

Concept Approval

Section 75O and 75P of the *Environmental Planning and Assessment Act 1979*

The Planning Assessment Commission of New South Wales (the Commission) under the *Environmental Planning and Assessment Act 1979* ("the Act") determines:

- a) Pursuant to section 75O of the Act, to grant concept plan approval for the proposal referred to Schedule 1, subject to the modifications set out in Schedule 2;
- b) Pursuant to section 75P(1)(a) and 75P(2)(c) of the Act, the further environmental assessment requirements (as specified in Schedule 2, Part D) for subsequent development applications associated with the concept plan;
- c) Pursuant to section 75P(1) (c) of the Act, that the subdivision of land that gives effect to the transfer for lands to a public authority or a Minister of the Crown requires no further environmental assessment and approve the development under section 75J of Act (subject to the conditions set out in Schedule 3 of this approval); and
- d) Pursuant to section 75(1) (b) of the Act, that all development associated with the concept plan be subject to Part 4 (excluding exempt and complying development), or Part 5 of the Act, whichever is applicable.



Garry Payne AM
Commission Member



Richard Thorp
Commission Member



Jan Murrell
Commission Member

Sydney, 12 July 2012

SCHEDULE 1

Application No:	10_0089
Proponent:	Coal and Allied Industries Pty Ltd
Approval Authority:	Minister for Planning & Infrastructure
Land:	Land at Middle Camp comprising of Lot 202 DP 702669, Lot 2030 DP 841175, Part Lot 6 DP 746077, Part Lot 5 DP 736170, Part Lot 12 DP 854197, Lot 223 DP 1102989 and Lot 16 DP 755266.
Local Government Area:	Lake Macquarie City Council
Concept plan:	<p>Concept plan for <i>Middle Camp (Catherine Hill Bay)</i> comprising of:</p> <ul style="list-style-type: none">• a 222 lot residential subdivision with conceptual lot layout, density and urban design, with a developable area of 28.2 hectares contained within Hamlet A - Sawmill Camp (59 dwellings within 7.32 hectares of land) and Hamlet B - Colliery Hamlet (163 dwellings within 20.88 hectares of land); and• dedication of 525.87 hectares of environmentally significant conservation lands.

SCHEDULE 2

PART A – DEFINITIONS

Act, the	<i>Environmental Planning and Assessment Act 1979</i>
APZ	Asset Protection Zone
Council	Lake Macquarie City Council
OEH	NSW Office of Environment & Heritage
Department, the	NSW Department of Planning and Infrastructure
Director-General, the	Director-General of the Department of Planning and Infrastructure (or delegate)
NOW	NSW Office of Water
EA	<i>Catherine Hill Bay Middle Camp Environmental Assessment Report</i> (including accompanying appendices) prepared by Urbis dated November 2010.
Minister, the	Minister for Planning & Infrastructure
PMF	Probable Maximum Flood
Project	The proposal described in the EA
Proponent	Coal and Allied Industries Pty Ltd
PPR	<i>Catherine Hill Bay, Middle Camp, Preferred Project Report</i> , prepared by Urbis dated 11 March 2011 and Addendum dated 16 June 2011.
RFS	NSW Rural Fire Service
RMS	NSW Roads and Maritime Services
Site, the	Land to which concept plan Application MP10_0089 applies
Hamlet A	Land comprising 7.32 hectares, located north of the existing Middle Camp settlement on the eastern side of Flowers Drive in an existing cleared area.
Hamlet B	Land comprising 20.88 hectares, located to the west of Flowers Drive and north west of the existing settlement. Development is proposed to be set back from Flowers Drive.

PART B – ADMINISTRATIVE CONDITIONS

Terms of Concept Approval

- 1.1 The Proponent shall ensure that all development on site is carried out generally in accordance with the:
- a) Concept plan application 10_0089;
 - b) *Catherine Hill Bay, Middle Camp Concept Plan Environmental Assessment Report* (including accompanying appendices) prepared by Urbis dated November 2010;
 - c) Correspondence, with attachments, titled *Preferred Project Report Submission - Coal & Allied Southern Estates: Catherine Hill Bay (Middle Camp)* prepared by Urbis dated 11 March 2011;
 - d) Correspondence, with attachments, titled *Preferred Project Report Submission - Coal & Allied Southern Estates: Catherine Hill Bay (Middle Camp)* prepared by Urban dated 16 June 2011.
 - e) The Statement of Commitments (See Appendix 1); and
 - f) this approval.
- 1.2 In the event of an inconsistency between:
- a) the modifications of this approval and any document listed from condition 1.1a) to 1.1e) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and
 - b) any document listed from condition 1.1a) to 1.1f) inclusive, the most recent document shall prevail to the extent of the inconsistency.

Limits of Approval

- 1.3 This concept approval shall lapse five years after the date on which it is granted, unless an application is submitted to carry out a development for which concept plan approval has been given.
- 1.4 To avoid any doubt, this concept plan approval does not permit the construction of any aspect of the proposal which will be subject to separate approvals/consents.

Determination of Future Applications

- 1.5 The determination of future applications for development on the Site under Part 4 of the Act, for which Council is the consent authority, is to be generally consistent with the terms of this approval.

Note: in accordance with the transitional provisions for Part 3A, under Section 75M of the Act, this concept plan approval satisfies the obligation to prepare a development control plan as required for the site, subject to compliance with the modifications in Part C.

PART C – MODIFICATIONS TO THE CONCEPT

Built Form and Urban Design

- 1.6 The proposed townhouse lots are not approved as part of the concept plan.
- 1.7 Proposed street type D which provides the primary street access for the small courtyard lots within Hamlet A is to be modified in accordance with council's requirements, including to accommodate a footpath, on street parking, and landscaping.
- 1.8 If the proposed Workshop Park and Lemon Tree Park are to be retained as part of the proposal alternative management arrangements are to be identified if they are not accepted by council for dedication. Alternatively, the concept plan is to be modified to remove the parks, and incorporate these areas into the overall subdivision layout, noting that the approval is granted for a maximum yield of 222 dwellings.
- 1.9 A detailed visual assessment including provision of a scaled photomontage of Flowers Drive showing the slope of the land and the proposed landscape buffer and dwellings in the background, should be prepared to confirm that the landscaped buffer along Flowers Drive is adequate. If necessary or appropriate the landscaped buffer width should be varied. The final agreed buffer is to be offered for dedication to council. The relevant subdivision application must demonstrate that the future ownership and management arrangements for the landscaped buffer have been negotiated with council. Should council not accept the dedication of the landscape buffer, these areas are to be incorporated into the neighbouring residential lots.
- 1.10 The proponent is to modify the indicative lot layout plan to address condition 1.6 to 1.9, and submit this to the Department for approval prior to lodging any future application for subdivision of land within the development area.
- 1.11 Prior to the first application for subdivision, the proponent shall revise the urban design guidelines in consultation with council to address the matters outlined below. The final urban design guidelines are to be in a form which could be adopted as site specific controls within the council's development control plan at some stage in the future.
 - a. consistency with *State Environmental Planning Policy (Middle Camp) 2012*, including height of buildings;
 - b. consistency with the final agreed lot layout plan, as referred to in condition 1.10;
 - c. private open space and landscaping requirements including specific requirements for deep soil zones, and a detailed species selection list;
 - d. details on how cut and fill is to be minimised and requirements for retaining structures including maximum heights and design approach, acceptable materials, and associated landscaping;
 - e. requirements for retention of vegetation within individual lots, having regard for any requirements of *Planning for Bushfire Protection 2006*;
 - f. site fencing requirements;
 - g. details on the way in which the design of new dwellings is to respond to the historic character of the area and minimise impacts on the Catherine Hill Bay Cultural Precinct and its setting, including appropriate materials, massing and style of architecture;
 - h. setbacks for secondary frontages on corner lots to be consistent with or greater than the requirement of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*;
 - i. controls to ensure that garages are located behind the front building line, and to restrict garage widths to be consistent with those allowed under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*;
 - j. site cover controls to be equal to or less than the controls outlined in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*;
 - k. amended built form guidelines for the small courtyard lots, to ensure a positive streetscape outcome, along their primary access street;

- l. demonstrate how necessary storm water infrastructure can be accommodated on individual lots, in particular small lots; and
- m. controls to ensure that the agreed vegetated buffer along Flowers Drive is appropriately established and maintained.

