

In reply please send to: Newcastle Head Office
Our reference: FN92-01239N0
Your reference: KING ST NEWCASTLE WEST
Contact: Kieran Black (02) 4908 4362

CHRISTIAN KIRRAGE,
NORTHROP,
PO BOX 180
CHARLESTOWN NSW 2290

26 May 2016

Dear Sir,

BUILDING APPLICATION NO. TBA16-35917N1
LOT 2, DP 542059 and LOT 9, DP4467985, KING ST NEWCASTLE

The Board has met and considered your application for development of a 9 storey hotel development at the above site on the 25th of May 2016.

The Board has conditionally approved the above development subject to the following conditions outlined below;

1. In consideration of DGS's Geotechnical Desktop Report (report No. NOR-004/1 April 2016), carry out a geotechnical field investigation that includes at least 1 borehole to below the floor of the seam in order to verify the desktop assumptions and recommendations. The geotechnical investigation is to include confirmation to the depth of the Victoria Tunnel Seam, heights of the workings, floor conditions and the thickness of competent rock as well as details of the pillar dimensions used in any analysis. A report shall be submitted for the Boards acceptance in consideration of the investigation and Desktop study recommendations.

ABN: 87 445 348 918

NEWCASTLE

Ground Floor
NSW Government Offices
117 Bull Street
Newcastle West 2302
PO Box 488G Newcastle 2300
Telephone: (02) 4908 4300
Facsimile: (02) 4929 1032
DX 4322 Newcastle West

PICTON

100 Argyle Street
Picton 2571
PO Box 40 Picton 2571
Telephone: (02) 4677 1967
Facsimile: (02) 4677 2040
DX 26053 Picton

SINGLETON

The Central Business Centre
Unit 6, 1 Pitt Street
Singleton 2330
PO Box 524 Singleton 2330
Telephone: (02) 6572 4344
Facsimile: (02) 6572 4504

WYONG

Suite 3 Feldwin Court
30 Hely Street
Wyong 2259
PO Box 157 Wyong 2259
Telephone: (02) 4352 1646
Facsimile: (02) 4352 1757
DX 7317 Wyong

HEAD OFFICE

PO Box 488G
Newcastle 2300
Telephone: (02) 4908 4395
Facsimile: (02) 4929 1032



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2. Submit a proposal for the Boards acceptance to eliminate the risk of mine subsidence damage by grouting. The removal of risk is to be substantiated by numerical modelling of the workings based on the data derived from the geotechnical field investigation.

Any assumptions applied to the numerical modelling shall be identified and include a parametric and sensitivity analysis. The model shall then be verified using empirical or analytical methods of analysis.

Arrange for an independent pier review of the grouting plan by a suitably qualified engineer acceptable to the Board. Submit a grout verification plan for the Boards acceptance prior to commencing work.

3. Any remaining mine subsidence risk shall be mitigated by appropriate design measures to be approved by the Mine Subsidence Board. Submit a "*Building Impact Statement*" prior to the commencement of detailed design for the Boards acceptance demonstrating how the residual risk will be mitigated.
4. Submit final design drawings incorporating the mine subsidence mitigation measures identified in the Building Impact Statement for approval by the Board prior to the commencement of construction. This shall include certification by a qualified engineer to the effect that the improvement will remain "safe serviceable and without damage due to mine subsidence".
5. The establishment of a number of permanent marks to AHD so the building movement can be monitored. Baseline data is to be established following installation and further sets of readings taken after 12 months. All details are to be forwarded to the Board.
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.

This condition of approval applies to the existing development application and remains current for 2 years from the date of this letter.

Yours faithfully



Kieran Black
Risk Engineer

HIEX KING ST, NEWCASTLE

KING STREET, NEWCASTLE NSW

ARCHITECTURAL DRAWING SCHEDULE

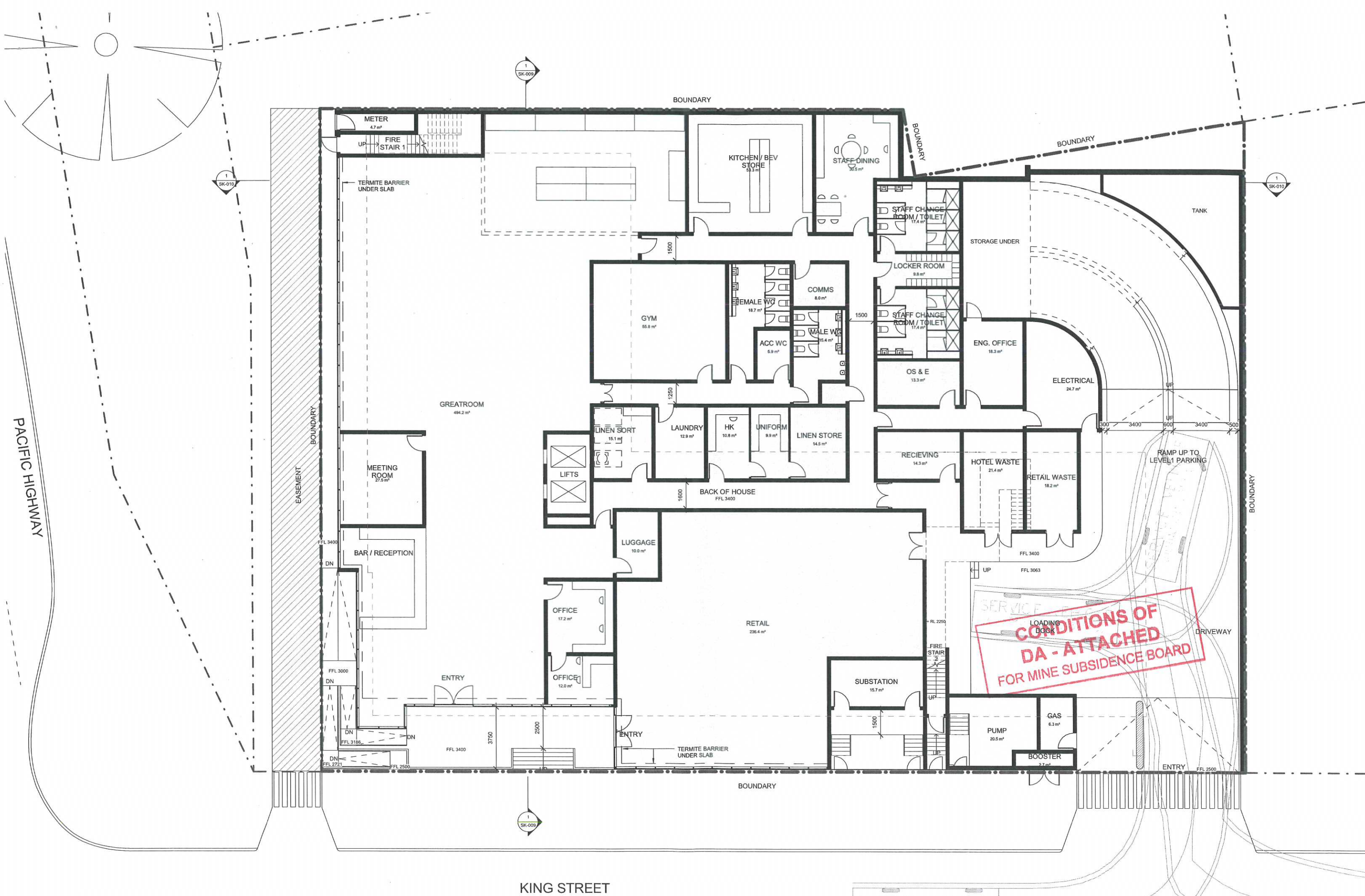
SK-001	COVER SHEET	E
SK-002	SITE PLAN	E
SK-003	GROUND FLOOR	E
SK-004	LEVEL 1	E
SK-005	LEVEL 2	E
SK-006	LEVELS 3-7	E
SK-007	ROOF/PLANT	E
SK-009	SECTIONS	E
SK-010	SECTIONS	E

