



Subsidence Advisory

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24 Hour Emergency Service: 1800 248 083 (Free Call)

Newcastle City Council
ATTN: Tracey Webb
Via Email: twebb@ncc.nsw.gov.au

Our ref: TBA8-20-02320

FN92-00616N0

Dear Tracey

**RE: PROPOSED ALTERATIONS AND ADDITIONS TO MIXED USE BUILDINGS AT 33
ANNIE STREET WICKHAM; LOT 3 DP 346352 - TBA20-02320 - DA 2017/01338**

GENERAL TERMS OF APPROVAL

I refer to the above integrated development referred on 20 August 2020. Attached, please find Subsidence Advisory NSW General Terms of Approval (GTA) for the development of land as detailed above. Please note conditions are detailed under Schedule 2. The stamped approved plans are attached.

Once relevant documentation to meet the conditions in Schedule 2 is available, please submit via email to subsidencedevelopment@customerservice.nsw.gov.au quoting reference **TBA20-02320**.

This satisfies the approval of Subsidence Advisory NSW under *section 22 of the Coal Mine Subsidence Compensation Act 2017*.

Should you have any questions about the attached general terms of approval, I can be contacted by phone on 4908 4300 or via email at subsidencedevelopment@customerservice.nsw.gov.au.

Yours faithfully,

Melanie Fityus
Senior Risk Engineer
13 November 2020

GENERAL TERMS OF APPROVAL

Issued in accordance with Section 4.47 of the *Environmental Planning & Assessment Act 1979* for the subdivision / development of land.

As delegate for Subsidence Advisory NSW under delegation executed 13 November 2020, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

SCHEDULE 1

Ref: **TBA20-02320**
DA: **2017/01338**
Site Address: **33 ANNIE STREET WICKHAM**
Lot and DP: **LOT 3 DP 346352**
Proposal: **ALTERATIONS AND ADDITIONS TO MIXED USE BUILDINGS**
Mine Subsidence District: **NEWCASTLE**

SCHEDULE 2
GENERAL TERMS OF APPROVAL

GENERAL

Plans, Standards and Guidelines

1. These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to **DA2017/01338** and provided to Subsidence Advisory NSW.
Any amendments or subsequent modifications to the development may render these GTAs invalid.
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.
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. Submit a proposal to remove the risk of mine subsidence by a suitable means, such as grouting.
Submit for acceptance by Subsidence Advisory NSW prior to commencing work a:
 - a. **Grout Design**; including grout locations (dimensioned in plan and elevation), and design parameters for any residual mine subsidence.
 - b. **Grout Implementation Plan**; including a site plan (showing property boundaries within 200m of the site), grout locations (dimensioned in plan and elevation), proposed bore locations, and grout designer's endorsement.
 - c. **Grout Verification Plan**; showing the location of verification holes and the grout designer's endorsement.
Any assumptions applied to the numerical modelling shall be subject to verification (using empirical or analytical methods) and a sensitivity analysis.
Arrange for an independent peer review of the grouting design and implementation plan by a suitably qualified engineer acceptable to Subsidence Advisory NSW.
4. On completion of grouting submit a **Grout Verification Output Report** endorsed by the grout designer and site verification engineers for compliance with the accepted Grouting Plan.
5. Submit an "*Engineering Impact Statement*" prior to commencement of detailed design for acceptance by SA NSW, which shall identify the:
 - 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.
 - e. Provide certification that the design will ensure the improvement remains "safe, serviceable and any damage from mine subsidence shall be limited to 'very

	<p><i>'slight' in accordance with AS2870 (Damage Classification), and readily repairable'.</i></p> <p>f. Comment on the:</p> <ul style="list-style-type: none"> • likely building damage in the event of mine subsidence. • sensitivity of the design to greater levels of mine subsidence.
6.	<p>The design submitted for approval under Section 22 of the Coal Mine Subsidence Compensation Act 2017 shall incorporate the design methodology contained in the "Engineering Impact Statement", for acceptance by SA NSW prior to commencement of construction.</p> <p>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	
7.	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.

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.