



Network Operator's Licence  
*Water Industry Competition Act 2006*

Licensee: ALTOGETHER HUNTLEE PTY  
LTD

ACN: 167 418 608

Licence #: 15\_030

This licence was issued to Huntlee Water Pty Ltd in 2015.

Huntlee Water Pty Ltd was renamed Altogether Huntlee Pty Ltd in 2021.

References in the licence to Huntlee Water Pty Ltd should be read as references to Altogether Huntlee Pty Ltd.

Issued by: The Minister administering the *Water Industry Competition Act 2006*

Issued on: 3 March 2015

Varied on: 27 August 2015



**NEW SOUTH WALES  
GOVERNMENT**

*WATER INDUSTRY COMPETITION ACT 2006*  
(NSW)

**NETWORK OPERATOR'S LICENCE**

**Huntlee Water Pty Ltd**

**(ACN 167 418 608)**



New South Wales

**Water Industry Competition Act 2006**  
Section 10(5)

**Notice of Determination**  
**Variation of Licence conditions for a network operator's licence**  
**Licence No: 15\_030**

I, The Hon. Niall Blair MLC, Minister for Lands and Water, have considered and accept the recommendations made by the Independent Pricing and Regulatory Tribunal of New South Wales (IPART) in its report to me on the application by Huntlee Water Pty Ltd (ACN 167 418 608) (**Applicant**) for a variation to the network operator's licence (No. 15\_030) under the *Water Industry Competition Act 2006* (NSW) (**the Act**). I attach a copy of IPART's report (**Attachment A**).

Based on my consideration and acceptance of IPART's report:

- (a) I am satisfied that the Applicant is not a disqualified corporation for the purposes of section 10(3)(a) of the Act;
- (b) I am satisfied that the Applicant is not a corporation that is a related entity (within the meaning of the *Corporations Act 2001* (Cth)) of a disqualified corporation that would have a direct or indirect interest in, or influence on, the carrying out of the activities that the licence would authorise (if granted), for the purposes of section 10(3)(b) of the Act; and
- (c) I am satisfied as to each of the criteria set out in section 10(4) of the Act.

I have had regard to the licensing principles set out in section 7 of the Act in considering whether to vary the existing conditions of the licence or impose new conditions on the licence.

Under section 10(5) of the Act, for the reasons set out above, I have decided to grant a network operator's licence to the Applicant, subject to the conditions set out in licence number 15\_030, the Act and the *Water Industry Competition (General) Regulation 2008* (NSW). I hereby attach the licence (**Attachment B**).

A handwritten signature in black ink, appearing to be 'Niall Blair', written over a dotted line.

Minister for Lands and Water

Dated this 27<sup>th</sup> day of August 2015



**New South Wales**

***Water Industry Competition Act 2006 (NSW)***

**Variation of Network Operator's Licence  
Licence no. 15\_030**

I, the Hon. Niall Blair, MLC, Minister for Lands and Water, under section 15 of the *Water Industry Competition Act 2006 (NSW)*, make the following variations to the licence conditions of the network operator's licence no. 15\_030 granted to:

Huntlee Water Pty Ltd (ACN 167 418 608)

- i) Delete Schedule A and replace with new Schedule A (attached to this notice).
- ii) Delete Schedule B and replace with new Schedule B (attached to this notice).

A handwritten signature in black ink, appearing to be 'Niall Blair', written over a dotted line.

Minister for Lands and Water

Dated this 27<sup>th</sup> day of August 2015

## **SCHEDULE A - SPECIAL MINISTERIALLY-IMPOSED LICENCE CONDITIONS FOR HUNTLEE WATER PTY LTD'S NETWORK OPERATOR'S LICENCE**

This schedule sets out the conditions which the Minister imposes pursuant to section 13(1)(b) of the Act. In addition to these special Ministerially-imposed conditions, the Licensee is subject to obligations imposed by the Act, the Regulation and the standard Ministerially-imposed licence conditions set out in Schedule B. The Minister may vary the conditions in this schedule or impose new conditions, provided there is no inconsistency with the conditions imposed on the Licensee by the Act or the Regulation.

### **A1 Activities authorised - non-potable water**

A1.1 This Licence authorises the Licensee and any authorised persons specified in Table 1.1 to construct, maintain and operate the water industry infrastructure which is specified in Table 1.2, and is substantially consistent with the water industry infrastructure described in the Water Centre REF and the Proposed System REF:

- a) for one or more of the authorised purposes specified in Table 1.3; and
- b) within the area of operations specified in Table 1.4,  
subject to the conditions imposed by or under the Act, the Regulation and this Licence.

#### **Table 1.1 Authorised persons**

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Flow Systems Pty Ltd (ABN 28 136 272 298)

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#### **Table 1.2 Water infrastructure**

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- 1) A treatment plant for non-potable water and other water infrastructure used, or to be used, in connection with the treatment plant, where components of the treatment plant or the other water infrastructure may also be used for one or more of the following:
    - a) production of non-potable water;
    - b) treatment of non-potable water;
    - c) filtration of non-potable water;
    - d) storage of non-potable water; and
    - e) conveyance of non-potable water.
  - 2) A reticulation network for non-potable water and other water infrastructure used, or to be used, in connection with the reticulation network, where components of the reticulation network or the other water infrastructure may also be used for one or more of the following:
    - a) storage of non-potable water;
    - b) conveyance of non-potable water; and
    - c) treatment of non-potable water.
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#### **Table 1.3 Authorised purposes**

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Toilet flushing, irrigation, clothes washing, car washing and dust suppression.

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**Table 1.4 Area of operations**

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a)	Land situated under Folio identifiers:	
	Lot	DP
	211 (part)	828787
	221 (part)	1064738
	21 (part)	1050597
	12 (part)	729973
	33, 38, 39	755211
	6, 7, 8, 9, 10, 11	729973
	36, 37, 43	755211
	230 (part) & 231	879198
	200 (part)	828486
	201	828486
	241 (part)	1105591
	10	1105639
	2, 3, 4, 5 (part)	729973
b)	The section of Wine Country Drive, North Rothbury, situated between the intersection of:	
	i) The north-eastern corner of Lot 21 of DP 1050597 and Wine Country Drive, and	
	ii) The southern corner of Lot 10 of DP 1105639 and Wine Country Drive.	

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**A2 Activities authorised – drinking water**

- A2.1 This Licence authorises the Licensee and any authorised persons specified in Table 2.1 to construct, maintain and operate the water industry infrastructure which is specified in Table 2.2, and is substantially consistent with the water industry infrastructure described in the Proposed System REF:
- a) for the authorised purposes specified in Table 2.3; and
  - b) within the area of operations specified in Table 2.4, subject to the conditions imposed by or under the Act, the Regulation and this Licence.

**Table 2.1 Authorised persons**

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Flow Systems Pty Ltd (ACN 136 272 298)

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**Table 2.2 Water industry infrastructure**

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A reticulation network for drinking water and other water infrastructure used, or to be used, in connection with the reticulation network, where components of the reticulation network or the other water infrastructure may also be used for one or more of the following:

- a) storage of drinking water;
  - b) conveyance of drinking water; and
  - c) treatment of drinking water.
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**Table 2.3 Authorised purposes**

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Drinking water

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**Table 2.4 Area of operations**

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a)	Land situated under Folio identifiers:
	Lot DP
	211 (part) 828787
	221 (part) 1064738
	21 (part) 1050597
	12 (part) 729973
	33, 38, 39 755211
	6, 7, 8, 9, 10, 11 729973
	36, 37, 43 755211
	230 (part) & 231 879198
	200 (part) 828486
	201 828486
	241 (part) 1105591
	10 1105639
	2, 3, 4, 5 (part) 729973
b)	The section of Wine Country Drive, North Rothbury, situated between the intersection of:
	i) The north-eastern corner of Lot 21 of DP 1050597 and Wine Country Drive, and
	ii) The southern corner of Lot 10 of DP 1105639 and Wine Country Drive.

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**A3 Activities authorised – sewerage services**

A3.1 This Licence authorises the Licensee and any authorised persons specified in Table 3.1 to construct, maintain and operate the water industry infrastructure which is specified in Table 3.2, and is substantially consistent with the water industry infrastructure described in the System Extension REF and the Proposed System REF:

- a) for one or more of the authorised purposes specified in Table 3.3; and
- b) within the area of operations specified in Table 3.4, subject to the conditions imposed by or under the Act, the Regulation and this Licence.

**Table 3.1 Authorised persons**

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Flow Systems Pty Ltd, ACN 136 272 298

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**Table 3.2 Water industry infrastructure**

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- 1) A treatment plant for sewage and other sewerage infrastructure used, or to be used, in connection with the treatment plant, where components of the treatment plant or the other sewerage infrastructure may also be used for one or more of the following:
    - a) production of treated non-potable water from sewage;
    - b) treatment of sewage;
    - c) filtration of sewage;
    - d) storage of sewage; and
    - e) conveyance of sewage.
  - 2) A reticulation network for sewage and other sewerage infrastructure used, or to be used, in connection with the reticulation network, where components of the reticulation network or the other sewerage infrastructure may also be used for one or more of the
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following:

- a) storage of sewage; and
  - b) conveyance of sewage.
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### **Table 3.3 Authorised purposes**

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Sewage collection, sewage transport, sewage treatment, sludge/waste disposal to offsite sewage treatment plant, transfer of non-potable water to reticulation network for non-potable water, irrigation using excess non-potable water and dust suppression using excess non-potable water.

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### **Table 3.4 Area of operations**

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- a) Land situated under Folio identifiers:

Lot	DP
211 (part)	828787
221 (part)	1064738
21 (part)	1050597
12 (part)	729973
33, 38, 39	755211
6, 7, 8, 9, 10, 11	729973
36, 37, 43	755211
230 (part) & 231	879198
200 (part)	828486
201	828486
241 (part)	1105591
10	1105639
2, 3, 4, 5 (part)	729973
  - b) The section of Wine Country Drive, North Rothbury, situated between the intersection of:
    - i) The north-eastern corner of Lot 21 of DP 1050597 and Wine Country Drive, and
    - ii) The southern corner of Lot 10 of DP 1105639 and Wine Country Drive.
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## **A4 Special conditions**

A4.1 If a party to an Agreement proposes to:

- a) terminate the Agreement;
- b) novate the Agreement;
- c) assign or transfer any of its rights or obligations under the Agreement to any other person; or
- d) alter the Agreement in any way that materially reduces the Licensee's technical, financial or organisational capacity to carry out the activities authorised by this Licence,

the Licensee must provide IPART with written notice as soon as practicable, but no later than 3 months, before the time when the proposed action is to occur. The written notice must include details of how the service provided under the Agreement will be provided subsequent to the proposed termination, novation, assignment, transfer or alteration.

A4.2 The Licensee is to implement environmental mitigation measures substantially consistent with the environmental risk mitigation measures identified in:



- a) the Water Centre REF and the Proposed System REF in carrying out any activities authorised under clause A1 of this Licence;
- b) the Proposed System REF in carrying out the activities authorised under clause A2 of this Licence; and
- c) the System Extension REF and the Proposed System REF in carrying out the activities authorised under clause A3 of this Licence.

A4.3 The Licensee must not commence, or authorise the commencement of, construction of any water industry infrastructure which is:

- a) described in Clause A1.1 and Table 1.2 (excluding conveyance and reticulation infrastructure); and
- b) located within Lot 211 of DP 828787, Wine Country Rd, North Rothbury (**Relevant Recycling Infrastructure**),

until after the Licensee has provided IPART with a Construction Environmental Management Plan (**CEMP**), and IPART has provided written approval of the CEMP to the Licensee.

A4.4 In addition to any requirements imposed by or under the Act or the Regulation, the Licensee must not commence commercial operation of, or authorise commercial operation of, the Relevant Recycling Infrastructure until the Licensee has provided:

- a) a report addressing how the environmental mitigation measures identified in the CEMP have been implemented during the design and construction of the Relevant Recycling Infrastructure (**Report**); and
- b) an Operational Environmental Management Plan (**OEMP**),

to IPART, and IPART has provided written approval of the Report and the OEMP to the Licensee.

A4.5 The Licensee must operate and maintain the Relevant Recycling Infrastructure consistently with the OEMP.

A4.6 If the Licensee proposes to vary its environmental mitigation measures referred to in clause A4.2, it must first notify IPART in accordance with the Reporting Manual. The Licensee must not vary its environmental mitigation measures without the prior written approval of IPART.

## INTERPRETATION AND DEFINITIONS

### Interpretation

In this Schedule A, unless the context requires otherwise:

- (i) the singular includes the plural and vice versa;
- (ii) headings are used for convenience only and do not affect the interpretation of this Schedule A;
- (iii) a reference to a document includes the document as modified from time to time and any document replacing it;
- (iv) a reference to a person includes a natural person and any body or entity whether incorporated or not;
- (v) a reference to a clause is to a clause in this Schedule A;
- (vi) a reference to a schedule is to a schedule to this Licence;

- (vii) a reference to a law or statute includes regulations, rules, codes and other instruments under it, and consolidations, amendments, re-enactments or replacements of them; and
- (viii) explanatory notes do not form part of this Licence, but in the case of uncertainty may be relied on for interpretation purposes.

## Definitions

Expressions used in this Schedule A that are defined in the Act or the Regulation have the meanings set out in the Act or the Regulation.

In this Schedule A:

Act	means the <i>Water Industry Competition Act 2006</i> (NSW).
Agreement	means any agreement or deed provided to IPART in connection with the Licensee's application for this Licence.
Construction Environmental Management Plan ( <b>CEMP</b> )	means a site or project specific plan which, in relation to construction works: <ul style="list-style-type: none"> <li>(a) complies with the basic structure detailed in the "Guideline for the Preparation of Environmental Management Plans", Department of Infrastructure, Planning and Natural Resources (2004); and</li> <li>(b) identifies the environmental risks associated with the licensed activities and the mitigation measures to be implemented.</li> </ul>
IPART	means the Independent Pricing and Regulatory Tribunal of New South Wales established under the <i>Independent Pricing and Regulatory Tribunal Act 1992</i> (NSW).
Licence	means this network operator's licence granted under section 10 of the Act.
Licensee	means the person to whom this Licence is granted under section 10 of the Act.
Minister	means the Minister responsible for Part 2 of the Act.
Operational Environmental Management Plan ( <b>OEMP</b> )	means a site or project specific plan which, in relation to the operational phase: <ul style="list-style-type: none"> <li>(a) complies with the basic structure detailed in the "Guideline for the Preparation of Environmental Management Plans", Department of Infrastructure, Planning and Natural Resources (2004); and</li> <li>(b) identifies the environmental risks associated with the licensed activities and the mitigation measures to be implemented.</li> </ul>
Proposed System REF	means the Review of Environmental Factors for the Proposed Sewage, Recycled Water and Drinking Water Reticulation Systems (RPS Australia East Pty Ltd, June 2015).
Regulation	means the <i>Water Industry Competition (General) Regulation</i>

2008 (NSW).

Reporting Manual	means the document entitled “Network Operator's Reporting Manual” which is prepared by IPART and is available on IPART’s website at <a href="http://www.ipart.nsw.gov.au">www.ipart.nsw.gov.au</a> .
System Extension REF	means the Review of Environmental Factors for the Extension of a Sewage Reticulation System, North Rothbury (RPS Australia East Pty Ltd, June 2015).
Water Centre REF	means the Review of Environmental Factors for the Huntlee Local Water Centre, North Rothbury (RPS Australia East Pty Ltd, June 2015).

## **SCHEDULE B - STANDARD MINISTERIALLY-IMPOSED LICENCE CONDITIONS FOR ALL LICENSED NETWORK OPERATORS UNDER THE ACT**

This schedule sets out the standard conditions which the Minister imposes on the Licensee and all other licensed network operators pursuant to section 13(1)(b) of the Act. In addition to these standard Ministerially-imposed conditions, the Licensee is subject to obligations imposed by the Act, the Regulation and the special Ministerially-imposed licence conditions set out in Schedule A. The Minister may vary the conditions in this schedule or impose new conditions, provided there is no inconsistency with the conditions imposed on the Licensee by the Act or the Regulation.

### **B1 Ongoing capacity to operate**

B1.1 The Licensee must have the technical, financial and organisational capacity to carry out the activities authorised by this Licence. If the Licensee ceases to have this capacity, it must report this to IPART immediately in accordance with the Reporting Manual.

