

DOC 08/38645

**COAL
&
ALLIED**

Managed by Rio Tinto Coal Australia

28 July 2008

Mr Paul Culshaw
Director, Strategic Planning
Asset Management Directorate
Department of Education and Training
GPO Box 33
Sydney NSW 2001

Dear Mr Culshaw

Coal & Allied – Proposed Residential Development at Minmi

I refer to recent discussions held between Ms Lesley Greenwood, Manager, Service Planning in the Asset Management Directorate of the Department and Coal & Allied's consultants, Urbis Social who are preparing a social impact assessment for the company on the subject development and now seek your advice regarding thresholds for contribution to land for Schools at Minmi

Coal & Allied has developed a Memorandum of Understanding with the NSW Government regarding the dedication of 3,322 ha (80 per cent) of Coal & Allied land for conservation corridors and development rights on 848 ha (20 per cent) of land in the Northern Central Coast and Lower Hunter region, including at Minmi.

Investigative studies to advance planning at Minmi are well under way. These include responding to the Director-General's Environmental Assessment Requirements and the Planning Framework for the Newcastle-Lake Macquarie Western Corridor Planning Strategy. In this regard, discussions have been held with Ms Lesley Greenwood who attended the Design Charette for the Northern Lands (including Minmi) and has previously advised on threshold levels for the provision of schools in the area.

In recent times, it has become apparent that the anticipated number of dwellings at Minmi is likely to be significantly reduced from the maximum forecast potential by the NSW Department of Planning of around 6,300 dwelling units to around 3,500 dwelling units or possibly less. We understand that this would require the Department to review its need for an additional high school at Minmi based on the potential higher dwelling number, and further, that there may be capacity at West Wallsend High School and the new Catholic High School at Black Hill which could take up demand.

We also understand that the requirement for a second Primary School in the Minmi/Link Road area may be similarly affected. In this regard, requirements may be met by the provision of one new Primary School together with an upgrade of Minmi Primary School. We understand that the Department may be open to discussion about the acquisition, as part of Coal & Allied's Regional Contribution, of an adjoining parcel of land to Minmi Primary School (1.35 hectares in size) in Coal & Allied's ownership, which may assist this process.

I would be grateful if you were able to confirm the Department's position in relation to the requirement for any contribution of land or a contribution to purchase land for a High School at Minmi. I would similarly welcome your advice about the requirement for one or two Primary Schools in relation to the proposed development. At your convenience Coal & Allied will be pleased, to enter into discussions about the availability and use of land adjoining Minmi Primary School.

Yours sincerely

Keith Dedden

Keith Dedden
General Manager Property Development

① Regis ✓

② → Doug White to

prepare response

For review and draft response please, *[Signature]*

ext. of Minmi PS site
1 x new PS
(incl 2nd PS &
incl HS)

Coal & Allied Operations Pty Limited
ABN 16 000 023 656

Level 3, West Tower, 410 Ann Street, Brisbane QLD 4000 Australia
Ph: + 61 7 3361 4200 Fax: + 61 7 3361 4370

31/7/08

L Greenwood