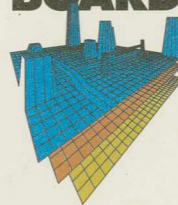




**MINE
SUBSIDENCE
BOARD**



W I T H C O M P L I M E N T S



Quality
ISO 9001

SAI GLOBAL

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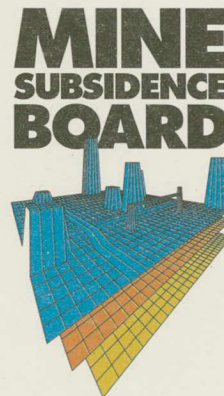
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DAVID COMPTON, NEWCASTLE FIRST
PO BOX 1736
NEWCASTLE NSW 2300

COPY

19 June 2015

Dear Sir/Madam

DEVELOPMENT APPLICATION NO. TBA15-31399N1
LOT 1 DP 1166015 NO

At their meeting on 27 May 2015 the members of the Mine Subsidence Board considered the application for the proposed 13-storey Building at 643-651 Hunter Street, Newcastle West. The application was approved by the Board subject to the following conditions:

1. Submit a proposal for the Board's acceptance, which will remove the risk of mine subsidence damage by a suitable means, such as grouting, and ensures 'residual' subsidence will be no greater than 100mm vertical, strains of +/- 2mm/m and tilts of 2mm/m.

The removal of risk and 'residual' design parameters are to be substantiated by finite element modelling of the workings in the event of a "worst case" mine subsidence event. A copy of the proposal and verification that the outcomes have been achieved is to be provided to the Mine Subsidence Board;

The geotechnical investigation shall contain confirmation of the depth of coal seam, height of the workings, thickness of competent rock, as well as detailing the pillar dimensions used in any analysis. It should also include sensitivity and risk analysis, and a review of potential subsidence scenarios including the worst-case scenario.

2. Submit a "Mine Subsidence Impact Statement" prior to commencement of detailed design for acceptance by the Board. This shall;
 - a) Nominate the 'residual' mine subsidence design parameters
 - b) List the structures and building elements.
 - c) Summarise the outcome of a risk assessment.
 - d) List the design mitigation measures proposed.

Standard (Auto) BAs

- e) Comment on the sensitivity of the design to greater levels of mine subsidence.
3. Submit a final design incorporating the design methodology contained in the final "Mine Subsidence Impact Statement", for acceptance by the Board prior to commencement of construction. This shall include certification by a qualified structural engineer to the effect that the improvement constructed will be *safe, serviceable and any repairs required would be slight, localised and readily repairable* in the event of mine subsidence.
4. Establish a number of permanent survey marks to AHD so that building movement can be monitored should mine subsidence occur. Details are to be forwarded to the Board.
5. The final design shall;
 - a) Be developed from the concept design accompanying the Building Application.
 - b) Where necessary include design mitigation measures to reduce the transfer of horizontal strain.
 - c) Where necessary include an additional grade for tilt due to mine subsidence.
 - d) Where necessary include design measures for underground pipes or conduits such as flexible joints, flexible bedding surround and flexible building connections and penetrations.
 - e) Locate all underground pipes or conduits to facilitate ease of repair and replacement.
 - f) Ensure internal finishes are installed in accordance with relevant codes and standards and industry best practice guidelines with additional provision for mine subsidence.
 - g) Ensure there is suitable provision for articulation jointing in building elements. All control joints including articulation for mine subsidence are to be shown on the design plans and elevations,
 - h) Ensure roads, driveways and pavement areas are designed as flexible structures with an asphalt surface course. If a concrete surface course is required, it shall be designed so any damage is slight classification and include expansion and crack control joints or sacrificial sections.
6. On completion, certification by a qualified structural engineer is to be forwarded to the Board, that all improvements have been constructed in compliance with plans approved by the Board under this development application with supporting documentation.

Yours faithfully



Acting District Manager