

1 April 2011

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Alan Moroney
Email: alanmoroney@planningnsw.gov.au

Dear Sir,

Re: Part 3A Concept Plan MP10-0093 Black Hill Employment Lands

I am writing to you on behalf of the three adjoining owners of the site to the south of the site, the subject of the application.

I have marked up an aerial photographic showing the extent of this combined land holding 350 acres and this shows the general significance of this land within the region and within the Newcastle , Lake Macquarie Western Corridor Planning Strategy.

While generally supportive of the proposal to rezone the Black Hill lands there are a number of factors that we ask the Department needs to be mindful of:-

- 1) The Concept Plan by Coal & Allied refers to our land as "unoccupied land to the south" this is false and mis-leading, giving an impression we are not interested nor engaged in the process. These properties are our family residences.
 - a) The land is very much occupied
 - b) The land is within the Newcastle LGA
 - c) The land is 65% as large as the subject land
 - d) The land is within the Western Corridor Planning Strategy and landholders are seeking future development opportunities
- 2) The Concept Plan refers to the adjacent lands to the subject property to be the Catholic Church land to the west and they note that the church has significant plans also to redevelop this land for industrial, residential and school purposes.

It should be noted:

- a) The Catholic land is within the Cessnock LGA.
- b) The Catholic Land is NOT within the boundaries of the Western Corridor Planning Strategy.
- c) Neither plans, nor a Development Application has been made for rezoning or development of this lot.

The landholders to the South ask that the Department of Planning take into account that the adjoining Southern owners have negotiated with the proponent ,to the extent that feeder roads have been drawn, (figure B.1.3.1) showing future access points to these Southern lands providing potential access for when the adjoining owners seek development opportunities for these parcels and the overall Black Hill area.

The proponent intends to use the existing private road access to the Boral Asphalt Plant as its major access point with a right & left turn, on and off the F3 Freeway. The intersection of the F3 and John Renshaw Drive is currently at failure in the AM and PM peak times, this development cannot use this access and must be compelled to implement a full traffic management plan off John Renshaw Drive while also taking into the potential future development opportunities to the South (350 acres) and the Catholic lands (750 acres) to the West.

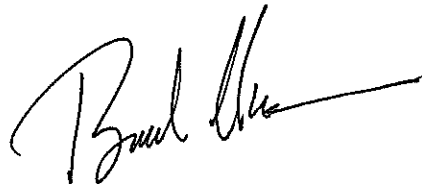
The Southern owners will when they develop their land facilitate and enable access to the Black Hill Road, F3 overpass, giving access back to the F3 well away from the John Renshaw/F3 failure Point and in turn will further strengthen the traffic alternatives for the overall development of the total Black Hill area.

We look forward to the detailed report and conditions that will be required to satisfy the Roads and Traffic Authority for the management of traffic onto and off this site away from the F3.

In essence we ask that the Department look at this rezoning application NOT in isolation but within the strategies and proposed outcomes sought within the Western Corridor Strategy and in conjunction with the potential of the adjoining, future development of the 350 acres to the South and 750 acres to the West of the subject site.

Yours Sincerely
on behalf of,

- Brad Ure
- Ian Ray
- Bruce Doyle



(Southern Owners Group)

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