



6 November 2018

Edith Barnes  
Technical Specialist  
NSW Department of Planning & Environment  
Level 1, 10 Valentine Avenue  
PARRAMATTA NSW 2150

Emailed: edith.barnes@planning.nsw.gov.au

Your Reference:  
Our Reference: DOC18/839007

Dear Ms Barnes

**Re: PP\_2014\_WOLL\_007\_00 – 45 Noongah St and 25 Gwynn Hughes St, Bargo**

Thank you for the opportunity to provide advice on the above matter. This is a response from the NSW Department of Planning & Environment – Division of Resources & Geoscience (the Division).

The Division previously provided advice to Wollondilly Council in April 2015 (refer to attachment A - OUT15/8015) regarding a planning proposal for Lot 22 DP 619150 (No. 45) Noongah St and Lot 95 DP 13116 (No. 25) Gwynn Hughes St Bargo which was seeking to:

- amend Wollondilly LEP 2011 Land Zoning Map from RU2 Rural Landscape to R5 Large Lot Residential and E3 Environmental Management
- amend Wollondilly LEP 2011 Lot Size Map from 16ha and 2ha to 1,500m<sup>2</sup>

At that time, the Division determined that there were no resource concerns to raise regarding the proposal given that the subject area appeared to be outside the area likely to be the subject of future underground mining. The Division noted that the site was located within the Bargo Mine Subsidence District and that the Mine Subsidence Board would need to be consulted regarding future development in the subject area.

The Division understands that in relation to zoning changes, the current planning proposal would:

- amend the land use zoning for the site from RU2 Rural Landscape and RU4 Primary Production Small Holdings to R5 Large Lot Residential and E2 Environmental Conservation
- impose a minimum lot size of 4000 square metres over the proposed residential land to enable the future development of the site for approximately thirty (30) lots.

Subsequent to the Division's advice in 2015, SEARs were issued for the Tahmoor South Coal Project (SSD17-8445) on 9 June 2017. Lot 22 DP 619150 and Lot 95 DP 13116 are located within Consolidated Coal Lease (CCL) 747 held by Bargo Collieries Pty Ltd (a subsidiary of Tahmoor Coal) and lie within the immediate vicinity of proposed longwall

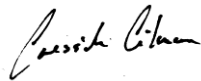
panels scheduled by the state significant coal mining project. The site may be subject to subsidence impacts from longwall extraction of coal and remains within the Bargo Mine Subsidence District. With recent changes to Mine Subsidence legislation, the subsequent cost of property repairs potentially represents a significant financial disincentive to mining companies seeking to operate in areas that will be subject to further intensification of urban development.

Accordingly, the Division has concerns regarding the location of the rezoning application and objects to the planning proposal because it is considered to be inconsistent with Section 9.1 Direction 1.3 Mining, Petroleum and Extractive Industries as it has the potential to restrict the development of coal resources. The Division supports sequential development of the area with rezoning of surface lands to facilitate residential development taking place after completion of longwall mining of underground coal seams.

Advice regarding PP\_2014\_WOLL\_007\_00 – 45 Noongah St and 25 Gwynn Hughes St, Bargo should also be sought from SANSW.

Queries regarding the above information should be directed to the Division of Resources & Geoscience - Land Use team at [landuse.minerals@geoscience.nsw.gov.au](mailto:landuse.minerals@geoscience.nsw.gov.au)

Yours sincerely



Cressida Gilmore  
Manager - Land Use

Encl. Attachment A - OUT15/8015





7<sup>th</sup> April 2015

Mark Ruddiman  
Strategic Planner  
Wollondilly Shire Council  
PO Box 21  
PICTON NSW 2571

Emailed: [mark.ruddiman@wollondilly.nsw.gov.au](mailto:mark.ruddiman@wollondilly.nsw.gov.au)

Your Reference: TRIM 7325 MR:MR  
Our Reference (TRIM):OUT15/8015

Dear Mr Ruddiman

**Re: PLANNING PROPOSAL – 45 NOONGAH STREET AND 25 GWYNNE  
HUGHES STREET, BARGO**

Thank you for the opportunity to provide advice on the above matter. This is a response from NSW Trade & Investment – Geological Survey of New South Wales (GSNSW).

The proposal area overlies consolidated coal lease CCL747, held by Bargo Collieries Pty Ltd (Glencore), and also petroleum exploration licence PEL2, held by AGL Upstream Investments Pty Limited. Glencore are currently longwall mining the Bulli Seam within ML1376 north of the site. The proposed mining area is constrained to the north due to significant geological structures (Central Fault). Future mining within this title area (outside of that already proposed) may extend south from the proposed mains to the north west of the subject site. However this will depend on the results of future exploration, and will not include the subject area itself.

We note that the site lies within the Bargo Mine Subsidence District, and the Mine Subsidence Board will need to be consulted on future development in the subject area.

GSNSW has no issues to raise with the proposal.

**Geoscience Information Services**

The GSNSW has a range of online data available on line through the following website address:

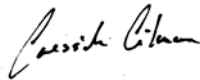
<http://www.resources.nsw.gov.au/geological/online-services>

This site hosts a range of data to enable research into exploration, land use and general geoscience topics. Additionally, the location of exploration and mining titles in NSW may be accessed by the general public using the following online utilities:

1. **MinView** allows on-line interactive display and query of exploration tenement information and geoscience data. It allows spatial selection, display and download of geological coverages, mineral deposits and mine locations, geophysical survey boundaries, drillhole locations, historical and current exploration title boundaries and other spatial datasets of New South Wales. This online service is available at:  
<http://www.resources.nsw.gov.au/geological/online-services/minview>
2. **NSW Titles** enables the public to access and view frequently updated titles mapping information across NSW. This online service is available at:  
<http://nswtitles.minerals.nsw.gov.au/nswtitles/>

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the GSNSW Land Use team at [landuse.minerals@trade.nsw.gov.au](mailto:landuse.minerals@trade.nsw.gov.au).

Yours sincerely



Cressida Gilmore  
Team Leader - Land Use