



COAL & ALLIED LOWER HUNTER LANDS

Conservation and development
– northern estates charette report

22 November 2007

**COAL
&
ALLIED**

Managed by Rio Tinto Coal Australia

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1 INTRODUCTION

1.1 About this report

This report records the outcomes of Coal & Allied's Lower Hunter lands northern estates charette and provides Coal & Allied with a series of recommendations and issues to consider as primary input to future concept plan applications.

The outcomes of the charette are:

- Input to a recommended statement of commitments for each of the northern estates, Minmi/Link Road and Black Hill.
- Associated concept plans for each estate including details of conservation, landscape, urban form and infrastructure.
- Priority initiatives to be funded under Coal & Allied's \$10 million northern estates allocation (beyond statutory requirements) as identified during the charette.
- A record of issues that require further investigation and discussion with key government agencies.

This report has been compiled from information given during the charette process as well as the regional forum, held at Rafferty's Resort on 27 August 2007.

1.2 Background

Coal & Allied intends to prepare concept plan applications for submission to the NSW Department of Planning, in early 2008. This report will be included as an appendix to the concept plan applications and will be made publicly available through the Department of Planning's public exhibition process.

1.3 Regional forum

The regional forum, held on 27 August 2007 focused on the potential outcomes of the project for the Lower Hunter region and the links between those outcomes and the goals of established regional policies. In total, 105 participants were involved in the regional forum including representatives of local communities, government agencies, Aboriginal and environment groups.

The key issues raised by attendees at the regional forum have been documented and have been carried through to the northern estates charette.

1.4 Northern estates charette process

The northern estates charette was held from 19–22 November 2007 and involved a total of 68 participants.

Appendix I provides a complete list of charette attendees however the following list provides a summary of the stakeholder groups represented:

- Community representatives.
- Aboriginal Land Councils.
- Aboriginal Traditional Owner groups.
- Environment groups.
- State government agencies.
- Local councils.
- Coal & Allied staff.
- Consultants and technical specialists.

In October this year, Coal & Allied prepared a northern estates charette reference guide that detailed the project objectives and input information to help the charette to reach these outcomes. The reference guide outlined the regional and local context for the project with reference to the different themes of conservation, urban form, infrastructure and development. The reference guide was distributed to all charette participants for review before participation in the charette.

2 STATEMENT OF ABORIGINAL SIGNIFICANCE

2.1 Two statements by the Aboriginal community

Statement

Cultural and spiritual perspective from the Traditional Owners of these lands

"The principles of our cultural traditions still exist today to keep intact the moral and spiritual fiber of this land, enabling the best direction for all who live within it. Our culture and spiritual traditions have a story to tell ... "

'Welcome to Country' excerpts from Coal & Allied Charette, 27 August, 2007 by Nola Hawken, Awabakal Traditional Owner.

The Awabakal Traditional Owners have come to participate in the Northern Estates Charette in good faith and intend to assist Coal & Allied with matters pertaining to our cultural Inheritance to the best of our knowledge and ability.

The principal vision and aims of the Awabakal people is to protect the cultural heritage of our ancestors. Therefore the residual evidence of our people is held in high degree and is regarded as a cultural reminder that unites us with our ancestral country and spirituality. The Black Hill and Minmi areas fall within the confines of the traditional Awabakal boundary and are therefore regarded as culturally significant to the Awabakal descendants.

The Awabakal Traditional Owners see this land as being the cultural bed for our lives, and believe that it is important to protect the heritage of our Ancestors giving support to our unique cultural heritage. Historically, our ancestral family has been disenfranchised from our cultural environment and this has continued for over two centuries. Therefore, it is imperative for Coal & Allied to enable accessibility to educate our children and share in the stories of our experience, ensuring the 'survival' of our sacred culture.

"Our cultural environment is a holistic one that interconnects the spirituality of our land with our past, present and future. Over time our language, tradition and lifestyle have been interpreted by many people. This land is full of meaningful reminders that speak to the present day population through our stories, language, art and a landscape that contains numerous cultural heritage sites... In the context of land development it is disturbing knowing that once more our ancestral family's land is once again being changed forever ... Therefore we believe that it is essential to nurture new visions that are inspired by the cultural integrity of our ancestral family."

Statement

This area and its physical landmarks have been and are of a continuing and great significance to the local Indigenous people. For thousands of years Indigenous people have occupied and used the abundant natural resources to forge a strong cultural identity that like all Indigenous clans are totally unique to this area. But we know we can't keep living in the past and we must make our future our primary focus. Working together with the local Indigenous people, we believe that Coal & Allied can be a

pathway to achieving a better future for all Australians regardless of race. It is important that Coal & Allied continue to show respect to the Indigenous people native to the area and help us develop and better our own communities. We have lost a lot as Traditional owners of this area, but knowing Coal & Allied, one of Australia's most successful companies is committed to working with us in a productive and respectful manner can make all the difference in getting Indigenous people to participate in a real and honest way. The land and its people have lost everything but we can regain our pride by becoming community builders and from those roots we are becoming nation builders. We are taking our proper position as people who need to be active in all developments and too see such a great and natural place destroyed gives us great grief, but as was said earlier, we cannot keep living in the past. That is not to say that tradition is lost. It means that along side Coal & Allied we can recover some aspects of our identity and rebuild. We need the capital to make these things happen and with Coal & Allied we know that our needs are central to those of all Australians. We all want a fair and balanced go. And in this proud nation that is one thing we know we can get.

3 STATEMENT OF EUROPEAN HERITAGE SIGNIFICANCE

3.1 Minmi

Statement of significance

Minmi, what this village means in this busy World.

There are few places that are truly unique, as we see the development of adjacent land that have been completed and the commencement of further development has given us the opportunity to rectify the mistakes made by other developers eg total elimination of vegetation, impractical narrow roads and small residential blocks.

Not being adverse to change we accept that the extension to our village is inevitable but would hope that this development can be both environmentally and family friendly.

In this stressful world we can honestly say when driving into our village from all directions and are greeted by the rural surrounds, many trees and amazing neighbourhood, we feel we are truly blessed and are grateful that our children will live to appreciate our lifestyle.

We hope that this process can be mirrored in future developments with the wider streets, and recognising the need for larger building blocks.

We would like to take this opportunity to thank Coal & Allied for the opportunity of allowing the community representatives to be involved in this very emotive process and congratulate the staff on professionalism and compassion.

Statement of European heritage significance

Minmi Village, its layout, landscape and industrial, social, built and archaeological heritage are significant in the context of NSW's history as they encapsulate the values and vision of establishing and operating a remote industrial community in the Lower Hunter.

The study area is significant for its retention of a range of material evidence relating to mining, industry and development of a community within a company town.

This significance is demonstrated through the placement of mining infrastructure, workers cottages, community facilities and finally owner's residences.

This pattern of historical development remains apparent today and deserves to be conserved through appropriate consideration with sensible planning and integration in ongoing regional development.

3.2 Black Hill

Black Hill community statement, 21/11/2007

The Black Hill community has enjoyed a rural lifestyle for some 150 years. The current residents live in the area because of its amenity and its proximity to Minmi, Newcastle and Maitland. The introduction of Employment Lands bounded by the F3, John Renshaw Drive and Blackhill Road represents a significant departure from current land uses and quiet enjoyment of the rural lifestyle.

While generally accepting the broad intent of the Lower Hunter Regional Strategy, more consideration needs to be given to the integration of the employment lands into the rural landscape. We strongly believe that a buffer is necessary to reduce the harshness of visual impact from the viewpoint of Blackhill Rd and the elevated acreages to the south thereof. We strongly believe this aim, along with the principle of hierarchical development, would be achieved by the provision of Environmental Living small acreages to the north and south of Blackhill Road.

4 MINMI/LINK ROAD

4.1 Minmi/Link Road background

The Minmi/Link Rd development area consists of up to 526 hectares surrounding the existing Minmi village and extending further south on either side of Link Road.

The proposed development for the site centres on residential subdivision. The maximum number of dwellings achievable as indicated in the MOU amounts to 6,312 dwellings. Residential uses will be supplemented with suitable retail and community facilities and services to cater for the growing population.

4.2 Key opportunities and constraints identified at charette

The charette process highlighted several key opportunities and constraints that were instrumental in shaping the design outcomes for the development.

The major opportunities were identified as:

- An ability to leverage the existing heritage items and areas as part of the urban form.
- An ability to establish a walking distance neighbourhood structure with the majority of dwellings within walking distance of daily needs and close to a public transport route.
- The ability to include the local vegetation and landscape elements in the urban form.
- The ability to create wildlife corridors from the south of the site to the north encompassing the riparian corridors, linking the Blue Gum Hills Regional Park and eventually Hexham Swamp.

The major constraints were identified as:

- Mine subsidence impacts.
- Management and planning for riparian zones and flood prone land.
- Challenging topography in many areas of the site.
- Heritage conservation and view corridors.

Tables 1, 2 and 3 below contain the cross section of opportunities and constraints discussed at the charette across urban form, development, conservation and infrastructure themes.

Table 1 Urban form, development and conservation

Opportunities	Constraints
<ul style="list-style-type: none"> Creation of neighbourhood units not dissimilar to the scale of the existing Minmi village. Inclusion of housing diversity. Ability to incorporate existing heritage values into the ongoing urban form of the development. Ability to use the character of the native vegetation, landscape and riparian zones to create a connected and interesting landscape. Ability to design for co-location of retail and community facilities in centres to increase activity and minimise trip generation. Ability to establish a clear movement and access network to link proposed key facilities and amenities. Maintain green corridor along the northern and southern side of Link Road. Ability to use earthworks in some areas to reduce flood impacts. Preserve the corridors between Hexham Swamp and the Blue Gum Hills Regional Park through the development. 	<ul style="list-style-type: none"> 24-hour access to Summer Hill waste and recycling centre will generate multiple truck movements through the development. The roundabout intersection from Link Road may not be the preferred intersection type for entry. Riparian corridors do not have clear owners and managers – both private ownership and public ownership present ongoing management issues. Uncertainty how riparian corridors will be managed. Intersection treatment on Reservoir Road to address safety. Mine subsidence – may create restrictive building guidelines for buildings limiting development potential. Hydrology – locating playing fields in wetland/stormwater detention areas implies during flood periods they will be unplayable. 'Red' mining areas (as indicated on mine subsidence constraints plan) near proposed neighbourhood centre may restrict or impose conditions on development. This can be resolved in the interim by limiting access. Mine subsidence – safety issues for growing community will need to be addressed. Requirement to preserve key heritage items: <ul style="list-style-type: none"> Brown's garden house. Old workshop site. Coke ovens. Old railway embankments. Buffer zone required around existing Minmi village. Old railway lines will require an ongoing management plan. Road access issues to proposed stage 1 area. Safety issues at proposed intersection off Woodford Street. Potential conflict of providing access to riparian corridors as public open space. Challenging topography (slope) and areas impacted by acoustics from nearby major roads.

Table 2 Physical infrastructure

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Utilise the Link Road system to take the major traffic flows created from future development in the sub region (Newcastle direction). ▪ Utilise the F3 to take major traffic flows created from future development in the sub region (Maitland direction). ▪ Improve bus routes as added patronage occurs. Consider linkage to Glendale and possibly to Newcastle including connectivity and integration of routes. ▪ Schools and other key trip generating activities should be planned for along public transit routes. ▪ Early planning of future rail corridors to service key centres in the subregional area. ▪ Consider an alternative sewerage system to minimise the number of larger pump stations, better accommodate mine subsidence risk and reduce the economic cost of servicing the area. ▪ Utilise supply of recycled water (non-potable urban quality) if and when it is made available from Hunter Water at either their Edgeworth STP or Shortland STP. ▪ New services will be underground. ▪ Investigate stormwater harvesting for public spaces. ▪ Connect to existing and future cycleways including Black Hill. 	<ul style="list-style-type: none"> ▪ Minmi Road, Minmi has existing capacity constraints that limit any capability to take future traffic flows. ▪ Added development in the Fletcher area will create added traffic flows on Minmi Rd as a through route to Sydney, unless alternate routes are created. ▪ Current bus route is inefficient (too many stops) and does not extend to Newcastle as the major destination. Patronage is only 2% of total trips. ▪ The nature of employment destinations (HEZ, Black Hill, West Wallsend, Cardiff, Beresfield, Newcastle, Maitland, Cessnock) indicates that work driven traffic flows will be dispersed and possibly difficult to plan for. ▪ The proposed access road to the Summer Hill waste management area will produce numerous truck movements (day and night) constraining residential development and possibly separating Link Road north. ▪ Link Road creates a strong physical divide between Link Road north and south. Cycle and pedestrian connections will be difficult to create. ▪ Topography indicates that a traditional sewerage process would involve a large number of pump stations creating both economic and environmental constraints. ▪ Telecommunications fibre optic to home services currently only available at \$3,000–\$4,000 per lot.

Table 3 Social infrastructure

Opportunities	Constraints
<ul style="list-style-type: none"> Co-locate schools with other uses in or around the mixed-use neighbourhood centre. Sensitively redevelop the existing Minmi primary school to provide primary schooling for the first stage of the development. Consider a K-10 school compared to the more traditional approach of providing separate primary and high schools. In the Link Road south area access to the proposed Cameron Park primary school may be possible. Co-locate these facilities with schools and neighbourhood centres. Allocate space for health services in the mixed-use neighbourhood centre. Deliver a multi-use community facility capable of providing occasional rooms for health professional services. Provide land and building typology in suitable location to allow aging in place – aim to provide smaller housing typologies close to neighbourhood centres and along public transit routes. Creating an efficient link for the local community to Blue Gum Hills Reserve will potentially deliver a valuable and large open space area to the developing community Asset protection zones and some riparian corridors potentially provide the opportunity for public use as passive and active open space (walking and cycling paths). Use of rail embankments as cycle/pedestrian paths with connections to Blue Gum Hills Regional Park and Hexham Swamp. 	<ul style="list-style-type: none"> Capacity in high schools in surrounding areas will need to be understood before commitment to a new high school in the Minmi/Link Road estate is made. Riparian corridors and asset protection zones will not contribute to open space developer contributions.

Other matters

- Street names and public places in the development were desired to consist of a combination of Aboriginal names/language and historical European settlement names/language. European names would be used mostly around the existing village and Aboriginal names in the new areas.
- Suburb names in the development were desired to consist of Aboriginal names and language.
- Access potential to the Blue Gum Regional Park will need to consider the current plan of management for this site.
- Uncertainty over sub-regional planning issues impact multiple design decisions within the site – resolution of key decisions in relation to sub regional infrastructure provision will be required before the level of services within the site can be identified sufficiently.
- Management strategies for riparian corridors and asset protection zones will need to be defined whether in public or private ownership.
- As per paragraph 1 in page 7 of the reference guide the northern lands Stockrington conservation lands total 2343 hectares with a resulting total conservation land of 3339 hectares.

4.3 Key requirements and considerations to manage riparian corridors

- LMCC draft policy – ‘Biodiversity Principles Policy’. To be provided to NCC/DECC/C&A for review and consideration.
- NCC/LMCC/C&A/DECC meeting to discuss draft policy and potential applications.
- Develop transitory arrangements around management regimes, state of the land, design; prior to the dedication of the lands to Council. These transitory arrangements to deal with staging and the design of any drainage control structures. (Look at Second Ponds Creek and Edmondson Park).
- Councils don’t regard riparian lands as part of open space provision calculations.
- Negotiate with RTA when upgrades of Link Road occur to provide native fauna crossings and to discuss potential corridor usage of curtilage on northern side of road.
- Coal & Allied assess and identify key target species and guilds utilizing corridors as stepping stones to other large conservation reserves, as part of the final design of the masterplan. (Policies from NCC, LMCC and Blue Gum Hill Regional Park Plan of Management should be consulted).
- Identify the various functions of the riparian zones to ensure design achieves multi-use outcomes.

4.4 Key service requirements

Table 4 Key service requirements for physical, social and economic infrastructure

Item	Base service level anticipated
Physical infrastructure	
Roads and access	<ul style="list-style-type: none"> Suitable road network within site to support public transport system within 800m reach of majority of lots. Suitable access to site established from Link Road with suitable intersections constructed.
Public transport	<ul style="list-style-type: none"> Bus service connecting to nearest sub regional centres and ideally a clear through route to Newcastle.
Water	<ul style="list-style-type: none"> Potable water supply to all lots.
Wastewater	<ul style="list-style-type: none"> Suitable sewerage system to all lots.
Electricity	<ul style="list-style-type: none"> Standard electricity provision to all lots.
Gas	<ul style="list-style-type: none"> Standard gas provision to urban areas and other areas where feasible.
Telecommunication	<ul style="list-style-type: none"> Standard copper telephony and internet service to all lots.
Social infrastructure	
Education	<ul style="list-style-type: none"> One primary school required per 2000/2500 dwellings – indicates approximately one or two primary schools for the Minmi/Link Road area. One high school required per 6000/7500 dwellings – indicates one high school may be required (depending on capacity in high schools in adjacent urban areas).
Health care	<ul style="list-style-type: none"> Approximately one GP required per 1500 population. Healthcare facility of 2000 sqm floor space.
Aged care	<ul style="list-style-type: none"> Provide for suitable housing typology for aged residents in or with easy access to neighbourhood centre. Plan for one area within residential zones suitable for specialised aged person development.
Child care	<ul style="list-style-type: none"> Approximately 20 long day care places required per 1000 population – indicates that Minmi/Link Road may need up to three 60-place long day care centres.
Multi purpose community facility (can include youth centre)	<ul style="list-style-type: none"> 1400-1500sqm floor space community building

Item	Base service level anticipated
Active open space/sportsfields	<ul style="list-style-type: none"> A range of active open space typologies will be required to service the growing population. At full population (indicated in MOU) approximately five dual football/single cricket fields will be required together with provision for tennis courts, a skate park, bmx track and six netball courts. Three suitable off leash dog walking areas will also need to be identified. These provisions are contingent on the ultimate expected population identified and after topographic constraints have been taken into account.
Economic infrastructure	
Retail services	<ul style="list-style-type: none"> A new neighbourhood centre containing approximately 8000sqm of retail floor space at full project development (implied by MOU). Approximately 2000sqm of retail floor space dispersed throughout smaller neighbourhood centres. These provisions will need to be adjusted to reflect any change in anticipated population for the development.

Note: Service levels in Table 4 are contingent on delivery of the MOU indicated development yield. Results lower than this yield would require an appropriate adjustment lower in service levels.

