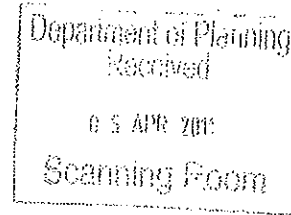




PCU021343

13 Nords Wharf Road
NORDS WHARF NSW 2281



1 April 2011

Director, Strategic Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

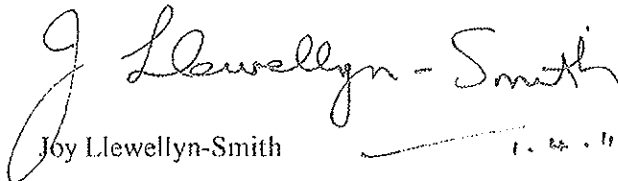
RE: SUBMISSIONS BLACK HILL AND MINMI

MP 10_0093 and MP 10_0090

I, Joy Llewellyn-Smith, am sending hard copy of the fax sent before Noon on 1 April 2011. *The fax machine indicated that the transmission had taken place: objection page plus summary of reasons page.*

Expanding on the summary, enclosed are the photocopied pages from the exhibition documents and the "post it" reasons for objection to the proposals.

Yours sincerely,


Joy Llewellyn-Smith

Attention: Director - Strategic Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

FAX : (02) 9228 ~~6570~~ ⁶⁵⁷⁰ i.e. 9228 6570.

From : Joy Llewellyn-Smith
13 Nords Wharf Road
NORDS WHARF NSW 2281.

DATE : 1 April 2011

Note : I have not made political donations.

RE : EXHIBITION DOCUMENTS

Application No. MP 10_0090 Minmi

& No. MP 10_0093 Black Hill

I write to object to both of the
above proposals.

I challenge the "right" to ~~APPLY~~ ^{APPLY}
State planning laws over the
top of UN TREATY ON BIODIVERSITY.

Other issues of disagreement are
highlighted by POST ITS ON Relevant
Pages of documents provided by applicant.
A SUMMARY IS ALSO ATTACHED.

Signed: J Llewellyn-Smith DATE: 1 April 2011.

Prepared by: J. Llewellyn-Smith
DATE: 1/4/2011.

Submitted by FAX

SUMMARY

BLACK HILL ^o [MP 10_0093]

Some comments
apply also to
MP 10_0090.

- oo State planning rules do not override Treaty to which Aust. is a Signatory (See p i SSS Listing Black Hill.)
- o Balance of report is flawed due to Shaking foundations ... (See p 11 SSS Listing Black Hill.)
- o "Double Speak": Destroying in order to propose protection of habitat is NOT LOGICAL (See p ii E.A.)
- o DoP needs to reassess a question validity ... concept of bias was upheld. (not as described by some "a mere technicality".)
- oo Claims of ownership on shaking ground (See p i E.A.) [Also MP 10_0090 See p 5 SSS Listing comments.]
- oo The land & habitat must be fully conserved whether it remains in private "ownership"/ Stewardship or is transferred back to public. (p 3 E.A.) (p 5 SSS Listing pgs Minmi).
Black Hill
- oo V.P.A. only Draft. Needs independent assessment as to whether just Compulsory Acquisition to be managed by Minister Administering NPW Act. Both Black Hill & Minmi
- o ? Where is the Aboriginal Heritage Assessment for MP 10_0093
- o Document declaring part 3A: date unclear. Was only OPINION of a former Minister (See page at rear of SSS Listing MP 10_0090)

EXHIBITION

Black Hill Industrial Development

Application No	MP 10_0093
Location	Black Hill
Proponent	Coal & Allied Operations Pty Ltd
Council area	Newcastle
Approval Authority	Minister for Planning

Description of proposal

The Proponent is seeking Concept Plan approval for the proposed development of 183 hectares of 'employment lands' at Black Hill with associated infrastructure, and the dedication of conservation land at Tank Paddock (147 hectares) and Stockrington (398 hectares).

The Proponent also seeks to rezone and list the Site as a State Significant Site in Schedule 3 of *State Environmental Planning Policy (Major Development)*.

