Protection Area as detailed in Appendix 4 of Planning for Bushfire Protection 2019.*
2. *That at the commencement of subdivision and in perpetuity all grounds within proposed Lot 2 in the subdivision of Lot 402 DP 1155154 Tweed Road, Bowenfels NSW for a minimum distance of 11 metres along the common boundary with Lot 1 are to be maintained as an Asset Protection Zone / Inner Protection Area as detailed in Appendix 4 of Planning for Bushfire Protection 2019.*
3. *That at the issue of a subdivision certificate a suitably worded instrument is created pursuant to section 88 of the Conveyancing Act 1919 to ensure the asset protection zone requirement within Lot 2 will be maintained for the life of the development. Full and free right to enter and maintain the asset protection zone shall be granted to the strata scheme of Lot 1”*

## 5. KEY PLANNING CONSIDERATIONS

### 5.1 Compliance with Environmental Planning Instruments

The application to modify the consent for Concept Development Application DA094/19 for multi-dwelling housing (15 dwellings), strata subdivision and 2 lot Torrens Title subdivision including Stage 1 works (Torrens Title subdivision, 3 dwellings and strata subdivision) at 52 A Tweed Road Lithgow has been prepared in accordance with the provisions in Section 4.24(3) of the Environmental Planning and Assessment Act 1979.

Section 4.24(3) of the Environmental Planning and Assessment Act 1979 states:-

“(3) *Subsection (2) does not prevent the modification in accordance with this Act of a consent granted on the determination of a concept development application.*”

#### Section 4.55(2)(a) – “Substantially the Same Development” Test

The relevant provisions for a modification of a consent falls under Section 4.55 of the Act, namely:-

##### “4.55 Modification of consents – generally (of previous s 96)

###### (1) *Modifications involving minor error, misdescription or miscalculation*

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify a development consent granted by it to correct a minor error, misdescription or miscalculation. Subsections 1(a), (2), (3), (5) and (6) and Part 8 do not apply to such a modification.*

*Note. Section 380AA of the Mining Act 1992 provides that an application for modification of development consent to mine for coal can only be made by or with the consent of the holder of an authority under that Act in respect of coal and the land concerned.*

###### (1A) *Modifications involving minimal environmental impact*

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:*

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (c) it has notified the application in accordance with:*
  - (iii) the regulations, if the regulations so require, or*
  - (iv) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

*Subsections (1), (2) and (5) do not apply to such a modification.*

###### (2) *Other modifications*

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:*

- a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*

- b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
- c) *it has notified the application in accordance with:*
  - i) *the regulations, if the regulations so require, or*
  - ii) *development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications are minor*
  - iii) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

*Subsections (1) and (1A) do not apply to such a modification.*

- iv) *In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*
- v) *The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.*
- vi) *Repealed.*
- vii) *Deemed refusals*

*The regulations may make provision for or with respect to the following:*

- (a) *The period after which a consent authority, that has not determined an application under this section, is taken to have determined the application by refusing consent,*
- (b) *The effect of any such deemed determination on the power of a consent authority to determine any such application,*
- (c) *The effect of a subsequent determination on the power of a consent authority on any appeal sought under this Act.*

The relevant provision in respect to the modification application is Section 4.55(2) of the EP&A Act 1979.

The question of what constitutes “*substantially the same development*” is set out in *Moto Projects (No 2) Pty Limited v. North Sydney Council [1999] NSWLEC 280* where at paragraphs 55 and 56, Bignold, J. describes the process for consideration of a proposed modification of development as follows:-

*“55. The requisite factual finding obviously requires a comparison between the development, as currently approved, and the development as proposed to be modified. The result of the comparison must be a finding that the modified development is “essentially or materially” the same as the approved development.*

*56. The comparative task does not merely involve a comparison of the physical features or components of the development as approved and modified where that comparative exercise is undertaken in some type of sterile vacuum. Rather, the comparison involves an appreciation, qualitative, as well as quantitative, of the developments being compared in their proper contexts (including the circumstances in which the development consent was granted.”*

The Concept Development Application DA094/19 approved by Council on 29 September 2020 was for a multi-dwelling housing development under strata subdivision to be developed over four (4) stages with Stage 1 involving 3 detached dwellings as part of Stage 1 in conjunction with the civil engineering works, utility services and landscaping.

The approved Staging program for the multi-dwelling housing development. was as follows:

- Stage 1: Torrens title subdivision application for 2 lots; construction of new Road 1 and Road 2 plus upgrade of road on access handle; construction of eleven (11) visitor parking spaces, landscaping of communal areas; erection of three (3) detached dwellings on Lots 1, 2 and 3; civil works – water, sewer, stormwater and utilities for whole of proposed Lot 1;
- Stage 2: Erection of detached dwellings on Lots 4, 5 and 6;
- Stage 3: Erection of detached dwellings on Lots 7, 8 and 9;
- Stage 4: Erection of detached dwellings on Lots 10 and 13 and semi-detached dwellings on Lots 11, 12, 14 and 15.

The proposed modification seeks consent for the amalgamation of Stages 2, 3 and 4 into one stage, Stage 2, being 12 detached single storey dwellings 4-15, inclusive.

Thus, the approved development, as modified, remains “*essentially and materially*” the same as the approved development in that there are no changes to the approved street layout, number of dwellings, visitor parking and common landscaped area under DA094/19.

In *qualitative* terms, the proposed modification to the approved development will maintain the consistency of scale and presentation to the street as that approved with single storey dwellings, setbacks from the street, roof form and materials. Approved landscape plans for the communal open space remain unchanged.

Thus, it is considered that the proposed modification to DA094/19 satisfies the “*substantially the same*” test in qualitative terms.

In *quantitative* terms the proposed modification maintains the number of dwellings approved under DA094/19 at fifteen (15) with only minor changes to the street layout to satisfy RFS requirements. The communal open space areas, visitor parking spaces (11) and landscape treatment approved under DA094/19 remain unchanged.

Thus, it is considered that the proposed modification to DA094/19 satisfies the “*substantially the same*” test in quantitative terms.

In the circumstances, it is considered that the proposed modification, when viewed in the totality of the approved development satisfies the “*substantially the same*” test under s4.55(1A)

### **Lithgow LEP 2014**

The subject site is zoned R1 General Residential under the Lithgow Local Environmental Plan 2014 (LLEP).

“*Multi-dwelling housing*” is permissible with consent within the R1 General Residential zone.

Clauses 4.3 – Height of Buildings and Clause 4.4 – Floor Space Ratio are not activated under the LLEP.

Clause 5.10 is relevant as the subject site adjoins a heritage item listed under Schedule 5 of the LLEP, namely:-

Item I107 : 50 Tweed Road

A Heritage Impact Assessment was prepared by Andrew Starr & Associates, Heritage Consultants for the concept development application. The Report concluded:-

## 7.0 Conclusion – Conservation Principles

*The design of the new dwellings is contemporary and conservatively integrates with the other houses that surround the site. Houses are masonry with colorbond roofs with muted colour schemes. They will not dominate the heritage asset of “Braemar” a Federation house. The proposal retains sufficient curtilage for the heritage item. The Tweed Road streetscape is not impacted. It is unlikely that the site has any archaeological potential has since been used for grazing animals.*

*The choice of materials and finishes are appropriate to the context of the site. The housing stock is similar to an estate north and east of the subject site. However, there is a clear division between old buildings that avoids confusion between what is old and what is new in the area.*

*The proposal is sympathetic to the area due to the bulk, scale and height of houses proposed. Public enjoyment of the heritage item is not impacted.”*

The proposed Modification Application relates to design changes to dwellings 4-15 inclusive and maintains the scale, materials and colours of the detached dwellings of that originally approved, consistent with the heritage values embodied in the Heritage Impact Report, thereby satisfying clause 5.10 of the LLEP.

Clauses 7.1 - Earthwork, 7.3 - Stormwater Management are satisfied through the Stage 1 civil works approved under DA094/19. Clause 7.6 is satisfied as Lot 1 is not within the riparian corridor associated with Farmers Creek

The proposed modification satisfies the relevant provisions under the Lithgow LEP 2014.

### ***Lithgow DCP 2021***

As mentioned previously the approved multi-dwelling housing development on the site (Lot 1) was designed and lodged with Council in the absence of any development control plan guidelines.

The relevant provisions in Chapter 2 – Site Requirements, Chapter 3 – Natural Environment and Hazards, Chapter 4 – Heritage and Chapter 5 – Subdivision and Roads of the Lithgow DCP2021 have been addressed as part of the original assessment of CDA094/19 and are not relevant to the proposed modifications to dwellings 4-15, inclusive. Chapter 6 – Residential is relevant to the assessment of the proposed modification, however, which part of Chapter 6 is applicable to the proposed modification to DA094/19 is subject to determination.

In that context, it is considered that the assessment of the proposed modification to DA094/19 would be more appropriate under the objectives and design criteria embodied in Chapter 6.4 relating to dwellings in urban areas (including R1 zoned land) rather than Chapter 6.5.6 - Multi-dwelling houses, given that the layout, number of dwellings, car parking, landscaped area, setbacks, lot size and streetscape character are already in place through the approved development.

Accordingly, an assessment of the of compliance with the provisions in Chapter 6.4 is detailed hereunder.

#### ***6.4.1 - Siting and setbacks***

##### ***Objectives:***

*O1. to ensure that building setbacks and scale integrate with the existing (or desired future) character of neighbouring buildings, the street and the locality*

Approved development and proposed modification maintains a single storey scale and setbacks consistent with residential development in the locality - satisfied

*O2. To provide residential amenity for both the proposed dwelling(s) and adjacent dwelling(s) through appropriate building separations that minimise overshadowing, and maximise solar access to key living spaces, and acoustic & visual privacy*

Proposed dwellings 4-15 inclusive have appropriate building separation and orientation to achieve satisfactory solar access to living areas and privacy - satisfied.

*O3. To provide variation in building wall setbacks to articulate long or less-articulated walls.*

Proposed dwellings provide variation in dwelling wall setbacks to provide positive streetscape outcomes - satisfied

*O4. To allow for parking of a car in the front driveway that is wholly within the lot boundaries*

Satisfied for all dwellings through off-street parking (single and double garages) plus garage setbacks greater than 6.2 metres - satisfied

*O5. To encourage landscape outcomes to soften building form consistent with street character*

Detailed landscape plans provided for each a dwelling to complement streetscape and approved landscape plan for communal open space - satisfied

*O6. To provide sufficient building separations or design mechanisms for fire protection in accordance with the **National Construction Code (NCC)***

Building separations and setbacks comply with NCC standards - satisfied

*O7. To ensure the building setbacks respond to individual site constraints and opportunities*

Building setbacks respond to site constraints - satisfied

*O8. to retain and protect existing significant trees near boundaries (on the lot and adjacent lots) and in rear yards, wherever possible)*

Existing site is grassland with no mature trees and vegetation within the boundary of proposed Lot 1 - satisfied

*Controls:*

- Front setback: 4.5m
- Garage setback: 5.5m
- Secondary street setback: 2.0m
- Side boundary setback (single storey): 900mm
- Rear boundary setback: 3.0m

The proposal, as modified, for dwellings 4-15 complies with the setback provisions in 6.4.1 as detailed on **Table 5.1**, below.