4.5 Design principles

Topographic fit

- Protect significant topographical elements, such as vegetated ridges and valleys.
- Aim to maintain vegetated ridgelines and valleys.
- Identify and maintain important district views.
- Ensure neighbourhood densities are appropriately located to protect existing visual amenity of Minmi.
- Arrange buildings and streets to minimise cut and fill.
- Consider larger lots on steep slopes to minimise cut and fill.

Landscape character

- Reinforce street hierarchy through treatments such as street tree planting, swales and street widths.
- Create clearly legible public and private spaces through street/pathway layout.
- Optimise retention of native vegetation.
- Aim to maintain a bushland character to the development outside Minmi village.
- Ensure stormwater management areas are integrated into the landscape and are sympathetic to the existing landscape character.

Heritage

- Respect the scale and character of housing within the Minmi village catchment with rural lots located on the slopes.
- Minmi visual curtilage character is to be retained through the use of low-density rural lots.
- Maintain and enhance character of Woodford Street.
- Maintain a village/rural character to the landscape and built form around Minmi village.
- Incorporate and interpret heritage items and places of significance into passive open space.
- Make use of the disused railway corridors to provide pedestrian and cycle links.

Connectivity

- Ensure permeability through a network of streets and pathways linking ridges and valleys to the urban fabric.
- Create pedestrian, bike and transit connections to the riparian corridor.
- Allow flexibility in street hierarchy to provide a variety of public transport modes.
- Employ Crime Prevention Through Environmental Design principles in the design of streets.
- Provide pedestrian amenity through street trees, footpaths and, where appropriate, awnings in neighbourhood centres.
- Include cycleways and bus lanes in design of streets.
- Create pedestrian connections to Blue Gum Hills Regional Park.
- Integrate the cycle and pedestrian network into the regional infrastructure, such as the proposed Hexham Swamp cycleway.
- Allow for a clear hierarchy of cycle and pedestrian routes ranging from off-road separate paths within riparian zones, to integrated cycle lanes within roads.
- Design intersections according to best practice.
- Use riparian corridors to link open space.

Neighbourhood centres

- Ensure that walking catchments to neighbourhood centres are approximately 400–800 metres.
- Ensure that adjoining land-uses are compatible. For example the location of the retirement village proximate to shops and facilities.
- Ensure neighbourhood centres provide recreational amenity and social infrastructure such as parks, shops, childcare etc.

Infrastructure and community facilities

- Integrate stormwater management at the source where possible.
- Locate neighbourhood centres within landscape visual catchments to provide clear identities.
- Neighbourhood hierarchy should allow for commensurate services and amenities.
- Mitigate and manage stormwater quantity and quality to suitable levels into Blue Gum Hills Regional Park and Hexham Swamp.

- Provide passive recreation opportunities when and where feasible, such as cycling and boardwalks.
- Assure asset protection zones (APZs) are external to riparian zones.
- Provide hard edges to riparian corridors where possible, such as paths and roads.
- Provide suitable active recreation opportunities to meet the anticipated population capacity.
- Seek to reduce the impact of APZs by placing uses that require vegetation clearings alongside high-risk areas. For instance, locate streets adjacent to retained vegetation to act as an APZ.

Built form and density

- Ensure buildings address streets and open space to provide passive surveillance.
- Create attractive streetscapes through a consistent height, scale and street setbacks.
- Ensure that proposed retirement village responds to SEPP Seniors Living.
- Ensure a range of housing types are provided in future neighbourhoods.

4.6 Concept plan options

Please find the two concept plans on the following pages.

Minmi Link Road - Option A



Minmi Link Road - Option B

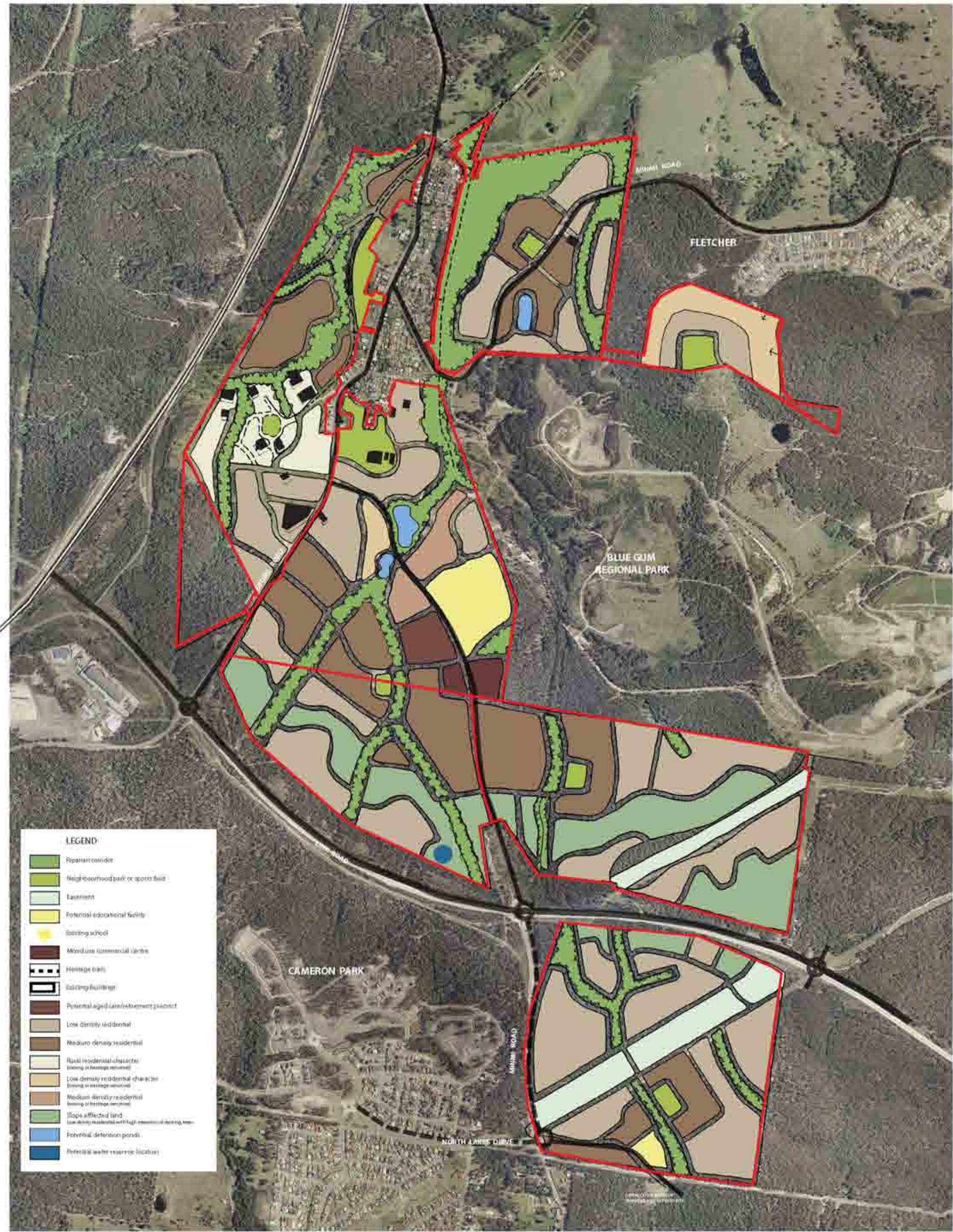


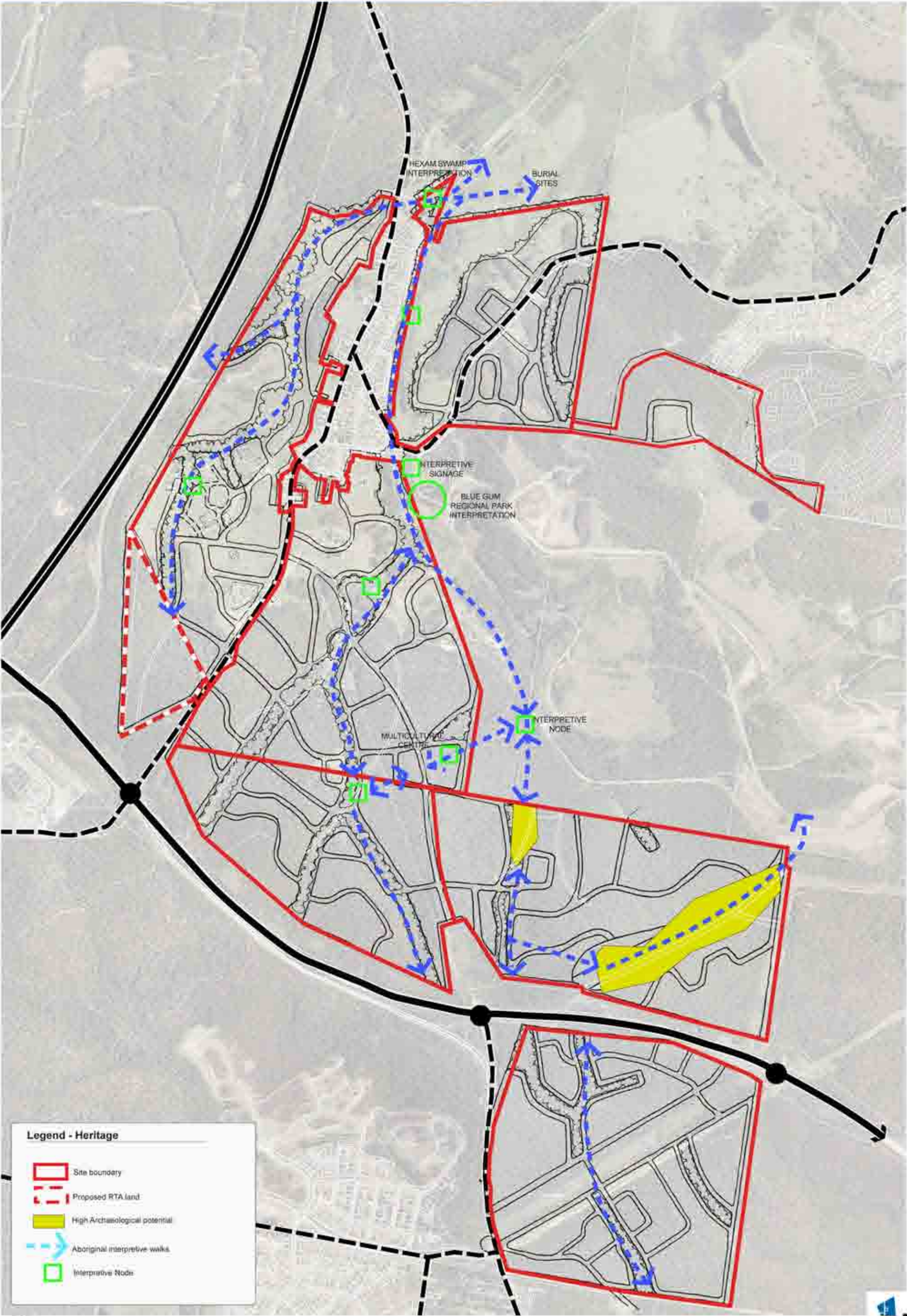
4.7 Preferred concept plan

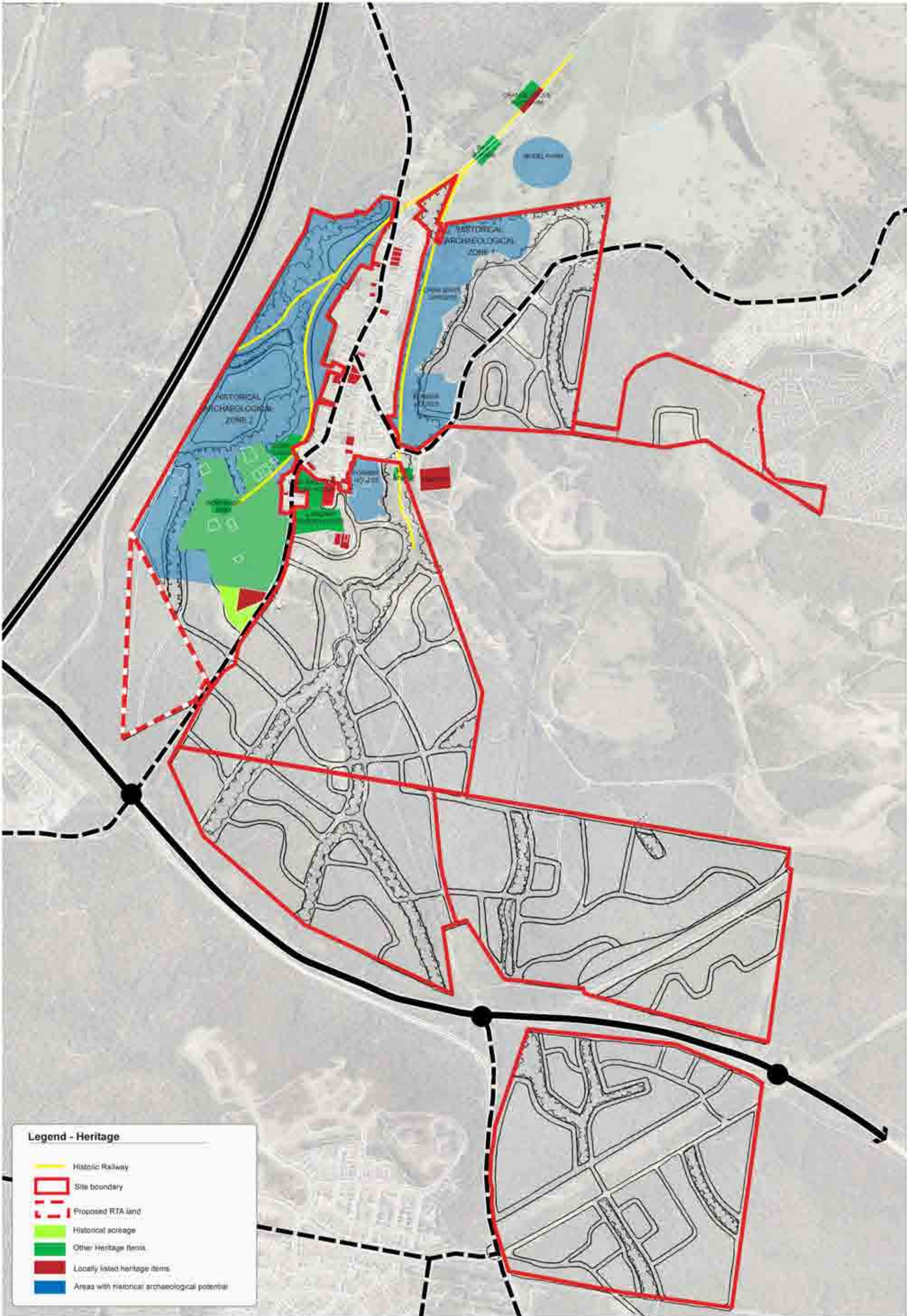
The next eight figures show the elements of the preferred concept plan. These plans are accompanied with over-riding principles decided on day three of the charette. Each community member nominated one principle. Those principles supported by more than one community member are represented by a 'x2'.