A draft voluntary planning agreement has been prepared for the site which sets out arrangements for dedication of the conservation lands to the NSW Government.

Application of Part 3A

The proposal is a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies by virtue of an order made by the Minister for Planning under section 75B of the Act with respect of land at Black Hill and Tank Paddock.

Exhibition

Copies of the Environmental Assessment for the concept plan, the State Significant Site Study, and the draft voluntary planning agreement and associated explanatory note will be on public exhibition from Wednesday 2 March 2011 until Friday 1 April 2011 during regular business hours at:

- Department of Planning, Information Centre, 23-33 Bridge Street, Sydney
- Department of Planning (Hunter Office), Price Waterhouse Coopers Centre, Level 2, 26 Honeysuckle Drive, Newcastle
- Newcastle City Council, City Administration Centre, 282 King Street, Newcastle

The Environmental Assessment, State Significant Site Study and draft VPA may also be viewed on the Department of Planning's website (www.planning.nsw.gov.au).

Submissions

Submissions on the proposal must reach the Department by close of business on Friday 1 April 2011.

Your submission should include

- your name and address;
- the name and application reference number (MP 10_0093) of the project;
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Your submission should be marked to the attention of the Director, Strategic Assessment and:

- Faxed to (02) 9228 6570;
- Posted to Department of Planning, GPO Box 39, SYDNEY NSW 2001; or
- Emailed alan.moroney@planning.nsw.gov.au or via the entry for the project on the Department's website (www.majorprojects.planning.nsw.gov.au).

Persons lodging submissions are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Under section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General is required to provide copies of submissions received during the exhibition period, or a report of the issues raised in those submissions, to the Proponent and other interested public authorities. It is Departmental policy to also place a copy of your submission on the Department's website. If you do not want your name to be made available to the Proponent, these authorities, or on the Department's website, please clearly state this in your submission.

Enquiries Alan Moroney 9228 6287

Planning Agreement and Explanatory Note

Black Hill
(MP10_0093)

Exhibition Draft - Feb

ONLY a DRAFT

MP 10_0093

4 MP 10_0090

o Needs

independent

legal

assessment

as to whether
appropriate to

o just COMPULSORILY
ACQUIRE

to be managed by
Minister Administering
NPW Act.

Executive Summary

This report has been prepared in support of an application for listing and rezoning of the Coal & Allied Industries Limited (Coal & Allied) owned Black Hill and Tank Paddock site as a 'State Significant Site' (SSS) in Schedule 3 of State Environmental Planning Policy (Major Development) 2005. The SSS listing proposes to facilitate employment generating development that is not permissible under the existing planning provisions. It has been prepared on behalf of Coal & Allied, the owner of the Black Hill and Tank Paddock site. A draft Schedule 3 listing is attached.

The report details the basis upon which the SSS listing is proposed and includes consideration of:

- The Department of Planning's (DoP's) 'Guideline for State Significant Sites under the 'Major Development SEPP'; and
- The matters listed in the Minister for Planning's correspondence dated 19 August 2010; and
- Clauses 2, 7 and 8 of Major Development SEPP.

A Concept Plan has been separately but concurrently prepared for the Black Hill site and lodged with Department of Planning (DoP). This report should be read in conjunction with the Environmental Assessment that supports the Concept Plan.

Other Coal & Allied sites in the Lower Hunter and Central Coast regions are the subjects of similar but separate separate draft Vol of Plannin transfer of upon rece

Under the land, while to NSWG the Minmi Stockton (Regional

The propce vegetation species at from the e enduring i

Furthermce and empl Black Hill in the wid targets to supply of

The Black set.

