



FN02-00287P0
TSUB19-00594

Tina Meredith
meredith@acenet.com.au

Dear Tina

**RE PROPOSED SEVEN (7) LOT TORRENS TITLE SUBDIVISION AT 20 TYLERS ROAD
BARGO; LOT 2 DP 270325; TSUB19-00594**

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 SA-Risk@finance.nsw.gov.au quoting reference **TSUB19-00594**.

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

Yours faithfully,

Melanie Fityus
Senior Risk Engineer

4 September 2019

DETERMINATION

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

As delegate for Subsidence Advisory NSW under delegation executed 4 September 2019 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 4 September 2019

Approval to Lapse on: 4 September 2024

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

4 September 2019

SCHEDULE 1

Application No: **TSUB19-00594**
Applicant: **TINA MEREDITH**
Site Address: **20 TYLERS ROAD BARGO**
Lot and DP: **LOT 2 DP 270325**
Proposal: **SEVEN (7) LOT SUBDIVISION**
Mine Subsidence District: **BARGO**

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 formal advice 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 subdivision works have not physically commenced.</p>
3.	<p>Subsidence Advisory NSW must be notified of any changes to lot numbering and the registered DP number.</p>
4.	<p>The proposed structure(s) associated with subdivision preliminary works shall be designed to be <i>“safe, serviceable and any damage from mine subsidence shall be limited to ‘slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable”</i> using the subsidence parameters outlined below:</p> <ul style="list-style-type: none"> a) Maximum horizontal strains (+/-): 3 mm/m b) Maximum tilt: 7 mm/m c) Maximum radius of curvature: 5 Km <p>Subdivision roadworks identified in the subdivision plan shall be designed as a flexible pavement with a bitumen or asphalt treated surface over one or more unbound base courses in accordance with the relevant Australian Standards and Codes of Practice.</p> <p>Any ancillary structures or services identified in the subdivision plan shall be designed with flexible joints and remain safe, serviceable and repairable using mine subsidence design parameters provided above.</p>
5.	<p>Approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 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>

