

3 September 2015

Wyong Shire Council  
PO Box 20  
WYONG NSW 2259

Attention: Nathan S. Burr

25 Bryant Drive (PO Box 3039)  
TUGGERAH NSW 2259

Email: [info@wallarah.com.au](mailto:info@wallarah.com.au)

Phone: (02) 4352 7500

Fax: (02) 4352 7599

## **CASAR PARK BUSHHELLS RIDGE DEVELOPMENT APPLICATION DA/658/2015**

Wallarrah 2 Coal Project supports the proposed CASAR Park motor racing facility. We have had multiple constructive consultations with Mr Brad Wilson of the CASAR Park Supporters Incorporated and we have agreed that there is appropriate compatibility between the proposed mining and motor racing adjacent land uses. Further, the parties acknowledge that the approval of the mining project could allow further substantial co-operation and benefit to the CASAR Park for superior road access, infrastructure provision and possible employment and training opportunities. However, the mining development approval process has stalled because to date it has not been possible to secure a reasonable agreement for rail access with Darkinjung Local Aboriginal Land Council, the landowner of the CASAR Park site and adjacent lands.

### ***Background to Wallarah 2 Coal Project***

Wyong Coal Pty Limited is the manager of the Wyong Areas Coal Joint Venture which is the proponent for the underground coal mining project north-west of Wyong known as the Wallarah 2 Coal Project (W2CP).

The W2CP is in an advanced stage of project assessment and approval as a State Significant Development project and has been recommended for approval by both the Department of Planning and Environment (DPE) and the Planning Assessment Commission (PAC) following extensive and expert assessment.

The mining project will have an initial capital development cost of \$850 million and will employ 300 people directly and a further 500 indirectly in the region during operations for several decades. Many more will be employed during the three year construction period.

One of the key surface facilities of the W2CP will be a coal handling and rail loading facility located east of the M1 Motorway at Tooheys Road Bushells Ridge nearby to the CASAR Park site.

All product coal from W2CP will be transported by rail to Newcastle port. Part of the proposed rail spur leading from the Tooheys Road site to the Main Northern Rail Line traverses land owned by Darkinjung Local Aboriginal Land Council (DLALC), the landowner of the CASAR Park development site. The W2CP development consent is expected to be forthcoming after the resolution of rail access issues.

Further details of the W2CP can be found on the project website at [www.wallarrah.com.au](http://www.wallarrah.com.au) and in the Environmental Impact Statement and related assessment documentation posted on the Department of Planning and Assessment website at: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=4974](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4974) .

Comments on the CASAR Park development application are set out below.

## **Comments on CASAR Park DA and Statement of Environmental Effects**

The Statement of Environmental Effects (SEE) report is a brief outline of the concept plan for a multi-staged development for a motorsport racing track and provides a preliminary assessment of the likely environmental effects associated with the proposed site development.

W2CP has had multiple meetings with Mr Brad Wilson of CASAR Park to discuss our respective development proposals. The CASAR Park development proposal concept plan has evolved over time and appears to be compatible with W2CP's proposed development intentions as set out in its EIS dated April 2013.

### Land Use Compatibility

Importantly, the CASAR Park SEE itself notes that the proposed development is compatible with the W2CP proposed development should it proceed (CASAR Park SEE, page 8):

*"Part of the land and the adjoining lot to the south have been identified as part of the Wallarah 2 Coal Project, however, the CASAR Park proposal does not conflict with the proposed operation of the mine should it proceed."*

### Site Services

It is noted that the SEE states that the development will have no connection to Council-supplied town water supply or sewerage services. There will also be no network electricity supplied to the development site. These services at CASAR Park will be met by on-site water harvesting, sewage effluent treatment and disposal, and by on-site solar power supply with battery back-up.

In discussions with CASAR Park, W2CP has advised that when approved and constructed it will be providing connections for water, sewerage and electricity to the adjacent mine facilities site at Tooheys Road. Accordingly, it is possible that CASAR Park may be able to connect in to these infrastructure services to supply all or augmented services to its development.

