

Newcastle City Council
Attn: NSW PLANNING PORTAL
Via NSW Planning Portal

Lot/DP: 1/-/DP826956
Address: 309 KING STREET NEWCASTLE WEST
DA: MA2023/00221

Dear NSW PLANNING PORTAL,

General Terms of Approval

I refer to the integrated development application detailed above, referred on 19 July 2023.

The application has been assessed and approval is granted under these General Terms of Approval (GTAs) for the proposed development, subject to the conditions detailed under Schedule 1. The plans stamped with conditional approval are attached (**Tab A**).

These GTAs are issued in accordance with Section 4.47 of the *Environmental Planning & Assessment Act 1979* for the development of land.

These GTAs only apply to the development described in the plans and associated documentation relating to MA2023/00221 on the referred date.

If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified in order to determine whether any variations to these GTAs are required.

To satisfy the conditions of approval please submit documentation confirming the conditions under Schedule 1 have been met via email to subsidedevelopment@customerservice.nsw.gov.au, quoting reference number TBA23-02301

Should you have any questions regarding the attached general terms of approval, please contact me on (02) 4908 4300 or at subsidedevelopment@customerservice.nsw.gov.au

Kind Regards,



Shane McDonald
Senior Risk Engineer

SCHEDULE 1

CONDITIONS OF APPROVAL

Application No:	TBA23-02301
DA:	MA2023/00221
Applicant:	NSW PLANNING PORTAL
Lot and DP:	1/-/DP826956
Site Address:	309 KING STREET NEWCASTLE WEST
Mine Subsidence District:	NEWCASTLE
Proposal:	13 & 15 LEVEL TOWERS OEVR COMMON BASEMENT & PODIUM LEVELS MIXED USE DEVELOPMENT
Date:	28 July 2023

GENERAL

Plans, Standards and Guidelines

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| 1. | These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to MA2023/00221 and provided to Subsidence Advisory NSW.
Any amendments or subsequent modifications to the development renders these GTAs invalid. |
| 2. | This approval expires 5 years after the date the approval was granted if building, engineering or construction work relating to the application has not physically commenced on the land. |

PRIOR TO COMMENCEMENT OF CONSTRUCTION

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| 3 | Grouting of mine workings
Grout the mine workings in accordance with Douglas Partners report on 'Mine Subsidence Grout Methodology and Verification – Proposed Residential and Aged Care' ref: 81229.15 R.002.Rev1, dated 19 December 2022. |
| 4. | Grout Verification Output Report
On completion of grouting submit a Grout Verification Report in accordance with Attachment E of the Merit Assessment Policy, endorsed by the grout designer and site verification engineer for compliance with the accepted Grouting Plan to Subsidence Advisory for acceptance. |
| 5. | Prescribed Design Parameters – Serviceability
Provide certification from a qualified structural engineer that the proposed structure is capable of remaining <i>serviceable</i> (as defined in section 4.7 of the Merit Assessment Policy) if subjected to the subsidence parameters outlined below:
a) Maximum Vertical Subsidence: 40 mm
b) Tensile Horizontal Strain: 2 mm/m |

	<p>c) Maximum Tilt: 4 mm/m</p> <p>d) Minimum Radius of Curvature: 5 km</p>
6.	<p>Structural Engineer Certification</p> <p>Prior to commencement of works, submit an Engineering Impact Statement to Subsidence Advisory NSW for acceptance. The engineering impact statement must identify the following</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 e) Provide certification that the design will ensure the improvement meets the requirements of Condition 5. f) 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. <p>OR</p> <p>Prior to commencement of works, submit a Mine Subsidence Design Structural Engineer Certification Form (nsw.gov.au) (Attachment F of the Subsidence Advisory Merit Policy).</p>
7.	<p>Submit Final Design</p> <p>Prior to commencement of works, submit a final design incorporating the design methodology contained in the Engineering Impact Statement or Mine Subsidence Structural Engineer Certification Form, to Subsidence Advisory for acceptance.</p> <p>Certification by a structural engineer is to confirm that the requirements of Condition 5 are met.</p>
POST CONSTRUCTION	
8.	<p>Survey Monitoring</p> <p>Establish 4 survey monitoring reference marks on and around the circumference of the building(s) so that building movement can be monitored should mine subsidence occur.</p> <p>Provide a plan with the position including Easting, Northing and RL of each monitoring reference marks and original RLs to Subsidence Advisory</p>
9.	<p>Certification of Works</p> <p>Upon completion of construction, submit certification from a qualified builder or certifier that confirms construction is in accordance with the plans approved by Subsidence Advisory.</p> <p>Where structural elements identified in the Engineering Impact Statement or Mine Subsidence Structural Engineer Certification Form have been certified by an engineer, details of this certification should be included with the builder/certifier's post construction certification.</p>