ISSUE:

proposes development

NOT PERMISSIBLE

under existing planning provisions

pared between Coal & Allied, the Department and Water (DECCW) which provides for the be Lower Hunter for conservation corridors

vide a proposed 183 hectares of employment 98ha of the Stockrington site will be dedicated on of conservation land at Stockrington under take a significant contribution to the Watagan- ional Strategy (LHRS) and Lower Hunter

ep that will protect an important array of iral landscape assets, including threatened nservation lands. The environmental gain generation opportunity that will provide an

ie Lower Hunter has been identified for urban once operational, it is estimated that the ilent jobs and will support a further 7,600 jobs s will help achieve the LHRS employment ie Region by 2031 and ensure an adequate

meet the criteria for a State Significant Site

1.2 The Black Hill and Tank Paddock Site

The Black Hill site is owned by Black Hill Land Pty Ltd, a wholly owned subsidiary of Coal & Allied Industries Ltd (Coal & Allied) and the land is legally described as Lot 30 in DP 870411. It is approximately 183 ha in area, and is rectangular in shape.

The Black Hill site is bound by John Renshaw Drive to the north and the F3 Freeway to the east. Largely rural and unoccupied lands bound the site to the south and west. The land is located in the City of Newcastle Local Government Area (LGA).

The Tank Paddock land that is proposed to be dedicated has a total area of approximately

conservation lands DP 1007615.

The Stockrington land that is proposed to be dedicated has a total area of approximately 391

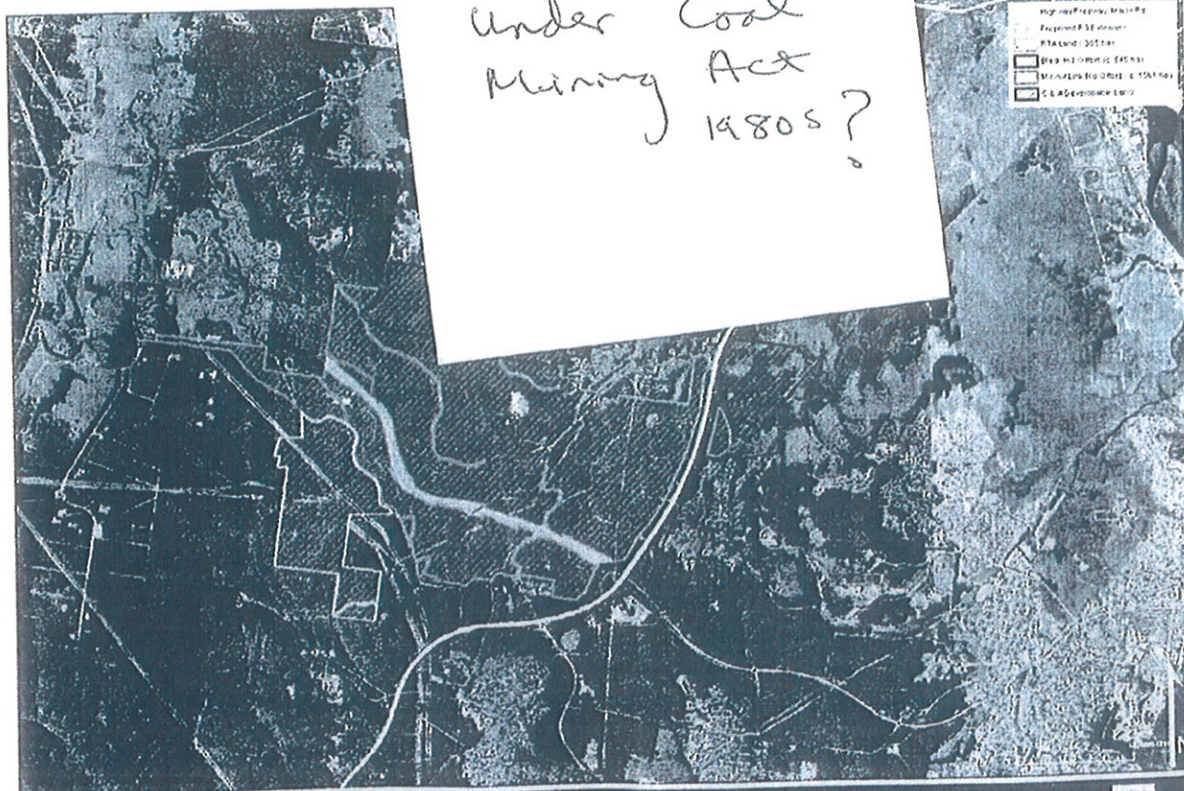
conservation lands has

- 101/DP881099.
- 2/DP877416.
- 79/DP755260.
- 1/DP877416.
- 4/DP877416.
- 3/DP877416.
- Pt Lot 13/DP1078246.

