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Newcastle City Council

ATTN: Amanda Gale

Via Email: agale@ncc.nsw.gov.au

Our ref: TBA21-00463

FN63-04542N0

Dear Amanda

RE: PROPOSED SENIORS RESIDENTIAL DEVELOPMENT AND CLUBHOUSE AT 40 KING STREET ADAMSTOWN; LOTS 1, 2 & 3 DP 229558, LOT 2 DP 239405, LOT 3 DP 515310, LOT 4 DP 1223244 – TBA21-00463 - DA 2021/00071

GENERAL TERMS OF APPROVAL

I refer to the above integrated development referred on 16 February 2021. 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 are available, please submit via email to subsidedevelopment@customerservice.nsw.gov.au quoting reference **TBA21-00463**

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 subsidedevelopment@customerservice.nsw.gov.au

Yours faithfully,



Shane McDonald

Senior Risk Engineer

24 August 2021

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 24 August 2021, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

SCHEDULE 1

Ref:	TBA21-00463
DA:	2021/00071
Site Address:	40 KING STREET ADAMSTOWN
Lot and DP:	LOT 1, 2 & 3 DP 229558, LOT 2 DP 239405, LOT 3 DP 515310, LOT 4 DP 1223244
Proposal:	SENIORS RESIDENTIAL DEVELOPMENT AND CLUBHOUSE
Mine Subsidence District:	NEWCASTLE

SCHEDULE 2

GENERAL TERMS OF APPROVAL

GENERAL	
Plans, Standards and Guidelines	
1.	<p>These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to DA2021/00071 and provided to Subsidence Advisory NSW.</p> <p>Any amendments or subsequent modifications to the development may render these GTAs invalid.</p> <p>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.</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 Mine Workings Remediation Requirements</p> <p>Grouting of the mine workings is to be in accordance with Ditton Geotechnical Services report "Mine Subsidence Risk and Mine Workings Remediation Assessment for the Proposed Aged Care Development at 40 King St, Adamstown", dated 21 July 2021, ref: CAT-001/2.</p>
4.	<p>Submit for acceptance by Subsidence Advisory NSW prior to commencing work a:</p> <ol style="list-style-type: none"> Grout Implementation Plan; including a site, grout locations (dimensioned in plan and elevation), proposed bore locations, and grout designer's endorsement. Grout Verification Plan; showing the location of verification holes and the grout designer's endorsement.
5.	<p>Prescribed Design Parameters</p> <p>Provide certification from a qualified structural engineer that the proposed structures are capable of remaining "<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:</p> <ul style="list-style-type: none"> Ditton Geotechnical Services report "Mine Subsidence Risk and Mine Workings Remediation Assessment for the Proposed Aged Care Development at 40 King St, Adamstown", dated 21 July 2021, ref: CAT-001/2.
6.	<p>Submit an "Engineering Impact Statement" prior to commencement of detailed design for acceptance by SA NSW, which shall identify 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.

	<p>e. 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’ 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.
7.	<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 “<i>Engineering Impact Statement</i>”, for acceptance by SA NSW prior to commencement of construction. It shall include certification by a qualified structural engineer 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 above.</p>
POST CONSTRUCTION	
8.	<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. A plan with the position including Easting, Northing and RL of each monitoring reference marks and original RLs are to be forwarded to Subsidence Advisory NSW.</p>
9.	<p>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.</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.