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Mr Keith Dedden
Coal & Allied Industries Limited
Level 3, West Tower
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BRISBANE QLD 4000

16 August 2010

Dear Mr Dedden

Subject: Coal & Allied Northern Estates – Minmi, Newcastle Link Road Residential Development

I refer to your letter dated 15 June 2010 which included a request that, should the Minister agree to consider the proposed development at Minmi, Newcastle Link Road under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act), that the Director-General's environmental assessment requirements (DGRs) be issued for the concept plan.

As previously advised the Minister for Planning, on 7 July 2010 declared that development at Minmi, Newcastle Link Road is subject to Part 3A of the Act, and authorised submission of a concept plan. Accordingly, please find attached DGRs for the concept plan.

The DGRs have been prepared in consultation with relevant Government agencies, and to assist you in the preparation of your environmental assessment, copies of their comments are attached.

As you are aware the Minister also declared the Minmi, Newcastle Link Road site as a potential State significant site (SSS). In doing so the Minister requested, in accordance with clause 8 of the *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP), that the Director-General make arrangements for a SSS study to be undertaken (by Coal & Allied) that will assess:

- (a) the State or regional planning significance of the site, (having regard to the Guideline for SSSs under the Major Development SEPP);
- (b) the suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;
- (c) the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- (d) the means by which developer contributions should be secured in respect of the site;
- (e) the local and regional economic impacts of the proposed development;
- (f) the likelihood of the proposed rezoning for residential purposes achieving the desired outcomes of the State Government's regional strategies and the *Western Corridor Planning Strategy* (2010);
- (g) the recommended land uses and development controls for the site that should be included in Schedule 3;
- (h) those parts of the site which should be subject to Part 4 of the Act, with the relevant council as the consent authority; and

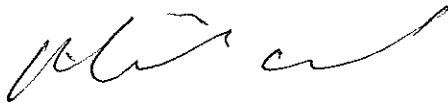
- (i) appropriate arrangements (if relevant) for the management of land for open space purposes.

The *Western Corridor Planning Strategy* is currently being finalised for publication and a copy will be provided to you shortly.

You should now proceed to prepare your environmental assessment for the concept plan, and SSS study for Minmi, Newcastle Link Road. Once these are submitted to the Department they will be assessed for adequacy against the DGRs and SSS study requirements.

In the meantime, should you have any queries, please contact Anna Johnston on 02 9228 6329 or by email to anna.johnston@planning.nsw.gov.au.

Yours sincerely



19 AUG 2010

Michael File
Director, Strategic Assessment