### **B2 Obtaining appropriate insurance**

B2.1 Before commencing to commercially operate the Specified Water Industry Infrastructure under this Licence, the Licensee must:

- a) obtain insurance that is appropriate for the size and nature of the activities authorised under this Licence;
- b) provide a copy of each certificate of currency of the insurance obtained to IPART; and
- c) demonstrate that the insurance obtained is appropriate for the size and nature of the activities authorised under this Licence by providing a report to IPART from an Insurance Expert that:
  - i) certifies that in the Insurance Expert's opinion, the type, scope or limit on the amount of the insurance obtained by the Licensee is appropriate for the size and nature of the activities authorised under the Licence; and
  - ii) is in the form prescribed by the Reporting Manual.

B2.2 *[Not Applicable]*

### **B3 Maintaining appropriate insurance**

B3.1 The Licensee must maintain insurance that is appropriate for the size and nature of the activities authorised under this Licence.

B3.2 The Licensee must provide a copy of each certificate of currency of the insurance maintained by the Licensee to IPART in accordance with the Reporting Manual.

B3.3 If there is to be a change in:

- a) the insurer or underwriting panel in respect of an insurance policy held by the Licensee; or
  - b) the type, scope or limit on the amount of insurance held by the Licensee,
- in relation to the activities authorised under this Licence, the Licensee must provide a report to IPART in accordance with the Reporting Manual.

B3.4 From time to time when requested in writing by IPART, the Licensee must provide a report to IPART, in the manner, form and time specified by IPART, from an Insurance Expert certifying that in the Insurance Expert's opinion, the type, scope or limit on the

amount of the insurance held by the Licensee, is appropriate for the size and nature of the activities authorised under this Licence.

*[Note: The circumstances in which IPART may request a report under clause B3.4 include (but are not limited to) the following:*

- *where IPART has reason to believe that there may be a change in the type, scope or limit on the amount of insurance held by the Licensee in relation to activities authorised under this Licence;*
- *where there is a change in the type or extent of activities authorised under this Licence; or*
- *where IPART or an approved auditor has reason to believe that the type, scope or limit on the amount of insurance held by the Licensee may not be appropriate for the size and nature of the activities authorised under this Licence.]*

B3.5 The Licensee must maintain professional indemnity insurance during the Design Phase and for a minimum period of 6 years from the date of the completion of the Design Phase.

#### **B4 Complying with NSW Health requirements**

B4.1 The Licensee must carry out the activities authorised by this Licence in compliance with any requirements of NSW Health that:

- a) IPART has agreed to; and
- b) are notified from time to time to the Licensee by IPART in writing.

#### **B5 Complying with Audit Guidelines from IPART**

B5.1 The Licensee must comply with any Audit Guidelines issued by IPART.

#### **B6 Reporting in accordance with the Reporting Manual**

B6.1 The Licensee must prepare and submit reports in accordance with the Reporting Manual.

#### **B7 Reporting information in relation to the Register of Licences**

B7.1 Within 14 days of any change in relation to any of the following, the Licensee must notify IPART, and provide IPART with details, of the change in accordance with the Reporting Manual:

- a) any source from which the water handled by the Specified Water Industry Infrastructure is derived;
- b) the Authorised Purposes of the water handled by the Specified Water Industry Infrastructure;
- c) the identity of each licensed retail supplier or public water utility that has access to the infrastructure services provided by the Specified Water Industry Infrastructure for the purpose of supplying water to its customers;
- d) any other water infrastructure to which the Specified Water Industry Infrastructure is connected;
- e) the identity of each licensed retail supplier or public water utility that has access to infrastructure services provided by the Specified Water Industry Infrastructure for the purpose of providing sewerage services to its customers;

- f) any other sewerage infrastructure to which the Specified Water Industry Infrastructure is connected; and
- g) the arrangements for the disposal of waste from the Specified Water Industry Infrastructure.

## **B8 Monitoring**

- B8.1 The Licensee must undertake any monitoring that is required for the purposes of this Licence, any Plan, the Act or the Regulation in accordance with this clause B8.
- B8.2 The Licensee must keep the following records of any samples taken for monitoring purposes specified in the Water Quality Plan:
- a) the date on which the sample was taken;
  - b) the time at which the sample was collected;
  - c) the point or location at which the sample was taken; and
  - d) the chain of custody of the sample (if applicable).
- B8.3 The Licensee must ensure that analyses of all samples taken for the purposes of Verification Monitoring are carried out by a laboratory accredited for the specified tests by an independent body that is acceptable to NSW Health, such as the National Association of Testing Authorities or an equivalent body.

## **B9 Provision of copy of Plan**

- B9.1 Whenever the Licensee makes a significant amendment to a Plan, the Licensee must provide a copy of the amended Plan to IPART at the same time that it provides a copy to the approved auditor engaged to prepare a report as to the adequacy of the amended Plan, as required under the Regulation.

## **B10 Delineating responsibilities – interconnections**

- B10.1 If a code of conduct has not been established under clause 25 of the Regulation, the Licensee must (by a date specified by IPART) establish a code of conduct (**Licensee's Code of Conduct**) in accordance with this clause B10.
- B10.2 The Licensee's Code of Conduct must set out the respective responsibilities of:
- a) the Licensee; and
  - b) each licensed network operator, licensed retail supplier and/or public water utility that:
    - (i) supplies water or provides sewerage services by means of; or
    - (ii) constructs, maintains or operates,  
any water industry infrastructure that is connected to the Specified Water Industry Infrastructure,
- by, at a minimum, providing for:
- c) who is responsible for repairing, replacing or maintaining any pipes, pumps, valves, storages or other infrastructure connecting the Specified Water Industry Infrastructure to the other water industry infrastructure;
  - d) who is responsible for water quality;
  - e) who is liable in the event of the unavailability of water;
  - f) who is liable in the event of failure of the Specified Water Industry Infrastructure;

- g) the fees and charges payable in respect of the use of the Specified Water Industry Infrastructure; and
  - h) who is responsible for handling customer complaints.
- B10.3 Before the Licensee brings the Specified Water Industry Infrastructure into commercial operation or by a later date specified by IPART (if any), the Licensee's Code of Conduct must be agreed in writing between the Licensee and the other licensed network operators, licensed retail suppliers and/or public water utilities referred to in clause B10.2.
- B10.4 *[Not Applicable]*
- B10.5 The Licensee must not contravene the Licensee's Code of Conduct to the extent that it makes the Licensee responsible or liable for the matters set out in it.
- B11 Notification of changes to end-use**
- B11.1 If the Licensee proposes to operate the Specified Water Industry Infrastructure to supply water for an end-use which is not set out in the most recent Water Quality Plan provided to IPART, the Licensee must notify IPART in writing at least 3 months before commencing such operation.
- B12 Notification of changes to Authorised Person**
- B12.1 If an Authorised Person ceases, proposes to cease, or receives notification to cease providing any of the services relating to the activities authorised by this Licence, the Licensee must provide IPART with written notice as soon as practicable but no later than 28 days before the date of cessation of the services. The written notice must include details of how the services previously undertaken by the Authorised Person will continue to be undertaken.
- B13 Notification of commercial operation**
- B13.1 This clause B13 applies each time the Licensee has brought any of the Specified Water Industry Infrastructure into commercial operation.
- B13.2 The Licensee must:
  - a) notify IPART in accordance with the Reporting Manual that it has brought the relevant Specified Water Industry Infrastructure into commercial operation; and
  - b) provide such notification within 10 days after it has brought the relevant Specified Water Industry Infrastructure into commercial operation.

## **INTERPRETATION AND DEFINITIONS**

### **Interpretation**

In this Schedule B, unless the context requires otherwise:

- (i) the singular includes the plural and vice versa;
- (ii) headings are used for convenience only and do not affect the interpretation of this Schedule B;
- (iii) a reference to a document includes the document as modified from time to time and any document replacing it;

- (iv) a reference to a “person” includes a natural person and any body or entity whether incorporated or not;
- (v) a reference to a clause is to a clause in this Schedule B;
- (vi) a reference to a schedule is to a schedule to this Licence;
- (vii) a reference to a law or statute includes regulations, rules, codes and other instruments under it, and consolidations, amendments, re-enactments or replacements of them; and
- (viii) explanatory notes do not form part of this Licence, but in the case of uncertainty may be relied on for interpretation purposes.

## Definitions

Expressions used in this Schedule B that are defined in the Act or the Regulation have the meanings set out in the Act or the Regulation.

In this Schedule B:

Act	means the <i>Water Industry Competition Act 2006</i> (NSW).
Audit Guidelines	means the document entitled “Audit Guideline – Water Industry Competition Act 2006” which is prepared by IPART and is available on IPART’s website at <a href="http://www.ipart.nsw.gov.au">www.ipart.nsw.gov.au</a> , and any other guidelines issued by IPART in relation to audits under the Act.
Authorised Person	means the authorised persons specified in, as applicable: <ul style="list-style-type: none"> <li>(i) Schedule A, clause A1, Table 1.1;</li> <li>(ii) Schedule A, clause A2, Table 2.1; and</li> <li>(iii) Schedule A, clause A3, Table 3.1.</li> </ul>
Authorised Purposes	means the authorised purposes specified in, as applicable: <ul style="list-style-type: none"> <li>(i) Schedule A, clause A1, Table 1.3;</li> <li>(ii) Schedule A, clause A2, Table 2.3; and</li> <li>(iii) Schedule A, clause A3, Table 3.3.</li> </ul>
Design Phase	means the period during which any design works are carried out in relation to the water industry infrastructure that the Licensee is authorised to construct, maintain and operate under this Licence.
Insurance Expert	means an insurance broker which holds an Australian financial services licence under Part 7.6 of the <i>Corporations Act 2001</i> (Cth) that authorises the broker to provide financial product advice for, and deal in, contracts of insurance within the meaning of Chapter 7 of that Act.
IPART	means the Independent Pricing and Regulatory Tribunal of New South Wales established under the <i>Independent Pricing and Regulatory Tribunal Act 1992</i> (NSW).
Licence	means this network operator’s licence granted under section 10 of the Act.
Licensee	means a person to whom this Licence is granted under section 10 of the Act.
Licensee’s Code of Conduct	has the meaning given in clause B10.1.



Minister	means the Minister responsible for Part 2 of the Act.
NSW Health	means the Water Unit of NSW Ministry of Health and any of the local health districts as defined by the NSW Ministry of Health.
Plan	means any infrastructure operating plan, water quality plan or sewage management plan that the Licensee is required to prepare under the Regulation.
Regulation	means the <i>Water Industry Competition (General) Regulation 2008</i> (NSW).
Reporting Manual	means the document entitled "Network Operator's Reporting Manual" which is prepared by IPART and is available on IPART's website at <a href="http://www.ipart.nsw.gov.au">www.ipart.nsw.gov.au</a> .
Specified Area of Operations	means the area of operations specified in, as applicable: <ul style="list-style-type: none"> <li>(i) Schedule A, clause A1, Table 1.4;</li> <li>(ii) Schedule A, clause A2, Table 2.4; and</li> <li>(iii) Schedule A, clause A3, Table 3.4.</li> </ul>
Specified Water Industry Infrastructure	means the water industry infrastructure specified in, as applicable: <ul style="list-style-type: none"> <li>(i) Schedule A, clause A1, Table 1.2;</li> <li>(ii) Schedule A, clause A2, Table 2.2; and</li> <li>(iii) Schedule A, clause A3, Table 3.2.</li> </ul>
Verification Monitoring	means verification monitoring as described in the document entitled "Australian Drinking Water Guidelines" or the document entitled "Australian Guidelines for Water Recycling" as the case may be.
Water Quality Plan	means the water quality plan that the Licensee is required to prepare under the Regulation.



Retail Supplier's Licence  
*Water Industry Competition Act 2006*

Licensee: ALTOGETHER GROUP PTY  
LTD

ACN: 136 272 298

Licence #: 13\_001R

This licence was issued to Flow Systems Pty Ltd in 2013.

Flow Systems Water Pty Ltd was renamed Altogether Group Pty Ltd in 2021.

References in the licence to Flow Systems Pty Ltd should be read as references to Altogether Group Pty Ltd.

Issued by: The Minister administering the *Water Industry Competition Act 2006*

Issued on: 17 April 2013

Varied on: 6 July 2021



**New South Wales**

**Water Industry Competition Act 2006 (NSW)**

**Section 10**

**Notice of Decision -  
Application for a Variation of Retail Supplier's  
Licence No. 13\_001R**

I, The Hon. Melinda Pavey, MP, Minister for Water, Property and Housing, have decided to grant Flow Systems Pty Ltd (**Applicant**)'s (ACN 136 272 298) application (**Application**) to vary retail supplier's licence number 13\_001R (**Licence**) under section 10(1) of the *Water Industry Competition Act 2006* (NSW) (**Act**). The reasons for my decision are set out below.

I have considered and accepted the Independent Pricing and Regulatory Tribunal (**IPART**)'s advice and recommendations in its report to me on the Application. I attach IPART's report (**Attachment A**).

Based on my consideration and acceptance of IPART's report:

- (a) I am satisfied that the Applicant is not a disqualified corporation for the purposes of section 10(3)(a) of the Act;
- (b) I am satisfied that the Applicant is not a corporation that is a related entity (within the meaning of the *Corporations Act 2001* (Cth)) of a disqualified corporation that would have a direct or indirect interest in, or influence on, the carrying out of the activities that the Licence, if varied in accordance with the Application, would authorise, for the purposes of section 10(3)(b) of the Act; and
- (c) I am satisfied as to each of the criteria set out in section 10(4) of the Act.

I have also had regard to the licensing principles set out in section 7 of the Act in considering whether or not to grant the Licence variation and what conditions should be imposed on the Licence.

I attach the Licence, as varied (**Attachment B**).

.....  
The Hon. Melinda Pavey, MP  
Minister for Water, Property and Housing

Dated this 6<sup>th</sup> day of July 2021



# **NEW SOUTH WALES GOVERNMENT**

***Water Industry Competition Act 2006 (NSW)***

**Retail supplier's licence**

Licence no. 13\_001R

Flow Systems Pty Ltd

(ACN 136 272 298)

## PRELIMINARY

### 1. Summary

- 1.1. This Licence is granted under section 10(1) of the Act.
- 1.2. The Act prohibits a person from supplying water, or providing a sewerage service, by means of any water industry infrastructure, otherwise than under the authority of a licence. This Licence authorises the Licensee and other Authorised Persons to carry out such activities that would otherwise be prohibited under the Act.

### 2. Outline

- 2.1. This Licence is divided into the following sections and schedules:

<b>Section 1</b> authorises the supply of non-potable water (if applicable).
<b>Section 2</b> authorises the supply of drinking water (if applicable).
<b>Section 3</b> authorises the supply of sewerage services (if applicable).
<b>Schedule A</b> sets out special Ministerially-imposed licence conditions that are specific to this Licence.
<b>Schedule B</b> sets out Ministerially-imposed licence conditions that generally apply to retail suppliers' licences granted under the Act.
<b>Schedule C</b> sets out relevant scheme details.
<b>Schedule D</b> sets out the area of operations for the retail of non-potable water for the North Cooranbong Scheme.
<b>Schedule E</b> sets out the area of operations for the retail of drinking water and sewerage services for the North Cooranbong Scheme.
<b>Schedule F</b> provides indicative maps for the North Cooranbong Scheme included for reference only.
<b>Schedule G</b> sets out the area of operations for the retail of non-potable water for the Box Hill North Scheme.

**Schedule H** provides an indicative map for the Box Hill North Scheme included for reference only.

**Schedule I** sets out definitions and interpretation provisions.

- 2.2. In addition to the conditions in Schedules A and B to this Licence, the Act and Regulation also contain conditions that apply to this Licence. Nothing in Schedules A or B modify or affect the conditions imposed on this Licence by the Act or Regulation.
- 2.3. Where there is an inconsistency between, on one hand, Schedule D or Schedule E and, on the other hand, Schedule F, Schedule D and E prevail over Schedule F to the extent of the inconsistency.
- 2.4. Where there is an inconsistency between Schedule G and Schedule H, Schedule G prevails over Schedule H to the extent of the inconsistency.

