

15 June 2010

Mr Giovanni Cirillo
Executive Director
Urban Renewal and Major Sites
23-33 Bridge Street
Sydney NSW 2000

Dear Mr Cirillo

Coal & Allied Industries Ltd – Gwandalan Proposal

This proposal is submitted on behalf of Gwandalan Land Pty Ltd, a wholly owned subsidiary of Coal & Allied Industries Ltd (Coal & Allied), the landowner of the Gwandalan site. The proposal, submitted for your consideration, is to develop part of the site for residential and ancillary uses in accordance with the Lower Hunter Regional Strategy and to transfer the balance of the land for conservation corridors in accordance with the Lower Hunter Regional Conservation Plan.

Coal & Allied has been operating in the Hunter Valley for more than 150 years, with the earliest coal mining operations located in the East Maitland area dating back to 1844. Since 2004 Coal & Allied has been majority owned and managed by Rio Tinto Coal Australia. Coal & Allied today is one of the major coal producers in the Hunter Valley, employing around 1,500 people across three operations.

Details of the Coal & Allied proposal are contained in the attached Preliminary Environmental Assessment (PEA). In summary the proposal is to develop 62 ha of the Gwandalan site for residential development with a maximum yield of 623 dwelling lots and associated retail support facilities. The balance of the Gwandalan site (206 ha or 77%) is proposed to be dedicated to the New South Wales Government for conservation purposes. Other Coal & Allied owned sites in the Lower Hunter region are the subject of similar but separate Part 3A applications to the Department.

The purpose of this submission is to request that:

- The Minister for Planning agree to consider the Coal & Allied owned land at Gwandalan as a potential State Significant Site.
- The Minister for Planning form an opinion under Clause 6 of the Major Development SEPP that the proposal is of a kind described in Group 5 in Schedule 1 of the Major Development SEPP.

- Provided the Minister forms the opinion that the project is one to which Part 3A of the Environmental Planning and Assessment Act, 1979 applies, the Minister authorise the proponent to submit a Concept Plan Application for the proposed development.
- The Director General issues the Director General Requirements to inform an Environmental Assessment to accompany the Concept Plan for the proposed development.
- The Director General issues the requirements for a State Significant Site Study.

The attached PEA is to support the request for the Director General Requirements. It identifies the relevant planning policies and provides a justification for the site to be categorised as being of State or regional environmental planning significance, that Part 3A of the EP&A Act applies and for authorisation of the Concept Plan request. Finally, it provides a brief outline of the anticipated key issues of the proposed development and the approach to address these matters as part of the Environmental Assessment.

Your consideration of the submitted proposal in terms of the above requested determinations is now sought. Please contact me should you require further information.

Yours faithfully



Keith Dedden
General Manager Property Development