

From: "Jennifer Harwood" <Jennifer.Harwood@bbcplanners.com.au>
To: <dorna.darab@planning.nsw.gov.au>
Date: 1/04/2011 4:24 pm
Subject: Minmi/Link Road and Stockrington Concept Plan (MP 10_0090) and Minmi/Link Road and Stockrington SSS Listing (our ref 09053A)
Attachments: L-DoP - Darab-110401.pdf

Dear Ms Darab

Please find attached a submission on behalf of our client Xstrata Coal Pty Ltd in relation to the public exhibition of the above Concept Plan and SSS Listing Study.

If you have any questions regarding the content of this correspondence please do not hesitate to contact its author Bob Chambers of this office.

A hard copy has also been placed in today's post.

Sincerely

Jennifer Harwood

BBC Consulting Planners
Postal Address: P.O. Box 438, BROADWAY NSW 2007
Office Address: Level 2, 55 Mountain Street, BROADWAY NSW 2007
Phone: +61.2 9211 4099 | Fax: +61.2 9211 2740

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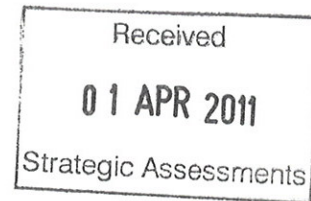
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1 April 2011

Our ref: RJC:LR/09053A

NSW Department of Planning  
23-33 Bridge St  
SYDNEY NSW 2000

**Attention: Ms Dorna Darab**

Email [dorna.darab@planning.nsw.gov.au](mailto:dorna.darab@planning.nsw.gov.au)

Dear Ms Darab,

**re: Minmi/Link Road and Stockrington Concept Plan (MP 10\_0090) and Minmi/Link Road and Stockrington SSS Listing**

We write on behalf of Xstrata Coal Pty Limited ("Xstrata") in relation to the public exhibition of the above Concept Plan and SSS Listing Study. The lands to which the Concept Plan and the SSS Listing Study relate adjoin land located between Wallsend and Edgeworth (formerly the Gretley Colliery, and then New Wallsend No. 2 Colliery), owned by The Newcastle Wallsend Coal Co Pty Ltd, which, through ownership by Oakbridge Pty Limited, is majority-owned by Xstrata. The land has an area of around 582 hectares and is known as "New Wallsend".

New Wallsend, which has long since ceased active mining use, has been rehabilitated by Xstrata. It spans the local government area boundary between Newcastle and Lake Macquarie City Councils, is bisected by the Newcastle Link Road, and adjoins the land owned by Coal & Allied, which is the subject of the public exhibition.

Provided in Attachment 1 is a copy of the Draft Zoning Map for the Coal & Allied land, contained in the SSS Listing Study, superimposed on which is the boundary of New Wallsend (identified thereon as the "site"). Provided in Attachment 2 are Figures A.1.7.4 and A.1.7.5, being the indicative proposed precinct plans for the Link Road North and South Precinct contained within Appendix A "Concept Plan Design Guidelines" in Coal & Allied's Concept Plan. Figures A.1.7.4 and A.1.7.5 illustrate the possible boundary conditions between the Coal & Allied land and the Xstrata land.

Xstrata generally supports the predominantly residential development of land adjoining New Wallsend, as proposed in the exhibited Concept Plan, and supports the proposed R2 Low Density Residential zoning of the Coal & Allied land, as proposed in the SSS Listing Study.

Xstrata requests an opportunity for detailed discussions as soon as possible in relation to the edge conditions along the common boundary between the Coal & Allied land and the Xstrata land, to facilitate the making by Xstrata of a further submission in order to ensure a reasonable, appropriate and mutually beneficial planning outcome.



Thank you for the opportunity to make this submission.

Yours faithfully

**BBC Consulting Planners**

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a long horizontal stroke extending to the right.