The revised guidelines must be prepared in consultation with council, and to the satisfaction of the Director General. The final approved copy is to be submitted to council prior to lodgement of any development application for a dwelling on the site.

PART D - FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Pursuant with Section 75P(2)(c) of the Act, the requirements listed below shall apply to all future development applications relating to this concept plan.

Urban Design & Built Form

- 1.12 Each subdivision application must include a landscaping and public domain plan prepared in consultation with council, that includes:
- a. a strategy for retention of trees on the site;
 - b. proposed public domain treatments;
 - c. proposed landscaping of swales, detention basins, roadside verge and other public domain areas, including species selection;
 - d. approach to achieving fuel loads for APZs within any vegetated public domain areas and compliance with *Planning for Bushfire Protection 2006* and the Rural Fire Service Standards for APZs; and
 - e. proposed management arrangements for public domain areas.

Future management of land

- 1.13 Any future application for subdivision of Lot 4 identified on the *Middle Camp Land Transfer Plan* (at Appendix 2 of this approval) to excise a lot for an existing dwelling, is to outline management arrangements for land zoned E2 Environmental Conservation directly to the north of Lot 4, and where possible demonstrate this land is incorporated within one or more of the lots associated with the existing dwellings.

Contributions

- 1.14 A staging plan prepared in consultation with council and to the satisfaction of the Director-General is to be submitted prior to the first subdivision application that details the schedule for delivery of (and dedication where relevant) the following contributions:
- a. provision of roads, stormwater and other service infrastructure;
 - b. the proposed heritage walkway;
 - c. items identified for Middle Camp in the \$5 million allocated to the Coal & Allied Southern Estates;
 - d. section 94 contributions;
 - e. State Infrastructure Contributions; and
 - f. management arrangements for the heritage walkway, Linear Park and Gateway Park and if required Lemon Tree Park and Workshop Park.

Note: In relation to section 94 contributions any works in kind or dedication of land in lieu of monetary contributions required under council's Section 94 Plan must be negotiated with council.

- 1.15 In preparing the staging plan identified in condition 1.14 the proponent is to demonstrate that the proposed heritage walk, will be developed as a shared pathway to accommodate both pedestrians and cyclists. The heritage pathway is to be offered for dedication to council, with any management arrangements to be negotiated with council, and any other relevant agency.

Biodiversity

- 1.16 Whilst it is recognised that the biodiversity impacts associated with the proposal have been offset through dedication of 525.87 hectares of conservation lands to the NSW Government, any subdivision application shall provide the following, having regard for the recommendations of the Ecological Assessment Report (RPS 2010):
- a. details on strategies to minimise clearing, and to retain endangered ecological communities, *Eucalyptus robusta*, and mature and/or hollow bearing trees where possible, for example through design of roads and stormwater devices;
 - b. preparation of a *Tetratheca juncea* management plan to ensure its long term survival including to identify plants that would be retained in the development area, and to mitigate impacts on this species within the conservation lands;
 - c. management measures for minimising impacts on fauna during subdivision works including the implementation of appropriate tree clearing protocols;
 - d. management of *Phytophthora cinnamomi* during subdivision works;
 - e. an outline of any potential impacts on wetlands, and appropriate mitigation measures and rehabilitation works; and
 - f. details regarding the management of the interface between the development area and conservation lands, and appropriate environmental controls to minimise any potential impacts on the conservation lands. Management procedures should be prepared in consultation with OEH. Information provided should include, but not be limited to, boundary establishment, sediment controls, location and management of construction materials.

Any procedures and strategies identified should be carried into a Vegetation and Habitat Management Plan to be completed prior to commencement of any works on the Site.

- 1.17 Any future subdivision application must demonstrate that the design of water sensitive urban design structures and devices within close proximity of wetlands are compatible with the ecological function of these areas.
- 1.18 Any future application for the development of the proposed heritage pathway, is to demonstrate how any associated impacts on the wetlands will be avoided and mitigated.
- 1.19 Any future subdivision application is to consider the impact of proposed road along the eastern boundary of Hamlet B on the wetland, and demonstrate how such impacts would be minimised. This is to include consideration of reducing the road width or re-aligning the road to minimise impacts on the wetland.

Flooding

- 1.20 Any subdivision application must demonstrate that all dwellings would be located above council's relevant flood planning level and that service infrastructure within the site affected by flood waters has been suitably located and flood proofed to ensure no impact occurs to or is generated by these services during flood events.
- 1.21 Any future application for subdivision of Hamlet B is to demonstrate that safe evacuation can be provided in flood events.

Stormwater Management and Water Quality

- 1.22 Detailed design of all stormwater management devices is to be submitted with any application for subdivision in accordance with council's requirements.
- 1.23 Any subdivision application must outline management arrangements for public stormwater facilities during and after construction, prior to being dedicated to council. These arrangements should be negotiated with council.

- 1.24 A water quality and hydrological monitoring program is to be provided as part of any application for subdivision which has potential to impact on the water quality of the adjoining wetlands and associated Swamp Mahogany Paper Bark Forest community. The program shall include:
- a. monitoring of data against relevant water quality standards and the baseline data collected prior to commencement of works;
 - b. monitoring of changes in hydrology caused by the development to ensure no detrimental impact on the wetlands and associated Swamp Mahogany Paperbark Forest which adjoins the development area;
 - c. details on mechanisms and responsibilities for the management and reporting of the results;
 - d. identification of remedial actions to be implemented in the event of a discrepancy between the actual and predicted performance of the water quality controls and/or any adverse impact on the wetlands or Swamp Mahogany Paperbark Forest; and
 - e. a program to report monitoring results to council and the NSW Office of Water.

Groundwater Impacts

- 1.25 Any subdivision application should outline details and depth of excavations and any impact on groundwater. The proponent should also outline the proposed management of any impacts on groundwater and groundwater dependent ecosystem communities including potential infiltration from stormwater detention basins to groundwater.

Note: If future development requires excavations that intercept groundwater, a licence under Part 5 of the *Water Act 1912* is required and this will need to be considered as part of any future application

Bulk Earthworks

- 1.26 Any subdivision application which involves bulk earthworks must demonstrate how impacts on the archaeological significance of the E Pit area located in Hamlet B, as identified in the Heritage Impact Assessment for the site prepared by ERM, June 2011, will be avoided or mitigated, based on advice provided by a qualified archaeologist.
- 1.27 Any subdivision application which involves bulk earthworks must provide details how the site will be stabilised and maintained once earthworks are completed.
- 1.28 Any subdivision application is to identify the source of fill to be used on site, and how fill would be stockpiled and managed on site whilst works are underway. If virgin excavated natural material is not used, an assessment on the suitability and justification for the use of this material must be presented, as well as an assessment of any potential impacts arising from the use of this material. This includes (but is not limited to) water quality, groundwater and ecological impacts.

European Heritage

- 1.29 Any subdivision application is to include an assessment of the heritage impacts of construction of the heritage pathway on the Catherine Hill Bay Colliery Railway.
- 1.30 Any subdivision application is to provide a further assessment of the heritage values and impacts for all potential heritage items, and existing structures located in Hamlet A, prepared by a suitably qualified heritage professional, in accordance with Heritage Office guidelines. The assessment should consider opportunities for adaptive re-use.

- 1.31 Any subdivision application shall demonstrate that buildings identified for retention are, or can be made, structurally sound and are suitable for adaptive reuse, based on the advice of a qualified structural engineer, and heritage architect.
- 1.32 Any subdivision application for Hamlet B is include a detailed assessment of the heritage significance of the Workshop Building, and the archaeological remains of the house, prepared by a suitably qualified heritage professional in accordance with Heritage Office guidelines. The assessment is to investigate opportunities for the adaptive re-use of the Workshop Building, and make a recommendation as to the retention or removal of the items. The assessment should identify appropriate ongoing management provisions in the event of retention.
- 1.33 Any subdivision application is to outline procedures to mitigate construction impacts and to record items to be removed. This is to include requirements for monitoring of excavations, including those associated with the cistern within the Pitt E archaeological area, and archival recording of heritage items to be demolished.
- 1.34 Any subdivision application is to be accompanied by a Heritage Interpretation Strategy prepared by a suitably qualified heritage professional prepared in accordance with Heritage Office guidelines.