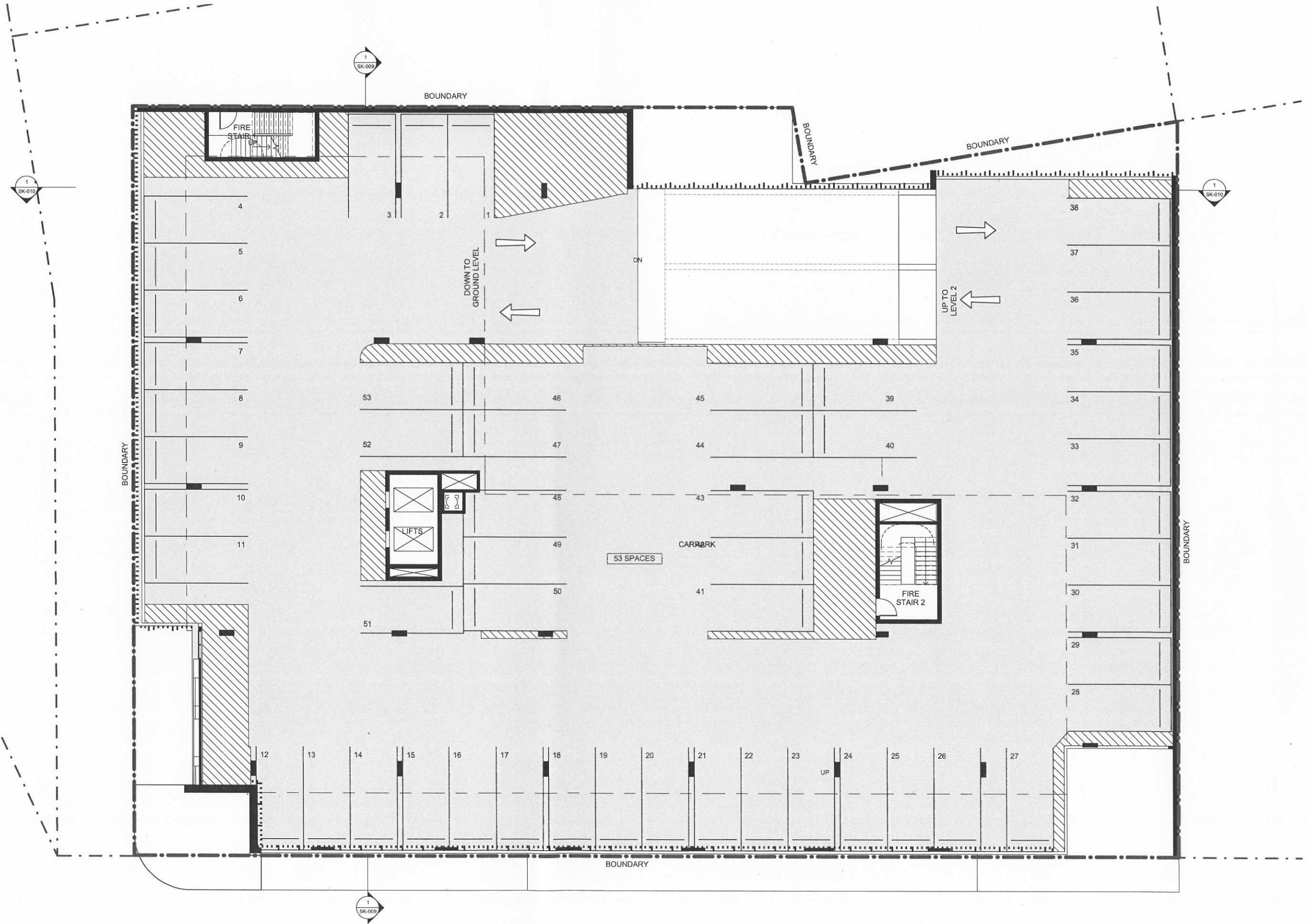
CONTEXT PLAN

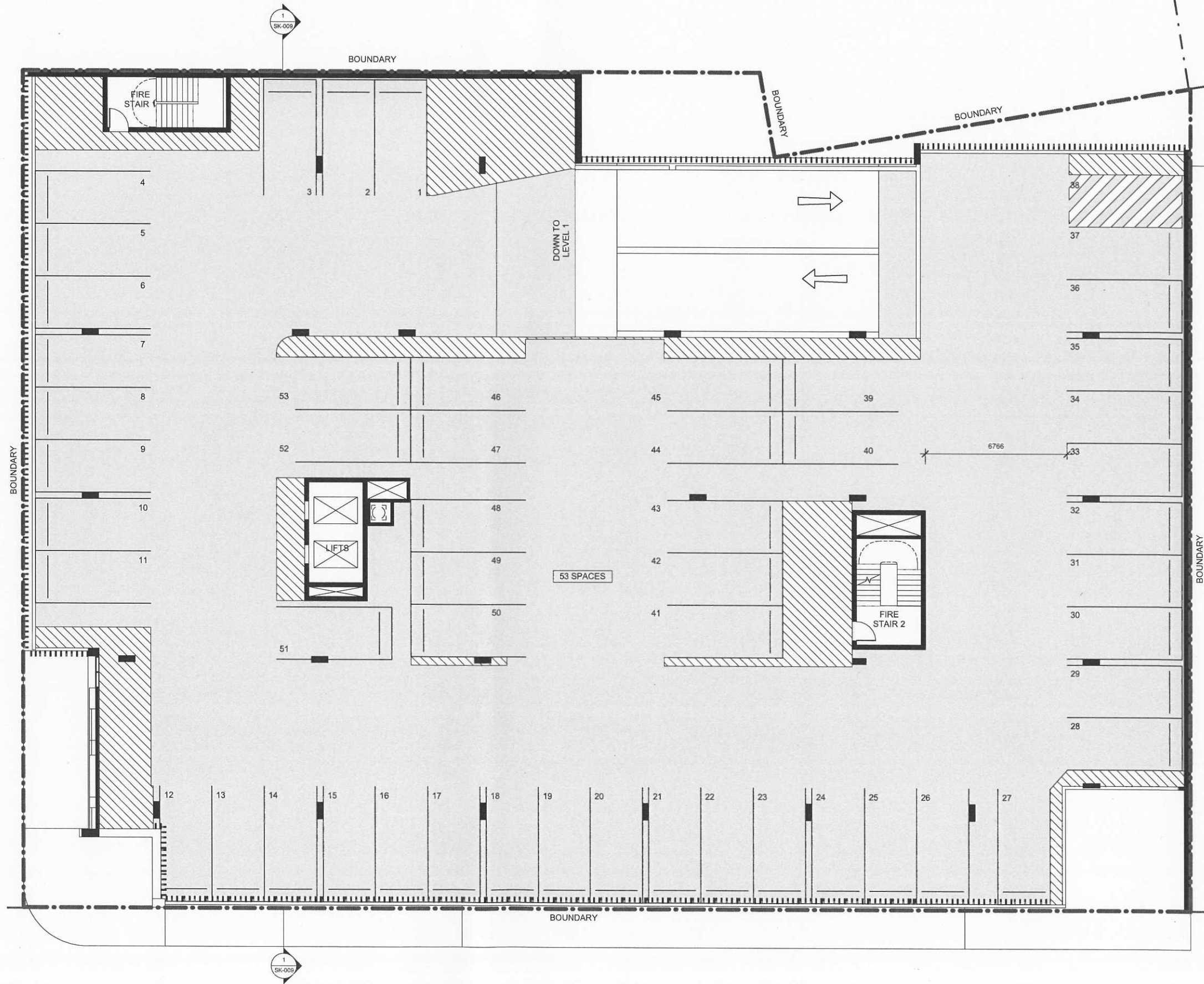


