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FN92-00200N0
TBA21-02272

Avid Project Management
David Read
david.read@avidpm.com.au

Dear David

**RE PROPOSED HORSE STABLE COMPLEX AT NEWCASTLE JOCKEY CLUB – 125
CHATHAM STREET BROADMEADOW; LOT 82 DP 1138209 & LOT 13 DP 227704; TBA21-
02272**

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 subsidedevelopment@customerservice.nsw.gov.au quoting reference **TBA21-02272**.

Should you have any questions about the determination I can be contacted by phone on 02 4908 4300 or via email at subsidedevelopment@customerservice.nsw.gov.au

Yours faithfully,



Shane McDonald
Senior Risk Engineer

28 July 2021

DETERMINATION

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

As delegate for Subsidence Advisory NSW under delegation executed 28 July 2021 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 28 July 2021

Approval to Lapse on: 28 July 2026

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

28 July 2021

SCHEDULE 1

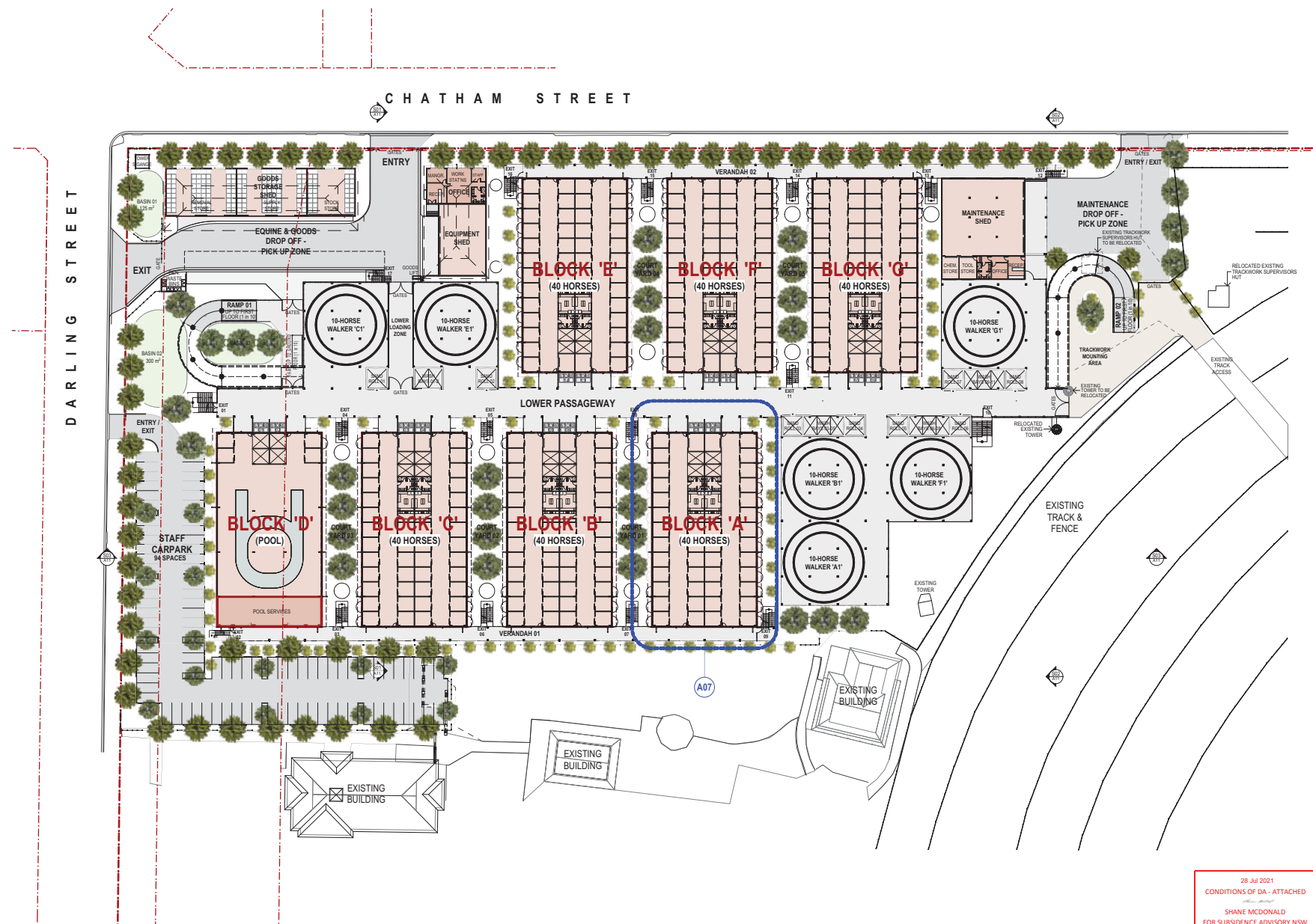
Application No: **TBA21-02272**
Applicant: **AVID PROJECT MANAGEMENT**
Site Address: **NEWCASTLE JOCKEY CLUB – 125 CHATHAM STREET
BROADMEADOW**
Lot and DP: **LOT 82 DP 1138209 & LOT 13 DP 227704**
Proposal: **HORSE STABLE COMPLEX**
Mine Subsidence District: **NEWCASTLE**