**Table 5.1 - Setbacks**

| Dwelling Number | Front setback 4.5m | Garage setback 5.5m | Secondary Street setback 2m | Side boundary setback 0.9m | Rear boundary setback 3m |
|-----------------|--------------------|---------------------|-----------------------------|----------------------------|--------------------------|
| 4               | 4.5 - 5.46         | 6.54                |                             | 1.671 – 1.0                | 5.974                    |
| 5               | 4.5 - 5.655        | 6.734               |                             | 1.037 -1.035               | 7.644                    |
| 6               | 4.5                | 6.899               | 2.005                       | 2.005 - 0.905              | 4.387 – 9.442            |
| 7               | 4.5                | 6.530               | 2.526                       | 1.997 – 1.55               | 3.05                     |
| 8               | 4.5 - 5.45         | 6.530               |                             | 0.955-0.950                | 3.726 – 5.759            |
| 9               | 4.5 - 5.655        | 6.235               |                             | 0.935 – 0.921              | 4.111                    |
| 10              | 4.595 - 5.665      | 6.814               | 3.437                       | 1.36 – 3.437               | 4.439                    |
| 11              | 4.5 - 5.55         | 6.630               |                             | 1.76 – 1.00                | 4.426                    |
| 12              | 4.5 - 5.46         | 6.55                |                             | 0.95 – 0.974               | 4.025                    |
| 13              | 4.5 - 5.45         | 6.465               |                             | 1.0 – 2.944                | 8.145                    |
| 14              | 4.5 - 5.7          | 6.78                |                             | 0.93 – 0.929               | 6.566                    |
| 15              | 4.5                | 5.59                |                             | 1.3 – 3.134                | 3.12                     |

#### 6.4.2 - Average Setback of Adjacent Dwellings

Not relevant to proposed modification as front setbacks for new dwellings are consistent with controls as detailed in **Table 5.1**.

#### 6.4.3 - Height, Scale and Solar Access

##### Objectives

Proposal objectives, as modified, for dwellings 4.15 inclusive satisfies relevant objectives O1, O2, and O4. Objectives O3 and O5 not relevant.

##### Controls

- 1 - maximum height: single storey dwellings satisfy a maximum wall height of 6.5m and building height of 8.5m - complies
- 1(a) - single storey dwellings satisfy 3.5m building envelope control - complies
- 1(b) - single storey dwellings vary in height from 4.23 metres to 4.95 metres. All dwelling secure 3 hours solar access to living room and to 50% of private open space - complies

#### 6.4.4 - Privat Open space and Landscaping

##### Objectives

Proposal, as modified for dwellings 4-15 inclusive satisfied Objectives O1(a) - (e)

##### Controls

1. Private Open Space (R1 Zone): 50m<sup>2</sup>. Principal Private Open Space: 24m<sup>2</sup> (6m x 4m). Proposed development, as modified, complies with numerical controls as detailed in **Table 5.2**
2. Private open space has satisfactory amenity and solar access - complies
3. Landscaped area (R1 zone): 20% of site area. Proposal, as modified, complies with numerical controls as detailed in **Table 5.2**.
4. Individual landscaped plans provided for dwellings 4-15 inclusive, as detailed in **Appendices 4-15** (Sheet 5 of 10) - complies

**Table 5.2 – Private Open Space and Landscaped area**

| Dwelling Number | Site Area (m <sup>2</sup> ) | Private Open Space (min.50m <sup>2</sup> ) | Landscaped area proposed (m <sup>2</sup> ) | Required Landscape area 20% site area m <sup>2</sup> |
|-----------------|-----------------------------|--|--|--|
| 4               | 425.78                      | 90.37                                      | 163.63                                     | 85   |
| 5               | 425.78                      | 112.55                                     | 184.28                                     | 85   |
| 6               | 398.36                      | 91.94                                      | 173.10                                     | 80   |
| 7               | 357.93                      | 82.14                                      | 158.18                                     | 72   |
| 8               | 362.04                      | 70.53                                      | 141.55                                     | 72   |
| 9               | 359.95                      | 62.92                                      | 133.67                                     | 72   |
| 10              | 428.89                      | 150.49                                     | 217.48                                     | 86   |
| 11              | 345.07                      | 53.98                                      | 123.98                                     | 69   |
| 12              | 357.38                      | 90.18                                      | 133.34                                     | 71   |
| 13              | 387.74                      | 124.91                                     | 183.83                                     | 77   |
| 14              | 398.41                      | 85.47                                      | 143.63                                     | 80   |
| 15              | 338.91                      | 73.93                                      | 157.14                                     | 68   |

#### 6.4.5 Acoustic and Visual Privacy

##### Objectives

Proposal satisfied Objectives O1 (a) and b))

##### Controls

1. Dwellings single storey, thus 1(a) not relevant
2. Visual Privacy Screening - obscure glazing for bathroom windows - satisfied
3. Acoustic privacy - noise sensitive rooms separated away from noise sources - satisfied

#### 6.4.6 Building Articulation

##### Objectives

Proposal Satisfies Objectives O1(a), (b), (c), and (d)

##### Controls:

1. Blank walls - satisfied through windows openings and articulations - complies.
  - a. windows facing street for casual observation – complies.
  - b. variation in street entrance and front façade – complies.
  - c. garages setback behind front setback by 1.5 metres – complies.
  - d. varied rooflines – complies.
  - e. variation in material within the confines of BAL29 and BAL19 requirements under RFS requirements – complies.
2. Corner Lots - Lots 6 and 10 have articulated elevations to both frontages – complies.

#### 6.4.7 - Garages, Carports, Outbuildings and Sheds

##### Objectives

Proposal satisfied relevant Objectives O1(a), (b), (c), and (d) in respect to garages. No Carports proposed. No outbuildings or sheds proposed.

##### Controls

1. No sheds or outbuildings proposed
2. Single garage approx. 19m<sup>2</sup>; double garage approximately 33m<sup>2</sup> - well under maximum floor area of 80m<sup>2</sup> – complies.
5. Garage door widths comply

## 5.2 Traffic and Parking Considerations

No change to the access and road layout and visitor parking arrangements under the approved DA094/19 except for minor changes to enable compliant turning movements for RFS vehicles required under RFS conditions to DA094/19.

## 5.3 Bushfire Hazard Considerations

A Bushfire Assessment Report has been prepared by Australian Bushfire Consulting Services, lodged with the modification application under separate cover.

It is noted that the Rural Fire Service of NSW conditions form part of the conditions of consent under DA094/19.

The recommendations of the Bushfire Assessment Report are:

### 9.0 Recommendations

#### 9.1 Asset Protection Zones / landscaping

4. That at the commencement of subdivision and in perpetuity all grounds within Lots 1 of the subdivision of Lot 402 DP 1155154 Tweed Road, Bowenfels NSW are to

*be maintained as an Asset Protection Zone / Inner Protection Area as detailed in Appendix 4 of Planning for Bushfire Protection 2019.*

5. *That at the commencement of subdivision and in perpetuity all grounds within proposed Lot 2 in the subdivision of Lot 402 DP 1155154 Tweed Road, Bowenfels NSW for a minimum distance of 11 metres along the common boundary with Lot 1 are to be maintained as an Asset Protection Zone / Inner Protection Area as detailed in Appendix 4 of Planning for Bushfire Protection 2019.*
6. *That at the issue of a subdivision certificate a suitably worded instrument is created pursuant to section 88 of the Conveyancing Act 1919 to ensure the asset protection zone requirement within Lot 2 will be maintained for the life of the development. Full and free right to enter and maintain the asset protection zone shall be granted to the strata scheme of Lot 1.*

## **9.2 Construction**

7. *That the proposed new dwellings in Lots 4, 5, 6, & 7 roof and the north, west and south facades are to be constructed in accordance with section 3 and 7 BAL 29 of AS 3959 – 2018 Construction of buildings in bushfire prone areas or NASH Standard National Association of Steel-Framed Housing Standard - Steel Framed Construction in Bushfire Areas 2021 as appropriate for BAL 29 construction.*
8. *That the proposed new dwellings in Lots 4, 5, 6, & 7 east facades the proposed new dwelling in Lot 8 roof and the north, west and south facades are to be constructed in accordance with section 3 and 6 BAL 19 of AS 3959 – 2018 Construction of buildings in bushfire prone areas or NASH Standard National Association of Steel-Framed Housing Standard - Steel Framed Construction in Bushfire Areas 2021 as appropriate for BAL 19 construction.*
9. *That the proposed new dwelling in Lot 8 east facades and the proposed new dwelling in Lot 9 (entire dwelling) are to be constructed in accordance with section 3 and 5 BAL 12.5 of AS 3959 – 2018 Construction of buildings in bushfire prone areas or NASH Standard National Association of Steel-Framed Housing Standard - Steel Framed Construction in Bushfire Areas 2021 as appropriate for BAL 12.5 construction.*
10. *That the proposed new dwellings within Lots 4-9 inclusive are also to be constructed to that of the 'Additional Construction Requirements' detailed within section 7.5.2 of Planning for Bush Fire Protection 2019.*
11. *That any new fencing or gates within Lots 4, 5, 6, & 7 is to be made from non-combustible materials only.*
12. *That any new fencing or gates within Lots 8 and 9 is to be made from hardwoods or non-combustible materials except where a fence or gate is within 6 metres of a dwelling it should be made from non-combustible materials only.*

## **9.2 Access**

13. That the proposed road layout complies with the following General Requirements and Non Perimeter Road specifications of Table 5.3b of PBP 2019.

- *property access roads are two-wheel drive, all-weather roads;*
- *traffic management devices are constructed to not prohibit access by emergency services vehicles;*
- *maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;*
- *dead end roads are clearly sign posted as a dead end;*
- *the capacity of non-perimeter road surfaces is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes);*
- *hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;*
- *minimum 5.5m carriageway width kerb to kerb;*
- *parking is provided outside of the carriageway width;*
- *hydrants are located clear of parking areas;*
- *curves of roads have a minimum inner radius of 6m;*
- *the road crossfall does not exceed 3 degrees; and*
- *a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.*

11 That a no parking restriction is required to be enforced along the internal road and within all turning areas.

*Note: To comply with the above the plans have been amended to include a multi-point turning head that complies with PBP 2019 Figure A3.3 Types B between (and west of) Lots 6 & 7 and another turning head that complies with PBP 2019 Figure A3.3 Types D east of Lots 1-3.*

### 9.3 Services

#### **Water Supply**

12 That hydrant services are provided in accordance with Table 5.3c of PBP 2019. The water supplies shall be located at regular intervals; and accessible and reliable for firefighting operations.

- *Fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2021;*
- *Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;*
- *Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021.*

### **Electricity**

13 That new electrical services are provided in accordance with Table 5.3c of PBP 2019. The location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.

- Where practicable, electrical transmission lines are underground;
- Where overhead, electrical transmission lines are proposed as follows:

*lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and*

*no part of a tree is closer to a power line than the distance set out in ISSC3 Guideline for Managing Vegetation Near Power Lines.*

### **Gas**

14 That any new gas supply is provided in accordance with Table 5.3c of PBP 2019. The location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.

- *reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;*
- *polymer-sheathed flexible gas supply lines are not used, above-ground gas service pipes are metal, including and up to any outlets."*

## **5.4 Impact on Adjoining Properties**

The multi-dwelling housing development adjoins the following residential properties, namely:

### **To the north**

*50 Tweed Road:* a single storey detached dwelling on a large lot with a setback of the dwelling from the common boundary of the subject site of 25 metres;

*54 Tweed Road:* a single storey detached dwelling on a large lot with a setback of the dwelling from the common boundary with the subject site of 18-20 metres;

### **To the east**

*58 Outer Crescent:* a single storey detached dwelling on a large lot with the setback of the dwelling to the common boundary of the subject site of 25 metres, however only a small section of the rear yard adjoins the development site;

*56 Outer Crescent:* a single storey detached dwelling on a large lot with the setback of the dwelling to the common boundary with the subject site of 25 metres;

*54, 52, 50 and 48 Outer Crescent:* single storey timber detached dwellings on small allotments. The rear of the dwellings are setback approximately 10 metres from the common boundary with the subject site.

### ***To the south***

*52 Tweed Road*: single storey detached dwelling and assorted outbuildings and sheds located on a battle axe allotment accessed via an 8-metre-wide Right of Carriageway and Services over Lot 402 DP1155154. Access to be maintained with the alignment of the new road consistent with the easement boundary. The dwelling is setback approximately 40 metres from the northern common boundary with the subject site.

*Figure 5.1* details the location of the abovementioned properties relative to the proposed development site.

In terms of potential amenity impacts arising from the proposed modification, it is considered that there will be no adverse impacts due to:

- (i) the fall of the site away from the adjoining properties;
- (ii) the single storey scale of the proposed dwellings;
- (iii) the orientation of the dwellings and private open space relative to adjoining properties;
- (iv) the location of landscaped communal open spaces relative to the adjoining properties; and
- (v) the separation distances between proposed and existing dwellings.