*Was this
land
acquired
for peppercom
under Coal
Mining Act
1980s?*



Figure 2 – Local Context: Black Hill



NORTHERN AREA- DEVELOPMENT AND CONSERVATION AREAS FEB '11

urbis

The key aspects of the Black Hill site are:

- The site is zoned 7(c) Environmental Investigation Zone under the Newcastle LEP 2003.
- The existing industrial use of part of the site by Boral Asphalt is prohibited by the current 7(c) Environmental Investigation zoning in the Newcastle LEP 2003. It is understood to have been established lawfully and benefits from existing use rights.
- The vast majority of the remainder of the site is highly vegetated. However, there are some cleared areas associated with the site's former uses. An above ground water supply pipeline adjoins the northern boundary and currently constrains vehicular access from John Renshaw Drive, although it is noted that Hunter Water Corporation will soon commence a program to replace this section of pipe with a new underground pipe.
- An existing underground mining consent over the Black Hill site will defer development until post 30 June 2013.
- The F3 Freeway provides access to the subject site at Black Hill. Neither John Renshaw Drive along the northern boundary nor the F3 Freeway to the east provides formal footpaths, kerbs and gutters. A private road provides access to the Boral Asphalt site off the F3 Freeway. Potential access to and from the site can be made via the F3 Freeway on the eastern boundary and John Renshaw Drive on the northern boundary.
- The Tank Paddock site has recently been zoned from 7(c) Environmental Investigation Zone to 7(b) Environmental Protection Zone under the Newcastle LEP 2003.
- The Stockrington site is located within three Council areas. The site is highly constrained by topography and watercourses and parts of the site are remote with restricted access.
- The Stockrington site is predominantly densely vegetated with some cleared areas. It is a regionally significant parcel of land given its ecological significance, size and single ownership. The Hunter Expressway (previously known as F3 to Branxton Link) will traverse the site as part of future regional transport plans.

quarry
existing use
rights

these did not
hold up in
L & E Court

Swansea RSL v L MCC

Vast majority
of site is highly
vegetated

Under UN
Biodiversity
Treaty maintain
or improve
mountains to
ocean

THIS PROPOSAL DEGRADES
IF APPROVED

2 State and Regional Planning Significance

The Department of Planning's (DoP's) 'Guideline for State Significant Sites under the Major Development SEPP, provides the matters for consideration for the Minister when determining whether a site can be categorised as being of State significance. The Minister will consider whether the site meets one or more of the following criteria:

- (a) be of regional or state importance because it is in an identified strategic location (in a State or regional strategy), its importance to a particular industry sector, or its employment, infrastructure, service delivery or redevelopment significance in achieving government policy objectives; or
- (b) be of regional or state environmental conservation or natural resource importance in achieving State or regional objectives. For example protecting sensitive wetlands or coastal areas; or
- (c) be of regional or state importance in terms of amenity, cultural, heritage, or historical significance in achieving State or regional objectives. For example sensitive redevelopment of heritage precincts; or
- (d) need alternative planning or consent arrangements where:
 - (i) added transparency is required because of potential conflicting interests.
 - (ii) more than one local council is likely to be affected.

It is considered that proposed development of the Black Hill site and conservation of Tank Paddock meets criteria (a), (b) and (d).

2.1 Criteria (a) of the SSS Guidelines

Criteria (a) of the Minister's location (in a employment, policy object

The Coal & / recognised for Regional Str

The land pro: approximately operational, i direct full time multiplier effe 66,000 new jobs Region.

It is important north of Minr to 398ha of th given their siz conservation providing an i corridor.