## SECTION 1 – ACTIVITIES AUTHORISED - NON-POTABLE WATER SUPPLY

Subject to the conditions imposed by the Act, the Regulation and Schedules A and B of this Licence, this Licence authorises the Licensee and any Authorised Persons specified in Table 1.1 to supply non-potable water:

- a) by means of the water industry infrastructure specified in Table 1.2
- b) to the persons or classes of persons specified in Table 1.3
- c) within the Area of Operations specified in Table 1.4, and
- d) for one or more of the Authorised Purposes for non-potable water specified in Table 1.5.

**Table 1.1 Authorised Persons**

[Not applicable]

**Table 1.2 Water industry infrastructure**

The water industry infrastructure detailed in Schedule C, Table C.1.

**Table 1.3 Person or classes of persons**

Persons within the Area of Operations detailed in Schedule C, Table C.1.

**Table 1.4 Area of Operations**

The Area of Operations detailed in Schedule C, Table C.1.

**Table 1.5 Authorised Purposes for non-potable water**

The Authorised Purposes detailed in Schedule C, Table C.1.

## SECTION 2 – ACTIVITIES AUTHORISED - DRINKING WATER SUPPLY

Subject to the conditions imposed by the Act, the Regulation and Schedules A and B of this Licence, this Licence authorises the Licensee and any Authorised Persons specified in Table 2.1 to supply drinking water:

- a) by means of the water industry infrastructure specified in Table 2.2
- b) to the persons or classes of persons specified in Table 2.3
- c) within the Area of Operations specified in Table 2.4, and
- d) for one or more of the Authorised Purposes for drinking water specified in Table 2.5.

**Table 2.1 Authorised Persons**

[Not applicable]

**Table 2.2 Water industry infrastructure**

The water industry infrastructure detailed in Schedule C, Table C.2.

**Table 2.3 Person or classes of persons**

Persons within the Area of Operations detailed in Schedule C, Table C.2.

**Table 2.4 Area of Operations**

The Area of Operations detailed in Schedule C, Table C.2.

**Table 2.5 Authorised Purposes for drinking water**

The Authorised Purposes detailed in Schedule C, Table C.2.



### SECTION 3 – ACTIVITIES AUTHORISED - SEWERAGE SERVICES

Subject to the conditions imposed by the Act, the Regulation and Schedules A and B of this Licence, this Licence authorises the Licensee and any Authorised Persons specified in Table 3.1 to provide sewerage services:

- a) by means of the water industry infrastructure specified in Table 3.2
- b) to the persons or classes of persons specified in Table 3.3
- c) within the Area of Operations specified in Table 3.4, and
- d) for one or more of the Authorised Purposes for sewerage services specified in Table 3.5.

**Table 3.1 Authorised Persons**

[Not applicable]

**Table 3.2 Water industry infrastructure**

The water industry infrastructure detailed in Schedule C, Table C.3.

**Table 3.3 Person or classes of persons**

Persons within the Area of Operations detailed in Schedule C, Table C.3.

**Table 3.4 Area of Operations**

The Area of Operations detailed in Schedule C, Table C.3.

**Table 3.5 Authorised Purposes for sewerage services**

The Authorised Purposes detailed in Schedule C, Table C.3.

## **SCHEDULE A – SPECIAL MINISTERIALLY-IMPOSED LICENCE CONDITIONS**

This schedule sets out the conditions which the Minister imposes pursuant to section 13(1)(b) of the Act. In addition to these special Ministerially-imposed conditions, the Licensee is subject to obligations imposed by the Act, the Regulation and the standard Ministerially-imposed licence conditions set out in Schedule B. The Minister may vary the conditions in this schedule or impose new conditions, provided there is no inconsistency with the conditions imposed by the Act or the Regulation.

1. If requested by IPART, the Licensee must prepare and provide IPART with:
  - a) a report, to IPART's satisfaction, outlining:
    - (i) evidence of discussions with intended customer(s) or formal agreement(s) with customer(s); and
    - (ii) the curriculum vitae of the key personnel involved in the operation and management of the activities authorised by this Licence, and
  - b) a statement:
    - (i) identifying any third party providing customer services under this Licence; and
    - (ii) outlining the enforceable controls the Licensee has in place to enable it to effectively respond to any suspected breaches of these Licence conditions.

## SCHEDULE B – GENERAL MINISTERIALLY-IMPOSED LICENCE CONDITIONS

### 1. Ongoing capacity to operate

- 1.1. The Licensee must have the technical, financial and organisational capacity to carry out the activities authorised by this Licence. If the Licensee ceases to have this capacity, it must report this to IPART in accordance with the Reporting Manual.

### 2. Maintaining appropriate insurance

- 2.1. The Licensee must hold insurance that is appropriate for the size and nature of the activities that the Licensee is carrying out under this Licence.
- 2.2. The Licensee must provide a copy of each certificate of currency of the insurance maintained by the Licensee to IPART in accordance with the Reporting Manual.
- 2.3. Before commencing any of the activities authorised by this Licence, the Licensee must demonstrate that the insurance held is appropriate for the size and nature of the activities, by providing a report to IPART from an Insurance Expert that:
- a) certifies that in the Insurance Expert's opinion, the type, scope and limit of the insurance held by the Licensee is appropriate for the size and nature of the activities; and
  - b) is in the form prescribed by the Reporting Manual.
- 2.4. *[Not applicable]*
- 2.5. If, in relation to the activities authorised by this Licence, there is, or is to be a change in either of the following, the Licensee must provide a report to IPART in accordance with the Reporting Manual:
- a) the insurer or underwriting panel in respect of an insurance policy held by the Licensee; or
  - b) the type, scope or limit on the amount of insurance held by the Licensee.
- 2.6. From time to time when requested in writing by IPART, the Licensee must provide a report to IPART, in the manner and form and within the timeframes specified by IPART, from an Insurance Expert certifying that in the Insurance Expert's opinion the type, scope and limit on the amount of insurance held by the Licensee is appropriate for the size and nature of the activities that the Licensee is carrying out under this Licence.
- [Note: The circumstances in which IPART may request a report under clause 2.6 include (but are not limited to) the following:*
- *where IPART considers that there may be a change in the type, scope or limit on the amount of insurance held by the Licensee in relation to activities that the Licensee is carrying out under this Licence;*

- *where there is a change in the type or extent of activities authorised by this Licence; or*
- *where IPART or an approved auditor considers that the type, scope or limit on the amount of insurance held by the Licensee may not be appropriate for the size and nature of the activities that the Licensee is carrying out under this Licence.]*

### **3. Complying with NSW Health requirements**

- 3.1. The Licensee must carry out the activities authorised by this Licence in compliance with any requirements of NSW Health that:
- a) IPART has agreed to; and
  - b) are notified from time to time to the Licensee by IPART in writing.

### **4. Complying with Audit Guidelines**

- 4.1. The Licensee must comply with any Audit Guidelines issued by IPART.

### **5. Reporting in accordance with the Reporting Manual**

- 5.1. The Licensee must prepare and submit reports in accordance with the Reporting Manual.

### **6. Reporting information in relation to the register of licences**

- 6.1. The Licensee must notify IPART, and provide IPART with details, of any change in relation to the following, in accordance with the Reporting Manual within 14 days of the change:
- a) any licensed network operator or public water utility from whose water industry infrastructure the Licensee supplies water to its customers;
  - b) any source from which the water handled by the water industry infrastructure referred to in clause 6.1a) is derived;
  - c) whether or not any of the Licensee's customers are Small Retail Customers;
  - d) any order under section 54 of the Act by which the Licensee is declared to be a retailer of last resort; and
  - e) any licensed network operator or public water utility by means of whose sewerage infrastructure the Licensee provides sewerage services to its customers.

## **7. Delineating responsibilities**

- 7.1. If a code of conduct has not been established under clause 25 of the Regulation, the Licensee must, by a date specified by IPART, establish a code of conduct (Licensee's Code of Conduct) in accordance with this clause 7.
- 7.2. Before commencing to supply water or provide sewerage services by means of the Licensed Water Industry Infrastructure under this Licence or by a later date specified by IPART (if any), the Licensee's Code of Conduct must be agreed in writing between:
- a) the Licensee; and
  - b) each licensed network operator, licensed retail supplier and/or public water utility that:
    - i) supplies water or provides sewerage services by means of any water industry infrastructure that is connected to the Licensed Water Industry Infrastructure; or
    - ii) constructs, maintains or operates any water industry infrastructure that is connected to the Licensed Water Industry Infrastructure.
- 7.3. *[Not Applicable]*
- 7.4. The Licensee's Code of Conduct must set out the respective responsibilities of the entities specified in clause 7.2 by, at a minimum, providing for:
- a) who is responsible for repairing, replacing or maintaining any pipes, pumps, valves or storages or other infrastructure connecting the Licensed Water Industry Infrastructure to the other water industry infrastructure;
  - b) who is responsible for water quality;
  - c) who is liable in the event of the unavailability of water;
  - d) who is liable in the event of failure of any water industry infrastructure;
  - e) the fees and charges payable in respect of the use of the water industry infrastructure; and
  - f) who is responsible for handling customer complaints.
- 7.5. The Licensee must not contravene the Licensee's Code of Conduct to the extent that it makes the Licensee responsible or liable for the matters set out in it.

## **8. Infrastructure to be used**

- 8.1. The Licensee must only source and supply water by means of water industry infrastructure, if that water industry infrastructure is maintained and operated by a licensed network operator or public water utility.
- 8.2. The Licensee must only provide sewerage services by means of water industry infrastructure, if that water industry infrastructure is maintained and operated by a licensed network operator or public water utility.

**9. Notification of supply of water or provision of sewerage services**

9.1. Each time the Licensee commences to supply water under this Licence, the Licensee must:

- a) notify IPART in accordance with the Reporting Manual that it has commenced to supply water to customers by means of the relevant Licensed Water Industry Infrastructure; and
- b) provide such notification within 10 days after such commencement.

9.2. Each time the Licensee commences to provide sewerage services under this Licence, the Licensee must:

- a) notify IPART in accordance with the Reporting Manual that it has commenced to provide sewerage services to customers by means of the relevant Licensed Water Industry Infrastructure; and
- b) provide such notification within 10 days after such commencement.

## SCHEDULE C – RELEVANT SCHEME DETAILS

**Table C.1 Non-potable water supply**

<b>Scheme</b>	<b>Water industry infrastructure</b>	<b>Authorised Purposes</b>	<b>Area of Operations</b>
Box Hill North Scheme	The water industry infrastructure specified in Section 1, Table 1.2 of the Box Hill North Network Operator's Licence.	The Authorised Purposes specified in Section 1, Table 1.4 of the Box Hill North Network Operator's Licence.	The Area of Operations specified in Schedule G of this licence.
Central Park Scheme	The water industry infrastructure specified in Section 1, Table 1.2A and Table 1.2B of the Central Park Water Network Operator's Licence.	The Authorised Purposes specified in Section 1, Table 1.3 of the Central Park Water Network Operator's Licence.	The Area of Operations specified in Section 1, Table 1.4A and Table 1.4B of the Central Park Water Network Operator's Licence, and Lot 2012 DP 1183894, and Lot 2012 DP 1190337.
Discovery Point Scheme	The water industry infrastructure specified in Section 1, Table 1.2 of the Discovery Point Water Network Operator's Licence.	The Authorised Purposes specified in Section 1, Table 1.3 of the Discovery Point Water Network Operator's Licence.	The Area of Operations specified in Section 1, Table 1.4 of the Discovery Point Water Network Operator's Licence.
Glossodia Scheme	The water industry infrastructure specified in Table 1.2 in Section 1 of the Glossodia Network Operator's Licence.	The Authorised Purposes specified in Table 1.4 in Section 1 of the Glossodia Network Operator's Licence.	The Area of Operations specified in Table 1.3 in Section 1 of the Glossodia Network Operator's Licence.
Green Square Scheme	The water industry infrastructure specified in Section 1, Table 1.2 of the Green Square Water Network Operator's Licence.	The Authorised Purposes specified in Section 1, Table 1.3 of the Green Square Water Network Operator's Licence.	The Area of Operations specified in Section 1, Table 1.4 of the Green Square Water Network Operator's Licence.
Huntlee Scheme	The water industry infrastructure specified in Schedule A, Table 1.2 of the Huntlee Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 1.3 of the Huntlee Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 1.4 of the Huntlee Water Network Operator's Licence.
North Cooranbong Scheme	The water industry infrastructure specified in Section 1, Table 1.2 of the Cooranbong Water Network Operator's Licence.	The Authorised Purposes specified in Section 1, Table 1.4 of the Cooranbong Water Network Operator's Licence.	The Area of Operations specified in Schedule D of this licence.

<b>Scheme</b>	<b>Water industry infrastructure</b>	<b>Authorised Purposes</b>	<b>Area of Operations</b>
Pitt Town Scheme	The water industry infrastructure specified in Schedule A, Table 1.2 of the Pitt Town Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 1.3 of the Pitt Town Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 1.4 of the Pitt Town Water Network Operator's Licence.
Shepherds Bay Scheme	The water industry infrastructure specified in Section 1, Table 1.2 of the Shepherds Bay Water Network Operator's Licence.	The Authorised Purposes specified in Section 1, Table 1.2 and Table 1.4 of the Shepherds Bay Water Network Operator's Licence.	The Area of Operations specified in Section 1, Table 1.3 of the Shepherds Bay Water Network Operator's Licence.
Wye Scheme	The water industry infrastructure specified in Schedule A, Table 1.2 of the Wye Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 1.3 of the Wye Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 1.4 of the Wye Water Network Operator's Licence.



**Table C.2 – Drinking water supply**

<b>Scheme</b>	<b>Water industry infrastructure</b>	<b>Authorised Purposes</b>	<b>Area of Operations</b>
Central Park Scheme	The water industry infrastructure specified in Section 2, Table 2.2 of the Central Park Water Network Operator's Licence.	The Authorised Purposes specified in Section 2, Table 2.2 of the Central Park Water Network Operator's Licence.	The Area of Operations specified in Section 2, Table 2.3 of the Central Park Water Network Operator's Licence., and Lot 2012 DP 1183894, and Lot 2012 DP 1190337.
Discovery Point Scheme	The water industry infrastructure specified in Section 2, Table 2.2 of the Discovery Point Water Network Operator's Licence.	The Authorised Purposes specified in Section 2, Table 2.3 of the Discovery Point Water Network Operator's Licence.	The Area of Operations specified in Section 2, Table 2.4 of the Discovery Point Water Network Operator's Licence.
Huntlee Scheme	The water industry infrastructure specified in Schedule A, Table 2.2 of the Huntlee Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 2.3 of the Huntlee Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 2.4 of the Huntlee Water Network Operator's Licence.
North Cooranbong Scheme	The water industry infrastructure specified in Section 2, Table 2.2 of the Cooranbong Water Network Operator's Licence.	The Authorised Purposes specified in Section 2, Table 2.4 of the Cooranbong Water Network Operator's Licence.	The Area of Operations specified in Schedule E of this licence.
Shepherds Bay Scheme	The water industry infrastructure specified in Section 2, Table 2.2 of the Shepherds Bay Water Network Operator's Licence.	The Authorised Purposes specified in Section 2, Table 2.2 of the Shepherds Bay Water Network Operator's Licence.	The Area of Operations specified in Section 2, Table 2.3 of the Shepherds Bay Water Network Operator's Licence.
Wye Scheme	The water industry infrastructure specified in Schedule A, Table 2.2 of the Wye Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 2.3 of the Wye Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 2.4 of the Wye Water Network Operator's Licence.

