

Newcastle City Council  
Attn: Development Assessment Admin  
Via NSW Planning Portal

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Lot/DP: DP/2101//755247  
Address: 1 BRUNKER ROAD BROADMEADOW  
DA: DA2023/00886

Dear Development Assessment Admin,

### General Terms of Approval

I refer to the integrated development application detailed above, referred on 21 September 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 DA2023/00886 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](mailto:subsidedevelopment@customerservice.nsw.gov.au), quoting reference number TBA23-03056

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](mailto:subsidedevelopment@customerservice.nsw.gov.au)

Kind Regards,



**Shane McDonald**  
Senior Risk Engineer

## SCHEDULE 1

### CONDITIONS OF APPROVAL

Application No:	TBA23-03056
DA:	DA2023/00886
Applicant:	Development Assessment Admin
Lot and DP:	DP/2101//755247
Site Address:	1 BRUNKER ROAD BROADMEADOW
Mine Subsidence District:	NEWCASTLE
Proposal:	Mixed use residential and commercial development
Date:	11 October 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 <b>DA2023/00886</b> and provided to Subsidence Advisory NSW.<br>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. | <b>Proposal to effectively eliminate risk of mine subsidence</b><br>Submit a proposal by a suitably qualified engineer to effectively eliminate the risk of mine subsidence via the emplacement of grout in the mine voids in accordance with the requirements outlined in <b>Attachment E</b> of the <a href="https://www.nsw.gov.au/development-application-merit-assessment-policy">Development Application – Merit Assessment Policy (nsw.gov.au)</a> .<br>Prior to commencing work, the following documentation must be submitted to Subsidence Advisory for acceptance: <ul style="list-style-type: none"><li>a) <b>Grout Design</b>; including grout locations (dimensioned in plan), and design parameters for any residual mine subsidence, if applicable.</li><li>b) <b>Grout Implementation Plan</b>; including a site plan, grout locations, proposed bore locations.</li><li>c) <b>Grout Verification Plan</b>; showing the location of verification holes.</li></ul> |
| 4. | <b>Independent Peer Review</b><br>Submit an independent peer review of the grouting design and implementation plan by a suitably qualified engineer to Subsidence Advisory for acceptance.   |

5.	<b>Grout Verification Output Report</b> On completion of grouting submit a <b>Grout Verification Report</b> in accordance with <b>Attachment E</b> 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.
6.	<b>Design Parameters – Serviceability</b> 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 post grouting subsidence parameters outlined in a grout design report accepted by Subsidence Advisory
7.	<b>Structural Engineer Certification</b> Prior to commencement of works, submit an <b>Engineering Impact Statement</b> to Subsidence Advisory NSW for acceptance. The engineering impact statement must identify the following <ul style="list-style-type: none"> <li>a) Mine subsidence parameters used for the design</li> <li>b) Main building elements and materials</li> <li>c) Risk of damage due to mine subsidence</li> <li>d) Design measures proposed to control the risks</li> <li>e) Provide certification that the design will ensure the improvement meets the requirements of Condition 6.</li> <li>f) Comment on the: <ul style="list-style-type: none"> <li>• likely building damage in the event of mine subsidence.</li> <li>• sensitivity of the design to greater levels of mine subsidence.</li> </ul> </li> </ul> <p><b>OR</b></p> Prior to commencement of works, submit a <a href="https://www.nsw.gov.au/mine-subsidence-design-structural-engineer-certification-form">Mine Subsidence Design Structural Engineer Certification Form (nsw.gov.au)</a> ( <b>Attachment F</b> of the Subsidence Advisory Merit Policy).
8.	<b>Submit Final Design</b> Prior to commencement of works, submit a final design incorporating the design methodology contained in the <b>Engineering Impact Statement</b> or <b>Mine Subsidence Structural Engineer Certification Form</b> , to Subsidence Advisory for acceptance. Certification by a structural engineer is to confirm that the requirements of Condition 6 are met.
<b>POST CONSTRUCTION</b>	
9.	<b>Survey Monitoring</b> 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. Provide a plan with the position including Easting, Northing and RL of each monitoring reference marks and original RLs to Subsidence Advisory.

10.	<p><b>Certification of Works</b></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 <b>Engineering Impact Statement</b> or <b>Mine Subsidence Structural Engineer Certification Form</b> have been certified by an engineer, details of this certification should be included with the builder/certifier's post construction certification.</p>
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