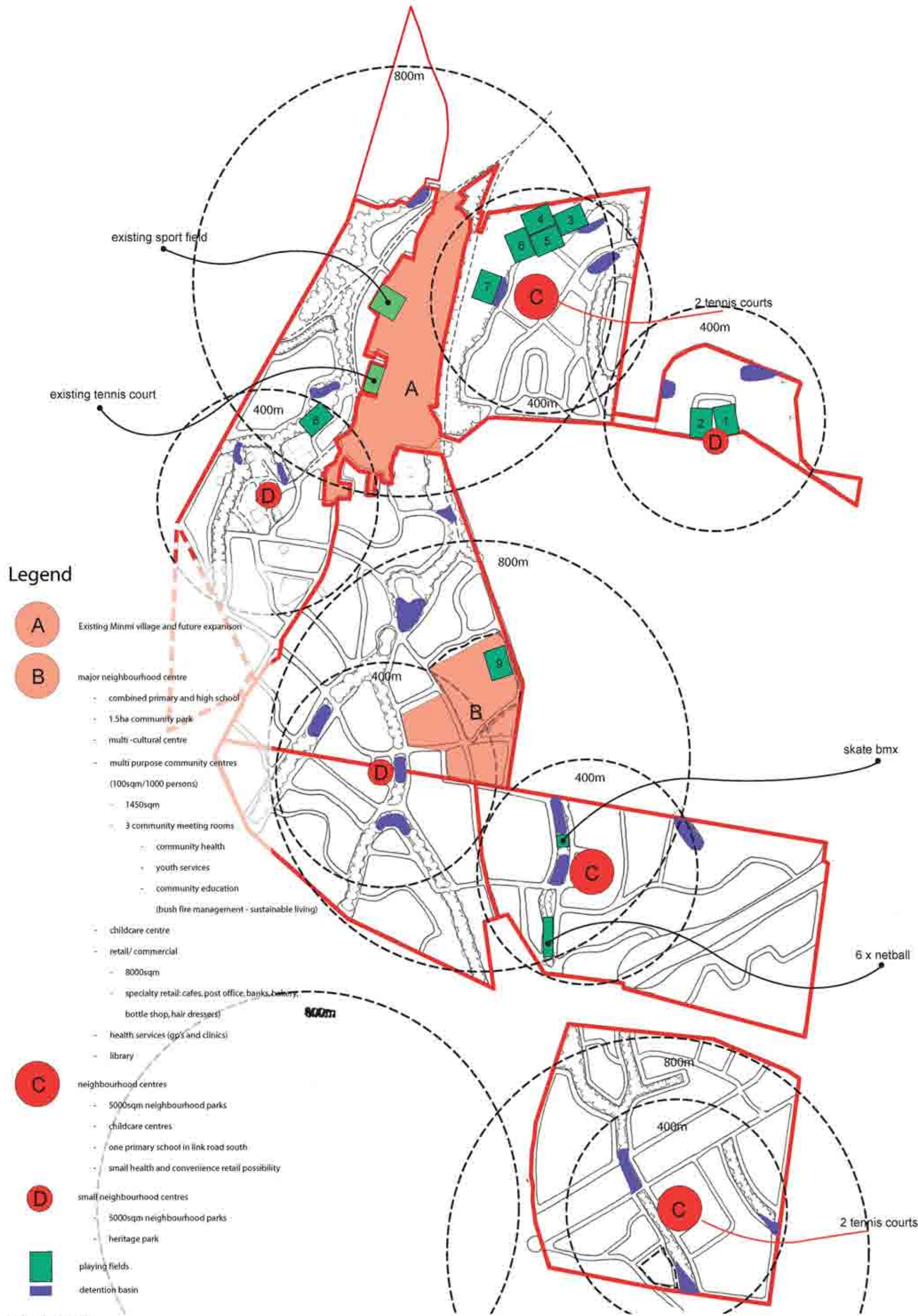
Key principles

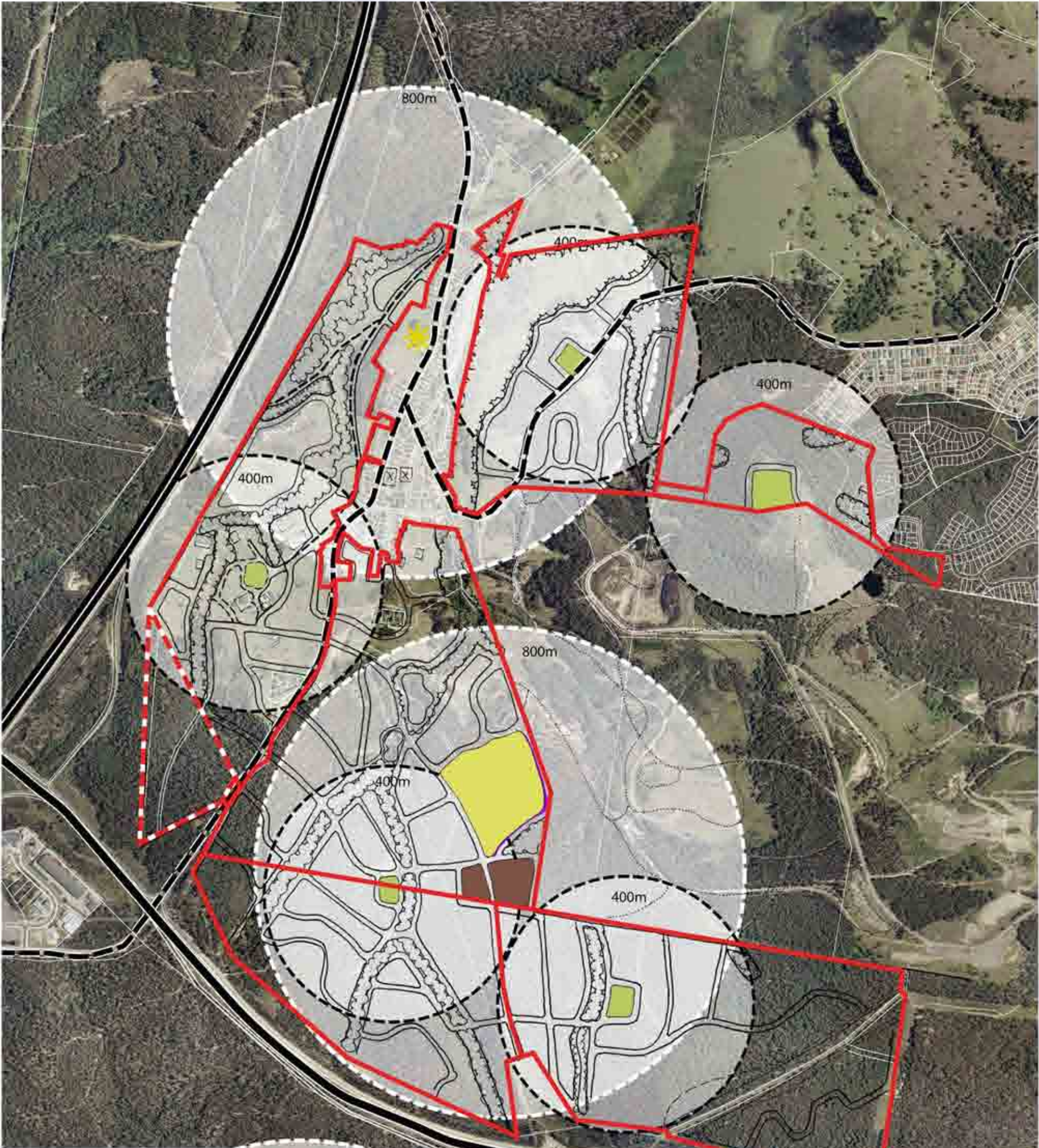
- Riparian/ecological corridors need to be wider to allow for ecological function x2.
- DA stage 1: increase density to allow for larger wildlife corridor both to the east and the west.
- Visual impact to Minmi is minimised.
- Reconsider location of retirement village (slope) x 2.
- Visual impact of stage 1 low-density area and John Brown's paddock.
- Clear definition between old Minmi and new town.
- Review access.
- No access conflicts between retirement village and school.
- Access to potential medium-density in northern area.
- Reinforce connection to Blue Gum Hills.











Legend

- Proposed New town centre
- Proposed Educational Facility
- Existing Educational Facility
- Proposed Neighbourhood Park
- 400m neighbourhood catchment
- 800m neighbourhood catchment



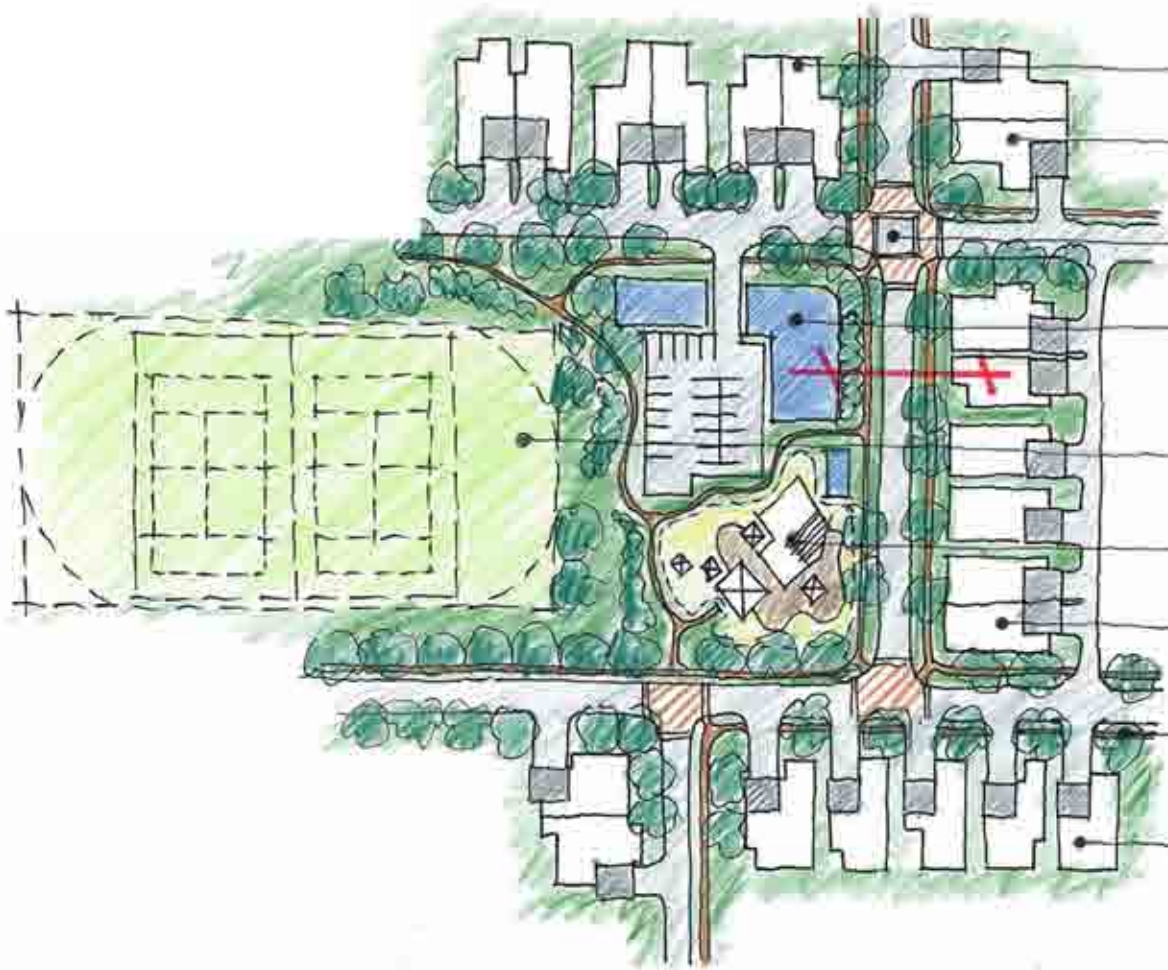


The Neighbourhood Park

- surrounded by a range of housing such as terraces & duplexes to provide maximum surveillance & security.
- includes co-located facilities such as sporting fields, play-grounds, child care, community hall & the potential for a local convenience /shop.
- provides an opportunity for public art & sculpture to reflect the pride & heritage of the community.
- situated within a 5min walk to most residents.
- Provides the meeting point for the local neighbourhood.



Key Plan

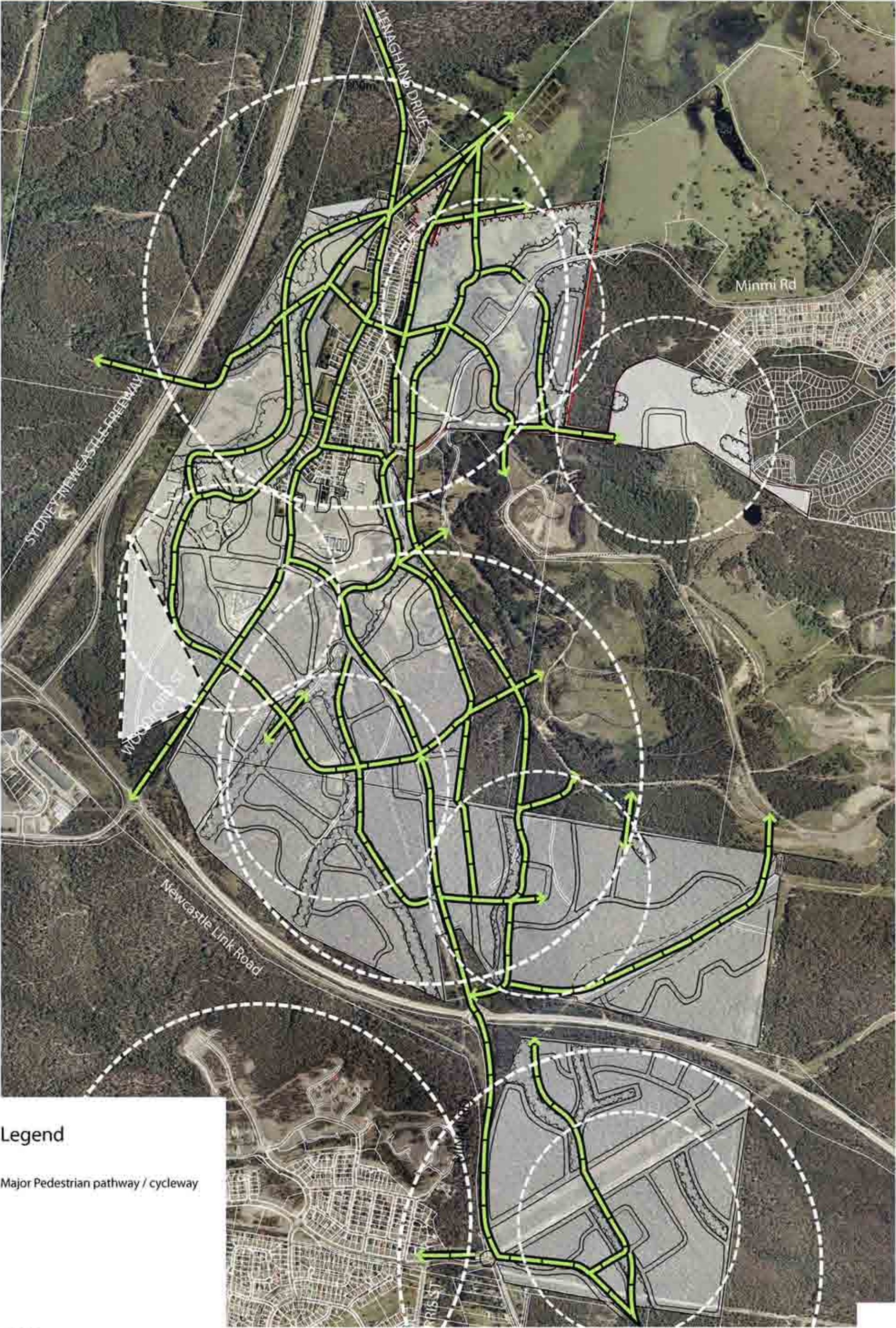


1. Terrace-style allotments - accessed from the front to achieve north-facing courtyards.
2. Duplex allotment - take advantage of corner blocks
3. Opportunity for community art - entry feature at major waypoint.
4. Community facilities - may include child care, community hall or educational facility.
5. Sporting facility - may include tennis courts or sports fields
6. Playground - excellent passive surveillance from co-located facilities & surrounding homes.
7. Terrace houses - accessed from rear lane removing garages from front facade.
8. Pedestrian & cycle pathways connect via formal street paths & informal park trails.
9. Courtyard houses (450m²) offer variety of housing product.

