



Our Ref: OUT10/20481

Your Ref: MP10_0084

Anna Johnston
A/Team Leader
Strategic Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Ms Johnston

**Coal & Allied Southern Estates – Gwandalan Project Application (MP10_0084)
Concept Plan Environmental Assessment**

The following comments are provided by Industry and Investment NSW (I&I NSW) after viewing the Environmental Assessment (EA) for the Concept Plan, State Significant Site (SSS) Application, and Draft Voluntary Planning Agreement (VPA) for the Coal & Allied Gwandalan proposal.

I&I NSW maintains its previous objections to the proposed Gwandalan residential area. The majority of the subject area is covered by mining titles held by Chain Valley Colliery. The title holders have a current application with the Department of Planning for a continuation of mining operations.

The proposed mining operation is not compatible with the scale of development proposed by Coal & Allied. The site is undermined with workings in the Great Northern and Wallarah seams. The mining proposed in the Fassifern seam below these workings will greatly increase the risk of unexpected subsidence behaviour.

Restricting coal extraction to first workings will sterilise coal and then may not be sufficient to ensure that there are no unexpected subsidence impacts.

The Department does not support the proposed development occurring prior to mining. Additionally the E1 zoning for the proposed conservation lands is supported providing it is gazetted as a State Conservation Area.

Kevin Ruming
Manager, Coal Advice

20 December 2010