

LEGEND

- Site Boundary
- Existing Major Contour (10m Interval)
- Existing Minor Contour (2m Interval)
- - - - Development Precinct Boundary
- + + + + Existing Heritage Railway Tracks
- Proposed F3 motorway RTA Extension
- ▨ Proposed RTA Land
- Existing Transgrid Easement
- Existing Energy Australia Easement
- ⊕ ⊖ Existing Dual Power Pole Position (Monteath, 2008)
- Existing Electricity Transmission Lines (Monteath, 2008)
- Existing Creek Line
- ▨ Blue Gum Hills Regional Park
- ▨ Coal & Allied Conservation Area
- ▨ Proposed Village Centre Mixed Use / Retail (incl Community Facilities)
- ▨ Proposed Minmi High Street Mixed Use / Retail
- ▨ Proposed Minmi Township Mixed Use / Retail
- ▨ Proposed Independent Living Units
- ▨ Proposed Residential (includes Local Roads)
- ▨ Proposed Water Reservoir Lot
- ▨ Existing School Extension
- ▨ Proposed School
- ▨ Proposed Landscape Road Corridor
- ▨ Open Space
 - ▨ Proposed Sport and Recreation
 - ▨ Neighbourhood Parks
 - ▨ Drainage Corridors
 - ▨ Passive Open Space
 - ▨ Link Road Edge
 - ▨ Feature Parks
 - ▨ Detention Basins, Existing & Proposed Lakes
 - ▨ High Risk Pothole
 - ▨ Low Risk Pothole
 - ↔ Pedestrian Link between sporting fields.
- ▨ Vegetation Management
 - ▨ APZ - RPS Nov 2010
 - ▨ Indicative Extent of Retained Vegetation within Allotment
 - ▨ Indicative Extent of Retained Vegetation Managed as an APZ
 - ▨ Area within lot where slope could be absorbed
 - - - - Fire Access Trail and Walking Track
- ▨ Major Roads
 - F3 - Sydney-Newcastle Freeway
 - - - - Newcastle Link Road
 - - - - Collector / Spine
 - - - - Road Bus Route on Local Road
 - - - - Esplanade Road to Regional Park
 - - - - Indicative Local Access Road Connections
 - ○ ○ ○ Potential Local Road Connection to east if required
- ⊗ Existing Mining Shafts
 - ⊗ Shaft Locations (Located)
 - ⊗ Wallsend Borehole Colliery (WBC) Entry Location
 - ⊗ Shaft Locations (Uncertain)

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineers design.

<p>REVISION C:25112010 Add small section of residential to site D:28012011 Adjust size of village centre parcels.</p>	<p>Level Datum Origin</p>	<p>Date 28-01-2011 Comp By: JLS/CWC DWG Name: 24311-15L.dwg Local Authority: NEWCASTLE/LAKE MACQUARIE Locality: MINMI Job Reference: 24311</p>	<p>CLIENT COAL & ALLIED</p> <p>INDICATIVE LAYOUT PLAN</p>	<p>PROJECT PROPOSED SUBDIVISION</p> <p>Plan Ref 24311-35</p>	<p>Rev D</p>
<p>Scale 1:5000 Sheet A0</p>		<p>Scale 1:5000</p>		<p>RPS Australia East Pty Ltd ACN 145 252 732 423 Ann Street PO Box 1059 Furness Valley QLD 4806 T +61 7 5237 8888 F +61 7 5237 8833 W rpsgroup.com.au</p>	