Typical Neighbourhood Centre



Typical Neighbourhood Street Section

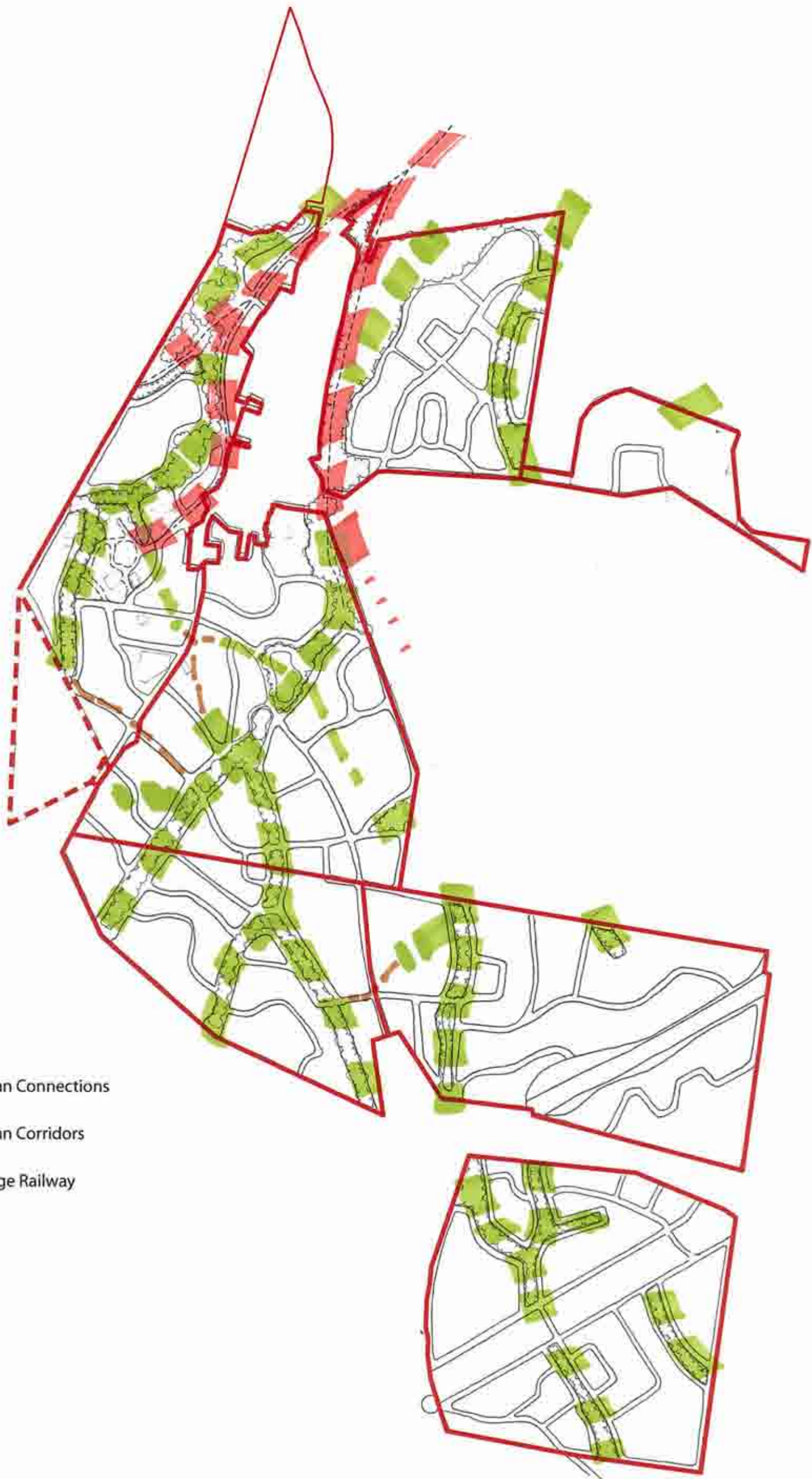


Legend

 Major Pedestrian pathway / cycleway

LOWER HUNTER - NORTHERN LANDS: **Riparian Connections**

minmi & link road

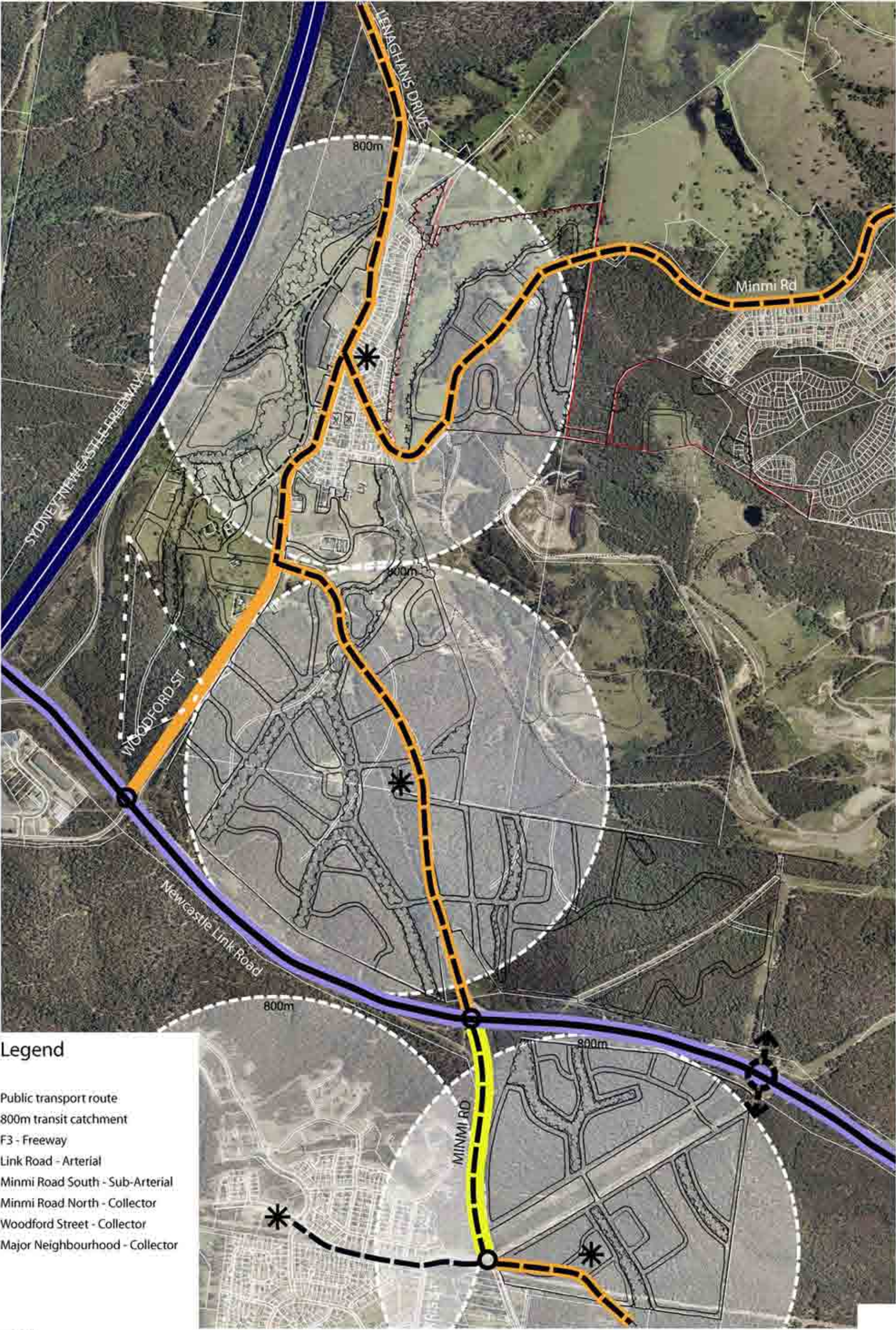


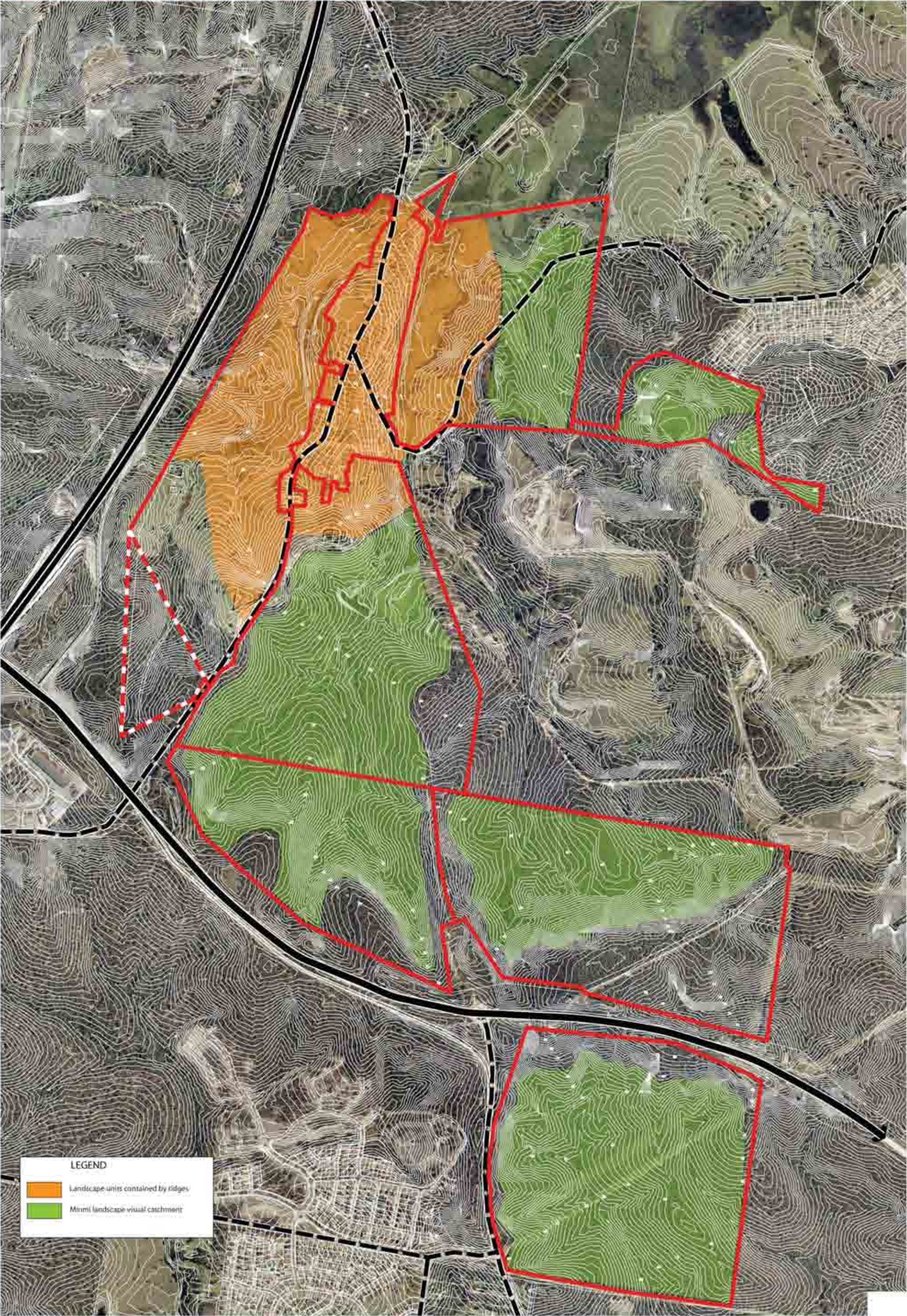
Legend

-  Riparian Connections
-  Riparian Corridors
-  Heritage Railway

LOWER HUNTER - NORTHERN LANDS: Road Network Plan

minmi & link road





LEGEND
Landscape units contained by ridges
Minmi landscape visual catchment

5 BLACK HILL

5.1 Black Hill background

The Black Hill development area consists of 183 hectares adjacent to the intersection of the F3 and John Renshaw Drive.

The proposed development for the site centres on creation of employment land and suitable subdivision to achieve this outcome. The estimated gross floor area achievable at Black Hill is 800,000 square metres with the ability to create at least 2,500 full time jobs. Employment uses will be supplemented with suitable retail and recreation facilities and services to cater for the local employees.

5.2 Key opportunities and constraints identified at charette

The charette process highlighted several key opportunities and constraints that were instrumental in shaping the design outcomes for the development.

The major opportunities were identified as:

- The ability to create significant employment land.
- The ability to integrate this development with the considerable employment lands planned for adjacent areas (particularly regarding access and traffic).
- Location at a major road transport node.

The major constraints were identified as:

- Mine subsidence impacts.
- Management of the existing infrastructure located on the site and adjacent to the site.
- Management of the hydrology issues and riparian corridor within the site.

Tables 5 and 6 below contain the cross section of opportunities and constraints discussed at the charette across urban form, development, conservation and infrastructure themes.

Table 5 Urban form, development and conservation

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Neighbourhood retail centre to support employment. ▪ Robust and flexible structure to enable future growth. ▪ Investigate option of providing access through employment lands to south. ▪ Look to develop strategies to provide local employment for those communities with high unemployment. ▪ Utilise riparian corridor for walking tracks, recreation areas. ▪ More consultation with Black Hill residents and Newcastle City Council, Cessnock Council and other landholders (specifically west, south and north of John Renshaw Drive). ▪ Minimise/mitigate visual impact – trees can hide buildings. ▪ East west conservation links to Hexham Swamp. 	<ul style="list-style-type: none"> ▪ Mitigative measures for archaeological sites (development of a plan of management with Aboriginal community required). ▪ No development in one in a hundred year flood zone. ▪ Remediation of existing mine workings. ▪ Uncertainty surrounding impact of future mine workings. ▪ 60 metre transmission easement and associated restrictions. ▪ Effective access off John Renshaw Drive will need negotiation/approval from Hunter Water, Catholic Church, Department of Planning and the RTA.

Table 6 Infrastructure

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Look at bus/transport/cycleway linkages between residential areas of Minmi and employment lands at Black Hill. ▪ Access to internet telecommunications. ▪ Option of an on site sewerage treatment to facilitate a district level recycled water system. ▪ Lot by lot opportunities to store water for local use to reduce the use of potable water. ▪ Appropriate social infrastructure to support employees. For example child care facilities, gyms, indoor cricket etc. ▪ Opportunity to leverage existing access to the F3 at the Blackhill Road intersection. ▪ A possible connection from John Renshaw Drive to Blackhill Road through the development. 	<ul style="list-style-type: none"> ▪ No new access to the F3 (as per RTA policy). ▪ Existing water pipeline to north of site. ▪ The location of the primary school in relation to any proposed John Renshaw Drive to Blackhill Road.

Other matters

- Street names in the development were desired to consist of a combination of Indigenous names/language and historical European settlement names/language.
- Need to confirm why the Department of Planning do not want any residential (including rural residential) west of the F3.
- Support for the development of a sub regional plan to coordinate the development for the major landowners in the Black Hill employment lands area (Department of Planning led with input from Newcastle City Council, Cessnock Council and other landowners.)
- Ensure best practice design of Black Hill employment lands including site tours of good examples.
- More consultation with Black Hill residents and Newcastle City Council, Cessnock Council and other landholders (specifically to the west and south of the land and north of John Renshaw Drive).

5.3 Key service requirements

Table 7 Key service requirements for physical, social and economic infrastructure

Item	Base service level anticipated
Physical infrastructure	
Roads and access	▪ Efficient access to site for freight vehicles from John Renshaw Drive and the F3.
Public transport	▪ Peak bus services to site to service employment uses.
Water	▪ Basic potable supply.
Wastewater	▪ Basic sewerage services.
Electricity	▪ Electricity supply suitable for a variety of employment uses.
Gas	▪ To be negotiated with supplier.
Telecommunication	▪ Basic telephony and internet services.
Social infrastructure	
Passive and active open space	▪ Provision of suitable passive space and one active space central to employment uses on site.
Economic infrastructure	
Retail services	▪ Small retail premises to service local employment uses.

5.4 Design principles

Site description

Black Hill employment lands are located in the City of Newcastle. The site is bounded by John Renshaw Drive to the north, F3 to the east, Catholic Church owned land to the west and private lands to the south. Currently, there is limited access to the site from F3. The site is relatively flat and Viney Creek runs south to north and divides the site in half. There is a significant electrical easement along the northern and western portion of the site.

Black Hill goals and objectives

Access and movement

Principle: Provide employment lands close to transportation corridors.

Goal: Consider the implications of access and movement at a sub-regional scale.

- Look at bus/transport/cycleway linkages between sub-regional residential areas and employment lands at Black Hill.
- Support the development of a sub-regional plan and coordinate the access and movement with major landowners in the Black Hill employment lands area. (This will be Department of Planning led with input from Newcastle City Council, Cessnock Council and other landowners).
- Ensure effective access off John Renshaw Drive. (To achieve this we need to consult with adjoining landowners of Hunter Land, Catholic Church, neighbouring landowners to the south and the Department of Planning as part of the sub-regional plan).
- Maintain existing access from F3 through negotiations with the RTA.
- Investigate longer-term access opportunities to the site as the F3 to Raymond Terrace link is implemented.
- Investigate a link road along the western boundary from John Renshaw Drive to the existing Blackhill Road or alternative east–west feeder road.
- Provide access from Coal & Allied employment lands to the adjoining lands to the south.
- Investigate possible F3 exit onto Blackhill Road and possible east-west feeder road parallel to Blackhill Road from the F3 to the west.
- Minimise the transportation distance of goods to freight hubs.

Integrated water cycle management

Principle: Ensure current best practice of integrated water cycle management is employed.

Goal: Minimise the use of potable water for non-potable uses.

- Stormwater.
 - Incorporate Viney Creek in an open space corridor.
 - Manage stormwater runoff on a lot-by-lot basis.
 - No habitable structures in 1 in 100 year flood zone.

- Recycled water.
 - Optimise rainwater harvesting through lot-by-lot opportunities to store water for local use to reduce the use of potable water.
 - Encourage sub-regional development of recycled water schemes.
 - Ensure that recycled water (not potable water) is used for industry uses where possible.
- Sewerage network.
 - Option of an on-site sewage treatment plant to facilitate a district level recycled water system.

Heritage and archaeology

Principle: Recognise Aboriginal and cultural heritage and archaeology.

Goal: Mitigate and manage impacts of development to Aboriginal sites and any heritage areas with moderate archaeological potential.

- Develop a Plan of Management with the Aboriginal and local community and provide mitigation and management strategies of archaeological sites.
- Protect archaeological potential located in the Viney Creek riparian corridor and mitigate any areas of significance through the Plan of Management process.
- Promote Aboriginal and cultural links to the site through interpretation opportunities along Viney Creek in particular those of sub-regional value.

Visual impact

- Recognise the importance of the view shed of the existing southern houses of Black Hill, mitigation strategies could include landscape buffers, design guidelines.

Employment lands

Principle: Create employment opportunities to realise the Lower Hunter Regional Strategy.

Goal: Increase the global competitiveness of the Lower Hunter.

- Neighbourhood retail centre to support employment lands.
- Robust and flexible structure to enable future growth.
- Improved access to broadband telecommunications.
- Look to develop strategies to provide local employment for those communities with high unemployment.
- Utilise riparian corridor for walking tracks, recreation areas.
- Appropriate social infrastructure to support employment of area, for example child care facilities, gyms, indoor cricket etc.
- Provide employment opportunities including Indigenous people.
- Provide a range of lot sizes suitable for a range of employment uses.
- Encourage a range of employment uses – office, warehouse, bulky goods and supporting services including childcare, local retail, a café/restaurant, hotel/motel, petrol station.
- Locate future employment lands close to proposed freight hub as identified in the Lower Hunter Regional Strategy.

Safety

Principle: Ensure the safety of future users of the site.

Goal: Ensure that future development does not affect the safety of the site or surrounding lands.

- Remediate existing mine workings.
- Minimise impact of traffic generated by future development on the existing Blackhill Road residents and school precinct.
- Integrate landscaping, carparking, roads and the like into the electrical easement in the proposed development.
- Consider Transgrid's design guidelines.
- Utilise Crime Prevention Through Environmental Design principles in the public domain.

Energy

Principle: Provide energy to the site.

Goal: Minimise energy consumption by applying sustainable principles.

- Provide electricity and gas to the site.
- Optimise energy smart solutions to minimise district-level consumption of energy.

Waste

Principle: Provide efficient waste management and minimise waste transfer.

Goal: Optimise on-site recycling and reduce waste production.

- Ensure that the construction of the development minimises waste going to landfill.
- Encourage industries that minimise waste production.

Recommended uses

General industrial uses

- Light industrial.
- Bulky goods.
- Warehouse and distribution centre.

Additional uses recommended by Urbis

- Depots.
- Freight transport facilities.
- Light industries.
- Neighbourhood shops.
- Warehouse or distribution centres.
- Bulky goods premises.
- Office premises.
- Information and educational facilities.

- Food and drink premises.
- Hotel accommodation.
- Childcare centre.
- Petrol station.
- Truck depot.

5.5 Preferred concept plan

Please find the concept plan on the following page.



Legend

	Proposed Road		C&A Preferred Access Option*
	Proposed Road Option		Hunter Land Preferred Access Option*
	Riparian Green Buffer		Black Hill Rd (existing)
	Visual Buffer Zone		Proposed New Feeder Road*
	Swale		Hybrid of Option A and Option B*
	Proposed Estate's Supporting Facilities		
	Pedestrian and Cycle Link		
	Power Line Easements		
	1 in 100 year Flood Extent		
	Wetland / Detention Basin		

*subject to further discussion with RTA, neighbouring land holders and other relevant stakeholder

6 INPUT TO STATEMENT OF COMMITMENTS

Introduction

A Statement of Commitments is required to be prepared to support the submission of the concept plans to the Department of Planning.

These are the commitments that are expected to be delivered as part of the development of the sites and are, basically, the standards that will have to be met to achieve approval.

Normal development costs

For example:

- Accepted minimum requirements for sustainability initiatives such as WSUD etc.
- The minimum standards required by service authorities to support the new development.

Local government Section 94 charges

These will be monetary contributions and/or works in kind.

Agreements

Consider the option of developer agreements and/or Voluntary Planning Agreements in the delivery of any matters agreed to in the delivery of the project.

Service authority utility charges

For example:

- Hunter Water DSP charges (developer servicing plan).

State government regional infrastructure levies

These will be monetary contributions and/or works in kind and we understand these will cover:

- Road infrastructure.
- Public transport.

The communities of the charette have a dissenting view that this should include health and education.

Coal & Allied's allocation – \$10 million

This is addressed separately as is not 'business as usual' but the initiatives from this fund will be incorporated into the final Statement of Commitments.

6.1 Input to Statement of Commitments

Minmi/Link Road

Note – Minmi 1 and Minmi 2 refer to the two Minmi consultation groups at the charette.