CONDITIONS OF
DA - ATTACHED
FOR MINE SUBSIDENCE BOARD

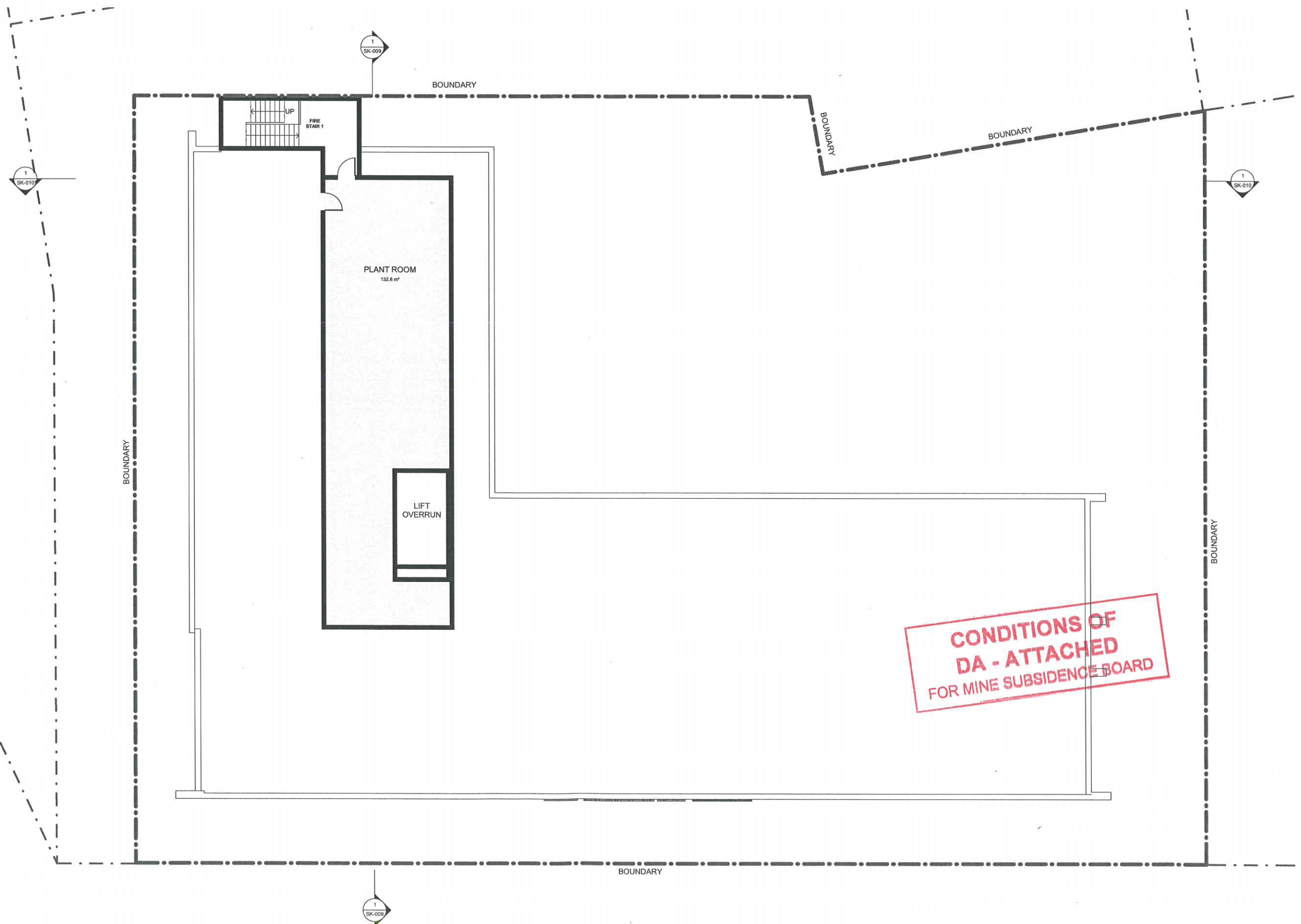


