



25 January 2010

Appendix

Minmi Link Road and Stockrington

Lower Hunter Lands Project Preliminary Environmental Assessment Air Quality

1 Description of the proposal

It is proposed that the entire Coal & Allied Industries Limited (Coal & Allied) owned Minmi/Link Road and Stockrington 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 for a residential subdivision of the Minmi/Link Road site will apply to the entire 537ha Minmi/Link Road and 2,247ha Stockrington site. The key parameters for the proposed development of the site are as follows:

- ▶ Dedication of 2,264ha of conservation land (less 300 ha biodiversity offset land to be transferred to RTA and then to DECCW) 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 Stockrington site and approximately 17ha of the Minmi/Link Road site.
- ▶ Maximum dwelling yield of 3,300 dwellings over 520ha.
- ▶ 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.
- ▶ Torrens title subdivision of the Minmi/Link Road site. The Torrens title subdivision of Coal & Allied land will enable the following:
 - To dissect land on either side of the F3 Freeway and to separate the development lot from the conservation land.
 - To enable the transfer of approximately 17ha of land at Minmi/Link Road to the North of the Minmi Rural Fire shed to NSWG for conservation purposes.

Approval will not be sought under the Concept Plan for a specific lot layout. An indicative lot layout will indicate how the maximum dwelling yield of 3,300 dwellings could be achieved on the site.

Similarly, approval will not be sought under the Concept Plan for subdivision or construction of individual houses. However, the desired future character of the proposed concept plan will be included in Urban Design Guidelines. 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 Existing Environment

The Minmi Extension, Minmi East and Village Centre precincts surround the existing township of Minmi. The Link Road North and Link Road South precincts are situated south of the Minmi precinct and are divided by the Newcastle Link Road. The Summerhill Waste Management Facility (WMF) is located east of the site and the Cameron Park Business Park is located to the south-west the site.

A desktop review of aerial photography, the National Pollutant Inventory (NPI) database and information provided via Coal & Allied reveal the following significant local sources of emissions to air:

- ▶ Odour and dust emissions from landfill activities at the Summerhill Waste Management Facility (WMF). The Summerhill WMF operates on approximately 220,000 tonnes per year of municipal waste of which approximately 70,000 tonnes is inert waste. GHD also understand that a Regional Waste Facility (RWF), to process municipal solid waste into products such as compost, is being proposed to be built on land near the Link Road North Precinct;
- ▶ Industrial/commercial air emissions from the nearby Cameron Park business park; and
- ▶ Fugitive dust and methane emissions from Coal-bed methane extraction at existing bore sites on Coal & Allied land.

3 Potential Impacts and Proposed Assessments

Odour and dust emissions from the Summerhill WMF could potentially impact on the Minmi Estate. In addition, Cameron Park Business Park could be a source of industrial or commercial air emissions. Furthermore, if coal-bed methane extraction occurs on the subject land and existing wells on the subject land are uncapped, residual emissions of methane could occur.

An Air Quality Assessment would investigate the air quality impact upon the proposed residential development on Coal & Allied land at Minmi. This would assess the odour and air quality impacts of the nearby existing development and any proposed development including sewage treatment plants on the site and in light of potential coal mining and coal-bed methane extraction on the subject land.

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