

Our Ref: EOTH26-00222

10 July 2026

Attention: Rosie Turner
Via: Major Projects Planning Portal

Lot/DP: Lot 26 DP 1057934, Lot 11 DP 737299, Lot 1023 DP 802877 and SP 32625
Address: 189 Union Street, 195-197 Union Street, 11 and 15 Kenrick Street, The Junction

Dear Rosie Turner,

Thank you for inviting Subsidence Advisory to provide advice on the Stage Significant Development (SSD) at the above address, **SSD-89050708**.

It is understood the concept State Significant Development Application is for:

- Construction of a 7-storey building and associated works including:
 - 38 apartments, including two (2) affordable housing apartments for 15 years
 - Retail and commercial premises
 - A two (2) level basement accommodating car parking and bicycle parking
 - Landscaping, and
 - Civil infrastructure works, and utility and service upgrades.

The site of the proposal is located within a declared Mine Subsidence District. Development within a mine subsidence required approval from Subsidence Advisory NSW.

Subsidence Advisory notes a substantially the same development was conditionally approved on 12 February 2026 under section 22 of the Coal Mine Subsidence Compensation Act 2017 (*the act*).

The conditions of approval included (in part) a proposal to grout the mine voids in accordance with the grouting strategy outlined in the 'Report on Preliminary Mine Subsidence Modelling – Proposed Mixed Use Development - Corner of Union Street and Kenrick Street, The Junction NSW' by Douglas Partners, ref: 236197.00, dated 10 December 2025. Post grouting mine subsidence parameters for design of the structure were also applied to the conditionally approved application.

If you would like more information, please contact me on (02) 4908 4300 or subsidedevelopment@customerservice.nsw.gov.au.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Shane McDonald', with a stylized flourish at the end.

Shane McDonald
Senior Risk Engineer