



The Manager  
Department of Planning and Environment,  
Housing Land Release,  
GPO Box 39,  
Sydney NSW 2001

Via email: [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)

Dear Sir /Madam,

### **Wilton and the Greater Macarthur Priority Growth Areas**

Thankyou for the opportunity to provide comment on the proposal for the Greater Macarthur Priority Growth Area.

I understand the Department of Planning and Environment are currently proposing two new growth areas for urban development, immediately south of Sydney;

1. *Wilton New Town*: A self-contained community of around 16,000 homes.
2. *The Greater Macarthur Priority Growth Area*: To support the regional city of Campbelltown-Macarthur will include urban precincts centred on the rail corridor. The priority is rezoning Menangle Park and Mount Gilead.

These growth areas are partly located in the Appin and South Campbelltown Mine Subsidence Districts (District).

The purpose of a District is to manage the co-existence of surface development and mine subsidence through development controls to reduce the risk of damage to surface development. Under the integrated development provisions of the *Environmental Planning and Assessment Act 1979*, development within a District requires the Mine Subsidence Board's approval.

South32's Appin Mine is actively extracting coal in this region. South32 has development consent to extract coal beneath the Wilton New Town area. South32's future mine plan borders the proposed Greater Macarthur Priority Growth area. They have also previously extracted coal beneath the sections of the Greater Macarthur Priority Growth Area. Active longwall mining generally results in significant ground subsidence which can cause damage to surface development. Voids from past longwall coal extraction present limited risk, however remanent subsidence is possible.

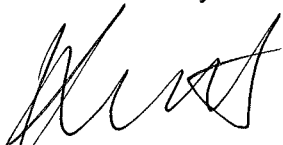
In this context, the Mine Subsidence Board (MSB) provides the following comments:

- Clarification is needed on any potential mining within the Greater Macarthur Priority Growth Area. It appears this growth area will not impact any future mining plans for South32; however the proposed boundaries of the Greater Macarthur Priority Growth Area may be within South32's angle of draw. A buffer zone of up to 500 metres may be required. The area requiring clarification is highlighted on the map attached.

- Residual subsidence from South32's past longwall mining in the Appin area will need to be assessed by the MSB if the Greater Macarthur Priority Area is rezoned. Nominal subsidence parameters may need to be applied to any proposed development in this area.
- The proposed new growth area for Wilton New Town poses a significant subsidence risk from South32's longwall mining. There will be significant financial costs if development precedes coal extraction as damaged property will require compensation. Before any re-zoning is considered, the MSB recommends that a subsidence impact assessment be conducted based on South32's mine plan and any proposed development for Wilton New Town. This will clarify potential financial liabilities arising from the surface improvements being mined beneath. Consideration should then be given to how liability could be fairly apportioned between the coal proprietor and developers. The MSB is unlikely to support the rezoning without this work having been undertaken, including upfront agreement on how subsidence liability would be fairly apportioned.
- It is recommended that the existing Wilton Junction Agency Working Group continue to be the forum for resolving subsidence issues for these growth areas.

I am available to discuss these matters further on (02) 4908 4395.

Yours Sincerely



Katherine McInnes  
Chief Executive Officer, Mine Subsidence Board

Enclosed: Map of proposed growth areas over South32 mining operations and mine subsidence districts.

5/9/16