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Jess Fountain
DA Coordinator
Key Sites and Industry Assessments | DPIE
Jessica.fountain@planning.nsw.gov.au

Dear Jess

Invite for advice on proposal and Environmental Impact Statement at Lee 5 (SSD-9827) – Ref: EOTH19-28818

Thank you for your email on 5 September 2019, inviting Subsidence Advisory NSW (SA NSW) to provide advice on the above State Significant Development proposal at 45 Honeysuckle Drive Newcastle, Part Lot 40 DP 1251908 (Lee5).

The lots are located within the Newcastle Mine Subsidence District. The purpose of a district is to manage the coexistence of surface development and mine subsidence through development controls to reduce the risk of damage to surface improvements. Under the integrated development provisions of the Environmental Planning and Assessment Act 1979, development within a district requires approval from SA NSW.

It is understood that the proposal is for a multi-unit development of up to 12 stories (including roof top access and two levels of basement).

Mine stabilisation and verification works accepted by SA NSW have previously been carried out at the site. The verification reports predict residual ground movements that may impact the site.

SA NSW merit assessment policies require that the development is designed to remain “safe, serviceable with any damage being limited to ‘very slight’ (in accordance with AS 2870 Damage Classification) if subjected to these predicted residual ground movements.

As such SA NSW strongly recommend that SA NSW approval is included as a condition of consent. This will ensure the development is appropriately designed and constructed to mitigate against mine subsidence impact.

A copy of our development guidelines and merit assessment policies can be found on our website.

If you would like more information, please contact Subsidence Advisory NSW on 49084300 or sa-riskeng@customerservice.nsw.gov.au.

Yours sincerely



Kieran Black, Technical Manager

4th October 2019