

2 February 2010

Appendix

Minmi/Link Road & Stockrington Lower Hunter Lands Project Preliminary Environmental Assessment - Services Infrastructure

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. Infrastructure Investigations

Previous Investigations

Preliminary investigations show that electricity to the site will be reticulated from the existing zone substation at Maryland and the proposed zone substation at Cameron Park.

The northern portion of the site drains to the Shortland Sewerage Treatment Plant (STP) while the southern portion of the site drains to the Edgeworth STP. Neither SPS has capacity to accommodate the proposed development hence upgrades to the treatment plants will be required. Further, upgrade and augmentation to the existing sewer pump stations (SPSs) will be required to accommodate the development.

The northern portion of the site is located in the Minmi/Maryland Water Supply Scheme while the southern portion of the site is located within the South Wallsend Water Supply Scheme. Neither Scheme has incorporated demand from the proposed development hence upgrade works will be required.

A number of gas mains exist near the development site. It is likely that reticulated natural gas will be provided to the development.

Proposed Investigations

The following is a summary of the steps that will be undertaken to assess the requirements to provide public utilities to Minmi/Link Road to service the proposed development.

- 1) Identify and review relevant strategic documents relating to future infrastructure developments in the area and identify key items.
- 2) Meet and consult with Hunter Water Corporation (Hunter Water) in regard to sewer infrastructure to service the development. Identify and assess issues relating to:
 - a. Existing infrastructure and capacity
 - b. Current proposals for upgrade and/or augmentation of existing infrastructure
 - c. Requirements for infrastructure upgrade/duplication
 - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure
 - e. Developer contributions (if any)

A 'Preliminary Servicing Advice' application will be made with Hunter Water in order to obtain 'Indicative Requirements for Proposed Development'.

Document a possible sewer scenario for the servicing of the development based upon the above investigations and discussions.

- 3) Meet and consult with Hunter Water in regard to water infrastructure to service the development. Identify and assess issues relating to:
 - a. Existing infrastructure and capacity
 - b. Current proposals for upgrade and/or augmentation of existing infrastructure
 - c. Requirements for infrastructure upgrade/duplication
 - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure
 - e. Developer contributions (if any)

A 'Preliminary Servicing Advice' application will be made with Hunter Water in order to obtain 'Indicative Requirements for Proposed Development'.

Document a possible water scenario for the servicing of the development based upon the above investigations and discussions.

- 4) Meet and consult with Energy Australia and TransGrid in regard to electrical infrastructure to service the development. Identify and assess issues relating to:
 - a. Existing infrastructure and capacity
 - b. Current proposals for upgrade and/or augmentation of existing infrastructure
 - c. Requirements for infrastructure upgrade/duplication
 - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure
 - e. Easements and requirements for developing near existing HV electrical cables

- 5) Meet and consult with Jemena (formerly Alinta) in regard to gas infrastructure to service the development. Identify and assess issues relating to:
 - a. Existing infrastructure and capacity
 - b. Current proposals for upgrade and/or augmentation of existing infrastructure
 - c. Requirements for infrastructure upgrade/duplication
 - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure

- 6) Meet and consult with Telstra in regard to telecommunications infrastructure to service the development. Identify and assess issues relating to:
 - a. Existing infrastructure and capacity
 - b. Current proposals for upgrade and/or augmentation of existing infrastructure
 - c. Requirements for infrastructure upgrade/duplication
 - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure

Following the meeting and consultation process as described above, an Infrastructure Report will be prepared for inclusion within the Environmental Assessment detailing outcomes of consultation with the Service Authorities. The Environmental Assessment will also state whether existing infrastructure (water, sewer and electricity) is adequate to service the proposed development and if any augmentation is likely to be required.