



Planning

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Mr Keith Dedden
Coal & Allied Industries Limited
Level 3, West Tower
410 Ann Street
BRISBANE QLD 4000

16 August 2010

Dear Mr Dedden

Subject: Coal & Allied Southern Estates – Nords Wharf, Middle Camp and Gwandalan

I refer to your letters dated 15 June 2010 which included requests that, should the Minister agree to consider the proposed developments at Nords Wharf, Middle Camp and Gwandalan under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act), that the Director-General's environmental assessment requirements (DGRs) be issued for the concept plans.

As previously advised the Minister for Planning, on 15 July 2010 declared that developments at Nords Wharf, Middle Camp and Gwandalan are subject to Part 3A of the Act, and authorised the submission of concept plans. Accordingly, please find attached DGRs for each of the concept plans.

The DGRs have been prepared in consultation with relevant Government agencies, and to assist you in the preparation of your environmental assessments, copies of their comments are attached.

As you are aware the Minister also declared the Nords Wharf, Middle Camp and Gwandalan sites as potential State significant sites (SSSs). In doing so the Minister requested, in accordance with clause 8 of the *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP), that the Director-General make arrangements for SSS studies to be undertaken (by Coal & Allied) for each of the sites that will assess:

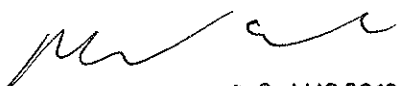
- (a) the State or regional planning significance of the site, (having regard to the Guideline for SSSs under the Major Development SEPP);
- (b) the suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;
- (c) the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- (d) the means by which developer contributions should be secured in respect of the site;
- (e) the local and regional economic impacts of the proposed development;
- (f) the likelihood of the proposed rezoning for residential purposes achieving the desired outcomes of the State Government's regional strategies;
- (g) the recommended land uses and development controls for the site that should be included in Schedule 3;
- (h) those parts of the site which should be subject to Part 4 of the Act, with the relevant council as the consent authority; and

- (i) appropriate arrangements (if relevant) for the management of land for open space purposes.

You should now proceed to prepare your environmental assessments for the concept plans, and SSS studies for Nords Wharf, Middle Camp and Gwandalan. Once these are submitted to the Department they will be assessed for adequacy against the DGRs and SSS study requirements.

In the meantime, should you have any queries, please contact Anna Johnston (02 9228 6329 / anna.johnston@planning.nsw.gov.au) or Rebecca Thompson (02 9228 6231 / rebecca.thompson@planning.nsw.gov.au).

Yours sincerely


19 AUG 2010

Michael File
Director, Strategic Assessment