Note: Where items are listed in the *Lake Macquarie Local Environmental Plan 2004*, heritage impacts would need to be assessed under the heritage provisions of that instrument

Aboriginal Heritage

- 1.35 Any subdivision application is to be accompanied by an Aboriginal Cultural Heritage Management Plan (ACHMP) that has been developed in consultation with Aboriginal stakeholders and to the requirements of the Office of Environment and Heritage (OEH). The plan is to include, but shall not be limited to:
- a. procedures for ongoing Aboriginal consultation and involvement;
 - b. details of the responsibilities of all stakeholders;
 - c. a statement of the Aboriginal cultural significance of the Site;
 - d. procedures for the management of all recorded sites within the Site;
 - e. procedures for the identification and management of previously unrecorded sites (excluding human remains);
 - f. identification and management of any proposed cultural heritage conservation area(s);
 - g. details of an Aboriginal cultural heritage education program for all contractors and personnel associated with construction activities;
 - h. compliance procedures including for in the unlikely event that non-compliance with the ACHMP is identified;
 - i. details of an appropriate keeping place agreement with local Aboriginal community representatives for any Aboriginal objects salvaged through the development process;
 - j. details of proposed mitigation and management strategies for Aboriginal sites identified to be impacted within the Site; and
 - k. details of proposed Aboriginal cultural heritage interpretation strategies for the Site.

Traffic and Transport

- 1.36 The Proponent is to design the upgrade of the intersection at Flowers Drive and Pacific Highway, Middle Camp in accordance with RMS's requirements. Unless otherwise agreed in writing between the RMS and the Department, the intersection is to be designed and constructed to restrict Flowers Drive traffic movements to left in/left out only. Physical barriers are to be designed and constructed to implement a right turn ban from Cams Wharf

Road into the Pacific Highway. A u-turn facility is to be provided on the Pacific Highway or at Nords Wharf Road to accommodate northbound vehicles exiting Flowers Drive.

- 1.37 In the event that the Middle Camp development proceeds and the Catherine Hill Bay development (as approved by MP10/0204) does not, the proponent shall include in the first development application for subdivision details of the intersection upgrades required to Pacific Highway and Montefiore Street to accommodate the increased traffic from Middle Camp that would use that intersection, in accordance with RMS's requirements.
- 1.38 The first subdivision application must be accompanied by a Local Area Traffic Management (LATM) scheme that has been prepared for Middle Camp village in accordance with Australian Standard AS 1742.13 *Manual of uniform traffic control devices Part 13: Local area traffic management* in consultation with Council and the RMS. The LATM should address traffic calming and vehicle speeds, ensuring that any management measures proposed do not exacerbate traffic noise impacts on existing dwellings.
- 1.39 Any subdivision application must demonstrate that all local roads have been designed in accordance with council requirements.

Bushfire Management

- 1.40 The APZs provided along the southern boundary of Hamlet B and the western most end and the eastern boundary of Hamlet A are to be reviewed in consultation with the RFS. APZs are to be contained wholly within the road reserve and/or residential lots. Future subdivision applications are to be accompanied by the results of these further investigations and are to include any necessary changes made to the APZs in these 2 locations and any associated changes to construction levels of adjoining development.
- 1.41 Any subdivision application must be accompanied by a Bushfire Management Plan that demonstrates that the development complies with the *Planning for Bush Fire Protection 2006*, is to the satisfaction of RFS, and provides detailed arrangements for:
 - a) a road network, lot layout appropriate to evacuation purposes;
 - b) property access roads which allow for the safe access, egress and defensible space for emergency services;
 - c) the location and composition of all APZs, including the inner and outer protection zones, including in relation to proposed building footprints;
 - d) the responsibility of ongoing maintenance requirements within the APZs to ensure compliance with the required standards (for APZs outside individual lots this must be negotiated with council and the RFS); and
 - e) a staged approach to management of bushfire hazard and APZs during the development process.

Site Contamination

- 1.42 Any subdivision application must include a remediation action plan, which includes:
 - a. characterisation of the nature and extent of contaminated material;
 - b. details of the proposed remediation process, including treatment methodologies and processes;
 - c. justification of the proposed treatment and remediation criteria;
 - d. details of proposed remediation management measures;
 - e. a site validation plan; and
 - f. details of compliance with the *Contaminated Land Management Act 1997*.

Subsidence

- 1.43 Any future subdivision application covering the eastern part of Hamlet B shall include an investigation of the area of unmapped workings to determine risk of pothole subsidence or other possible restrictions on development in this location. A Pothole Management Plan (see condition 1.45) shall then be prepared for areas at risk of subsidence. This area is identified in orange and described as "Possible unmapped workings with less than 20m cover" in drawing titled "Test Bore Location Plan and Revised Mining Constraints Overlain on Wallarah Seam RT295" forming part of the Phase 2 Mine Subsidence Risk Assessment Report prepared by Douglas Partners and dated November 2007. This unmapped area possibly contains workings with less than 20 metres of cover where there could be a high risk of pothole subsidence.
- 1.44 Any subdivision application shall confirm the area of single storey construction proposed for Hamlet B over the area identified as having: "Between 20 m and 50 m Cover" in drawing titled "Test Bore Location Plan and Revised Mining Constraints Overlain on Wallarah Seam RT295" forming part of the Phase 2 Mine Subsidence Risk Assessment Report prepared by Douglas Partners and dated November 2007.
- 1.45 Any development application for subdivision must demonstrate compliance with requirements of the Mine Subsidence Board including:
- a) geotechnical investigations to demonstrate that there is no risk of mine subsidence affecting the site and the appropriateness of the strata to support the development. The investigations are to include, but not be limited to, confirmation of the depth of coal seam, height of workings, floor conditions and thickness of competent rock, as well as providing details of the pillar dimensions used in any analysis;
 - b) the plans for subdivision works, including services, have taken into account the geotechnical conditions of the site; and
 - c) the measures required to remove the risk of subsidence.
- 1.46 Any subdivision applications for an area within the development footprint which may be at risk of pothole subsidence must be accompanied by a Pothole Management Plan, prepared to the satisfaction of the Department of Primary Industries – Minerals and Petroleum, detailing proposed mitigation measures for grouting of workings and the identification and sealing of shafts/entries.

Construction Impacts

- 1.47 All stages of the subdivision shall be accompanied by an assessment of construction impacts associated with that activity, including (but not limited to) construction noise, air quality, water quality, soil and erosion and, traffic. The assessment shall be accompanied by a construction environmental management plan, prepared in accordance with *Guideline for the Preparation of Environmental Management Plans* (DIPNR, 2004), which shall include:
- a. a construction noise and vibration mitigation plan;
 - b. an air quality and dust management plan;
 - c. a soil and water management plan, prepared in accordance with Landcom's Managing Urban Stormwater: Soils and Construction guidelines and including a water quality monitoring program designed to demonstrate the impact of the development on the SEPP 14 wetland;
 - d. a vegetation management plan;
 - e. a waste management plan;
 - f. a construction traffic management plan;
 - g. a dilapidation report of public infrastructure in the vicinity of the site;
 - h. a heritage management plan detailing measures to minimise and manage impacts on heritage items during construction;

- i. measures to address interface issues between the construction site and the neighbouring conservation areas; and
- j. a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints.
- k. any other plans that that may be required as a result of the environmental assessment of potential impacts.

Schedule 3

CONDITIONS OF PROJECT APPROVAL

PART A – ADMINISTRATIVE CONDITIONS

Development Description

Project Approval is granted only to carrying out the subdivision of lands specified in Schedule 1, to enable the transfer of lands to a public authority or a Minister of the Crown.

Development in Accordance with Plans and Documentation

The development shall be in accordance with the:

- *Middle Camp Land Transfer Plan* (Revision 5) prepared by Monteath and Powys dated 1 October 2010, provided as an attachment to correspondence titled *Preferred Project Report Submission – Coal & Allied Southern Estates: Catherine Hill Bay (Middle Camp)* dated 16 June 2011, and included at Appendix 2 of this approval; and
- the conditions of this approval.

Lapsing of Approval

The project approval will lapse 5 years after the approval date of this project approval.

PART B – PRIOR TO SUBDIVISION CERTIFICATE

Planning Agreement

The Proponent must enter into a planning agreement in accordance with the letter of offer dated 12 August 2011.

Easements

Easements for services, drainage, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over those lots pursuant to the *Conveyancing Act 1919*.

Documentary evidence of restrictions on title

Prior to the issuing of the subdivision certificate, the proponent is to provide documentary evidence of the proposed easements to the accredited certifier or Council

Costs to be borne by the Applicant

All costs associated with the preparation and registration of any covenant or restriction on title, whether directly or indirectly, will be borne solely by the proponent.