**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 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.</p>
2.	<p>This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.</p>
PRIOR TO COMMENCEMENT OF CONSTRUCTION	
3.	<p>Submit a proposal to remove the risk of mine subsidence by a suitable means, such as grouting.</p> <p>Submit for acceptance by Subsidence Advisory NSW prior to commencing work a:</p> <ul style="list-style-type: none"> a. Grout Design, including grout locations (dimensioned in plan and elevation), and design parameters for any residual mine subsidence. b. 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. c. Grout Verification Plan; showing the location of verification holes and the grout designer's endorsement. <p>Any assumptions applied to the numerical modelling shall be subject to verification (using empirical or analytical methods) and a sensitivity analysis.</p> <p>Arrange for an independent peer review of the grouting design and implementation plan by a suitably qualified engineer acceptable to the Subsidence Advisory NSW.</p>
4.	<p>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.</p>
DURING CONSTRUCTION	
5.	<p>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.</p> <p>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</p>
POST CONSTRUCTION	
6.	<p>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.</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.

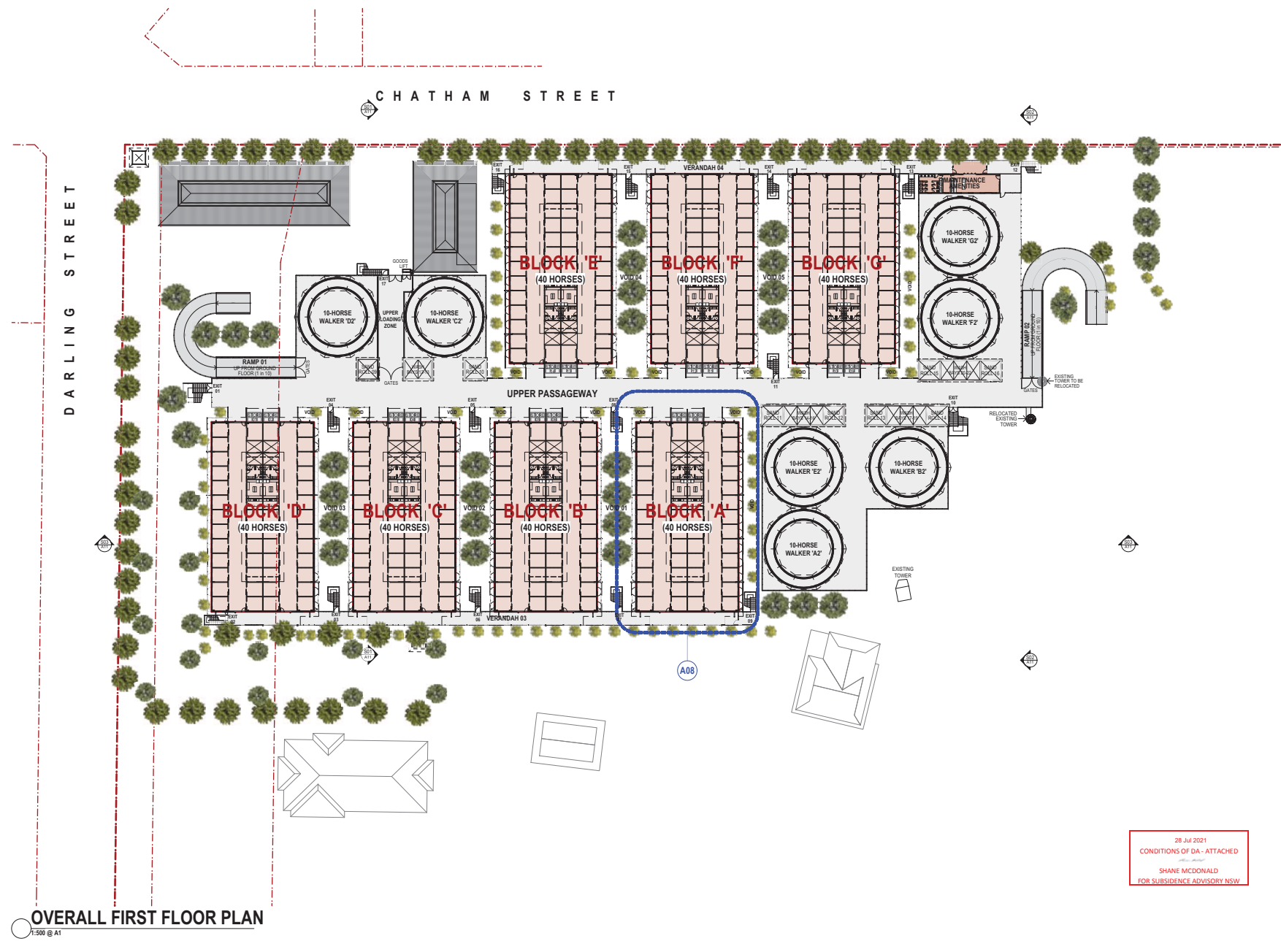


OVERALL GROUND FLOOR PLAN

1:500 @ A1

28 JUL 2021
CONDITIONS OF DA - ATTACHED
SHANE McDONALD
FOR SUBSIDIARY ADVISORY NSW

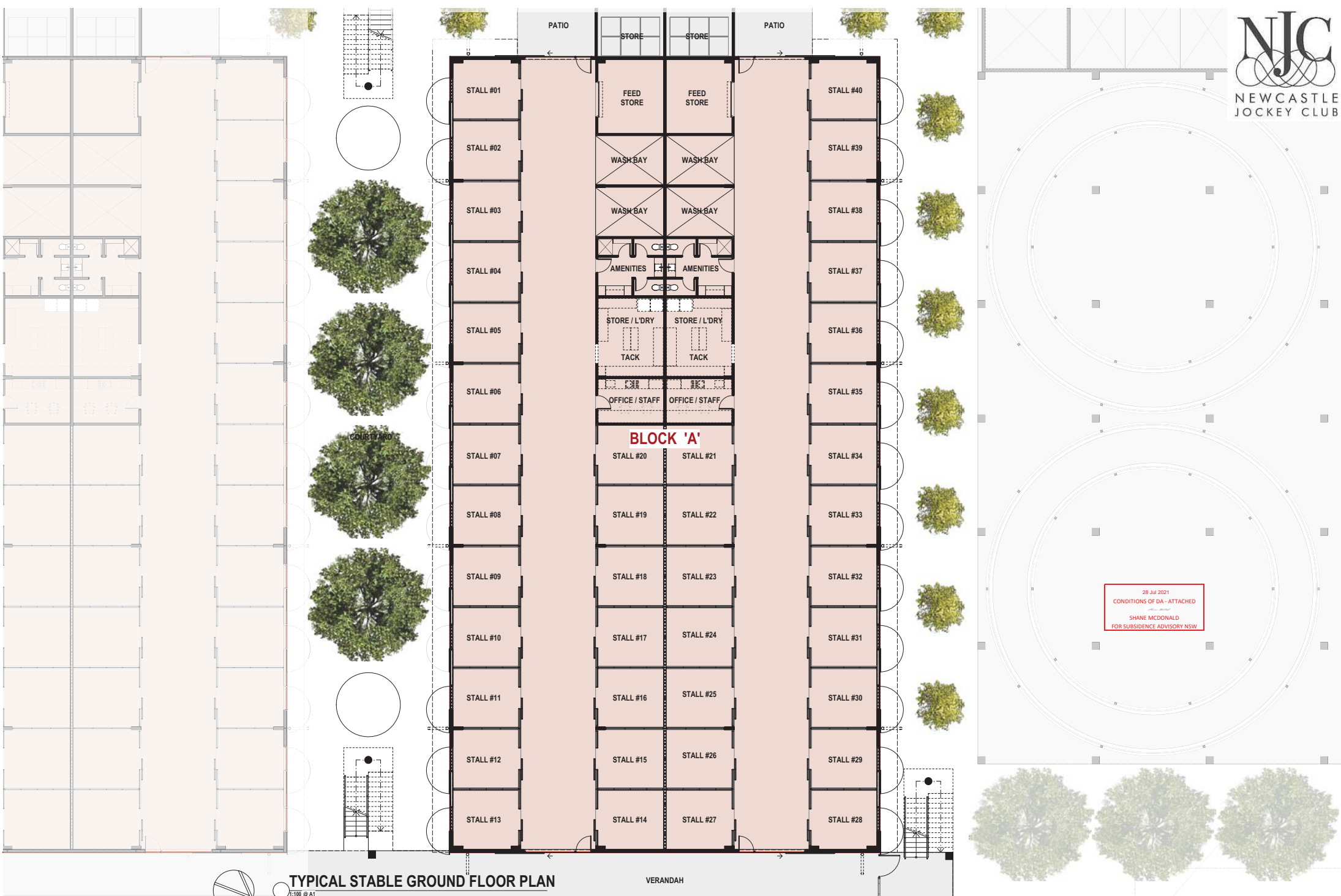
CONCEPT DESIGN

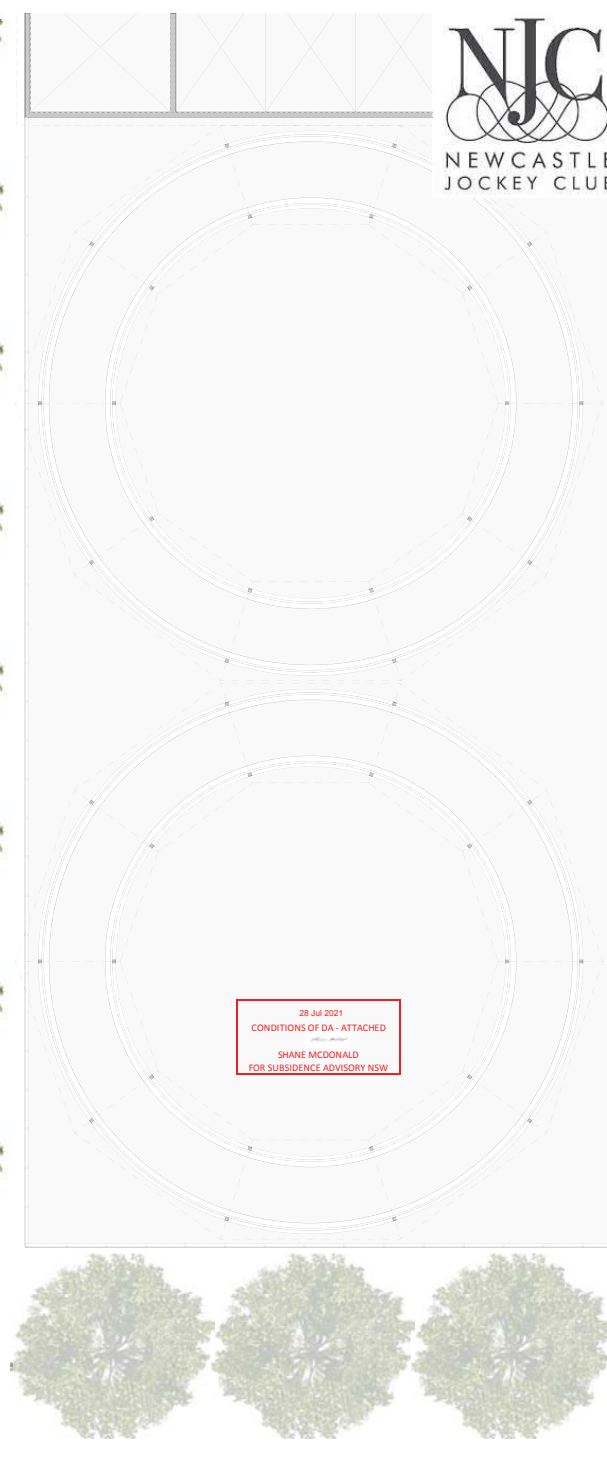
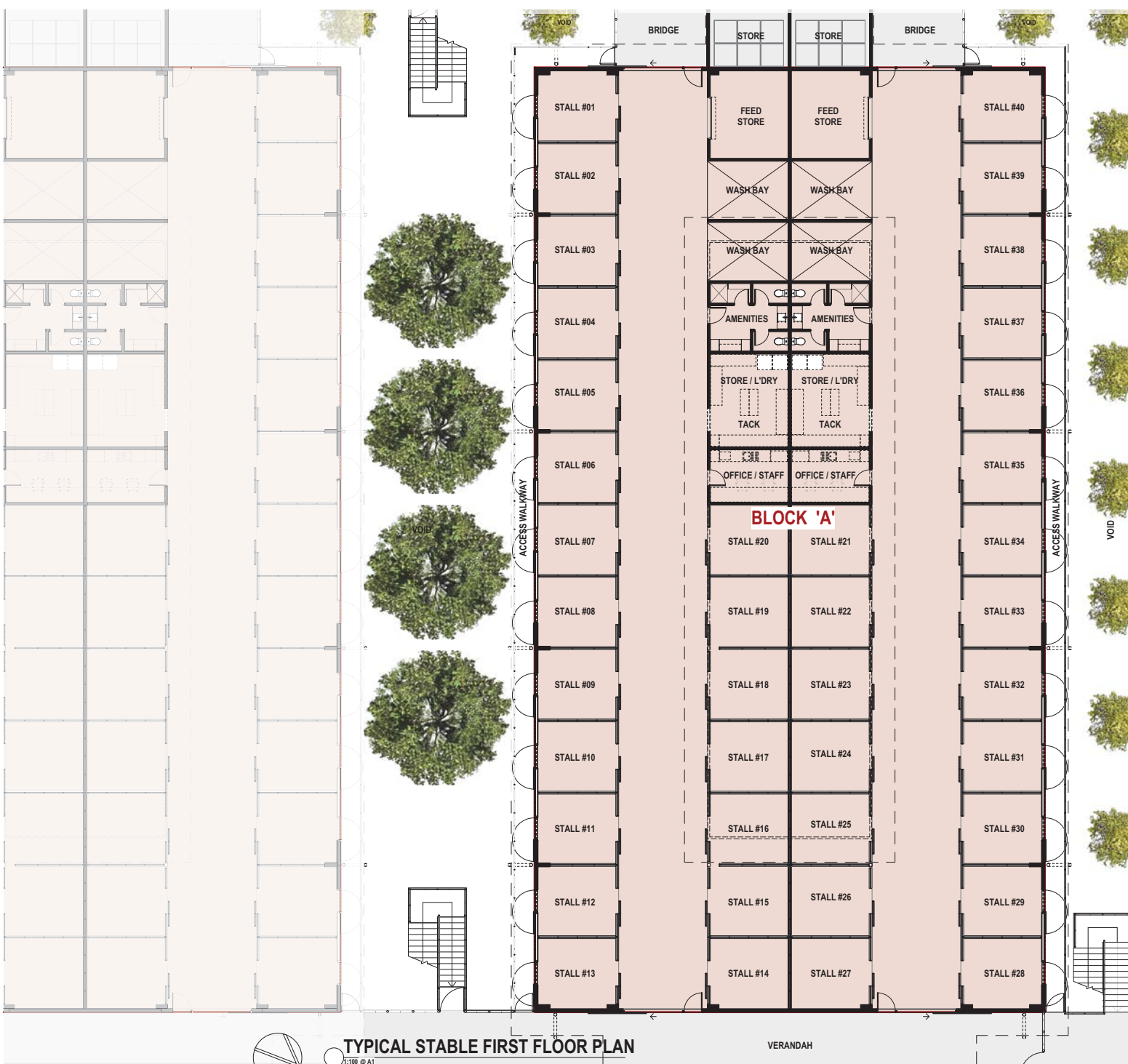


