117 Bull Street, Newcastle West NSW 2302
Tel 02 4908 4300 | www.subsidenceadvisory.nsw.gov.au
24 Hour Emergency Service: Free Call 1800 248 083
ABN 81 913 830 179

FN03-00031N0
TBA20-00348

Northrop
Neil Petherbridge
neil@northrop.com.au

Dear Neil

RE PROPOSED 9 STOREY MIXED USE DEVELOPMENT AT 42 HONEYSUCKLE DRIVE NEWCASTLE; LOT 22 DP 1072217; TBA20-00348

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 subsidencedevelopment@customerservice.nsw.gov.au quoting reference **TBA20-00348**.

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

Yours faithfully,

Shane McDonald
Senior Risk Engineer

18 February 2020

DETERMINATION

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

As delegate for Subsidence Advisory NSW under delegation executed 18 February 2020 approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 18 February 2020

Approval to Lapse on: 18 February 2025

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

18 February 2020

SCHEDULE 1

Application No:	**TBA20-00348**
Applicant:	**NORTHROP**
Site Address:	**42 HONEYSUCKLE DRIVE NEWCASTLE**
Lot and DP:	**LOT 22 DP 1072217**
Proposal**:**	**9 STOREY MIXED USE DEVELOPMENT**
Mine Subsidence District:	**NEWCASTLE**

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** The proposed structure(s) is to be designed to be "*safe, serviceable and any damage from mine subsidence shall be limited to 'very slight' in accordance with AS2870 (Damage Classification) and readily repairable*" using the subsidence parameters outlined below: a) Maximum Vertical Subsidence: 80 mm b) Maximum Horizontal Strains (+/-): 0.7 mm/m c) Maximum Tilt: 2.7 mm/m d) Maximum Radius of Curvature: 14 km
4.	Submit an "Engineering Impact Statement" prior to commencement of detailed design for acceptance by Subsidence Advisory NSW, which shall identify the: a. Mine subsidence parameters used for the design. b. Main building elements and materials. c. Risk of damage due to mine subsidence. d. Design measures proposed to control the risks. e. Comment on the: • likely building damage in the event of mine subsidence. • sensitivity of the design to greater levels of mine subsidence.
5.	Submit a final design incorporating the design methodology contained in the "*Engineering Impact Statement*", for acceptance by Subsidence Advisory NSW prior to commencement of construction. It shall include certification by a qualified structural engineer including a statement to the effect that the improvements will remain "*safe, serviceable and any damage from mine subsidence shall be limited to 'very slight' damage in accordance with AS2870 (Damage Classification), and readily repairable*" taking into consideration the mine subsidence parameters outlined above.

6.	The final design is to be submitted for acceptance by Subsidence Advisory NSW prior to the commencement of any construction work and shall: a) Be developed from design accompanying the drawings dated 29 January 2020. b) Include sufficient drawing plans, long-sections, elevations and details, to fully describe the work and proposed mine subsidence mitigation measures. c) Include design mitigation measures to reduce the transfer of horizontal strain into building structures. d) Include design mitigation measures to relieve excessive strains into building structures. e) For underground pipes or conduits allow for flexible joints, flexible bedding surround and flexible building connections and penetrations. f) Ensure there is sufficient capacity in any storage structure for tilt due to mine subsidence. g) 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, h) Ensure there is provision for isolation joints between adjoining structures. For example; between a building and adjacent paving. i) All roads, driveways and pavement areas, as shown on the approved plans, are to be designed as flexible structures with an asphalt surface. If 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 mining subsidence.
DURING CONSTRUCTION	
7.	Establish a number of 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	
8.	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.

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.

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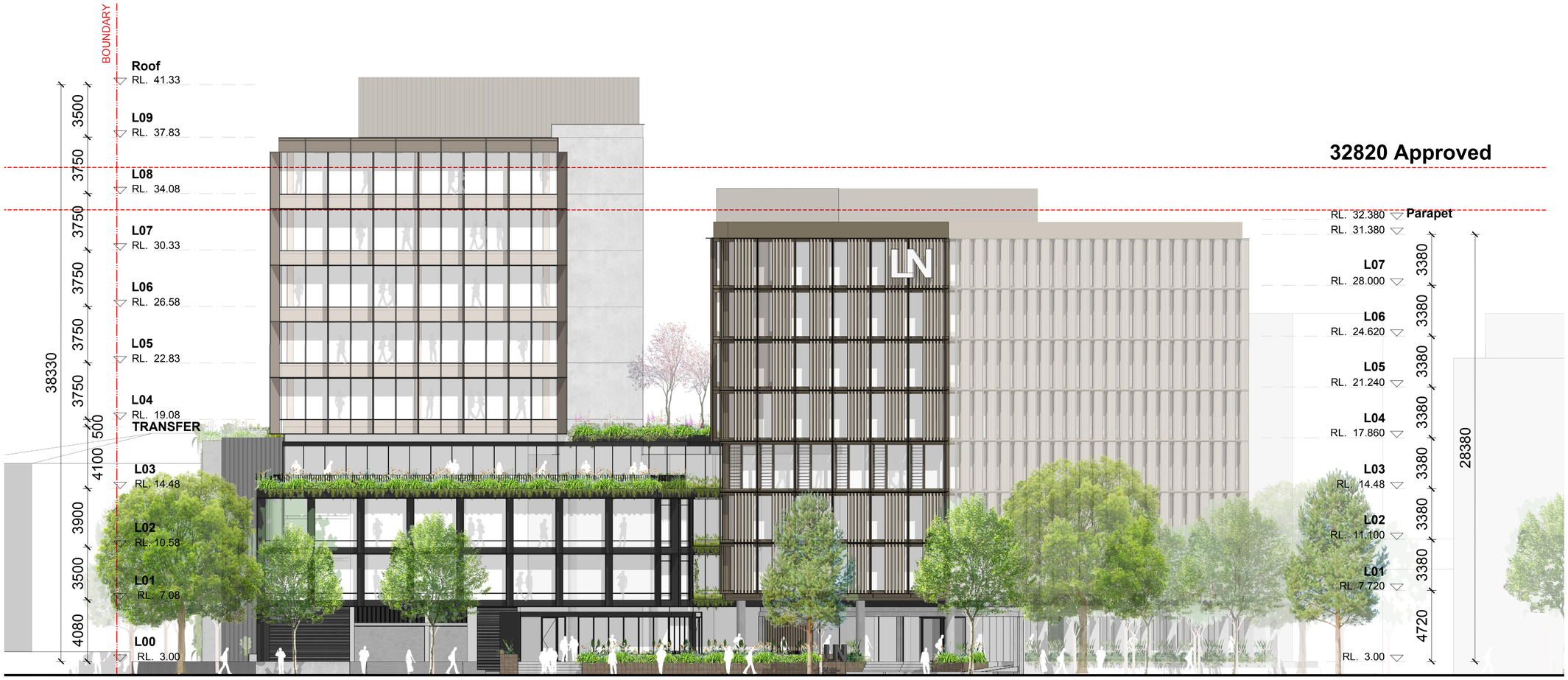

Revision	Date	Description	Initial	Checked

S12109_ Doma
Honeysuckle Drive, Newcastle

North Elevation

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 5:46 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\n70_CAD\Plots\DA\... ...\A07.001[1] - North-east Elevation.dwg
Drawing No.	[Revision]

A07.001[1]

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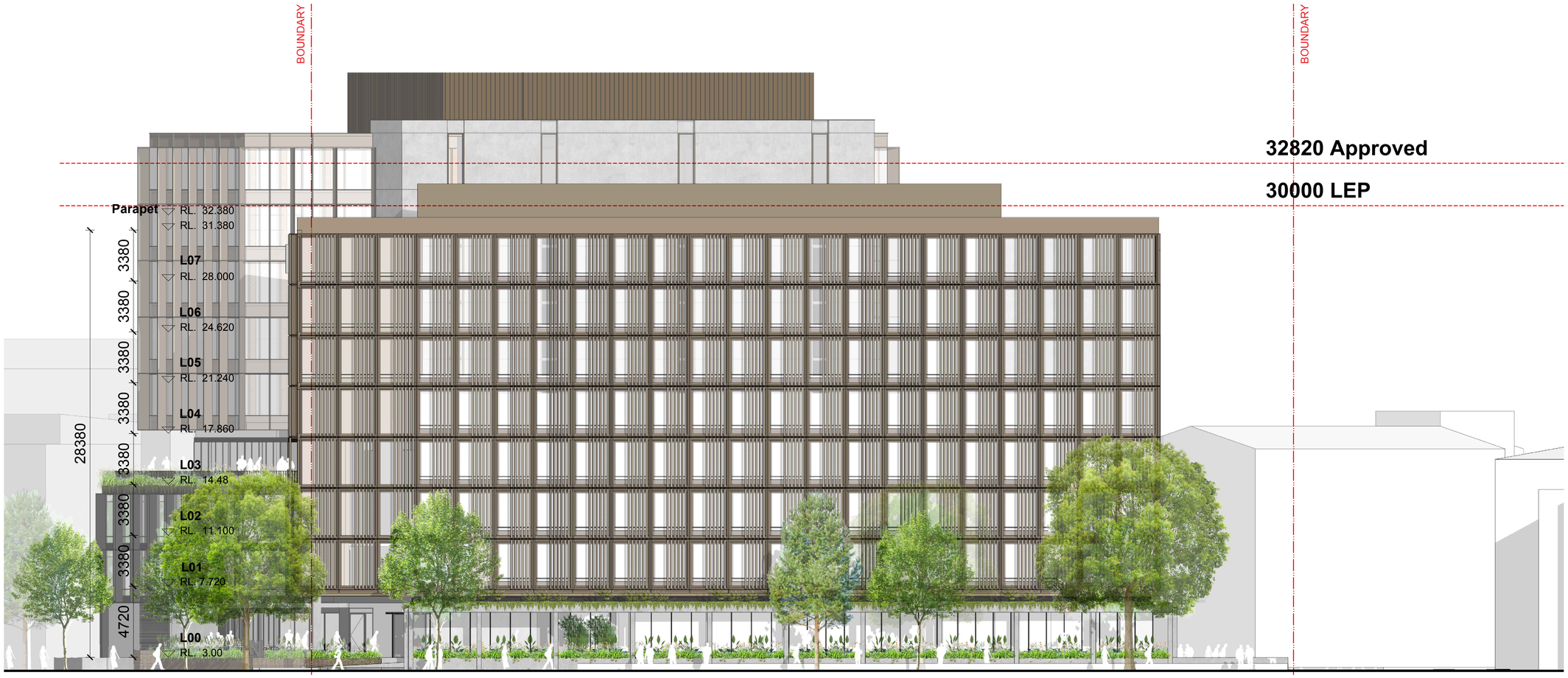

