

Attention: Adam Kennedy  
Via: C/O NSW Planning Portal

Our Ref: EOTH22-00345

Dear Adam Kennedy

**LOT/DP:** Part Lot 2 DP1121576 / Lot 3 DP1090495 / Lot 1 DP1240365 / Lot 3 DP1240365 / Part Lot 2 DP1240365 / Lot 5 DP1240365 / Lot 1 DP1267616 / Lot 6 DP1240365 / Lot 7 DP1240365

**ADDRESS:** North Wallarah Peninsula Central Precinct

Thank you for the Draft Planning Proposal dated 14 March 2022 providing Subsidence Advisory NSW the opportunity to comment on the planning proposal in relation to the above project.

It is understood that the applicant is proposing to :

- Amend the Height of Building and Minimum Lot Size provisions within the existing R1 General Residential Zone
- Insert an Additional Local Provision clause to facilitate subdivision and dual occupancy development
- LEP amendments to ensure consistency with the adoption of Part 12.16 – North Wallarah Peninsula within Lake Macquarie Development Control Plan 2014.

The site of the proposal is located within a declared Mine Subsidence District and future development will require approval from Subsidence Advisory.

Subsidence Advisory notes previous General Terms of Approval for a subdivision application have been provided for DA/505/2020 within the subject site. The terms (in part) included removal of the risk of mine subsidence via a suitable means such as removal of the underground mine workings or the emplacement of grout into mine voids and further geotechnical investigations required for residual areas within the subdivision application area.

For remaining areas within the subject site, in the first instance, a geotechnical desktop report may be required to characterise the risk of subsidence to proposed infrastructure for subdivision applications. Geotechnical reports must be prepared by a consultant with demonstrated experience in mine subsidence assessments. Depending on the outcomes of the geotechnical report, removal of mine subsidence risk may be required in certain areas of the subject site and future infrastructure should be designed such that serviceability of the structures is not compromised if a subsidence event occurs.

Subdivision applications are assessed in accordance with our Subdivision Assessment Policy which can be found on our website [www.nsw.gov.au/subsidence-advisory](http://www.nsw.gov.au/subsidence-advisory)

An application consistent with the proposal would be conditionally approved under Subsidence Advisory's current development assessment policy framework. Please note that this advice does not constitute an approval and an individual assessment of the application will be required upon formal lodgement.

If you would like more information please contact me on (02) 4908 4300 or [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au).

Kind Regards

A handwritten signature in dark ink, appearing to read 'Shane McDonald', is positioned above the printed name.

**Shane McDonald**  
**Senior Risk Engineer**  
18 November 2022