



LAKE MACQUARIE CITY COUNCIL
ATTN: Development and Planning
Via email: council@lakemac.nsw.gov.au

Our ref: TBA17-39762L1

To whom it may concern

**RE: PROPOSED RECREATION FACILITY AT 40 & 20 YARRAWONGA PARK BALCOLYN,
77A YARRAWONGA PARK ROAD YARRAWONGA PARK;**

**LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29 & 33 in DP1158510; LOT 1, 2 and 3 DP21486;
LOT 1 DP660659; LOT 1 DP1089567 AND LOT D DP356160**

TBA17-42099L1 - DA 2011/2016

GENERAL TERMS OF APPROVAL

I refer to the above development referred on 19 December 2016. Attached, please find Subsidence Advisory NSW's General Terms of Approval (GTA) for the development of land as detailed in Development Application 2011/2016.

Please note, I have also attached stamped plans. This satisfies the approval of the Subsidence Advisory NSW under *section 15 of the Mine Subsidence Act 1961*.

Should you have any questions about the attached general terms of approval I can be contacted by phone on 4908 4328 or via email at Shane.McDonald1@finance.nsw.gov.au

Yours faithfully,

Shane McDonald
Senior Risk Engineer
7 August 2017

GENERAL TERMS OF APPROVAL

Issued in accordance with s.91A of the Environmental Planning & Assessment Act for the subdivision / development of land.

As delegate for Subsidence Advisory NSW under delegation executed 7 August 2017, general terms of approval are granted for the subdivision described in Schedule 1, subject to the conditions attached in Schedule 2.

SCHEDULE 1

Ref: **TBA17-39762L1**

Site Address: **40 & 20 YARRAWONGA PARK BALCOLYN, 77A YARRAWONGA PARK ROAD YARRAWONGA PARK**

Lot and DP: **LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29 & 33 in DP1158510; LOT 1, 2 and 3 DP21486; LOT 1 DP660659; LOT 1 DP1089567, LOT D DP356160**

Proposal: **RECREATION FACILITY**

Mine Subsidence District: **WEST LAKE**

SCHEDULE 2

GENERAL TERMS OF APPROVAL

Plans, standards and guidelines	
1.	<p>The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or as modified by the conditions of this approval.</p> <p>Note: Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application for consideration by Subsidence Advisory NSW. If amendments to the design result in the development not remaining substantially the same as that approved by this approval, a new Application will have to be submitted to Subsidence Advisory NSW.</p>
2.	<p>This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.</p>
3.	<p>Prescribed Design Parameters for Lots 21, 22, 23, 24, 25, 26, 27 & 33 in DP 1158510</p> <p>The proposed structure(s) is to be designed to be “safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable” using the subsidence parameters outlined below:</p> <ul style="list-style-type: none">a) Maximum vertical subsidence: 150 mmb) Maximum Horizontal Strains (+/-): 2 mm/mc) Maximum Tilt: 2 mm/md) Maximum Radius of Curvature: 5 km

4.	<p>Prescribed Design Parameters for All Other Lots</p> <p>The proposed structure(s) is to be designed to be “<i>safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable</i>” using the subsidence parameters outlined below:</p> <ul style="list-style-type: none"> e) Maximum vertical subsidence: 600 mm f) Maximum Horizontal Strains (+/-): 3 mm/m g) Maximum Tilt: 4 mm/m h) Maximum Radius of Curvature: 3.5 km
5.	<p>Submit an “Engineering Impact Statement” for acceptance by SANSW, which shall identify the:</p> <ul style="list-style-type: none"> a. Lot and DP for the proposed improvement b. Mine Subsidence Parameters used for the design c. Main building elements and materials. d. Risk of damage due to mine subsidence e. Design measures proposed to control the risks. f. Provide certification that the design will ensure the improvement remains “<i>safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ in accordance with AS2870 (Damage Classification), and readily repairable</i>”.
6.	<p>Submit a final design incorporating the design methodology contained in the “<i>Engineering Impact Statement</i>”, for acceptance by <i>Subsidence Advisory NSW</i> prior to commencement of construction. It shall include certification by a qualified structural engineer to the effect that the improvements will remain “<i>safe, serviceable and any damage from mine subsidence shall be limited to ‘very slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable</i>” taking into consideration the mine subsidence parameters outlined above.</p>
7.	<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 accepted by Subsidence Advisory NSW.</p>