Plan of: Environmental Offset Land

Location: Minmi and Stockrington

Council: Cessnock, Newcastle and Lake Macquarie

Projection: MGA Z56

Contour Interval: N/A

Source: N/A

Date: 2 Feb 2011

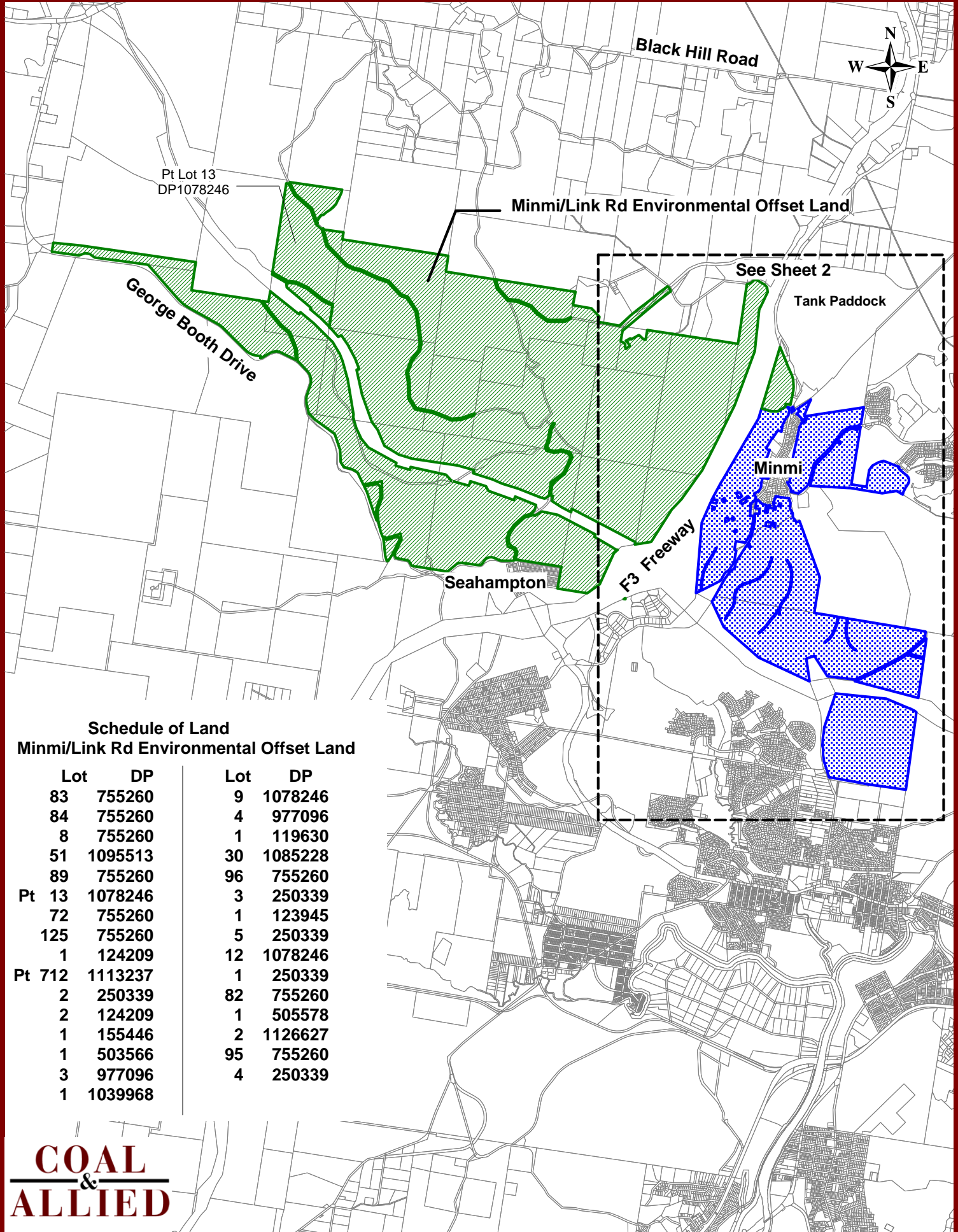
Plan By: G.C.R.

Version: 1

Project: Minmi/Link Rd

Layout: Transfer Plan

Sheet: 1 of 2



Schedule of Land

Minmi/Link Rd Environmental Offset Land

Lot	DP	Lot	DP
83	755260	9	1078246
84	755260	4	977096
8	755260	1	119630
51	1095513	30	1085228
89	755260	96	755260
Pt 13	1078246	3	250339
72	755260	1	123945
125	755260	5	250339
1	124209	12	1078246
Pt 712	1113237	1	250339
2	250339	82	755260
2	124209	1	505578
1	155446	2	1126627
1	503566	95	755260
3	977096	4	250339
1	1039968		



1.2 Scope and Purpose

The scope and purpose of this BTA is to review the overall bushfire threat to the development estate and to review the capability of the development estate to provide a safe environment. This assessment will include information on ability of the development estate to comply with the requirements of PBP (RFS, 2006).

