Tahmoor Colliery Community Consultative Committee
Minutes of Meeting – 2975 Remembrance Driveway Bargo NSW 2574
Thursday 4 September 2025

Name	Role
Attendees	
Michael Muston (MM)	Independent Chairperson
Nicole Pearce (NP)	Community Representative
James Johnson (JJ)	Community Representative
Col Mitchell (CM)	Community Representative
Karen Moss (KM)	Community Representative
Bob Clayton (BC)	Community Representative (online)
David Henry (DH)	Wollondilly Shire Council Representative
Peter Vale (PV)	Tahmoor Coal Representative
Amanda Bateman (AB)	Tahmoor Coal Representative (minute taker)
Zina Ainsworth (ZA)	Tahmoor Coal Representative
Tom O'Brien (TO)	Tahmoor Coal Representative
Robert Faddy-Vrouwe (RFV)	Resources Regulator
Georgia Mellick (GM)	Subsidence Advisory NSW (online)
Kyrine Stowell-Elliot (KE)	Subsidence Advisory NSW (online)
Rhea Stevenson (RS)	Subsidence Advisory NSW (online)
Apologies	
Paul Rogers (PR)	Wollondilly Shire Councillor
Wayne Southwell (WS)	Community Representative
Greg Kininmonth (GK)	Resources Regulator
Kate Overall	Resources Regulator

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1. Welcome and Introductions				
1.1.	Michael Muston is the Independent Chairperson. He acknowledged the Traditional Owners of the land on which we met and paid respects to their Elders, past and present.	NOTE		04/09/25
2. Apologies				
2.1.	As per list above.	NOTE		04/09/25
3. Subsidence Advisory NSW presentation				
3.1.	Subsidence Advisory NSW briefed the committee on the amended compensation framework and approved procedures via a slide presentation. • Subsidence Advisory is the NSW government agency responsible for supporting property owners living in areas where subsidence from underground coal mining may occur. • Their core functions are to manage all compensation claims for mine subsidence across NSW and support property owners throughout the claims process. They also regulate development in mine subsidence districts to help protect homes and buildings from potential subsidence damage. They operate a 24-hour emergency hotline for members of the public to report subsidence safety issues. • New approved procedures came into effect on 1 July 2025, alongside amendments to the Coal Mine Subsidence Compensation Act 2017. Consultation on the approved procedures was carried out from 19 September to 24 October 2024. There is a public consultation, Public Engagement Summary Report published on 2 June 2025 and is available on the Have Your Say website. Website links to all documentation was distributed to the committee members. • The approved procedures cover the key steps of the compensation claims process, being Pre-mining inspection > Claim lodgement > Assessing claimed damage > Compensating for claimed damage.			
3.2.	Key changes to the approved procedures include: • A non-digital claim lodgement option as an alternative to the online portal to ensure claim lodgement is accessible to everyone. • A no cost review, in addition to the existing independent secretary review option. It allows reconsideration of a claim assessment outcome. • A new mandatory pre-mining inspection (PMI) process, which sits with Subsidence Advisory to manage. A PMI is a prerequisite for claiming compensation for mine subsidence damage in mandatory PMI zones. Mandatory PMI zones will be published on Subsidence Advisory's website and property owners will be notified through a range of communication methods.	NOTE		04/09/25
3.3.	PMI process: • A PMI records the property's condition before subsidence from active mining begins. • They assist in future claim assessments by allowing clear comparison of any damage that may occur. • They are intended to ensure property owners receive adequate compensation to restore their property to its prior condition. • It's a visual inspection of the property with photos and records any visible defects. • PMIs are free for property owners and coordinated by Subsidence Advisory. • PMI costs are recovered from mining companies who are required to meet the cost of PMIs in the area of their operation. • Duration of PMIs varies but typically takes between 2-4 hours to complete for a standard residential property and includes floor levels. • No personal items or furniture is touched or removed during inspections.			