**Table C.3 Provision of sewerage services**

<b>Scheme</b>	<b>Water industry infrastructure</b>	<b>Authorised Purposes</b>	<b>Area of Operations</b>
Box Hill North Scheme	The water industry infrastructure specified in Section 3, Table 3.2 of the Box Hill North Network Operator's Licence.	The Authorised Purposes specified in Section 3, Table 3.3 of the Box Hill North Network Operator's Licence.	Area bounded by the vertices listed in Table E.2 in the Box Hill North Network Operator's Licence.
Central Park Scheme	The water industry infrastructure specified in Section 3, Table 3.2 of the Central Park Water Network Operator's Licence.	The Authorised Purposes specified in Section 3, Table 3.2 of the Central Park Water Network Operator's Licence.	The Area of Operations specified in Section 3, Table 3.3 of the Central Park Water Network Operator's Licence, and Lot 2012 DP 1183894, and Lot 2012 DP 1190337.
Discovery Point Scheme	The water industry infrastructure specified in Section 3, Table 3.2 of the Discovery Point Water Network Operator's Licence.	The Authorised Purposes specified in Section 3, Table 3.3 of the Discovery Point Water Network Operator's Licence.	The Area of Operations specified in Section 3, Table 3.4 of the Discovery Point Water Network Operator's Licence.
Glossodia Scheme	The water industry infrastructure specified in Table 3.2 in Section 1 of the Glossodia Network Operator's Licence.	The Authorised Purposes specified in Table 3.2 in Section 1 of the Glossodia Network Operator's Licence.	The Area of Operations specified in Table 3.3 in Section 1 of the Glossodia Network Operator's Licence.
Pitt Town Scheme	The water industry infrastructure specified in Schedule A, Table 2.2 of the Pitt Town Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 2.3 of the Pitt Town Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 2.4 of the Pitt Town Water Network Operator's Licence.
Huntlee Scheme	The water industry infrastructure specified in Schedule A, Table 3.2 of the Huntlee Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 3.3 of the Huntlee Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 3.4 of the Huntlee Water Network Operator's Licence.
North Cooranbong Scheme	The water industry infrastructure specified in Section 3, Table 3.2 of the Cooranbong Water Network Operator's Licence.	The Authorised Purposes specified in Section 3, Tables 3.2 and 3.4 of the Cooranbong Water Network Operator's Licence.	The Area of Operations specified in Schedule E of this licence.

<b>Scheme</b>	<b>Water industry infrastructure</b>	<b>Authorised Purposes</b>	<b>Area of Operations</b>
Shepherds Bay Scheme	The water industry infrastructure specified in Section 3, Table 3.2 of the Shepherds Bay Water Network Operator's Licence.	The Authorised Purposes specified in Section 3, Table 3.2 of the Shepherds Bay Water Network Operator's Licence.	The Area of Operations specified in Section 3, Table 3.3 of the Shepherds Bay Water Network Operator's Licence.
Wye Scheme	The water industry infrastructure specified in Schedule A, Table 3.2 of the Wye Water Network Operator's Licence.	The Authorised Purposes specified in Schedule A, Table 3.3 of the Wye Water Network Operator's Licence.	The Area of Operations specified in Schedule A, Table 3.4 of the Wye Water Network Operator's Licence.

**SCHEDULE D – AREA OF OPERATIONS – NORTH COORANBONG SCHEME - RETAIL  
OF NON-POTABLE WATER**

Coordinates <sup>1</sup>			Coordinates <sup>1</sup>		
Vertex	Easting	Northing	Vertex	Easting	Northing
1	354351.202	6342167.550	46	355960.599	6341304.676
2	354514.692	6342139.480	47	355962.109	6341304.822
3	354592.036	6342126.211	48	355963.620	6341304.959
4	355263.261	6342010.852	49	355965.130	6341305.090
5	355299.057	6342004.699	50	355966.642	6341305.211
6	355457.953	6341977.432	51	355968.154	6341305.325
7	355476.118	6341974.262	52	355969.667	6341305.432
8	355928.178	6341895.744	53	355971.181	6341305.530
9	355947.934	6341892.376	54	355972.694	6341305.620
10	355853.373	6341292.557	55	355974.208	6341305.702
11	355889.131	6341288.932	56	355975.723	6341305.776
12	355908.528	6341294.666	57	355977.237	6341305.843
13	355909.987	6341295.082	58	355978.752	6341305.902
14	355911.448	6341295.492	59	355980.267	6341305.953
15	355912.912	6341295.894	60	355981.783	6341305.996
16	355914.377	6341296.289	61	355983.299	6341306.031
17	355915.844	6341296.675	62	355984.816	6341306.058
18	355917.315	6341297.054	63	355986.332	6341306.076
19	355918.785	6341297.426	64	355987.847	6341306.088
20	355920.259	6341297.789	65	355989.363	6341306.091
21	355921.734	6341298.145	66	355990.880	6341306.086
22	355923.210	6341298.493	67	355992.396	6341306.074
23	355924.690	6341298.834	68	355993.911	6341306.054
24	355926.169	6341299.168	69	355995.427	6341306.026
25	355927.652	6341299.492	70	355996.943	6341305.990
26	355929.136	6341299.810	71	355998.458	6341305.945
27	355930.620	6341300.120	72	355999.973	6341305.893
28	355932.108	6341300.421	73	356001.488	6341305.834
29	355933.596	6341300.716	74	356003.003	6341305.764
30	355935.085	6341301.002	75	356004.517	6341305.689
31	355936.577	6341301.280	76	356006.030	6341305.606
32	355938.069	6341301.552	77	356007.543	6341305.514
33	355939.563	6341301.814	78	356009.055	6341305.415
34	355941.058	6341302.070	79	356010.568	6341305.307
35	355942.555	6341302.318	80	356012.079	6341305.193
36	355944.052	6341302.557	81	356013.589	6341305.069
37	355947.053	6341303.013	82	356015.100	6341304.938
38	355948.553	6341303.229	83	356036.436	6341302.923
39	355950.057	6341303.438	84	356040.052	6341298.556
40	355951.560	6341303.639	85	356036.864	6341263.580
41	355953.064	6341303.831	86	356150.057	6341238.764
42	355954.569	6341304.015	87	356154.466	6341287.101
43	355956.076	6341304.193	88	356150.397	6341292.015
44	355957.583	6341304.363	89	356230.926	6341284.356
45	355959.091	6341304.523	90	356234.995	6341279.435

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
91	356251.894	6341277.870
92	356256.765	6341281.960
93	356403.679	6341268.302
94	356407.748	6341263.377
95	356424.694	6341261.757
96	356429.593	6341265.824
97	356484.442	6341260.581
98	356488.511	6341255.657
99	356505.457	6341254.038
100	356498.096	6341175.733
101	356649.645	6341148.313
102	356774.359	6341125.628
103	356976.796	6341088.994
104	356953.354	6340941.979
105	356911.009	6340676.479
106	356885.170	6340514.852
107	356884.165	6340509.213
108	356879.669	6340483.987
109	356871.355	6340438.179
110	356663.500	6340472.232
111	356675.399	6340545.157
112	356655.424	6340548.976
113	356654.135	6340541.077
114	356517.390	6340564.916
115	356517.393	6340564.916
116	356511.020	6340529.497
117	356509.328	6340520.087
118	356508.144	6340512.920
119	356507.647	6340509.879
120	356473.232	6340515.876
121	356459.461	6340518.274
122	356457.642	6340507.902
123	356425.193	6340513.556
124	356392.735	6340519.209
125	356378.973	6340521.608
126	356346.515	6340527.260
127	356343.352	6340509.238
128	356314.239	6340533.244
129	356314.179	6340540.351
130	356255.557	6340549.401
131	356241.003	6340473.322
132	356251.795	6340469.873
133	356238.394	6340391.931
134	356228.412	6340393.983
135	356218.483	6340342.249
136	356253.676	6340334.913
137	356249.597	6340308.500
138	356308.787	6340296.974

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
139	356304.967	6340279.013
140	356297.856	6340238.541
141	356313.647	6340235.975
142	356329.672	6340233.370
143	356345.706	6340230.766
144	356361.740	6340228.161
145	356377.774	6340225.556
146	356373.420	6340204.076
147	356370.510	6340204.431
148	356294.047	6340216.855
149	356271.293	6340220.551
150	356255.643	6340195.055
151	356235.132	6340161.656
152	356281.620	6340098.924
153	356320.705	6340027.191
154	356341.037	6340032.670
155	356370.510	6340204.431
156	356373.420	6340204.076
157	356363.245	6340144.607
158	356353.070	6340085.137
159	356332.720	6339966.200
160	356323.680	6339976.503
161	356287.552	6339941.527
162	356269.488	6339924.042
163	356251.424	6339906.549
164	356139.306	6340022.406
165	356132.106	6339947.433
166	356089.208	6339500.483
167	356087.789	6339499.202
168	356102.181	6339485.034
169	356108.883	6339477.550
170	356137.009	6339446.173
171	356191.060	6339385.868
172	356146.496	6339345.677
173	356101.721	6339305.283
174	356056.936	6339264.888
175	356012.152	6339224.497
176	355967.378	6339184.103
177	355937.522	6339157.174
178	355889.604	6339150.239
179	355789.484	6339135.747
180	355790.994	6339125.721
181	355792.485	6339115.772
182	355800.099	6339062.819
183	355807.754	6339009.666
184	355815.398	6338956.515
185	355823.990	6338896.791
186	356022.960	6338925.561

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
187	356014.361	6338985.301
188	356006.707	6339038.470
189	355999.045	6339091.637
190	355991.422	6339144.609
191	356208.677	6339176.100
192	356188.363	6339058.200
193	356179.897	6339009.081
194	356193.555	6338914.428
195	356214.688	6338767.887
196	356237.327	6338610.893
197	356323.194	6338606.372
198	356541.862	6338568.677
199	356471.029	6338437.977
200	356461.448	6338420.286
201	356360.085	6338292.326
202	356368.580	6338289.206
203	356379.966	6338285.023
204	356455.341	6338380.178
205	356456.826	6338382.050
206	356478.322	6338409.186
207	356491.967	6338434.366
208	356583.626	6338418.630
209	356568.240	6338323.669
210	356566.185	6338304.586
211	356564.640	6338290.269
212	356564.400	6338288.775
213	356574.441	6338287.192
214	356581.223	6338286.276
215	356584.637	6338285.820
216	356588.070	6338285.368
217	356591.541	6338284.917
218	356595.048	6338284.470
219	356598.602	6338284.027
220	356602.212	6338283.592
221	356605.878	6338283.163
222	356609.628	6338282.738
223	356614.135	6338282.254
224	356618.726	6338281.798
225	356623.372	6338281.390
226	356628.045	6338281.049
227	356632.717	6338280.794
228	356637.350	6338280.644
229	356641.934	6338280.618
230	356646.423	6338280.731
231	356650.797	6338281.006
232	356655.039	6338281.461
233	356661.259	6338282.546
234	356667.081	6338284.079

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
235	356672.533	6338286.035
236	356677.615	6338288.388
237	356682.345	6338291.113
238	356686.744	6338294.184
239	356690.821	6338297.576
240	356694.595	6338301.264
241	356698.085	6338305.222
242	356701.291	6338309.423
243	356703.484	6338312.657
244	356705.536	6338316.011
245	356707.446	6338319.488
246	356709.213	6338323.095
247	356710.849	6338326.829
248	356712.342	6338330.695
249	356713.693	6338334.697
250	356714.902	6338338.835
251	356715.979	6338343.113
252	356716.913	6338347.534
253	356717.689	6338351.908
254	356718.361	6338356.380
255	356718.967	6338360.915
256	356720.122	6338370.043
257	356720.737	6338374.564
258	356721.410	6338379.011
259	356722.177	6338383.350
260	356723.068	6338387.545
261	356724.120	6338391.561
262	356725.919	6338396.872
263	356728.079	6338401.796
264	356730.598	6338406.370
265	356733.458	6338410.635
266	356736.648	6338414.624
267	356740.160	6338418.374
268	356743.982	6338421.928
269	356748.097	6338425.314
270	356752.502	6338428.577
271	356757.180	6338431.748
272	356760.131	6338433.630
273	356763.166	6338435.465
274	356766.259	6338437.220
275	356769.409	6338438.868
276	356772.589	6338440.379
277	356775.800	6338441.726
278	356779.004	6338442.875
279	356782.202	6338443.800
280	356785.376	6338444.473
281	356788.507	6338444.860
282	356794.858	6338444.699

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
283	356800.975	6338443.328
284	356806.873	6338440.896
285	356812.552	6338437.552
286	356818.018	6338433.445
287	356823.287	6338428.724
288	356828.367	6338423.535
289	356833.265	6338418.029
290	356837.978	6338412.358
291	356842.534	6338406.662
292	356847.081	6338400.879
293	356851.486	6338395.211
294	356855.750	6338389.638
295	356859.911	6338384.142
296	356863.967	6338378.702
297	356867.958	6338373.295
298	356871.883	6338367.906
299	356875.771	6338362.510
300	356879.641	6338357.091
301	356883.502	6338351.627
302	356887.583	6338345.809
303	356891.674	6338339.933
304	356895.794	6338334.008
305	356899.923	6338328.042
306	356904.063	6338322.048
307	356908.230	6338316.038
308	356912.417	6338310.024
309	356916.612	6338304.016
310	356920.836	6338298.026
311	356925.068	6338292.062
312	356930.100	6338285.066
313	356935.158	6338278.127
314	356940.254	6338271.251
315	356945.404	6338264.439
316	356950.591	6338257.692
317	356955.851	6338251.018
318	356961.166	6338244.417
319	356966.555	6338237.893
320	356972.017	6338231.446
321	356977.572	6338225.086
322	356982.345	6338219.748
323	356987.165	6338214.451
324	356992.004	6338209.164
325	356996.824	6338203.864
326	357001.607	6338198.526
327	357006.335	6338193.125
328	357010.972	6338187.638
329	357015.507	6338182.036
330	357019.894	6338176.299

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
331	357024.125	6338170.398
332	357027.179	6338165.866
333	357030.150	6338161.252
334	357033.056	6338156.577
335	357035.935	6338151.865
336	357038.796	6338147.141
337	357041.665	6338142.425
338	357044.562	6338137.737
339	357047.515	6338133.107
340	357050.550	6338128.551
341	357053.677	6338124.094
342	357057.305	6338119.270
343	357061.061	6338114.587
344	357064.955	6338110.037
345	357068.959	6338105.610
346	357073.064	6338101.291
347	357075.622	6338098.734
348	357077.271	6338097.075
349	357081.560	6338092.950
350	357085.914	6338088.907
351	357090.332	6338084.936
352	357094.795	6338081.026
353	357099.097	6338077.329
354	357103.417	6338073.648
355	357107.709	6338069.955
356	357111.974	6338066.217
357	357116.175	6338062.406
358	357120.293	6338058.492
359	357124.301	6338054.441
360	357127.536	6338050.932
361	357128.181	6338050.226
362	357131.905	6338045.816
363	357135.455	6338041.178
364	357139.090	6338035.840
365	357142.477	6338030.208
366	357145.597	6338024.293
367	357148.432	6338018.099
368	357150.963	6338011.644
369	357153.180	6338004.932
370	357155.074	6337997.976
371	357156.626	6337990.783
372	357157.817	6337983.363
373	357158.629	6337975.725
374	357159.053	6337968.431
375	357159.180	6337960.979
376	357159.076	6337953.394
377	357158.768	6337945.699
378	357158.322	6337937.915

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
379	357157.773	6337930.068
380	357157.170	6337922.175
381	357156.557	6337914.266
382	357156.000	6337906.360
383	357155.527	6337898.481
384	357155.067	6337887.123
385	357154.839	6337875.839
386	357154.770	6337864.587
387	357154.794	6337853.339
388	357154.847	6337842.054
389	357154.872	6337830.707
390	357154.797	6337819.254
391	357154.555	6337807.668
392	357154.092	6337795.911
393	357153.323	6337783.952
394	357152.513	6337774.826
395	357151.460	6337765.757
396	357150.132	6337756.943
397	357148.481	6337748.581
398	357146.483	6337740.862
399	357144.091	6337733.981
400	357141.282	6337728.138
401	357137.998	6337723.525
402	357134.217	6337720.335
403	357133.604	6337720.112
404	357129.899	6337718.766
405	357126.408	6337718.717
406	357122.626	6337719.477
407	357118.563	6337720.896
408	357114.240	6337722.826
409	357109.670	6337725.115
410	357104.863	6337727.617
411	357099.831	6337730.180
412	357094.605	6337732.655
413	357089.167	6337734.891
414	357083.566	6337736.741
415	357079.097	6337737.828
416	357074.539	6337738.630
417	357072.875	6337738.825
418	357069.901	6337739.173
419	357065.201	6337739.497
420	357060.438	6337739.628
421	357055.621	6337739.605
422	357050.769	6337739.456
423	357045.899	6337739.221
424	357041.002	6337738.930
425	357036.096	6337738.613
426	357016.705	6337737.402