The securing, and the comp dedication of achieving the Watagan to S

State planning
rules
do not
override
Treaty to
which Aust.
is a signatory

categorised as being of state significance if because it is in an identified strategic particular industry sector, or its significance in achieving government

and Stockrington sites have been their inclusion in the Lower Hunter vation.

t purposes is capable of providing uses on the site. Importantly, once the Black Hill site will deliver up to 3,000 jobs in the wider economy resulting from it targets to accommodate a projected ate supply of employment land in the

coal & Allied to the south of Black Hill and 10 NSW Government (NSWG) in addition These sites are regionally significant lands ities. The 545ha of land identified for tantial areas of contiguous vegetation agan Ranges to Stockton conservation

ridors is a key focus of both the LHRs ie Black Hill site and associated proposed r for permanent conservation is crucial in green corridors, most notably the it regional and state importance.

3 The Suitability of the Site

Detailed considerations to mitigate the environmental, social and economic impacts arising from the development permitted in the proposed SSS listing are included in the accompanying Concept Plan, rather than the proposed SSS listing. The Environmental Assessment accompanying the Concept Plan demonstrates that the proposed future employment development arising from the proposed SSS listing can be accommodated without unreasonable environmental, social or economic impacts. Notwithstanding this, the environmental, social and economic factors arising from the proposed rezoning and the principles of Ecologically Sustainable Development (ESD) are addressed below.

3.1 Environmental

3.1.1 Regional context

The Black Hill site is positioned within the City of Newcastle LGA, and is located approximately 150km north of Sydney and 20km west of Newcastle.

The LHRS identifies that an additional 66,000 jobs will need to be created to meet economic growth projections to 2031. Of this number, 25% will be provided in 'employment lands', with the remaining 75% to be delivered through other centres (60%) and other dispersed employment locations (15%). The Coal & Allied has been identified in the LHRS as proposed "employment land" and will contribute to the figures of the LHRS for the Lower Hunter Region.

Stockington
Hunter Reg
conservati
Corridor
array of
threat
envir
the

*Balance
report of
Planned
due to
Shaking
Foundation*

Watagan-Stockton corridor identified in the Lower Hunter Region is a once in a generation opportunity for future generations. The proposed development is a step that will protect an important natural landscape assets, including the conservation lands. The proposed development is a once in a generation opportunity for future generations.

RS and LHRCP as part of the proposed development. Coal & Allied's conservation dedication will:

and that complete long sought after regional areas;

that that will function as regional biodiversity gene pools;

communities, flora and fauna species, and natural species and EEC's;

ful implementation of the Lower Hunter Regional

benefits within Development Estates via appropriate urban design

The Eco.
Concept Plan.
constraints of the

report for the Black Hill site prepared by RPS and submitted with the Concept Plan. That the proposed developable areas have regard to the ecological constraints of the

The assessment was undertaken within respect to the EP&A Act 1979, the Threatened Species Conservation Act 1995 and the Fisheries Management Act 1994.

Executive Summary

This report has been prepared in support of an application for Concept Plan approval for the Black Hill, Tank Paddock and part of the Stockrington sites under Part 3A of the Environmental Planning and Assessment Act 1979. It has been prepared on behalf of Coal & Allied Industries Limited (Coal & Allied), the owners of the Black Hill, Tank Paddock and Stockrington sites.

The protection and management of vegetation corridors is a key focus of the Lower Hunter Regional Strategy (LHRS) and the Lower Hunter Regional Conservation Plan (LHRCP). The Black Hill, Tank Paddock and Stockrington sites have been recognised for their State and Regional significance based on their inclusion in the LHRS and LHRCP for both employment and conservation land dedications.

Coal & Allied propose to develop 183ha of the Black Hill site for use as employment lands with the 147ha Tank Paddock site and 398ha of the Stockrington site proposed to be dedicated to the New South Wales Government (NSWG) for conservation. Other Coal & Allied owned sites in the Lower Hunter and Central Coast regions are the subject of separate Part 3A applications to the Department of Planning (DoP). Overall, Coal & Allied propose to dedicate approximately 2,956ha of Coal & Allied land to the NSWG to provide and enhance important conservation corridors identified in the LHRS and LHRCP.

The proposed dedication of Tank Paddock and Stockrington site will play a crucial role in securing in perpetual ownership the long sought after conservation corridor that links the Watagans and Yengo National Parks with the coastal plains of the Tomago Sandbeds, Stockton Bight and Port Stephens.