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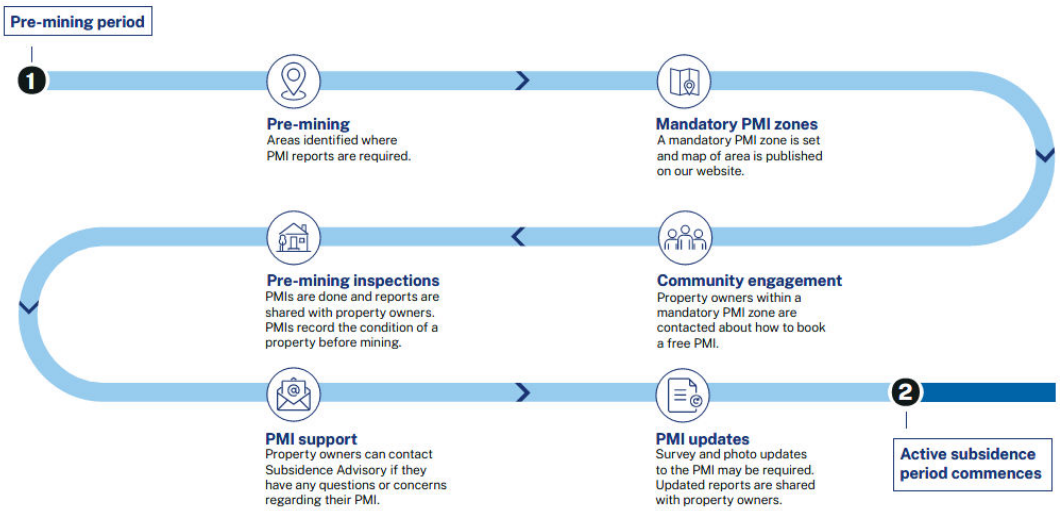
	• A copy of the PMI report template is available on the Subsidence Advisory website. • Property owners receive a copy of the PMI once completed. • Subsidence Advisory have a minimum of three opportunities/attempts to contact a property owner to organise a PMI. This will start with a formal letter, may include doorknocking and include electronic contact means so SMS or email where possible. • The inspections are carried out by Subsidence Advisory qualified staff or external contractors. • If renovations are undertaken in the pre-mining period, a further inspection can be carried out to update the PMI report. Subsidence Advisory NSW **Pre-mining inspection (PMI) process:** active mining areas  **3.4.** PMI process questions: • KM asked if I work Monday to Friday 9am-5pm, can PMIs be done after hours or on the weekend or are we expected to take time off work? GM advised we a looking to work with property owners to find a suitable day and time that works for them. If the situation arose that we needed to consider different business hours to accommodate property owner circumstances, this will be considered. • NP asked is the new pre-mining inspection exactly the same as the old pre-mining inspection except it's just being done by Subsidence Advisory now? GM explained the key change is that PMIs are mandatory now which is why it's coordinated by Subsidence Advisory. The PMI template may be different to what Tahmoor Coal used in the past, but the new PMI report template is available on the website. • MM asked can property owners outside of the mandatory PMI zone also request a PMI? GM advised yes, if property owners want to request a PMI they can but Subsidence Advisory will consider the circumstances and property location to determine whether a non-mandatory PMI would be required. • KM asked what happens if the property land settles and changes the water flow? AB advised that Subsidence Advisory's claims process only covers improvements on properties and not impacts to the land. Mining companies are solely responsible for any impacts to natural features. Tahmoor Coal will liaise directly with property owners if there are concerns raised with land impacts. Tahmoor Coal can arrange geotechnical inspections before and after mining to measure slopes and water channels. If this is	NOTE		04/09/25

