

Ref: EREZ23-00008

5th September 2023

Mashal Moughal
Lake Macquarie City Council
Via email: mmoughal@lakemac.nsw.gov.au

Re: Request for comment regarding PP-2023-745 at 87 Oakdale Road Gateshead (Your Ref: 2374).

Dear Mashal Moughal,

This letter provides Subsidence Advisory NSW's response to your request for comment regarding a planning proposal at 87 Oakdale Road Gateshead, referred to above.

It is understood that the proposal seeks to rezone land currently zoned for Environmental Management to Light Industrial, to reduce the allowable minimum lot size from 40 ha to 1500m² and to increase the proposed maximum building height from 5.5m to 15m.

Subsidence Advisory NSW's advice regarding the proposal outlined in our letter dated 25.08.2021 remains unchanged (see **Attachment A**).

If you would like more information, please contact myself on 4908 4300 or at subsidedevelopment@customerservice.nsw.gov.au.

Sincerely,



Kieran Black
Technical Specialist

Attachment A: Subsidence Advisory NSW's letter advice regarding Planning Proposal PP-2023-745, dated 25.08.2021 (our ref: EREZ21-00009).

117 Bull Street, Newcastle West, NSW, 2302 | T: (02) 4908 4300

99 Menangle Street, Picton, NSW, 2571 | T: (02) 4677 6500

24 Hour Emergency Service: 1800 248 083 (Free Call)

FN69-02330L0
EREZ21-00009

Lake Macquarie Council
Abigail Hawtin
ahawtin@lakemac.nsw.gov.au

Dear Abigail

EREZ21-00009 - RECLASSIFICATION OF LAND ZONED FOR ENVIRONMENTAL MANAGEMENT TO LIGHT INDUSTRIAL AT 87 OAKDALE ROAD GATESHEAD - LOT 100 DP 717604

Subsidence Advisory NSW (Subsidence Advisory) understands that the draft planning proposal seeks to rezone land previously zoned for Environmental Management to Light Industrial. The proposal also seeks to reduce the allowable minimum lot size from 40 ha to 1500m² and increase the proposed maximum building height from 5.5m to 15m.

The land is located wholly within the Lake Macquarie Mine Subsidence District (District) and is undermined by historical mine workings in the Dudley and Victoria Tunnel Seams. Development within Districts require Subsidence Advisory's approval under section 22 of the *Coal Mine Subsidence Compensation Act 2017*.

A subdivision application consistent with the proposal would be conditionally approved under Subsidence Advisory's subdivision assessment policy. The policy may require subdivision infrastructure be designed to accommodate mine subsidence impacts dependent upon the assessed level of risk.

Development applications consistent with the proposal would also be conditionally approved under Subsidence Advisory's Merit Assessment Policy. Design mitigation measures required by the policy will be dependent upon the scale of the proposed development in addition to the assessed level of risk. The policy may require a borehole investigation for development that is greater than 4 stories in height (approx. 12m) or greater than 100m maximum plan footprint dimension or greater than 5 M construction cost.

Given the above points, Subsidence Advisory has no objection to this proposal.

A copy of subsidence advisory's subdivision and merit assessment policies can be found here;
<https://www.subsidenceadvisory.nsw.gov.au/development-guidelines>

Please contact Kieran Black at subsidencedevelopment@customerservice.nsw.gov.au or call (02) 4908 4300 if you have any questions or would like to discuss this advice.

Yours faithfully,



Kieran Black
Senior Risk Engineer

25 August 2021