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Kendall Clydsdale
Department of Planning Industry and Environment
Email: kendall.clydsdale@dpie.nsw.gov.au

Ref: EBA21-00219

Dear Kendall

RE: SSD-12982045 - Newcastle Jockey Club - New Stables Complex - 125 Chatham Road Broadmeadow

Thank you for seeking advice on the above development.

Subsidence Advisory NSW (SA NSW) received a development application for the proposal and issued a Notice of Determination for the development in a letter dated 28 July 2021, our ref: TBA21-02272.

The conditions of approval require the risk of mine subsidence associated with historic mine workings in the Borehole Seam to be removed via a suitable means such as grouting. A full copy of SA NSW's conditions of approval are overleaf.

If you would like more information, please contact Subsidence Advisory NSW on 49084300 or subsidencedevelopment@customerservice.nsw.gov.au.

Yours sincerely



Shane McDonald
Senior Risk Engineer

21 October 2021

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.	Submit a proposal to remove the risk of mine subsidence by a suitable means, such as grouting. Submit for acceptance by Subsidence Advisory NSW prior to commencing work a: Grout Design, including grout locations (dimensioned in plan and elevation), and design parameters for any residual mine subsidence. Grout Implementation Plan; including a site plan (showing property boundaries within 200m of the 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. Any assumptions applied to the numerical modelling shall be subject to verification (using empirical or analytical methods) and a sensitivity analysis. Arrange for an independent peer review of the grouting design and implementation plan by a suitably qualified engineer acceptable to the Subsidence Advisory NSW.
4.	On completion of grouting submit a Grout Verification Output Report endorsed by the grout designer and site verification engineers for compliance with the accepted Grouting Plan to Subsidence Advisory NSW.
DURING CONSTRUCTION	
5.	Establish 4 survey monitoring reference marks on and around the circumference of the building(s) so that structure movement can be monitored should mine subsidence occur. A plan with the position including Easting, Northing and RL of each of the monitoring reference marks and original RLs are to be forwarded to Subsidence Advisory NSW
POST CONSTRUCTION	
6.	Upon completion of construction, works-as-executed certification by a qualified engineer is to be forwarded to Subsidence Advisory NSW confirming that construction was in accordance with the plans approved by Subsidence Advisory NSW.