

Our Ref: EREZ24-00001

9 February 2024

Attention: Max Strassmeir
Via email: council@wollondilly.nsw.gov.au

Lot/DP: Lot 1/-/DP1000355, Lot 32/-/DP736923, Lot 1/-/DP804375 & Lot 3/-/804375
Address: 90 Macquariedale Road Appin, 110 Macquariedale Road Appin, 525 Wilton Road Appin
and 725 Wilton Road Appin

Dear Max Strassmeir,

Thank you for your letter dated 12 January 2024 regarding the Preliminary Notification of a Draft Planning Proposal for the above properties.

It is understood that the applicant is proposing:

- To rezone the land from RU2 Rural Landscape to UDZ Urban Development Zone and C2 Environmental Conservation.
- To amend the existing Transit Corridor Map to include the indicative East West road and Transit Corridor.
- Future subdivision of the land will yield approximately 1312 dwelling lots.

The site of the proposal is located within a declared Mine Subsidence District and future subdivision and development will require approval from Subsidence Advisory NSW.

Subsidence Advisory does not object to the rezoning described in the draft planning proposal. Future subdivision applications for the land would be assessed in accordance with the current development assessment policy framework.

Please note: This advice does not constitute an approval and an individual assessment of applications will be required upon formal lodgement of a subdivision application.

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

Future development may require consultation with the title holder regarding predicted future mining impacts at the time of assessment.

Please note: Subsidence Advisory NSW is not responsible for granting mining approvals or for mine regulation in NSW. Several NSW Government departments and agencies collaborate on different aspects of [mine regulation in NSW](#), under different legislation.

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, Subsidence Advisory