PART C – ADVISORY NOTES

Requirements of Public Authorities for Connection to Services

The applicant shall comply with the requirements of any public authorities (e.g. Integral Energy, Hunter Water, Telstra Australia, AGL etc.) in regard to the connection, relocation and/or adjustment of the services affected by the development. Any costs in the relocation, adjustment or support of services shall be the responsibility of the applicant. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Subdivision Certificate.

All works in the National Park will require the approval of the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974* and Part 5 of the *Environmental Planning and Assessment Act 1979*.

Appendix 1

Statement of Commitments

Catherine Hill Bay – Revised Statement of Commitments

Subject	Description
Concept Plan	
Commitments Restricting the Terms of Approval	<p>Future development will be carried out generally in accordance with the following plans and documentation submitted with the Environmental Assessment</p> <ul style="list-style-type: none"> ▪ Middle Camp (Catherine Hill Bay) Transfer Plan (Revision 5) prepared by Monteath and Powys dated 1st October 2010; ▪ Conservation and Development Areas Plan (<i>Figure A1.1.1</i>) prepared by AJ+C; ▪ Illustrative Concept Plan (<i>Figure A1.2.1</i>) prepared by AJ+C and Aspect Studios; ▪ Land uses as proposed by the SSS listing and as indicatively shown on <i>Figure A2.2.1</i> prepared by AJ+C and Aspect Studios; ▪ Height of Buildings Plan HOB 002 dated 14/10/2010 prepared by AJ+C; ▪ Conceptual road design and access arrangements as shown on drawing <i>Figure A2.4.1</i> prepared by AJ+C and Aspect Studios ; ▪ Landscape, open space and heritage design concepts as shown in <i>Figure A2.3.1</i> prepared by AJ+C and Aspect Studios ; ▪ Urban Design Guidelines prepared by AJ+C and Aspect Studios; ▪ Indicative development staging as indicated in <i>Figure A3.1.1</i> prepared by AJ+C.
Commitments comprising payment of a monetary contribution, or dedication of land/carrying out of work for local Infrastructure	<p>The Owner will pay contributions in accordance with the Lake Macquarie City Council Section 94 Contributions Plan No.1 – Citywide 2004. The total monetary amount of contribution will be made by either dedication of land free of costs, payment of contribution, or works in kind, or any combination of them. The total monetary amount of contribution payable (Valid until 14th February 2011) is as follows:</p> <ul style="list-style-type: none"> ▪ Open Space \$7,702 per lot works-in-kind directly associated with land dedication in lieu (Value of land to be determined by valuation) ▪ Recreation facilities \$5,772 per lot monetary contribution or works-in-kind directly associated with substantial land dedication in lieu or a combination of both. ▪ Community facilities \$2,927 per lot ▪ Management \$175 per lot <p>In lieu of monetary contribution for open space acquisition, the Owner will contribute to the upgrade of Middle Camp Oval (WIK or monetary) and dedicate land to Lake Macquarie City Council at no cost to Council for the purpose of a public car park and public access to the beach. Timing of the dedication of the land around the oval will not be any earlier than the timing under the terms of the LMCC Section 94 Contributions Plan as if the land value being dedicated and agreed value of the proposed WIK was an “open space/recreation facility” cash contribution.</p> <p>The Owner will enter into a Deed of Agreement with Lake Macquarie City Council.</p>
Social benefits of the proposed development	<p>The landowner has committed to the provision of the following social infrastructure benefits as part of the development program. Contributions and timing vary per item, details of which are included in the appropriate EA Appendices.</p> <p>Benefits include</p>

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| | <ol style="list-style-type: none">1. Privately owned land opened up to the benefit of the community through the dedication of 93% of the land for conservation in perpetuity2. Section 94 contributions to open space, recreation and community facilities as noted above3. Contribution to the provision of emergency services for the region4. Upgrading of the Pacific Highway / Flowers Dr intersection at the landowners cost.5. \$5M allocated by Coal & Allied for the provision of social infrastructure and community development for the southern estates. Costs allocations and timing are included in Appendix C. Allowances made at Middle Camp include the following:<ul style="list-style-type: none">• Contributions to the funding of the Catherine Hill Bay Surf Club• Heritage railway walk and interpretation strategy• Pedestrian / cycleway – Bowling Club to Heritage walk• Provision of walking paths external to C&A land (subject to DECCW approval)• Assistance to the Dune Care Group & Lake Macquarie Council in the implementation of a plan of management for the coastal area.• Contribute towards the funding of a Department of State and Regional Development project to identify employment opportunities in the Swansea area.• Aboriginal community scholarships |
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Commitments comprising payment of a monetary contribution, or dedication of land/carrying out of work for Regional Infrastructure	<p>Payment of a monetary contribution or works-in-kind for the provision of regional infrastructure as determined by the state government will be generally in accordance with the Owners offer to contribute under the terms of the NSW Governments '<i>Infrastructure Contributions Plan Circular PS08-017, 23 December, 2008</i>'. The Owner has offered to enter into a Voluntary Planning Agreement with the Department of Planning to contribute to the following services.</p> <ul style="list-style-type: none"> ▪ Upgrade Pacific Highway intersections with Flowers Drive by providing a full seagull at the intersection that allows a left in and left out on Flowers Drive. Details to be prepared with the construction certificate for Stage 1. The Owner will undertake the intersection work prior to release of subdivision certificate for Stage 1 Project Application. Upgrading the intersection is to be undertaken concurrently with the upgrading of the Montefiore and Awabakal Dr intersections with Pacific Highway. No upgrading works will be committed until a Concept Plan and rezoning approvals are in place. ▪ Emergency Services involving a contribution towards purchasing 3,000m2 of land in Swansea-CHB.. The Owner has offered to pay \$195.99 per lot. post 30th June 2011 (subject to indexation). Agreement by the landowner is included in the draft VPA
Utility Services/Infrastructure Upgrades	<p>The landowner has agreed to pay a proportional split with RoseGroup and Stockland, subject to rezoning and Concept Plan approval to the funding and delivery of on-site infrastructure and services including the following specific infrastructure prior to or in conjunction with the first stage of development:</p> <ul style="list-style-type: none"> ▪ Electricity from existing capacity or a new zone sub-station ▪ New potable water reservoir and trunk water main to site. The Water strategy has been approved by Hunter Water Corporation (HWC) ▪ Sewer Pump Station and rising main to connect to Swansea Pumping Station. The Wastewater Strategy has been approved by HWC ▪ Provision of a communication service complying with the National Broadband Network Policy <p>The Concept Plan will ensure that sufficient land is provided within new road reserves and alternatively within easements in the offset lands and private land for utilities.</p>
Conveyancing	<p>The dedication and transfer of the conservation lands to the State Government will be undertaken in accordance with Transfer Plan "Proposed Subdivision of Lot 202 DP 702669, Lot 2030 DP 841175, Pt LP 6 DP 746077, Pt Lot 5 DP 736170, PT Lot 12 854197, Pt Lot 9 Sec D DP 163, Pt Lot 10 Sec D DP 163, Lot 223 DP 1102989 & Lot 16 DP 755266, Catherine Hill Bay", Sheet 1 and 2 Rev 05 and dated 01/10/2010 by Monteath & Powys Pty Ltd.</p> <p>Land is to be dedicated to Lake Macquarie City Council, which includes the land that currently accommodates the car park in the vicinity of Middle Camp Oval and as illustrated in the plan of proposed subdivision, Sheet 1 and 2 Rev 01 described above by Monteath & Powys Pty Ltd.</p> <p>Easements are to be provided for utility services that encroach onto private land or the offset lands. Land to be dedicated to relevant authorities where required and in accordance with the conditions of approval.</p>

