

1 25 March 2010

Our reference:

The General Manager ^{Yo}Cessflöck City Council P O Box 152 ^{Co}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.



NEWCASTLE

Ground Floor NSW Government Offices 117 Bull Street Newcastle West 2302 PO Box 488G Newcastle 2300 Telephone: (02) 4908 4300 Facsimile: (02) 4929 1032 DX 4322 Newcastle West

PICTON

100 Argyle Street Picton 2571 PO Box 40 Picton 2571 **Telephone: (02) 4677 1967** Facsimile: (02) 4677 2040 DX 26053 Picton

SINGLETON

The Central Business Centre Unit 6, 1 Pitt Street Singleton 2330 PO Box 524 Singleton 2330 **Telephone: (02) 6572 4344** Facsimile: (02) 6572 4504

WYONG

Suite 3 Feldwin Court 30 Hely Street Wyong 2259 PO Box 157 Wyong 2259 **Telephone: (02) 4352 1646** Facsimile: (02) 4352 1757 DX 7317 Wyong

HEAD OFFICE

PO Box 488G Newcastle 2300 Telephone: (02) 4908 4395 Facsimile: (02) 4929 1032



Email mail@minesub.nsw.gov.au

Web www.minesub.nsw.gov.au

24 Hour Emergency Service Free Call 1800 248 083

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

Greg Cole Clark Chief Executive Officer

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