In the circumstances, it is considered that there will be no adverse overlooking and overshadowing impacts on adjoining properties arising from the proposed development, as modified.



Figure 5.1 – Location of adjoining residential properties to subject site – Proposed Lot 1

## 6. SECTION 4.15(1) EVALUATION

Section 4.15(1) of the Environmental Planning and Assessment Act 1979 specifies the matters which a consent authority must consider when determining an application to modify a Concept Development Application under Section 4.24(3) of the Act. The following is a summary assessment of the proposed modification against the Matters for Consideration in Section 4.15(1) of the Act.

**(a)(i) The provisions of any environmental planning instrument.**

The subject site falls within the R1 – General Residential zone under the Lithgow LEP 2014. The approved Concept Development Application was prepared in accordance with the provisions under s4.22 of the EP&A Act 1979 and Regulations 70A and 256B in the Environmental Planning and Assessment Regulations 2000. The proposed modification to DA094/19 satisfies the substantially the same development “test” under s4.55(2) of the Act and the relevant provisions embodied in the Lithgow LEP and SEPP (BASIX) 2004, as detailed in Section 5.1 of this report. The proposed modification satisfies the requirements under *Planning for Bushfire Protection 2019*, as detailed in the Bushfire Assessment Report, prepared by Australian Bushfire Consulting Services.

**(ii) The provisions of any proposed instrument that is or has been subject of public consultation.**

There are none.

**(iii) Any development control plan.**

The modification application satisfies the relevant provisions in the Lithgow DCP 2021, as detailed in Section 5.1 of this report.

**(iiia) Any Planning Agreement or Draft Planning Agreement.**

There are none.

**(iv) Any matters prescribed by regulations.**

The proposed modification satisfies the relevant Regulations relating to *Planning for Bushfire Protection 2019*.

**(b) Likely impacts of that development.**

The proposed modification seeks design changes to dwellings 4-15 which formed Stages 2, 3 and 4 under the approved development. The modification seeks consent for all 12 dwellings to be built as Stage 2. The dwellings will maintain the single storey form and will not introduce any adverse amenity impacts on its neighbours, as detailed in Section 5.4 of this report.

**(c) The suitability of the site for development.**

The site is eminently suitable for the development, as approved and modified.

**(d) Submissions.**

None at this stage.

**(e) Public interest.**

The proposed modification seeks to amalgamate Stages 2, 3 and 4 of the approved Concept Development Application 094/19 into Stage 2 with changes to the design of the 12 dwellings whilst maintaining the single storey character of the locality.

Civil engineering works are about to be commenced on the site and construction of all 15 dwellings on Lot 1 would benefit the availability of new housing stock in Lithgow.

In that context, approval of the modification application would be in the public interest.

## 7. SUMMARY AND CONCLUSIONS

The application seeks to modify the consent granted to Concept Development Application 094/19, in accordance with the provisions in Section 4.24(3) of the Environmental Planning and Assessment Act 1979 for a multi-dwelling housing development and strata subdivision at 52A Tweed Road Lithgow.

The modification application seeks consent to amalgamate approved Stages 2, 3 and 4 into Stage 2, comprising 12 single storey detached dwellings. The modification embodies new designs to the layout of the 12 dwellings, however, the overall street layout, communal landscaped area and visitor parking spaces remain, as approved.

The proposed modification satisfies the substantially the same development "test" under s4.55(2) of the EP&A Act 1979 and the relevant provisions under the Lithgow LEP 2014 and Lithgow DCP 2021.

The proposed modification will not introduce any adverse amenity impacts on adjoining properties and will accelerate the provision of new housing stock for Lithgow.

For these reasons and for the reasons detailed elsewhere in this report and other specialist reports the proposed modification of Concept Development Application 094/19 warrants support and approval by Council.

**Kerry Nash**  
**Director**  
**KN Planning Pty Limited**

**12 September 2024**

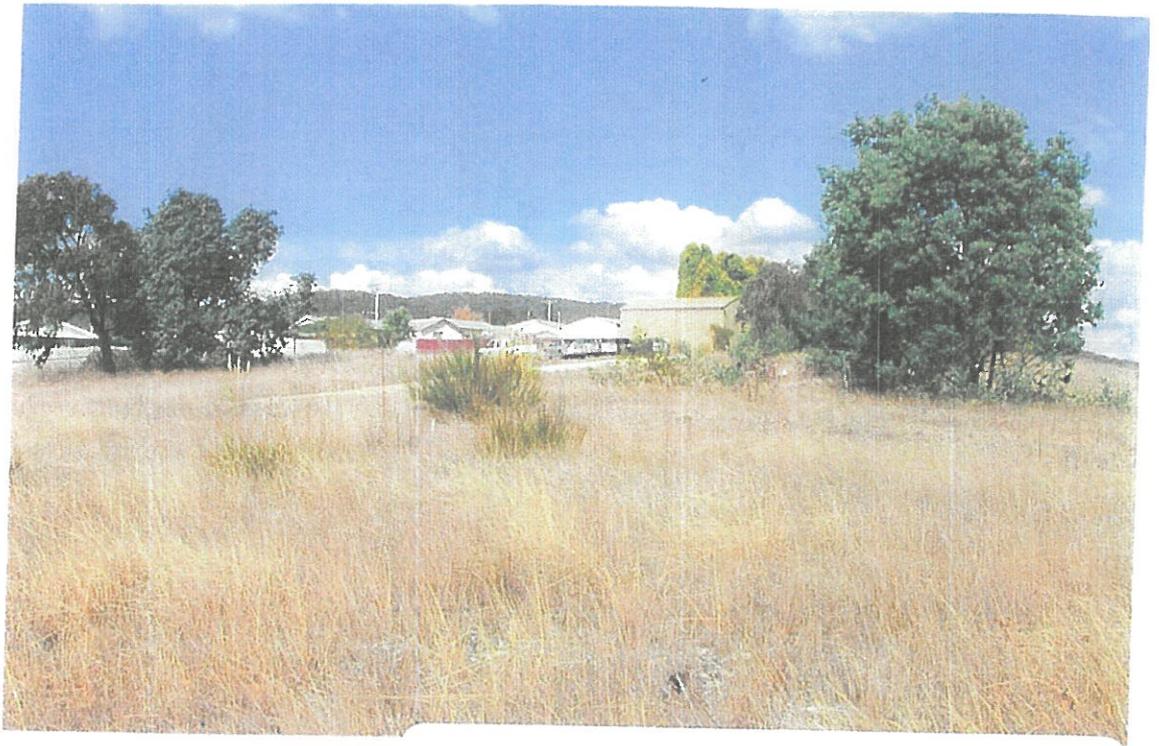
# ***Appendix 1***



**Photograph 1:** Subject site, 52A Tweed Road  
South Bowenfels



**Photograph 2:** 52 Tweed Road, adjoining  
subject site (Lot 1) to the south



**Photograph 3:** Subject site , looking south to 52 Tweed Road



**Photograph 4:** 54 Tweed Road, viewed from subject site looking north



*Photograph 5:* Subject site looking south west to Farmers Creek



*Photograph 6:* Subject site looking west to Farmers Creek



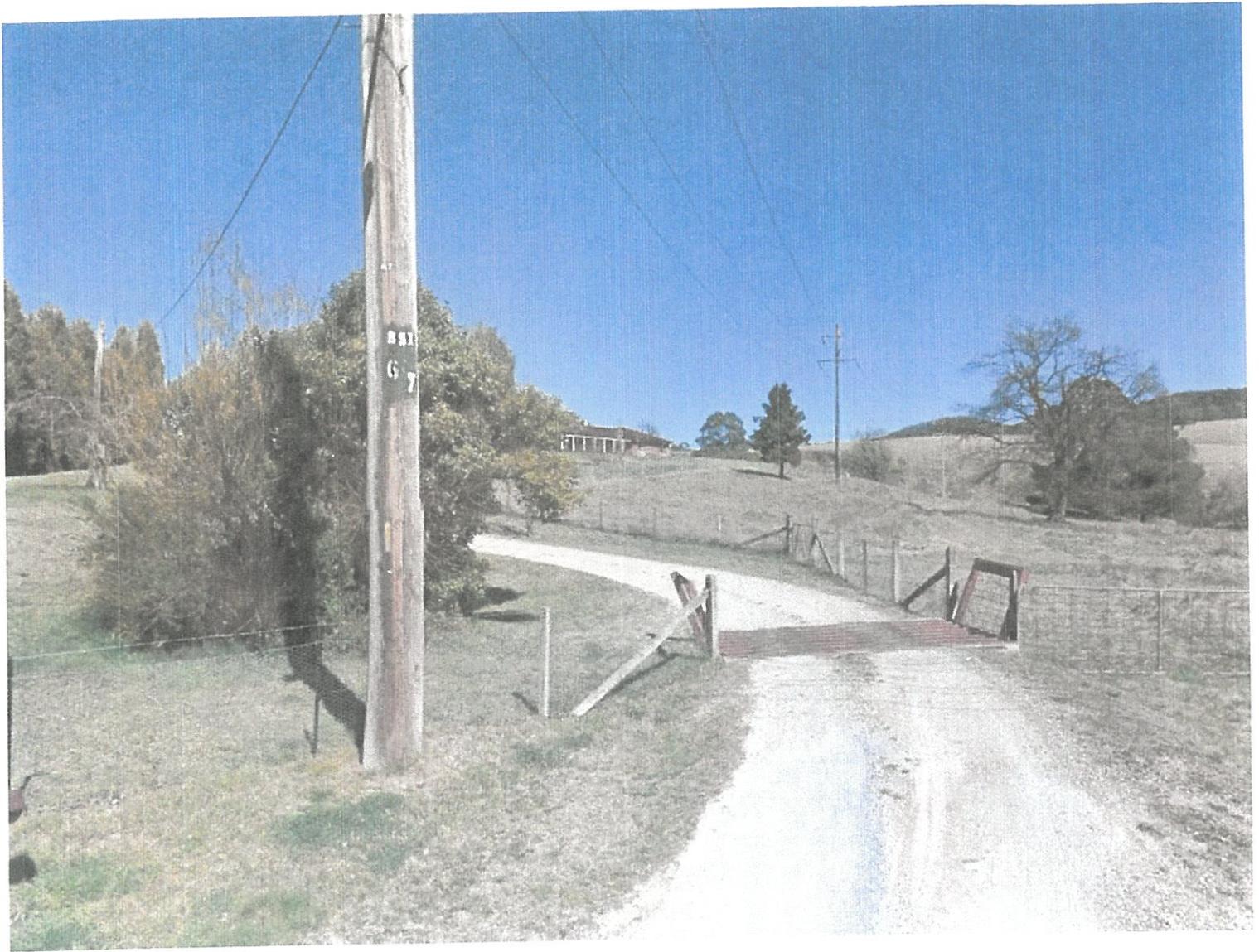
**Photograph 7:** 48 Outer Crescent, adjoining subject site to the east