OVERALL FIRST FLOOR PLAN
1:500 @ A1

CONCEPT DESIGN

28 Jul 2021
CONDITIONS OF DA - ATTACHED
SHANE McDONALD
FOR SUBSIDIARY ADVISORY NSW





From: [subsidencedevelopment](#)
To: [David Read](#)
Cc: [subsidencedevelopment](#)
Subject: RE: Attention: John Johnston - EBA21-00116
Date: Thursday, 3 June 2021 4:43:37 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Hi David,

I can confirm that;

- The development proposed is able to be approved by SA NSW with the current plans with the condition that the development must have the mine subsidence risk removed via grouting.
- Following detailed geotechnical investigation, this condition may be able to be modified to account for further information that may come from the investigation showing that the site conditions are better than what has been assumed.

I would invite you to submit an application via our online portal.

Best regards,

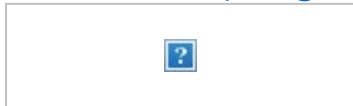
John

**John Johnston | Manager, Subsidence Risk Evaluation and Regulation
Subsidence Advisory NSW**

Better Regulation Division | Department of Customer Service

P: 4908 4353

E: Subsidencedevelopment@customerservice.nsw.gov.au | www.subsidenceadvisory.nsw.gov.au



Please consider the environment before printing this email

From: David Read <david.read@avidpm.com.au>
Sent: Tuesday, 1 June 2021 2:22 PM
To: subsidenceadvisory <subsidenceadvisory@customerservice.nsw.gov.au>
Subject: Attention: John Johnston - EBA21-00116

Hi John,

Further to our discussion on 20/05/2021 regarding EBA21-00116 (Newcastle Jockey Club), could you please contact me to further discuss this application?

You were going to get back to me on 21/05/2021, and I have since left several messages at your office.

Thanks very much.

Regards,

David Read
Avid Project Management Pty Ltd
PO Box 206, Carrington NSW 2294

T 02 4961 0635 M 0420 735 126 W avidpm.com.au

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