



16 November 2011

Mr Michael File
Director Strategic Assessment
Department of Planning
NSW Government
23 - 33 Bridge St
Sydney NSW 2000

Dear Mr File

Assessment of Coal & Allied Lower Hunter Land - Minmi/Link Rd Application

Thank you for your letter of 17 October 2011 identifying issues to be addressed in Coal & Allied's preferred project report for the proposed Minmi/Link Rd Estate.

As requested the following further investigation has been undertaken and the attached reports from relevant consultants are submitted as responses to the issues of concern.

Retail/commercial development

A report from GHD engineering consultants is attached which demonstrates how the proposed retail and commercial centre may be constructed on the Village Centre precinct site where mine subsidence is an issue. The report includes recommendations on engineering solutions for building foundations that will be required to provide support for a retail floor slab area of up to 3,200 m² as needed for the proposed supermarket. The final structural solution will be subject to the Mines Subsidence Board approval at the time of preparing a Development Application.

Open space and recreation facilities

A report is attached from GHD engineering consultants which shows the modelled extent of inundation of the proposed northern sportsfields for the 1 in 5 and 1 in 20 year storm events. As set out in the report and attached plans, inundation is minor and can be avoided by raising the design level of the proposed playing fields, with little impact on the surrounding flood plain for the above events. Inundation times are relatively short and would coincide with inclement weather when there would be no desire to use playing fields.

Statement of commitments

The updated statement of commitments including the Coal & Allied \$8 million allocation is attached.

Bushfire hazard

It is understood that the Rural Fire Service is now satisfied with the bushfire mitigation measures contained in the Coal & Allied proposed urban design.

Yours faithfully



Keith Dedden
General Manager Property Development

Encls.