

Attention: Lake Macquarie City
Via: NSW Planning Portal

Re: Planning Proposal PP-2024-278 – Increase supply and diversity of housing types in residential zones

Dear Abigail Hawtin,

Thank you for referring Planning Proposal PP-2024-278 regarding the above proposal.

It is understood the proposal is to:

- Increase the supply and diversity of housing types in Lake Macquarie City’s residential zones.
- Permit residential accommodation in R2 Low Density Residential zone and R3 Medium Density Zone .
- Amendment to Clause 4.1A to enable small lot sizes commensurate to the proposed changes to housing types permitted in the R2 and R3 zones.

Where development is located within a declared Mine Subsidence District future development will require approval from Subsidence Advisory NSW. Please note Mine Subsidence Districts may change over time. All changes are published on the NSW Planning Portal. For more information, please visit www.nsw.gov.au/subsidence-advisory/districts.

There are varying subsidence risks associated with Lake Macquarie City’s residential zones. As the proposal is not site specific no detailed requirements can be provided at this stage.

Development applications are assessed in accordance with the Surface Development Guidelines and Merit Assessment Policy available at nsw.gov.au/subsidence-advisory/development.

Subdivision applications are assessed in accordance with the Subdivision Assessment Policy available at nsw.gov.au/subsidence-advisory/development.

Where future developments overlies a coal lease, development may require consultation with the title holder regarding mining impacts at the time of assessment.

If you would like more information, please contact me on (02) 4908 4300 or subsidedevelopment@customerservice.nsw.gov.au.

Kind regards,



Melanie Fityus
Senior Risk Engineer