

Appendix 4

Mine Subsidence Board - Response to Agency



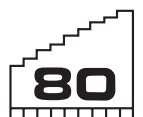
Warner Industrial Park Preferred Project Report Concept Plan and Project Application

Precinct 14 WEZ

Sparks Rd and Hue Hue Rd

Warnervale

May 2009



TERRACE
TOWER
GROUP

Warner Business Park Pty Ltd
Part of the Terrace Tower Group

The following provides the issues raised by the Mine Subsidence Board and the Proponent's response to those issues.

ISSUE	AGENCY RESPONSE	PROPONENT'S RESPONSE
Subsidence	<p>The Mine Subsidence Board ("MSB") has granted its approval for this subdivision, subject to:</p> <ul style="list-style-type: none"> (a) the number, size and boundaries being substantially as shown on the approved plan, and (b) notification being made to the Board of any changes to lot numbering and of the registered DP number. 	<p>Noted. The concept plan has been amended only slightly increasing the widths of roads and the number of lots remains the same with the size and boundaries only being slightly amended, and is considered substantially similar to what was approved by the MSB. Refer to Appendix 1 Concept Plan of the Preferred Project Report.</p>
	<p>The MSB's approval is required for the erection of all improvements.</p>	<p>The DDCP includes a clause in Section 3 that the MSB's approval is required. Refer to Appendix 14 of the Preferred Project Report.</p>
	<p>As a guide to persons intending to erect improvements on this property, the Board has adopted the following surface development guidelines and will consider applications for:</p> <ul style="list-style-type: none"> • Single or two storey steel framed improvements clad with steel, or tilt up slab construction, with single storey masonry amenities and office blocks. • All buildings are to be designed and certified by a structural engineer to be safe serviceable and repairable taking into account the following mine subsidence parameters; <ul style="list-style-type: none"> ○ Maximum vertical subsidence of 200mm ○ Maximum ground strains of $\pm 2\text{mm/m}$ ○ Maximum tilt of 2mm/m <p>This means that finished surface heights are to include an additional 200mm freeboard above Wyong Shire Council's requirements to cater for the 1:100 year flood event.</p>	<p>These are matters for consideration on individual development applications. The DDCP includes clause 3.7 which requires the floor level of buildings to be a minimum of 300mm above the 1:100 year flood event, refer to Appendix 14 of the Preferred Project Report. Separate approval is required by MSB for all improvements. See next item.</p>
	<p>Improvements over a maximum length of 50 metres would require structural separation to cater for the mine subsidence parameters.</p>	<p>The DDCP (refer to Appendix 14 of the Preferred Project Report) includes a clause under Section 3.3 requiring structural separation.</p>
	<p>Other types will be considered on their merits</p>	<p>Noted.</p>
	<p>Department of Planning / Council is requested to include a statement in their consent conditions, regarding potential mine subsidence and its possible effect on sensitive equipment and that coal mining infrastructure may be located in the vicinity of the Wyong Employment Zone.</p> <p><i>Architectural plans submitted to the Mine Subsidence Board for approval must show the location and detailing of articulation/control joints in brickwork to comply with the mine subsidence design and the requirements of the Building Code of Australia and best building practices.</i></p>	<p>Under the DCP, all applications for improvements are to be submitted to the MSB for approval (refer to Appendix 14 of the Preferred Project Report).</p>