

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.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney,

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. set backs 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. 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 The Proponent shall upgrade the intersection of Pacific Highway and Montefiore Street to a seagull intersection with full access to Montefiore Street and traffic signal control on the Pacific Highway southbound and Montefiore Street 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 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

- 1.46 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

Appendix 2
Middle Camp Land Transfer Plan