



Ms N L Askew
Senior Planner
Camden Council
70 Central Avenue
Oran Park NSW 2570

Our ref: TBA16-37779P1

Via email: mail@camden.nsw.gov.au

Dear Ms Askew

**RE: COUNCIL DA NO 925/2016/1;
DEVELOPMENT PROPOSAL AT 19 QUEEN ST NARELLAN
Lot 2 DP 1085432;
GENERAL TERMS OF APPROVAL**

I refer to the development application referred on 6 September 2016 (DA **925/2016/1**). Attached, please find Subsidence Advisory NSW's General Terms of Approval (GTA) for the development of land as detailed in DA **925/2016/1** and requiring an approval under section 15 of the Mine Subsidence Compensation Act 1961.

Please note Council's statutory obligations under section 91A(3) of the Environmental Planning & Assessment Act 1979 (EP&A Act) which requires a consent, granted by the consent authority, to be consistent with the general terms of approval proposed to be granted by the approval body. Under section 91A(6) of the EP&A Act, Council must provide Subsidence Advisory NSW with a copy of any determination, including refusal.

As the proposed development is to be carried out on land within a Mine Subsidence District and cannot commence before the applicant applies for and obtains an approval under section 15 of the Mine Subsidence Act 1961, Subsidence Advisory NSW recommends that the following condition be included in the development consent:

"A construction certificate shall not be issued over any part of the site until a copy of an approval under section 15 of the Mine Subsidence Act 1961 has been provided to the Certifying Authority".

The GTA's are not a section 15 approval. The applicant must apply to Subsidence Advisory NSW for an approval under section 15 of the Mine Subsidence Compensation Act 1961 before the commencement of any work on the land.

Should you have any questions about the attached general terms of approval I can be contacted by phone on 4908 4328 or by email at S.McDonald@minesub.nsw.gov.au

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Shane McDonald', is positioned above the typed name.

Shane McDonald
Risk Engineer
14 October 2016

GENERAL TERMS OF APPROVAL

Issued in accordance with s.91A of the Environmental Planning & Assessment Act for the subdivision / development of land that also requires approval under section 15 of the *Mine Subsidence Compensation Act 1961*.

As delegate for Subsidence Advisory NSW under delegation executed 14.10.2016, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

SCHEDULE 1

Development Application DA **925/2016/1**

Ref: TBA16-37779P1

Site Address: 19 Queen Street Narellan, NSW

Lot and DP: Lot 2 DP 1085432

Mine Subsidence District: South Campbelltown

SCHEDULE 2

GENERAL TERMS OF APPROVAL	
Plans, standards and guidelines	
1.	<p>These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to DA 925/2016/1 and provided to Subsidence Advisory NSW.</p> <p>Any amendments or subsequent modifications to the development may render these GTAs invalid.</p> <p>If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified to determine if any variations to these GTAs are required.</p>
2.	<p>Prescribed Design Parameters</p> <p>Design the proposed development to be <i>“safe, serviceable and any damage from mine subsidence be limited to cosmetic damage, and readily repairable”</i> using the subsidence parameters outlined below:</p> <ul style="list-style-type: none">a) Maximum vertical subsidence: 150 mmb) Maximum Horizontal Strains (+/-): 1 mm/mc) Maximum Tilt: 3 mm/m
3.	<p>The design submitted for approval under section 15 of the Mine Subsidence Compensation Act 1961 shall:</p> <ul style="list-style-type: none">a) Be developed from the Design accompanying DA 925/2016/1.b) Include sufficient drawing plans, long-sections, elevations and details, to fully describe

	<p>the work and proposed mine subsidence mitigation measures.</p> <ul style="list-style-type: none"> c) Include design mitigation measures to reduce the transfer of horizontal strain into building structures. d) Include an additional grade for tilt due to mine subsidence, in excess of the minimum Code requirements for structures including pipes, gutters and wet areas. e) For underground pipes or conduits allow for flexible joints, flexible bedding surround and flexible building connections and penetrations. f) Ensure there is sufficient capacity in any storage structure for tilt due to mine subsidence. g) Locate underground structures to facilitate ease of repair and replacement. h) Ensure internal finishes are installed in accordance with relevant codes and standards and industry best practice guidelines with additional provision for mine subsidence. i) 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, j) Ensure there is provision for isolation joints between adjoining structures. For example between a building and adjacent paving. k) All roads, driveways and pavement areas are to be designed as flexible structures with an asphalt surface. Where a concrete surface course is required it shall be designed to include expansion and crack control joints or sacrificial sections, to minimise the risk of damage from mine subsidence.
4.	<p>Upon completion of construction, work-as-executed certification by a qualified engineer will be required by Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW under section 15 of the Mine Subsidence Compensation Act 1961.</p>