Subject	Description
Payment of infrastructure charges	<ul style="list-style-type: none"> Payment of Section 94 contributions in accordance with the plan of the relevant council or alternatively works in kind. Pay contribution per lot for: <ul style="list-style-type: none"> Recreation facilities. Community facilities. Or facilities to be built and maintained for a maximum of five years before handover to Council in accordance with current standards set out in Council's Development Contribution Plans (Minmi 1) (Coal & Allied Board to approve). The Lake Macquarie Council Section 94 Contributions Schedule is currently being updated. Given Coal & Allied's dedication of land for conservation, Section 94 contributions for open space provision should not apply to regional open space contributions. Local parks have been included in the development areas. (Lake Macquarie Council dissent – Minmi 2). Section 94 for regional recreational facilities for all councils (Coal & Allied to contribute to regional facilities but not regional open space) (Minmi 2). Payment of water authority DSP charges.
Regional infrastructure levies	<ul style="list-style-type: none"> Payment of a monetary contribution or works in kind for the provision of regional infrastructure for the following services as determined by State Government: <ul style="list-style-type: none"> Road infrastructure upgrades. Public transport upgrades. Emergency services including NSW fire brigade, ambulance and police (Minmi 1). Coal & Allied to allocate land for: <ul style="list-style-type: none"> Schools (3ha x 2 primary schools) (Minmi 1). 0.2ha for community health facility (Minmi 1).
Utility services/ infrastructure upgrades	<ul style="list-style-type: none"> The concept plan commits to the funding and delivery of onsite infrastructure and services including the following specific infrastructure prior to or in conjunction with the development: <ul style="list-style-type: none"> Electrical supply. New potable water reservoir and trunk water main to site. Sewer. Provision of a copper telephone service. Provision of gas (in conjunction with Alinta). Coal & Allied to investigate provision of fibre optic telephone service (Minmi 1). Coal & Allied to investigate alternative options for sewer provision (Minmi 2).

	<ul style="list-style-type: none"> ▪ Coal & Allied to provide reticulated recycled water pipes (Coal & Allied dissent as it should be a consideration for the \$10 million Allocation Fund) (Minmi 2). ▪ The concept plan will ensure that sufficient land is provided within new road reserves for utilities and land dedicated to Council will be at no cost to Council. ▪ Provision of new utility services underground (Minmi 1).
Transport infrastructure	<ul style="list-style-type: none"> ▪ The concept plan commits to: <ul style="list-style-type: none"> ▪ Upgrade Link Road and the intersection of Minmi Road, Cameron Park and Woodford Street and Link Road intersection (Minmi 1) (Coal & Allied dissent). ▪ The implementation of local traffic management measures within the development and existing local roads where required. ▪ Decrease in traffic volumes and impacts within the village of Minmi (Minmi 1 and 2) (Coal & Allied dissent). ▪ Provision of new bus stops including provision of bus shelters, kerb and gutter (where required), footpath and signage. ▪ Upgrades to intersection with collector roads. ▪ Implement local traffic management measures in development and existing roads (Minmi 2). ▪ Coal & Allied to investigate impact on residential amenity from additional traffic (Minmi 2). ▪ Areas to be dedicated as public roads will be constructed and embellished in accordance with the concept plan.
Water quality and quantity management	<ul style="list-style-type: none"> ▪ The concept plan commits to the following stormwater management measures: <ul style="list-style-type: none"> ▪ Implementing WSUD to manage stormwater in accordance with relevant council policies. ▪ Manage flood risk according to the NSW Floodplain Development Manual. ▪ Constructing stormwater management controls to ensure that the percentage level of pollutant export loads (achieved through WSUD) is within the limits specified in relevant council policies. ▪ The preparation of a stormwater management strategy. ▪ The preparation of a groundwater management strategy. ▪ The preparation of a maintenance regime for the proposed groundwater management system, stormwater treatment systems. ▪ Stormwater management plan to protect Wallum froglet and ecological systems (Minmi 2).
Statutory requirements	<ul style="list-style-type: none"> ▪ Obtain required licences, permits and approvals for the subdivision and construction of infrastructure including: <ul style="list-style-type: none"> ▪ Construction certificates for engineering works (including earthworks, soil and water management, roadworks, drainage, landscaping) for each subdivision stage. ▪ Subdivision certificates for each stage.

	<ul style="list-style-type: none"> ▪ Energy Australia's approvals for electricity. ▪ Hunter Water approvals for water and sewer. ▪ Telstra compliance certificate. ▪ Alinta (gas) approval. ▪ Department of Land and Property Information registration of the subdivision. ▪ Mine Subsidence Board (Minmi 1 and 2).
Conveyancing	<ul style="list-style-type: none"> ▪ A plan of subdivision providing dedication of the conservation lands will be prepared to enable transfer of land to the State Government in accordance with the terms of the MOU in consultation with Awakabal, LALC and Traditional Owners about the future zoning. (Minmi 1.) ▪ All road reserves to be constructed will be dedicated to the relevant road authority. ▪ Easements to be provided for utility services that encroach onto private land or common space. Land to be dedicated to relevant authorities where required such as Hunter Water for a water reservoir. ▪ Housing lots will be torrens title. ▪ Parks, reserves and community infrastructure created through each subdivision will be developed and then dedicated to that council after the completion of all stages of the development or 5yrs – whichever comes later (Minmi 1). ▪ Land proposed to be dedicated to councils to be agreed with the relevant councils (Minmi 2). ▪ Parks, reserves and community infrastructure created through each subdivision will be developed and then dedicated to that council after the completion of all stages of the development (Newcastle City Council dissenting on the dedication subject to further negotiation) (Minmi 1). ▪ A community development plan and community management statement will be prepared prior to the release of any subdivision certificate that creates public land.
Construction	<ul style="list-style-type: none"> ▪ Construction of the subdivision will be generally in accordance with the staging plan prepared as part of the concept plan. ▪ Construction work shall be carried out only between 7.00am and 6.00pm Monday to Friday and 7.00am to 5.00pm Saturdays, excluding public holidays. ▪ A comprehensive construction environmental management plan will be prepared and include: <ul style="list-style-type: none"> ▪ A site management program, identifying and addressing issues such as environmental health and safety, site security and construction traffic management. ▪ A soil and erosion management plan. ▪ A vegetation management plan including local seed collection. ▪ A waste management plan. ▪ European and Aboriginal heritage management plan in conjunction with Traditional Owners (Minmi 1).

Procurement policies	<ul style="list-style-type: none"> ▪ A procurement policy will be developed for the construction of the subdivision. The policy shall incorporate initiatives to encourage local and Aboriginal employment opportunities for the duration of the project.
Consultation	<ul style="list-style-type: none"> ▪ A community consultation program (including North Lakes and Edgeworth) will be developed for the duration of the construction process. This program will include: <ul style="list-style-type: none"> ▪ Regular newsletters on timing and progress. ▪ Information on a publicly accessible website. ▪ Contact numbers for complaints/issues etc. ▪ Coal & Allied to investigate continuation of community meetings with Coal & Allied to attend (Minmi 2) (for Coal & Allied Board approval).
Urban design	<ul style="list-style-type: none"> ▪ The concept plan commits to a set of development design controls to which future development must adhere. ▪ The concept plan commits to the landscape embellishment of newly created local or neighbourhood parks and reserves within the development land including where appropriate the provision of appropriate recreational facilities. ▪ The concept plan commits to the following urban design principles: <ul style="list-style-type: none"> ▪ High quality public domain. ▪ Water sensitive urban design initiatives. ▪ Consistency with the Urban Design Guidelines. ▪ Road edges to riparian zones where possible (Minmi 1). ▪ Provide appropriate interface/linkages to existing regional open space/bushland (Minmi 2). ▪ The concept plan commits to developing and implementing a public domain plan. This will include but not limited to: <ul style="list-style-type: none"> ▪ Provision of pedestrian and cycle paths as per the concept plan. ▪ All streets to be designed for crime prevention in accordance with the CPTED principles. ▪ Minimum road widths and specifications to be provided. ▪ Landscape plans will be prepared for the relevant stage of each subdivision by a qualified landscape architect prior to construction certificate. The detailed landscape plans shall demonstrate the retention of existing vegetation to the extent reasonably possible allowing for required earthworks and ecological considerations including protection of significant trees. The plans will be consistent with the landscape master plan prepared by Anton James Design. ▪ Seed collected on site so landscape plan uses Indigenous species (Minmi 2). ▪ Road infrastructure including road pavement, footpaths, kerb and gutter (where required), drainage services, street trees, street lighting, signage and line markings will be provided for each stage of the subdivision, in accordance with council's requirements, except as otherwise provided by the Statement of Commitments.

	<ul style="list-style-type: none"> ▪ A number of issues were raised that are not Statement of Commitments but should inform the concept plan. They are: <ul style="list-style-type: none"> ▪ Neighbourhood commercial centre is to be of a sufficient size to cater for commercial/retail needs plus GP services (Minmi 1). ▪ Protection of historic visual curtilage of Minmi and spiritual significance of the area of the Pambalang people (Minmi 1). ▪ Minmi suburb boundaries to be defined – new areas along Link Road may fall within a different suburb (Minmi 1).
Housing diversity	<ul style="list-style-type: none"> ▪ The concept plan commits to providing a diversity of housing opportunities through: <ul style="list-style-type: none"> ▪ The provision of a diversity of lots sizes. ▪ The provision of different housing typologies. ▪ Provision of housing that is adaptable to future (allow ageing in place) (Minmi 2). ▪ Sustainable housing (Minmi 1).
European heritage	<ul style="list-style-type: none"> ▪ The concept plan commits to the preparation and implementation of a detailed conservation management plan in accordance with the mitigation measures outlined in the Heritage Impact Statement prepared by ERM.
Aboriginal heritage	<ul style="list-style-type: none"> ▪ The concept plan commits to the preparation and implementation of a detailed archaeological conservation management plan in accordance with the mitigation measures outlined in the Heritage Impact Statement prepared by ERM including: <ul style="list-style-type: none"> ▪ Procedures during site excavation works. ▪ Consultation with local Aboriginal stakeholders. ▪ Appropriate interpretation measures. ▪ Defined archaeological investigation areas.
Flora and fauna conservation management	<ul style="list-style-type: none"> ▪ The concept plan commits to the preparation of a vegetation management plan and repair/rehabilitate disturbed and degraded riparian corridors (Minmi 1 and 2). ▪ The vegetation management plan will be implemented for each stage of the subdivision. The vegetation management shall require that direction and supervision be provided by suitably qualified persons associated with vegetation removal including habitat trees (hollow-bearing). <ul style="list-style-type: none"> ▪ Audit of existing built infrastructure eg roads, bridges, houses, quarries, railways lines, tunnels mine subsidence etc (Conservation Group). ▪ Condition of vegetation communities eg weed infestations, degraded areas (Conservation Group). ▪ List of all easements consents or any other 'activity' that occurs or is planned in the area (Conservation Group).

	<ul style="list-style-type: none"> ▪ Initiate discussions between Traditional Owners and government regarding co-management arrangements (Conservation Group). ▪ Consideration of conservation outcomes in regard to infrastructure plan (yet to be released) (Conservation Group).
Bushfire management	<ul style="list-style-type: none"> ▪ The concept plan commits to the implementation of bushfire management measures. ▪ A bushfire management plan will be prepared for each stage and certified by a suitably qualified consultant as complying with the requirements of the document Planning for Bushfire Protection and any requirements of the NSW Rural Fire Service. ▪ The required plan will include, but not limited to, the following documentation: <ul style="list-style-type: none"> ▪ Location of permanent asset protection zones (APZ) and fire trails. ▪ Location of temporary APZ's and fire trails such that adequate protection is provided during construction. ▪ APZ establishment methods. ▪ Location of habitat trees to be retained. ▪ Areas of vegetation to be removed, retained or replaced. ▪ Existing topography adjacent to development and open space. ▪ Access to services. ▪ Existing and proposed plant species.
Educational programs	<ul style="list-style-type: none"> ▪ Community workshops. ▪ Letterbox drops. ▪ Appropriate signage.
Site preparation works	<ul style="list-style-type: none"> ▪ Site works will be undertaken generally in accordance with the submitted survey plans under the Project Application for Stage 1 identifying proposed levels and quantities of fill. ▪ Cut and fill to be in accordance with Council DCPs (Coal & Allied dissenting).

Black Hill

Subject	Description
Payment of infrastructure charges	<ul style="list-style-type: none"> Payment of Section 94 contributions in accordance with the plan of the relevant council or alternatively works in kind. Given Coal & Allied's dedication of land for conservation, Section 94 contributions for open space provision should not apply to regional open space contributions. Local parks have been included in the development areas. Payment of water authority DSP charges.
Regional infrastructure levies	<ul style="list-style-type: none"> Payment of a monetary contribution or works in kind for the provision of regional infrastructure for the following services as determined by state government: <ul style="list-style-type: none"> Road infrastructure upgrades. Public transport upgrades. Emergency services.
Utility services/ infrastructure upgrades	<ul style="list-style-type: none"> The concept plan commits to the funding and delivery of on-site infrastructure and services including the following specific infrastructure prior to or in conjunction with the first stage of development: <ul style="list-style-type: none"> Lead in works and connection to potable water mains. Lead in works and connection to existing sewerage system. Electricity supply. Standard telephony services. The concept plan will ensure that sufficient land is provided within new road reserves for utilities.
Transport infrastructure	<ul style="list-style-type: none"> The concept plan commits to: <ul style="list-style-type: none"> Provision of suitable bus stops with associated shelters throughout the development. Contribution towards the construction cost of upgraded interchange between the F3/Lenaghans Dr/Black Hill Rd (subject to planning for the F3 to Raymond Terrace link). This contribution to be determined upon completion of an appropriate traffic modelling study for the surrounding Black Hill area. Areas to be dedicated as public roads will be constructed and embellished in accordance with the specifications of the concept plan and subdivision standards of the relevant council.
Water quality and quantity management	<ul style="list-style-type: none"> The concept plan commits to the following stormwater management measures: <ul style="list-style-type: none"> Implementing WSUD to manage stormwater in accordance with relevant council policies. Manage flood risk according to the NSW Floodplain Development Manual. Constructing stormwater management controls to ensure that the percentage level of pollutant export loads (achieved through WSUD) is within the limits specified in relevant council policies. The preparation of a stormwater management strategy.

	<ul style="list-style-type: none"> ▪ The preparation of a groundwater management strategy. ▪ The preparation of a maintenance regime for the proposed groundwater management system, stormwater treatment systems. ▪ Coal & Allied to investigate site specific stormwater harvesting opportunities.
Statutory requirements	<ul style="list-style-type: none"> ▪ Obtain required licences, permits and approvals for the subdivision and construction of infrastructure including: <ul style="list-style-type: none"> ▪ Construction certificates for engineering works (including earthworks, soil and water management, roadworks, drainage, landscaping for each subdivision stage). ▪ Subdivision certificates for each stage. ▪ Energy Australia's approvals for electricity. ▪ Hunter Water approvals for water and sewer. ▪ Telstra compliance certificate. ▪ Department of Land and Property Information registration of the subdivision. ▪ Mine Subsidence Board approval.
Conveyancing	<ul style="list-style-type: none"> ▪ A plan of subdivision providing dedication of the conservation lands will be prepared to enable transfer of land to the State Government in accordance with the terms of the MOU. ▪ All road reserves to be constructed will be dedicated to the relevant local council (Newcastle City Council dissent). ▪ Easements to be provided for utility services that encroach onto private land or common space. Land to be dedicated to relevant authorities where required. ▪ Subdivision will be torrens title. ▪ Parks, reserves and community infrastructure created through the subdivision will be developed and then dedicated to that council after the completion of each stage of the development. (Newcastle City Council dissent). ▪ Buildings will be designed in accordance with the relevant urban design guidelines and Newcastle City Council development control plans (DCPs) where relevant. ▪ A community development plan and community management statement will be prepared prior to the release of any subdivision certificate that creates community land.
Construction	<ul style="list-style-type: none"> ▪ Construction of the subdivision will be generally in accordance with the staging plan prepared as part of the concept plan. ▪ Construction work shall be carried out only between 7.00am and 6.00pm Monday to Friday and 7.00am to 5.00pm Saturdays, excluding public holidays. ▪ A comprehensive construction environmental management plan will be prepared and include: <ul style="list-style-type: none"> ▪ A site management program, identifying and addressing issues such as environmental health and safety, site security and construction traffic management.

	<ul style="list-style-type: none"> ▪ A soil and erosion management plan. ▪ A vegetation management plan including local seed collection. ▪ A waste management plan.
Procurement policies	<ul style="list-style-type: none"> ▪ A procurement policy will be developed for the construction of the subdivision. The policy shall incorporate initiatives to encourage local and Indigenous employment opportunities for the duration of the project.
Consultation	<ul style="list-style-type: none"> ▪ A community consultation program will be developed for the duration of the construction process. This program will include: <ul style="list-style-type: none"> ▪ Regular newsletters on timing and progress. ▪ Information on a publicly accessible website. ▪ Contact numbers for complaints/issues etc.
Urban design	<ul style="list-style-type: none"> ▪ The concept plan commits to a set of development design controls to which future development must adhere. ▪ The concept plan commits to the landscape embellishment of newly created pocket parks and reserves within the development land including where appropriate the provision of appropriate recreational facilities. ▪ The concept plan commits to the following urban design principles: <ul style="list-style-type: none"> ▪ High quality public domain. ▪ Water sensitive urban design initiatives. ▪ Consultation between local government authorities to ensure consistency in relevant DCP requirements with common agreement reached. ▪ Consideration of visual impacts of development on neighbouring rural lands. ▪ The concept plan commits to developing and implementing a public domain plan. This will include but not limited to: <ul style="list-style-type: none"> ▪ Provision of pedestrian and cycle paths as per the concept plan. ▪ All streets to be designed for crime prevention in accordance with the CPTED principles. ▪ Minimum road widths and specifications to councils or RTA requirements. (Coal & Allied state wherever possible. The Urban Design Guidelines for the site will take precedence). ▪ Landscape plans will be prepared for the relevant stage of each subdivision by a qualified landscape architect prior to construction certificate. The detailed landscape plans shall demonstrate the retention of existing vegetation to the extent reasonably possible allowing for required earthworks. The plans will be consistent with the landscape master plan prepared by Anton James Design. ▪ Road infrastructure including road pavement, footpaths, kerb and gutter (where required), drainage services, street trees, street lighting, signage and line markings will be provided for each stage of the subdivision, in accordance with council's requirements, except as otherwise provided by the Statement of Commitments. (Newcastle City Council dissent).

