

EREZ19-00021
3 September 2019

Tom Copping
Senior Planner
Vivacity Property Pty Ltd
Via email: tom@vivacityproperty.com.au

Dear Tom,

RE: Rezoning Proposal 45 Mulloway Road, Chain Valley Bay

Thank you for the request to provide comments on the proposed rezoning of 45 Mulloway Road, Chain Valley Bay, Lot 5 DP1228880 from E3 (Environmental Management) to RE2 (Private Recreation) and E2 (Environmental Conservation).

Subsidence Advisory NSW (SA NSW) notes the lot is located within the Swansea North Entrance 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.

The proposal is located over a Consolidated Coal Lease held by Great Southern Energy Pty Ltd. The proposal also lies within close proximity to a Consolidated Coal Lease held by Centennial Mannering Pty Ltd.

As such, SA NSW recommends an approval process whereby Great Southern Energy and Centennial Coal are consulted to determine any potential mine subsidence impacts due to future mining.

SA NSW records indicate the lot is located over historic mine workings of Chain Valley Colliery in the Wallarah Seam at depths of cover around 120 to 130m and is in close proximity to mine workings of Newvale Colliery in the Great Northern Seam at around 155m depth of cover.

Any future subdivision applications will be assessed utilising the framework outlined in SA NSW's Subdivision Policy. A copy of our subdivision policy can be found on our website.

A purpose of SA NSW is to protect future and current landowners, and the public from the impact of coal mine subsidence.

SA NSW do not have the authority to grant consent to underground coal mine operations or the potential proposed surface subsidence impact that these coal mine operators may cause. This function is carried out by the Division of Resources and Geoscience within the Department of Planning and Environment (DRG).

Yours faithfully,



Shane McDonald
Senior Risk Engineer, Subsidence Advisory NSW