**Robert Chambers**

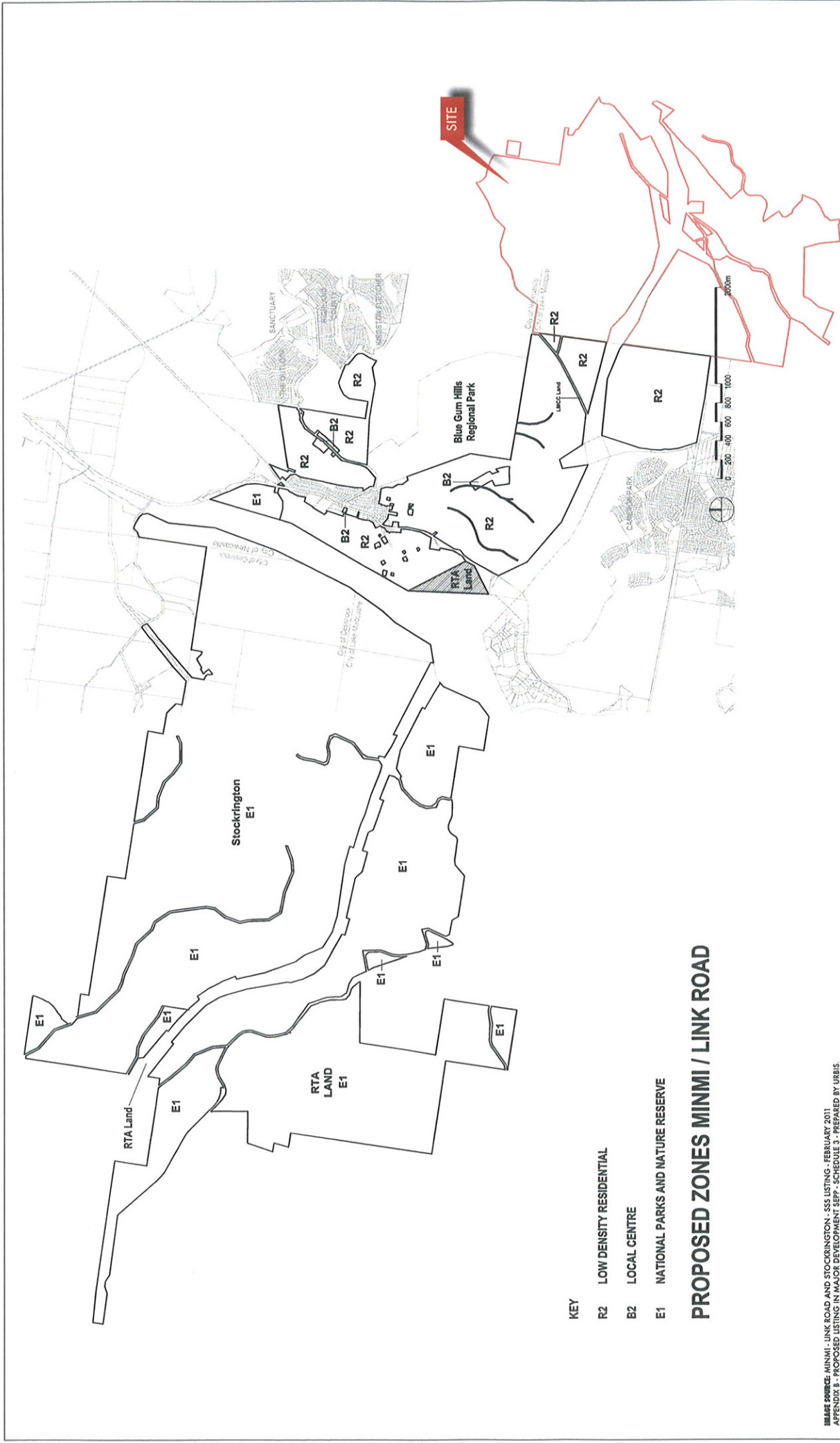
**Director**

Email [bob.chambers@bbcplanners.com.au](mailto:bob.chambers@bbcplanners.com.au)



## **ATTACHMENT 1**

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- KEY**
- R2 LOW DENSITY RESIDENTIAL
  - B2 LOCAL CENTRE
  - E1 NATIONAL PARKS AND NATURE RESERVE

**PROPOSED ZONES MINMI / LINK ROAD**

IMAGE SOURCE: MINMI - LINK ROAD AND STOCKINGTON - SSS LISTING - FEBRUARY 2011  
 APPENDIX B - PROPOSED LISTING IN MAJOR DEVELOPMENT SEPP - SCHEDULE 3 - PREPARED BY URBS.  
 REPRODUCED TO SHOW RELATIONSHIP BETWEEN ADJOINING PROPERTIES.