Revision	Date	Description	Initial	Checked

S12109_ Doma
Honeysuckle Drive, Newcastle

West Elevation

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 5:46 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\dr\70_CAD\Plots\DA... ...\A07.002[1] - North-west Elevation.dwg
Drawing No.	[Revision]

A07.002[1]

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Revision	Date	Description	Initial	Checked

S12109_ Doma
Honeysuckle Drive, Newcastle

East Elevation

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 5:47 PM
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Drawing No.	[Revision]

A07.003[1]

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Revision	Date	Description	Initial	Checked

S12109_ Doma
Honeysuckle Drive, Newcastle

Southt Elevation

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 5:47 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\n70_CAD\Plots\DA... ...\A07.004[1] - South Elevation.dwg
Drawing No.	[Revision]

A07.004[1]

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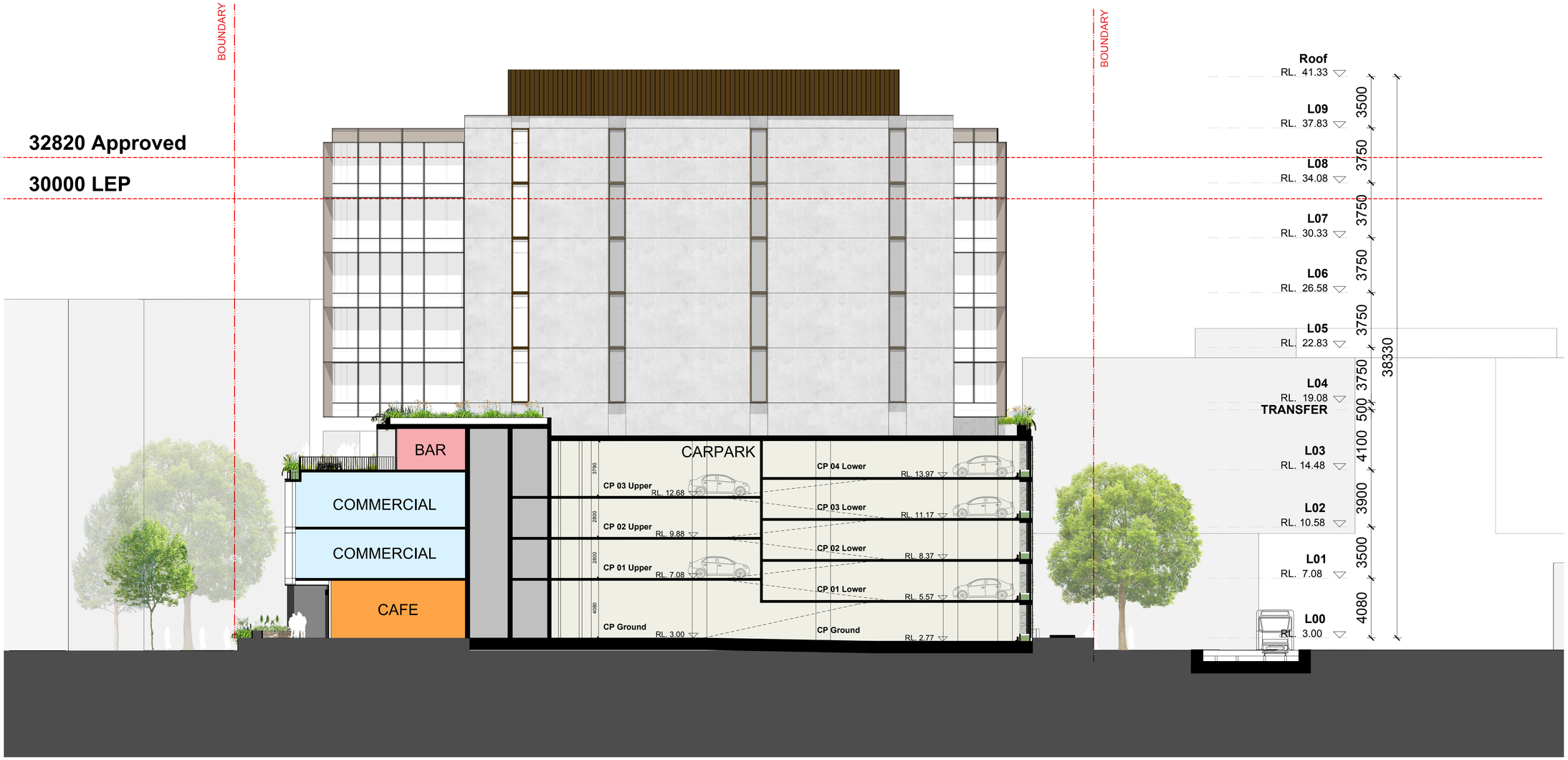

Revision	Date	Description	Initial	Checked

S12109_ Doma
Honeysuckle Drive, Newcastle

West Commercial Elevation

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 5:47 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckled\70_CAD\Plots\DA... ...\A07.005[1] - North_west _Commercial Elevation.dwg
Drawing No.	[Revision]

A07.005[1]

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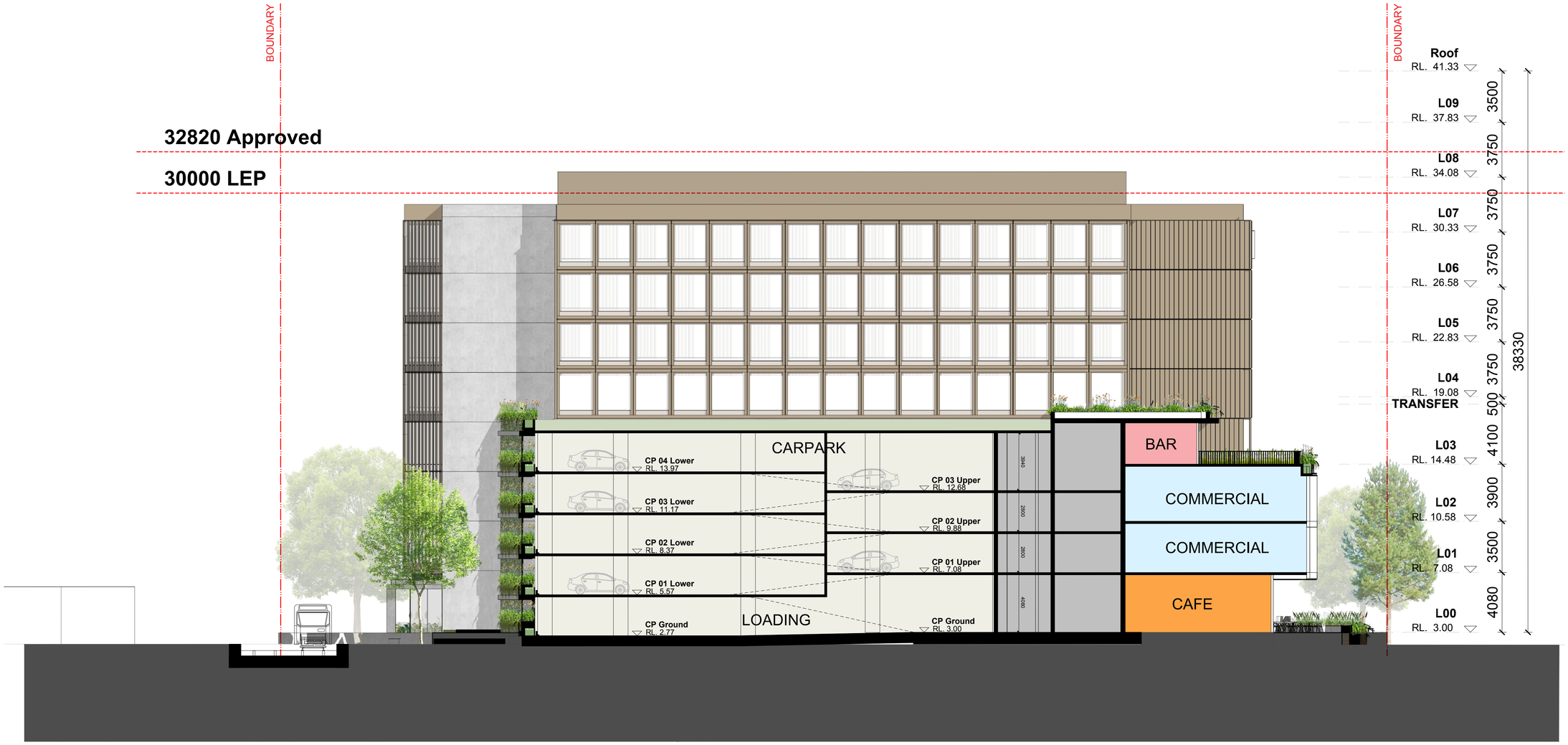

Revision	Date	Description	Initial	Checked

S12109_ Doma
Honeysuckle Drive, Newcastle

East Hotel Elevation

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 5:47 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\r70_CAD\Plots\DA... ... \A07.006[1] - South_east _Hotel Elevation.dwg
Drawing No.	[Revision]

A07.006 [1]

