



Wollondilly Shire Council  
**ATTN: Michael Buckley**  
Via NSW Planning Portal

**Our ref: TSUB20-00004**

Dear Michael

**RE: PROPOSED BOUNDARY ADJUSTMENT - 4 EXISTING LOTS AT 11 & 15 STRATFORD ROAD & 36 & 46 ROCKFORD ROAD TAHMOOR; LOTS 22, 23, 30 & 31 DP 12096 – TSUB20-00004 - DA 10/2019/719/1**

**GENERAL TERMS OF APPROVAL**

I refer to the above integrated development referred on 8 January 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 are available, please submit via email to [SA-Risk@customerservice.nsw.gov.au](mailto:SA-Risk@customerservice.nsw.gov.au) quoting reference **TSUB20-00004**.

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 [SA-RiskEng@customerservice.nsw.gov.au](mailto:SA-RiskEng@customerservice.nsw.gov.au).

Yours faithfully,

**Melanie Fityus**  
**Senior Risk Engineer**  
5 February 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.

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As delegate for Subsidence Advisory NSW under delegation executed 5 February 2020, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

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### SCHEDULE 1

Ref:	<b>TSUB20-00004</b>
DA:	<b>DA 10/2019/719/1</b>
Site Address:	<b>11 &amp; 15 STRATFORD ROAD &amp; 36 &amp; 46 ROCKFORD ROAD TAHMOOR</b>
Lot and DP:	<b>LOTS 22, 23, 30 &amp; 31 DP 12096</b>
Proposal:	<b>BOUNDARY ADJUSTMENT - 4 EXISTING LOTS</b>
Mine Subsidence District:	<b>BARGO</b>

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## SCHEDULE 2

### GENERAL TERMS OF APPROVAL

GENERAL	
Plans, Standards and Guidelines	
1.	<p>These General Terms of Approval (GTAs) only apply to the subdivision development described in the plans and associated documentation relating to <b>DA 10/2019/719/1</b> 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>
3.	<p>Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number.</p>
SITE WORKS	
4.	<p>Approval under Clause 22 of the <i>Coal Mine Subsidence Compensation Act 2017</i> is also required for the erection of all improvements on the land. As a guide, improvements shall comply with Subsidence Advisory NSW nominated Surface Development Guidelines, or otherwise assessed on merit.</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.