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Contact: Cal Cotter
Phone: 49384935
Email: callaghan.cotter@cma.nsw.gov.au

File: Letter to DoP MP10_0093 Black Hill Concept Plan

Anna Johnston
Acting Team Leader, Strategic Assessments
GPO Box 39
SYDNEY NSW 2001

Your Ref: MP 10_0093
Our Ref: A521704



Dear Ms Johnston

Subject: State Significant Site Concept Plan – Black Hill Industrial Development, (MP10_0093)

Thank you for your letter dated 25 February inviting submissions on the above project. The Hunter-Central Rivers Catchment Management Authority (CMA) has reviewed the environmental assessment and provides the following comments for your consideration.

1. Native vegetation

The CMA considers native vegetation to be a key issue for this site. While the CMA appreciates that there is a voluntary planning agreement that covers this site, there are issues relating to native vegetation that should be taken into consideration in the assessment.

The proposal's layout design should seek to protect existing native vegetation and improve the connectivity through the provision of corridors. The linkages between local corridors across the development site and surrounding land have not been addressed. The single North to South corridor is of a single vegetation type. Additional corridors through the Lower Hunter Spotted Gum Ironbark Forest would be beneficial.

Whilst it is acknowledged that the proposed transfer of the part of the Stockrington land and the Tank Paddock will significantly add to the regional corridors. The offset ratio is 1:3.6. The CMA's view is that this ratio should be 1:5 based on the presence of the Powerful Owl.

The conservation lands include significant areas of cleared area or weeds. It is noted that the weeds will be addressed prior to transfer to the State through the voluntary planning agreement. Inclusion of a costed management plan including management of risk of weed invasion from cleared infrastructure corridors would be beneficial in the long term.

Viney Creek has significant lantana infestations and the Concept Plan does not clearly state whether this area will be rehabilitated prior to transfer to Council.

2. Stormwater

It is noted that improvements have been made in the management of stormwater from the previous concept plan.

3. Impact of rezoning

Within the development a significant riparian corridor has been proposed. However, there is no corresponding proposal to protect these areas through appropriate zoning (it appears the entire site is intended to be IN1 – General Industrial). It is recommended that these areas be zoned E2 – Environmental Management or protected through some form of conservation agreement.

If you require any further information please do not hesitate to contact Cal Cotter, Catchment Coordinator on 49384935.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Dean Chapman', with a long horizontal flourish extending to the right.

Dean Chapman
for Fiona Marshall
General Manager

24 March 2011