

**ORDER PURSUANT TO CLAUSE 34A(3) OF THE *BIODIVERSITY
CONSERVATION (SAVINGS AND TRANSITIONAL) REGULATION 2017***

I, ANTHONY WITHERDIN Director of Regional Assessments within the Planning Services Division, Department of Planning and Environment, certify under clause 34A(3) of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, that:

- a) the proposed development (the ***proposed development***) is part of a concept plan approval (the ***concept plan approval***) for which the biodiversity impacts of the proposed development have been satisfactorily assessed before 25 August 2017, and
- b) conservation measures to offset the residual impact of the proposed development on biodiversity values after the measures required to be taken to avoid or minimise those impacts have been secured into the future.

Proposed development is only certified by this order where the development for which a development application is made, or will be made, in accordance with the concept plan approval.

For the purposes of this order:

- 1) the ***proposed development*** comprises MIDDLE CAMP (CATHERINE HILL BAY) CONCEPT PLAN development on land identified on the *Catherine Hill Bay conservation and development area*, Figure A1.1.1, and *Illustrative Concept Plan*, Figure A1.2.1, in *Coal & Allied Southern Lands Appendix A: Concept Plan Principles for Catherine Hill Bay Middle Camp*, dated January 2013, prepared by Allen Jack+Cottier, as extracted in the attached maps.
- 2) the ***concept plan approval*** is all of the documents listed at Terms of Concept Approval 1.1, as at the date of this order.
- 3) ***Development application*** has the same meaning as in clause 34A of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*.


Anthony Witherdin, Delegate
Director
Regional Assessments
Department of Planning and Environment

27/3/19
Date

A1.1 Development footprint

Coal & Allied's landholdings at Catherine Hill Bay include 568 hectares of land that is currently contiguous with Murrumbidgee State Forest.

The development footprint is 28.2 hectares which accommodate detailed ecological studies. The development footprints have been refined following a planning process that is based on McHargian principles of site design. Detailed attributes of ecological and cultural landscape systems were overlaid to determine constraints and opportunities for development.

Development is consolidated into a number of small self-contained areas where there is existing development, or where previous disturbances have already occurred.

Location of the development footprint on the north minimises the visual impact to the existing Middle Camp settlement. Provision for a landscape curtilage around of the Middle Camp existing settlement protects its heritage streetscape and setting. Heritage items within the site such as the Workshop Shed and the Manager's House are retained and incorporated into superlots identified as open space.

The development footprint is now within two distinct parcels separated by Flowers Drive. Each are considered as individual hamlets to be located as follows:

- Area A (Sawmill Camp): 7.3 hectares is located north of the existing settlement on the eastern side of Flowers Drive, set within an existing clearing. It will be set back behind a buffer of proposed vegetation.
- Area B (Colliery Hamlet): 20.88 hectares is located to the west of Flowers Drive. North of the existing settlement. Development will be set back significantly from Flowers Drive.



Figure A1.1 - Catherine Hill Bay conservation and development area

A1.2 Concept plan

The concept plan is for:

- Two development footprints with a total area of 28.2 hectares. Overall, the development will achieve 213 dwellings on individual lots, a density equivalent to 7.5 dwellings per hectare over the entire Concept Plan area.
- Provision of hamlets as small pockets of development within an open space framework, preserving the scale and fabric of the existing character of Middle Camp and the amenity of the existing residents.
- Two open space areas located in Area B - Colliery Hamlet act as new parks surrounded by pockets of development. One park contains the heritage item known as the Workshop Shed, the park containing the Manager's House.
- Landscape buffers along Flowers Drive and the southern boundary of Area A- Sawmill Camp will screen development from the road and from Middle Camp.
- A 'gateway' park will be located in an existing clearing between the two development areas and include public art which interprets the mining history of the area.
- Landscape bushland reserves on the edges of all development areas that will act as buffers to protect adjoining Conservation Lands.

