

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.

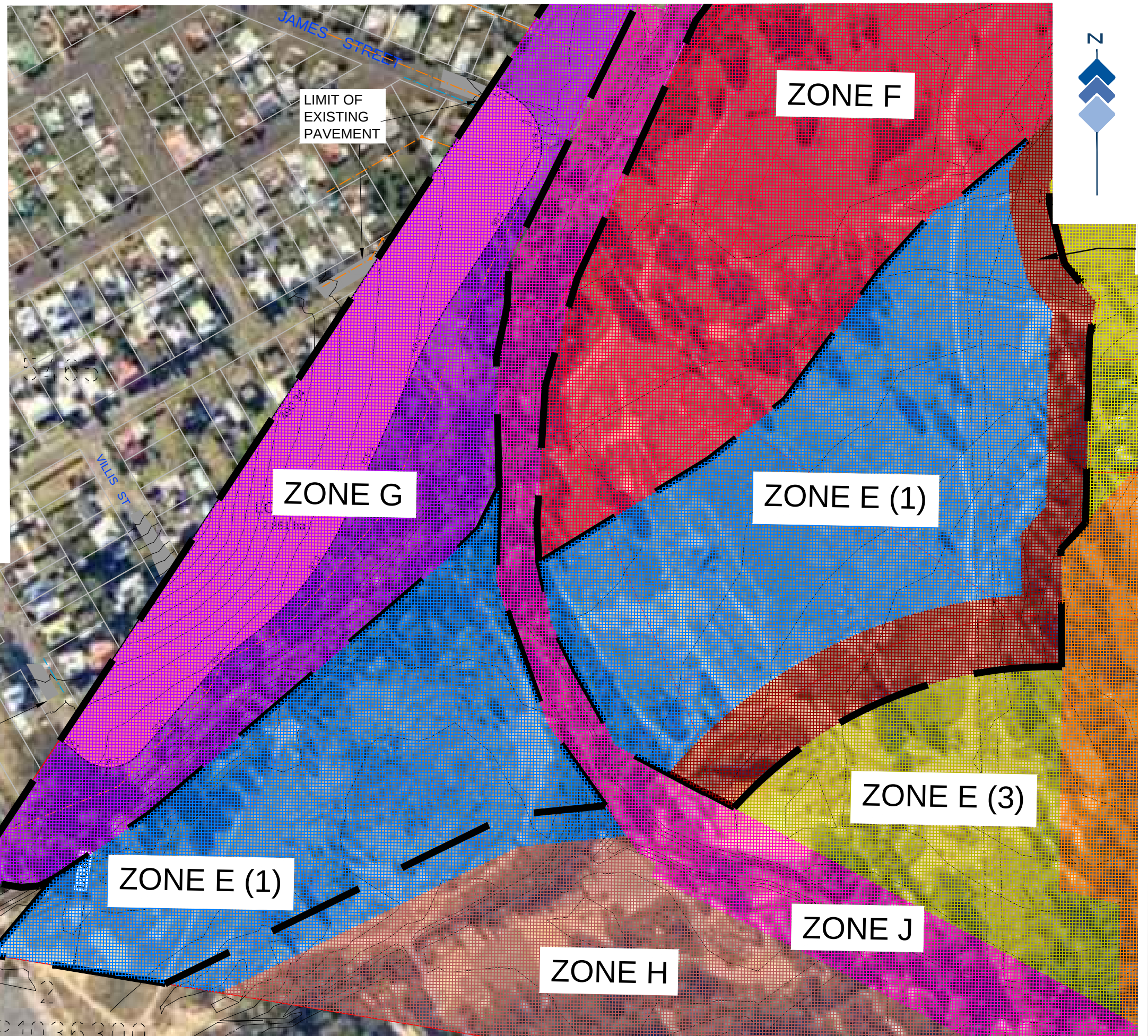
Greg Cole-Clark
Chief Executive Officer

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

LEGEND

Proposed R3 Medium Density Residential zone

- 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



CLIENT: CESSNOCK LAND MANAGEMENT



Geoff Craig & Associates
1 Hartley Drive,
P.O. Box 3337,
Thornton NSW 2322
Phone: 49641811

TITLE:
PROPOSED SUBDIVISION
CESSNOCK CIVIC,
CESSNOCK
RESIDENTIAL LAYOUT

Date: 03.02.14		Scale: 1:2500 A3		Designed: KU		Project No	
Cad Ref: 10104L residential lots r15 one lot						10104L	
						Drawing No	Revision
						L03	15
No	Amendment	Drawn	Date				