Aboriginal heritage	<ul style="list-style-type: none"> ▪ The concept plan commits to the preparation of implementation of a detailed archaeological conservation management plan in accordance with the mitigation measures outlined in the Heritage Impact Statement prepared by ERM including: <ul style="list-style-type: none"> ▪ Procedures during site excavation works. ▪ Consultation with local Aboriginal stakeholders. ▪ Appropriate interpretation measures. ▪ Defined archaeological investigation areas.
European heritage	<ul style="list-style-type: none"> ▪ The concept plan commits to the preparation of implementation of a detailed conservation management plan in accordance with the mitigation measures outlined in the Heritage Impact Statement prepared by ERM.
Flora and fauna conservation management	<ul style="list-style-type: none"> ▪ The concept plan commits to the preparation of a vegetation management plan. The vegetation management plan will be implemented for each stage of the subdivision. The vegetation management shall require that direction and supervision be provided by suitably qualified persons associated with vegetation removal including habitat trees (hollow-bearing).
Bushfire management	<ul style="list-style-type: none"> ▪ The concept plan commits to the implementation of bushfire management measures. ▪ A bushfire management plan will be prepared for each stage and certified by a suitably qualified consultant as complying with the requirements of the document Planning for Bushfire Protection and any requirements of the NSW Rural Fire Service. ▪ The required plan will include, but not limited to, the following documentation: <ul style="list-style-type: none"> ▪ Location of permanent asset protection zones (APZ) and fire trails. ▪ Location of temporary APZ's and fire trails such that adequate protection is provided during construction. ▪ APZ establishment methods. ▪ Location of habitat trees to be retained. ▪ Areas of vegetation to be removed, retained or replaced. ▪ Existing topography adjacent to development and open space. ▪ Access to services. ▪ Existing and proposed plant species.
Educational programs	<ul style="list-style-type: none"> ▪ Community workshops. ▪ Letterbox drops. ▪ Appropriate signage.
Site preparation works	<ul style="list-style-type: none"> ▪ Site works will be undertaken generally in accordance with the submitted survey plans under the Project Application for Stage 1 identifying proposed levels and quantities of fill.

Land dedicated to conservation

Note: A conservation group convened at the charette to develop commitments in relation to the Coal & Allied land dedicated for conservation.

Subject	Description
Conservation	<ul style="list-style-type: none">▪ Audit of existing built infrastructure eg roads, bridges, houses, quarries, railways lines, tunnels mine subsidence etc. (Conservation Group)▪ Condition of vegetation communities eg weed infestations, degraded areas. (Conservation Group)▪ List of all easements consents or any other 'activity' that occurs or is planned in the area. (Conservation Group)▪ Initiate discussions between Traditional Owners and government regarding co-management arrangements. (Conservation Group)▪ Consideration of conservation outcomes in regard to infrastructure plan (yet to be released). (Conservation Group)▪ Complete an archaeological assessment of conservation lands. (Coal & Allied dissent)

6.2 Coal & Allied \$10 million allocation

Introduction

Associated with the development of the northern estates, Coal & Allied has allocated an amount of \$10 million for initiatives associated with the delivery of social and physical infrastructure to support the existing and future communities. There is no specified limit to what purpose these monies may be expended and this may extend from sustainability initiatives for future residents, additional infrastructure to support existing and future residents, educational and/or community programs.

The \$10 million allocation is directed at initiatives that would not ordinarily be provided as part of the development of new estates and accordingly, the initiatives identified are those that are considered 'over and above' what is reasonably necessary to satisfy State and Local Government approval requirements.

The final list of initiatives (to be agreed by Coal & Allied) will be incorporated into the Draft Statement of Commitments to be submitted with the concept plan proposals.

This list of initiatives in the table below has been developed from the charette process. The potential initiatives expressed are simply ideas and potential opportunities, and are not expressly endorsed by Coal & Allied, as they will need to consider the potential opportunities in terms of both practical delivery and cost. This list is also not exhaustive and accordingly, there may be other initiatives that are raised after the charette process that will need to be considered.

This list is based on the outcome of discussions on day three of the charette. The table lists the initiative, the location it applies to, and the priority given by each of the three discussion groups. Some initiatives were nominated more than once. Further, some initiatives were nominated prior to the discussion, in other charette sessions. These are denoted with an asterisk*, apart from 'Install pipes for dual water use', which was suggested earlier in the charette, but not put forward by any of the groups on day three.

This list is intended as a recommendation to Coal & Allied. The final allocation will be subject to decision by the Coal & Allied board, the final design of the developments, and the distinctions between 'base case' and 'beyond compliance' features which are still to be made.

Overall principle

Matched funding should be sought from other sources wherever possible to maximise the effectiveness of the Coal & Allied allocation.

Table 8 Community priorities for \$10m allocation

Description of initiative	Location	Community priority (highest, high, moderate)		
		Group 1	Group 2	Group 3
Grants for 'community' bus*/subsidy for bus service in initial stages.	All	Highest	Highest	High
Walking trails on historical railway*.	Minmi	Moderate	Highest	Highest
Replace or expand existing progress hall with a multipurpose community centre. <ul style="list-style-type: none"> ▪ Incorporate museum/interpretative centre including information on Aboriginal/European heritage. ▪ Indigenous people to display materials. 	Minmi		Highest	Highest
Funding of studies (Indigenous and non-Indigenous heritage) and publications*. Including Awabakal Traditional Owners.	All	Highest	Highest	
Management plan for cultural heritage (European and Aboriginal) to include possibilities for interpretive trails/tourism. <ul style="list-style-type: none"> ▪ Aboriginal. ▪ Non-Indigenous. ▪ Ecological. 	Sub-regional		Highest	Highest
Community working group formed to prepare SIMI* for conservation lands. All stakeholders – particularly Coal & Allied, Traditional Owners, neighbours, community. Including archaeological assessment of conservation lands.	Conservation lands, Schedule 2 MOU		Highest	Highest

Description of initiative	Location	Community priority (highest, high, moderate)		
		Group 1	Group 2	Group 3
Place manager* as a point of contact during course of development to attend community meetings to explain development sequences and to take information/feedback back to council and developer. Could work part-time from community centre in Minmi.	Sub-regional		Highest	Highest
Memorial for railway (including Awabakal cultural heritage), acquisition/display of rail artefacts (engines etc) on site (heritage interpretation) undercover.	Minmi	Moderate	Highest	
Subsidies of land for affordable community housing/ transfer of land to NGO.	Minmi/Link Road	High	Moderate	
Community facility with medical/GP services (medical centre).	Minmi	Highest		
Community facility in close proximity to the church.	Black Hill	Highest		
Indigenous interpretative centre*.	Link Road on ridge	Highest		
Upgrade Rural Fire Service Station (Benwerrin).	Black Hill	Highest		
Ambulance station – Land?	Minmi	Highest		
Funding of procurement of local people (unemployed/Indigenous) to work on development/land care (working on country).	All	Highest		
Enhancement of school facilities (eg hall) – community benefit	All	Highest		
Plan of Management for cultural heritage (during construction) in consultation with Traditional Owners			Highest	
Archive heritage photos.	Minmi		Highest	
Library – explore options – mobile?	Minmi/Link Rd		Highest	
Contribution to implement specific items for Plan of Management (community facilities within Blue Gum Hills Regional Park).	All		Highest	
Public/Aboriginal art on water tank*.	Link Rd		Highest	
Fund Aboriginal education person.	All		Highest	

Description of initiative	Location	Community priority (highest, high, moderate)		
		Group 1	Group 2	Group 3
Community buildings 6 star sustainability rating.	Minmi/Link Rd		Highest	
Trailer provided to local councils with equipment for Landcare.	Minmi/Link Road			Highest
Public toilets/club house.	Minmi/Link Road	High		
Sponsorship of local sporting teams.	All	High		
Provide discounted land for special needs housing.	Sub-regional			High
Implementation of heritage interpretive/management plan/strategy. Needs to be staged. Strategy begins with town. <ul style="list-style-type: none"> ▪ Aboriginal. ▪ Non-Indigenous. ▪ Ecological. 	Sub-regional			High
Archaeological study of coke ovens and other historical sites.	Minmi		High	
Recycled water* in public park.	Minmi/Link Rd		High	
Missing cycleway links between suburbs.	Minmi/Link Rd		High	
Physical rehabilitation work.	Conservation lands, Schedule 2 lands			High
Funding for linkage and facilities within regional park.	Blue Gum Hills			High
Revegetation of corridors within the development areas.	Minmi/Link Road			Moderate
Sub-regional review of strategy for cycling/walkways.	Sub-regional			Moderate
Purchase of additional land parcels south of Tank Paddock for riparian corridors.	Minmi/Link Road			Moderate
Rehabilitation of disturbed areas (entire site).	All		Moderate	
Land near axe-grinding area (Aboriginal) to end up in Awabakal or Council ownership.	Minmi/Link Rd		Moderate	

Description of initiative	Location	Community priority (highest, high, moderate)		
		Group 1	Group 2	Group 3
Consultation with Cameron Park/North Lakes Estate.	Minmi/Link Rd		Moderate	
Glendale rail line.	Minmi/Link Rd		Moderate	
Wildlife crossing on Link Road.	Minmi/Link Rd		Moderate	

Community statement – Brian Purdue

The habitat corridor immediately east of Minmi (heading north into Hexham Swamp) minimum 200m wide over its full length. (Dissenting view)

The Green Corridor Coalition statement

The Green Corridor Coalition fully recognises the crucially important contribution the protection of the Stockrington, Tank Paddock and Minmi lands make to the ongoing ecological function of the core corridor lands of the state significant Watagans to Port Stephens biodiversity corridor, especially in light of climate change.

However, we cannot overlook the large loss of biodiversity, threatened species and endangered ecological communities in the Minmi/Link Road and Black Hill areas.

The protection of the following areas goes part way towards alleviating this loss, namely:

- A functionally ecological connection between the Blue Gum Hills Regional Park and Hexham Swamp.
- A functioning ecological connection upstream of the Blue Gum Hills Regional Park to the Link Road.
- A functioning ecological connection east-west along the Link Road.
- Linkages across the Link Road to the bushland to the south.

Prepared by:

Michael Osborne, Convenor

and

Brian Purdue, Coordinator

APPENDIX B

SUMMARY OF ENDANGERED ECOLOGICAL COMMUNITY CONSERVATION OUTCOMES

Vegetation Removal / Retention

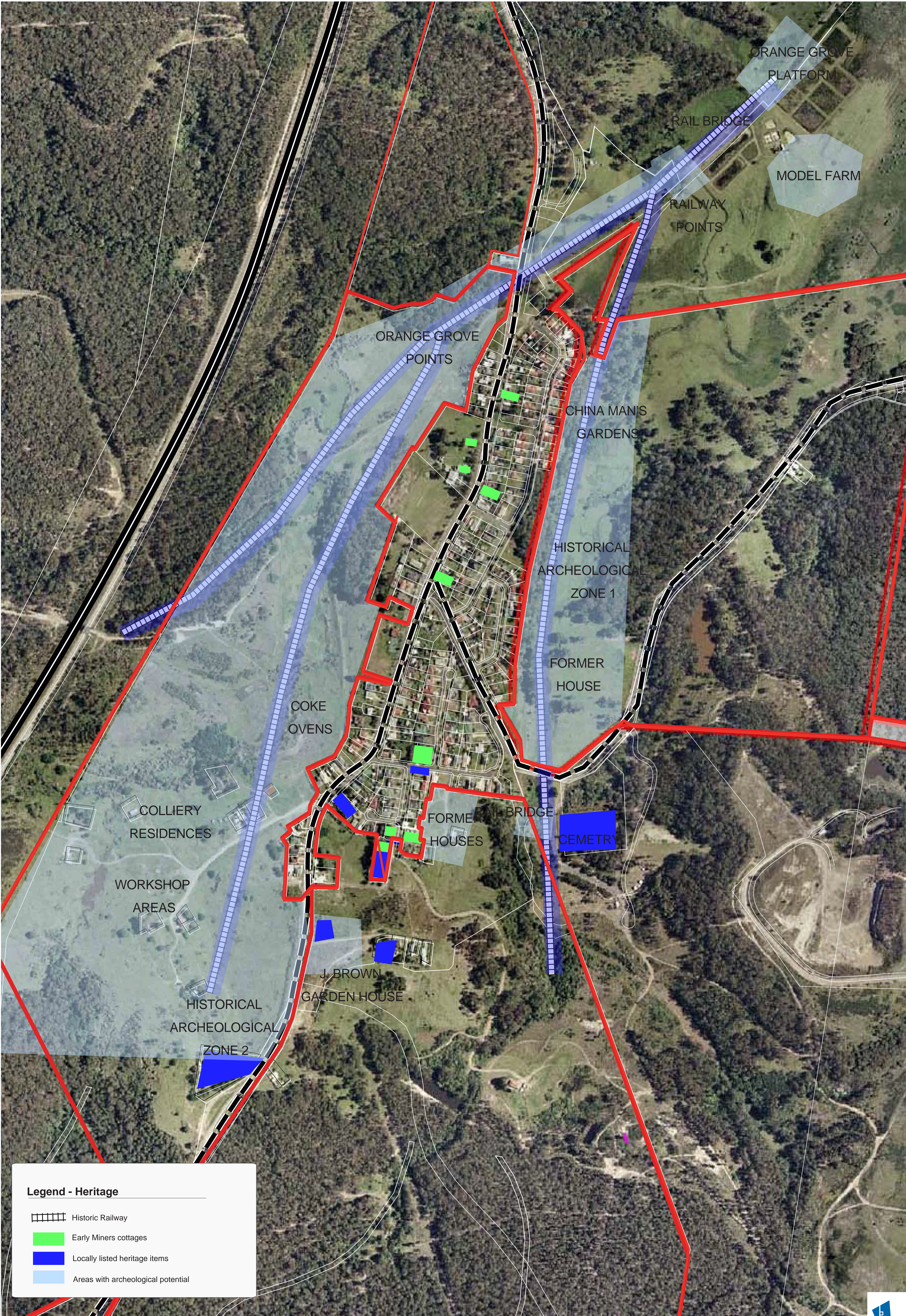
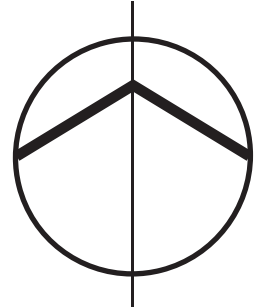
Vegetation Community	1. TSC Act 2. EPBC Act 3. Other	Vegetation Outcome (ha / %)			
		Area in Development Estate		Area in Conservation Land	Total Area
		Black Hill	Minmi -Link Road		
MU 1 - Coastal Wet Gully Forest		0	0	5.03 (100%)	5.03
MU 1a - Subtropical Rainforest (EEC - Lowland Rainforest)	1	0	0	18.40 (100%)	18.40
MU 5 - Alluvial Tall Moist Forest		17.61 (7%)	27.25 (10.8%)	206.22 (82.2%)	251.08
MU 12 - Hunter Valley Moist Forest		0	0	21.76 (100%)	21.76
MU 15 - Coastal Foothills Spotted Gum - Ironbark Forest		0	48.93 (3.4%)	1392.24 (96.6%)	1441.17
MU 17 - Lower Hunter Spotted Gum Ironbark Forest (EEC)	1	132.9 (16.3%)	281.2 (34.5%)	400.54 (49.2%)	814.64
MU 19 - Hunter Lowlands Redgum Forest (EEC)	1	0	0	17.78 (100%)	17.78
MU 30 - Coastal Plains Smooth-barked Apple		0	17.48 (8.5%)	188.47 (91.5%)	205.95
MU 37 - Swamp Mahogany - Paperbark Forest (EEC)	1	0	0	0.23 (100%)	0.23
MU 40 - Swamp Oak Rushland Forest (EEC)	1	0	0	0.57 (100%)	0.57
MU 46 - Freshwater Wetland Complex (EEC)	1	0	0	11.90 (100%)	11.90
Modified/Disturbed Vegetation (No LHCCREMS Equivalent)		0	15.48 (93.2%)	1.13 (6.8%)	16.61
Cleared Areas/Tracks (No LHCCREMS Equivalent)		32.98 (8.2%)	130.85 (32.6%)	237.97 (59.2%)	401.8
Water (Dam)		0	1.05 (67.3%)	0.51 (32.7%)	1.56

