

Doc Ref: TD261-12F02 (rev 1) Black Hill PEA Appendix

Date: 10 February 2010

## APPENDIX

### RE: COAL & ALLIED: BLACK HILL – PRELIMINARY ACOUSTIC ASSESSMENT

#### 1 Description of the Proposal

It is proposed that the entire Coal & Allied Industries Limited (Coal & Allied) owned Black Hill and Tank Paddock sites be rezoned/listed as a 'State Significant Site' (SSS) in Schedule 3 of State Environmental Planning Policy (Major Development). A draft Schedule 3 listing will be prepared with the Concept Plan Application.

The Concept Plan will apply to the entire 183ha Black Hill and the 147ha Tank Paddock sites. The key parameters for the future development of the sites are as follows:

- Dedication of 147ha of conservation land to the New South Wales Government (NSWG) that is identified in the Lower Hunter Regional Strategy and Lower Hunter Regional Conservation Plan, comprising 100% of the Tank Paddock site.
- Use of the 183ha Black Hill site as 'employment lands' for a range of employment generating activities.
- Indicative development staging. The number of lots and extent of staging for release areas will be largely dictated by the service infrastructure requirements as well as responding to market forces.
- The provision of associated infrastructure.

Approval will not be sought under the Concept Plan for a specific lot layout. An indicative super-lot layout will be prepared, which will indicate how subdivision could be achieved that will enable a range of industrial and ancillary activities to be undertaken.

An existing mining consent under the Black Hill site will defer development on the site until post June 2013. Accordingly, a detailed built form layout has not been prepared at this stage. Approval is not sought under the Concept Plan for subdivision or for individual buildings on the



site. Urban Design Guidelines will be prepared to inform the Concept Plan in respect of urban form, built form, open space and landscape, access and movement and visual impact for the site.

It is proposed to dedicate land for conservation purposes as part of the Major Project Application via a Voluntary Planning Agreement (VPA) between Coal & Allied and the NSWG in accordance with s.93F of the Environmental Planning & Assessment Act, 1979 (EP&A Act).

The proposed Concept Plan and a Plan showing the proposed development areas and conservation areas is included in the Preliminary Environmental Assessment (PEA) prepared by Urbis.

## **2 Potential Noise Issues**

Noise emission from external sources potentially impacting the proposed 'employment lands' of the Black Hill site include:

- F3 Sydney-Newcastle Freeway – a 'freeway / arterial road' as defined by the NSW *Environmental Criteria for Road Traffic Noise*, to the east of the site;
- John Renshaw Drive – an 'arterial road' as defined by the NSW *Environmental Criteria for Road Traffic Noise*, to the north of the site;
- Donaldson Open Cut Coal Mine, approx 700 metres to the north west of the site;
- Abel Underground Mine, access to which will be obtained from the Donaldson Open Cut Mine above; and
- Business Park to the north of John Renshaw Drive. However, the Business Park is unlikely to generate noise impact onto the site.

In addition to external noise sources impacting the site, future use of the Black Hill site may potentially impact surrounding noise sensitive areas. The surrounding noise sensitive areas include:

- The existing rural land to the south and west of the site; and
- The existing rural-residential area to the east of the site and across the F3 Sydney-Newcastle Freeway

## DOCUMENT CONTROL

Date	Revision History	Non-Issued Revision	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
28/01/2010	Document generation	-	0	MCH	-	MCH
10/02/2010	Finalise report	-	1	MCH	-	MCH

*The work presented in this document was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian Standard / NZS ISO 9001.*

*This document is issued subject to review and authorisation by the Team Leader noted by the initials printed in the last column above. If no initials appear, this document shall be considered as preliminary or draft only and no reliance shall be placed upon it other than for information to be verified later.*

*This document is prepared for our Client's particular requirements which are based on a specific brief with limitations as agreed to with the Client. It is not intended for and should not be relied upon by a third party and no responsibility is undertaken to any third party without prior consent provided by Renzo Tonin & Associates. The information herein should not be reproduced, presented or reviewed except in full. Prior to passing on to a third party, the Client is to fully inform the third party of the specific brief and limitations associated with the commission.*

*The information contained herein is for the purpose of acoustics only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics engineering including and not limited to structural integrity, fire rating, architectural buildability and fit-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.*