This will be achieved by providing/undertaking:

- An assessment of all vegetation on and adjacent to the development estate within 140 metres from all elevations from the development estate boundary;
- An assessment of topography (slope) on and adjacent to the subject property to a distance of 100 metres from the development estate boundary;
- Adequacy of public roads in the vicinity to handle increased traffic in a bushfire emergency;
- Recommendations for appropriate setback (APZ) distances from the identified bushfire hazards;
- Information on water supply for fire fighting purposes; and
- Review of the Concept Plan for the development estate.

At the state level, the proposal is to be assessed pursuant to Part 3A of the EPA Act. To this end, in August 2010, the DGEAR's were issued for the site (Appendix 2).

The key assessment requirements for bushfire investigations required under the DGEAR's are:

- Provide an assessment against the current version of Planning for Bush Fire Protection 2006; and
- Identify the ongoing management arrangements of proposed Asset Protection Zones (APZs), including through negotiation with relevant agencies where APZs are proposed on land to be transferred to public ownership.

1.3 Aims and Objectives

This assessment has been undertaken in accordance with clause 46 of the RF Regulation 2007. This BTA also addresses the six key Bush Fire Protection Measures (BFPMs) in a development assessment context being:

- The provision of clear separation of buildings and bush fire hazards, in the form of fuel-reduced APZ (and their components being Inner Protection Areas (IPA's) and Outer Protection Areas (OPA's));
- Construction standards and design;

- Appropriate access standards for residents, fire-fighters, emergency workers and those involved in evacuation;
- Adequate water supply and pressure;
- Emergency management arrangements for fire protection and / or evacuation; and
- Suitable landscaping, to limit fire spreading to a building.

This assessment adheres to Chapter 4.1.3 of PBP (RFS, 2006) 'Standards for Bush Fire Protection Measures for Residential and Rural Residential Subdivision' and AS3959-2009.

1.4 Development Estate Particulars

Locality – The development estate occurs at Minmi/Link Road to the north and south of the Newcastle Link Road. The site encompasses a large area of land that surrounds the Minmi township to the east, west and south.

LGA – Lake Macquarie and Newcastle City Councils

Site Title(s) Entire Land Holdings – Lot 71 DP 1065169, Lot 352 DP 1108608 (formerly Lot 35 DP 800036), Lot 6 DP 1044574, Lots 2 and 3 DP 877349

Area – The Minmi/Link Road area is divided into six separate parcels of land that collectively encompass an area of approximately 520ha.

Zoning – Land within the Lake Macquarie City Council area:

- Predominantly zoned 7 (2) Conservation (Secondary)
- Minor areas zoned 10 Investigation (Urban/Conservation) and 5 Infrastructure

Land within the Newcastle City Council area:

- 2(a) Residential
- 7(b) Environmental
- 7(c) Investigation

Bushfire Prone Land Zoning - The Lake Macquarie City Council (LMCC) and Newcastle City Council (NCC) Bush Fire Prone Land Map (BFPLM) maps the development estate as containing Bushfire Vegetation Category 1 (Figure 1-5 and Figure 1-6). Therefore, the proposed development needs to consider the document 'Planning for Bushfire Protection' (RFS, 2006) (hereafter referred to as 'PBP 2006').

Boundaries – The majority of the site is bounded to the south by the Newcastle Link Road, with a small portion to the south of Link Road. The F3 Motorway is located to the west of the site with Fletcher located to the east. Bushland, that includes the Blue Gum Hills Regional Park, abounds the majority of the development estate.

Current Land Use – The parcels of land to the south and north of Link Road are

vegetated and are currently vacant land. The parcels of land immediately surrounding Minmi contain rural residential land with vegetated land occurring to the north, east south and west. These vegetated areas are largely vacant land. The cleared areas are currently used for paddocks and general rural residential.

Topography – The development estate has a predominately northerly aspect, with elevation ranging from approximately 100m AHD in the southern steep ridge lines of Development Estate 5, down to approximately 10m AHD in the more northern sections of Development Estates 1 and 2.