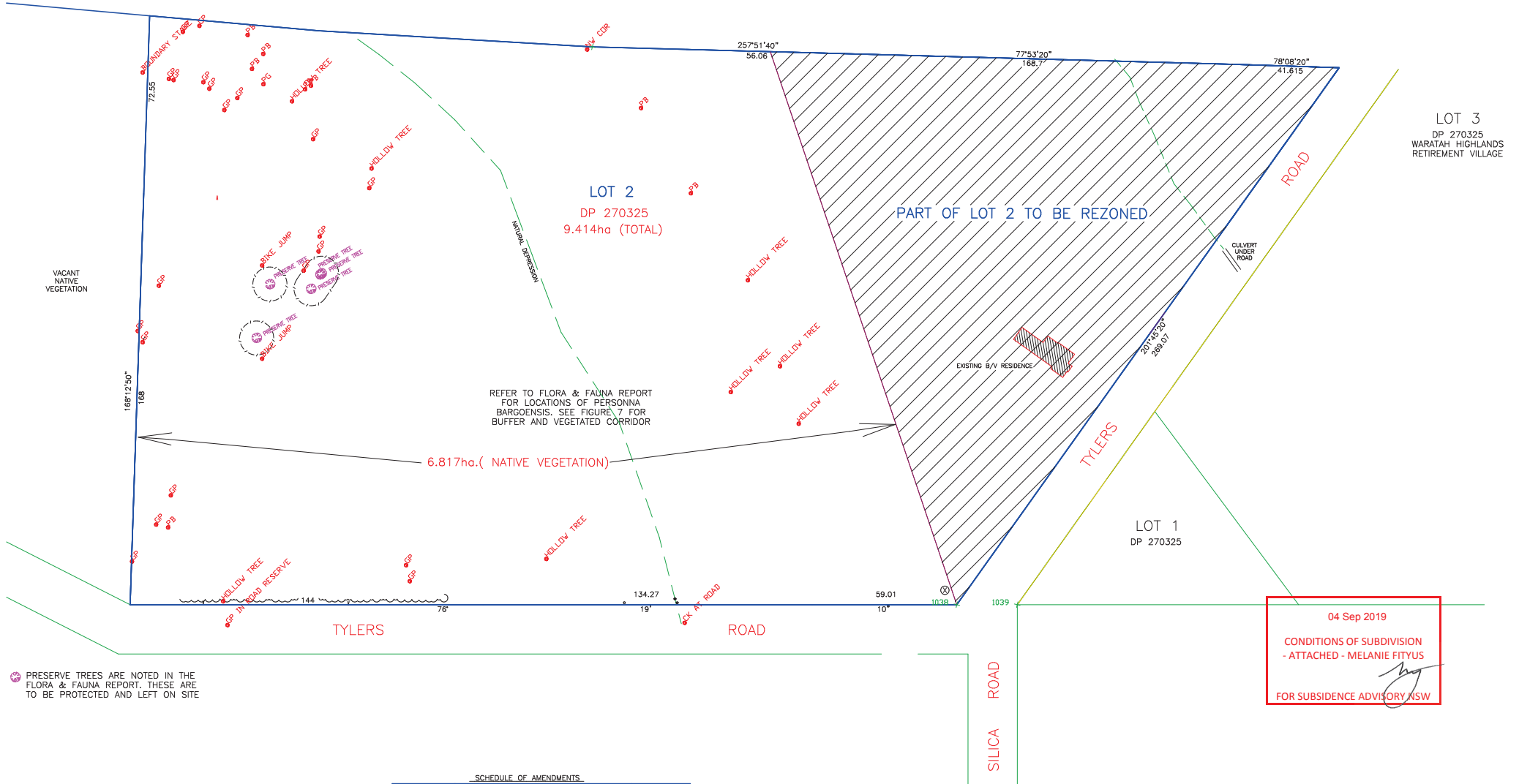
Dispute Resolution

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.

BARGO SPORTS FIELD
& TROTTING FACILITY

- NOTES:
1. THIS PLAN SHOULD NOT BE USED AS A SALE PLAN
 2. THE POSITION OF ALL FEATURES SHOWN IS APPROXIMATE ONLY
 3. NO SURVEY HAS BEEN MADE TO MARK OR DEFINE THE BOUNDARIES
 4. ALL DIMENSIONS AND AREAS ARE BY TITLE AND SUBJECT TO FINAL SURVEY
 5. CONTOURS ARE GENERAL INDICATION OF LANDFORM ONLY
 6. CONTOUR INTERVAL IS 0.5m

PONY CLUB FIELDS



PRESERVE TREES ARE NOTED IN THE FLORA & FAUNA REPORT. THESE ARE TO BE PROTECTED AND LEFT ON SITE

SCHEDULE OF AMENDMENTS

AMEND No.	AMENDMENT DETAIL	EDITION	DATE ISSUED
1	ORIGINAL ISSUE	A	07-05-2008

LOCATION AND SITE DEVELOPMENT PLAN

REIN WARRY AND CO.

CONSULTING
SURVEYORS

3/67 MENANGLE ST
PICTON NSW 2571
PH: (02) 46773144
reinwarry@bigpond.com

PLAN SHOWING PART OF LOT 2
DP 270325 TO BE REZONED FROM
SP1 TO R5 LARGE LOT RESIDENTIAL

DESIGN: DRW

DRAWN: DRW

SHEET 1 OF 2

FILE N°

6838

PP2019

SHIRE OF WOLLONDILLY

LOC: BARGO

RED.RATIO 1:800

"A1"

DATE: 3/9/2019

CAD DRAWING N° 6838-WITH ZONE BOUNDARY.DWG

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LOT 2
DP 270325
9.414ha (TOTAL)

LOT 3
DP 270325
WARATAH HIGHLANDS
RETIREMENT VILLAGE

6.817ha.(NATIVE VEGETATION)

TYLERS

ROAD

SILICA
ROAD

TYLERS

ROAD

LOT 1
DP 270325

04 Sep 2019
CONDITIONS OF SUBDIVISION
- ATTACHED - MELANIE FITYUS
FOR SUBSIDENCE ADVISORY NSW

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SHEET 2 OF 2

PP2019

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