	<p>Housing lots will be Torrens title.</p> <p>Roads and infrastructure created through each future Project Application subdivision will be developed and then dedicated to Lake Macquarie City Council after the completion of the development.</p>
Environmentally Sustainable Development	<p>Residential development will meet or exceed the following targets;</p> <ul style="list-style-type: none"> ▪ The BASIX water consumption benchmark. ▪ The BASIX energy consumption benchmark.
Procurement Policies	<p>Prior to any works on site commencing, the Owner will develop a procurement policy for the construction of the subdivision. The policy shall incorporate initiatives to encourage local employment opportunities, including Aboriginals for the duration of the project.</p> <p>Prior to any works on site commencing, the Owner is to:</p> <ul style="list-style-type: none"> ▪ Contribute to the Indigenous community for employment in land care, lake quality improvement etc. ▪ Establish procurement policies for the Indigenous community to remediate/ regenerate degraded areas within the conservation zones, in conjunction with NSW Government. ▪ Establish procurement policies for the Indigenous community during construction (e.g. fencing, landscaping) and ongoing maintenance (e.g. lawn mowing etc). <p>This will be done in partnership between the Indigenous community and Coal & Allied.</p>
Consultation/ Educational Programs	<p>The Owner is to develop a community consultation program prior to commencement of construction for the duration of the construction process. This program is to be approved by the Department of Planning prior to any works on site commencing and will include:</p> <ul style="list-style-type: none"> ▪ Regular newsletters/letterbox drops on timing and progress. ▪ Information on a publicly accessible website. ▪ Community workshops. ▪ Appropriate signage on site. ▪ Contact numbers for complaints/issues etc.
Urban Design	<p>The Concept Plan commits to a set of Urban Design Guidelines. Future development is to comply with the Urban Design Guidelines. SEPP (Exempt & Complying Development Codes) 2008 does not apply to single and two storey houses.</p>
Housing Diversity	<p>The Concept Plan commits to providing a diversity of housing opportunities through:</p> <ul style="list-style-type: none"> ▪ The provision of a diversity of lots sizes. ▪ The provision of different housing typologies including single and two storey houses..
European Heritage	<p>Prior to any works on site commencing, the Owner at its cost is to prepare and implement the following heritage mitigation measures</p>

	<p>outlined in the Heritage Impact Statement prepared by ERM including:</p> <ul style="list-style-type: none"> ▪ Adequate setbacks, buffer, vegetation and screening between the proposed development and Flowers Drive as proposed in the Concept Plan prepared by AJ+C. Any buffer on a private lot is to be listed as a covenant on relevant land titles. ▪ Adaptive re-use of potential heritage items where possible. ▪ All existing statutory heritage items are to be incorporated into the final development lot layout. ▪ Make use of sympathetic materials and roof forms for the new development. These should be similar to whilst not mimicking, the existing materials and roof forms. ▪ Develop a heritage interpretation strategy to guide the provision of on-site interpretation, which could include potential heritage walks, signage about the history and heritage significance of the area. ▪ Prepare an archival record of the area prior to commencement of development. This should be made available across Council libraries in the region. ▪ Undertake photographic recording of Middle Camp that includes panoramic photographs of the existing views along Flowers Drive from the north and south. <p>The Owner has made an allocation of funds to :</p> <ul style="list-style-type: none"> ▪ Interpret and enhance the former railway line as a pedestrian network. The Heritage Walk will extend from Hamlet B, through the occupiers E4 area (C&A to provide an easement or similar) to the land being transferred to Lake Macquarie City Council by Coal and Allied for beach access and car park as shown on the Land Ownership Plan. The walk is to extend from south of the oval carpark to the carpark south of "4 Pines" subject to DECCW/LPMA. Provide historical interpretation linked directly with the railway corridor from Colliery Road to the land being transferred to Lake Macquarie City Council by Coal and Allied for beach access and car park, through: <ul style="list-style-type: none"> ▪ Public art program. ▪ Heritage walk signage is to be supported by pamphlets and website developed in consultation with DECCW, NSW Heritage Office and Local Government. ▪ Provide public art (if available) incorporating coal mining heritage of CHB such as coal mining machinery.
Historical Archaeological Heritage	<p>Prior to any works commencing on site, the Owner is to prepare and implement the mitigation measures outlined in the Heritage Impact Statement prepared by ERM as follows:</p> <ul style="list-style-type: none"> ▪ Retain the railway embankment and alignment along its extent as it runs from Hamlet A through to the land to be transferred to Lake Macquarie City Council as a car park. The development should not impact the alignment or form of the railway. ▪ Prepare an archival record of E Pit area to a standard of local significance in accordance with the NSW Heritage Office Department of Planning guidelines. This should include landscape elements of former building locations and a detailed survey plan (not a mud map). ▪ Create a conservation zone (Buffer) around the "Workshop" building. As the last remaining industrial building in the E Pit area, it symbolises the activities that occurred in the zone. Provide a terraced, flat landscaped area to the north of the building in accordance with the Illustrative Landscape Plan prepared by Aspect Studios. This is to be used as a public open space. The frame and roof of the workshop building could be adaptively reused as a Recreation Shelter or interpreted as public art. ▪ Create a conservation zone around the former house site in the south west corner of E Pit. This will serve to protect the landscape values and the archaeological deposits associated with the house site. The area is to be used as a public space in accordance with the Illustrative Landscape Plan prepared by Aspect

	<ul style="list-style-type: none"> ▪ Undertake interpretation of the E Pit area and the former railway. This should include a history of the area and the Pit. It can be based upon archival recording and historical research. ▪ During earth breaking activities within E Pit ensure that appropriate stop work procedures are in place in case of unforeseen archaeological discoveries. Any remaining archaeological deposits uncovered should be recorded and monitored by a suitably qualified archaeologist. <p>Should any artefacts be identified in the course of development all works should cease and an assessment of the material should be conducted by an archaeologist.</p>
Aboriginal Heritage	<p>On Development Lands:</p> <p>Prior to any works on the development lands site commencing, the Owner is to prepare an Aboriginal Cultural Heritage Management Plan in accordance with the heritage mitigation measures outlined in the Heritage Impact Statement prepared by ERM including:</p> <ul style="list-style-type: none"> ▪ Procedures during site excavation works. ▪ Consultation with local Aboriginal community groups including single and two storey houses. ▪ Appropriate Aboriginal heritage interpretation measures. ▪ Define archaeological investigation areas. ▪ Define appropriate works within areas of high Aboriginal significance <p>The Owner must:</p> <ul style="list-style-type: none"> ▪ Ensure stop work procedures are in place if any Aboriginal relics or artefacts are discovered during the course of work onsite. NSW Heritage Branch will be notified when such objects are discovered. ▪ Ensure that the location of all infrastructure services avoids and protects areas of high Aboriginal significance. <p>Ensure that on site information about the heritage requirements is in place for the construction phase for the construction team.</p>
Traffic and Transport	<p>The landowner commits to:</p> <ul style="list-style-type: none"> ▪ The implementation of local traffic management measures within the development and existing local roads where required. Details to be prepared with the construction certificate for each stage for approval by LMCC. ▪ Provision of a LATM for Flowers Dr between the northern and southern ends of the Middle Camp village ▪ Provision of DDA complying bus stops, shelters and pedestrian refuges. Details to be prepared with the construction certificate for each stage. ▪ Provision of new bus stops on Flowers Drive, between Hamlets A and B, including provision of bus shelters, kerb and gutter (where required), footpath and signage. <p>Areas to be dedicated as public roads will be constructed and embellished in accordance with the specifications of the Concept Plan and as approved by LMCC.</p>
Water Quality & Quantity	<p>Prior to any works commencing on site, the Owner will at its cost prepare and implement the following stormwater management measures:</p>

Management	<ul style="list-style-type: none"> ▪ Implement WSUD to manage stormwater in accordance with LMCC/DECCW/NOW policies. ▪ Manage flood risk according to the NSW Floodplain Development Manual. ▪ Construct stormwater management controls to ensure that the percentage level of pollutant export loads (achieved through WSUD) is within the limits specified in relevant Council/DECCW policies. ▪ Prepare a stormwater management strategy. ▪ Prepare a groundwater management strategy. ▪ Prepare a maintenance regime for the proposed groundwater management system, stormwater treatment systems. ▪ Housing lots need to provide appropriate on lot detention for stormwater. <p>Details on the proposed bio-retention basins, bio swales and swales are to be submitted with the Stage 1 subdivision Construction Certificate application to LMCC / DECCW /NOW for their approval. Prior to any works commencing on site, the Owner will prepare a maintenance program for bio-swales, public stormwater system/basins. C&A will manage these facilities for a 5 year period or until all lots are sold in the relevant development precinct.</p>
Bushfire Management	<p>A Bushfire Management Plan will be prepared at the landowners cost and certified by a suitably qualified consultant. The Bushfire Threat Assessment is to be prepared using the current guidelines and industry best practice, specifically, Planning for Bushfire Protection (2006) and the updated AS3959-2009 Appendix 3 and the requirements of the NSW Rural Fire Service.</p> <p>The required plan will include, but not be limited to, the following documentation</p> <ul style="list-style-type: none"> ▪ Location of permanent Asset Protection Zones (APZ) and fire trails. ▪ Location of temporary APZ's and fire trails such that adequate protection is provided to the subdivision at all times during construction. ▪ APZ establishment methods. ▪ Location of habitat trees to be retained ▪ Areas of vegetation to be removed, retained or replaced. ▪ Fuel Management measures to be in accordance with the Catherine Hill Bay Fuel Management Plan prepared by RPS Access to services. ▪ Existing and proposed plant species. <p>Ongoing management of APZs should comply with the requirements of the Planning for Bushfire Protection Guidelines 2006 and any requirements of the NSW Rural Fire Service. .</p> <p>The Bushfire Management Plan will be submitted with documentation accompanying the Stage 1 subdivision works, Construction Certificate application and in respect of each subsequent stage.</p> <p>The required APZ buffer on private lots will be listed as a covenant on relevant land titles.</p>