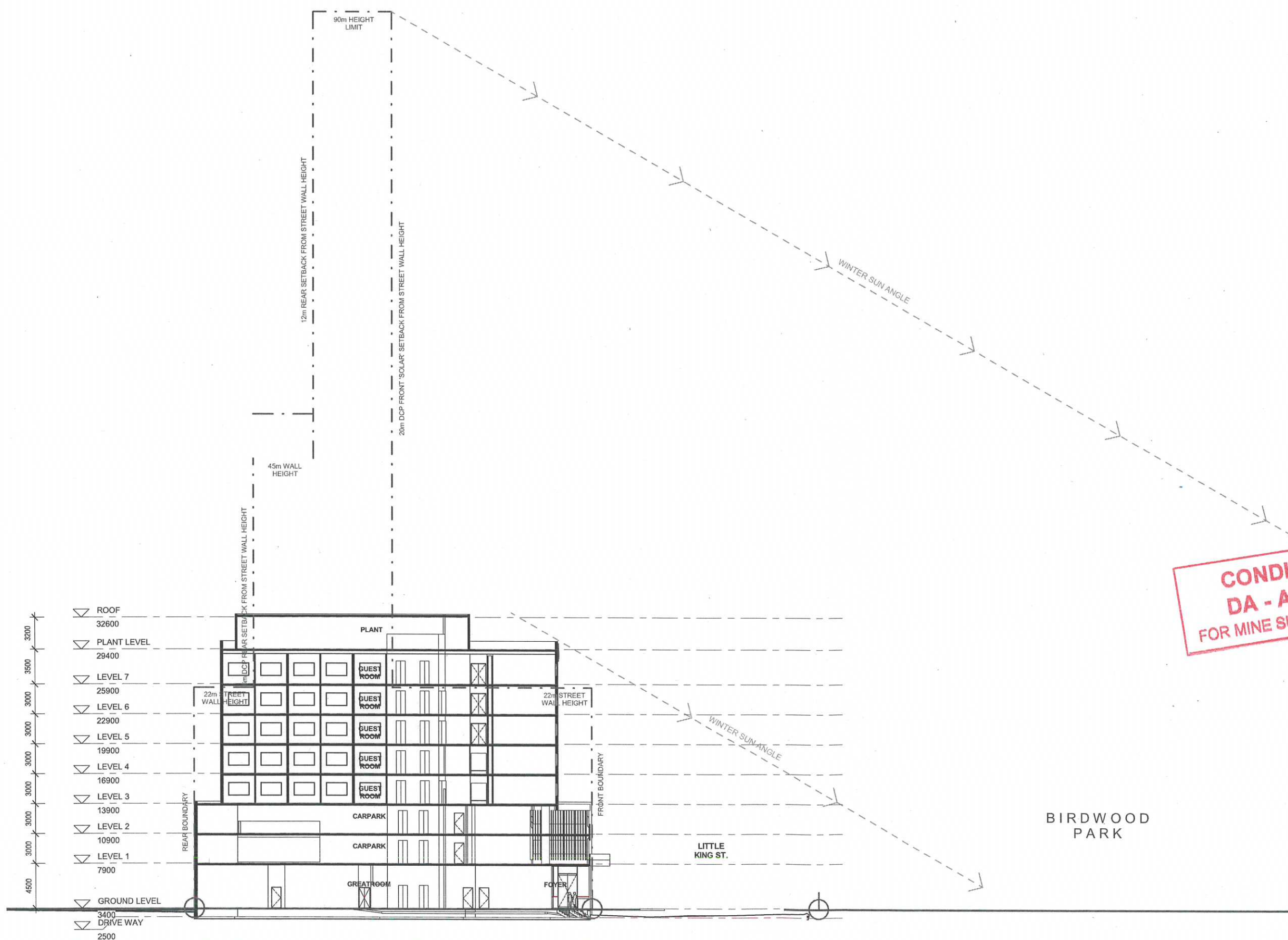




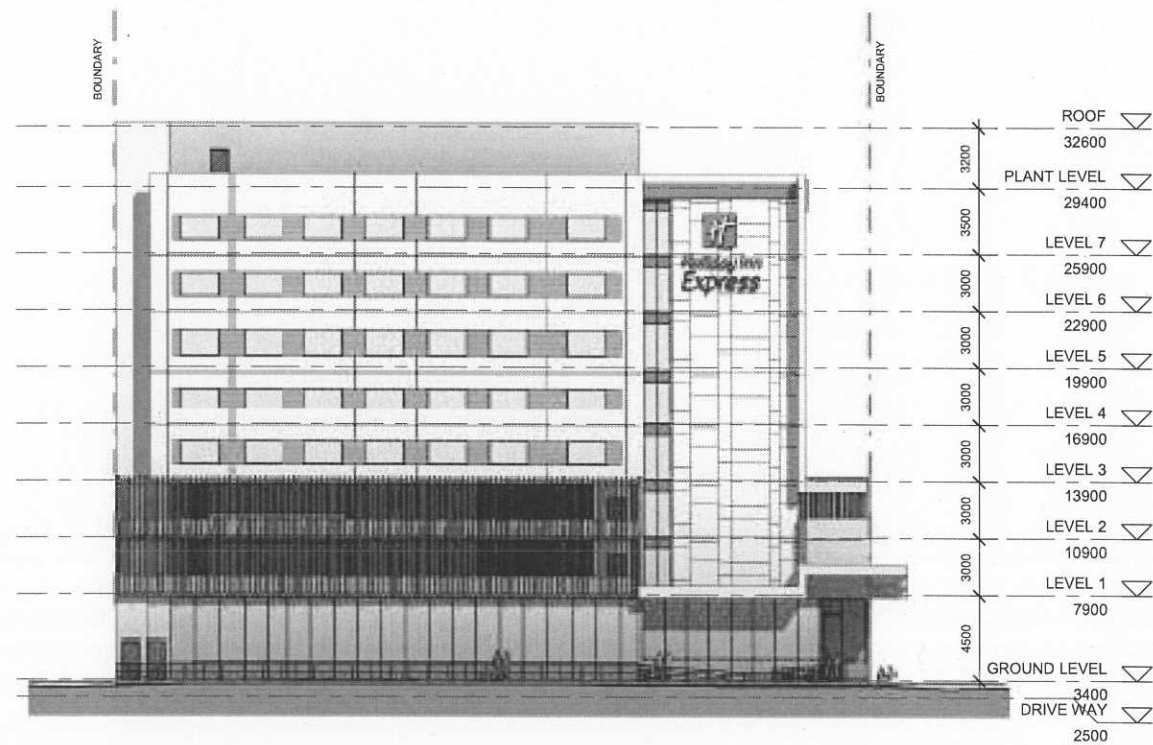




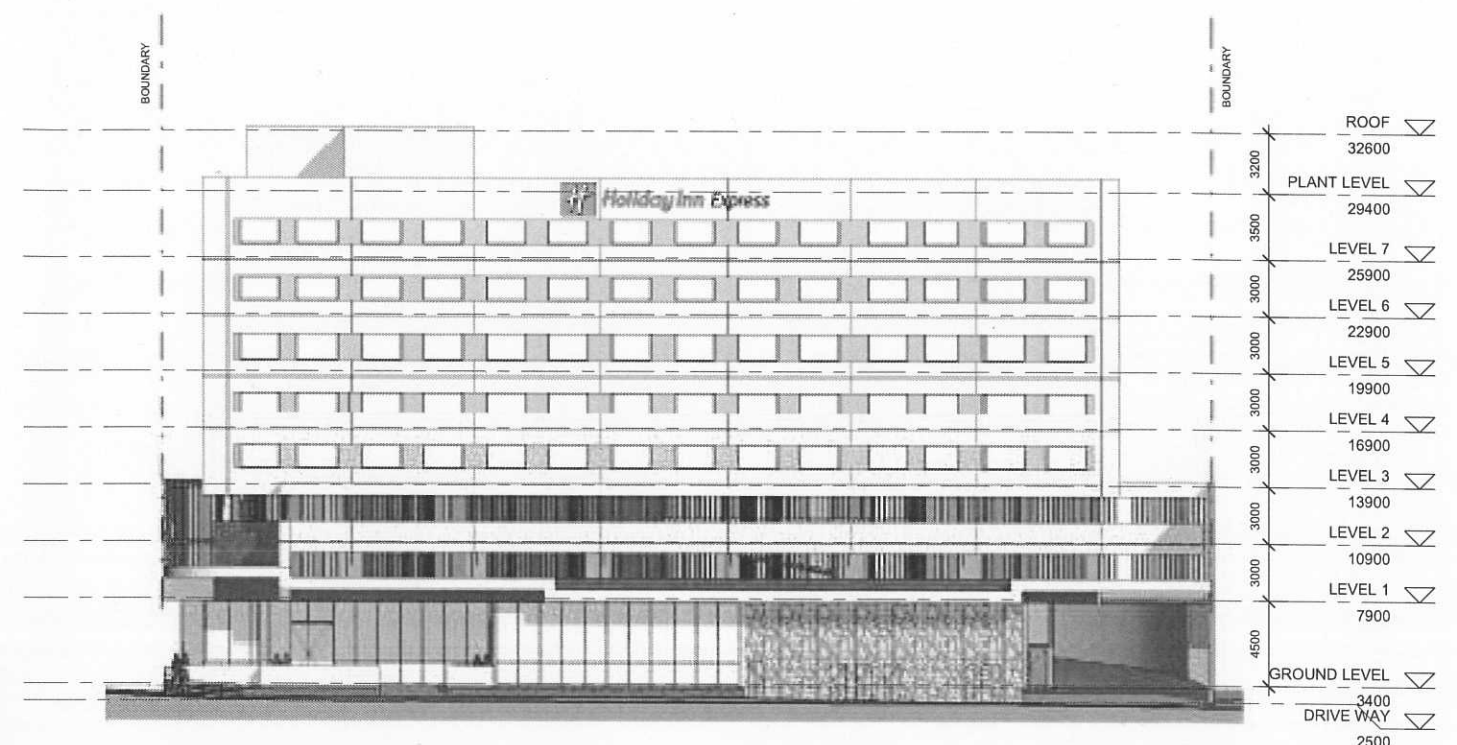




