

5 December 2024

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Dear resident

RE: Mine subsidence remediation works in Garden Suburb

Landcom is a NSW Government owned land and property development organisation. In the current housing crisis, we have a lead role helping the NSW Government achieve its urban management objectives by improving the supply, diversity and affordability of new housing. Our mission is to create more affordable and sustainable communities.

After many years of planning, we received conditional development approval in late 2020 to develop part of a 38.8ha project area on Myall Road in Garden Suburb. Plans provide for approximately 105 homes to be built, with a minimum of 30% set aside as affordable housing for lower to moderate income households. Importantly, approximately 70% of the site, around 28ha of bushland, will be protected and managed as a biodiversity stewardship site in perpetuity.

The NSW Government is committed to confronting the housing crisis head on – and that means ensuring we have more housing supply. The Garden Suburb project provides an opportunity to balance the need to develop land for much needed housing, with the opportunity to improve and protect existing bushland.

Upcoming mine subsidence remediation works

As part of our Conditions of Consent, Landcom is required to remediate safety risks posed by shafts and potholes associated with mine subsidence on the site. Investigations have identified 12 high risk potholes in the north-east and south-east of the site that need to be remediated before the stewardship site can be established.

All works have been approved by the Commonwealth Department of Climate Change, Energy, the Environment and Water and will be supervised by an accredited ecologist.


These works will commence on 9 December 2024 and take approximately four weeks to complete, pending weather. Works will be undertaken Monday to Friday, between 7am and 5pm.

Details about the works can be found in the attached Frequently Asked Questions.



Figure 1: Garden Suburb Masterplan

More information about the project:

 1800 714 321

 gardensuburb@landcom.nsw.gov.au

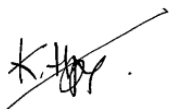
 www.landcom.com.au/garden-suburb

Scan the QR code for details and to subscribe for email



We invite you to subscribe to our newsletter to stay up to date as planning for the project continues. If you have any questions about these works, please contact 1800 714 321, or email us at gardensuburb@landcom.nsw.gov.au.

Yours sincerely



Kemal Hughes
Development Director

Frequently Asked Questions – mine subsidence remediations works

How will mine subsidence risks be managed?

The development footprint reflects a range of environmental factors including the impacts of historic mine subsidence that were identified through geotechnical testing.

Risk assessments have identified 12 mine subsidence potholes in the north-east and south-east of the stewardship site that need to be remediated before the stewardship site can be established.

This will involve backfilling each pothole with fill material to ensure public safety. The remediation of the potholes must be completed before the stewardship site can be registered and to satisfy the Conditions of Consent for the development application issued by the Hunter and Central Coast Regional Planning Panel.

Pothole works were approved by the Commonwealth Department of Climate Change, Energy, the Environment and Water and will be supervised by an accredited ecologist.

Why can't the mine subsidence potholes be left?

We understand that backfilling the potholes will cause some disturbance to bushland. However, given some of the potholes are up to three metres in depth, they present a public safety risk for the community who regularly access the site.

Without remediation, they will continue to deteriorate, ultimately causing further damage to the site. Furthermore, as part of the Conditions of Consent, we must remediate safety risks posed by shafts and potholes associated with mine subsidence before the stewardship site can be established.

How will the potholes be accessed?

The potholes are largely located in the north-east and south-east of the future stewardship site.

Access tracks will need to be approximately 2.2m wide to allow access for the machinery.

To minimise impacts, access will be through existing tracks, more sparsely vegetated areas or wider access trails wherever possible.

Existing vegetation on either side of the access tracks may be disturbed however it will naturally regenerate within a short period of time.

How will the area be made safe while works are carried out?

Prior to commencement of works on site, signage will be erected to define work areas. This is to ensure that while works are being carried out, the public is safe from moving machinery.

Signage will include contact and emergency information.

How is the backfilling of the potholes carried out? What equipment is used?

To fill the potholes, an excavator will load a dump truck with material at stockpile locations outside the future stewardship site.

The dump truck will carefully negotiate the access tracks to each pothole location and unload the fill material. The fill material will be consistent with the surrounding ground conditions (i.e. clay and / or ripped siltstone / sandstone).

A second excavator will then place and spread the fill material into the potholes.

Any material in the potholes will remain and be encapsulated with the fill. The pothole sites will then be revegetated and monitored to enable natural bushland to establish.

Will trees be removed during these works?

There will be minor changes to existing trails and some vegetation and shrubs may be removed to ensure safe access and ground stability to prevent machinery rolling over during operation.

How will native bushland and animals be protected during the works?

Works will be undertaken in accordance with the Conditions of Consent and include:

- implementation of erosion and sediment control measures if required
- supervision by an accredited ecologist.

All workers will complete a site induction prior to works starting.

The start of works will be supervised by an ecologist who will remain on standby at all times.

What will happen at the completion of works?

All temporary fencing, site sheds and excess soil will be removed, and public access will be returned.

The pothole sites will then be revegetated and monitored to enable natural bushland to establish.