Landscaping	Landscaping will be consistent with the landscape concept plan prepared by Aspect and Urban Design Guideline prepared by AJ+C and Aspect and to the approval of LMCC.
Contamination, Geotechnical and Mine Subsidence	<p>Prior to the issue of the subdivision certificate for Hamlet A and B the Owner is to undertake at the landowners cost:</p> <ul style="list-style-type: none"> ▪ Detailed contamination assessment for Hamlet A and B in accordance with SEPP 55 and NSW DECCW guidelines. ▪ Prepare a Remediation Action Plan based on the results of the detailed contamination assessment. The RAP is to be verified through the NSW DECCW site auditor process undertaken. ▪ Appropriate remediation conducted to remove identified contaminants exceeding the DECCW land use criteria. ▪ Removal of deleterious materials and possible associated surface impact. ▪ Validation testing and verification. ▪ Validation of asbestos contamination and removal should be conducted by a qualified asbestos consultant. ▪ Waste classification to DECCW guidelines of any materials destined for off-site disposal at a licensed landfill.
Tree Management	The Owner will prepare a Tree Management Plan prior to any works being undertaken on site. The Tree management Plan will provide for the protection of trees of significance (habitat and old growth) during lot planning by marking and retention of significant trees wherever appropriate prior to progressive clearing of sites. The Tree Management Plan will also be, to the extent possible, consistent with the plan approved by the Federal Minister with respect to clause (c) of condition B3 of the EPBC controlled action approval.
Flora & Fauna Conservation Management	Prior to any works on site commencing, the Owner is to prepare a Vegetation Management Plan. The vegetation management plan will be implemented for each stage of the subdivision. The vegetation management plan shall require that direction and supervision be provided by suitably qualified persons associated with vegetation removal including habitat trees (hollow-bearing).
Vegetation Buffers	The Owner shall maintain the vegetation buffer to Hamlet A along Flowers Drive by C&A for the first 5 years or until all lots of Hamlet A are sold (whichever is lesser). This vegetation buffer will be 15 m as shown on the revised Concept Plan drawings. After this period, Lake Macquarie City Council will be required to manage this vegetation buffer.
Roads, Infrastructure & Services	<p>The Owner will provide for new roads and connections as per the plans included in the Concept Plan prepared by AJ+C.</p> <p>Road Infrastructure including road pavement, footpaths, kerb and gutter (where required), drainage services, street trees, street lighting, signage and line markings will be provided for the subdivision, in accordance with Council's requirements, except as otherwise provided by the Urban Design Guidelines and as approved by LMCC.</p> <p>The landowner has committed to fund and implement a LATM plan for Flowers Dr between the northern and southern ends of the Middle Camp village</p>

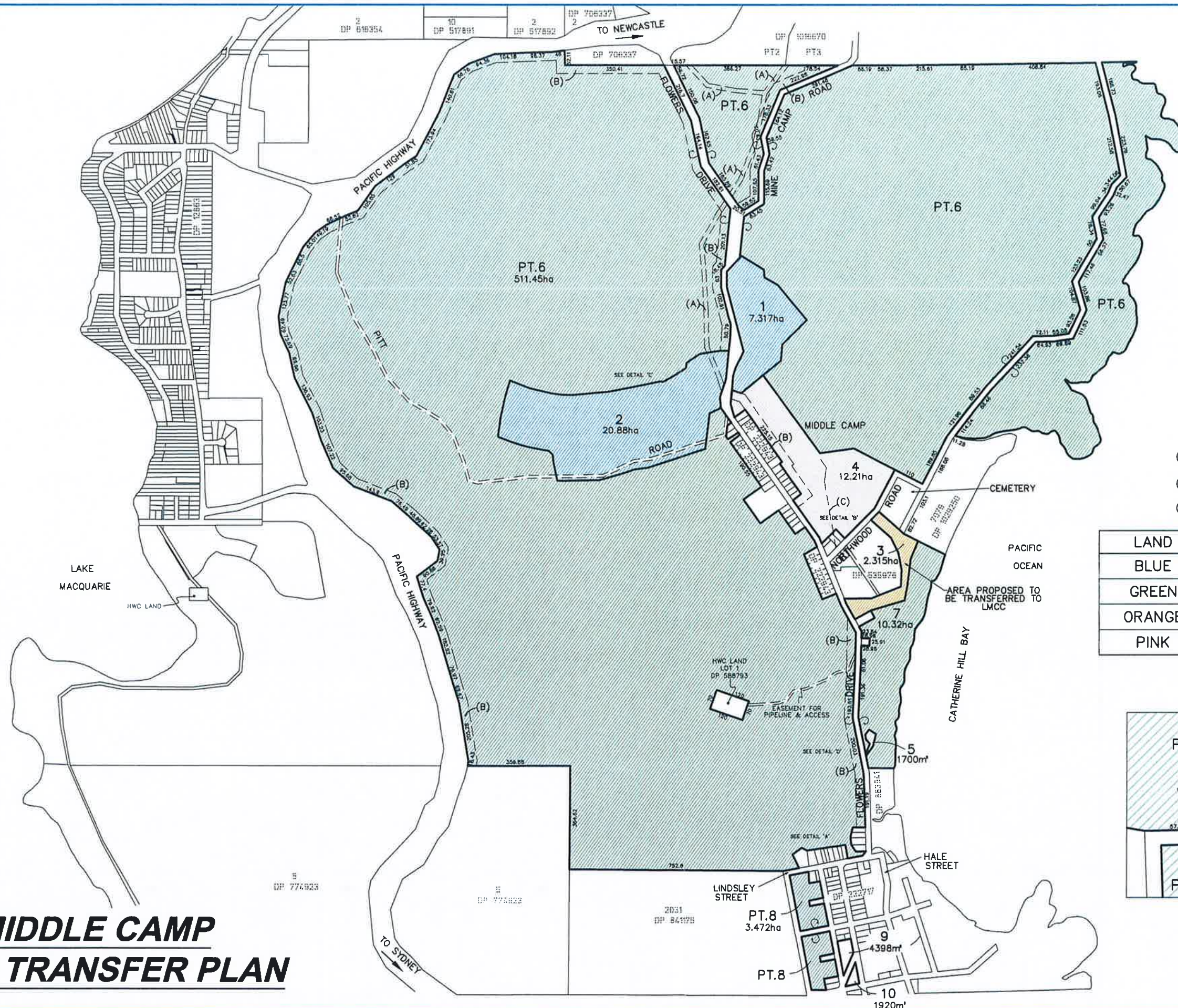
	<p>The Owner will provide reticulated potable water and sewage services to each residential lot in the subdivision in accordance with Hunter Water requirements.</p> <p>The Owner will provide underground power to each residential lot in accordance with Energy Australia requirements.</p> <p>The Owner will provide underground telecommunications infrastructure to each lot in the subdivision in accordance with the NBN Policy. Areas to be dedicated as public roads will be constructed and embellished in accordance with the Urban Design Guidelines of the Concept Plan and built to a specification approved by LMCC</p> <p>All road reserves to be constructed will be dedicated to Lake Macquarie City Council at no cost to Council</p>
Environmental management	<p>The owner has agreed with DECCW/NPWS to undertake certain works including removal of rubbish and treatment of major weed infestations, security fencing at Radar Hill and erosion control works in accordance with Schedule 4 included in the draft Voluntary Planning Agreement (VPA). Landowner costs and timing for the works are nominated in the Schedule.</p> <p>Prepare a Statement of Interim Management Intent (SIMI) prior to commencement of works of stage 1 subdivision for the protection of transferred conservation lands. The SIMI will relate to the interface (maximum width of 100m) between the development areas and the conservation lands as identified in the plan prepared by Harper Somers.</p> <p>The Owner's involvement with the SIMI will be limited to:</p> <ul style="list-style-type: none"> ▪ Cost of preparing the SIMI. ▪ The actions arising from the SIMI for a specified period of the lesser of 5 years commencing from the date the SIMI takes effect or until all the lots are sold. <p>The SIMI will include an orchid management plan for the land contained within the development area precincts only.</p> <p>The SIMI will include undertaking ongoing management of Asset Protection Zones (APZs) located outside but adjacent to the conservation area to which the SIMI relates for a period the lesser of 5 years from commencement of works or until all lots are sold relative to each development area precinct. Management will be undertaken in accordance with Council / NPWS best practice. The Owner is to prepare the APZ Management Regime prior to commencement of Stage 1 subdivision works.</p>
Pet Ownership	<p>The Owner is to develop strategies to address potential impacts associated with pet ownership prior to works commencing on site. This may include implementation of appropriate signage and educative programs (for example letter box drops and brochures to be included within the bill of sale for each property). LMCC strategies, policies and programs should be acknowledged in relation to this by current and future residents.</p>