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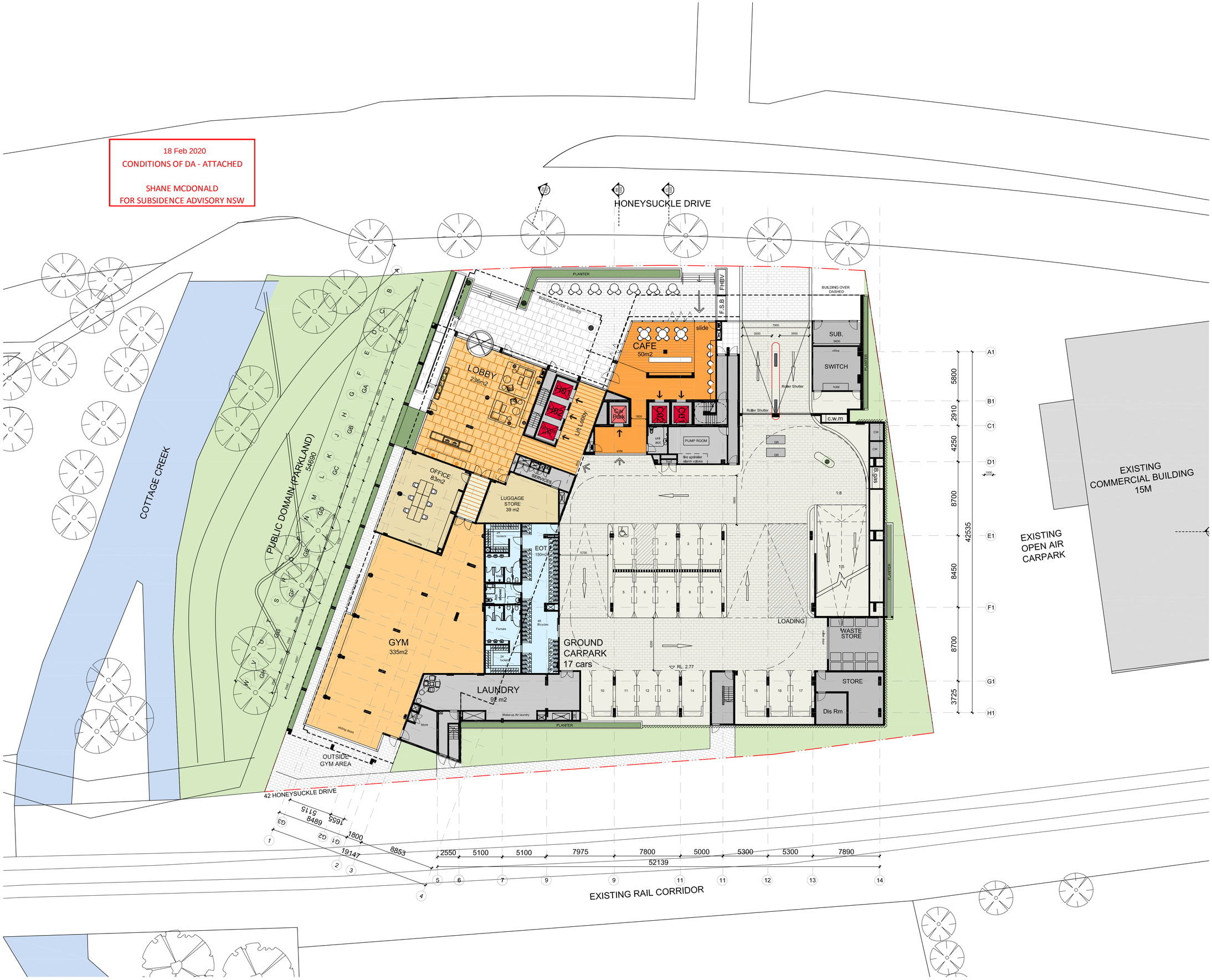

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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
TOTAL	166	7	11

TOTAL Carpark Spaces	173
TOTAL Motorbike Spaces	11

Revision	Date	Description	Initial	Checked
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Ground Level Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:17 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\n70_CAD\Plots\D/... ... \A03.000[3] - Ground Floor Plan.dwg
Drawing No.	[Revision]

A03.000[3]

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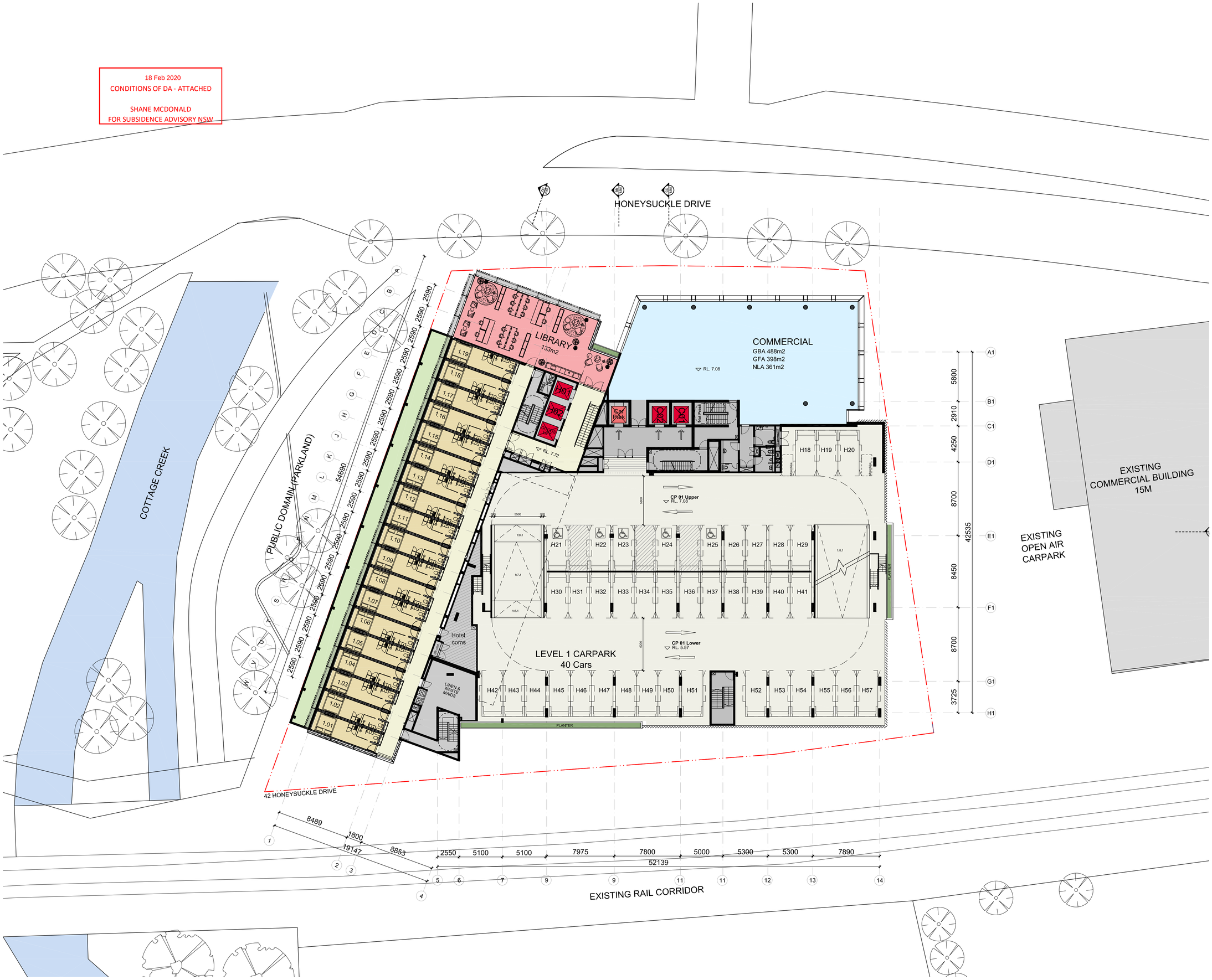

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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
TOTAL	166	7	11

TOTAL Carpark Spaces	173
TOTAL Motorbike Spaces	11

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3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 01 Floor Plan

Scale 1:200 @A1 1:400 @ A3

Drawn Checked

Project No. S12109

Status FOR INFORMATION

Plot Date 29/1/2020 4:17 PM

Plot File S:\12100-12199\s12109_doma_honeysuckledr\70_CAD\Plots\D/... ... \A03.001[3] - Level 01 Floor Plan.dwg

Drawing No. [Revision]

A03.001[3]

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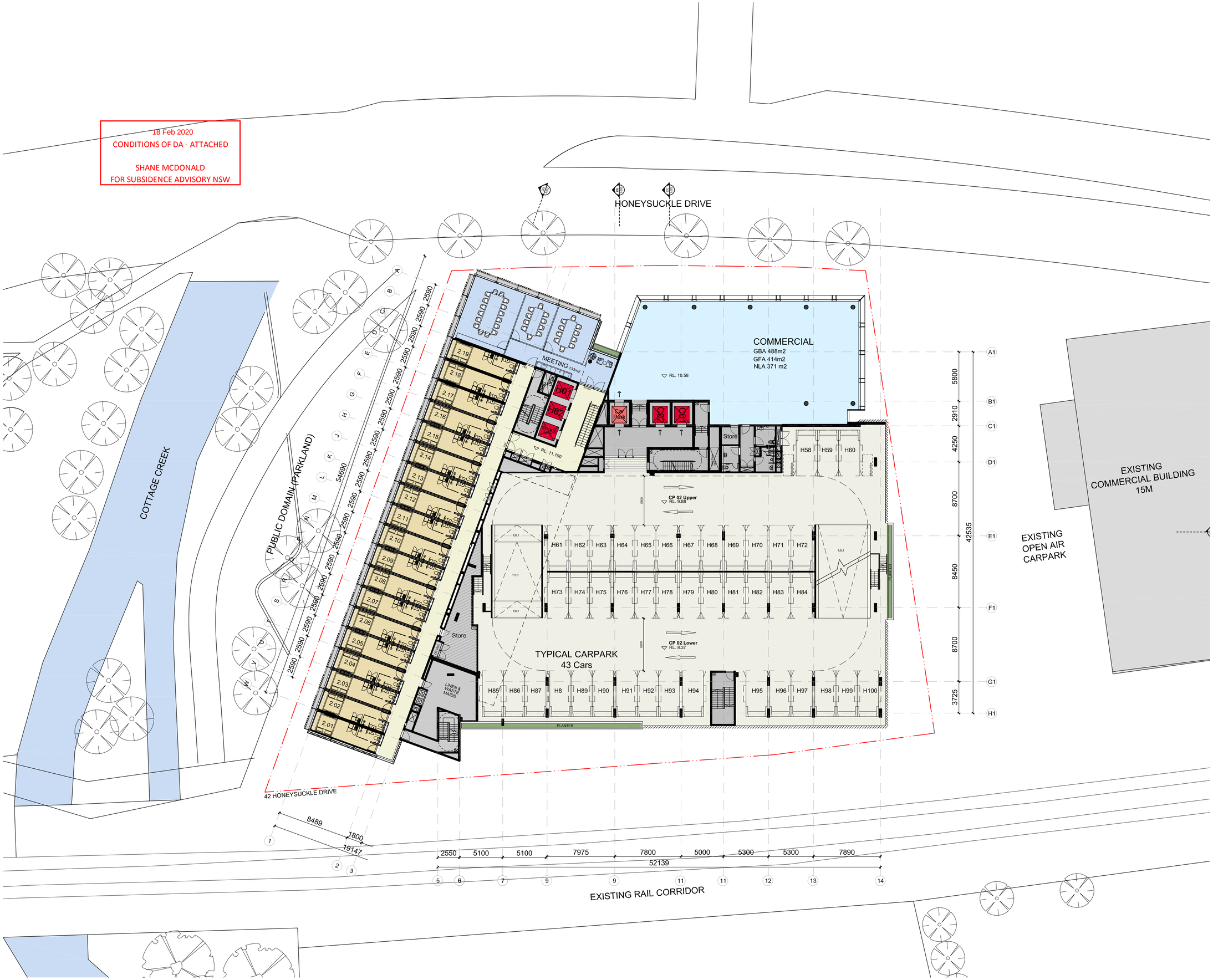