The Concept Plan will enable up front resolution of key site parameters associated with land use, infrastructure delivery and timing, and environmental conservation, with subsequent detailed stages being submitted for approval progressively. The Concept Plan applies to the Black Hill site with conservation lands dedicated from part of the Stockrington lands plus Tank Paddock. The key considerations for the proposed development of the site are:

- Dedication of 545ha of conservation land to the NSWG that is identified in the LHRS and LHRCP, comprising 100% of the Tank Paddock site and approximately 75:25 split of conservation lands to an

- Indicative development staging.

- The provision of associated infrastructure

- The use of the Black Hill site as 'employment' including:

- depot,
- freight transport facility,
- light, standard and general industrial,
- industrial retail outlets,
- passenger transport facility,
- timber and building supplies,
- transport and truck depot,
- vehicle repair station,
- warehouse or distribution centre.

This is
"double speak"
ting activities,

destroying in
order to
propose
protection of
habitat is
NOT LOGICAL

DoP needs to
reassess & question
validity... concept
of basin was upheld.

1 Introduction

This Environmental Assessment (EA) on behalf of Coal & Allied, is for a Concept Plan for the future use of the Black Hill site as employment lands and proposed dedication of Tank Paddock and part Stockrington site to the NSWG for conservation purposes.

This EA provides the following details to assist the NSW assessment of the Concept Plan, as detailed in the Directional Requirements (DGEARs):

- Background to the identification of the land sought for dedication of the conservation of lands and the com
- Description of the site in respect to its regional and l
- Description of the proposed Concept Plan; and
- Review of the Concept Plan with respect to the gene
 - Relevant statutory and policy planning provision
 - Identified key issues;
 - Statement of Commitments;

1.1 Research at Newcastle Regional Library
1.1 LOCAL HISTORY

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Hexham Swamp Wetland.

Shows: the earliest coal mining operations by the Browns at East Maitland were illegal (ie without a lease) - was right of a different Co. minor

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y for
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Coal

and managed by Rio Tinto Coal Australia (RTCA).
ers in the Hunter Valley, employing around 1,500
production of 30 million tonnes, Coal & Allied
of being a successful and highly successful business
and the community.

Lower Hunter totalling approximately 4,078 hectares.
g Catherine Hill Bay (Middle Camp), Nords Wharf and
a comprising Black Hill, Tank Paddock, Stockrington
(Road). The landholdings are located in four local
ewcastle and Cessnock.

proximately 20 kilometres west of Newcastle and are
ck. The Minmi land adjoins the existing Minmi township
ntre and the Glendale/Cardiff renewal corridor identified
lands are close to the F3 Freeway and Newcastle Link
are adjacent to the Blue Gum Hills Regional Park and

Rio Tinto
became majority
owner 2004
(PI) ...

by Oct 2006
MOV
which were
legally shown
to be adversely
affected by concept
OF BIAS.

The Black Hill site is located at the intersection of the F3 Freeway and John Renshaw Drive.

1.1.2 Regional Planning Context

The Black Hill, Tank Paddock and Stockrington sites have been recognised for their regional significance to the Lower Hunter Region based on their inclusion in the LHRS for proposed employment development and conservation. The securing, protection and management of conservation corridors is a key focus of both the LHRS and the companion LHRCP.

The proposed development of 183ha of Black Hill and proposed dedication of 545ha of lands at Tank Paddock and Stockrington for conservation purposes is crucial in achieving the State Government's objective of securing major conservation corridors identified in the LHRS and LHRCP, most notably the Watagan-Stockton Conservation Corridor.

1.1.3 Voluntary Planning Agreement

It is proposed to dedicate the Tank Paddock and part Stockrington land for conservation purposes via a Voluntary Planning Agreement (VPA) between Coal & Allied and the NSWG in accordance with s.93F of the EP&A Act.

A Draft Statement of Commitments will be prepared to support the Concept Plan and associated Environmental Assessment.