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
427	357011.165	6337737.033
428	357007.108	6337736.763
429	356997.625	6337736.054
430	356988.282	6337735.235
431	356979.120	6337734.268
432	356970.175	6337733.110
433	356961.457	6337731.733
434	356953.023	6337730.087
435	356944.901	6337728.143
436	356934.659	6337725.073
437	356924.937	6337721.490
438	356915.651	6337717.473
439	356906.706	6337713.101
440	356898.036	6337708.456
441	356889.546	6337703.618
442	356881.160	6337698.667
443	356872.794	6337693.677
444	356864.371	6337688.735
445	356855.806	6337683.920
446	356850.137	6337680.884
447	356844.421	6337677.886
448	356838.723	6337674.886
449	356833.073	6337671.840
450	356827.537	6337668.706
451	356822.160	6337665.443
452	356816.992	6337662.008
453	356812.079	6337658.359
454	356807.478	6337654.454
455	356803.236	6337650.251
456	356800.775	6337647.447
457	356798.456	6337644.524
458	356796.241	6337641.491
459	356794.121	6337638.355
460	356792.068	6337635.136
461	356790.043	6337631.840
462	356788.039	6337628.480
463	356786.016	6337625.071
464	356783.966	6337621.620
465	356781.851	6337618.141
466	356774.830	6337607.347
467	356767.061	6337596.674
468	356758.604	6337586.383
469	356749.512	6337576.753
470	356739.847	6337568.055
471	356729.659	6337560.557
472	356719.021	6337554.535
473	356707.984	6337550.261
474	356696.600	6337548.003



Coordinates <sup>1</sup>		
Vertex	Easting	Northing
475	356692.595	6337548.015
476	356684.930	6337548.037
477	356679.710	6337548.840
478	356674.491	6337550.110
479	356669.313	6337551.811
480	356664.204	6337553.916
481	356659.201	6337556.390
482	356654.362	6337559.203
483	356649.714	6337562.321
484	356645.305	6337565.713
485	356641.162	6337569.347
486	356637.335	6337573.188
487	356635.389	6337575.366
488	356633.536	6337577.594
489	356631.767	6337579.864
490	356630.071	6337582.178
491	356628.440	6337584.529
492	356626.865	6337586.913
493	356625.336	6337589.326
494	356623.835	6337591.764
495	356622.361	6337594.223
496	356620.896	6337596.700
497	356617.938	6337601.759
498	356614.960	6337606.844
499	356611.936	6337611.922
500	356608.846	6337616.963
501	356605.665	6337621.930
502	356602.364	6337626.796
503	356598.906	6337631.532
504	356595.272	6337636.101
505	356591.446	6337640.473
506	356587.399	6337644.616
507	356580.203	6337650.904
508	356572.436	6337656.603
509	356564.238	6337661.828
510	356555.709	6337666.699
511	356546.978	6337671.329
512	356538.164	6337675.834
513	356529.379	6337680.334
514	356520.751	6337684.942
515	356512.400	6337689.775
516	356504.435	6337694.949
517	356501.709	6337696.895
518	356499.047	6337698.892
519	356496.422	6337700.934
520	356493.815	6337703.015
521	356491.235	6337705.128
522	356488.646	6337707.267

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
523	356483.439	6337711.596
524	356480.793	6337713.774
525	356478.100	6337715.950
526	356467.177	6337724.255
527	356455.447	6337732.267
528	356442.995	6337739.787
529	356429.890	6337746.619
530	356416.211	6337752.561
531	356402.043	6337757.421
532	356387.445	6337761.002
533	356372.506	6337763.101
534	356357.311	6337763.528
535	356341.909	6337762.078
536	356335.532	6337760.908
537	356329.130	6337759.483
538	356322.712	6337757.892
539	356316.266	6337756.235
540	356309.811	6337754.604
541	356303.336	6337753.093
542	356296.839	6337751.797
543	356290.319	6337750.811
544	356283.783	6337750.228
545	356277.221	6337750.143
546	356275.250	6337750.227
547	356271.288	6337750.530
548	356269.296	6337750.733
549	356267.304	6337750.963
550	356265.303	6337751.211
551	356257.194	6337752.253
552	356247.564	6337753.215
553	356237.734	6337753.792
554	356227.799	6337753.936
555	356217.862	6337753.605
556	356208.007	6337752.754
557	356198.346	6337751.337
558	356188.975	6337749.313
559	356179.987	6337746.633
560	356171.485	6337743.256
561	356163.564	6337739.138
562	356156.833	6337734.687
563	356150.547	6337729.805
564	356144.591	6337724.730
565	356138.830	6337719.703
566	356133.140	6337714.960
567	356127.395	6337710.740
568	356121.471	6337707.280
569	356115.225	6337704.819
570	356108.549	6337703.598

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
571	356101.310	6337703.855
572	356097.136	6337704.571
573	356080.630	6337705.924
574	356064.585	6337704.465
575	356048.835	6337700.710
576	356033.242	6337695.179
577	356017.658	6337688.383
578	356001.936	6337680.843
579	355985.928	6337673.075
580	355969.486	6337665.593
581	355952.454	6337658.915
582	355934.693	6337653.559
583	355927.221	6337651.857
584	355919.663	6337650.388
585	355912.064	6337649.080
586	355897.023	6337646.657
587	355889.685	6337645.398
588	355882.545	6337644.013
589	355875.651	6337642.426
590	355869.078	6337640.572
591	355862.874	6337638.371
592	355860.954	6337637.572
593	355859.062	6337636.736
594	355857.189	6337635.870
595	355855.325	6337634.981
596	355853.472	6337634.076
597	355849.718	6337632.240
598	355845.842	6337630.422
599	355843.820	6337629.535
600	355835.893	6337626.488
601	355827.222	6337623.817
602	355817.948	6337621.564
603	355808.209	6337619.778
604	355798.136	6337618.505
605	355787.878	6337617.789
606	355777.564	6337617.681
607	355767.334	6337618.221
608	355757.317	6337619.460
609	355747.644	6337621.442
610	355739.337	6337623.894
611	355731.507	6337626.918
612	355724.248	6337630.446
613	355717.664	6337634.403
614	355711.822	6337638.722
615	355706.815	6337643.330
616	355702.739	6337648.155
617	355699.679	6337653.127
618	355697.718	6337658.175

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
619	355696.944	6337663.227
620	355699.137	6337673.375
621	355705.629	6337683.300
622	355715.381	6337693.055
623	355727.365	6337702.700
624	355740.555	6337712.285
625	355753.923	6337721.867
626	355766.421	6337731.497
627	355777.023	6337741.236
628	355784.700	6337751.138
629	355788.416	6337761.252
630	355788.237	6337768.359
631	355785.947	6337775.517
632	355781.790	6337782.652
633	355776.039	6337789.685
634	355768.936	6337796.539
635	355760.735	6337803.136
636	355751.709	6337809.401
637	355742.091	6337815.254
638	355732.154	6337820.617
639	355722.140	6337825.412
640	355715.855	6337828.139
641	355709.656	6337830.659
642	355703.553	6337833.029
643	355691.687	6337837.523
644	355685.940	6337839.756
645	355680.333	6337842.054
646	355674.883	6337844.463
647	355669.598	6337847.045
648	355664.478	6337849.849
649	355659.739	6337852.784
650	355655.128	6337855.924
651	355650.616	6337859.228
652	355646.160	6337862.645
653	355637.262	6337869.640
654	355632.748	6337873.125
655	355628.142	6337876.539
656	355623.398	6337879.835
657	355618.497	6337882.966
658	355612.613	6337886.333
659	355606.563	6337889.523
660	355600.458	6337892.632
661	355594.400	6337895.761
662	355588.489	6337899.009
663	355582.846	6337902.476
664	355577.571	6337906.259
665	355572.767	6337910.462
666	355568.552	6337915.180

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
667	355565.019	6337920.516
668	355563.288	6337923.986
669	355561.804	6337927.693
670	355560.514	6337931.616
671	355559.389	6337935.740
672	355558.383	6337940.049
673	355557.467	6337944.526
674	355556.596	6337949.155
675	355555.732	6337953.920
676	355554.890	6337958.509
677	355553.859	6337963.796
678	355553.155	6337967.246
679	355552.422	6337970.719
680	355551.022	6337977.644
681	355550.421	6337981.055
682	355549.933	6337984.406
683	355549.586	6337987.679
684	355549.409	6337990.848
685	355549.429	6337993.894
686	355549.694	6337996.799
687	355551.104	6338002.511
688	355553.502	6338007.619
689	355556.664	6338012.275
690	355560.362	6338016.622
691	355564.352	6338020.806
692	355568.398	6338024.974
693	355572.275	6338029.268
694	355575.736	6338033.840
695	355578.566	6338038.832
696	355580.519	6338044.388
697	355581.496	6338051.637
698	355581.284	6338059.650
699	355580.186	6338068.244
700	355578.504	6338077.232
701	355576.539	6338086.431
702	355574.573	6338095.654
703	355572.917	6338104.716
704	355571.855	6338113.434
705	355571.706	6338121.620
706	355572.745	6338129.091
707	355573.777	6338132.493
708	355575.121	6338135.698
709	355576.710	6338138.734
710	355578.469	6338141.630
711	355580.351	6338144.413
712	355586.041	6338152.348
713	355587.740	6338154.945
714	355589.232	6338157.565

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
715	355592.667	6338168.360
716	355592.554	6338179.843
717	355589.500	6338191.935
718	355584.123	6338204.550
719	355577.050	6338217.604
720	355568.898	6338231.023
721	355560.284	6338244.718
722	355551.826	6338258.610
723	355544.151	6338272.612
724	355537.866	6338286.646
725	355537.147	6338288.552
726	355535.849	6338292.379
727	355535.270	6338294.306
728	355534.269	6338298.202
729	355533.857	6338300.180
730	355533.228	6338304.212
731	355533.021	6338306.275
732	355532.803	6338312.183
733	355533.039	6338318.311
734	355533.619	6338324.597
735	355534.420	6338330.994
736	355535.324	6338337.441
737	355536.210	6338343.884
738	355536.965	6338350.272
739	355537.470	6338356.543
740	355537.604	6338362.649
741	355537.246	6338368.528
742	355536.625	6338372.662
743	355535.735	6338376.671
744	355534.632	6338380.571
745	355533.371	6338384.392
746	355532.009	6338388.153
747	355529.210	6338395.579
748	355527.886	6338399.294
749	355526.682	6338403.035
750	355525.665	6338406.828
751	355524.160	6338415.775
752	355523.696	6338425.080
753	355524.077	6338434.725
754	355525.116	6338444.681
755	355526.617	6338454.928
756	355528.385	6338465.440
757	355530.215	6338476.196
758	355531.939	6338487.170
759	355533.334	6338498.338
760	355534.231	6338509.677
761	355534.322	6338511.765
762	355534.384	6338513.852

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
763	355534.428	6338515.936
764	355534.426	6338518.006
765	355534.309	6338522.093
766	355534.186	6338524.102
767	355534.017	6338526.075
768	355533.792	6338528.011
769	355533.522	6338529.908
770	355563.810	6338534.264
771	355669.898	6338549.521
772	355653.124	6338669.041
773	355636.350	6338788.534
774	355468.237	6338764.361
775	355473.844	6338770.985
776	355482.422	6338781.283
777	355487.326	6338787.426
778	355442.354	6338780.960
779	355450.493	6338790.585
780	355458.805	6338800.550
781	355466.927	6338810.724
782	355474.507	6338820.973
783	355481.200	6338831.173
784	355486.645	6338841.192
785	355490.489	6338850.898
786	355492.387	6338860.167
787	355491.979	6338868.864
788	355488.920	6338876.861
789	355487.049	6338879.632
790	355484.843	6338882.331
791	355482.395	6338884.999
792	355479.769	6338887.673
793	355477.049	6338890.395
794	355474.328	6338893.210
795	355471.680	6338896.155
796	355469.178	6338899.272
797	355466.916	6338902.601
798	355464.968	6338906.184
799	355465.601	6338907.562
800	355466.235	6338908.939
801	355466.868	6338910.318
802	355467.501	6338911.699
803	355468.125	6338913.080
804	355468.993	6338914.966
805	355469.862	6338916.848
806	355470.730	6338918.736
807	355471.561	6338920.635
808	355472.355	6338922.552
809	355473.432	6338925.451
810	355474.425	6338928.388

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
811	355475.353	6338931.351
812	355476.224	6338934.330
813	355477.067	6338937.316
814	355477.844	6338940.303
815	355478.556	6338943.308
816	355479.231	6338946.323
817	355479.905	6338949.341
818	355480.598	6338952.351
819	355481.302	6338955.300
820	355482.005	6338958.249
821	355482.718	6338961.196
822	355483.421	6338964.144
823	355484.134	6338967.093
824	355484.707	6338969.389
825	355485.299	6338971.679
826	355485.891	6338973.972
827	355486.417	6338976.274
828	355486.850	6338978.591
829	355487.241	6338981.788
830	355487.319	6338982.860
831	355487.474	6338985.016
832	355487.594	6338988.257
833	355487.594	6338988.259
834	355487.649	6338991.508
835	355487.713	6338994.749
836	355487.754	6338997.039
837	355487.748	6338999.327
838	355487.757	6338999.331
839	355487.742	6339001.617
840	355487.746	6339003.907
841	355487.787	6339006.197
842	355487.891	6339008.018
843	355487.891	6339008.021
844	355488.041	6339009.848
845	355488.041	6339009.859
846	355488.182	6339011.674
847	355488.258	6339013.493
848	355488.203	6339015.303
849	355487.859	6339017.782
850	355487.290	6339020.246
851	355486.572	6339022.698
852	355485.789	6339025.136
853	355485.789	6339025.141
854	355485.035	6339027.569
855	355484.231	6339030.155
856	355483.371	6339032.726
857	355482.484	6339035.286
858	355481.578	6339037.843

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
859	355480.681	6339040.400
860	355479.424	6339043.974
861	355478.157	6339047.543
862	355476.872	6339051.107
863	355475.578	6339054.666
864	355474.265	6339058.219
865	355430.823	6339049.207
866	355431.334	6339035.497
867	355431.844	6339021.789
868	355432.373	6339008.084
869	355432.921	6338994.388
870	355433.487	6338980.698
871	355434.090	6338967.018
872	355434.731	6338953.351
873	355435.418	6338939.697
874	355436.151	6338926.059
875	355436.950	6338912.439
876	355406.717	6338958.670
877	355406.358	6338907.672
878	355413.213	6338797.484
879	355384.111	6338766.488
880	355088.710	6338812.032
881	355080.330	6338822.454
882	355076.126	6338827.686
883	355071.304	6338833.685
884	355077.380	6338839.504
885	355086.255	6338847.995
886	355120.242	6338873.751
887	355158.717	6338902.900
888	355095.724	6338985.464
889	355100.718	6339019.034
890	355019.597	6339031.162
891	354999.703	6339034.136
892	354949.398	6339055.461
893	354914.031	6339100.776
894	354903.507	6339161.362
895	354918.454	6339213.790
896	354957.362	6339261.672
897	355021.020	6339258.656
898	355032.172	6339252.737
899	355051.022	6339242.743
900	355086.915	6339223.704
901	355127.205	6339197.814
902	355168.759	6339160.845
903	355267.779	6339044.490
904	355310.268	6339070.545
905	355335.245	6339079.353
906	355365.957	6339088.034

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
907	355379.990	6339067.128
908	355381.770	6339068.045
909	355382.214	6339068.272
910	355382.659	6339068.495
911	355383.104	6339068.719
912	355384.003	6339069.166
913	355384.457	6339069.386
914	355384.902	6339069.610
915	355385.357	6339069.825
916	355385.802	6339070.044
917	355386.256	6339070.260
918	355387.610	6339070.903
919	355388.973	6339071.534
920	355389.882	6339071.950
921	355390.336	6339072.154
922	355390.791	6339072.363
923	355391.254	6339072.566
924	355391.709	6339072.765
925	355392.627	6339073.171
926	355393.537	6339073.568
927	355394.928	6339074.153
928	355395.847	6339074.537
929	355396.775	6339074.921
930	355397.230	6339075.109
931	355398.167	6339075.484
932	355398.631	6339075.668
933	355399.096	6339075.848
934	355399.560	6339076.033
935	355400.952	6339076.576
936	355401.426	6339076.753
937	355401.890	6339076.929
938	355402.828	6339077.279
939	355403.766	6339077.625
940	355404.240	6339077.795
941	355405.178	6339078.133
942	355406.125	6339078.467
943	355406.599	6339078.632
944	355407.546	6339078.959
945	355408.011	6339079.120
946	355408.494	6339079.281
947	355408.968	6339079.439
948	355409.915	6339079.754
949	355410.863	6339080.065
950	355411.337	6339080.219
951	355413.252	6339080.818
952	355414.683	6339081.256
953	355415.166	6339081.397
954	355416.124	6339081.682

