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LAKE MACQUARIE
CITY COUNCIL



ABN: 87 445 348 918

GENERAL MANAGER
LAKE MACQUARIE CITY COUNCIL
BOX 1906
HUNTER REGION MAIL CENTRE NSW 2310

20 June 2013

Attention: Mr Brian Gibson | Senior Development Planner

Dear Sir

BUILDING APPLICATION NO. TBA13-23806L1
LOT 10 DP 1013486 : SOUTH STREET, WINDALE
MASTERS HOME IMPROVEMENT

The Mine Subsidence Board has granted its conditional approval of this building application on the following conditions;

1. The completion of a detailed geotechnical analysis to confirm the mine workings are long term stable and any risk of mine subsidence affecting the site can be provided for by structural design. Alternatively, remove any risk of mine subsidence by a suitable means, such as grouting.
2. The geotechnical investigation is to include details on the depth of coal seam, height of workings, floor conditions and thickness of competent rock, as well as detailing the pillar dimensions used in any analysis. A sensitivity analysis of the parameters used in any calculations is to be included in the report. The report must be to the satisfaction of the Mine Subsidence Board.
3. The submission of design final drawings prior to commencement of construction, are to contain a certification by a qualified Structural Engineer to the effect that the improvements will be constructed in accordance with any design parameters provided by a Geotechnical Engineer, who has analysed the mine workings, and any damage, would be slight, localized and readily repairable. A copy of the geotechnical advice is to be provided to the Mine Subsidence Board.
4. All masonry walls to be fully articulated to meet mine subsidence design, geotechnical conditions of the site and the requirements of the relevant codes and standards. The location of articulation joints are to be clearly shown on plan and elevations.

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5. Attention is to be given to internal finishes to ensure they have been designed and installed in accordance to relevant codes and standards. Particularly attention is to be given to tiled areas. Avoid the use of brittle materials liable to damage from mine subsidence.
6. Drainage/sewer design needs to provide for mine subsidence effects determined in the geotechnical report. This may necessitate additional downpipes and drainage points. The services shall be located to facilitate ease of repair and replacement. Services under the building are to be minimised.
7. Roads, driveways and pavements are to be constructed in asphalt or flexible pavement. If concrete areas are required, specific design is to be provided to demonstrate that any damage will be localized and of a slight classification. Concrete design would need to include full articulation and separation/sacrificial sections where appropriate.
8. Upon completion of construction, work as executed certification by a qualified structural engineer is to be forwarded to the Board confirming construction was in accordance with the plans submitted.

This approval is current for two (2) years.

To help satisfy the above conditions it is recommended the applicant liaise with the Board during the design development phase. Due to the proposed size of the buildings there will be a number of mine subsidence compatibility issues.

As previously advised and agreed, in the event of a change in the development size or footprint, details are to be submitted for reconsideration by the Board.

Yours faithfully



Subsidence Risk Engineer
Mine Subsidence Board