***Photograph 8:*** 50, 52, 54 and 56 Outer Crescent, adjoining subject site to the east



**Photograph 9:** 50 Tweed Road, adjoining subject site to the north



**Photograph 10:** 54 Tweed Road, adjoining subject site to the north

# ***Appendix 2***



# ***Appendix 3***



# ***Appendix 4***

# LITHGOW COUNCIL

CALCULATION TABLE: LITHGOW DCP 2021 - CHAPTER 6 RESIDENTIAL DEVELOPMENT

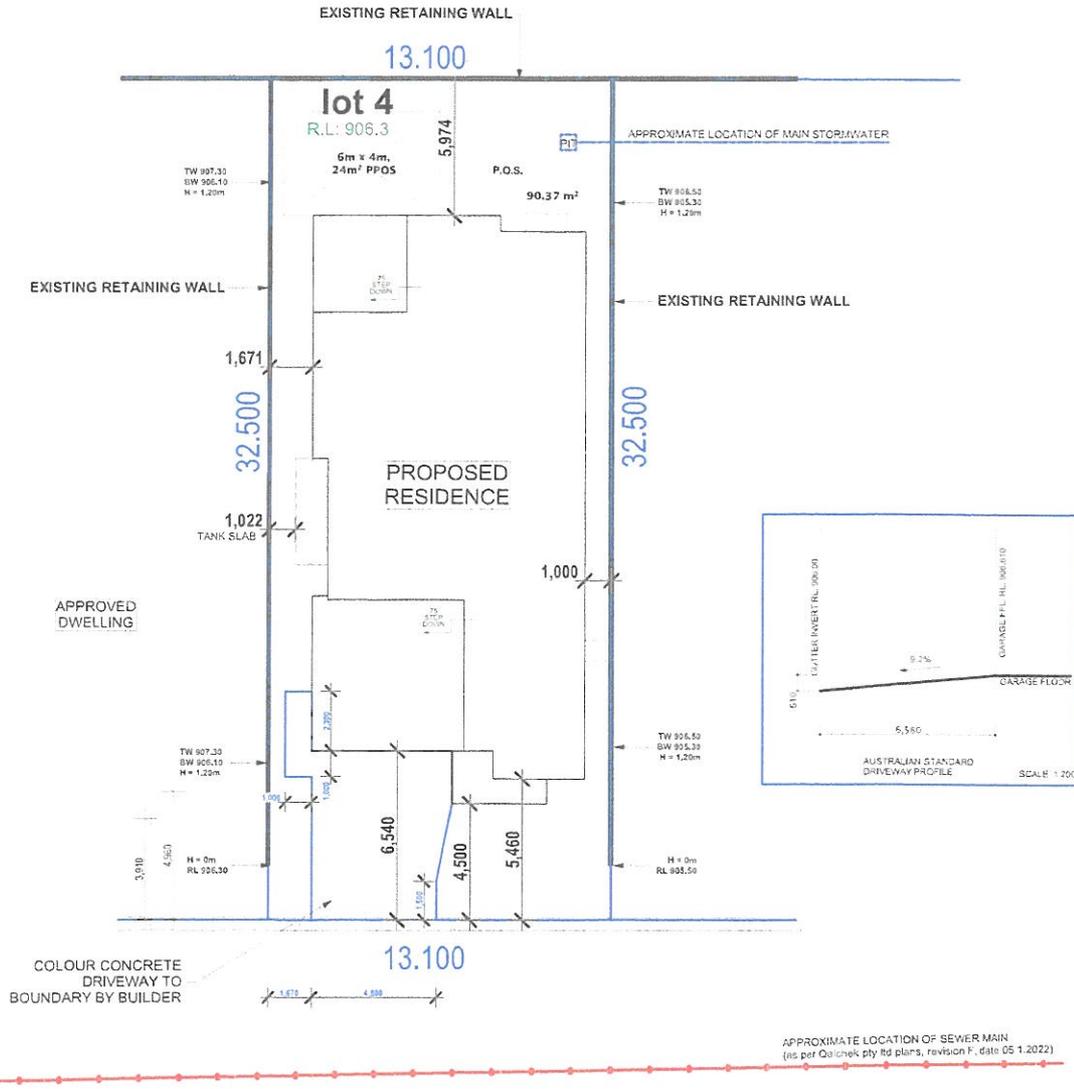
|                           |                      |
|---------------------------|----------------------|
| SITE AREA :               | 425.78m <sup>2</sup> |
| TOTAL DWELLING FLOOR AREA | 219.37m <sup>2</sup> |
| DRIVEWAY AREA             | 36.50m <sup>2</sup>  |

|                       |   |
|-----------------------|---|
| <b>LANDSCAPE AREA</b> |   |
| Minimum Required:     | 20% of site area = 85.16m <sup>2</sup>  |
| Achieved:             | 39% of site area = 163.63m <sup>2</sup> |

|                             |                     |
|-----------------------------|---------------------|
| <b>PRIVATE OPEN SPACE</b>   |                     |
| Minimum Required: (Min. 2m) | 50m <sup>2</sup>    |
| Achieved:                   | 90.37m <sup>2</sup> |

PRELIMINARY SITING PLAN AND LEVELS.  
FINAL SITING IS SUBJECT TO REGISTERED  
CONTOUR SURVEY AND DOCUMENTS

NOTE: FINAL LEVELS SUBJECT  
TO RETAINING WALL HT. AND  
CIVIL WORKS COMPLETION.



## SITE PLAN

| CLIENT DETAILS<br>LITHGOW PROJECT   |                  |      | PLAN REVISION             |    |         | SIGNATURE:                 |  |  | ORIENTATION   |  |  | DATE:   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|---|------------------|------|---------------------------|----|---------|----------------------------|--|--|---|--|--|---|------|------|------------|----|----|--|----|-----------------|----|----------|----|------------|----|-------|----|------------|-----|-----------------|----|------------------|-----|--------------|----|-------------|-----|---------------|----|-----------|-----|-------------|----|------------|----|---------------|-----|---------|----|------------------|----|--------------|----|------------------------|
| -   |                  |      | ISSUE                     | BY | DATE    | DESCRIPTION                |  |  | -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS  |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| SITE ADDRESS<br>Proposed Lot 4,<br>Stage 2 52A Tweed Rd<br>LITHGOW NSW 2790   |                  |      | A                         | MS | 13.5.24 | H & L SUBMISSION PLANS     |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| HOUSE NAME:<br>Macquarie 23 Lithgow Edition   |                  |      | B                         | MS | 6.9.24  | Basix updates              |  |  |   |  |  | <table border="1"> <tr> <th colspan="4">SURVEY KEY</th> </tr> <tr> <td>ET</td> <td>Electric Turret</td> <td>FW</td> <td>Firewall</td> </tr> <tr> <td>LP</td> <td>Light Pole</td> <td>LN</td> <td>Level</td> </tr> <tr> <td>PP</td> <td>Power Pole</td> <td>SLH</td> <td>Sewer Lamp Hole</td> </tr> <tr> <td>WC</td> <td>Water Connection</td> <td>SNH</td> <td>Sewer Nodule</td> </tr> <tr> <td>VM</td> <td>Valve Meter</td> <td>SMS</td> <td>Sewer Manhole</td> </tr> <tr> <td>GM</td> <td>Gas Meter</td> <td>TEL</td> <td>Telecom Pit</td> </tr> <tr> <td>SV</td> <td>Stop Valve</td> <td>PC</td> <td>Pipe Crossing</td> </tr> <tr> <td>HYD</td> <td>Hydrant</td> <td>VC</td> <td>Vehicle Crossing</td> </tr> <tr> <td>DM</td> <td>Drainage Pit</td> <td>CD</td> <td>Crack/Drillhole &amp; Wrgs</td> </tr> </table> |      |      | SURVEY KEY |    |    |  | ET | Electric Turret | FW | Firewall | LP | Light Pole | LN | Level | PP | Power Pole | SLH | Sewer Lamp Hole | WC | Water Connection | SNH | Sewer Nodule | VM | Valve Meter | SMS | Sewer Manhole | GM | Gas Meter | TEL | Telecom Pit | SV | Stop Valve | PC | Pipe Crossing | HYD | Hydrant | VC | Vehicle Crossing | DM | Drainage Pit | CD | Crack/Drillhole & Wrgs |
| SURVEY KEY  |                  |      |                           |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| ET  | Electric Turret  | FW   | Firewall                  |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| LP  | Light Pole       | LN   | Level                     |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| PP  | Power Pole       | SLH  | Sewer Lamp Hole           |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| WC  | Water Connection | SNH  | Sewer Nodule              |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| VM  | Valve Meter      | SMS  | Sewer Manhole             |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| GM  | Gas Meter        | TEL  | Telecom Pit               |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| SV  | Stop Valve       | PC   | Pipe Crossing             |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| HYD   | Hydrant          | VC   | Vehicle Crossing          |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| DM  | Drainage Pit     | CD   | Crack/Drillhole & Wrgs    |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| FACADE:<br>Urban  |                  |      | C                         | -  | -       |                            |  |  | <p><b>SITE INDUCTION</b><br/>Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign.</p> <p>If you have any trouble understanding this Instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.</p> |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| INCLUSION SCALE JOB #<br>Better Living 1:200 -  |                  |      | D                         | -  | -       |                            |  |  | <table border="1"> <tr> <td>WIND</td> <td>SITE</td> <td>SGIL</td> </tr> <tr> <td>TBC</td> <td>H1</td> <td>H1</td> </tr> </table>  |  |  | WIND  | SITE | SGIL | TBC        | H1 | H1 |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| WIND  | SITE             | SGIL |                           |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| TBC   | H1               | H1   |                           |    |         |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
| PROMOTION SHEET<br>Inspire 1 of 10  |                  |      | E                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|   |                  |      | F                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|   |                  |      | G                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|   |                  |      | H                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|   |                  |      | I                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|   |                  |      | J                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|   |                  |      | K                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
|   |                  |      | L                         | -  | -       |                            |  |  |   |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |
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| Master Version 26.10.2023   |                  |      | Contact: [P] 1300 100 922 |    |         | [W] www.betterbuilt.com.au |  |  | [FB] Better Built Homes Sydney  |  |  |   |      |      |            |    |    |  |    |                 |    |          |    |            |    |       |    |            |     |                 |    |                  |     |              |    |             |     |               |    |           |     |             |    |            |    |               |     |         |    |                  |    |              |    |                        |

# BASI Certificate

BASIS is an online BASIS certificate issued by the NSW Government.  
Single Dwelling  
Certificate number: 1500972623

The certificate confirms that the proposed development will meet the BASIS environmental requirements for a residential Class 1 building in accordance with the Environmental Planning and Assessment Act 1979 (EPA) and the Environmental Planning and Assessment Regulation 2007 (EPAR) as amended. The certificate is issued on the basis of the information provided by the proposed developer. This certificate is not a guarantee of compliance with the BASIS requirements. The proposed developer is responsible for ensuring compliance with the BASIS requirements.

Basics  
BASIS is an online BASIS certificate issued by the NSW Government.  
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| Project summary | Project name                                       | Project location | Project status                                     |
|-----------------|--|------------------|--|
| Project name    | Proposed Unit 4, 52A Tweed Road Bowenfels NSW 2730 | Project location | Proposed Unit 4, 52A Tweed Road Bowenfels NSW 2730 |
| Project status  | Proposed Unit 4, 52A Tweed Road Bowenfels NSW 2730 | Project status   | Proposed Unit 4, 52A Tweed Road Bowenfels NSW 2730 |
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| Certificate Issued By | Name | Company Name | Address |
|-----------------------|------|--------------|---------|
| Certificate Issued By | Name | Company Name | Address |
| Certificate Issued By | Name | Company Name | Address |

| Thermal Performance and Moisture Commitments | Compliance | Notes | Comments |
|--|------------|-------|----------|
| Thermal Performance                          | Compliant  |       |          |
| Moisture Commitments                         | Compliant  |       |          |
| Thermal Performance                          | Compliant  |       |          |
| Moisture Commitments                         | Compliant  |       |          |

| Energy Commitments | Compliance | Notes | Comments |
|--------------------|------------|-------|----------|
| Energy Commitments | Compliant  |       |          |
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| Energy Commitments | Compliant  |       |          |
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| Energy Commitments | Compliant  |       |          |

| Schedule of BASIS commitments | Compliance | Notes | Comments |
|-------------------------------|------------|-------|----------|
| Schedule of BASIS commitments | Compliant  |       |          |
| Schedule of BASIS commitments | Compliant  |       |          |
| Schedule of BASIS commitments | Compliant  |       |          |
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| Thermal Performance and Moisture Commitments | Compliance | Notes | Comments |
|--|------------|-------|----------|
| Thermal Performance and Moisture Commitments | Compliant  |       |          |
| Thermal Performance and Moisture Commitments | Compliant  |       |          |
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| Thermal Performance and Moisture Commitments | Compliant  |       |          |

| Energy Commitments | Compliance | Notes | Comments |
|--------------------|------------|-------|----------|
| Energy Commitments | Compliant  |       |          |

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|--|------------|-------|----------|
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|--------------------|------------|-------|----------|
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|--------------------|------------|-------|----------|
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| Energy Commitments | Compliance | Notes | Comments |
|--------------------|------------|-------|----------|
| Energy Commitments | Compliant  |       |          |