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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
TOTAL	166	7	11

TOTAL Carpark Spaces	173
TOTAL Motorbike Spaces	11

Revision	Date	Description	Initial	Checked
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 02 Floor Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:17 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\n\70_CAD\Plots\D/... ... \A03.002[3] - Level 02 Floor Plan.dwg
Drawing No.	[Revision]

A03.002[3]

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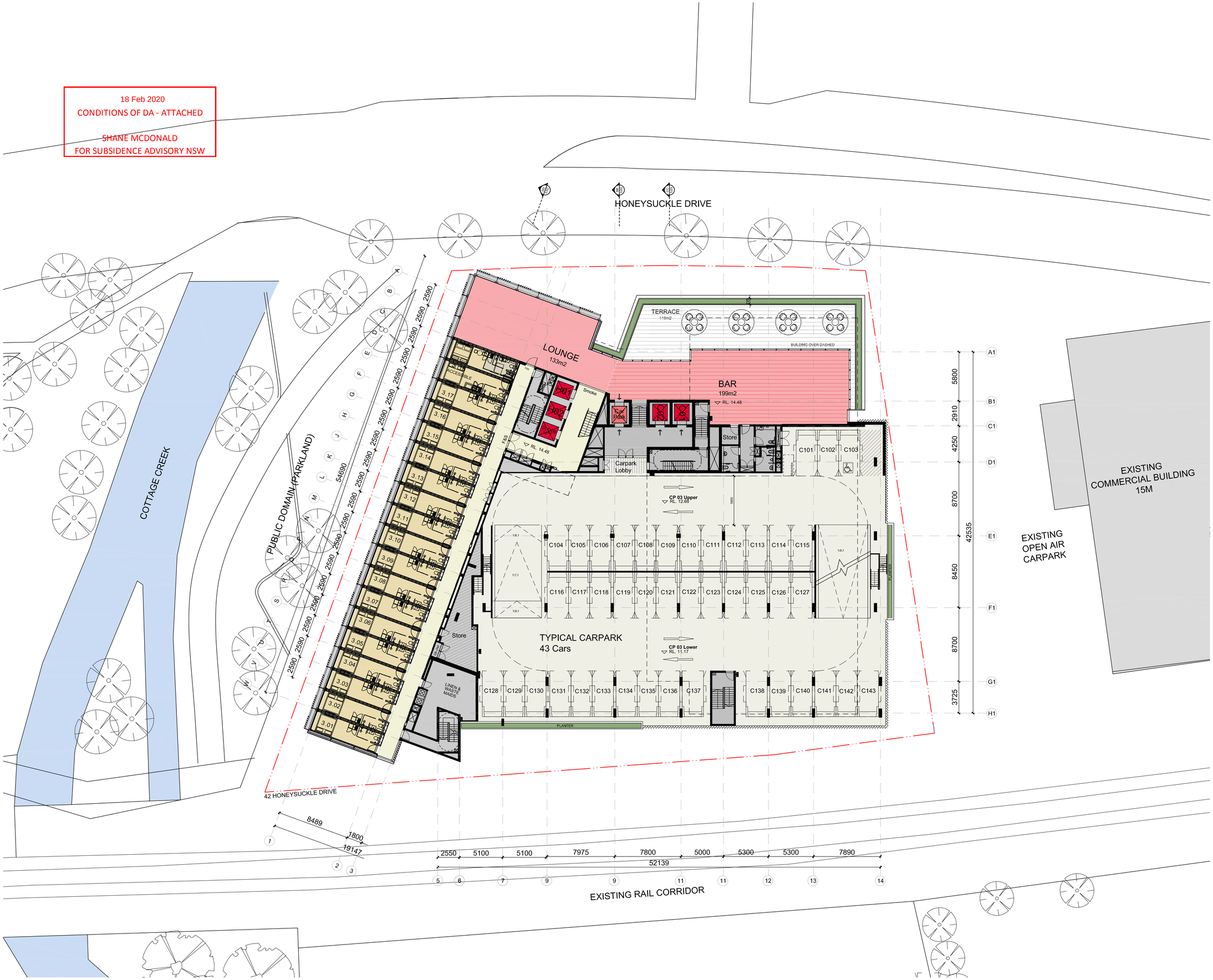

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GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
TOTAL	166	7	11

TOTAL Carpark Spaces	173
TOTAL Motorbike Spaces	11

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3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 03 Floor Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:17 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckled\70_CAD\Plots\DA... ... \A03.003[3] - Level 03 Floor Plan.dwg
Drawing No.	[Revision]

A03.003[3]

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18 Feb 2020
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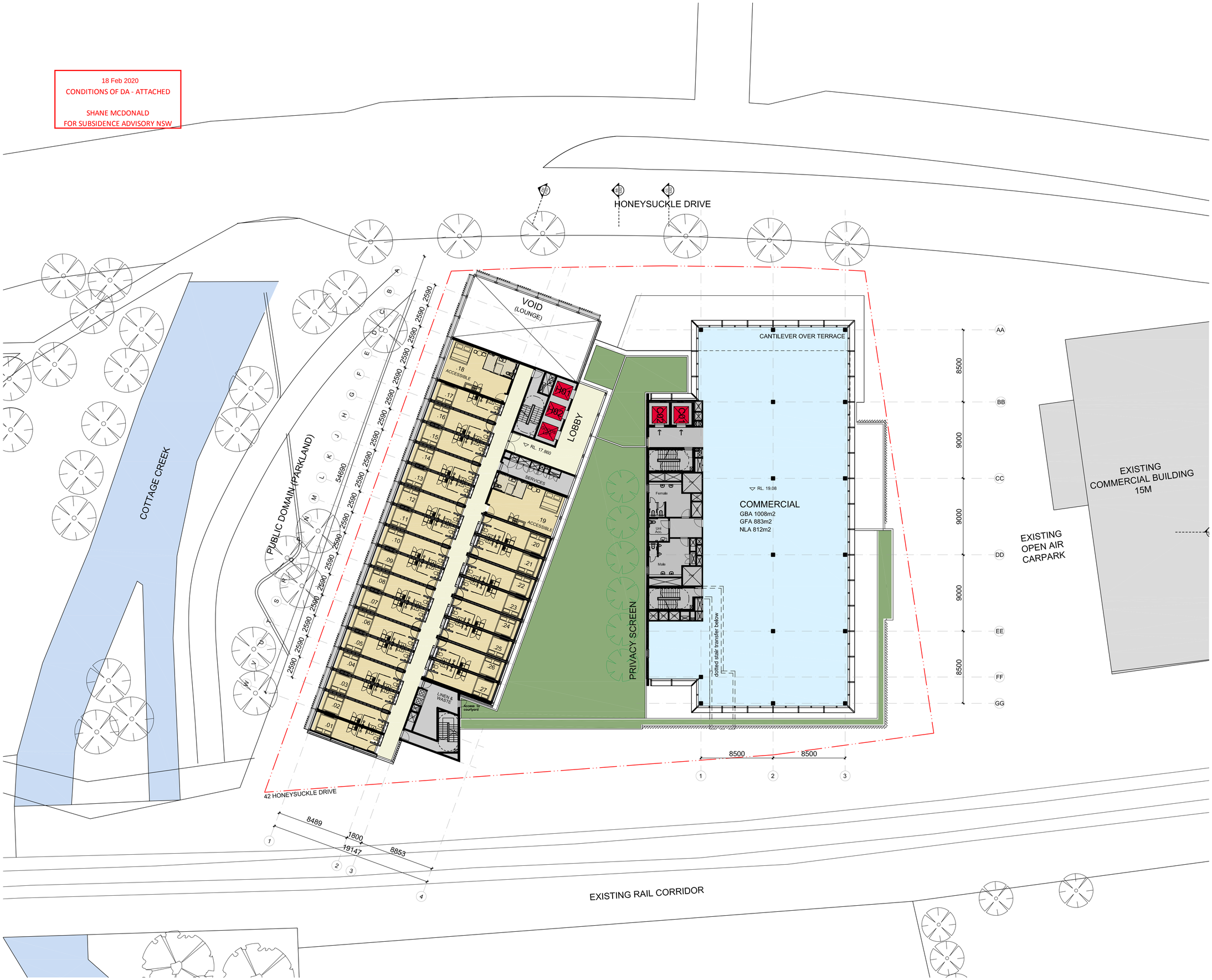
FOR SUBSIDENCE ADVISORY NSW



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2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 04 Floor Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:15 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\n\70_CAD\Plots\DA... ... \A03.004[3] - Level 04 Floor Plan.dwg
Drawing No.	[Revision]

A03.004[3]