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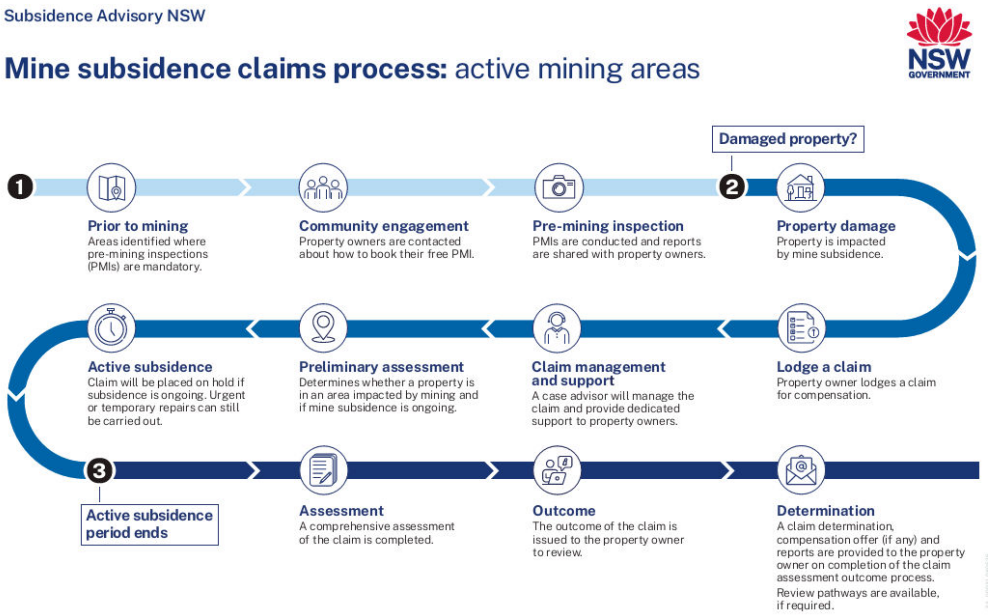
	impacted, Tahmoor Coal would be responsible for providing compensation to rectify any issues. **3.5.** Claims process: • Subsidence Advisory assesses and manages all claims from start to finish. Roles are clarified and outlined in section 1.2 of the approved procedures and provide clarity on the role of the mining companies. • Once the claim assessment is completed, the outcome and reports are issued to the property owner and mining company to review. At this point, either the claimant or the mining company can request an optional no cost review which will be considered by Subsidence Advisory if either party believes there is an issue with the claim outcome. Subsidence Advisory will conduct an internal review of the matters raised and provide a determination within 90 days. An external consultant may be engaged to facilitate the review. • The compensation is based on a like for like principle where compensation amounts are based on the value to restore the property to its pre-mining condition prior to any impacts. • Where claim compensation exceeds $10,000 a Deed of Release is signed by the parties to finalise the claim and enable payment of compensation. Deeds confirm the agreed scope of repair and ensure all parties acknowledge and accept the terms of the settlement. It ensures transparency by requiring owners to disclose claim details to future buyers and includes confidentiality as a standard clause in a deed.  **3.6.** Claims process questions: • JJ asked when is the active subsidence period and when does it finish? GM explained Subsidence Advisory relies on survey data from the mining company to determine the active subsidence period. It typically ends when ground movements return to the nominal seasonal movement levels. AB explained that when coal is extracted directly beneath a property, the subsidence on the surface generally settles within 3 months. However, if there are subsequent longwalls being mined in close proximity to the property, it can experience residual subsidence from the next two longwalls. This is the common scenario that occurs with most properties and therefore it can take 2-3 years for subsidence to be deemed completed accounting for the additional longwalls being mined. PV further advised that subsidence surveys and measurements continue until there is negligible change recorded between surveys.	NOTE		04/09/25