## Nationwide House Energy Rating Scheme® NatHERS® Certificate No. 0009726233

Generated on 29 Aug 2024 using BERS Pro v5.2.2 (3.23)

### Property

Address Unit Lot 4, 52A Tweed Road, BOWENFELS NSW 2730  
Lot/DP Lot 402 DP 1155154  
NCC class\* 1a  
Floor/all Floors G of 1 floors  
Type New Home

### Plans

Main plan 0  
Prepared by MS

### Construction and environment

Assessed floor area (m<sup>2</sup>)  
Conditioned\* 141.2  
Unconditioned\* 13.7  
Total 155.0  
Garage 31.8  
Exposure type Suburban  
NatHERS climate zone 6a Orange

### Accredited assessor

Name Ian Fry  
Business name Frys Energywise  
Email comply@fryenergywise.com.au  
Phone 02 9699 2825  
Accreditation No. DM1N12/1441  
Assessor Accrediting Organisation Design Matters National  
Declaration of interest Declaration completed, no conflicts

### NCC Requirements

NCC provisions Volume Two  
Strata/Territory variation Yes

### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 self-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J303 and J3015 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home. The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au). Note: variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

\* Refer to glossary  
Generated on 29 Aug 2024 using BERS Pro v5.2.2 (3.23) for Unit Lot 4, 52A Tweed Road, BOWENFELS, NSW, 2730

## Thermal performance Star rating



NATIONWIDE HOUSE ENERGY RATING SCHEME

150.5 MJ/m<sup>2</sup>

Predicted annual energy used for heating and cooling, based on standard air-conditioning assumptions

For more information on thermal performance & testing visit [www.nathers.gov.au](http://www.nathers.gov.au)

## Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

|  | Heating | Cooling |
|--|---------|---------|
| Modelled                               | 148.0   | 2.5     |
| Load limits                            | N/A     | N/A     |
| Features determining load limits       |         |         |
| Floor Type (over all conditioned area) |         | CSOG    |
| NCC climate zone 1 or 2                | No      |         |
| Outdoor living area                    | No      |         |
| Outdoor living area ceiling fan        | No      |         |

## Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

### Verification

To verify this certificate, scan the QR code or visit [ncc.com.au/QR-Generators?pr=NHERS](http://ncc.com.au/QR-Generators?pr=NHERS). When using either link, ensure you are visiting [ncc.com.au](http://ncc.com.au)



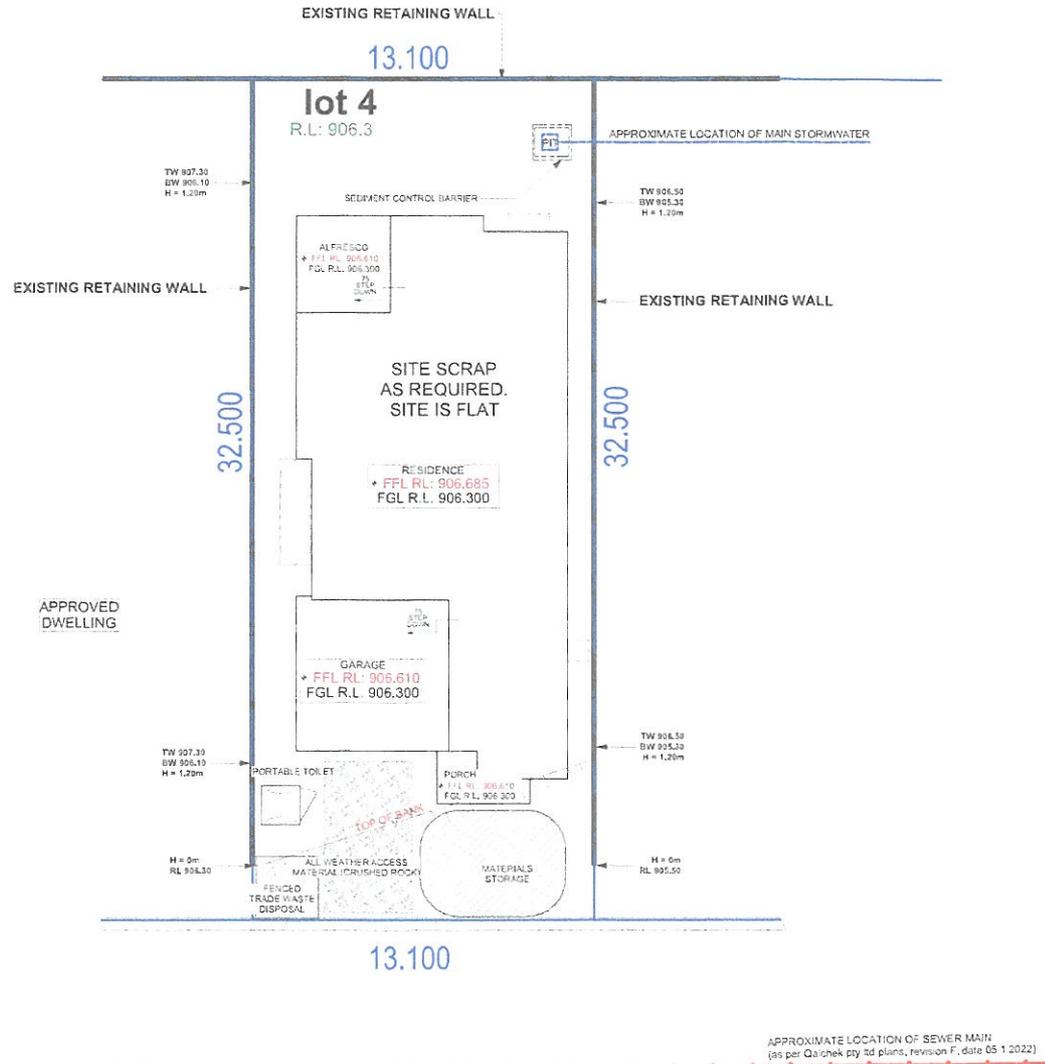
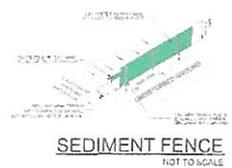
## BASIS DOCUMENTS

| CLIENT DETAILS:   |  | PLAN REVISION |    |         | SIGNATURE:             | DATE:   |
|---|--|---------------|----|---------|------------------------|---|
| LITHGOW PROJECT   |  | ISSUE         | BY | DATE    | DESCRIPTION            | <div style="display: flex; justify-content: space-between;"> <div> <p>ORIENTATION</p> </div> <div> <p><b>better built HOMES</b></p> <p>Licence: 244242C</p> </div> </div> |
| SITE ADDRESS  |  | A             | MS | 13.5.24 | H & L SUBMISSION PLANS |   |
| Proposed Lot 4, Stage 2 52A Tweed Rd LITHGOW NSW 2790   |  | B             | MS | 6.9.24  | Basix updates          |   |
| HOUSE NAME  |  | C             | -  | -       | -                      |   |
| Macquarie 23 Lithgow Edition  |  | D             | -  | -       | -                      |   |
| FACADE  |  | E             | -  | -       | -                      |   |
| Urban   |  | F             | -  | -       | -                      |   |
| INCLUSION   |  | G             | -  | -       | -                      |   |
| SCALE   |  | H             | -  | -       | -                      |   |
| JOB #   |  | I             | -  | -       | -                      |   |
| Better Living 3, 13, 1, 1:53  |  | J             | -  | -       | -                      |   |
| PROMOTION   |  | K             | -  | -       | -                      |   |
| SHEET   |  | L             | -  | -       | -                      |   |
| Inspire   |  |               |    |         |                        |   |
| 2 of 10   |  |               |    |         |                        |   |
| <p>© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD</p> <p>Master Version 26.10.2023 Contact: [P] 1300 100 922 [W] <a href="http://www.betterbuilt.com.au">www.betterbuilt.com.au</a> [FB] Better Built Homes Sydney</p> |  |               |    |         |                        |   |

**NOTE:**  
TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

**NOTE:**  
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

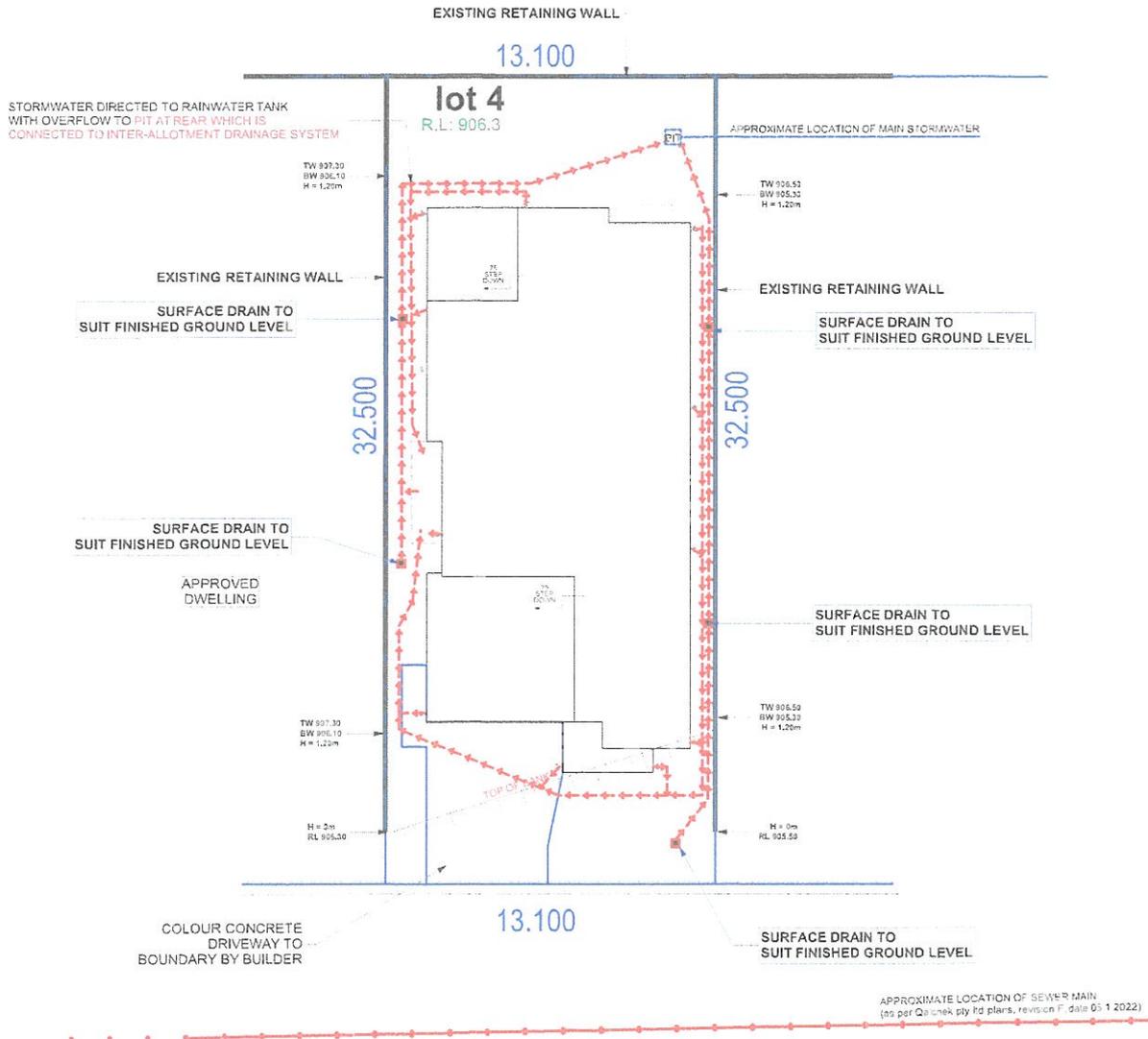
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE).
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