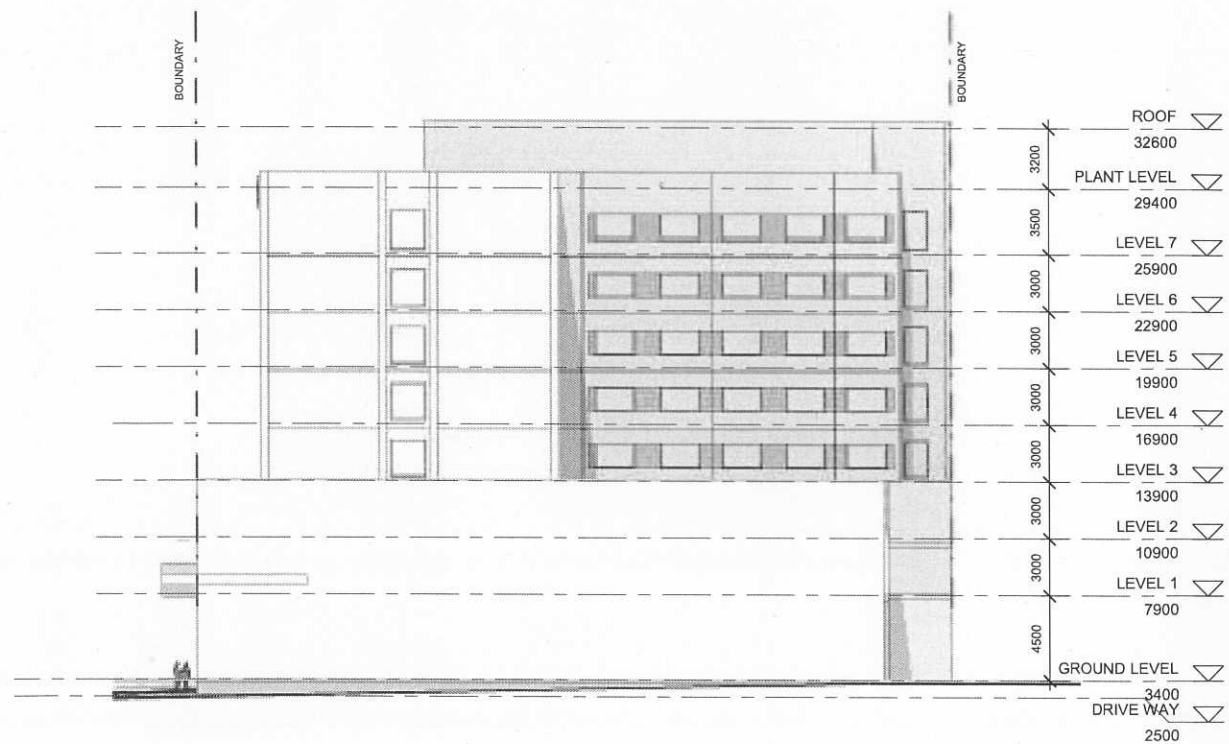
**CONDITIONS OF
DA - ATTACHED