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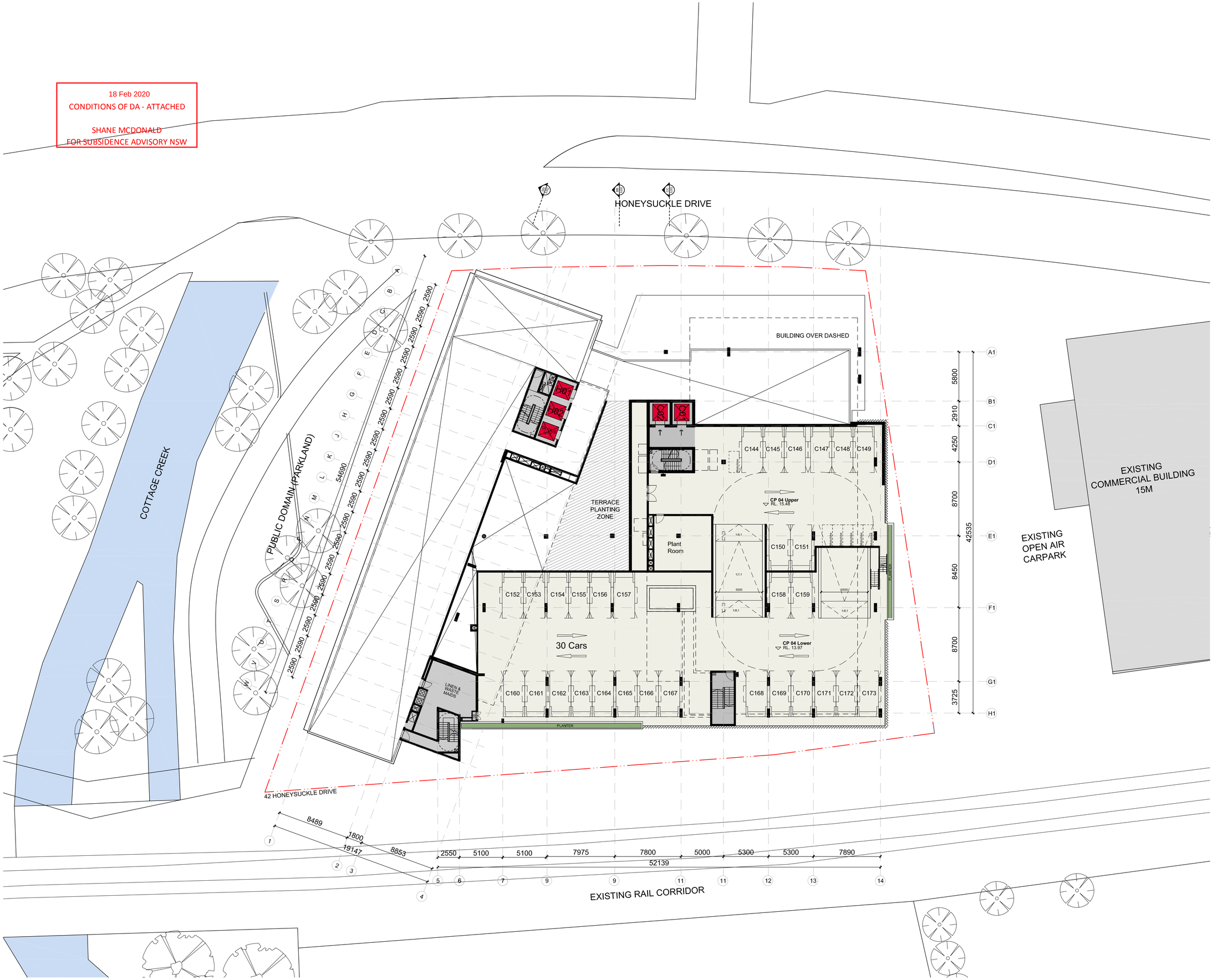

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	Carpark	ACC Carpark	Motorbike
GL	H16	H1	
L01	H35	H5	2
L02	H43		2
L03	C42	C1	1
L04-CP	C30		6
TOTAL	166	7	11

TOTAL Carpark Spaces	173
TOTAL Motorbike Spaces	11

Revision	Date	Description	Initial	Checked
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 04 Carpark

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:15 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\n\70_CAD\Plots\DA\... ... \A03.004CP[3] - Level 04 Carpark.dwg
Drawing No.	[Revision]

A03.004[3]

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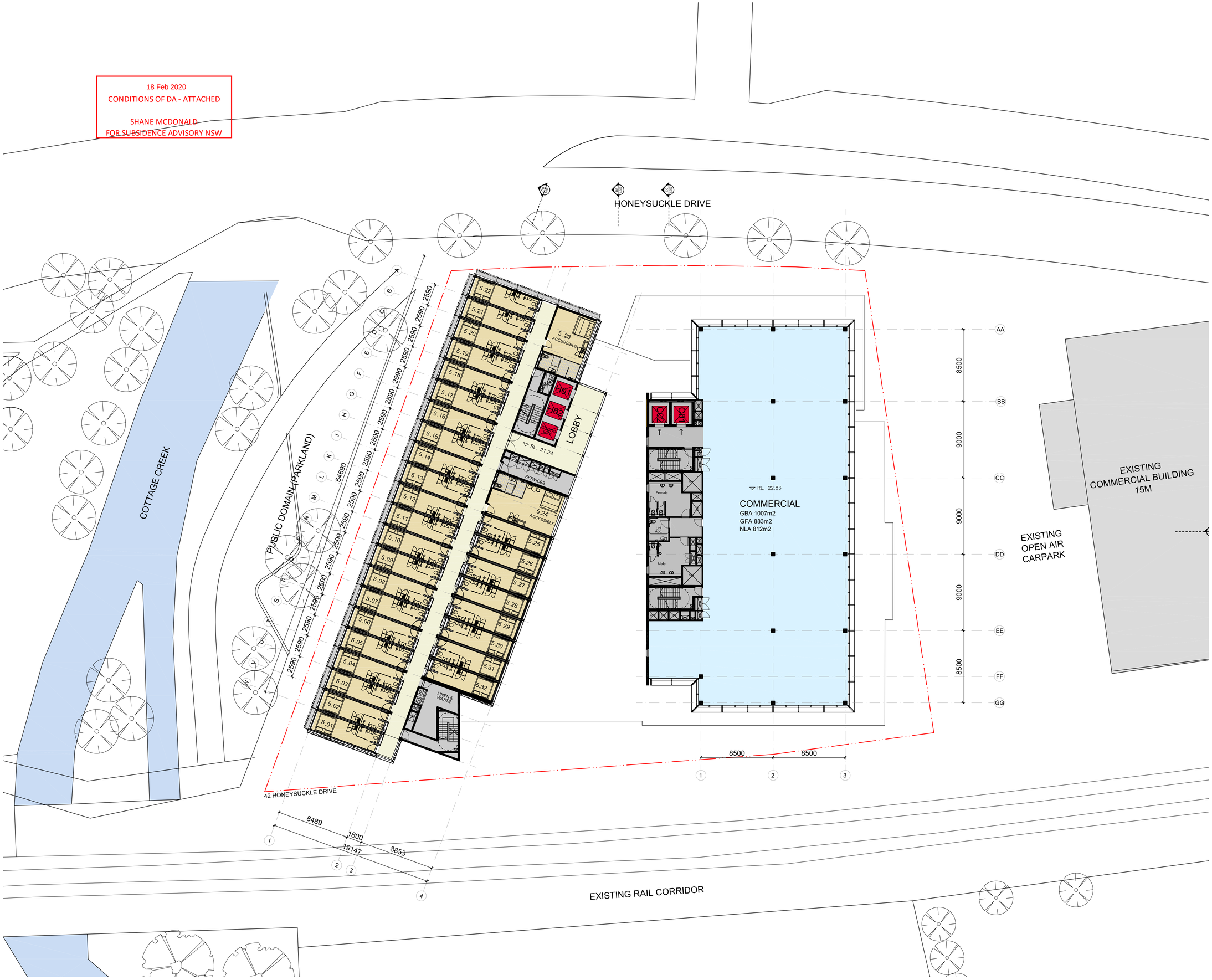

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3	29.01.20	For Information	EOS	DE
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S12109_ Doma
Honeysuckle Drive, Newcastle

Level 05 Floor Plan

Scale 1:200 @A1 1:400 @ A3

Drawn Checked

Project No. S12109

Status FOR INFORMATION

Plot Date 29/1/2020 4:16 PM

Plot File S:\12100-12199\s12109_doma_honeysuckled\70_CAD\Plots\D/... ... \A03.005[3] - Level 05 Floor Plan.dwg

Drawing No. [Revision]

A03.005[3]

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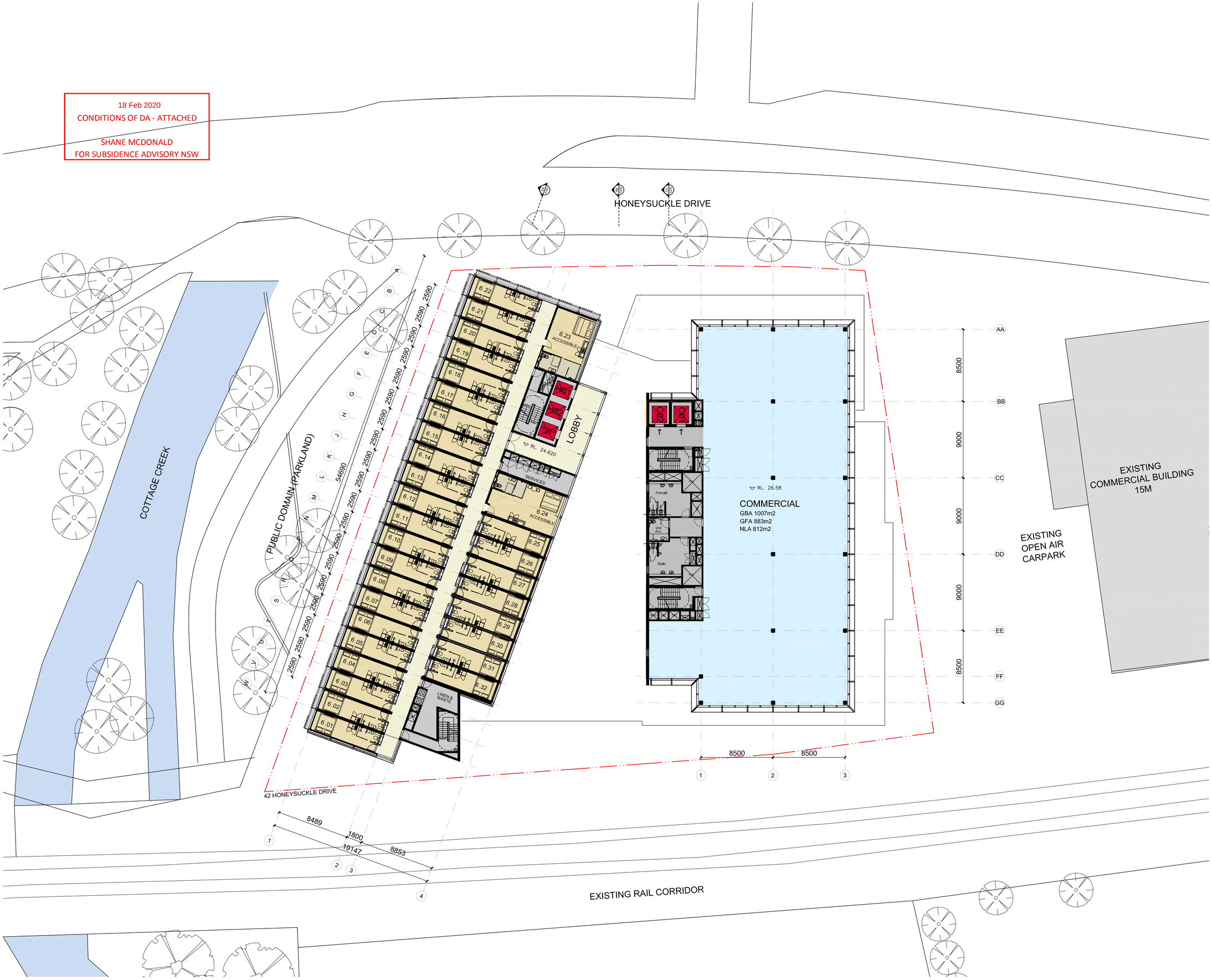