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	• ZA asked what happens if a PMI was not completed in the mandatory area? GM advised if a property owner does not agree to a PMI in the mandatory area, they would not be eligible to lodge a claim for mine subsidence damage. There is some discretion under the new approved procedures for the chief executive officer of Subsidence Advisory to consider circumstances of the matter and may allow a claim to progress if reasonable circumstances exist. • KM asked how are you getting in contact with property owners whose Bargo properties are rentals? The tenants are not necessarily going to pass on letters or communications to real estate agents or owners. GM advised Subsidence Advisory will be contacting real estate agents to seek property owners' details or pass on communications to property owners of rental properties. We are also discussing this matter with council and are hoping to have an information sharing arrangement in place. • JJ asked is there a limit on how much compensation will be paid for a claim? GM advised there is no financial limit except on what falls within the definition of compensable damage under the legislation. With the claim lodgement process, it's not about claiming for a specific monetary compensation amount but about claiming for the damage that has occurred. This is assessed, and the damage repairs are quoted by experts like quantity surveyors which determines the compensation amount payable for a claim. • MM raised with the deed of release, property owners are obliged to advise future purchasers of any claims and this was the subject of the committee's submission on the new process. Can you explain the mechanism of how that is going to happen and reassure us that owners won't take the money, not carry out repairs and sell the property with damage; then whoever buys it may have to go through the courts to get damage repaired? GM advised there are no other mechanisms under the legislation. There is a right to withdraw from a contract to purchase a property under the legislation if its confirmed that the development approval requirements are not met, but there are no other mechanisms under the *Coal Mine Subsidence Compensation Act 2017*. The deed is a legally binding document, so it requires claimants to disclose that information to future purchasers. • MM asked is there a way to have the claim listed on the council's property records? GM advised there is some information on Subsidence Advisory's website for people looking to purchase property in a mine subsidence district. We recommend they should confirm with the vendor if there are any claims on the property or they can submit an inquiry to us directly. • ***Action: DH to make an enquiry with council about providing property owner contact details to Subsidence Advisory in order for property owners of rental properties to be contacted for mandatory PMIs.***	NOTE **DH**		04/09/25 **04/12/25**
4. Confirmation of Minutes of Previous Meeting				
4.1.	Minutes from Q2 meeting on 5 June 2025 were accepted. Note: Q2 minutes added to the Tahmoor Colliery website.	NOTE		04/09/25
5. Business Arising from Previous Minutes				
5.1.	AB to arrange an underground tour for committee members – to be scheduled in late November/early December.	OPEN		04/09/25
5.2.	***Completed & closed*** *- MM to extend invite to Subsidence Advisory NSW to attend September meeting to provide a presentation on the updated claims procedures.*	CLOSED		
5.3.	***Completed & closed*** *- MM to write to local MP Judy Hannan and Wollondilly Shire council seeking assistance for Subsidence Advisory NSW to hold a public information session about the new claims process.*	CLOSED		
6. Correspondence - update as per the agenda				
6.1.	Change of TCCCC council alternate to Benn Banasik – Emailed WSC 04/06/2025	NOTE		04/09/25

