

In 25 March 2010

Our reference:

The General Manager
Cessnock City Council
P O Box 152
Cessnock NSW 2325

Attention: Mr Bernie Mortomore

Dear Mr Mortomore,

**RE: Proposed Industrial Rezoning and Subdivision
Lots 18 & 19 (Sec D) DP 4653, Lot 23 DP 845986 and Lot 1 DP
1036300 271 Vincent St Cessnock**

I refer to a meeting with Cessnock Council's Major Projects Co-Coordinator, Ms Julie Wells, on the 17 March 2010 and the Mine Subsidence Board's advice dated 25 October 2005 to Cessnock City Council under s.62 of the Environmental Planning and Assessment Act 1979 for the proposed rezoning of Lot 23 DP 845986 and Lot 1 DP 1036300 Vincent St Cessnock. The site is not in a Mine Subsidence District.

Since a major flooding event on 10 June 2007 there have been ongoing discussions between Regional Land and the Board. Regional Land subsequently arranged for Parsons Brinkerhoff to undertake a detailed geotechnical assessment of a large portion of the site. This information has been reviewed by the Mine Subsidence Board's geotechnical consultant Coffey Geotechnics.

The Mine Subsidence Board would have no objection to development of the following portions of the site as identified in the attached Parsons Brinkerhoff Plan titled "Development Boundaries" Figure 11 – Revision C.

- Zone A(1) – Pothole design requirements apply
- Zone A(3) – hardstand only
- Zone E(1) – fill to be engineered so there is no damage to structures
- Zone F – drifts are to be excavated and backfilled with controlled fill. No structures to be build over the drift area.
- Zone G – no recorded mine workings. Mine Subsidence Board also provided advice to Cessnock Council in correspondence dated 14 December 2009

Zones A(2) and E(2) are buffer zones against areas that have not been subject to geotechnical assessment,

- Zone A(2) – Buffer zone immediately surrounding Zone A(3) and Zone A(1) which can be developed with foundations established to the floor of the seam.
- Zone E (2) – Buffer zone which can be developed with foundations established below the base of the seam, with the exception of the area south of Black Creek, adjacent to Zone H, where no development is to occur at this time.

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Although the Board's approval is not required for subdivision and surface development, we would be pleased to provide advice to Council.

The remainder of the site includes areas of shallow mined workings where there is a risk of unplanned subsidence potholes, cracking or surface depressions and no development is supported at this time. We strongly recommend the applicant be required to develop and maintain a long term Management Plan to deal with the risks associated with such events.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Greg Cole-Clark', written in a cursive style.

Greg Cole-Clark
Chief Executive Officer

Cc - A/District Manager - Singleton
 - Managing Director Regional Land



Scale 1:4000
0 100 200m

Drifts to be dug out prior to development.

Area for construction of buildings - standard slab construction as Zone F not undermined.

ZONE A (2)

Zone A(2) Area for construction of buildings - foundations must be piled below existing workings.

Zone A(1) Area for construction of buildings - slab construction design to span pothole.

Zone A(3) Area not suitable for construction of buildings. Use only for parking or hardstand areas.

ZONE A (1)

ZONE A (3)

ZONE A (2)

ZONE D

ZONE E (2)

30m SETBACK FROM ZONE D.

45m SETBACK FROM ZONE B/D.

ZONE B

Delineation of possible existing mine workings in South Eastern corner.

ZONE C

ZONE F

ZONE E (1)

ZONE E (3)

ZONE J

ZONE H

Zone E(1) Area of former backfilled open cut mine is suitable for construction of buildings subject to excavation and recompaction to a depth of 3m to provide a bridging layer over the uncompacted fill to minimise future settlement.

ZONE E (2)

40m setback.

60m setback from workings in South East corner.

ZONE G

Area for construction of buildings - standard slab construction as Zone G not undermined.

LEGEND

ZONE A (1)	UNNAMED MINE AREA LARGE PILLARS
ZONE A (2)	UNNAMED MINE AREA LARGE PILLARS
ZONE A (3)	UNNAMED MINE AREA LARGE PILLARS
ZONE B	UNNAMED MINE AREA SMALL PILLARS
ZONE C	No. 2 EAST SECTION
ZONE D	GOAF AREA
ZONE E (1)	OPEN CUT
ZONE E (2)	OPEN CUT
ZONE E (3)	OPEN CUT/POSSIBLE UNDERGROUND WORKINGS
ZONE F	UNMINED
ZONE G	UNMINED
ZONE H	SHALLOW WORKINGS
ZONE J	BLACK CREEK
	DEVELOPABLE AREA

Development Boundaries
Figure 11 - Revision C

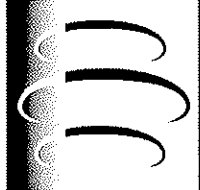


DISCLAIMER:

Name: Greta Drainage Study including Red House Creek at East Braxton
 Consultants: Ian H. Marshall and Assoc & P Sullivan and Assoc
 Status and Date: Final Report 1985 / 1986
 Policy Number / Council: Greta Drainage Study as a whole has not been adopted by Council as Council Policy B30.6 Determination of Building Construction on Flood Prone lands - East Braxton.

Important: This Study as a whole has not been adopted by Council, although the Red House Creek component has been adopted separately. This Map is not for Public Viewing without appropriate interpretation and acknowledgement of its Status by an appropriately qualified Council Officer. The information provided is indicative only and may require further assessment or analysis by an appropriately qualified Engineer if it is to be used for development purposes. Release of this information may incur a fee as per Council's Fees and Charges.

GRETA DRAINAGE STUDY - ANVIL CREEK



CESSNOCK CITY COUNCIL

Map Legend :

- GRETA DRAINAGE STUDY - ANVIL CREEK
- Property Boundaries
- Road Reserves
- Local Government Boundary

Date Produced : April 27, 2010

Designed By : Cessnock City Council

Scale : 1 : 10,000

Reference : Best Brown, Anvil Creek Flood Map, 2004/10

Coordinate System : Map Grid of Australia (MGA)

Datum 94 Zone 56.



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This map has been produced by the GIS section of Cessnock City Council.

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