

24 January 2007

NSW Government
Department Planning
23-33 Bridge Street
SYDNEY NSW 2000

**ATT: MR MICHAEL FILE
TEAM LEADER STRATEGIC ASSESSMENT**

Dear Michael

**RE: COAL & ALLIED OPERATIONS LIMITED
CATHERINE HILL BAY (CHB)
APPLICATION FOR THE SUBJECT LAND
TO BE LISTED AS A STATE SIGNIFICANT SITE**

We refer you to the Coal & Allied letter submitted to the Department on 22 December 2006 relating to the subject land wherein Coal & Allied undertook to provide you with a draft Concept Plan for the 50 ha development area at Catherine Hill Bay.

Please find attached a copy of the draft Concept Plan which we would appreciate being attached to the above referred application.

The differences between the attached plan and that included in the MOU result from further consideration of appropriate design principles and consideration of matters raised during community consultation. The principles underlying the revised plan are as follows.

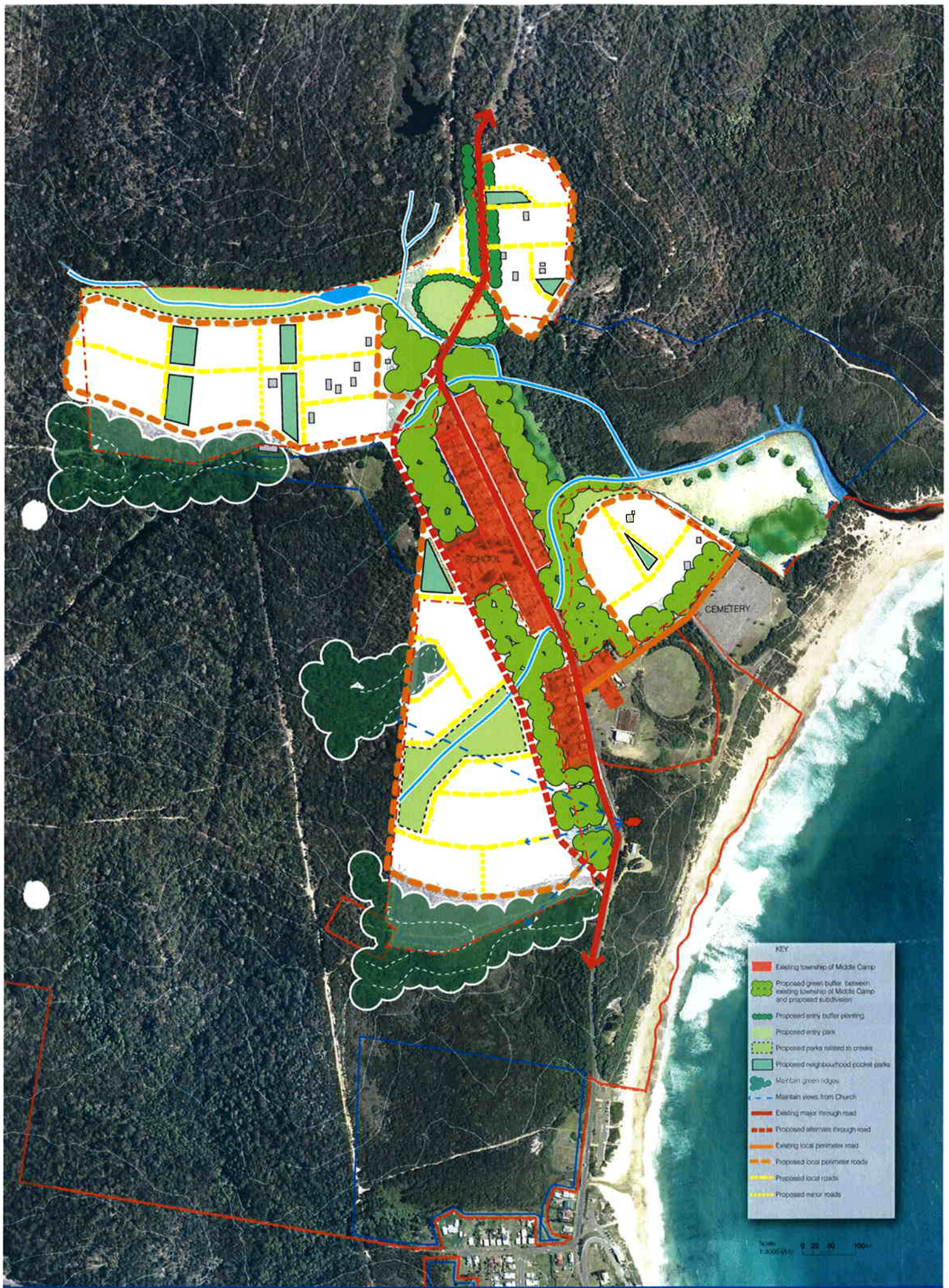
- Create a sense of entry through a green buffer and an iconic 'gateway' open space and landscape feature.
- Create a green buffer between the existing township of Middle Camp and the proposed subdivision.
- Create an alternative major through road in addition to Flowers Road to help distribute traffic.
- Incorporate Water Sensitive Urban Design into new streets where appropriate.
- Provide perimeter local roads around the subdivision parcels that can also provide bushfire protection.
- Maintain green ridges or hilltops.
- Maintain district views from the Church of green ridges or hilltops.
- Provide pocket parks in each development parcel.
- Maintain and incorporate existing houses into the proposed Concept Plan.
- Create public open space that relates to creeks and rivers.
- Ensure streets and street blocks follow the contours to conceal the visibility of houses between the layers of street trees and midblock planting in backyards.

