

2 February, 2010

Appendix

Black Hill & Tank Paddock Lower Hunter Lands Project Preliminary Environmental Assessment Ecological Sustainable Development, Sustainable Energy and Water and Car Management

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.

An ESD Report will be prepared for Black Hill. The report will demonstrate that the project can commit to principles of ESD including water reuse, waste minimisation, minimisation of energy use and car dependency.

An Energy Savings Action Plan will be assessed and prepared based on the following

- Action savings plan for energy applied to development and operation of industrial land subdivisions
- Benchmarks established for the development.
- An Energy Management Plan
- A Management Plan Framework to Implement & Review the proposed energy savings action plans
- Energy savings actions defined by developer commensurate with industry best practice.

A Water Management Plan will be assessed and prepared based on the following

- Management Plan Framework for the water management cycle as applied to development of industrial land subdivisions
- Water Reuse options
- Rainwater Capture and reuse
- Implementation & Review of water saving actions
- Water savings actions defined by developer commensurate with industry best practice

A Car Management Plan will be assessed and prepared based on the following

- Management Plan Framework for car use as applied to development of industrial land subdivisions
- Car Management options
- Local Employment and local bus services
- Implementation & Review of vehicle kilometers driven saving actions