



Office of the Director General

Mrs Gabrielle Kibble AO
Chairman
Planning Assessment Commission
Thakral House
Level 13, 301 George Street
Sydney NSW 2011

13/07267

Dear Mrs Kibble

I refer to correspondence from the Planning Assessment Commission (PAC) of 29 June 2012 providing advice on the State significant site rezoning applications and voluntary planning agreements (VPA) for the Minmi-Newcastle Link Road proposal.

The Minmi-Newcastle Link Road site (the site) has now been rezoned and the associated voluntary planning agreement executed. The PAC's advice was considered in the finalisation of the rezoning and VPA.

Coal & Allied (the proponent) is also seeking concept plan approval under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) for the site to provide for the following:


- up to 3,300 dwellings within the 520 hectare development site, comprising a mix of dwelling types and an identified site with potential for 150 seniors living units;
- supporting commercial / retail development of up to 8,000 square metres;
- a 3 hectare site to accommodate a new primary school and a 1.3 hectare site to accommodate an expansion of the existing Minmi Public School;
- a 24 hectare site for active recreation facilities;
- dedication of 1,562 hectares of conservation lands to the NSW Government;
- development of associated infrastructure; and,
- torrens title subdivision to create separate lots for the conservation lands and development site to enable dedication of the conservation lands

It is noted a provision was included in the *Lake Macquarie Local Environmental Plan 2004* and *Newcastle Local Environmental Plan 2012* requiring the preparation of a development control plan (DCP) for the site. In accordance with the transitional provisions for Part 3A, under Section 75M of the Act, any concept plan approval would satisfy the obligation to prepare a DCP. Accordingly, the Department has recommended the urban design guidelines which form part of the concept plan application be reviewed and amended to ensure they address the DCP preparation requirements.

I am forwarding the Director-General's environmental report for the Minmi-Newcastle Link Road concept plan for consideration and determination, in accordance with the Minister's delegation of 14 September 2011.

Should you require any further information or have any enquiries about this matter, please contact Michael File, Director, State Significant Sites on 9228 6407 or by email michael.file@planning.nsw.gov.au

Yours sincerely


Sam Haddad
Director General
13/6/2013 .