Should you require any additional information please contact the writer or Mr Keith Dedden of Coal & Allied (0400 702 579).

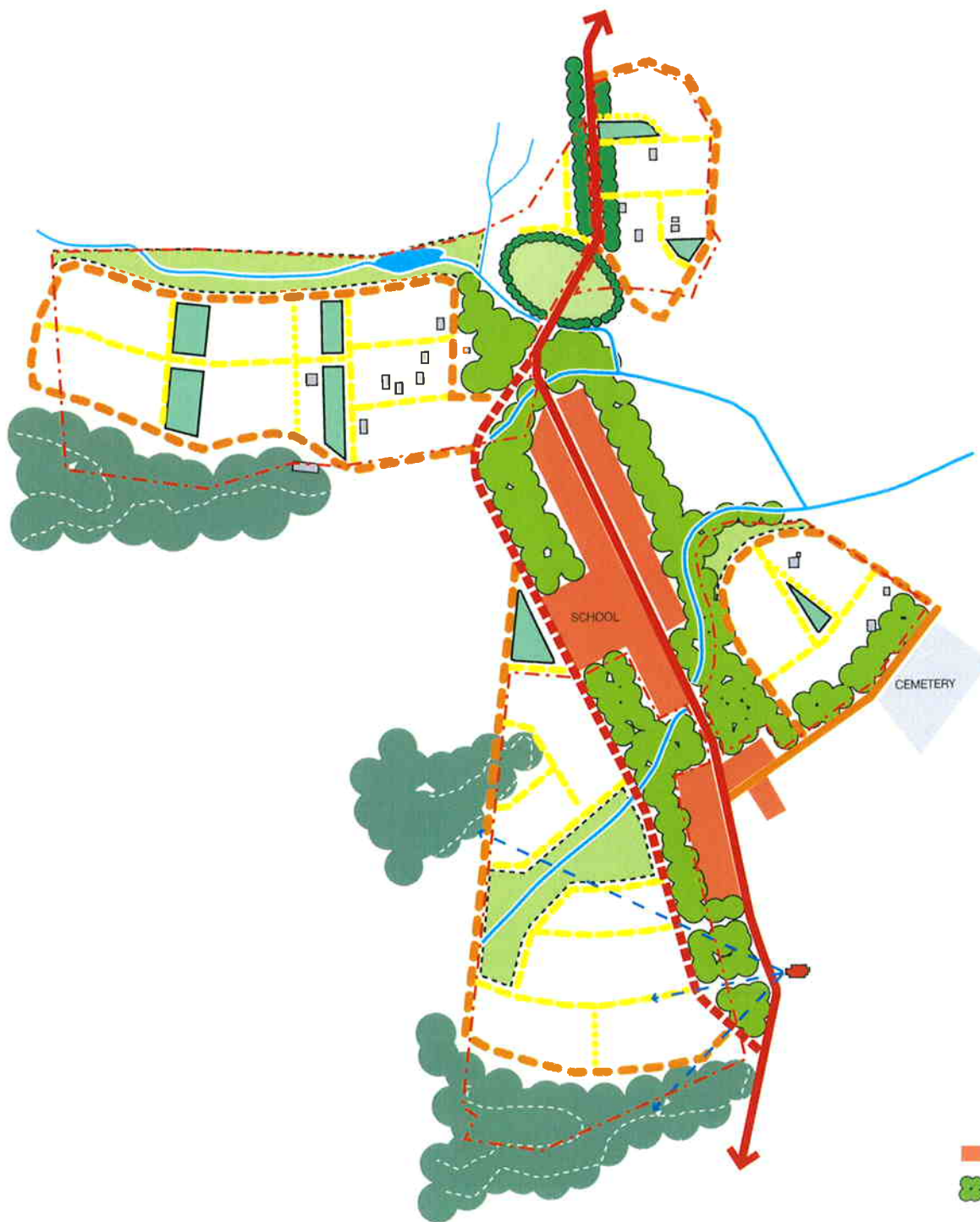
Yours faithfully
CATYLIS



SCOTT FRAZER
DIRECTOR



Catherine Hill Bay – Middle Camp Urban Area



KEY

- Existing township of Middle Camp
- Proposed green buffer between existing township of Middle Camp and proposed subdivision
- Proposed entry buffer planting
- Proposed entry park
- Proposed parks related to creek
- Proposed neighbourhood pocket
- Maintain green ridges
- Maintain views from Church
- Existing major through road
- Proposed alternate through road
- Existing local perimeter road
- Proposed local perimeter roads
- Proposed local roads