



01 February 2010

## APPENDIX

### **Black Hill & Tank Paddock**

#### **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 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 proposed 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 Existing Environment

The Black Hill Estate is bound by John Renshaw Drive to the north and the F3 Sydney-Newcastle Freeway to the east. On the eastern side of the Freeway, there is rural-residential land and on the northern side of John Renshaw Drive there is an existing industrial business park. The land adjacent to the west of the Estate was formerly a poultry farm, however, the land is currently proposed for residential development. The land adjacent to the south of the Estate is generally unoccupied land.

Further a field the Donaldson Open-Cut mine is located approximately 700 metres to the northwest of the Estate. The ventilation shaft for the proposed Abel Underground Mine is located to the west of the Estate. Future mining by Abel coal mining operations is proposed below the Estate site, which may affect the timing and urban design of the proposed development. In the north-east corner of the Estate there is an old quarry that is currently operated as an asphalt plant by Boral Asphalt. It is understood that this facility will not be operational at the time that the Estate is developed.

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

- ▶ Odour and dust emissions from the existing Donaldson Open-Cut Mine (DOCM);
- ▶ Odour and dust emissions from the proposed Abel Underground Mine; 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

It is understood that the current Mining Operations Plan for DOCM expires in the year 2012. The development of the Black Hill Estate is not expected until the year 2013, therefore, air quality impacts from the DOCM might not be of concern. However if there are delays in this timing, potential impacts could arise.

The primary pollutants emitted to air during the coal extraction process associated with the proposed Abel Underground Mine, are potentially dust and gaseous (e.g. various odorous volatile organic compounds, methane) emissions. These emissions would potentially be emitted to atmosphere via the mine ventilation shaft. Other sources of air emissions include; loading coal to the raw coal stockpile; wind erosion from stockpiles; and dust loss from the conveyor system.

The proposed Black Hill precinct could itself 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 potential air quality impacts associated with the proposed development on Coal & Allied land. This would assess the odour and air quality impacts of the nearby existing and proposed coal mines as well as the impact from any proposed industrial / commercial development on the subject land, including potential coal-bed methane extraction.

**Dr. Rainer Berg**