Notes & Assumptions

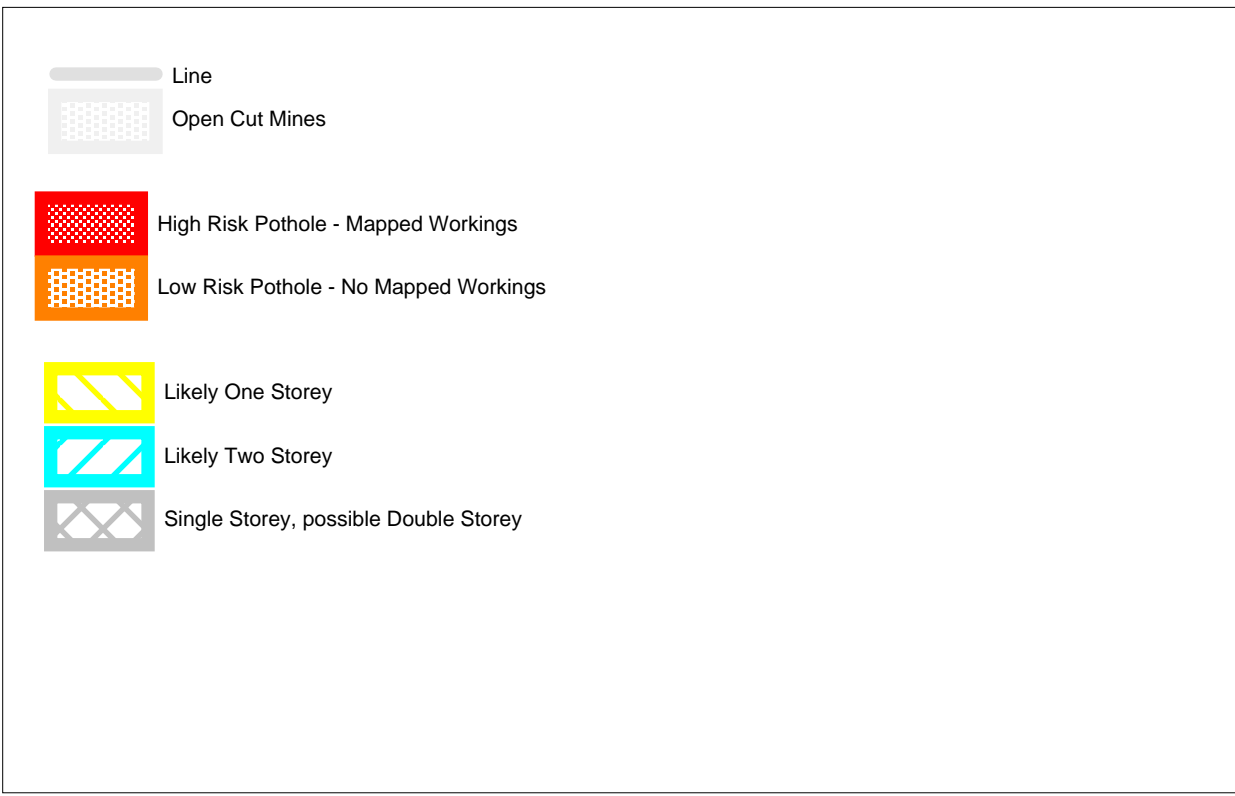
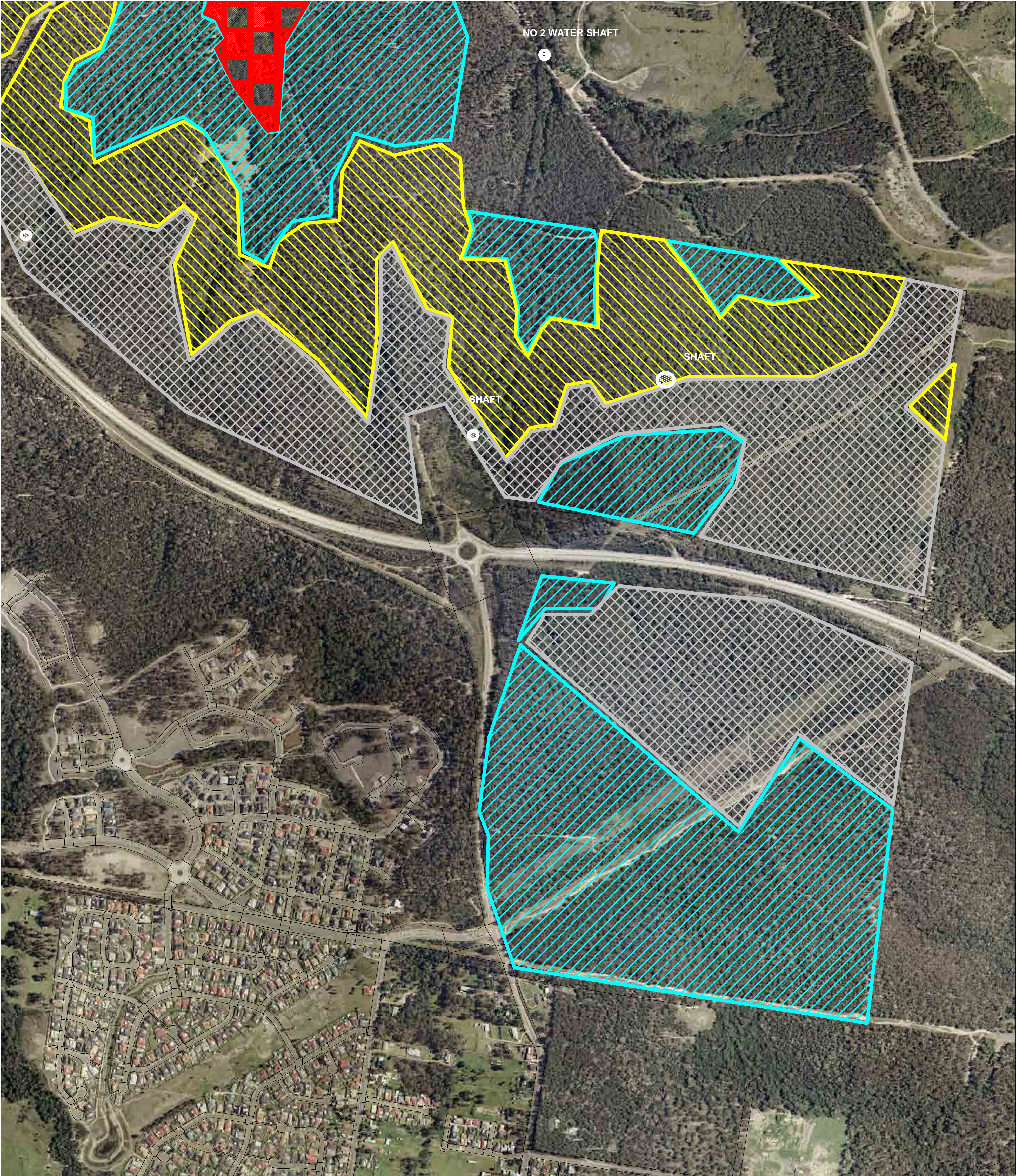
1. These figures are draft and subject to change according to ongoing field investigations and data analysis.
2. The figures encompass vegetation across the entire C&A Northern Land Holdings and do not make provision for potential land transfers and other possible land trade agreements.
3. These figures are approximate only, thus should not be used for critical design dimensions or other calculations, without further clarification from the C&A technical consultant team.
4. The vegetation communities have been delineated using the LHCCREMS (House 2000, NPWS 2003) or closest equivalent regional vegetation community map units.

APPENDIX C

HERITAGE MAPPING FOR MINMI/ LINK ROAD



MINE SUBSIDENCE CONSOLIDATED CONSTRAINTS PLAN

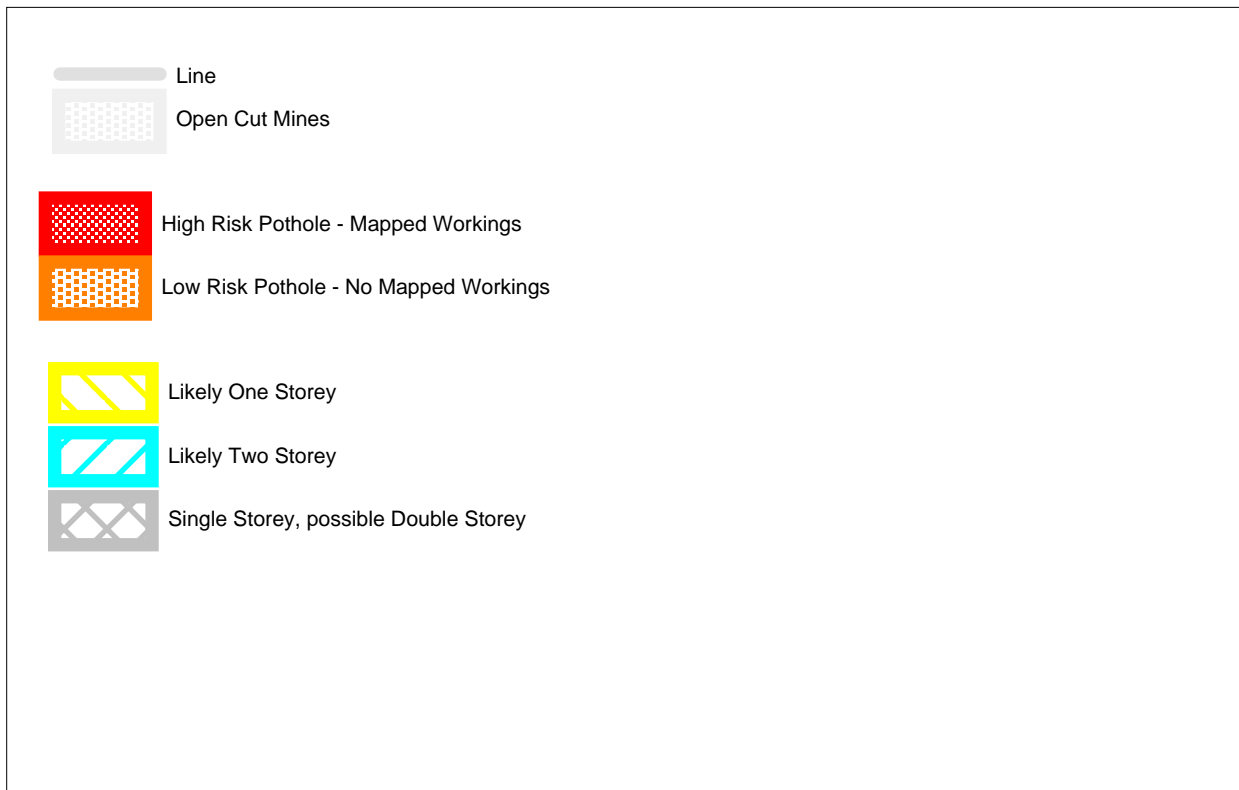
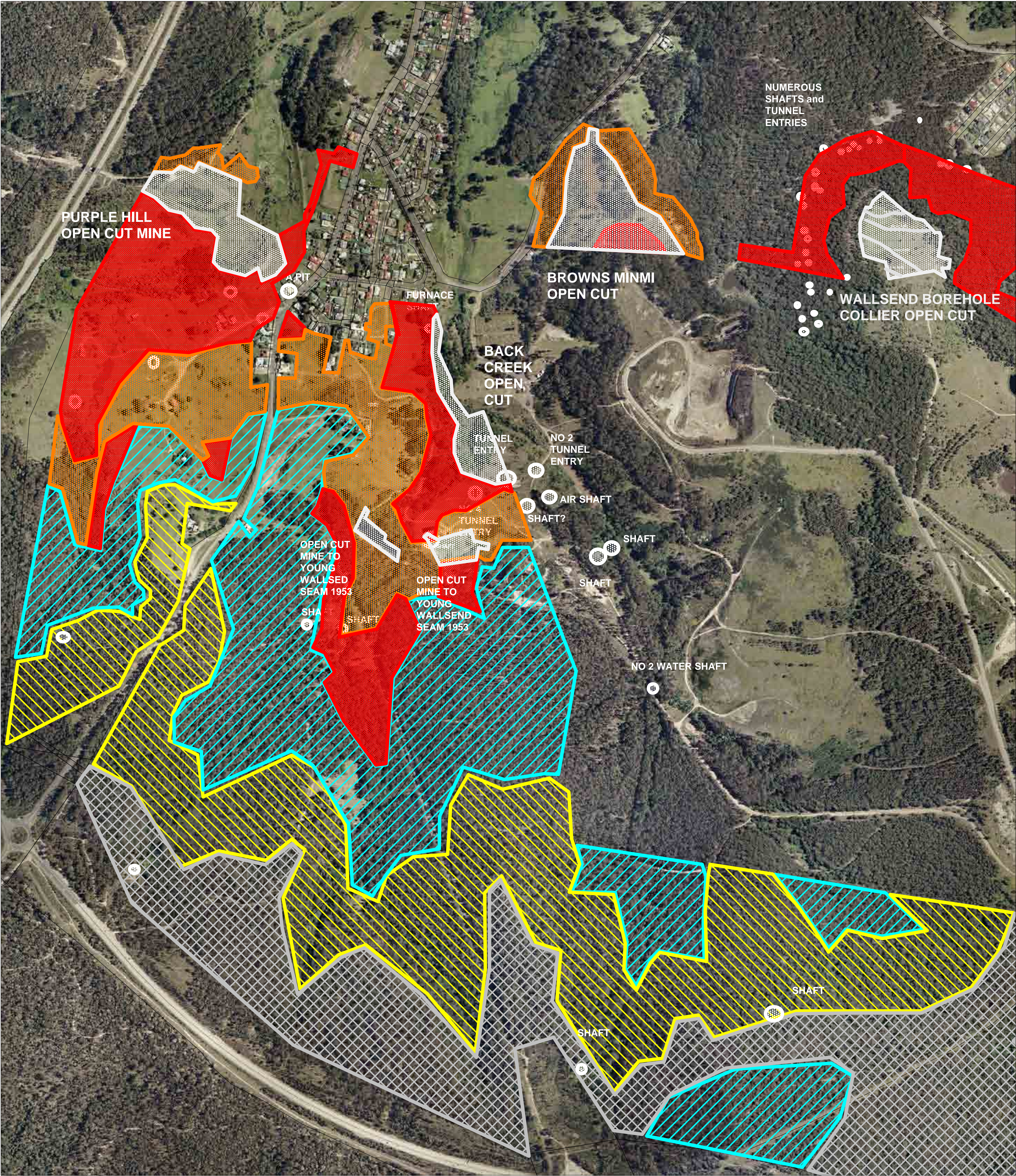


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Sydney, Newcastle, Brisbane,
Melbourne, Perth, Darwin,
Wyong, Campbelltown, Canberra
Townsville, Cairns, Wollongong

TITLE: PRELIMINARY MINING CONSTRAINTS
C&A LOWER HUNTER LAND DEVELOPMENT
MINMI

CLIENT: COAL & ALLIED			
DRAWN BY:	SCALE: 1:5,000 at A1	PROJECT No: 39663	OFFICE: NEWCASTLE
APPROVED BY:		DATE:	DRAWING No: B



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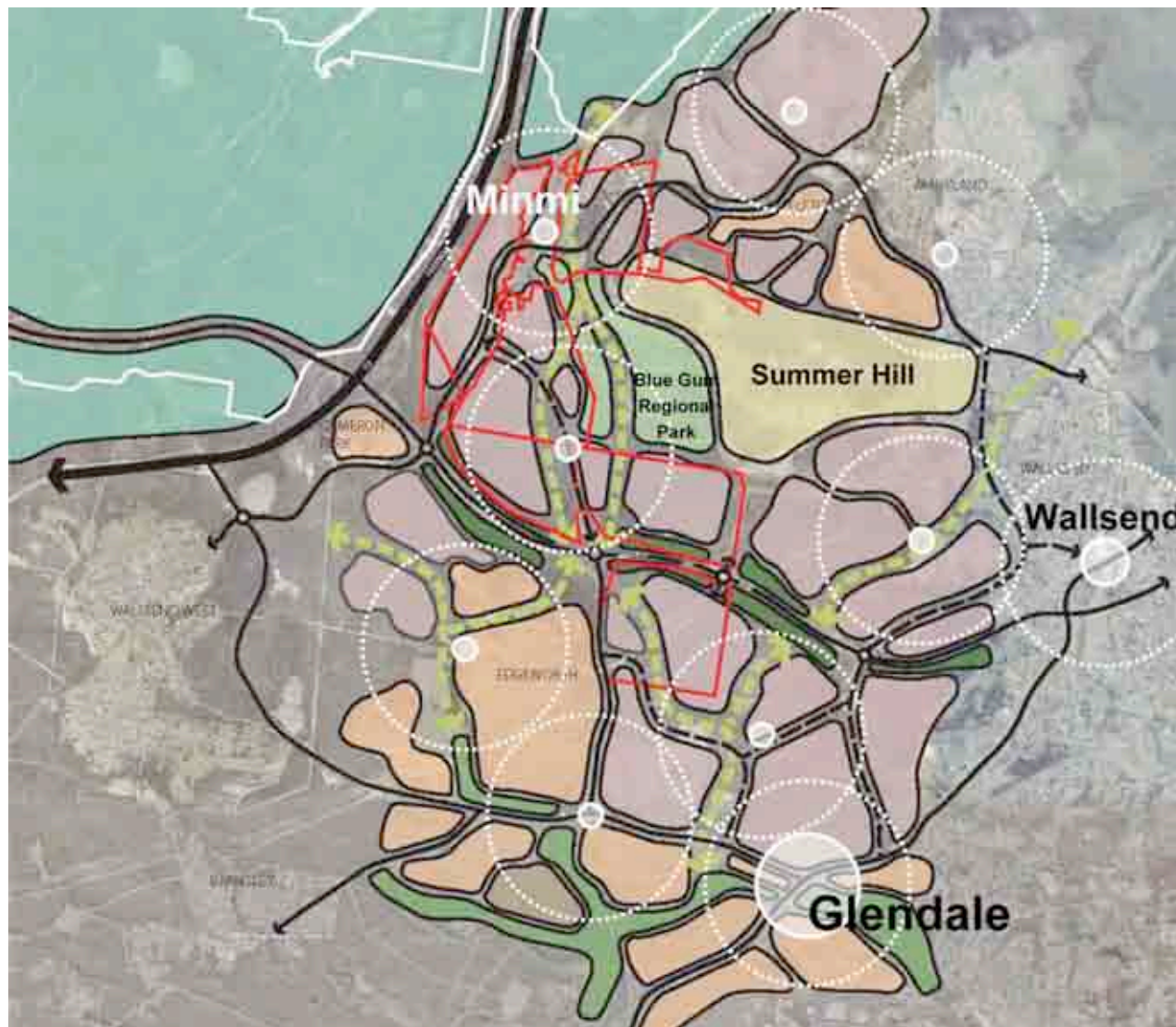
TITLE: PRELIMINARY MINING CONSTRAINTS
C&A LOWER HUNTER LAND DEVELOPMENT
MINMI

CLIENT: COAL & ALLIED			
DRAWN BY:	SCALE: 1:5,000 at A1	PROJECT No: 39663	OFFICE: NEWCASTLE
APPROVED BY:	DATE:	DRAWING No:	B

Discussion at the charette identified the need for a better understanding of the sub regional planning context. The following figures represent the assumptions made for the charette regarding this sub regional context and were predominantly sourced from the information provided in the Lower Hunter Regional Strategy.

Coal & Allied welcomes the opportunity to contribute to formulation of an official planning framework for this sub region.