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	6.2. Aboriginal heritage query – Emailed NP 06/06/2025 **6.3.** Response and information provided to NP – Emailed AB 06/06/2025 **6.4.** Resources Regulator requested copy of Q2 presentation – Emailed RFV 06/06/2025 **6.5.** Response provided to Resources Regulator – Emailed AB 06/06/2025 **6.6.** Request sent to Subsidence Advisory to present at Q3 meeting – Emailed MM 11/06/2025 **6.7.** Letter sent to local MP and council seeking assistance for public information session for new claims process – Emailed MM 11/06/2025 **6.8.** Response from local MP office forwarding request to Ministerial team – Emailed BB 11/06/2025 **6.9.** Use of TCCCC funds following query from NP – Emailed AB 11/06/2025 **6.10.** Subsidence Advisory confirmed attendance at Q3 meeting – Emailed SA 16/06/2025 **6.11.** Q2 meeting minutes sent to Chair for review – Emailed AB 16/06/2025 **6.12.** Request for questions for Subsidence Advisory to assist presentation – Emailed AB 17/06/2025 **6.13.** Q2 meeting minutes reviewed by Chair – Emailed MM 17/06/2025 **6.14.** Follow up request for questions for Subsidence Advisory – Emailed MM 19/06/2025 **6.15.** Chair Q2 invoice submitted – Emailed MM 19/06/2025 **6.16.** Q2 meeting minutes distributed to committee – Emailed AB 20/06/2025 **6.17.** WSC response forwarded from Subsidence Advisory regarding community session – Emailed WSC 15/07/2025 **6.18.** Chair forwarded update to committee regarding claims community session – Emailed MM 15/07/2025 **6.19.** Services Hub flyer sent to committee notifying of Subsidence Advisory attendance if community have questions regarding the new procedures – Emailed AB 08/07/2025 **6.20.** Tahmoor South Newsletter July 2025 – Emailed AB 22/07/2025 **6.21.** CMAP Six-Monthly Report July 2025 – Emailed AB 01/08/2025 **6.22.** WS apology for Q3 meeting – Emailed WS 13/08/2025 **6.23.** Reminder for questions for Subsidence Advisory – Emailed MM 14/08/2025 **6.24.** Subsidence Advisory reminder to provide questions – Emailed SA 15/08/2025 **6.25.** Questions emailed to Subsidence Advisory – Emailed MM 15/08/2025 **6.26.** Response to questions provided by Subsidence Advisory – Emailed 19/08/2025 **6.27.** Subsidence Advisory response distributed to committee – Emailed MM 19/08/2025 **6.28.** Q3 agenda distributed to committee – Emailed AB 21/08/2025 **6.29.** PR confirmed Q3 attendance – Emailed PR 01/09/2025 **6.30.** DH confirmed Q3 attendance – Emailed DH 01/09/2025 **6.31.** Subsidence Advisory follow up questions – Emailed SA 02/09/2025 **6.32.** KO confirmed Q3 attendance for NSW Regulator – Emailed 02/09/2025 **6.33.** MM advised Subsidence Advisory no further questions received – Emailed MM 02/09/2025			
7. Committee Members Reports				
7.1.	**Col Mitchell** – no update or issues raised.	NOTE		04/09/25
7.2.	**Bob Clayton** – no update but commented some people have asked what it is happening with Tahmoor Mine.	NOTE		04/09/25
7.3.	**James Johnson** – no update or issues raised.	NOTE		04/09/25
7.4.	**Nicole Pearce** – received a question from Sam Davies (a member of the GM3 CCC in Douglas Park) who asked how we got funds to engage a solicitor to prepare our claims legislation submission. MM commented that he was also asked the same question by the chair of their CCC. MM advised that it was a condition of Tahmoor Coal's original consent to provide an annual amount for the CCC to engage experts or commission reports to assist with matters. But it depends on each individual mining company's consent conditions as to what is required.	NOTE		04/09/25

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	AB commented that the GM3 Community Manager reached out to Tahmoor Coal as well following their CCC meeting where this question was raised about access to funds. I provided GM3 information as per our consent conditions and assume this information was passed onto their committee.			
7.5.	**Karen Moss** – no update or issued raised.	NOTE		04/09/25
7.6.	**David Henry –** no update or issued raised	NOTE		04/09/25
8.	**Mining Operations Update** – Mine Update (presented by Peter Vale)			
8.1.	**Mine Update:** • Since the last meeting in June, not much has progressed. We have continued with reduced operations in parts of the mine since early December 2024. • In February 2025, the workforce was advised that no further work was possible, and they were to remain at home on standby, on full pay which is still the case. • At the end of August, there was a court case which was in the media initiated by GFG to release a security over Tahmoor. This was in place from the collapse of Greensill, who was the provider of funds to GFG at a point in time. When Greensill collapsed, GFG took out a loan which came with a security over Tahmoor as part of the loan terms. GFG paid back the loan in 2023, however the security was not removed at the time. The court determined that because there were no monies owing, the securities were no longer required, and they were removed. Some impediments to getting funding for Tahmoor or being able to sell the mine (if that's what GFG want to do) have now been removed. • There is still a lot of interest from multiple companies seeking to purchase the mine. • GFG has also recommenced discussions with Oaktree about securing a loan to restart the mine but none of these avenues are quick to progress. • Tahmoor is at a point now where supplier statutory demands are not being paid and in particular, Coal Services put in a claim to the supreme court for a wind up order for Tahmoor. If you do not pay a statutory demand, you are considered insolvent and a company can take you to court which is what has happened. The court hearing is set for Monday 8 September; however this may be pushed at least two weeks with the progression of a possible purchase and possible funding. • We continue to keep the underground environment compliant and safe with a small number of workers coming in every shift 24 hours a day. • We continue to engage with the workforce and ask everyone to come to site about once a month or so for a BBQ and check on everyone's mental health because it has been a very challenging period for people. **8.2. Tahmoor South Mine Plan (no change from March 2025 meeting):** • Longwall S4A – 80% of longwall equipment installed. • Maingate for Longwall S5A (MG5A panel) (first workings, no subsidence). • Ventilation roadways – to reduce ventilation pressure and facilitate removal of shaft (first workings, no subsidence). • South 2 Mains to progress towards "B" series longwall blocks (first workings, no subsidence). • Main roadway progression towards Maingate for Longwall S6A (MG6A panel) (first workings, no subsidence). • Coal price is sitting around $185/T (USD) for the last 3 months.	NOTE		04/09/25
9.	**Tahmoor South** (presented by Amanda Bateman)			
9.1.	**Longwall South 4A update** • Aiming to commence mining in late Q4 2025 if feasible. • Subsidence monitoring upon commencement of S4A:	NOTE		04/09/25