FOR MINE SUBSIDENCE BOARD**



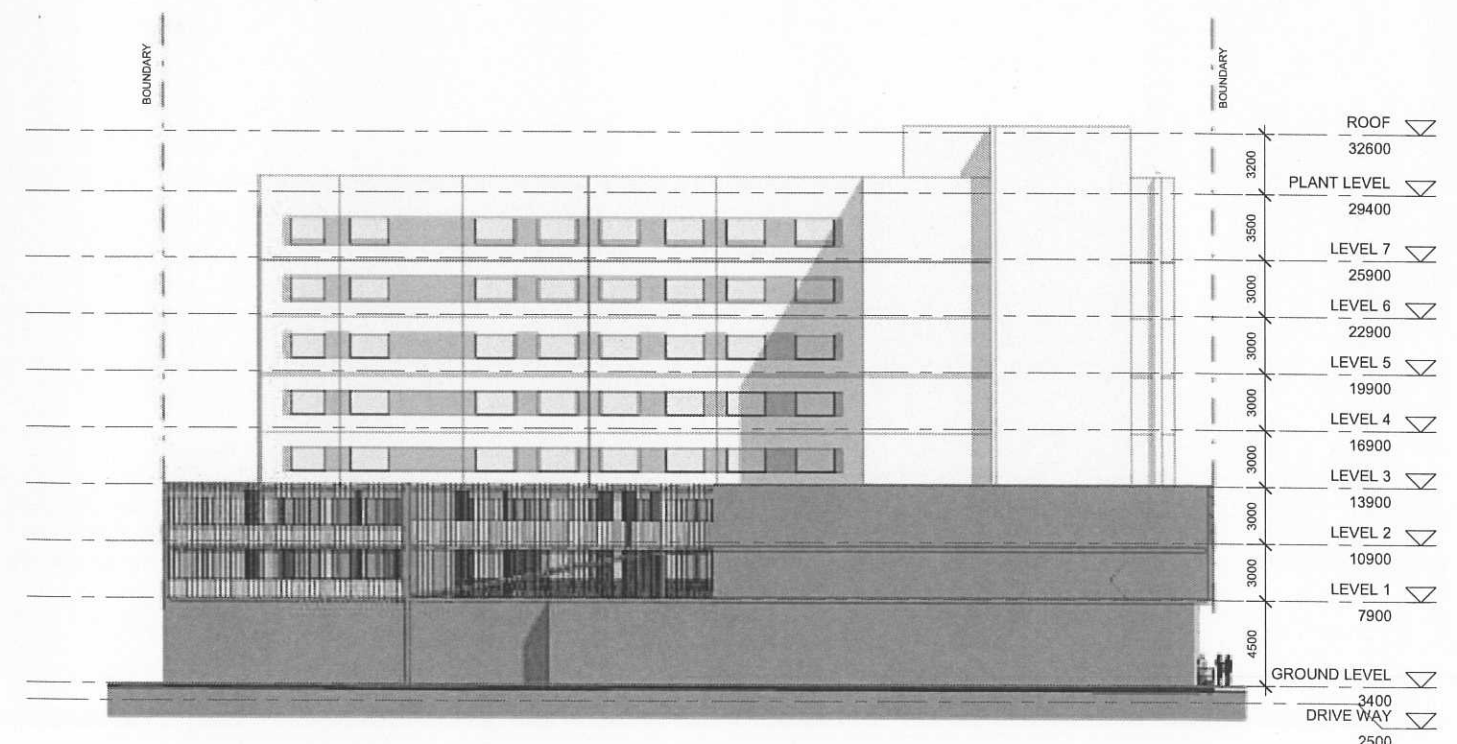
2 NW ELEVATION (PACIFIC HIGHWAY)
1 : 200



