

2 February 2010

## **Appendix**

### **Black Hill & Tank Paddock 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 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 enables 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. Infrastructure Investigations

### *Previous Investigations*

Preliminary investigations have identified that electricity will be supplied to the site from either the existing zone substation at Beresfield or a new zone substation constructed near the development.

The site drains to Morpeth Sewerage Treatment Plant (STP) via a series of sewer pump stations (SPSs). It is likely that significant upgrades will be required to the SPS network to accommodate flows from the development.

The existing potable water network surrounding the development site is expected to have sufficient capacity to service the proposed development.

There are existing gas mains present adjacent to the site, however, gas is typically only reticulated once a request from a potential customer is received.

### *Proposed Investigations*

The following is a summary of the steps that will be undertaken to assess the requirements to provide public utilities to Black Hill 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.