Subdivision Certificate	<p>A Subdivision Certificate application will be submitted in respect of the subdivision. It will be accompanied by the following documentation:</p> <ul style="list-style-type: none"> ▪ A survey plan prepared by a Registered Surveyor. ▪ Instruments prepared under s88B of the Conveyancing Act as appropriate. ▪ A Section 50 Certificate from Hunter Water. <p>The appropriate notation will be placed on the plan of subdivision and an instrument under Section 88B of the Conveyancing Act will set out the terms of the easements and/or rights of carriageway and/or restrictions as to user required for the subdivision.</p>
Transfer of Land	<p>On issue of the Subdivision Certificate and the Concept Plan approval the conservation land is to be transferred to NSWG all in accordance with the Transfer Plan prepared by Monteath Powys.</p> <p>Timing of the dedication of the land around the oval will not be any earlier than the timing under the terms of the LMCC Section 94 Contributions Plan as if the land value being dedicated and agreed value of the proposed WIK was an "open space/recreation facility" cash contribution.</p> <p>The Owner will enter into a Deed of Agreement with Lake Macquarie City Council.</p>

Appendix 2

Middle Camp Land Transfer Plan

MIDDLE CAMP LAND TRANSFER PLAN



- (A) - PROPOSED EASEMENT FOR ELECTRICITY & OTHER PURPOSES 15 WIDE
(B) - PROPOSED EASEMENT FOR SERVICES 30 WIDE
(C) - EASEMENT FOR PIPELINE (G489404)

LAND	ha.	PURPOSE
BLUE	28.20	DEVELOPMENT
GREEN	525.87	CONSERVATION
ORANGE	2.315	PUBLIC OPEN SPACE
PINK	12.38	EXISTING OCCUPIERS



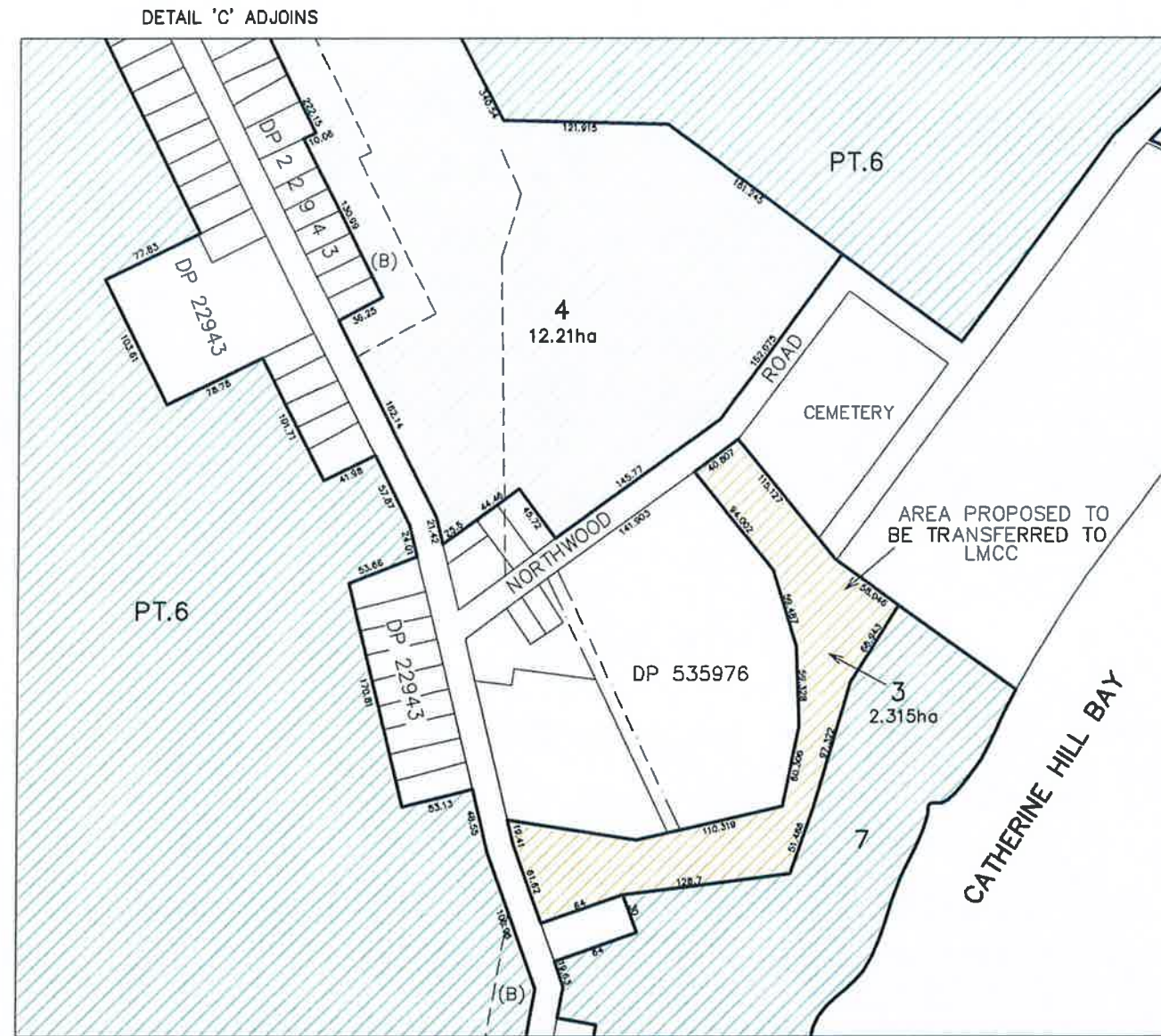
DETAIL 'A'
SCALE @ A1 1:2500
SCALE @ A3 1:5000

5	BOUNDARY OF PROPOSED LOT 6 AMENDED NEAR FLOWERS DRIVE AT PIT ROAD	MAK	07/03/11	COPYRIGHT NOTICE THIS DOCUMENT REMAINS THE PROPERTY OF MONTEATH & POWYS PTY LTD
4	GREEN AREA AMENDED (LOT 9 & 10)	AJM	08/11/10	
3	Lots 9 & 10 - Uncoloured	BJC	05/11/10	CONDITIONS OF USE THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED USE OF THE DOCUMENT FOR ANY OTHER PURPOSE IS NOT PERMITTED UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FROM MONTEATH & POWYS PTY LTD
2	Lots 9 & 10 added	BJC	03/11/10	
1	Issued to client	BJB	01/10/10	
No	Revision	Drawn	Date	

Monteath & Powys
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PROJECT MANAGEMENT