Minmi/Link Road – subregional context



Black Hill – subregional context



MINMI COMMUNITY – PREFERRED VILLAGE BUFFER PLAN

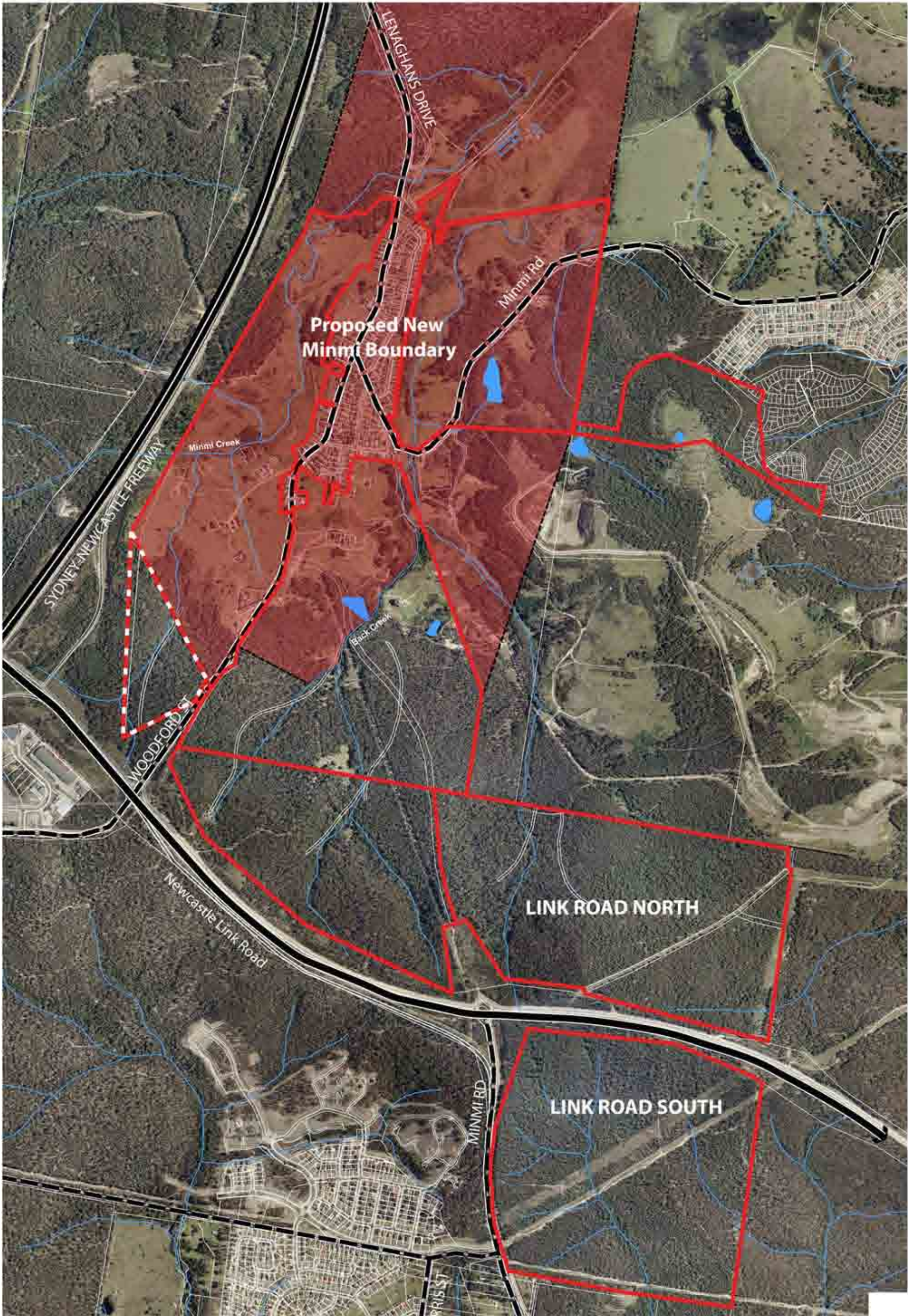
The determination of Minmi boundary

Minmi's historical cultural significance is captured by a curtilage that encompasses the extent of the former industrial complex, which can be directly related to J & A Brown's original mining endeavours which commenced in the 1850's.

The curtilage includes items of industrial heritage, community heritage and social heritage, including the Courthouse, School, Public house, Post Office, numerous Miners Cottages, landscape archaeological elements such as the railway embankments, Brown's Garden House, Workshops and Coke Ovens, Orange Grove Railway Station, Chinaman's Garden and the Model Farm.

The holistic construction of these items within the flat landform bound to the West, South and East by vegetated ridgelines and to the North by Hexham swamp created a cultural landscape, rich in its diverse historical remains and social history.

This is how we have determined the boundary for the Village.











CHARETTE QUESTIONS AND ANSWERS

Questions

Morning session – Monday, Day 1 – Development, Scott Frazer

Q1: If the indicated development yields in the MOU are not met what happens?

A: Clauses 4.4.1. and 4.4.2. of the MOU apply in this situation. Technically this implies the transfer for conservation can be smaller but practically Coal & Allied would need to review the situation after the achievable development yields are identified. The transfer of land to the RTA post the MOU must also be addressed.

Q2: If more land was retained by Coal & Allied under 4.4.1/4.4.2 what happens?

A: The possible retention of land would be subjected to separate analysis. Coal & Allied would be guided by the charette process in this situation.

Q3: Schedule 1 Minmi and Newcastle Link Roads: ‘subject to detailed planning and constraints analysis’ – does this actually imply the 6,300 lots applies as stated? How does Coal & Allied see this working? Does clause 4.4 of the MOU come into play?

A: Further to information provided in Q1 and Q2, Coal & Allied will complete the required planning and constraints analysis as suggested in the MOU. Only after this analysis is complete can an informed position be taken. It should be noted that the 6,312 lots indicated for Minmi/Link Road should be considered a maximum.

Q4: In regard to the 17 hectare correction made post the execution of the MOU – has this been included in the developable area for Minmi/Link Road?

A: No, the 17 hectare parcel is additional to the 526 hectare used as the potential development area for Minmi/Link Road. Coal & Allied will amend the cadastre for the site as confirmation.

Q5: How flexible is the charette to varying the structure plan?

A: Within the site boundaries the design in the existing structure plan is flexible to accommodate charette findings on opportunities and constraints. This is a core objective of the charette.

Q6: How will the buffer area around Minmi Village be defined?

A: Identifying the possible buffer will come about from understanding both the mine subsidence and heritage constraints together with discussing a workable outcome with the local community in areas without constraints.

Q7: What ongoing conservation studies will be carried out on the sites?

A: A range of ecological studies are being carried out in anticipation of the Director General Environmental Assessment Requirements for the northern lands. To this end studies will be in line with the DECC ecological guidelines.

Morning session – Monday, Day 1 – Mining Subsidence, Will Wright

Q8: How do the differing mine subsidence categories (red/orange/blue/yellow etc) impact the allowable construction methods for homes – ie piers/bearers/joists or slab construction?

A: At this stage the only preliminary guide would be that slab construction will not be possible in orange zones (as shown on the 'Preliminary mining constraints Coal & Allied lower Hunter land development Minmi' plan). Further analysis will be required before a firmer indication is available for areas marked blue, yellow and grey on the plan.

Q9: Is there any development potential post high remediation costs given the low expected sales prices (\$185,000 to \$240,000 indicatively)?

A: The financial feasibility will only be confirmed after the remediation constraints from mine subsidence are fully understood.

Q10: Who is responsible to remediate affected land?

A: Generally the developer would be expected to remediate the land to a given standard (at its cost) as a condition of development consent.

Q11: If specific stabilisation is required for individual lots (post sale) who pays for this?

A: Sale of any land will be with full disclosure of any remaining subsidence risk attached to the lots. Some lots may require specific engineering solutions for development that would be at the individual owner's cost.

Q12: Is there a risk of residual coal on the site catching on fire?

A: During the earthworks stage of the development (pre subdivision) an assessment of this risk will need to be undertaken. Generally it is expected that this risk can be mitigated by mixing sufficient quantities of non-combustible material with any coal rich soil.

Q13: Will some of the subsidence-impacted land be suitable for sports fields?

A: The specific remediation task will need to be identified on a case by case basis before it is clear whether sports fields are feasible.

Q14: Can we get copies of consolidated subsidence constraints? Including areas by classification?

A: Yes. It will also be included as an appendix in the charrette report.

Q15: Will the subsidence constraints help to define a buffer around the village?

A: It is likely subsidence constraints will contribute to some part of a potential buffer zone. It should be recognised however that this constraint does not imply an entire buffer around the existing village. The ownership, use and maintenance of any such land are issues that need to be considered.

Q16: Is there clear ownership established for the tank paddock?

A: Yes, Coal & Allied owns this land.

Q17: Was this work done post the structure plan? (Douglas Partners prelim constraints)

A: Yes.

Q18: Who owns the land between the Minmi/Link Road development area and the F3?

A: The RTA and Coal & Allied – anticipated as required for future road works.

Q19: What is the likely timeframe to finalise the subsidence constraints work?

A: The work will be completed before the completion of the concept plans.

Afternoon session – Monday, Day 1 – Conservation, Craig Anderson

Q20: How much vegetation clearing will there be from the F3 extension?

A: The area acquired from Coal & Allied by RTA is 79ha and it is understood from viewing preliminary RTA plans that part of that area will be cleared where the road is near ground level and part will be bridged. The RTA should be consulted on details of its proposal.

Afternoon session – Monday, Day 1 – Heritage, Tim Owen

Q21: Why was Black Hill original vegetation removed?

A: Uncertain – speculated that cedar logging was the primary source of land clearing.

Q22: Are any items in either site on the State Heritage register?

A: No – however many are listed in the Newcastle Local Environmental Plan (LEP). The coke ovens at the Minmi/Link Rd site may have potential for a State level listing - this area is unlikely to be developed.

Q23: Are the tunnels in the railway system heritage listed?

A: Yes – in the Newcastle LEP.

Q24: How will the landscape elements (Aboriginal Heritage) be reflected in the development?

A: The needs of Aboriginal people in relation to significant landscape elements are to be determined and considered in developing the urban design.

Q25: Can a developer request that heritage items be delisted and destroyed?

A: Listing is a constraint/opportunity for development and does not prevent development. Listing instead requires that consideration must be given to preserving/reusing the heritage item appropriately.

Site tour – Monday, Day 1

Q26: What part of the development will we be able to see from Minmi?

A: A sight line analysis will be complete as part of the environmental assessment.

Q27: Will there be a four-lane road running through Minmi centre?

A: A traffic modelling study will be completed as part of the environmental assessment.

Afternoon session – Tuesday, Day 2 – Statement of Commitments

Q28: What if we (DECC) don't want some the land (proposed conservation land) because it requires rehabilitation?

A: The Deputy Director General, DECC, Simon Smith has confirmed that there is no desire on the part of DECC corporate to depart from the terms of the MoU or the arrangements made at that time. That included a stated position during the negotiations that conservation lands transfer would be 'as is'.

Q29: What is the agreement with Daracon?

A: Daracon has a lease agreement with Coal & Allied for quarrying activity and access.

Statements recorded on the day – Monday, Day 1

S: The Stockrington area should not be developed due to its conservation value (ecological and Aboriginal).

S: The Tank Paddock has historically been considered part of the Minmi village.

S: The Tank Paddock also contains valuable Aboriginal Heritage items that need to be considered.

S: The eastern most historic railway to Minmi Village extends further south to the edge of the proposed development area (compared to that represented on the existing heritage item plan for Minmi).

CHARETTE PARTICIPANT LIST

Charette participants

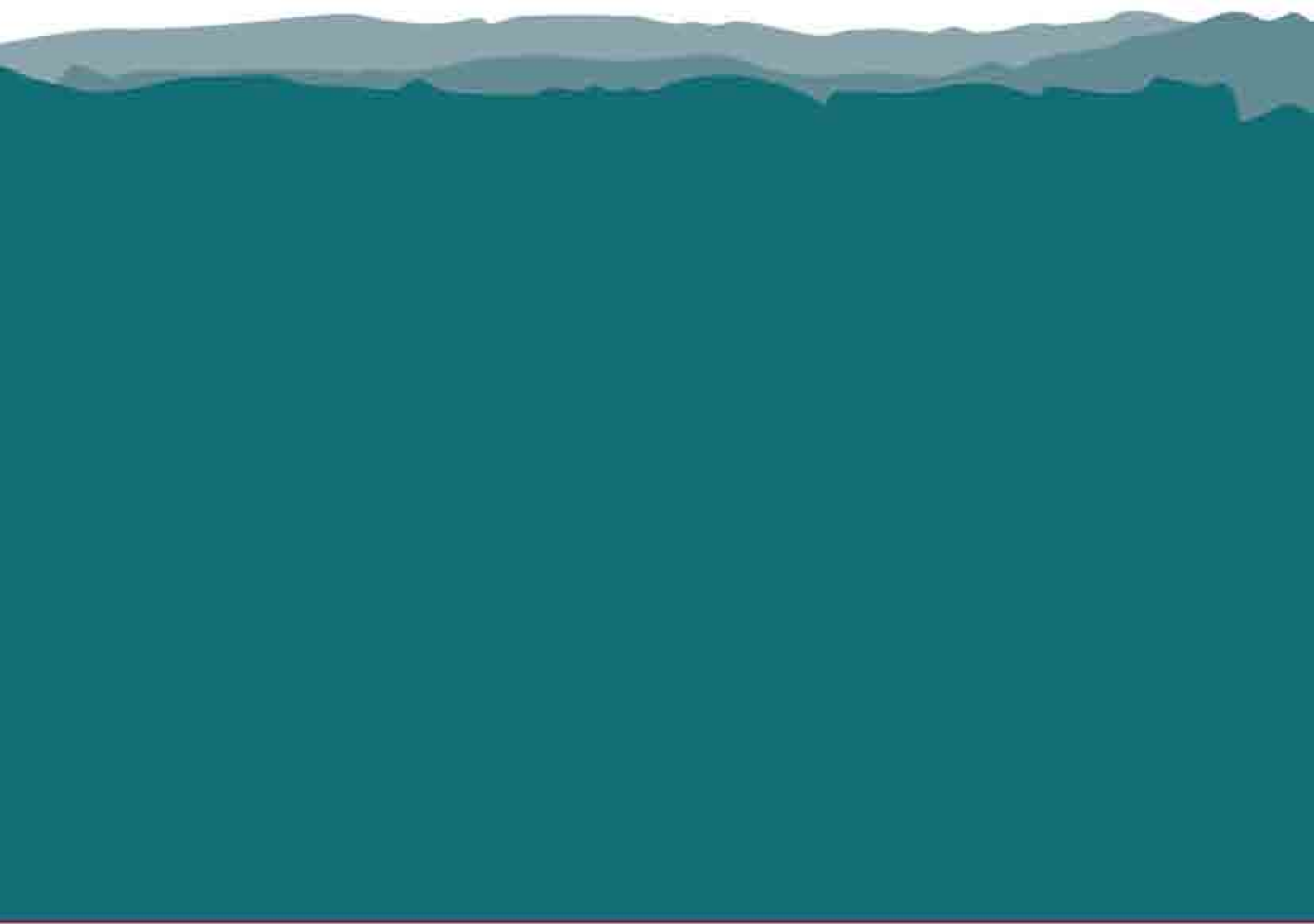
First name	Surname	Role/Organisation
Andrew	Scoufis	Landscape architect, Anton James Design
Anton	James	Landscape architect, Anton James Design
Belinda	Kenny	NSW National Parks and Wildlife Service
Brad	Ure	Black Hill Progress Association
Brian	Purdue	Green Corridor Coalition
Cindy	Ch'ng	Urban designer, Allen Jack + Cottier
Clarice	Hamling	Minmi Progress Association
Craig	Anderson	Flora and fauna/bushfire, RPS HSO
Dan	Thorpe	Kukuyngal Barritjapa
Darryll	Quigley	Cessnock City Council
Eleanor	Nichols	Community Relations, Coal & Allied
Fiona	Nicholls	General Manager External Relations, Coal & Allied
Frank	Van Den Brink	Development, Catylis
Gary	Freeland	Department of Planning
Geoff	Roberts	Facilitator, Manidis Roberts
Geoffrey	Rock	Land development, Coal & Allied
Graham	Black	Resident representative, Minmi
Greg	Giles	Lake Macquarie City Council
Greg	Burnitt	Surveyor, Monteath & Powys
Jacinta	Holmick	Infrastructure, Cardno
Jackie	Ohlin	Social planning, Urbis
Jo	Kelly	Facilitator, People, Place and Partnership
Johanna	Brauns	Urban designer, PMM

First name	Surname	Role/Organisation
Johannes	Honnef	Newcastle City Council
John	Thorpe	Kukuyngal Barritjapa
John	Harston	Economic impact, Sphere
Joseph	Ashley-Smith	Support team, Manidis Roberts
Judy	Jaeger	Newcastle City Council
June	Thorpe Rose	Kukuyngal Barritjapa
Justine	O'Leary	Community relations, Coal & Allied
Kay	Laudadio	Resident representative, Minmi
Keith	Dedden	Project director, Coal & Allied
Kerrie	Brauer	Awabakal Traditional Owners Aboriginal Corp
Kerry	Hinds	Minmi Progress Association
Lesley	Greenwood	Department of Education
Lucas	Grenadier	Department of Environment and Climate Change
Marilyn	Jacobs	Resident representative, Stockrington
Matt	Coulter	General Manager Corporate Development, Coal & Allied
Matt	Doherty	Flora and fauna/bushfire, RPS HSO
Matthew	Dougherty	Hunter New England Area Health Service
Michael	Osborne	Green Corridor Coalition
Michelle	Stafford	Resident representative, Minmi
Mick	Murphy	NSW National Parks and Wildlife Service
Mukit	Rahman	Traffic and transport, Parsons Brinckerhoff
Nick	Johnson	Support team, Manidis Roberts
Peter	Murphy	NSW Rural Fire Service
Peter	Sylvester	Newcastle City Council
Rainer	Berg	Hydrology and stormwater management, GHD
Rebecca	Gorman	Charette coordinator, Manidis Roberts
Rick	Griffiths	Mindariba Local Aboriginal Land Council
Ron	Gordon	Awabakal Local Aboriginal Land Council

First name	Surname	Role/Organisation
Sarah	Gray	Statutory planning, Urbis
Scott	Frazer	Development Manager, Catylis
Shane	Frost	Awabakal Descendents Traditional Owners Aboriginal Corp
Sharon	Pope	Lake Macquarie City Council
Stefanie	Lehmann	Urban designer, PMM
Steve	Barwell	Urban designer, PMM
Sue	Carter	Hunter New England Area Health Service
Suzana	Cosic	Urban designer, PMM
Tim	Collins	Support team, Manidis Roberts
Tim	Owen	Heritage, ERM
Tony	Seton	Resident representative, Black Hill
Trent	Wink	Department of Planning
Tri	Setyani	Urban designer, Allen Jack + Cottier
Troy	Daly	Support team, Manidis Roberts
Wendy	Black	Resident representative, Minmi
Will	Wright	Geotech and mine subsidence, Douglas & Partners

Individuals/organisations who were invited but did not attend

First name	Surname	Organisation
Amy	Thorpe	Kukuyngal Barritjapa
Barbara	Penson	Hunter Region Organisation of Councils
Brian	Swaine	North Lakes Pty Ltd
Dave	Young	NSW Roads and Traffic Authority
Greg	Baynie	Catholic Diocese of Maitland & Newcastle
Lesley	Morris	Hunter Economic Development Corporation
Wej	Paradice	Hunter-Central Rivers Catchment Management Authority



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