



Mr David Madgwick and Mr Tony McCulloch
C/- Mr Jeff Bulfin
Precise Planning
152 Sailors Bay Road
NORTHBRIDGE NSW 2063
via email: jeff@deepriver.com.au

Dear Mr Bulfin

Planning proposal PP_2014_WOLLY_006_00 – 55 Government Road, Bargo

I refer to Wollondilly Council's request to alter the Gateway determination for the above planning proposal.

Following the decision of the former Minister to conduct a public hearing into the Tahmoor South mine project in January 2019, a decision on the Gateway alteration was deferred until the Independent Planning Commission (IPC) public hearing process was completed. As the IPC public hearing process was cancelled following modification to the proposed mine plan, the Department has undertaken a review of the planning proposal and the issues raised by state agencies.

The Mining Exploration Geoscience and Geological Survey NSW (GS NSW) and Subsidence Advisory NSW (SA NSW) have both raised strong objections that the proposed residential zoning would be at high risk of subsidence damage and conflicts with the mineral resources directly beneath the site.

Despite extensive time given to address several key matters since Gateway determination, many of these remain unresolved and support has not been obtained by GS NSW or SA NSW to proceed with this proposal. Therefore, I have decided to amend the planning proposal to not proceed on the basis that:

- the site is at high risk of land subsidence and which has the potential for damage to property until mining operations are complete;
- development resulting from the proposal could sterilise state significant reserves of coal and compromise future resource extraction; and
- the proposal is inconsistent with Section 9.1 Directions 1.3 Mining, Petroleum Production and Extractive Industries, 2.1 Environmental Protection Zones, 2.3 Heritage Conservation, and 4.2 Mine Subsidence and Unstable Land, and hence all related matters remain unresolved.

Should you have any enquiries about this matter, please contact Adrian Hohenzollern, Director Western District, on 9860 1505.

Yours sincerely

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

21 December 2020