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FN01-00134L0 & FN01-08799L0
TBA22-02908

Chris Weeks – Archadia
Chris.weeks@archadia.com.au

Dear Chris

RE PROPOSED 4 STOREY PRIVATE HOSPITAL AND SEPARATE 3 LEVEL CARPARK AT 31-33 SMITH ST CHARLESTOWN; LOT 1 & 2 DP 877977; TBA22-02908

NOTICE OF DETERMINATION

I refer to the application detailed above. Subsidence Advisory NSW has determined to grant approval under section 22 of the *Coal Mine Subsidence Compensation Act 2017*.

Approval has been granted, subject to the conditions set out in the attached determination under Schedule 2. The stamped approved plans are attached.

Once relevant documentation to meet the conditions in Schedule 2 is available, please email through to subsidedevelopment@customerservice.nsw.gov.au quoting reference **TBA22-02908**.

Should you have any questions about the determination, I can be contacted by phone on 02 4908 4300 or via email at subsidedevelopment@customerservice.nsw.gov.au.

Yours faithfully,



Melanie Fityus
Senior Risk Engineer

31 August 2022

DETERMINATION

Issued in accordance with section 22 of the *Coal Mine Subsidence Compensation Act 2017*

As delegate for Subsidence Advisory NSW under delegation executed 31 August 2022 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 31 August 2022

Approval to Lapse on: 31 August 2027

The conditions of approval are imposed for the following reasons:

- a) To confirm and clarify the terms of Subsidence Advisory NSW approval.
- b) To minimise the risk of damage to surface development from mine subsidence.



Melanie Fityus
Senior Risk Engineer

31 August 2022

SCHEDULE 1

Application No: **TBA22-02908**
Applicant: **ARCHADIA**
Site Address: **31-33 SMITH ST CHARLESTOWN**
Lot and DP: **LOT 1 & 2 DP 877977**
Proposal: **4 STOREY PRIVATE HOSPITAL AND SEPARATE 3 LEVEL
CARPARK**
Mine Subsidence District: **LAKE MACQUARIE**

SCHEDULE 2

CONDITIONS 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 must 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>
PRIOR TO COMMENCEMENT OF CONSTRUCTION	
3.	<p>Prescribed Design Parameters – Victoria Tunnel Seam</p> <p>The proposed structures are 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>” if subjected to the subsidence parameters outlined in Table 3 (Worst Credible Subsidence Parameters) of the accepted Report on Mine Subsidence Assessment by Douglas Partners (Project 210780.01-June 2022).</p>
4.	<p>Submit an “Engineering Impact Statement” for acceptance by SA NSW, which identifies the:</p> <ol style="list-style-type: none"> Mine Subsidence Parameters used for the design. Main building elements and materials. Risk of damage due to mine subsidence Design measures proposed to control the risks. 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’ damage in accordance with AS2870 (Damage Classification), and readily repairable</i>”. Comment on the: <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.
5.	<p>Submit a final design incorporating the design methodology contained in the “<i>Engineering Impact Statement</i>”, for acceptance by Subsidence Advisory NSW prior to commencement of construction.</p> <p>It shall include certification by a qualified structural engineer including a statement 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 in Table 3 (Worst Credible Subsidence Parameters) of the accepted Report on Mine Subsidence Assessment by Douglas Partners (Project 210780.01-June 2022).</p>

POST CONSTRUCTION	
6.	<p>Establish 4 survey monitoring reference marks on and around the circumference of the building(s) so that structure movement can be monitored should mine subsidence occur.</p> <p>At least 2 of the following PMs or SSMs should be used as a benchmark:</p> <ul style="list-style-type: none"> • PM23119U • PM23120 • SS18489 <p>A plan with the position including Easting, Northing and RL of each of the monitoring reference marks and original RLs are to be forwarded to Subsidence Advisory NSW.</p>
7.	<p>Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to 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.