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2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 06 Floor Plan

Scale 1:200 @A1 1:400 @ A3

Drawn Checked

Project No. S12109

Status FOR INFORMATION

Plot Date 29/1/2020 4:16 PM

Plot File S:\12100-12199\s12109_doma_honeysuckleds\70_CAD\Plots\DA\... ... \A03.006[3] - Level 06 Floor Plan.dwg

Drawing No. [Revision]

A03.006[3]

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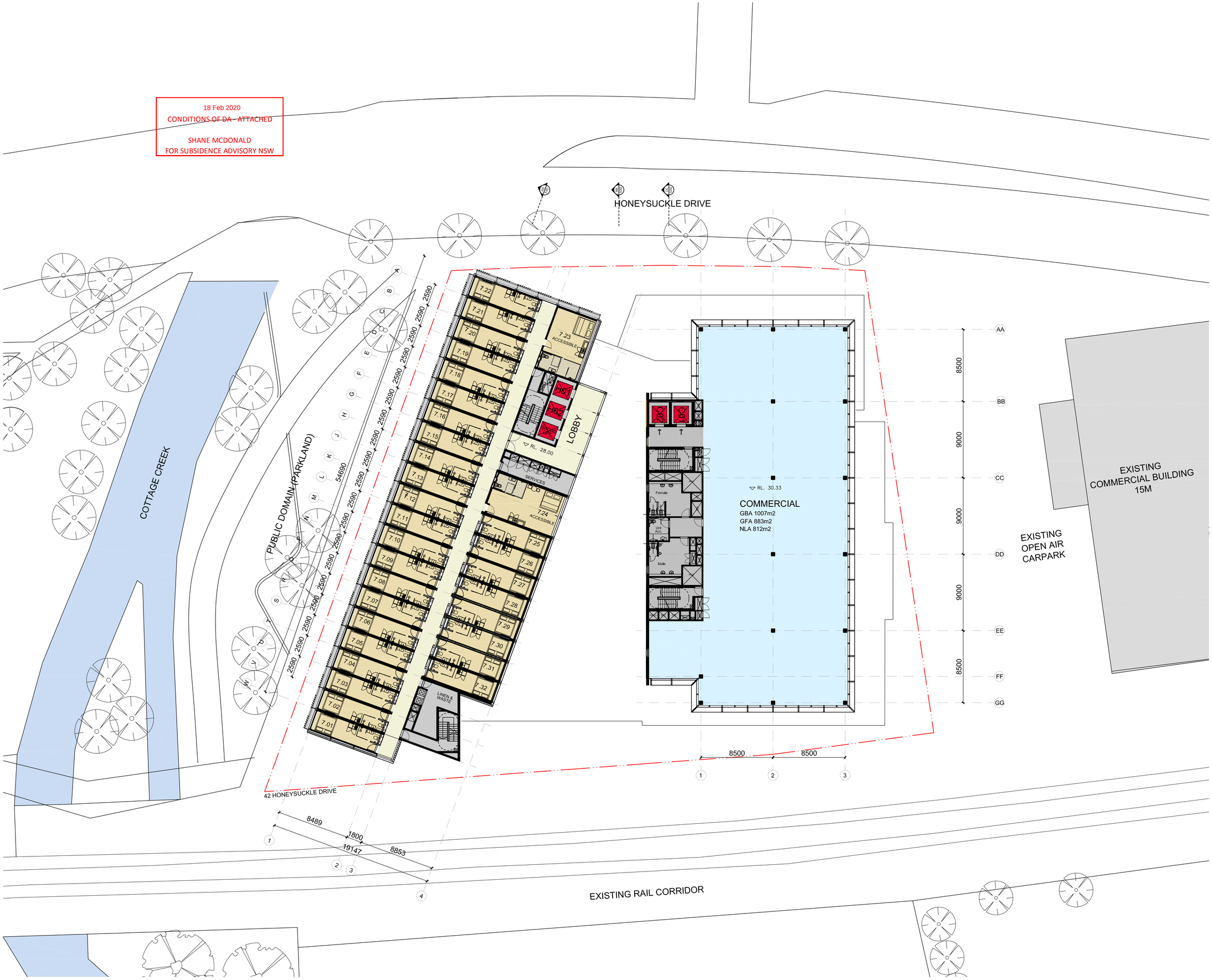

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S12109_ Doma
Honeysuckle Drive, Newcastle

Level 07 Floor Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:16 PM
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Drawing No.	[Revision]

A03.007[3]

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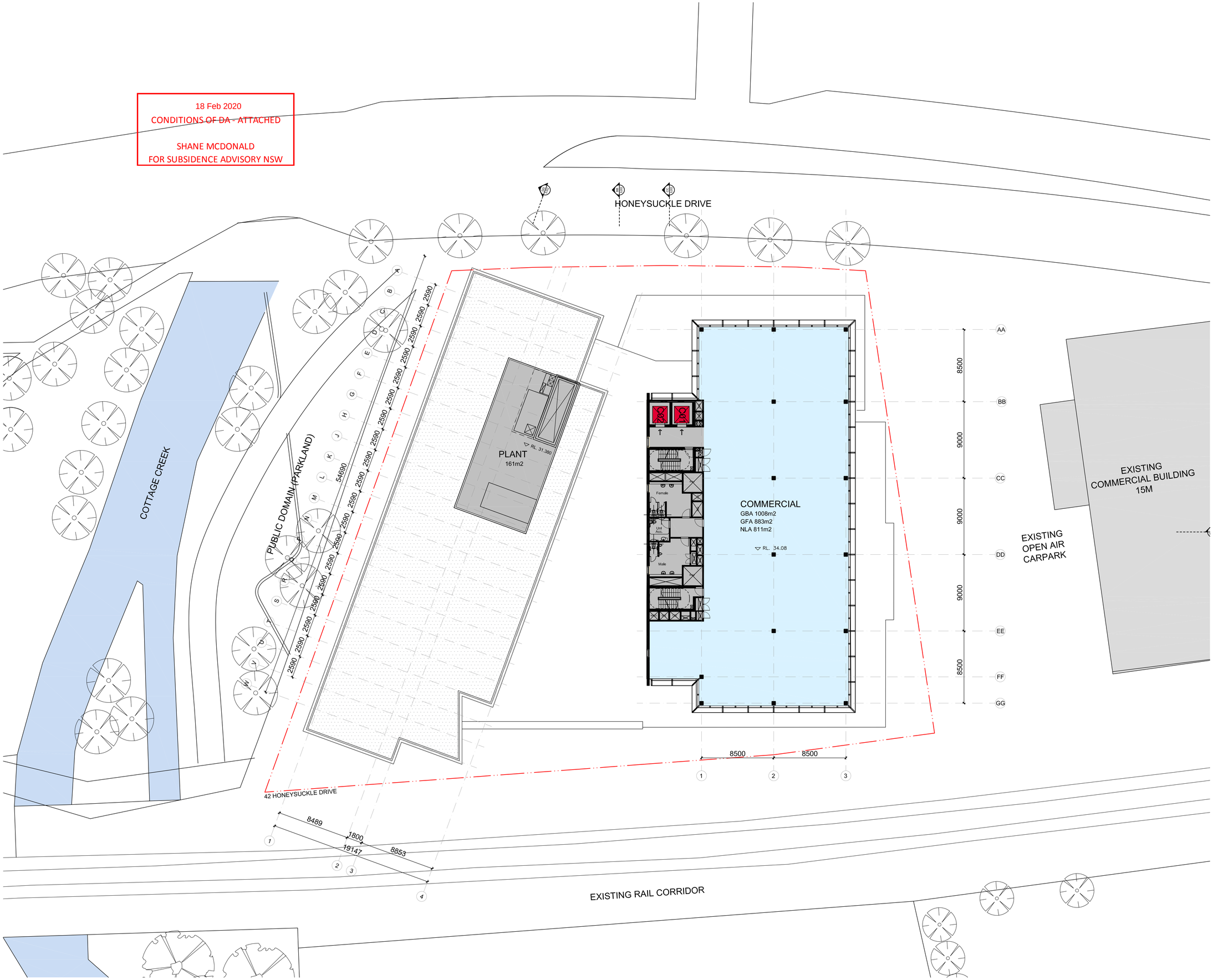

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1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 08 Floor Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:16 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\n\70_CAD\Plots\DA\... ... \A03.008[3] - Level 08 Floor Plan.dwg
Drawing No.	[Revision]

A03.008[3]

