



Contact: Shivesh Singh
Phone: 02 9228 6424
Fax: 02 9228 6570
Email: shivesh.singh@planning.nsw.gov.au
Our ref: MP10_0093

Mr Keith Dedden
General Manager Property Development
Coal and Allied Industries Limited
Level 3, West Tower, 410 Ann Street
Brisbane QLD 4000

Dear Mr Dedden,

Black Hill Employment Lands (MP 10_0093) Director-General's Environmental Assessment Requirements

I refer to your letter dated 15 June 2010, which included a request that, should the Minister agree to consider the proposed development at Black Hill under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act), that Director-General's Environmental Assessment Requirements (DGRs) be issued for the concept plan application.

As previously advised, on 7 July 2010, the Minister declared the Black Hill Employment Lands proposal to be a project to which Part 3A of the Act applies and authorised the submission of a concept plan.

Accordingly, please find attached DGRs for the concept plan application. The DGRs have been prepared in consultation with relevant government agencies. Copies of agency comments are attached to assist you in the preparation of your environmental assessment.

As you are also aware, the Minister has declared the site as a potential State significant site (SSS). In doing so, the Minister requested, in accordance with clause 8 of the *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP) that the Director-General make arrangements for a SSS study to be undertaken that will assess:

- the State or regional planning significance of the site (having regard to the Guideline for State Significance sites under the Major Projects SEPP);
- the suitability of the site for the proposed land use taking into consideration environmental and social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;
- the means in which developer contributions should be secured in respect to the site;
- the likelihood of the proposed rezoning for employment purposes achieving the desired outcomes of the State Government's Regional Strategies and the Western Corridor Planning Strategy;
- the implications of any proposed land use changes for local and regional land use, infrastructure, service delivery, and natural resource planning;

- the recommended land uses and development controls for the site that should be included in Schedule 3 of the Major Development SEPP;
- those parts of the site which should be subject to Part 4 of the Act, where Newcastle Council is the relevant consent authority; and
- appropriate arrangements for the ongoing management of land for open space purposes, including consultation with the relevant Council.

The Western Corridor Planning Strategy is currently being finalised for publication and a copy will be provided to you shortly.

You may now proceed to prepare your environmental assessment for the concept plan and SSS study. These will be assessed for adequacy against the DGRs and SSS study requirements once submitted to the Department.

Should you wish to discuss this matter further, please contact Shivesh Singh, Senior Planner on 9228 6424 or email shivesh.singh@planning.nsw.gov.au.

Yours sincerely,



19.8.10

Michael File
Director, Strategic Assessment