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
955	355421.386	6339083.221
956	355463.912	6339091.639
957	355463.370	6339093.635
958	355462.827	6339095.632
959	355462.244	6339097.787
960	355461.661	6339099.942
961	355461.060	6339102.093
962	355460.468	6339104.244
963	355459.857	6339106.392
964	355459.434	6339107.268
965	355458.991	6339108.138
966	355458.540	6339109.000
967	355458.070	6339109.852
968	355457.581	6339110.696
969	355455.460	6339113.957
970	355453.052	6339117.083
971	355450.412	6339120.055
972	355447.607	6339122.857
973	355444.684	6339125.464
974	355441.812	6339127.699
975	355438.766	6339129.748
976	355435.610	6339131.656
977	355432.400	6339133.467
978	355429.171	6339135.227
979	355426.592	6339136.630
980	355423.995	6339138.010
981	355421.370	6339139.323
982	355418.701	6339140.528
983	355415.978	6339141.584
984	355413.763	6339142.321
985	355411.503	6339142.980
986	355409.226	6339143.562
987	355406.931	6339144.063
988	355404.628	6339144.480
989	355402.632	6339144.938
990	355399.253	6339145.533
991	355395.782	6339145.990
992	355392.201	6339146.316
993	355388.547	6339146.528
994	355384.811	6339146.641
995	355381.001	6339146.662
996	355377.127	6339146.607
997	355373.189	6339146.497
998	355369.195	6339146.336
999	355365.127	6339146.141
1000	355361.049	6339145.950
1001	355356.999	6339145.798
1002	355353.014	6339145.725

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
1003	355349.138	6339145.765
1004	355345.391	6339145.956
1005	355341.838	6339146.337
1006	355338.486	6339146.942
1007	355335.392	6339147.813
1008	355332.592	6339148.982
1009	355330.775	6339150.025
1010	355329.086	6339151.205
1011	355327.499	6339152.491
1012	355325.975	6339153.840
1013	355324.489	6339155.222
1014	355322.994	6339156.597
1015	355321.452	6339157.930
1016	355319.846	6339159.181
1017	355318.121	6339160.321
1018	355316.257	6339161.308
1019	355314.585	6339161.987
1020	355312.812	6339162.559
1021	355310.956	6339163.036
1022	355309.018	6339163.431
1023	355307.015	6339163.773
1024	355304.984	6339164.065
1025	355302.917	6339164.336
1026	355300.840	6339164.596
1027	355298.773	6339164.858
1028	355296.733	6339165.147
1029	355289.148	6339166.631
1030	355282.106	6339168.685
1031	355275.569	6339171.268
1032	355269.511	6339174.344
1033	355263.885	6339177.871
1034	355258.663	6339181.818
1035	355253.800	6339186.140
1036	355249.268	6339190.808
1037	355245.021	6339195.773
1038	355241.041	6339201.008
1039	355236.785	6339207.200
1040	355232.750	6339213.616
1041	355228.853	6339220.179
1042	355225.038	6339226.817
1043	355221.224	6339233.464
1044	355217.345	6339240.044
1045	355213.338	6339246.486
1046	355209.119	6339252.719
1047	355204.633	6339258.674
1048	355199.816	6339264.278
1049	355195.134	6339268.989
1050	355190.176	6339273.423

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
1051	355185.025	6339277.653
1052	355179.745	6339281.744
1053	355174.401	6339285.768
1054	355169.066	6339289.803
1055	355163.813	6339293.915
1056	355158.699	6339298.172
1057	355153.796	6339302.650
1058	355149.188	6339307.418
1059	355147.146	6339309.774
1060	355145.168	6339312.201
1061	355143.273	6339314.700
1062	355141.433	6339317.270
1063	355139.657	6339319.910
1064	355137.946	6339322.611
1065	355136.280	6339325.369
1066	355134.670	6339328.182
1067	355133.106	6339331.051
1068	355131.587	6339333.971
1069	355130.578	6339335.949
1070	355129.559	6339337.910
1071	355128.503	6339339.831
1072	355127.374	6339341.677
1073	355126.144	6339343.411
1074	355124.776	6339345.003
1075	355123.261	6339346.423
1076	355121.534	6339347.636
1077	355119.597	6339348.607
1078	355117.420	6339349.312
1079	355115.707	6339349.627
1080	355113.883	6339349.815
1081	355111.959	6339349.880
1082	355109.942	6339349.842
1083	355107.862	6339349.723
1084	355105.736	6339349.535
1085	355103.583	6339349.294
1086	355101.411	6339349.020
1087	355099.249	6339348.724
1088	355097.115	6339348.430
1089	355093.975	6339348.006
1090	355090.928	6339347.612
1091	355087.945	6339347.247
1092	355085.046	6339346.907
1093	355082.203	6339346.582
1094	355079.407	6339346.279
1095	355076.657	6339345.988
1096	355073.934	6339345.707
1097	355071.231	6339345.432
1098	355068.536	6339345.162

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
1099	355079.577	6339414.280
1100	355098.627	6339533.454
1101	355117.678	6339652.623
1102	355469.612	6339596.480
1103	355494.695	6339592.478
1104	355550.242	6339583.617
1105	355550.702	6339580.953
1106	355551.152	6339578.288
1107	355555.778	6339551.395
1108	355560.395	6339524.504
1109	355576.358	6339431.622
1110	355525.521	6339425.709
1111	355531.916	6339389.628
1112	355583.099	6339392.407
1113	355586.530	6339372.449
1114	355535.450	6339369.686
1115	355540.574	6339340.760
1116	355540.938	6339340.703
1117	355544.349	6339320.883
1118	355547.760	6339301.062
1119	355551.162	6339281.239
1120	355554.572	6339261.417
1121	355557.983	6339241.597
1122	355563.591	6339208.953
1123	355612.134	6339223.461
1124	355612.676	6339220.288
1125	355560.590	6339204.720
1126	355565.736	6339187.531
1127	355578.941	6339191.213
1128	355583.743	6339175.155
1129	355603.400	6339181.310
1130	355618.998	6339183.498
1131	355625.758	6339144.186
1132	355633.831	6339148.885
1133	355644.310	6339154.984
1134	355630.370	6339236.073
1135	355629.135	6339243.258
1136	355624.978	6339267.451
1137	355641.776	6339272.460
1138	355665.816	6339279.628
1139	355663.172	6339294.965
1140	355681.259	6339297.429
1141	355742.508	6339305.770
1142	355762.310	6339308.467
1143	355765.526	6339309.428
1144	355764.542	6339316.651
1145	355761.361	6339339.956
1146	355778.057	6339355.092

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
1147	355781.088	6339357.840
1148	355792.598	6339368.211
1149	355800.836	6339375.636
1150	355806.189	6339380.467
1151	355821.053	6339393.871
1152	355843.279	6339413.904
1153	355850.965	6339420.836
1154	355884.520	6339383.555
1155	355885.393	6339382.592
1156	355897.437	6339393.442
1157	355898.880	6339391.848
1158	355916.729	6339407.919
1159	355921.333	6339402.810
1160	355936.261	6339416.278
1161	355951.189	6339429.749
1162	355947.810	6339433.509
1163	355926.263	6339457.429
1164	355910.715	6339474.699
1165	355932.692	6339494.515
1166	355940.580	6339501.630
1167	355942.156	6339503.049
1168	355937.149	6339540.083
1169	355937.521	6339540.138
1170	355938.220	6339540.270
1171	355938.908	6339540.439
1172	355939.577	6339540.644
1173	355940.246	6339540.883
1174	355940.896	6339541.158
1175	355941.535	6339541.466
1176	355942.156	6339541.808
1177	355942.748	6339542.180
1178	355943.330	6339542.582
1179	355943.894	6339543.016
1180	355944.428	6339543.479
1181	355944.935	6339543.968
1182	355945.339	6339544.397
1183	355945.422	6339544.484
1184	355945.872	6339545.023
1185	355946.302	6339545.587
1186	355946.695	6339546.172
1187	355947.069	6339546.776
1188	355947.396	6339547.399

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
1189	355947.704	6339548.039
1190	355947.965	6339548.694
1191	355948.198	6339549.361
1192	355948.394	6339550.041
1193	355948.561	6339550.728
1194	355948.681	6339551.423
1195	355948.764	6339552.125
1196	355948.819	6339552.831
1197	355948.837	6339553.537
1198	355932.958	6339571.070
1199	355925.763	6339624.135
1200	355923.302	6339642.269
1201	355920.590	6339662.217
1202	355917.879	6339682.168
1203	355915.157	6339702.123
1204	355912.436	6339722.083
1205	355909.706	6339742.043
1206	355901.412	6339803.130
1207	355898.784	6339822.451
1208	355896.093	6339842.266
1209	355893.475	6339861.547
1210	355888.721	6339896.529
1211	355885.360	6339921.299
1212	355874.564	6340000.771
1213	355974.222	6340014.312
1214	356089.192	6340029.935
1215	356060.937	6340102.361
1216	355678.579	6340204.001
1217	355705.062	6340481.788
1218	355712.114	6340526.706
1219	355483.378	6340566.356
1220	355492.821	6340625.715
1221	355502.256	6340685.073
1222	355277.225	6340723.274
1223	355279.994	6340740.685
1224	355286.602	6340781.992
1225	355288.970	6340796.823
1226	355314.438	6340956.788
1227	354491.441	6341991.245
1228	354446.385	6342047.958
1229	354351.202	6342167.550

<sup>1</sup> Coordinate reference system is MGA 56



**SCHEDULE E – AREA OF OPERATIONS – NORTH COORANBONG SCHEME - RETAIL  
OF DRINKING WATER AND SEWERAGE SERVICES**

Coordinates <sup>1</sup>			Coordinates <sup>1</sup>		
Vertex	Easting	Northing	Vertex	Easting	Northing
1	354351.202	6342167.550	46	355959.091	6341304.523
2	354514.692	6342139.480	47	355960.599	6341304.676
3	354592.036	6342126.211	48	355962.109	6341304.822
4	355263.261	6342010.852	49	355963.620	6341304.959
5	355299.057	6342004.699	50	355965.130	6341305.090
6	355457.953	6341977.432	51	355966.642	6341305.211
7	355476.118	6341974.262	52	355968.154	6341305.325
8	355928.178	6341895.744	53	355969.667	6341305.432
9	355947.934	6341892.376	54	355971.181	6341305.530
10	355853.373	6341292.557	55	355972.694	6341305.620
11	355889.131	6341288.932	56	355974.208	6341305.702
12	355908.528	6341294.666	57	355975.723	6341305.776
13	355909.987	6341295.082	58	355977.237	6341305.843
14	355911.448	6341295.492	59	355978.752	6341305.902
15	355912.912	6341295.894	60	355980.267	6341305.953
16	355914.377	6341296.289	61	355981.783	6341305.996
17	355915.844	6341296.675	62	355983.299	6341306.031
18	355917.315	6341297.054	63	355984.816	6341306.058
19	355918.785	6341297.426	64	355986.332	6341306.076
20	355920.259	6341297.789	65	355987.847	6341306.088
21	355921.734	6341298.145	66	355989.363	6341306.091
22	355923.210	6341298.493	67	355990.880	6341306.086
23	355924.690	6341298.834	68	355992.396	6341306.074
24	355926.169	6341299.168	69	355993.911	6341306.054
25	355927.652	6341299.492	70	355995.427	6341306.026
26	355929.136	6341299.810	71	355996.943	6341305.990
27	355930.620	6341300.120	72	355998.458	6341305.945
28	355932.108	6341300.421	73	355999.973	6341305.893
29	355933.596	6341300.716	74	356001.488	6341305.834
30	355935.085	6341301.002	75	356003.003	6341305.764
31	355936.577	6341301.280	76	356004.517	6341305.689
32	355938.069	6341301.552	77	356006.030	6341305.606
33	355939.563	6341301.814	78	356007.543	6341305.514
34	355941.058	6341302.070	79	356009.055	6341305.415
35	355942.555	6341302.318	80	356010.568	6341305.307
36	355944.052	6341302.557	81	356012.079	6341305.193
37	355945.552	6341302.789	82	356013.589	6341305.069
38	355947.053	6341303.013	83	356015.100	6341304.938
39	355948.553	6341303.229	84	356036.436	6341302.923
40	355950.057	6341303.438	85	356040.052	6341298.556
41	355951.560	6341303.639	86	356036.864	6341263.580
42	355953.064	6341303.831	87	356035.744	6341259.492
43	355954.569	6341304.015	88	356150.057	6341238.764
44	355956.076	6341304.193	89	356154.466	6341287.101
45	355957.583	6341304.363	90	356150.397	6341292.015

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
91	356230.926	6341284.356
92	356234.995	6341279.435
93	356251.894	6341277.870
94	356256.765	6341281.960
95	356403.679	6341268.302
96	356407.748	6341263.377
97	356424.694	6341261.757
98	356429.593	6341265.824
99	356484.442	6341260.581
100	356488.511	6341255.657
101	356505.457	6341254.038
102	356498.096	6341175.733
103	356649.645	6341148.313
104	356774.359	6341125.628
105	356976.796	6341088.994
106	356953.354	6340941.979
107	356933.899	6340819.976
108	356933.894	6340819.976
109	356911.009	6340676.479
110	356885.170	6340514.852
111	356884.165	6340509.213
112	356879.669	6340483.987
113	356871.355	6340438.179
114	356663.500	6340472.232
115	356675.399	6340545.157
116	356655.424	6340548.976
117	356654.135	6340541.077
118	356517.390	6340564.916
119	356511.020	6340529.497
120	356509.328	6340520.087
121	356508.144	6340512.920
122	356507.647	6340509.879
123	356473.232	6340515.876
124	356459.461	6340518.274
125	356457.642	6340507.902
126	356425.193	6340513.556
127	356392.735	6340519.209
128	356378.973	6340521.608
129	356346.515	6340527.260
130	356314.239	6340533.244
131	356314.179	6340540.351
132	356255.557	6340549.401
133	356241.003	6340473.322
134	356251.795	6340469.873
135	356238.394	6340391.931
136	356228.412	6340393.983
137	356218.483	6340342.249
138	356253.676	6340334.913