1.2 Proj

Coal & Allied has and has had a role in contributing to the Watagans Range Lower Hunter Region the growth target

Overall company focus of effective economic viability

The Coal & Allied

- " Contributing conservation
- " Gaining Conservation
- " Achieving sustainable
- " Establishing a
- " Incorporate new connections.
- " Reaching target and maximise
- " Meeting market desirable product
- " Maintaining and enhancing Coal & Allied's reputation in the Lower Hunter community.

The land & habitat must be CONSERVED whether it remains in private "ownership" / Stewardship OR transferred back to PUBLIC Stewardship.

of the environment in the Hunter Valley the company is pleased to be able to contribute after conservation corridors between part of the economic development of the development and residential land to meet

d with its sustainable development management of cultural diversity; environmental stewardship.

allows:

ough dedication of land to the NSWG for

states.

g development in the five estates.

states.

uses, walkability and transit

commercial internal rate of return (IRR)

employment generating land through

1.3 Value of Project

The estimated capital investment value of the Black Hill proposal is \$695,737 million.

EXHIBITION

Minmi, Newcastle Link Road North and South Residential Development

Application No MP 10_0090
Location Minmi, Newcastle Link Road North and South
Proponent Coal & Allied Operations Pty Ltd
Council area Newcastle and Lake Macquarie
Approval Authority Minister for Planning

Description of proposal

The Proponent is seeking approval for a concept plan application under the *Environmental Planning and Assessment Act 1979* ("the Act") for:

...unding the existing Minmi village and area
ately 3,300 new dwellings and two mixed-
reservation land at Stockrington; and

...one and list the Site as a State significant
...r Development) 2005.

...t has been prepared for the site which sets
...government.

...nent for the concept plan, the State signifi
...explanatory note may be viewed on the Di
...v.au). These documents will also be on e

...nation Centre, 23-33 Bridge Street, Sydne
...ter Office), Price Waterhouse Coopers C

- * The name of the application ar
- * A statement on whether you st
- * The reasons why you support

Your submission should be marked

- * Faxed to (02) 9228 6570;
- * Posted to Department of Planr
- * Emailed to dorna.darab@planning.nsw.gov.au (www.majorprojects.planning.nsw.gov.au)

Persons lodging submissions are (more) made in the previous www.planning.nsw.gov.au/donation

Under section 75H of the *Env* required to provide copies of si raised in those submissions, to policy to also place a copy of yr to be made available to the Pri state this in your submission.

Enquiries: Dorna Darab 9228 635

ONLY a DRAFT

MP 10_0093

4 MP 10_0090

o Needs

independent

legal

assessment

as to whether

appropriate to

o just COMPULSORY

ACQUIRE

to be managed by
Minister Administering
NPW Act.

1 April 2011. Your

and:

Department's website

iding donations of \$1000 or
disclosure form, go to

, the Director-General is
or a report of the Issues
rities. It is Departmental
ou do not want your name
's website, please clearly

Most majority
of site is highly
Vegetated

Under UN
Biodiversity
Treaty maintain
or improve
mountains to
ocean.

THIS PROPOSAL DEGRADES
IF APPROVED

query
existing use
rights

these did not
hold up in
L & E Court

Sweeney RSL v LMCC

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Appendix A


in mini
SSS Listing.

ORDER

I, the Minister for Planning, in pursuance of section 75B(1) of the *Environmental Planning and Assessment Act 1979*, do, by this my Order declare that the development described in Schedule 1 is a project to which Part 3A of that Act applies.

In my opinion the development described in Schedule 1 is of State or regional environmental planning significance.

Dated, this day of JUL 2000.


The Hon. Tony Kelly, MLC
Minister for Planning,
Sydney.

The data is not clear

The Minister is no longer

It was only his

OPINION

Development
purposes, and
Environmental

for urban and related
development Preliminary
Planning on 15 June 2010.



The Concept Plan has been prepared without regard for the locations of these roads. These lots are known as Link Road North, Link Road South and Minmi lands.

