

2 March 2023

Mr Lachlan Speechley
Assistant Planner - Growth
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DRAFT PLANNING PROPOSAL CM14059
No 10, 14, 20, 30, 50 and 70 BROOKS POINT RD APPIN

Dear Lachlan,

South32 Illawarra Metallurgical Coal (IMC) appreciates the opportunity to provide a submission relating to the Draft Planning Proposal at No 10, 14, 20, 30, 50 and 70 BROOKS POINT RD APPIN.

IMC notes that the proposed development site is located within the Appin Mine Subsidence District and hence any development requires approval by Subsidence Advisory NSW.

IMC advises the proposed development site is located wholly within our Bulli Seam Operations Project Approval (MP 08_0150) and mining tenure, Consolidated Coal Lease CCL767. These approvals and tenements provide IMC the necessary government approvals and rights to mine the premium hard coking coal resources used for steel making in the area beneath the property.

We note the property is located above historic workings of the Appin mine; hence, a low risk of subsidence exists. Such, IMC proposed that any development planned for the site should be designed and constructed in a manner to accommodate the subsidence induced ground conditions noted below;

- Maximum Horizontal Ground Strain: 1mm/m (tensile or compressive)
- Maximum Tilt: 1mm/m
- Minimum Radius of Curvature: 12km (hogging and sagging)

Additionally, should consent be granted regarding future development, IMC requests any approved residential constructions conform to the characteristics below;

- Up to two storey brick veneer or lightweight clad frame developments erected on reinforced concrete footings/slab to comply with AS 2870-2011.
- developments are to be designed and constructed in accordance with the current editions of AS1684, AS 2870, AS3600, AS3700, AS4773, the National Construction Code, and applicable Australian Standards. Site classification "P" for Mine Subsidence can be ignored for these structures.
- Masonry is to be articulated, in accordance with the current editions of Australian Standards AS3700 and AS4773.

Development where integrated retaining walls supporting the structure of the building, basements (including partial basements where one or more walls acts as a retaining wall), suspended, drop edge or stepped slabs and masonry internal walls are proposed, should not be permitted.

IMC has no comment on the proposed rezoning of the land.

IMC supports a staged approach to surface development, whereby mining and associated subsidence are completed first, with development subsequently occurring in due course.



Blake Preston

Coordinator Land & Infrastructure
South32 Illawarra Metallurgical Coal