The ability to assist CASAR Park is fundamentally dependent upon W2CP receiving development consent, which in turn will need resolution of the rail access matter. A key avenue for this rail access is for fair land compensation to be agreed with DLALC so that the NSW Aboriginal Land Council can give its consent to the W2CP DA lodgment so that it can be validly approved.

### Site Road Access

CASAR Park proposes to have all site traffic enter the development site from Bushells Ridge Road on the north side of the development. It is considered that this access route has limitations in terms of suitability for the variety of traffic that will ingress/egress the CASAR Park development, including motorcycles, light vehicles and various types of heavy/long vehicles such as fuel tankers, semi-trailers and motor trailers/vans. W2CP considers that the Hue Hue Road/Bushells Ridge Road intersection suffers from poor geometry, its near-crest position, adverse camber, poor sight-lines and lack of turn-in and exit merging lanes. While it may be possible to seek to maximize the vehicle travel routes along Bushells Ridge Rd from the east rather than through this intersection at Hue Hue Rd, this might prove challenging.

W2CP believes that this access point would be inferior to an access option from the south via Tooheys Road and the Motorway Link Road intersection. It is likely that such an access road from the south would be welcomed by those accessing the race track as well as by the residents of Bushells Ridge Rd.

The CASAR Park SEE notes that the long term development expectations would be best served from the Tooheys Road in the south (SEE, page 4):

*"Critical to further development of the site is access becoming available to the site from the south"*

W2CP agrees that a long term access from the south would be superior for CASAR Park. We have advised CASAR Park that if W2CP is approved with its currently proposed rail alignment then it should be able to assist in pursuing this preferred southern access via Tooheys Road by enabling an access agreement over W2CP land for suitable road construction for the long term benefit of CASAR Park. However, this opportunity to assist is being withheld so long as rail access agreement with the landowner (DLALC) remains unresolved despite W2CP's very reasonable and generous offers.

#### Noise, Dust and Amenity Issues

W2CP considers that amenity impacts, such as noise and dust emitted from the CASAR Park facility, will be of no significant concern to its surface facilities operations, including from the periodic elevated noise levels associated with high power vehicles using the race track. W2CP is one of the few types of land use that will remain compatible with the CASAR Park development over the long term.

W2CP considers that, if approved, its future train movements and nearby surface activities of coal handling will not impact on CASAR Park activities and site values. W2CP will undertake to consult with CASAR Park and the landowner on the design, construction and proposed operation of the rail access facilities in a future rail development corridor so as to maintain compatibility between the land uses, protect site amenity and provide appropriate access to the CASAR Park site and across the rail line.

#### Construction Employment

W2CP supports the CASAR Park proposal to undertake a program of socially beneficial employment and training, potentially during both its construction and operation. If approved and constructed, W2CP may be in a position to link with CASAR Park initiatives to provide further employment or training opportunities for those contractors and others involved in the construction phase at the race track. W2CP shares the objective to enhance employment and training opportunities within Wyong. W2CP has set a target of 70% local recruitment for its operational workforce and has also set a target in its recent agreement with Guringai Tribal Link Aboriginal Corporation (the Traditional Landowners in the region) of seeking 10% indigenous employees during operations.

In summary, W2CP is very supportive of the CASAR Park development concept and considers that it will provide an excellent facility for the region that will broaden the local economy, provide local economic stimulus over its multi-staged development, support employment and training including encouraging opportunities for local youth, and will be compatible with W2CP as a potential long term adjacent operation. W2CP has the potential for significant positive interaction with CASAR Park in terms of assisting to improve site road access, site servicing and infrastructure, and employment and training opportunities. However the ability of W2CP to do so remains fundamentally dependent on securing the necessary rail access agreement on reasonable terms (from the land owner DLALC) and subsequent development consent from Government.

W2CP appreciates the opportunity to make this supportive submission on the CASAR Park development, and contact for any further discussion can be directed to Peter Smith, Environment and Community Manager, at [psmith@wallarah.com.au](mailto:psmith@wallarah.com.au) or by phone at 4352 7500.

Yours sincerely



PETER SMITH  
Environment and Community Manager