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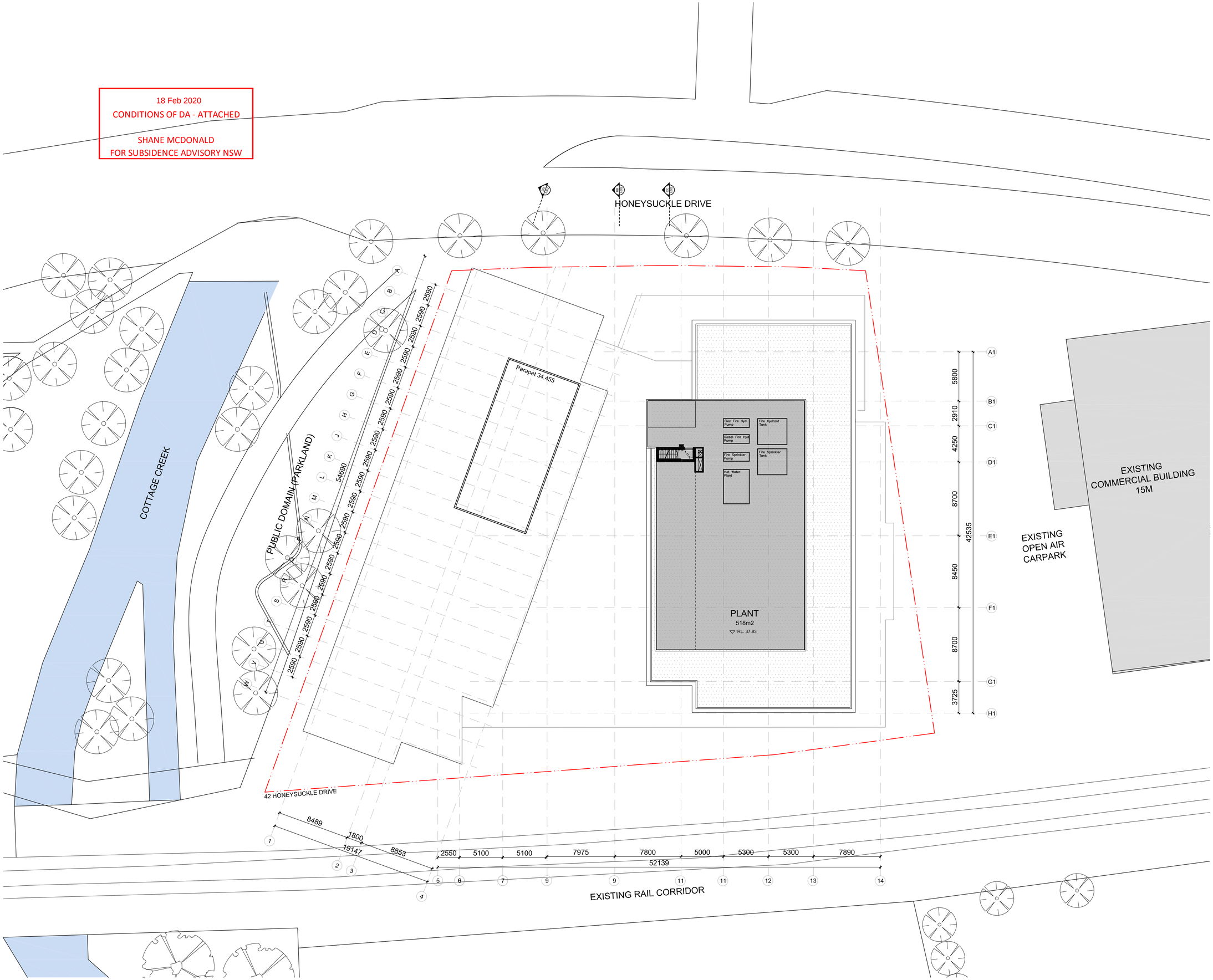

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Revision	Date	Description	Initial	Checked
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Level 09 Floor Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:16 PM
Plot File	S:\121100-121999\s12109_doma_honeysuckledr\70_CAD\Plots\DA/... ... \A03.009[3] - Level 09 Floor Plan.dwg
Drawing No.	[Revision]

A03.009[3]

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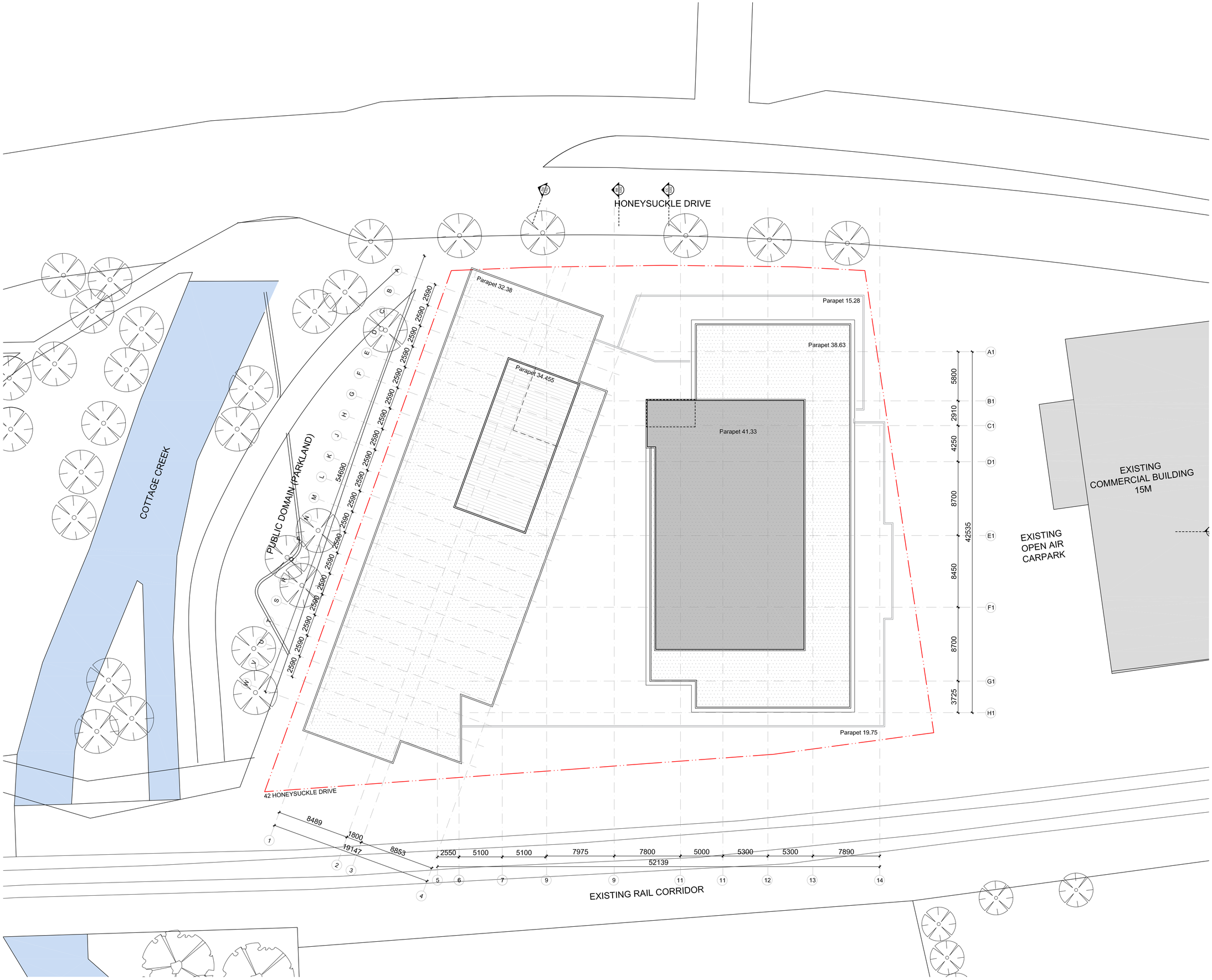

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Revision	Date	Description	Initial	Checked
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Roof Plan

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 4:16 PM
Plot File	S:\12100-12199\s12109_doma_honeysuckle\r\70_CAD\Plots\DV... ... \A03.010[3] - Roof Plan.dwg
Drawing No.	[Revision]

A03.010[3]

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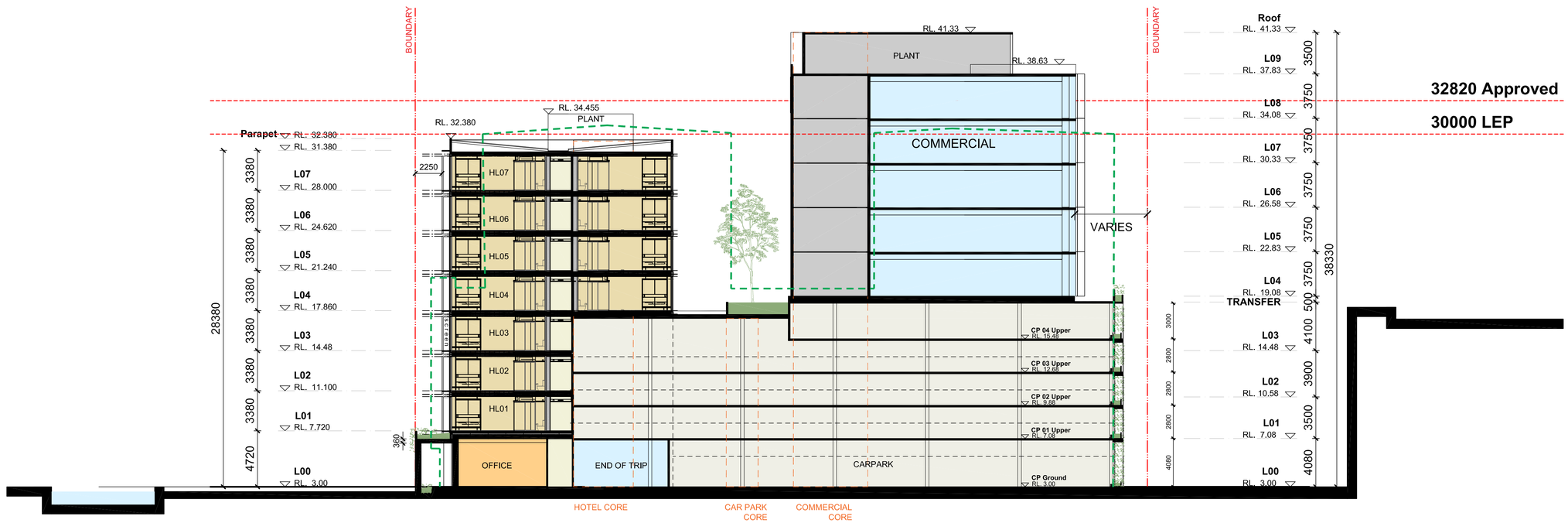

SECTION AA

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Revision	Date	Description	Initial	Checked
3	29.01.20	For Information	EOS	DE
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Section AA - BB

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 11:30 AM
Plot File	S:\12100-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plots\Z... ...)A\A08.001[2] - Section AA.dwg
Drawing No.	[Revision]

