

12 January 2012

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

Dear Mr File

Minmi Concept Plan – Newcastle City Council concern regarding vehicle access to the western sports fields

Thank you for your letter of 16 December 2011 advising of concerns expressed by Newcastle City Council regarding the provision of vehicular access to the proposed sporting fields located west of Back Creek and east of the existing Minmi residential area. As requested Coal & Allied has prepared the attached plan showing that access to the proposed western fields is feasible. However Coal & Allied wishes to clarify its position in this matter as follows.

Coal & Allied has submitted its application for Concept Plan Approval, which remains unchanged in relation to the access configuration for the sports fields. This configuration provides a single access point from Minmi Road through the proposed Minmi East Village to a single location central to all proposed sporting fields. Public access to fields west of Back Creek is provided via a pedestrian bridge crossing the creek close to the central carpark.

Coal & Allied contends that this solution is optimal for the following reasons:

- it confines sports field parking and consequent traffic impact to one location within the Coal & Allied development, directly accessible from a major road (Minmi Road). The Coal & Allied concept plan has been designed to accommodate this impact;
- it avoids increased traffic impact on an existing residential area and on local access streets;
- the western sporting fields are located 100-200m from the central carpark, over level grades and therefore do not complicate access to the fields;
- the Coal & Allied proposal has been publicly exhibited with no public submissions received relating to the proposed parking/access facilities associated with the playing fields apart from the NCC/LMCC Councils; and
- The central carpark potentially provides access to a wider range of recreational activities in addition to the western sporting fields, close to the Minmi East village.

Despite our position as outlined, we have prepared the attached access and parking plan as requested by DPI. Should DPI defer to NCC and require a western parking area with access through an existing residential area, Coal & Allied would appreciate the opportunity for further discussion regarding an appropriate condition being included in the final consent. Coal & Allied is disinclined to amend its application.

The attached plan provides vehicular access from the intersection of Frederick and McInnes Sts through the NCC reserve on McInnes St. The access is designed to minimise impact on the reserve, avoiding the existing playground embellishments and ensuring some separation from surrounding residences. The vehicle access is moderately steep with an average longitudinal grade of 1:8.

The attached option will:

- require clearing of existing vegetation and earthworks in the reserve;
- split the current reserve area into two separate areas
- increase traffic volumes on surrounding streets, and noise/odour issues;
- increase lighting in the reserve for safety/security (lighting of vehicle and pedestrian access paths);
- potentially raise objections from surrounding residents;
- place the fields at a distance of 20-155m from the carpark; and
- provide 50-60 parking spaces depending on carpark design (sketch shows 53 spaces).

Should NCC require access to the proposed western playing fields for ground maintenance purposes only, the plan shows that an internal non-public service road is feasible.

Yours sincerely



Keith Dedden
General Manager Property Development.