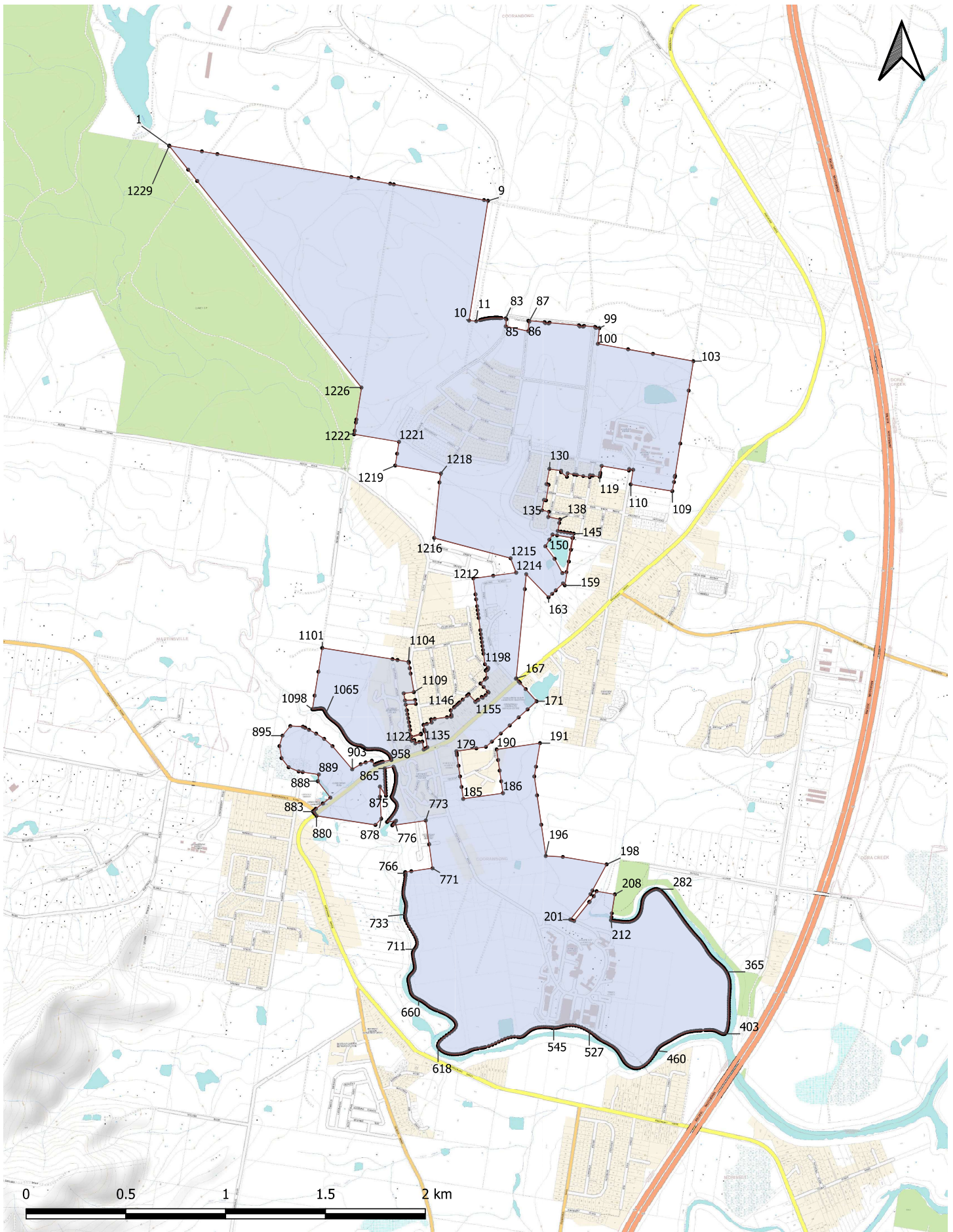
Coordinates <sup>1</sup>		
Vertex	Easting	Northing
139	356249.597	6340308.500
140	356308.787	6340296.974
141	356304.967	6340279.013
142	356297.856	6340238.541
143	356313.647	6340235.975
144	356329.672	6340233.370
145	356345.706	6340230.766
146	356361.740	6340228.161
147	356377.774	6340225.556
148	356373.420	6340204.076
149	356370.510	6340204.431
150	356294.047	6340216.855
151	356271.293	6340220.551
152	356255.643	6340195.055
153	356235.132	6340161.656
154	356281.620	6340098.924
155	356320.705	6340027.191
156	356341.037	6340032.670
157	356370.510	6340204.431
158	356373.420	6340204.076
159	356363.245	6340144.607
160	356353.070	6340085.137
161	356332.720	6339966.200
162	356323.680	6339976.503
163	356287.552	6339941.527
164	356269.488	6339924.042
165	356251.424	6339906.549
166	356139.306	6340022.406
167	356132.106	6339947.433
168	356089.208	6339500.483
169	356087.789	6339499.202
170	356102.181	6339485.034
171	356108.883	6339477.550
172	356137.009	6339446.173
173	356191.060	6339385.868
174	356146.496	6339345.677
175	356101.721	6339305.283
176	356018.411	6339397.769
177	356004.080	6339423.674
178	356005.942	6339425.349
179	356007.794	6339427.023
180	356022.722	6339440.491
181	356037.650	6339453.962
182	356052.579	6339467.432
183	356067.507	6339480.903
184	356000.322	6339555.491
185	355985.394	6339542.025
186	355970.456	6339528.561

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
187	355965.166	6339523.792
188	355955.518	6339515.096
189	355942.156	6339503.049
190	355937.149	6339540.083
191	355937.521	6339540.138
192	355938.220	6339540.270
193	355938.908	6339540.439
194	355939.577	6339540.644
195	355940.246	6339540.883
196	355940.896	6339541.158
197	355941.535	6339541.466
198	355942.156	6339541.808
199	355942.748	6339542.180
200	355943.330	6339542.582
201	355943.894	6339543.016
202	355944.428	6339543.479
203	355944.935	6339543.968
204	355945.339	6339544.397
205	355945.422	6339544.484
206	355945.872	6339545.023
207	355946.302	6339545.587
208	355946.695	6339546.172
209	355947.069	6339546.776
210	355947.396	6339547.399
211	355947.704	6339548.039
212	355947.965	6339548.694
213	355948.198	6339549.361
214	355948.394	6339550.041
215	355948.561	6339550.728
216	355948.681	6339551.423
217	355948.764	6339552.125
218	355948.819	6339552.831
219	355948.837	6339553.537
220	355932.958	6339571.070
221	355925.763	6339624.135
222	355923.302	6339642.269
223	355920.590	6339662.217
224	355917.879	6339682.168
225	355915.157	6339702.123
226	355912.436	6339722.083
227	355909.706	6339742.043
228	355901.412	6339803.130
229	355898.784	6339822.451
230	355896.093	6339842.266
231	355893.475	6339861.547
232	355888.721	6339896.529
233	355885.360	6339921.299
234	355874.564	6340000.771

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
235	355974.222	6340014.312
236	356089.192	6340029.935
237	356060.937	6340102.361
238	355678.579	6340204.001
239	355705.062	6340481.788
240	355712.114	6340526.706
241	355483.378	6340566.356
242	355492.821	6340625.715
243	355502.256	6340685.073
244	355277.225	6340723.274
245	355279.994	6340740.685
246	355286.602	6340781.992
247	355288.970	6340796.823
248	355314.438	6340956.788
249	354491.441	6341991.245
250	354446.385	6342047.958
251	354351.202	6342167.550

<sup>1</sup> Coordinate reference system is MGA 56

**SCHEDULE F – AREA OF OPERATIONS – NORTH COORANBONG SCHEME – MAPS**



**SCHEDULE F - MAP 1 - FLOW SYSTEMS - Area of Operations (Retail) - Non-potable water services**

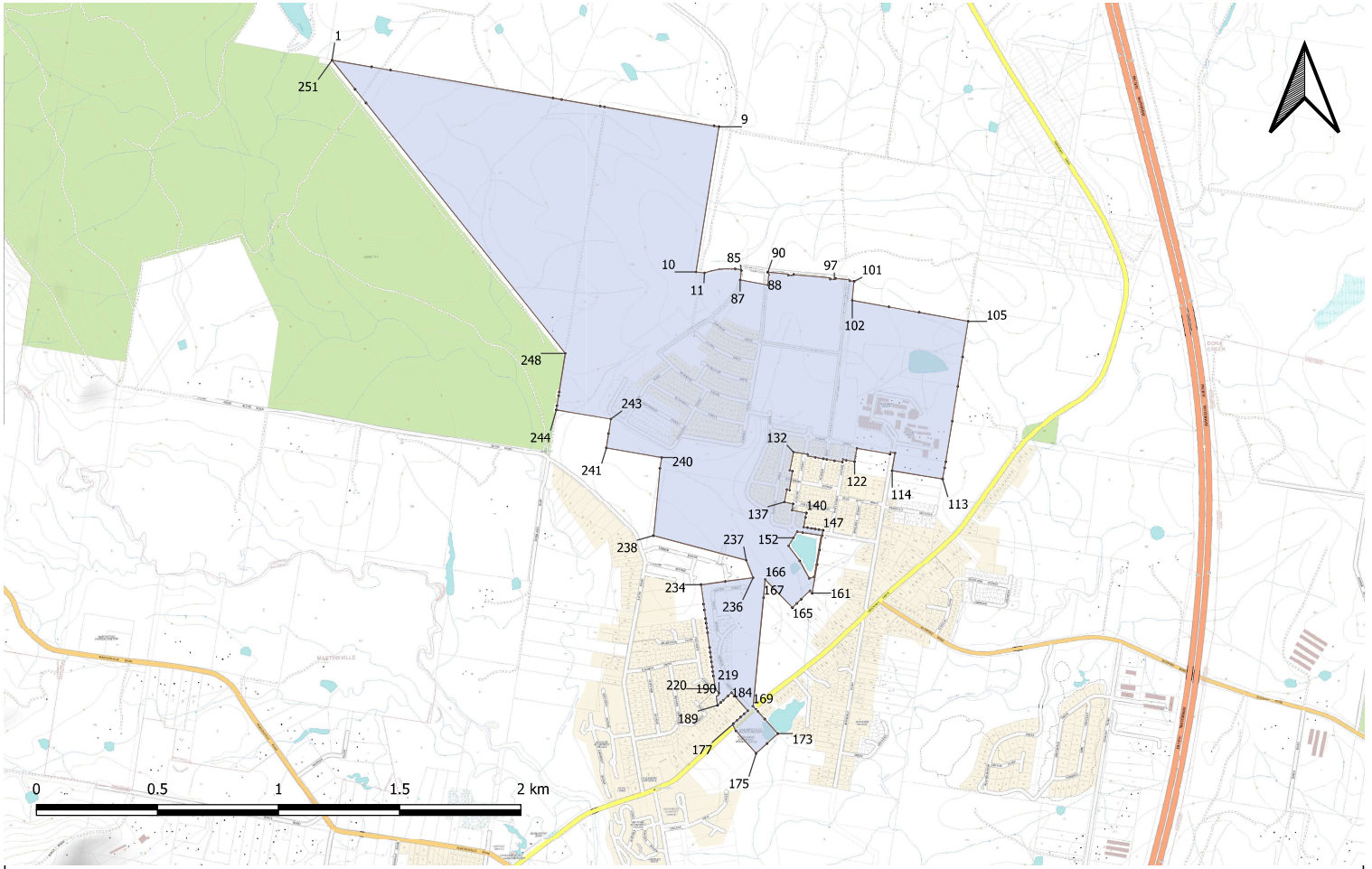
Date created: 4 March 2020  
Version: 1.0

**LEGEND**

- Licensed area
- Non-potable water boundary
- Non-potable water vertices

**LICENCE DETAILS:**

Licence Number: 13\_001R  
Licence Type: Retail Supplier's Licence  
Licensee: Flow Systems Pty Ltd (ACN 136 272 298)



<p><b>SCHEDULE F - MAP 2 - FLOW SYSTEMS - Area of Operations (Retail) - Drinking water and sewerage services</b></p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Licensed area</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid orange; margin-right: 5px;"></span> Drinking water &amp; sewerage boundary</li> <li><span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 8px solid black; margin-right: 5px;"></span> Drinking water &amp; sewerage vertices</li> </ul>	<p><b>LICENCE DETAILS:</b></p> <p>Licence Number: 13_001R          Licence Type: Retail Supplier's Licence          Licensee: Flow Systems Pty Ltd (ACN 136 272 298)</p>	
<p>Date created: 5 March 2020 Version: 1.0</p>			

**SCHEDULE G – AREA OF OPERATIONS – BOX HILL NORTH SCHEME - RETAIL OF  
NON-POTABLE WATER**

Coordinates <sup>1</sup>			Coordinates <sup>1</sup>		
Vertex	Easting	Northing	Vertex	Easting	Northing
0	305539.186	6275618.928	47	305480.576	6279095.292
1	305537.828	6275615.986	48	305287.488	6279393.798
2	305471.676	6275646.504	49	305422.613	6279483.497
3	305453.487	6275649.748	50	305767.766	6279296.364
4	305426.757	6275662.016	51	305777.773	6279271.682
5	305489.200	6275809.070	52	306034.852	6279128.993
6	305543.262	6275925.511	53	306294.774	6278990.969
7	305548.612	6275944.592	54	306398.716	6279186.591
8	305495.867	6275962.174	55	306543.137	6279108.345
9	305473.992	6275952.145	56	306777.488	6278986.353
10	305398.799	6275943.563	57	306770.309	6278977.063
11	305381.457	6275942.830	58	306739.888	6278950.473
12	305359.557	6275945.025	59	306725.543	6278951.290
13	305342.700	6275948.668	60	306710.989	6278956.211
14	305313.095	6275960.426	61	306696.750	6278949.320
15	305284.356	6275978.700	62	306686.115	6278935.009
16	305268.787	6275994.125	63	306686.479	6278910.174
17	305195.977	6276105.958	64	306689.733	6278897.139
18	305079.068	6276133.881	65	306692.002	6278894.694
19	305047.304	6276143.183	66	306697.208	6278891.026
20	305025.918	6276152.429	67	306714.354	6278886.577
21	305004.417	6276166.017	68	306735.148	6278876.813
22	304877.041	6276279.522	69	306752.608	6278875.577
23	304844.273	6276289.191	70	306759.094	6278872.744
24	304932.500	6276439.263	71	306765.834	6278867.915
25	304591.170	6276547.305	72	306771.128	6278857.238
26	304354.926	6276619.069	73	306763.787	6278850.830
27	304400.885	6276699.940	74	306752.681	6278850.434
28	304649.910	6277154.498	75	306741.552	6278850.838
29	304663.770	6277158.991	76	306730.281	6278852.841
30	304673.275	6277176.621	77	306715.318	6278858.050
31	304668.999	6277189.737	78	306709.718	6278857.701
32	304891.023	6277597.069	79	306704.253	6278852.344
33	304961.374	6277735.705	80	306702.192	6278846.980
34	305036.285	6277878.474	81	306717.961	6278807.930
35	305018.392	6277887.660	82	306723.836	6278797.970
36	304750.665	6278029.735	83	306745.576	6278775.309
37	304865.645	6278249.931	84	306749.993	6278763.706
38	304980.103	6278206.243	85	306749.829	6278758.592
39	304950.570	6278358.696	86	306743.667	6278749.140
40	305059.125	6278359.766	87	306723.422	6278739.487
41	305063.749	6278424.519	88	306715.597	6278732.417
42	305241.477	6278429.730	89	306709.664	6278721.296
43	305157.361	6278652.115	90	306709.286	6278715.994
44	305171.002	6278651.243	91	306712.250	6278678.315
45	305299.679	6278888.743	92	306730.731	6278643.189
46	305357.017	6278864.452	93	306749.275	6278637.786

