

Appendix B – Subsidence Advisory NSW General Terms of Approval



**Subsidence
Advisory NSW**

117 Bull Street, Newcastle West NSW 2302
Tel 02 4908 4300 | www.subsidenceadvisory.nsw.gov.au
24 Hour Emergency Service: Free Call 1800 248 083
ABN 87 445 348 918

LAKE MACQUARIE CITY COUNCIL
ATTN: Jasmine Beverley
DEVELOPMENT ASSESSMENT & COMPLIANCE
Via Email: council@lakemac.nsw.gov.au

Our ref: TBA17-42779L1

Dear Ms Beverley

RE: PROPOSED AGED CARE FACILITY AT 120 REDHEAD RD REDHEAD; LOT 1938
DP 704459; TBA17-42779L1 - DA/1950/2017
GENERAL TERMS OF APPROVAL

I refer to the above integrated development referred on 23 October 2017. Attached, please find Subsidence Advisory NSW's General Terms of Approval (GTA) for the development of land as detailed above.

Please note, I have attached the conditions of approval under Schedule 2. This satisfies the approval of the Subsidence Advisory NSW under section 15 of the *Mine Subsidence Compensation 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,

A handwritten signature in black ink, appearing to read 'Shane McDonald'.

Shane McDonald
Senior Risk Engineer

5 December 2017

GENERAL TERMS OF APPROVAL

Issued in accordance with s.91A of the *Environmental Planning & Assessment Act 1979* for the subdivision/development of land.

As delegate for Subsidence Advisory NSW under delegation executed 30 November 2017, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

SCHEDULE 1

Ref: TBA17-42779L1
Site Address: 120 REDHEAD RD REDHEAD
Lot & DP: LOT 1938 DP 704459
Proposal: AGED CARE FACILITY
DA REF: DA/1950/2017
Mine Subsidence District: LAKE MACQUARIE

SCHEDULE 2
GENERAL TERMS OF APPROVAL

GENERAL	
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.	This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.
PRIOR TO COMMENCEMENT OF CONSTRUCTION	
3.	<p>Prescribed Design Parameters The proposed structure(s) is to be designed to be "safe, serviceable and any damage from mine subsidence shall be limited to 'very slight' 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: 430 mm b) Maximum Tensile Strains: 1.2 mm/m c) Maximum Compressive Strain: 1.8mm/m d) Maximum Tilt: 5.3 mm/m e) Maximum Radius of Curvature: 5.0 km
4.	<p>Submit an "Engineering Impact Statement" prior to commencement of detailed design for acceptance by SANSW, which shall identify the:</p> <ul style="list-style-type: none"> a. Mine Subsidence Parameters used for the design. b. Main building elements and materials. c. Risk of damage due to mine subsidence d. Design measures proposed to control the risks.
5.	<p>Submit a final design incorporating the design methodology contained in the "Engineering Impact Statement", for acceptance by Subsidence Advisory NSW prior to commencement of construction. It shall include certification by a qualified structural engineer to the effect that the improvements will remain "safe, serviceable and any damage from mine subsidence shall be limited to 'very slight' damage in accordance with AS2870 (Damage Classification), and readily repairable" taking into consideration the mine subsidence parameters outlined above.</p>
POST CONSTRUCTION	
6.	<p>Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to the Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW.</p>

Dispute Resolution

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.