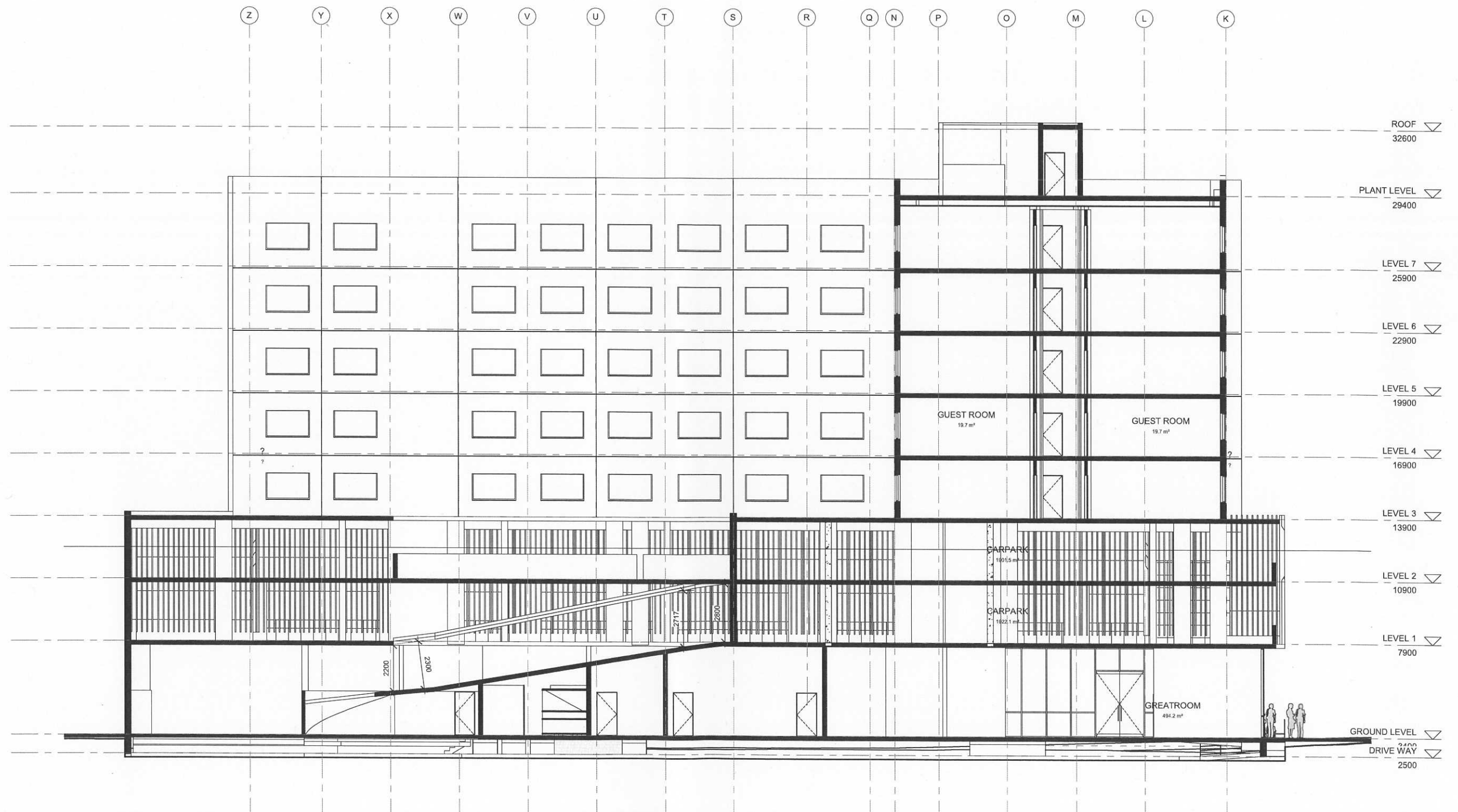
1 SW ELEVATION (KING STREET)
1 : 200

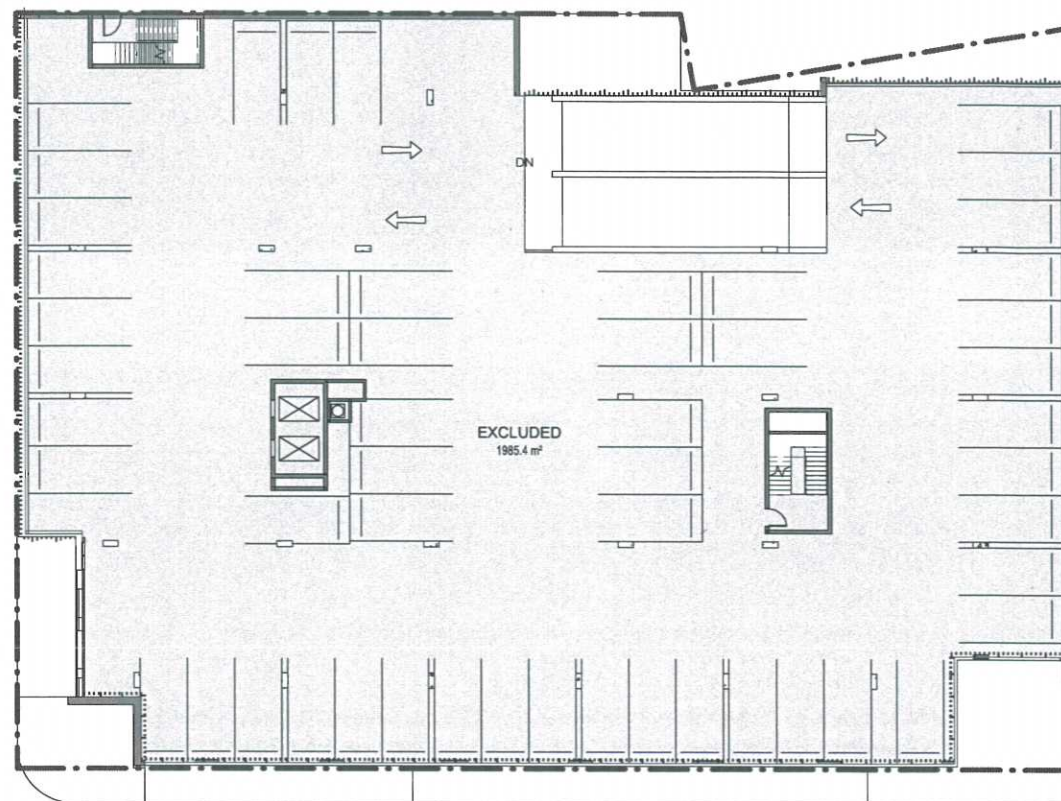


3 SE ELEVATION
1 : 200

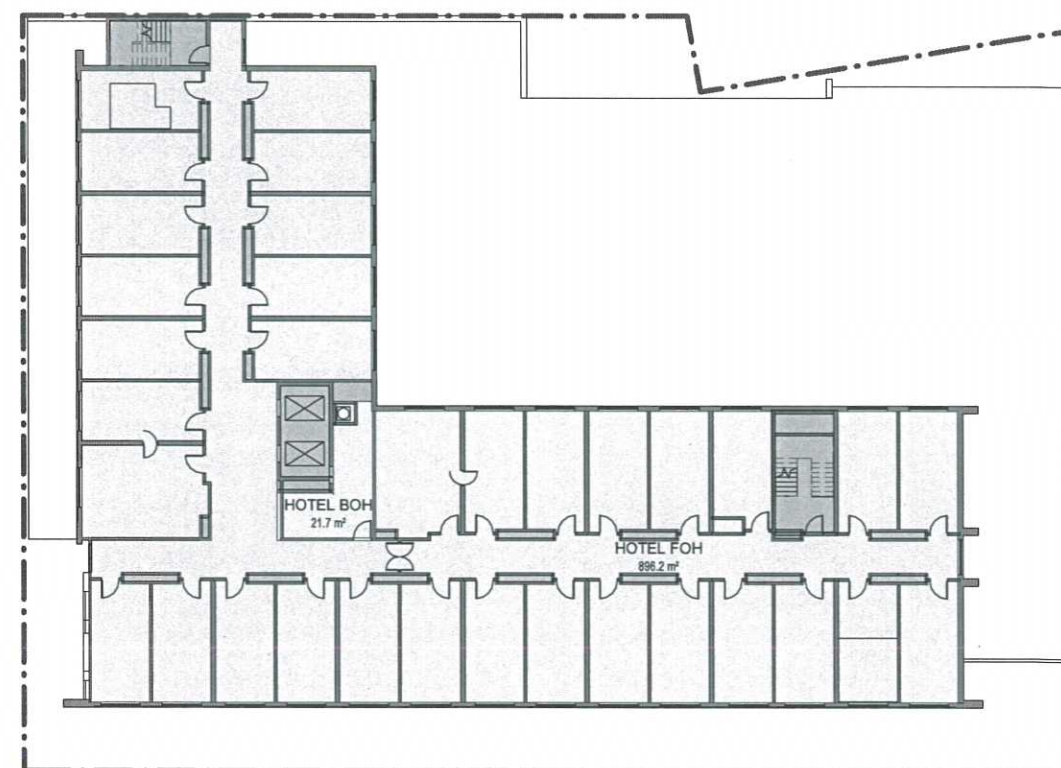


4 NE ELEVATION
1 : 200

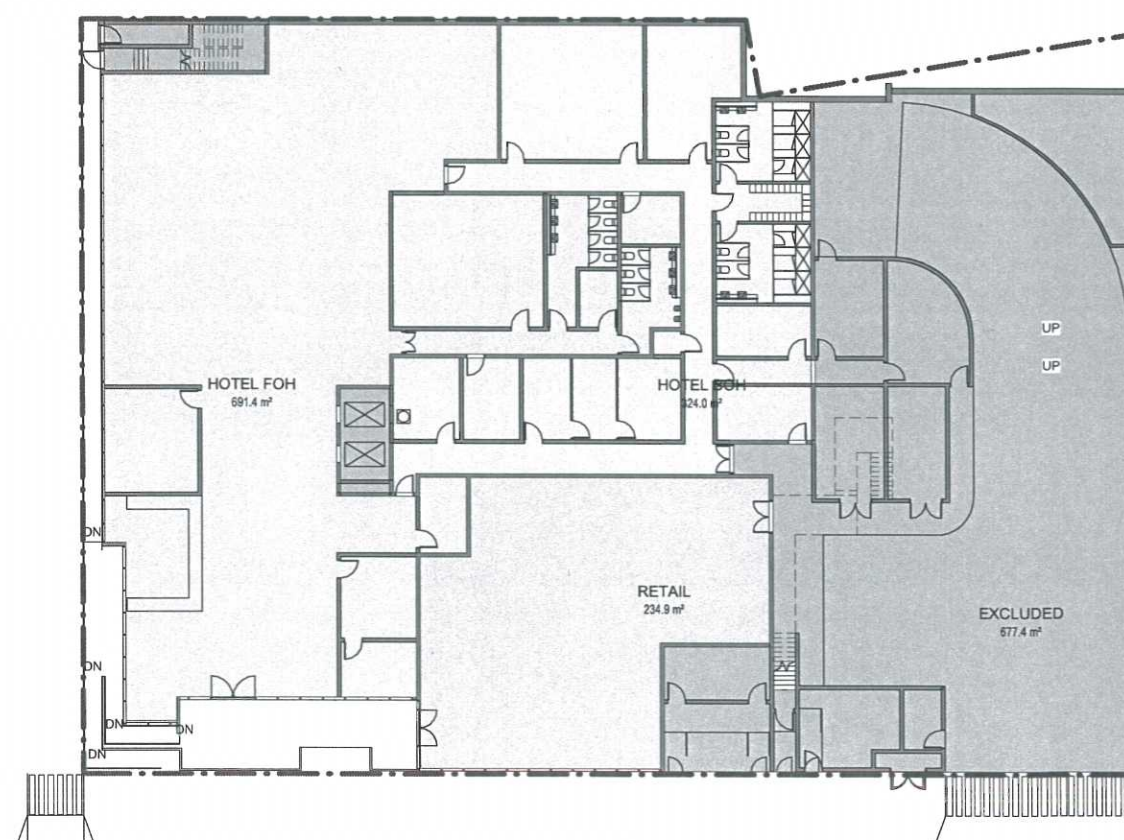




3 LEVEL 1-2 GFA
1 : 200



2 LEVEL 3-7 GFA
1 : 200



1 GROUND LEVEL - GFA
1 : 200

**CONDITIONS OF
DA - ATTACHED
FOR MINE SUBSIDENCE BOARD**

- LEGEND
- EXCLUDED
 - HOTEL BOH
 - HOTEL FOH
 - RETAIL

LEVEL 3-7	(919.8 m²/Floor X 5)	4599.0 m²
LEVEL 1&2 CARPARK		0 m²
GROUND LEVEL		1332.4 m²
TOTAL =		5931.4m²