## CONSTRUCTION MANAGEMENT & EROSION & SEDIMENT CONTROL PLAN

| CLIENT DETAILS:   |  |  | PLAN REVISION |      |             | SIGNATURE:   |  |  | DATE:   |  |  |   |    |         |                        |  |  |  |   |  |  |
|---|--|--|---------------|------|-------------|--|--|--|---|--|--|---|----|---------|------------------------|--|--|--|---|--|--|
| LITHGOW PROJECT   |  |  | ISSUE BY      | DATE | DESCRIPTION | SITE NOTES<br>-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS<br><br><b>DIAL 1100 BEFORE YOU DIG</b><br><a href="http://www.casbldr.com.au">www.casbldr.com.au</a><br><br>ORIENTATION<br><br><br><b>better built HOMES</b><br>Licence: 244242C<br><br>SURVEY KEY<br>ET - Electric Trench      RM - Roadwork<br>LP - Light Pole          LH - Limit<br>PR - Private Drive      SH - Sewer Latchpole<br>WC - Water Connection    SM - Sewer Manhole<br>WM - Water Meter        SMS - Sewer Manhole, Small<br>GM - Gas Meter          TEL - Telecom Pit<br>SV - Stop Valve          PC - Precipit. Crossing<br>HYD - Hydrant            VC - Valve Crossing<br>CWP - Stormwater Pit      DHTWD - Hole & Wing |  |  | SITE ADDRESS<br>Proposed Lot 4,<br>Stage 2 52A Tweed Rd<br>LITHGOW NSW 2790<br><br>HOUSE NAME:<br><b>Macquarie 23 Lithgow Edition</b><br><br>FACADE:<br>Urban |  |  | A | MS | 13.5.24 | H & L SUBMISSION PLANS | SITE INDUCTION<br>Before entering site please review and make yourself familiar with Emergency Contacts, Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign.<br>If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign. |  |  | WIND      SITE      SOIL<br>TBC        H1        H1 |  |  |
| INCLUSION      SCALE      JOB #<br>Better Living    1:200      -  |  |  | B             | MS   | 6.9.24      |  |  |  | Basic updates   |  |  |   |    |         |                        |  |  |  |   |  |  |
| PROMOTION      SHEET<br>Inspire          3 of 10  |  |  | C             | -    | -           |  |  |  | -   |  |  |   |    |         |                        |  |  |  |   |  |  |
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|   |  |  | E             | -    | -           |  |  |  | -   |  |  |   |    |         |                        |  |  |  |   |  |  |
|   |  |  | F             | -    | -           |  |  |  | -   |  |  |   |    |         |                        |  |  |  |   |  |  |
|   |  |  | G             | -    | -           |  |  |  | -   |  |  |   |    |         |                        |  |  |  |   |  |  |
|   |  |  | H             | -    | -           |  |  |  | -   |  |  |   |    |         |                        |  |  |  |   |  |  |
|   |  |  | I             | -    | -           | -  |  |  |   |  |  |   |    |         |                        |  |  |  |   |  |  |
|   |  |  | J             | -    | -           | -  |  |  |   |  |  |   |    |         |                        |  |  |  |   |  |  |
|   |  |  | K             | -    | -           | -  |  |  |   |  |  |   |    |         |                        |  |  |  |   |  |  |
|   |  |  | L             | -    | -           | -  |  |  |   |  |  |   |    |         |                        |  |  |  |   |  |  |

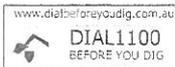
SUBJECT TO DRAINAGE FINAL  
ASSESSMENT AND SITE CONTOURS  
BY PLUMBER ON SITE



## STORMWATER MANAGEMENT PLAN

| CLIENT DETAILS:   |                  |       | PLAN REVISION            |    | SIGNATURE: |                        | DATE:  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
|---|------------------|-------|--------------------------|----|------------|------------------------|--|---|--|--|------|-----------------|----|---------|----|------------|----|-----|----|------------|-----|------------------|----|------------------|-----|----------------|----|-------------|-----|----------------------|----|-----------|-----|---------------|----|------------|----|-----------|-----|---------|----|------------------|----|---------------|----|--------------------------|
| LITHGOW PROJECT   |                  |       | ISSUE                    | BY | DATE       | DESCRIPTION            |  | SITE NOTES  |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| -   |                  |       | A                        | MS | 13.5.24    | H & L SUBMISSION PLANS |  | -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS    |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| SITE ADDRESS  |                  |       | C                        | -  | -          | -                      |  |  |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| Proposed Lot 4  |                  |       | D                        | -  | -          | -                      |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| Stage 2 52A Tweed Rd  |                  |       | E                        | -  | -          | -                      |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| LITHGOW NSW 2790  |                  |       | F                        | -  | -          | -                      |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| HOUSE NAME:   |                  |       | G                        | -  | -          | -                      |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| Macquarie 23 Lithgow Edition  |                  |       | H                        | -  | -          | -                      |  | ORIENTATION   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| FACADE:   |                  |       |                          |    |            |                        |   |   | <br>Licence: 244242C  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| Urban   |                  |       |                          |    |            |                        | SITE INDUCTION<br>Before entering site please review and make yourself familiar with Emergency Contacts, Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign.<br>If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign. |   | SURVEY KEY<br><table border="1"> <tr> <td>ET</td><td>Electric Turret</td><td>HW</td><td>Highway</td></tr> <tr> <td>LP</td><td>Light Pole</td><td>LN</td><td>Lot</td></tr> <tr> <td>PP</td><td>Power Pole</td><td>SLM</td><td>Street Lamp Pole</td></tr> <tr> <td>WC</td><td>Water Connection</td><td>SMM</td><td>Street Manhole</td></tr> <tr> <td>WM</td><td>Water Meter</td><td>SMS</td><td>Street Manhole Shaft</td></tr> <tr> <td>GM</td><td>Gas Meter</td><td>TEL</td><td>Telephone Pit</td></tr> <tr> <td>SV</td><td>Stop Valve</td><td>PC</td><td>Pit Cover</td></tr> <tr> <td>HYD</td><td>Hydrant</td><td>VC</td><td>Vehicle Crossing</td></tr> <tr> <td>EM</td><td>Emergency Pit</td><td>CB</td><td>Cable &amp; Conduit &amp; Wiring</td></tr> </table> |  | ET   | Electric Turret | HW | Highway | LP | Light Pole | LN | Lot | PP | Power Pole | SLM | Street Lamp Pole | WC | Water Connection | SMM | Street Manhole | WM | Water Meter | SMS | Street Manhole Shaft | GM | Gas Meter | TEL | Telephone Pit | SV | Stop Valve | PC | Pit Cover | HYD | Hydrant | VC | Vehicle Crossing | EM | Emergency Pit | CB | Cable & Conduit & Wiring |
| ET  | Electric Turret  | HW    | Highway                  |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| LP  | Light Pole       | LN    | Lot                      |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| PP  | Power Pole       | SLM   | Street Lamp Pole         |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| WC  | Water Connection | SMM   | Street Manhole           |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| WM  | Water Meter      | SMS   | Street Manhole Shaft     |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| GM  | Gas Meter        | TEL   | Telephone Pit            |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| SV  | Stop Valve       | PC    | Pit Cover                |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| HYD   | Hydrant          | VC    | Vehicle Crossing         |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| EM  | Emergency Pit    | CB    | Cable & Conduit & Wiring |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| INCLUSION   | SCALE            | JOB # |                          |    |            |                        | WIND   |   | SITE   |  | SOIL |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| Better Living   | 1:200            | -     |                          |    |            |                        | TBC  |   | H1   |  | H1   |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| PROMOTION   | SHEET            |       |                          |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
| Inspire   | 4 of 10          |       |                          |    |            |                        |  |   |  |  |      |                 |    |         |    |            |    |     |    |            |     |                  |    |                  |     |                |    |             |     |                      |    |           |     |               |    |            |    |           |     |         |    |                  |    |               |    |                          |
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PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERVICES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.



25 - 75LTR TYPICAL PLANTING (NTS)



BRICK / PAVEREDGING DETAIL (NTS)

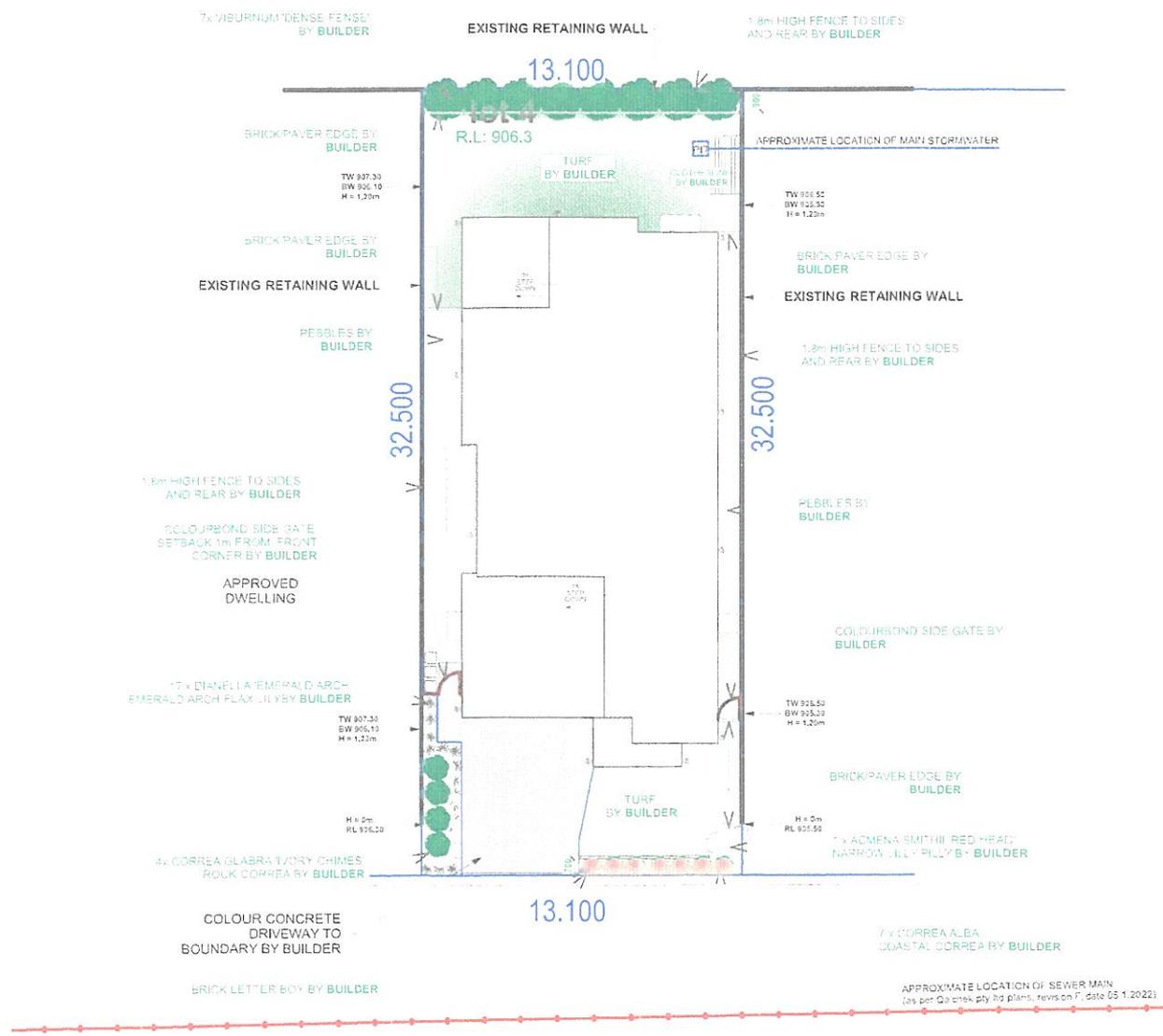


TREE PROTECTION DETAIL (NTS)

ANY GARDEN OR LAWN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS, BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING PERMITTED

