

14 June 2007

Mr Michael File and Ms Stephanie Ballango
Strategic Assessment
NSW Government Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000



Dear Michael and Stephanie

**RE: COAL & ALLIED OPERATIONS PTY LTD – GWANDALAN
REQUEST TO AUTHORISE THE PREPARATION OF A PROJECT APPLICATION FOR AND ISSUE OF
DIRECTOR GENERAL REQUIREMENTS**

As you are aware, we act on behalf of Coal and Allied Operations Pty Ltd (Coal & Allied) in respect to the above land at Gwandalan. In respect of the subject land at Gwandalan, we kindly request the following:

- That the Minister for Planning provides authorisation to submit a Project Application for Stage 1 development at Gwandalan, pursuant to Section 75B of the *Environmental Planning and Assessment Act 1979* (the Act).
- That Director General's Environmental Assessment Requirements (DGEARs) for the Project Application be issued for the Gwandalan site pursuant to Section 75F of the Act.

The Project Application will be submitted concurrently with the Part 3A Concept Plan for the Gwandalan site. The previously supplied letters to the Department of Planning (DOP) provides the preliminary information to enable the Minister for Planning to form the opinion that the proposal for Gwandalan is a Major Project. Furthermore, the Minister of Planning has already agreed to consider listing the Gwandalan site under Schedule 3 of the SEPP, subject to consideration of various matters listed in your letter (Ref S06/00813).

As you are aware, Coal & Allied has already requested the following in respect of the Gwandalan site by letter on 26 February 2007 and again on 7 May 2007:

- That the Minister rezone and list the subject land at Gwandalan as State Significant Sites (SSS) on Schedule 3 of State Environmental Planning Policy (Major Projects) 2005 (SEPP MP) to facilitate the development of the site.
- That the Minister form the opinion that the proposal for Gwandalan is a Major Project to which Part 3A of the EP&A Act applies (section 75B of the Act).
- That the Minister for Planning give authorisation to submit a separate Concept Plan for the proposed development of Gwandalan for residential purposes pursuant to section 75M, of the Act.
- That Director General's environmental assessment requirements (DGEARs) be issued for the preparation of Concept Plan for the site pursuant to Section 75F of the Act.

At this time, we have only received confirmation from the Department in respect to the consideration of listing the site under Schedule 3 of the SEPP (Major Projects). The remaining matters in respect to the declaration of the proposal as a Major Project, the authorisation to prepare a Concept Plan and the provision of the DGEARs are yet to be confirmed. We kindly request that these matters be addressed concurrently with this latest request.

Outline of Project Application

Coal & Allied request that the Minister for Planning authorise the proponent to submit a Project Application for Gwandalan for the following works:

- Torrens title boundary realignment of the conservation lands approximately (192ha) from the development lands (80ha).
- Torrens title subdivision for Stage 1 of the Gwandalan site into approximately 100 lots to accommodate a future 100 dwellings (approx).
- Road construction.
- Bulk excavation.
- Earth works.
- Stormwater, sewer and water infrastructure.
- Electrical and communications infrastructure.
- Landscape works including parks and riparian corridors as appropriate to the Concept Plan.

All service infrastructure will meet the sustainability design criteria to be established by C&A during the Concept Planning process.

We trust the information contained in this letter is sufficient to obtain authorisation to prepare a project application for Gwandalan and for the issue of the DGEARs so that Coal & Allied can proceed with the preparation of a Project Application concurrently with a Part 3A Concept Plan for the Gwandalan site.

Please do not hesitate to contact either Sarah Gray sgray@urbis.com.au on 8233 9906, Keith Dedden keith.dedden@rtca.riotinto.com.au on 0400 702 579 or Scott Frazer sfrazer@catylis.com on 0418 408 129 if you require any further information.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Gray'.

Sarah Gray
Associate Director

cc. Keith Dedden – Coal & Allied
Scott Frazer - Catylis