**REQUEST FOR CONSIDERATION AS A STATE SIGNIFICANT SITE AND AUTHORIZATION OF LODGEMENT OF A CONCEPT PLAN: NEW WALLSEND**

**FIGURE 9B**  
 DRAFT ZONING MAP FOR COAL & ALLIED LAND AS PER STATE SIGNIFICANT SITE STUDY

PREPARED FOR: XSTRATA





## **ATTACHMENT 2**

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Figure A.1.7.4. Indicative Proposed Precinct - Link Road North Precinct

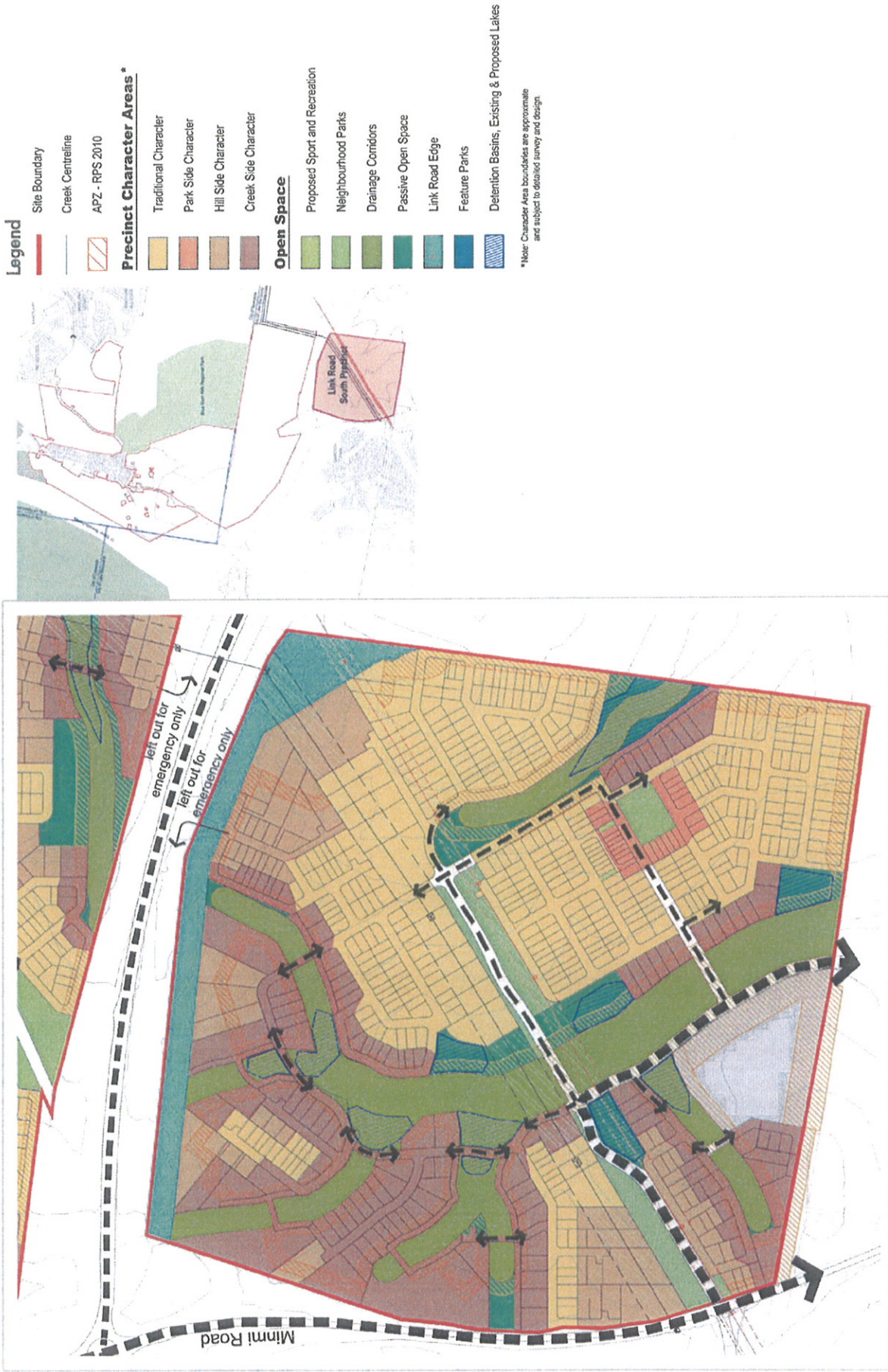


Figure A.1.7.5. Indicative Proposed Precinct - Link Road South Precinct