



FN00-00687P0

TBA19-05504

Abode Drafting
mail@abodedrafting.com.au

Dear Abode Drafting

**RE PROPOSED SIX (6) X TWO (2) STOREY DWELLINGS AT 73 RADNOR ROAD BARGO;
LOT 21 DP 13127; TBA19-05504**

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 are available, please email through to SA-Risk@finance.nsw.gov.au quoting reference **TBA19-05504**.

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,

**Shane McDonald
Senior Risk Engineer**

20 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 20 September 2019 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 20 September 2019

Approval to Lapse on: 20 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.



Shane McDonald
Senior Risk Engineer

20 September 2019

SCHEDULE 1

Application No: **TBA19-05504**
Applicant: **ABODE DRAFTING**
Site Address: **73 RADNOR ROAD BARGO**
Lot and DP: **LOT 21 DP 13127**
Proposal: **SIX (6) X TWO (2) STOREY DWELLINGS**
Mine Subsidence District: **BARGO**

SCHEDULE 2

CONDITIONS OF APPROVAL

GENERAL	
Plans, Standards and Guidelines	
1.	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. 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 a formal application 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
2.	This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.
PRIOR TO COMMENCEMENT OF CONSTRUCTION	
3.	Prescribed Design Parameters Provide certification from a qualified structural engineer that the proposed structure is capable of remaining “<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>” if subjected to the subsidence parameters outlined below: a) Maximum Horizontal Strains (+/-): 3 mm/m b) Maximum Tilt: 7 mm/m c) Maximum Radius of Curvature: 5 km Provide certification from a qualified structural engineer that the proposed structure is capable of remaining “<i>safe</i>” if subjected to the subsidence parameters outlined below: d) Maximum Horizontal Strains (+/-): 5mm/m e) Maximum Tilt: 12mm/m f) Maximum Radius of Curvature: 3km
4.	The design submitted a final design, 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 ‘slight’ damage in accordance with AS2870 (Damage Classification), and readily repairable</i>” taking into consideration the mine subsidence parameters outlined above a) to c) outlined above and “<i>safe</i>” taking into consideration the mine subsidence parameters d) to f) outlined above.
5.	The design submitted for approval under Section 22 of the Coal Mine Subsidence Compensation Act 2017 shall: a) Include sufficient drawing plans, long-sections, elevations and details, to fully describe the work and proposed mine subsidence mitigation measures. b) Include design mitigation measures to reduce the transfer of horizontal strain into building structures.

	c) Include design mitigation measures to relieve excessive strains into building structures, including a generous layer of sand bedding on plastic sheeting beneath concrete slabs. d) For underground pipes or conduits allow for flexible joints, flexible bedding surround and flexible building connections and penetrations. e) Show expansion joints in concrete slabs, and that any expansion joints are reflected through internal finishes, particularly hard surfaces. f) Ensure there is suitable provision for articulation jointing in building elements. All control joints including articulation for mine subsidence are to be shown on the design plans and elevations, g) Ensure there is provision for isolation joints between adjoining structures. For example, between a building and adjacent paving. h) All roads, driveways and pavement areas are to be designed as flexible structures with an asphalt surface. Where a concrete surface course is required it shall be designed to include expansion and crack control joints or sacrificial sections, to minimise the risk of damage from mine subsidence. i) Where possible, the proposed windows extend to the eaves with no brick cladding between windows and eaves. j) Common areas and driveways 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.
POST CONSTRUCTION	
6.	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.

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.