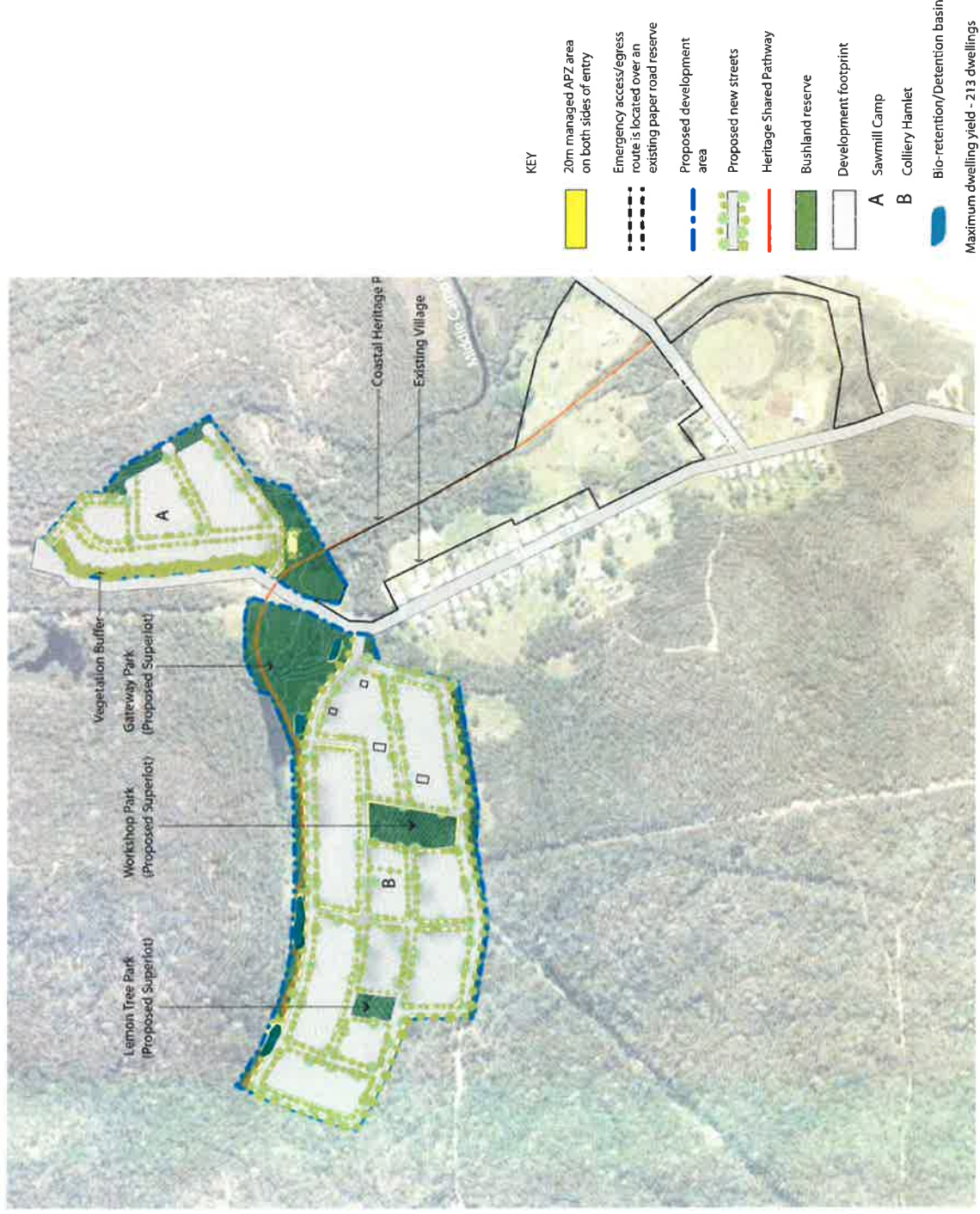


Figure A1.2.1 - Illustrative Concept Plan