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	○ Charlies Point Road ○ Great Southern Road ○ Remembrance Driveway ○ Yarran Road ○ Bargo Cemetery ○ Main Southern Railway			
10. Environment Update (presented by Tom O'Brien)				
10.1. Water – License Discharge Point 1 • No exceedances for the last quarter. All levels are under our Environment Protection Licence (EPL) threshold and are often meeting the ANZECC Guidelines. • The Environment Protection Authority (EPA) limits following the commissioning of the Water Treatment Plant are yet to be set. **10.2. Environmental Performance** • No environmental incidents in the last quarter. • No non-compliance reported in the last quarter. • All dust monitoring within EPA assessment criteria limits. • Water Treatment Plant (WTP): ▪ Maintaining operations during financial constraints. ▪ Commissioning ongoing and fine-tuning processes. ▪ Finalisation of the contract continuing.	NOTE		04/09/25
11. Myrtle and Redbank Creek Remediation Plan Update (presented by Amanda Bateman)				
11.1. Creek Remediation Works Overview: • Myrtle Creek remediation schedule completed in August 2022. • Redbank Creek schedule completed in November 2024. • Both creeks are in monitoring phase post completion of the remediation works - monitoring includes surface water level, groundwater levels and aquatic ecology. • Resources Regulator conducted a site inspection on 12 August 2025, no issues raised. • Six-monthly Progress Report submitted to the NSW Resources Regulator in July 2025 and a copy was provided to the committee.	NOTE		04/09/25
12. Community Update (Presented by Amanda Bateman)				
12.1. Community – Tahmoor South Newsletter • Tahmoor South Newsletter for July issued to residents and available on Tahmoor Colliery website. September newsletter to be distributed by end of month. **12.2. Community Complaints** • No complaints received last quarter.	NOTE		04/09/25
13. Subsidence claims update (Presented by Amanda Bateman)				
13.1. Residential Claim Status • 7 Tahmoor South claims (6 on hold pending active subsidence) • 1 Tahmoor North LW 32 claim • 1 claim finalised in the last quarter, all Western Domain claims now completed	NOTE		04/09/25

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Total number of open claims	8
Preliminary assessment	0
Claims on hold (active subsidence)	6
Under investigation	1
Determination issued	1
Review requested	0
Land & Environment Court Appeal (L&EC)	0

14. TCCCC Finance (Presented by Amanda Bateman)			
14.1. The TCCCC bank balance is currently $33,756.66 statement end 30 June 2025.	NOTE		04/09/25
15. General Business			
15.1. NP asked what is happening with the road works out the front of the mine site. • ***Action AB to email Wollondilly Anglican College Property Manager seeking update on entrance road works design and completion timeframe.*** **15.2.** MM requested that the committee be alerted when any further news about the future of Tahmoor Coal becomes available.	**AB**	**19/09/25**	04/09/25

Meeting Closed	***6.45 pm***	**Next Meeting**	***Thursday 4 December 2025***	**Time**	***5:30pm***	**Location**	***Tahmoor Coal Mine***