



Mr Bruce Colman  
Director, Land Release  
Department of Planning and Environment  
Email: [Bruce.Colman@planning.nsw.gov.au](mailto:Bruce.Colman@planning.nsw.gov.au)

Dear Mr Colman

### **Request for feedback on draft plan for Wilton North**

Thank you for the opportunity to provide feedback on the draft plan for the Wilton North Priority Growth Precinct (the proposal).

Subsidence Advisory NSW (SA NSW) understands the draft plan involves rezoning land (Lots 1 and 2, DP1215383 and Lot 1 DP 629828) from RU2 (Rural Landscape) to E2 (Environmental Protection) and other land use zones. The proposal will allow for the creation of approximately 5,600 new dwellings and a new town centre. The specific land use zones in the areas marked for “urban development” will be determined as the land release is staged over the next twenty years.

The proposal is located within the Wilton mine subsidence district (district). The purpose of a district is to manage the coexistence of surface development and mine subsidence through development controls to reduce the risk of damage to surface improvements. Under the integrated development provisions of the *Environmental Planning and Assessment Act 1979*, development within a district requires approval from SA NSW.

SA NSW notes the proposal is in an area where South 32 have approval to undertake mine operations. It is also within two mining leases, CCL 767 and AUTH 396, currently held by Endeavour Coal Pty Ltd, a subsidiary of South 32. SA NSW understands that the developer has reached a commercial agreement with South32 in relation to the land, whereby South32 has agreed to relinquish mining rights so the land can be rezoned for residential purposes without potential impacts from underground mining. SA NSW’s comments are limited to potential subsidence impacts to surface improvements.

In response to the proposal, SA NSW recommends that the Department of Planning & Environment:

1. confirm the boundaries of the area marked for urban development in the draft plan are entirely within the area that is encompassed by the agreement between the developer and South 32
2. invite South 32 to provide feedback on the proposal.

Please contact Kieran Black, SA NSW Technical Manager, at [kieran.black@finance.nsw.gov.au](mailto:kieran.black@finance.nsw.gov.au) or on (02) 4908 4391 if you have any questions or would like to discuss.

Yours sincerely

**Brendan Killen**  
**A/Chief Executive Officer**

16 February 2018