The Stockrington land that is proposed to be dedicated to NSWG as conservation lands has a total area of 1,544Ha. The current title descriptions for the Coal & Allied owned Stockrington landholding are:

83//DP755260	Part 71//DP1065169	2//DP551917	12//DP1078246
84//DP755260	2//DP250339	30//DP1085228	1//DP250339
8//DP755260	2//DP124209	96//DP755260	82//DP755260
51//DP1095513	1//DP155446	3//DP250339	
89//DP755260			1//DP505578
Pt 13//DP		327	
72//DP755260		15	126//DP755262
125//DP755260		19	2//1126627
1//DP1242		9	
		0	95//DP755260

Land at Stockrington includes the following:

- 2//DP551917
- Pt 1 & 3 / D
- 126//DP755260
- Pt 13/ DP10

This SSS Study

1.2.1 Minmi

The Minmi Town The land is under seams. Underground mining continued to operate for many years, primarily a

The land has been used for underground and surface mining.

Land ownership was privately owned, however title

The key aspects of the Minmi Township and surrounding lands are:

- There are several existing privately owned houses within the development areas, which are proposed to be accommodated within the future residential subdivision;
- The Minmi township includes several heritage items;
- The distinct character of the existing built environment of Minmi comprises:
 - Single storey dwellings along Woodford Street;
 - Dwellings positioned on hillsides;
 - Dwellings are predominantly timber clad and fibro with metal roofs with evidence of more recent brick construction dwellings.

Where is the proof/evidence

as to how leasehold

land converted to freehold title?

who facilitated? was it legal?

will be transferred to DECCW

proposal.

converted into a coal mine in the 1850s. The land was owned by the Borehole and the Borehole. It is understood that mining commenced for a further 5

mining. The lease for underground

lands within the township privately owned, however title ownership by Coal & Allied

KEY ISSUES

- The proposed Regional Waste Facility project has been abandoned and as such an assessment of noise from the proposed facility impacting upon future residential properties of the Link Road North Precinct is not required.
- Noise emission from the Mount Sugarloaf Kart Raceway is not predicted to impact on the site.
- Air conditioner units installed at individual residences have the potential to impact on neighbouring residential properties. Acoustic assessment of air conditioning equipment will need to be undertaken as part of the approval process for the air conditioning units to ensure noise impacts from proposed units are accounted for.

In view of the potential noise impacts that are identified to effect both the proposed development and the existing residents of the Minmi Township, Renzo Tonin & Associates have recommended the mitigation measures be considered as part of the future development of the land. The recommendations will need to be further considered at the future application phase for the subdivision of land and future individual development applications for the individual dwellings.

6.9 Heritage

6.9.1 Aboriginal Cultural

A Heritage Impact Assessment (HIA) recognised the Minmi / Link Road North Precinct was prepared in association with the HIA. The key findings of the HIA relate to:

- Six sites of high and moderate significance, located generally on the ridges and scattered and isolated finds. Land surrounding these sites forming two corridors in the north eastern section of the site.
- The Aboriginal Heritage Information Register (AHIR) registered sites could not be found in the northern portion of the site.
- In light of the extensive disturbance, the area is deemed to have limited Aboriginal heritage potential. The eastern extension being assessed to comprise archaeological potential contains the six new sites.
- Given the nature of Aboriginal heritage significance, the movement of communities

- The concentration of sites along ridge lines suggests that ridges formed connecting walkways between resource zones. Ridges are consequently identified as areas of high archaeological potential that are likely to contain further sites and objects of significance.
- The slopes between ridges are uniformly steep and, subject to natural erosive processes, are deemed unlikely to contain items of significance. However, it has been noted that soil deposits in the vicinity of creeks and water basins have moderate heritage potential. In particular, Hexham Swamp to the north of the Estate is believed to have been a subsistence focus for Aboriginal communities. It is likely that the low hills of Minmi in the northern portion of the site would have been used as a means of reaching the Swamp, though no finds have been made in this area.

Where is the
Aboriginal
Heritage
assessment
for MP 10_0093

Omission or just
not found?

agement (ERM) has significance. The HIA attached at Appendix O. owns:

found within the study area. The area is of archaeological potential.

one site recorded in the AHIR. These findings indicate that the AHIR is not complete. No sites have been

activity, the area is identified. The northern portion of the site is assessed as of potential, which

at has occurred, disturbance practices and the