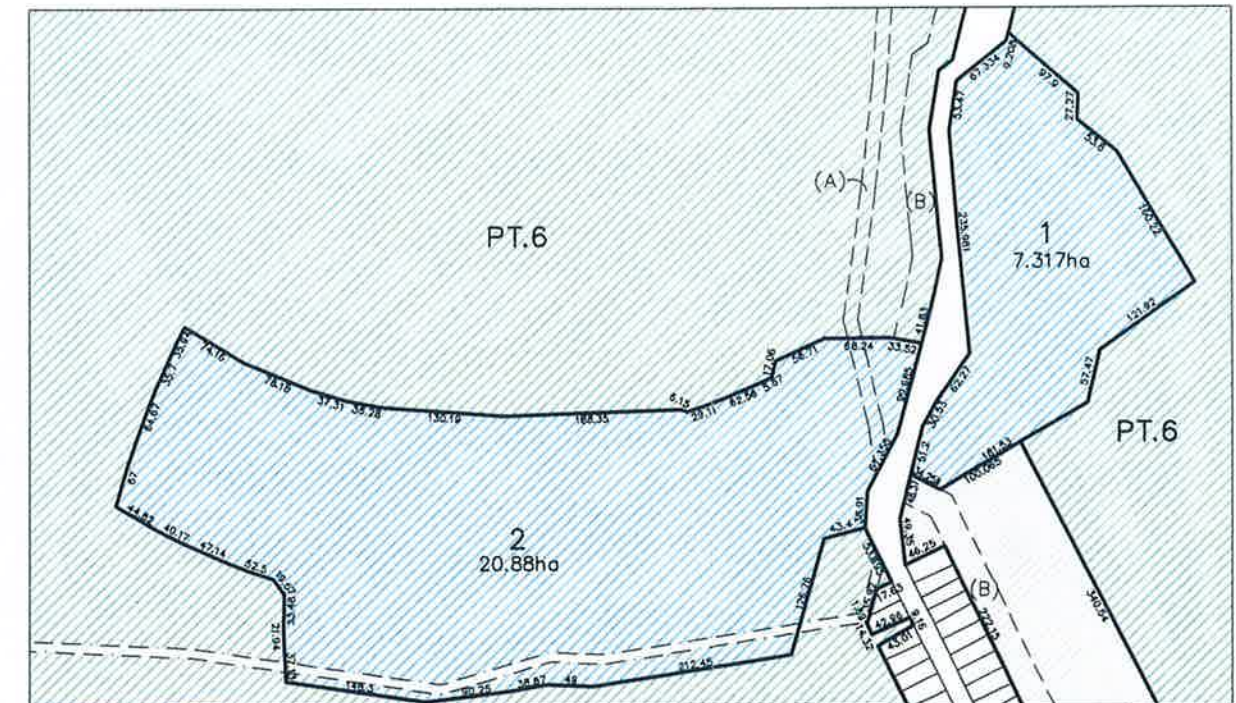
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Surveyed	Drawn	SVET	Client	COAL & ALLIED	Sheet No.
Drawn	AJM, SS	Checked	RJM		1/2
Scale	@A1 1:7000 @A3 1:14000	Original Size	A1	PROPOSED SUBDIVISION OF LOT 202 DP702669, LOT 2030 DP841175, PT LOT 6 DP746077, PT LOT 5 DP736170, PT LOT 12 DP854197, PT LOT 9 SEC D DP163, PT LOT 10 SEC D DP163 (AUTO CONSOL 1600-165), LOT 223 DP1102989 & LOT 16 DP755266, CATHERINE HILL BAY	Revision
DO NOT SCALE				CAD File: 07181T_04.dwg Ref No: 07/181 Date: 01/10/2010	5



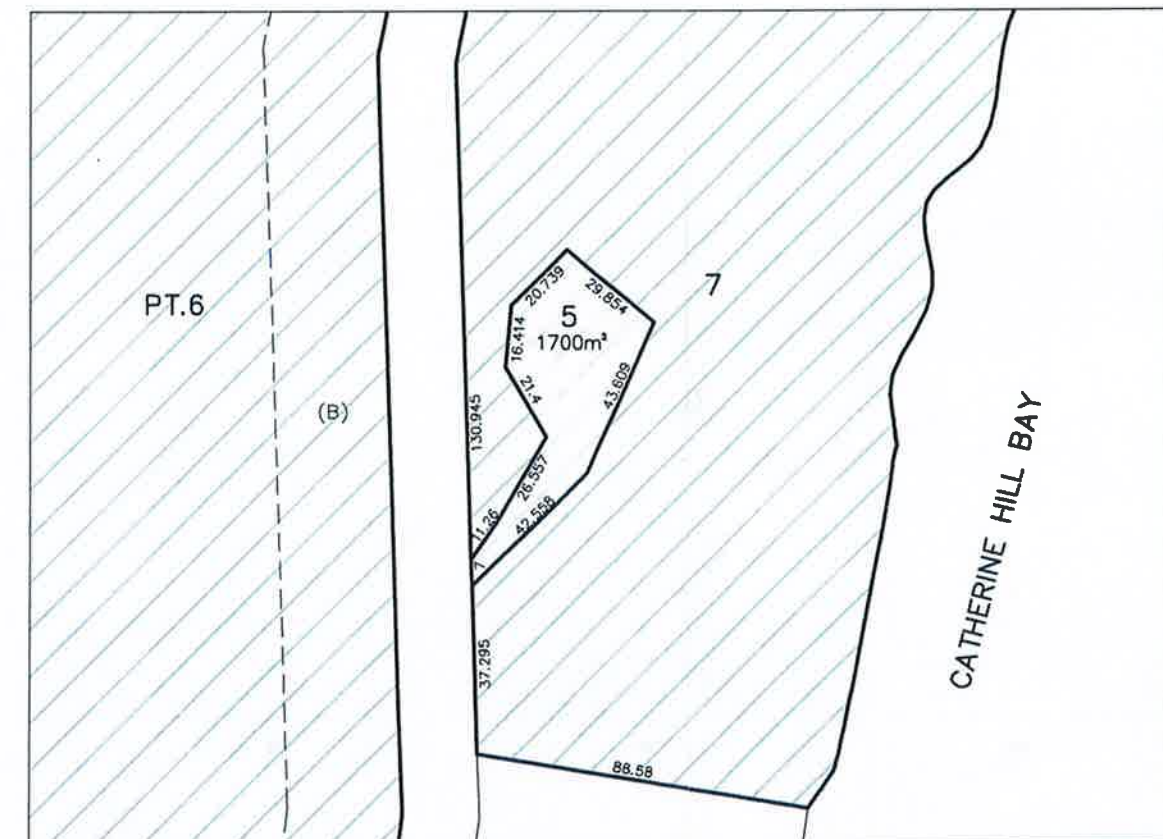
DETAIL 'B'
SCALE @ A1 1:2500
SCALE @ A3 1:5000

- (A) - PROPOSED EASEMENT FOR ELECTRICITY & OTHER PURPOSES 15 WIDE
(B) - PROPOSED EASEMENT FOR SERVICES 30 WIDE
(C) - EASEMENT FOR PIPELINE (G489404)



DETAIL 'C'
SCALE @ A1 1:4000
SCALE @ A3 1:8000

DETAIL 'B' ADJOINS



DETAIL 'D'
SCALE @ A1 1:1000
SCALE @ A3 1:2000

MGA

REVISIONS	5	BOUNDARY OF PROPOSED LOT 8 AMENDED NEAR FLOWERS DRIVE AT PIT ROAD.	MAK	07/03/11	COPYRIGHT NOTICE THIS DOCUMENT REMAINS THE PROPERTY OF MONTEATH & POWYS PTY LTD © CONDITIONS OF USE THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. USE OF THE DOCUMENT FOR ANY OTHER PURPOSE IS NOT PERMITTED UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FROM MONTEATH & POWYS PTY LTD
	4	GREEN AREA AMENDED (LOT 9 & 10)	AJM	08/11/10	
	3	Lots 9 & 10 - Uncoloured	BJC	05/11/10	
	2	Lots 9 & 10 added	BJC	03/11/10	
	1	Issued to client	BJB	01/10/10	
No	Revision	Drawn	Date		

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Surveyed		Drafted		Client		Sheet No	
Drawn		Checked		COAL & ALLIED		2/2	
AJM		RJM					
REGISTERED SURVEYOR				Title		Revision	
Scale		Original Size					
AS NOTED ON PLAN		A1		PROPOSED SUBDIVISION OF LOT 202 DP702669, LOT2030 DP841175, PT LOT 6 DP746077, PT LOT 5 DP736170, PT LOT 12 DP854197, PT LOT 9 SEC D DP163, PT LOT 10 SEC D DP163 (AUTO CONSOL 1600-165), LOT 223 DP1102989 & LOT 16 DP755266, CATHERINE HILL BAY		5	
DO NOT SCALE							
				CAD File: 07181T_04.dwg		Ref No: 07/181	
						Date: 01/10/2010	