

Attention: Lachlan Speechley  
Via email: [council@wollondilly.nsw.gov.au](mailto:council@wollondilly.nsw.gov.au)

Our Ref: EREZ23-00003

Dear Lachlan Speechley

**LOT/DP:** 1, 4 and 5 DP 249446 and Lot 1 DP 584515 and Lot 3 DP 249446  
**ADDRESS:** 10, 14, 20, 30, 50 and 70 Brooks Point Road Appin

Thank you for your letter dated 22 February 2023 providing Subsidence Advisory NSW the opportunity to comment on the draft planning proposal in relation to the above project, your ref: 14059.

It is understood that the applicant is proposing:

- Rezone land at the above address from RU2 Rural Landscape to R2 Low Density Residential and C2 Environmental Conservation.
- Lot Size Map from 40ha to a range between 250m<sup>2</sup> and 450m<sup>2</sup> in the proposed R2 Low Density zone and 40 hectares in the C2 Environmental Conservation Zone.
- Height of Buildings Map to include a maximum building height of 9m to facilitate two storey residential development.
- Additional Permitted Uses Map to include additional permitted uses associated with a reticulated sewer and stormwater system.

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

Subsidence Advisory's conditions of approval will likely include the requirement for both subdivision infrastructure and other surface development to be designed to accommodate future subsidence impacts.

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)

Future development may require consultation with the title holder regarding mining impacts at the time of assessment. It should be noted that Subsidence Advisory is not responsible for granting mining approvals or for mine regulation in NSW.

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



**Shane McDonald**  
**Senior Risk Engineer**  
17 March 2023