A08.001[3]

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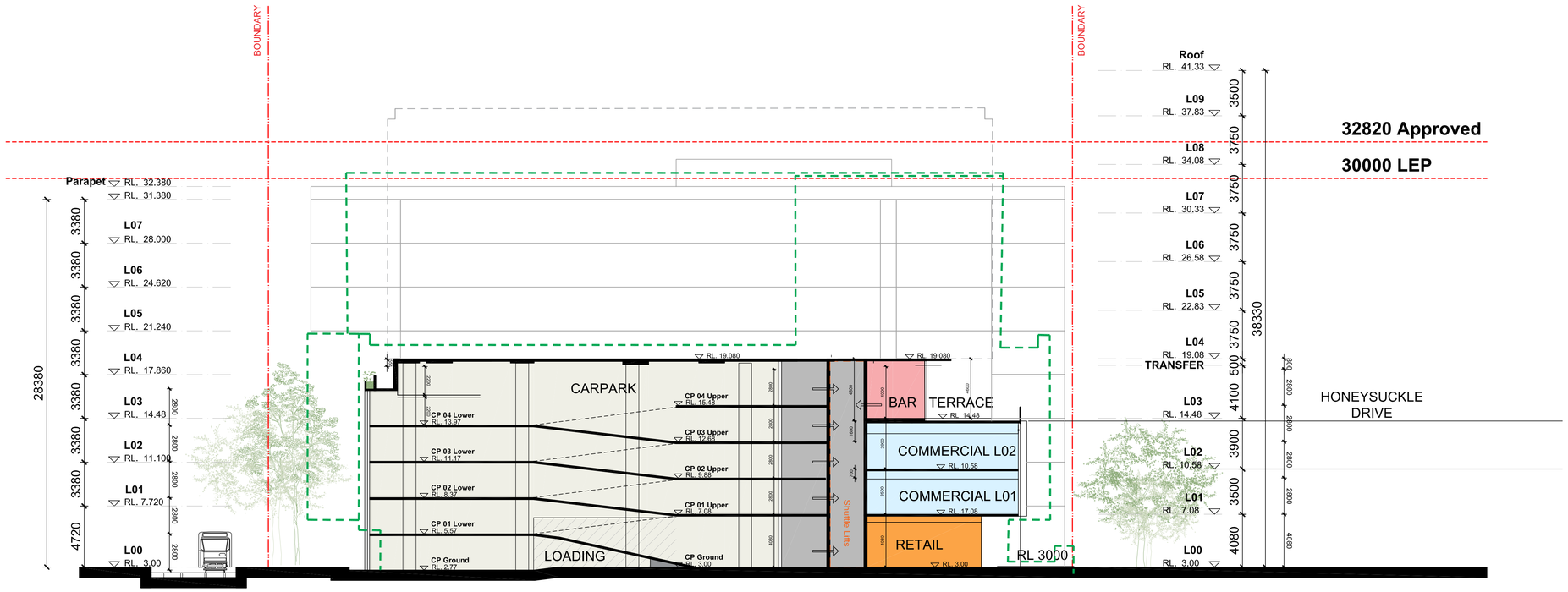
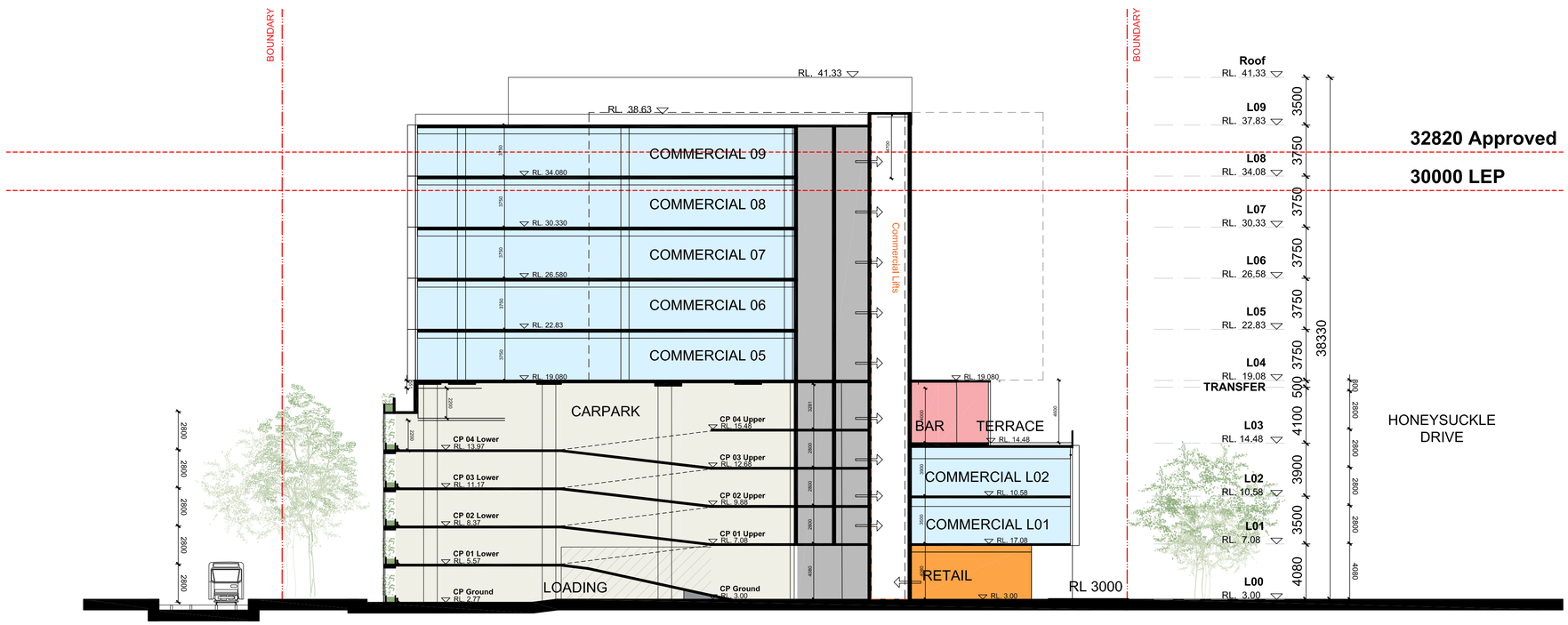


SECTION BB



SECTION CC

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Revision	Date	Description	Initial	Checked
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Section BB - CC

Scale 1:200 @A1 1:400 @ A3

Drawn Checked

Project No. S12109

Status FOR INFORMATION

Plot Date 29/1/2020 11:30 AM

Plot File S:\12100-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plots\Z... ...)\A08.002[2] - Section BB - CC.dwg

Drawing No. [Revision]

A08.002[2]

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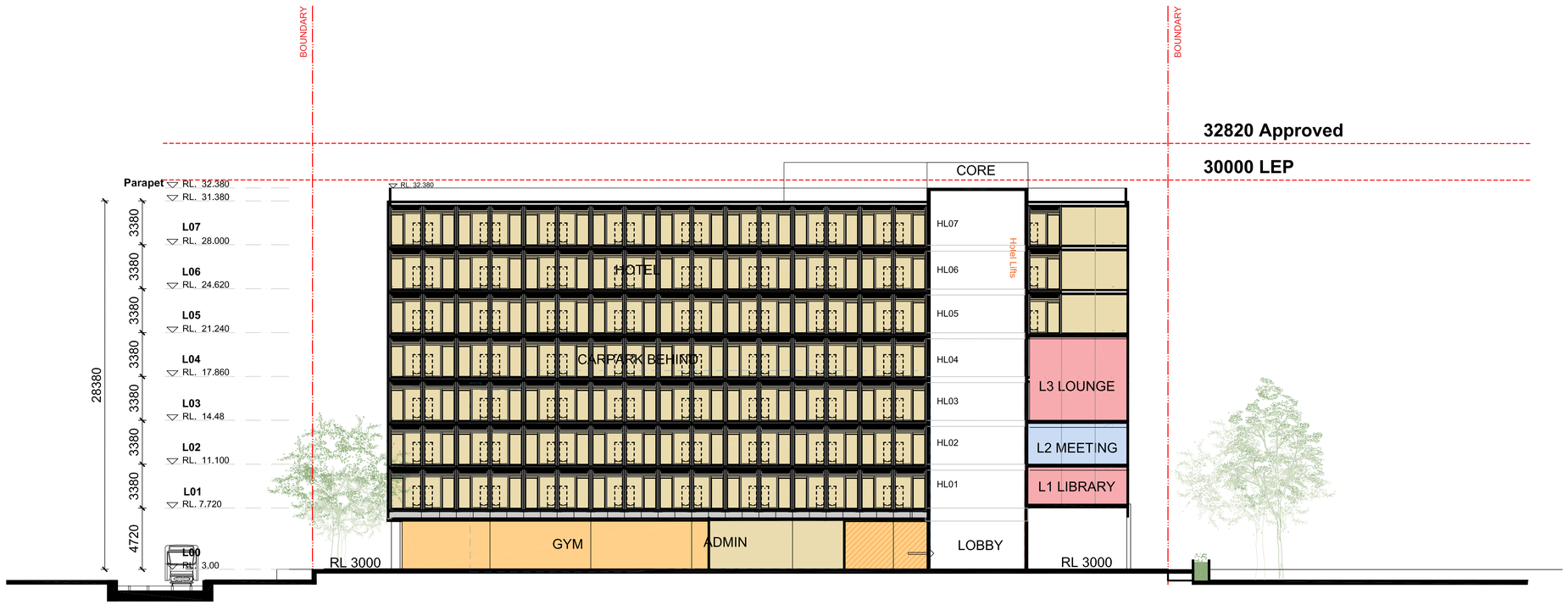

SECTION DD

Revision	Date	Description	Initial	Checked
2	08.01.20	For Information	DE	DE
1	10.12.19	For Information	EN	DE

S12109_ Doma
Honeysuckle Drive, Newcastle

Section DD

Scale	1:200 @A1 1:400 @ A3
Drawn	Checked
Project No.	S12109
Status	FOR INFORMATION
Plot Date	29/1/2020 11:30 AM
Plot File	S:\12100-12199\S12109_Doma_HoneysuckleDr\70_CAD\Plots\Z... ...)A\A08.003[2] - Section DD.dwg
Drawing No.	[Revision]

A08.003[2]

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