ANY RETAINING WALLS VISIBLE FROM THE STREET OR 800MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

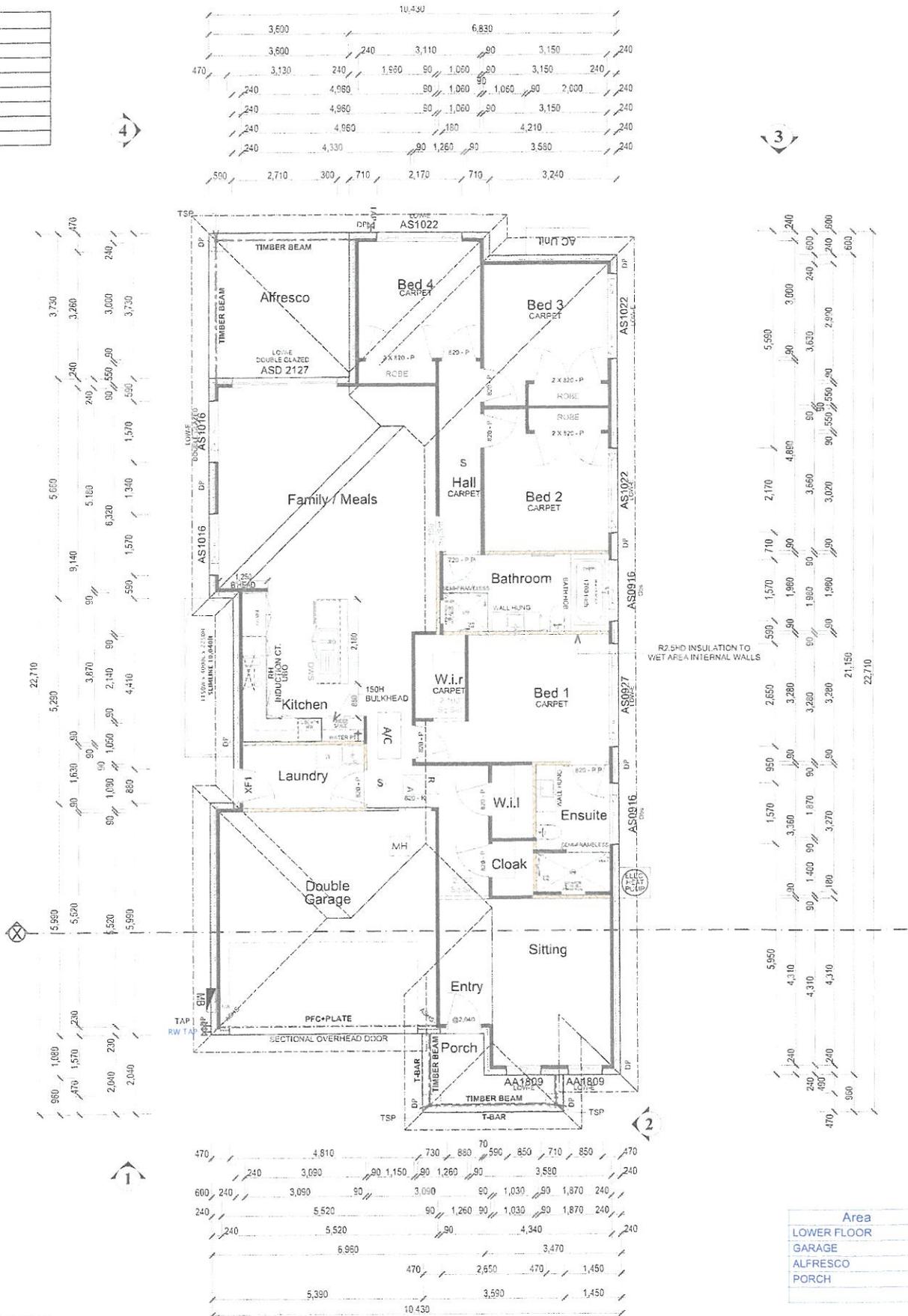
ALL EXISTING TREES & VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION



LANDSCAPE PLAN

|   |  |  |                                |      |         |                                |  |  |  |  |  |
|---|--|--|--------------------------------|------|---------|--------------------------------|--|--|--|--|--|
| CLIENT DETAILS:<br>LITHGOW PROJECT  |  |  | PLAN REVISION                  |      |         | SIGNATURE:                     |  |  | DATE:  |  |  |
| -   |  |  | ISSUE                          | BY   | DATE    | DESCRIPTION                    |  |  | SITE NOTES   |  |  |
| -   |  |  | A                              | MS   | 13.5.24 | H & L SUBMISSION PLANS         |  |  | -FINAL LOCATION OF AG DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS   |  |  |
| SITE ADDRESS<br>Proposed Lot 4,<br>Stage 2 52A Tweed Rd<br>LITHGOW NSW 2790   |  |  | C                              | MS   | 6.9.24  | Basic updates                  |  |  |  |  |  |
| HOUSE NAME:<br>Macquarie 23 Lithgow Edition   |  |  | D                              | -    | -       | -                              |  |  |  |  |  |
| FACADE:<br>Urban  |  |  | E                              | -    | -       | -                              |  |  |  |  |  |
| INCLUSION<br>Better Living  |  |  | F                              | -    | -       | -                              |  |  |  |  |  |
| SCALE<br>1:200  |  |  | G                              | -    | -       | -                              |  |  | ORIENTATION  |  |  |
| JOB #<br>-  |  |  | H                              | -    | -       | -                              |  |  |  |  |  |
| SHEET<br>5 of 10  |  |  | I                              | -    | -       | -                              |  |  |  |  |  |
| PROMOTION<br>Inspire  |  |  | J                              | -    | -       | -                              |  |  | <p><b>SITE INDUCTION</b><br/>Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction Information that is located on the Site Induction Sign.<br/>If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.</p> |  |  |
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| Master Version 26.10.2023   |  |  | TBC                            | H1   | H1      | -                              |  |  | -  |  |  |
| Contact: [P] 1500 100 922   |  |  | [W] www.betterbulthomes.com.au |      |         | [FB] Better Built Homes Sydney |  |  | -  |  |  |

| LEGEND: |                        |
|---------|------------------------|
|         | AIR CONDITIONING DUCTS |
|         | SHORT ALARM            |
|         | LIFT OFF HINGES        |
|         | FLOOR JOIST DIRECTION  |
|         | GARDEN TAP LOCATION    |
|         | DOWN PIPE LOCATION     |
|         | STEEL POST             |
|         | TELESCOPIC STEEL POST  |

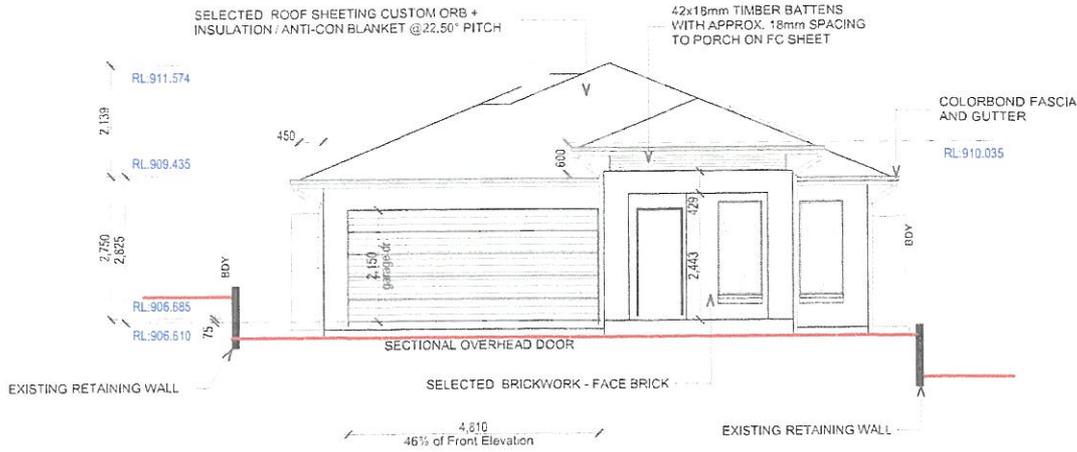


| Area         | m <sup>2</sup>              |
|--------------|-----------------------------|
| LOWER FLOOR  | 167.53                      |
| GARAGE       | 33.27                       |
| ALFRESCO     | 13.43                       |
| PORCH        | 5.14                        |
| <b>TOTAL</b> | <b>219.37 m<sup>2</sup></b> |

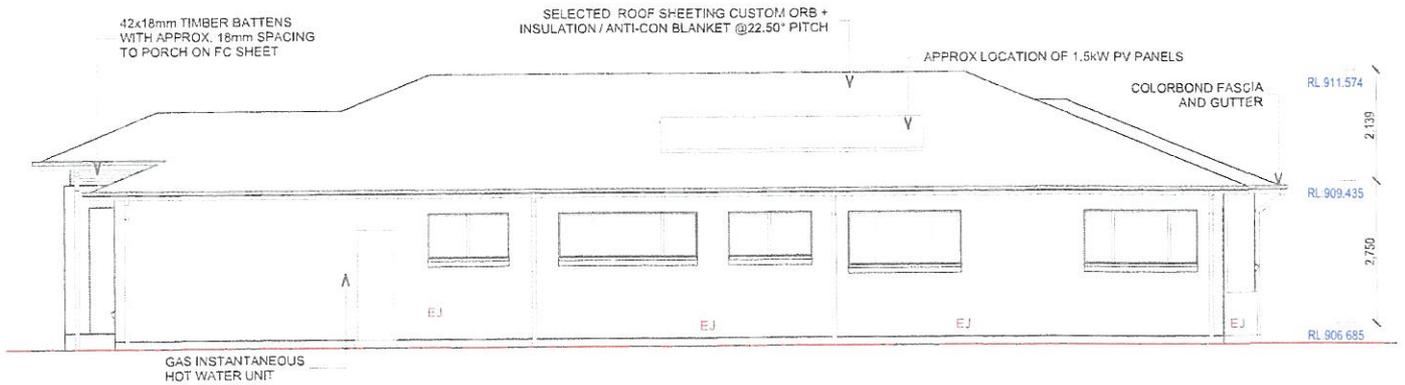
## GROUND FLOOR

| CLIENT DETAILS:   |  |  | PLAN REVISION |    | SIGNATURE: |                        | DATE:       |  |  |  |
|---|--|--|---------------|----|------------|------------------------|-------------|--|--|--|
| LITHGOW PROJECT   |  |  | ISSUE         | BY | DATE       | DESCRIPTION            |             | SITE NOTES   |  |  |
| -   |  |  | A             | MS | 13.5.24    | H & L SUBMISSION PLANS |             | -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS |  |  |
| SITE ADDRESS  |  |  | B             | MS | 6.9.24     | Basix updates          |             |  |  |  |
| Proposed Lot 4,<br>Stage 2 52A Tweed Rd<br>LITHGOW NSW 2790 |  |  | C             | -  | -          | -                      |             |  |  |  |
| HOUSE NAME:   |  |  | D             | -  | -          | -                      |             |  |  |  |
| Macquarie 23 Lithgow Edition                                |  |  | E             | -  | -          | -                      |             |  |  |  |
| FACADE:   |  |  | F             | -  | -          | -                      |             |  |  |  |
| Urban   |  |  | G             | -  | -          | -                      |             |  |  |  |
| INCLUSION   |  |  | H             | -  | -          | -                      |             |  |  |  |
| Better Living   |  |  | I             | -  | -          | -                      |             |  |  |  |
| SCALE   |  |  | J             | -  | -          | -                      |             |  |  |  |
| JOB #   |  |  | K             | -  | -          | -                      |             |  |  |  |
| Inspire   |  |  | L             | -  | -          | -                      |             |  |  |  |
| PROMOTION   |  |  | SHEET         |    | JOB #      |                        | ORIENTATION |  |  |  |
| -   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| WIND  |  |  | SHEET         |    | JOB #      |                        | DATE        |  |  |  |
| TBC   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SITE  |  |  | SHEET         |    | JOB #      |                        | DATE        |  |  |  |
| H1  |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SOIL  |  |  | SHEET         |    | JOB #      |                        | DATE        |  |  |  |
| H1  |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SURVEY KEY  |  |  | SHEET         |    | JOB #      |                        | DATE        |  |  |  |
| ET - Electronic Transit                                     |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| LP - Light Pole   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| PP - Power Pole   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| WC - Water Connection                                       |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| WH - Water Meter  |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| GM - Gas Meter  |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SV - Stop Valve   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| HYD - Hydrant   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SPP - Stormwater P.I.                                       |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| HW - Headwell   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| LRI - Lintel  |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SKH - Sewer Lintel  |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SM - Sewer Manhole  |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| SMS - Sewer Manhole Shaft                                   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| TEL - Telecom Pit   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| PC - Pagan Crossing   |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| VC - Vertical Crossing                                      |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |
| DHEW - Driveway & Wing                                      |  |  | 6 of 10       |    | -          |                        | -           |  |  |  |

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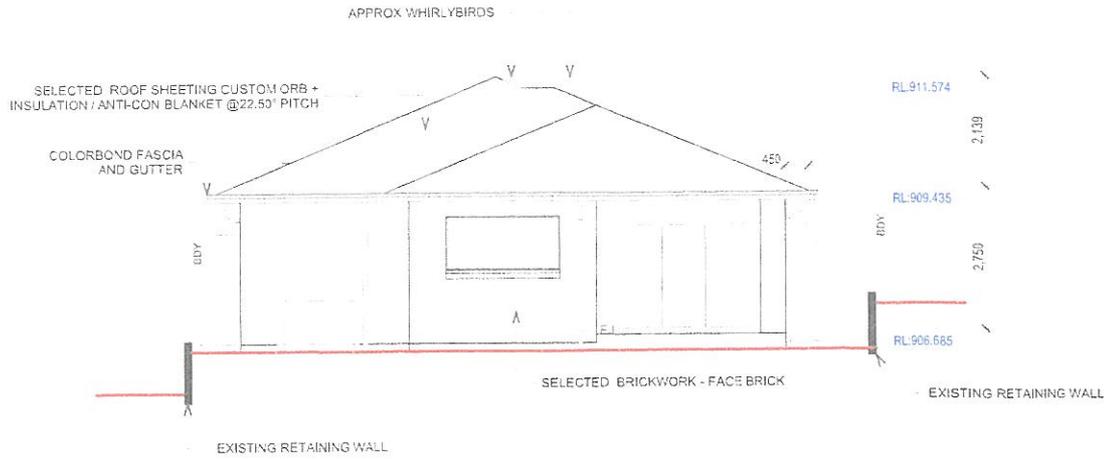
ELEVATION 1



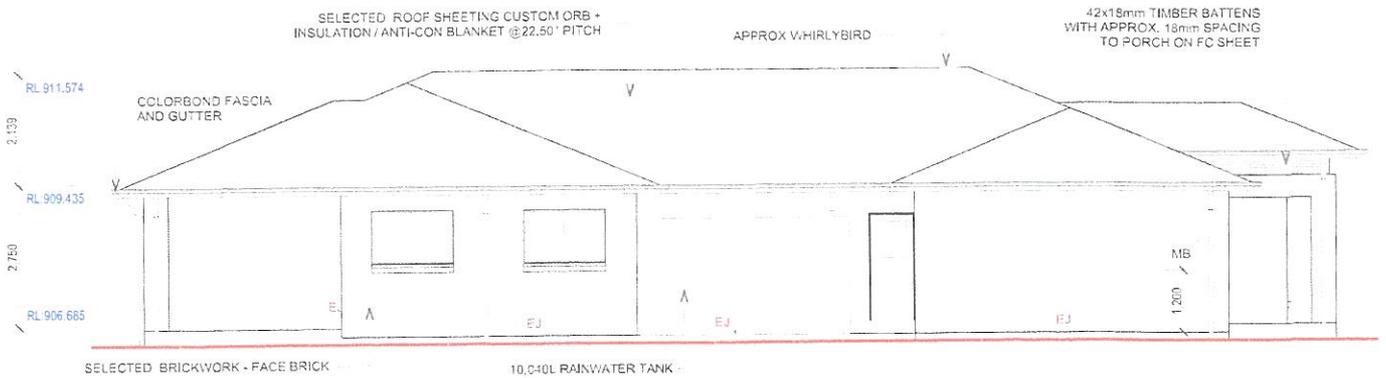
ELEVATION 2

ELEVATIONS 1/2

| CLIENT DETAILS:   |         |       | PLAN REVISION             |    |         | SIGNATURE:                 |   |  | DATE:                          |  |  |  |   |  |  |
|---|---------|-------|---------------------------|----|---------|----------------------------|---|--|--------------------------------|--|--|--|---|--|--|
| LITHGOW PROJECT   |         |       | ISSUE                     | BY | DATE    | DESCRIPTION                | SITE NOTES  |  |                                | ORIENTATION  |  |  |   |  |  |
| -   |         |       | A                         | MS | 13.5.24 | H & L SUBMISSION PLANS     | -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS  |  |                                |  |  |  |   |  |  |
| SITE ADDRESS  |         |       | B                         | MS | 6.9.24  | Basix updates              |   |  |                                |  |  |  |   |  |  |
| Proposed Lot 4,<br>Stage 2 52A Tweed Rd<br>LITHGOW NSW 2790   |         |       | C                         | -  | -       | -                          |   |  |                                |  |  |  |   |  |  |
| HOUSE NAME:   |         |       | D                         | -  | -       | -                          |   |  |                                |  |  |  |   |  |  |
| Macquarie 23 Lithgow Edition  |         |       | E                         | -  | -       | -                          |   |  |                                |  |  |  |   |  |  |
| FACADE:   |         |       | F                         | -  | -       | -                          |   |  |                                |  |  |  |   |  |  |
| Urban   |         |       | G                         | -  | -       | -                          |   |  |                                |  |  |  |   |  |  |
| INCLUSION   |         |       | H                         | -  | -       | -                          |   |  |                                |  |  |  |   |  |  |
| Better Living   | SCALE   | JOB # | I                         | -  | -       | -                          |   |  |                                |  |  |  |   |  |  |
| PROMOTION   | SHEET   |       | J                         | -  | -       | -                          | <b>SURVEY KEY</b>   |  |                                | Licence: 244242C   |  |  |   |  |  |
| Inspire   | 7 of 10 |       | K                         | -  | -       | -                          | <b>SITE INDUCTION</b><br>Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign.<br>If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign. |  |                                | ET - Electric Turret<br>LP - Light Pole<br>PP - Power Pole<br>WC - Water Connection<br>WM - Water Meter<br>GM - Gas Meter<br>SV - Stop Valve<br>HYD - Hydrant<br>S/M - Stormwater Pt |  |  | HW - Headwall<br>LN - Lined<br>SLH - Sewer Lint/hole<br>SMH - Sewer Manhole<br>S/M - Sewer Man: Shaft<br>TEL - Telecom Pit<br>PC - Pipe Crossing<br>VC - Vehicle Crossing<br>O&M - Onsite & W/S |  |  |
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| Master Version 26.10.2023   |         |       | TBC                       |    |         | H1                         | H1  |  |                                |  |  |  |   |  |  |
| Document Set ID: 2311300  |         |       | Contact: [P] 1300 100 922 |    |         | [M] www.betterbuilt.com.au |   |  | [FB] Better Built Homes Sydney |  |  |  |   |  |  |
| Version: 1, Version Date: 26/09/2024  |         |       |                           |    |         |                            |   |  |                                |  |  |  |   |  |  |



ELEVATION 3



ELEVATION 4

ELEVATIONS 3/4

| CLIENT DETAILS  |                  |     | PLAN REVISION  |    |         | SIGNATURE:             |  |  | DATE:  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
|---|------------------|-----|--|----|---------|------------------------|--|--|--|--|--|----|-----------------|----|------------|----|------------|----|------|----|------------|-----|-----------------|----|------------------|-----|---------------|----|-------------|-----|---------------------|----|-----------|-----|-------------|----|------------|----|----------|----|---------|----|---------------|----|----------------|----|----------|
| LITHGOW PROJECT   |                  |     | ISSUE  | BY | DATE    | DESCRIPTION            |  |  | SITE NOTES   |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| -   |                  |     | A  | MS | 13.5.24 | H & L SUBMISSION PLANS |  |  | -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS   |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| SITE ADDRESS  |                  |     | B  | MS | 6.9.24  | Basic updates          |  |  |  <p><b>DIAL 1100 BEFORE YOU DIG</b><br/>www.dial1100.org.au</p>   |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| Proposed Lot 4,<br>Stage 2 52A Tweed Rd<br>LITHGOW NSW 2790 |                  |     | C  | -  | -       |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| HOUSE NAME  |                  |     | D  | -  | -       |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| Macquarie 23 Lithgow Edition                                |                  |     | E  | -  | -       |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| FACADE:   |                  |     | F  | -  | -       |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| Urban   |                  |     | G  | -  | -       |                        |  |  | ORIENTATION  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| INCLUSION   |                  |     | H  | -  | -       |                        |  |  |   |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| Better Living   |                  |     | I  | -  | -       |                        |  |  | <br>Licence: 244242C  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| SCALE   |                  |     | J  | -  | -       |                        |  |  | <p><b>SURVEY KEY</b></p> <table border="0"> <tr> <td>ET</td><td>Electric Turret</td> <td>HW</td><td>Insulation</td> </tr> <tr> <td>LP</td><td>Light Pole</td> <td>LN</td><td>Lead</td> </tr> <tr> <td>PP</td><td>Power Pole</td> <td>SLH</td><td>Sewer Lampshade</td> </tr> <tr> <td>WC</td><td>Water Connection</td> <td>SMH</td><td>Sewer Manhole</td> </tr> <tr> <td>WM</td><td>Water Meter</td> <td>SMS</td><td>Sewer Manhole Shaft</td> </tr> <tr> <td>GM</td><td>Gas Meter</td> <td>FEL</td><td>Telecom Pit</td> </tr> <tr> <td>SV</td><td>Stop Valve</td> <td>PC</td><td>Pre-cast</td> </tr> <tr> <td>HY</td><td>Hydrant</td> <td>MC</td><td>Manhole Cover</td> </tr> <tr> <td>SC</td><td>Stormwater Pit</td> <td>SK</td><td>Skylight</td> </tr> </table> |  |  | ET | Electric Turret | HW | Insulation | LP | Light Pole | LN | Lead | PP | Power Pole | SLH | Sewer Lampshade | WC | Water Connection | SMH | Sewer Manhole | WM | Water Meter | SMS | Sewer Manhole Shaft | GM | Gas Meter | FEL | Telecom Pit | SV | Stop Valve | PC | Pre-cast | HY | Hydrant | MC | Manhole Cover | SC | Stormwater Pit | SK | Skylight |
| ET  | Electric Turret  | HW  | Insulation   |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| LP  | Light Pole       | LN  | Lead   |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| PP  | Power Pole       | SLH | Sewer Lampshade  |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| WC  | Water Connection | SMH | Sewer Manhole  |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| WM  | Water Meter      | SMS | Sewer Manhole Shaft  |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| GM  | Gas Meter        | FEL | Telecom Pit  |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| SV  | Stop Valve       | PC  | Pre-cast   |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| HY  | Hydrant          | MC  | Manhole Cover  |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| SC  | Stormwater Pit   | SK  | Skylight   |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| PROMOTION   |                  |     | K  | -  | -       |                        |  |  | <p><b>SITE INDUCTION</b><br/>Before entering site please review and make yourself familiar with Emergency Contacts, Site Specific Hazards and the Site Specific Induction Information that is located on the Site Induction Sign.<br/>If you have any trouble understanding this Instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.</p>   |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
| Inspire   |                  |     | L  | -  | -       |                        |  |  | <p>WIND: TBC    SITE: H1    SOIL: H1</p>   |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |
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| 8 of 10   |                  |     | <p>Master Version 26.10.2023    Contact: [P] 1300 100 922    [W] www.betterbuilt.com.au    [FB] Better Built Homes Sydney</p>  |    |         |                        |  |  |  |  |  |    |                 |    |            |    |            |    |      |    |            |     |                 |    |                  |     |               |    |             |     |                     |    |           |     |             |    |            |    |          |    |         |    |               |    |                |    |          |