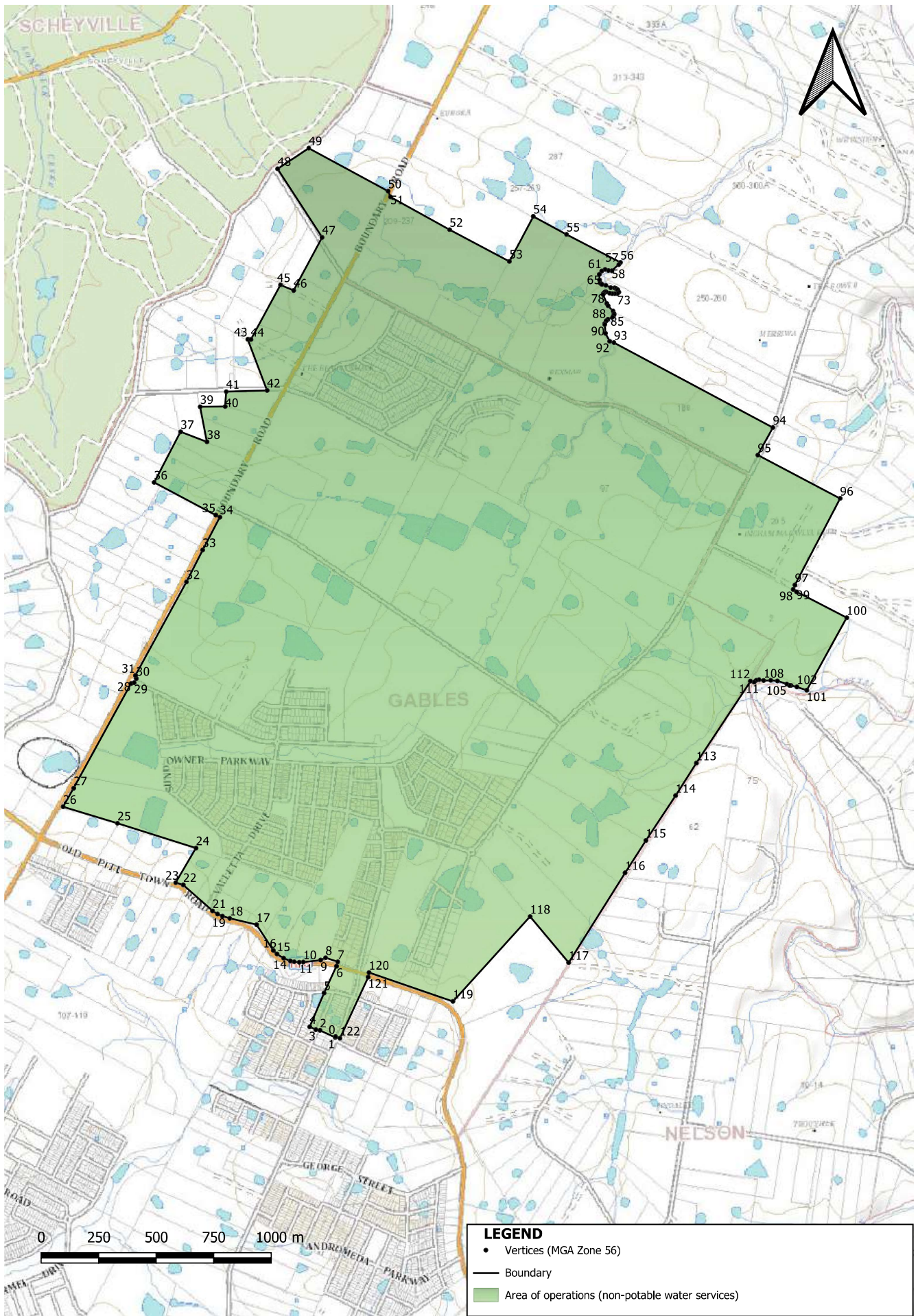
Coordinates <sup>1</sup>		
Vertex	Easting	Northing
94	307440.257	6278268.396
95	307374.860	6278148.627
96	307732.592	6277960.187
97	307536.149	6277583.326
98	307528.270	6277564.034
99	307542.984	6277554.126
100	307761.354	6277441.219
101	307587.600	6277125.866
102	307544.684	6277140.470
103	307519.276	6277146.671
104	307512.113	6277147.028
105	307500.433	6277153.089
106	307459.792	6277166.559
107	307430.923	6277169.067
108	307400.158	6277168.107
109	307379.992	6277171.757
110	307367.595	6277168.881

Coordinates <sup>1</sup>		
Vertex	Easting	Northing
111	307358.912	6277161.268
112	307342.530	6277165.253
113	307107.663	6276808.954
114	307017.422	6276667.762
115	306888.240	6276472.636
116	306797.764	6276331.826
117	306552.423	6275941.227
118	306385.024	6276141.484
119	306049.627	6275772.738
120	305684.600	6275898.147
121	305680.970	6275878.177
122	305558.194	6275612.053
123	305539.186	6275618.928

<sup>1</sup> Coordinate reference system is MGA 56



**SCHEDULE H – AREA OF OPERATIONS – BOX HILL NORTH SCHEME - MAPS**



**Area of Operations - Box Hill North Scheme**  
**Non-potable water services**

Date created: 4 August 2020  
 Version: 1.0

**LEGEND**

- Vertices (MGA Zone 56)
- Boundary
- Area of operations (non-potable water services)

**LICENCE DETAILS:**

Licence Number: 13\_001R  
 Licence Type: Retail Supplier's Licence  
 Licensee: Flow Systems Pty Ltd  
 (ACN 136 272 298)

## SCHEDULE I – INTERPRETATION AND DEFINITIONS

### 1. Interpretation

- 1.1. In this Licence, unless the context requires otherwise:
- a) the singular includes the plural and vice versa;
  - b) headings are used for convenience only and do not affect the interpretation of this Licence;
  - c) a reference to a document includes the document as modified from time to time and any document replacing it;
  - d) a reference to a “person” includes a natural person and any body or entity whether incorporated or not;
  - e) a reference to a clause is to a clause in this Licence;
  - f) a reference to a section is to a section in this Licence;
  - g) a reference to a schedule is to a schedule to this Licence;
  - h) a reference to a law or statute includes regulations, rules, codes and other instruments under it, and consolidations, amendments, re-enactments or replacements of them; and
  - i) explanatory notes do not form part of this Licence, but in the case of uncertainty may be relied on for interpretation purposes.

### 2. Definitions

2.1. Expressions used in this Licence that are defined in the Act or the Regulation have the meanings set out in the Act or the Regulation.

2.2. In this Licence:

Act means the *Water Industry Competition Act 2006* (NSW).

Area of Operations means the area of operations specified in, as applicable:

- a) section 1, Table 1.4
- b) section 2, Table 2.4, and
- c) section 3, Table 3.4.

Audit Guidelines	means the document titled “ <i>Audit Guideline – Water Industry Competition Act 2006</i> ”, which is prepared by IPART and is available on IPART’s website at <a href="http://www.ipart.nsw.gov.au">www.ipart.nsw.gov.au</a> , and any other guidelines issued by IPART in relation to audits under the Act.
Authorised Persons	means each person specified in, as applicable: <ul style="list-style-type: none"> <li>a) section 1, Table 1.1</li> <li>b) section 2, Table 2.1, and</li> <li>c) section 3, Table 3.1.</li> </ul>
Authorised Purposes	means the authorised purposes specified in, as applicable: <ul style="list-style-type: none"> <li>a) section 1, Table 1.5</li> <li>b) section 2, Table 2.5, and</li> <li>c) section 3, Table 3.5.</li> </ul>
Box Hill North Network Operator's Licence	means network operator's licence no. 16_037 granted to Flow Systems Operations Pty Ltd (ACN 603 106 305) (as varied by the Minister from time to time)
Central Park Water Network Operator's Licence	means network operator's licence no. 12_022 granted to Central Park Water Factory Pty Ltd (ACN 151 072 838) (as varied by the Minister from time to time).
Cooranbong Water Network Operator's Licence	means network operator's licence no. 15_033 granted to Cooranbong Water Pty Ltd (ACN 169 450 453) (as varied by the Minister from time to time).
Discovery Point Water Network Operator's Licence	means network operator's licence no. 13_025 granted to Discovery Point Water Factory Pty Ltd (ACN 142 392 541) (as varied by the Minister from time to time).
Glossodia Network Operator's Licence	means network operator's licence no. 19_043 granted to Flow Systems Operations Pty Ltd (ACN 603 106 305) (as varied by the Minister from time to time).
Green Square Water Network Operator's Licence	means network operator's licence no. 15_031 granted to Green Square Water Pty Ltd (ACN 163 432 906) (as varied by the Minister from time to time).

Huntlee Water Network Operator's Licence	means network operator's licence no. 15_030 granted to Huntlee Water Pty Ltd (ACN 167 418 608) (as varied by the Minister from time to time).
Insurance Expert	means an insurance broker which holds an Australian financial services licence under Part 7.6 of the <i>Corporations Act 2001</i> (Cth) that authorises the broker to provide financial product advice for, and deal in, contracts of insurance within the meaning of Chapter 7 of that Act.
IPART	means the Independent Pricing and Regulatory Tribunal of New South Wales established under the <i>Independent Pricing and Regulatory Tribunal Act 1992</i> (NSW).
Licence	means this retail supplier's licence granted under section 10 of the Act.
Licensed Water Industry Infrastructure	means the water industry infrastructure by means of which the non-potable water, drinking water and/or sewerage services (as applicable) under this Licence are supplied.
Licensee	means Flow Systems Pty Ltd (ACN 136 272 298).
Licensee's Code of Conduct	has the meaning given in Schedule B, clause 7.1.
Minister	means the Minister responsible for Part 2 of the Act.
NSW Health	means the Water Unit of NSW Ministry of Health and any of the local health districts as defined by the NSW Ministry of Health.
Pitt Town Water Network Operator's Licence	means network operator's licence no. 10_014 granted to Pitt Town Water Factory Pty Ltd (ACN 141 705 660) (as varied by the Minister from time to time).
Plan	means the retail supply management plan that the Licensee is required to prepare under the Regulation.

Regulation	means the <i>Water Industry Competition (General) Regulation 2008</i> (NSW).
Reporting Manual	means the document titled “Retail Supplier’s Reporting Manual”, which is prepared by IPART and is available on IPART’s website at <a href="http://www.ipart.nsw.gov.au">www.ipart.nsw.gov.au</a> .
Shepherds Bay Network Operator's Licence	means network operator's licence no. 17_042 granted to Flow Systems Operations Pty Ltd (ACN 603 106 305) (as varied by the Minister from time to time).
Small Retail Customer	has the meaning given to that term in the Regulation.
Water Industry Infrastructure	means the water industry infrastructure specified in, as applicable: <ul style="list-style-type: none"> <li>a) section 1, Table 1.2</li> <li>b) section 2, Table 2.2, and</li> <li>c) section 3, Table 3.2.</li> </ul>
Wyee Water Network Operator's Licence	means network operator's licence no. 14_026 granted to Wyee Water Pty Ltd (ACN 160 953 775) (as varied by the Minister from time to time).



Huntlee Pty Ltd  
CARE ADW Johnson Pty Ltd  
7/335 Hillsborough Road  
WARNERS BAY NSW 2282

Contact: Mr Richard Forbes  
Our Ref: DA 8/2018/853/1  
Your Ref:

Dear Sir/Madam

**NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Pursuant to Section 4.16 (cf previous s 80) of the Environmental Planning and Assessment Act 1979, Cessnock City Council hereby gives notice that **Development Application 8/2018/853/1** has been determined by the granting of consent, subject to the conditions listed in Schedule 1.

<b>Date of determination:</b>	05 July 2019
<b>Date from which consent operates:</b>	05 July 2019
<b>Date from which consent lapses:</b>	05 July 2024
<b>Description of development:</b>	Proposed Construction Of Eight (8) Water Reservoirs And Associated Works
<b>Property description:</b>	LOT: 471 DP: 1201681 57 Washery Road NORTH ROTHBURY
<b>Applicant:</b>	Huntlee Pty Ltd
<b>Owner:</b>	Huntlee Pty Ltd

If you have any further enquiries regarding this notice of determination, please contact Mr Richard Forbes, Team Leader Development Services, of Council's Planning and Environment on (02) 4993 4182.

Yours faithfully

Richard Forbes  
Team Leader Development Services

ap

## **STATEMENT OF REASONS:**

Pursuant to Section 2.22 and Clause 20(2) of Schedule 1 of the *Environmental Planning and Assessment Act 1979*, the reasons for the decision (having regard to any statutory requirements applying to the decision), are as follows:

- The proposal is a permitted landuse in the RU2 Rural Landscape zone under Cessnock Local Environmental Plan 2011.
- The proposal is consistent with the objectives of the RU2 Rural Landscape zone under Cessnock Local Environmental Plan 2011.
- The proposal is consistent with the relevant provisions contained within State Environmental Planning Policy (Infrastructure) 2007.
- The proposal is fully compliant with the provisions of the Cessnock Development Control Plan 2010.
- The proposal incorporates adequate measures to ensure the development does not result in any adverse impacts on the natural and built environments.
- Satisfactory measures are proposed with respect to the nature and capacity of infrastructure in relation to water supply.
- The proposal is suited to the site, having regard to its zoning, dimensions and overall area.
- The proposal is suited to the site having regard to the likely future use of adjoining land.
- The proposal is consistent with the public interest having regard to provide adequate water supply to the high level zone in Stage 1 Huntlee.

## **CONSIDERATION OF SUBMISSIONS:**

Pursuant to Section 2.22 and Clause 20(2) of Schedule 1 of the *Environmental Planning and Assessment Act 1979*, in respect of considering community views, the following is relevant:

- The public submission received was in support of the application.



## ADVICE:

The following matters are included as advice relative to this Application:

- (a) These conditions are imposed to control development, having regard to Section 4.15 (cf previous s 79C) of the Environmental Planning and Assessment Act 1979, and are required to:
- prevent, minimise and/or offset adverse environmental impacts;
  - set standards and performance measures for acceptable environmental performance;
  - require regular monitoring and reporting; and
  - provide for the ongoing environmental management of the development.
- (b) This Development Consent will lapse on 05 July 2024. Relevantly, Sections 4.54(4) and 4.45(5) of the Environmental Planning and Assessment Act 1979, state as follows:
- “(4) Development consent for:*  
*(a) the erection of a building, or*  
*(b) the subdivision of land, or*  
*(c) the carrying out of a work,*  
*does not lapse if building, engineering or construction work relating to the building, subdivision or work is physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under this section.*
- (5) Development consent for development other than that referred to in subsection (4) does not lapse if the use of any land, building or work the subject of that consent is actually commenced before the date on which the consent would otherwise lapse”.*
- (c) The applicant has the right to appeal this determination in accordance with the provisions of Section 8.7 (cf previous s97) of the Environmental Planning and Assessment Act 1979.
- (d) The applicant has the right to request a review of the determination of this development application in accordance with the provisions Section 8.3 (cf previous s82A) of the Environmental Planning and Assessment Act 1979, and the Environmental Planning and Assessment Regulation 2000.
- (e) An objector who is dissatisfied with the determination of this development application does not have the right to appeal to the NSW Land and Environment Court.
- (f) The Planning Assessment Commission has not conducted a public hearing in respect of this Application.

**ABBREVIATIONS:**

AS	Australian Standard
BCA	Building Code of Australia
CA	Certifying Authority
CC	Construction Certificate
DA	Development Application
<i>EP&amp;A Act</i>	Environmental Planning & Assessment Act 1979
<i>EP&amp;A Regulation</i>	Environmental Planning & Assessment Regulation 2000
PCA	Principal Certifying Authority
OC	Occupation Certificate
OSD	On Site Detention
RMS	Roads and Maritime Services
SEPP	State Environmental Planning Policy
WAE	Works as Executed

## SCHEDULE 1

### TERMS OF CONSENT

#### CONDITIONS OF CONSENT

##### 1. Approved Plans and Documents

Development must be carried out strictly in accordance with DA No. 8/2018/853 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Drawing 101 Proposed Access Road & Tank detail plan	ADW Johnson	As amended April 2019
Drawing 102 Bulk Earthworks Detail Plan	ADW Johnson	As amended April 2019
Drawing 103 Proposed Access Road & Tank detail plan with aerial photo	ADW Johnson	As amended April 2019
Drawing Number 801 Erosion and Sediment Control plan	ADW Johnson	As amended April 2019
Drawing Number 802 Erosion and Sediment Control Details	ADW Johnson	As amended April 2019

Document Title	Prepared By	Dated
Statement of Environmental Effects	ADW Johnson	November 2018

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

##### 2. CC, PCA & Notice Required

In accordance with the provisions of Section 81A of the *EP&A Act 1979* construction works approved by this consent must not commence until:

- a) A CC has been issued by the consent authority, Council or an accredited certifier; and
- b) A PCA has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*; and
- c) If Council is not the PCA, notify Council no later than two (2) days before building work commences as to who is the appointed PCA; and
- d) At least two (2) days before commencement of building work, the person having benefit of the development consent is to notify Council as to the intention to commence building work.

##### 3. BCA Compliance

Pursuant to Section 4.17(11) (cf previous s 80A) of the *EP&A Act 1979* all building work must be carried out in accordance with the requirements of the BCA.

## PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions are to be complied with, to the satisfaction of the Principal Certifying Authority, prior to issue of a Construction Certificate.

### 4. Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant must pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the issue of a CC.

### 5. Cessnock Section 7.12 Levy Development Contributions Plan

A total monetary contribution of \$64,900.00 is to be paid to Council, pursuant to Section 7.12 (cf previous s 94A) of the *Environmental Planning and Assessment Act 1979*, such contribution is to be paid prior to the issue of a Construction Certificate in respect of the proposed development.

- i) This condition is imposed in accordance with the provisions of *Cessnock S94A Levy Development Contributions Plan 2017*. A copy of the document is available on Council's website at [www.cessnock.nsw.gov.au](http://www.cessnock.nsw.gov.au) or maybe inspected at Councils' Customer Services Section, Administration Building, Vincent Street Cessnock.
- ii) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and as a guide, these approximate dates are provided below. Indexation quarters from the ABS are as follows:

Indexation quarters	Approx release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact Council to determine the indexed amount of contribution on the date of payment.

## **6. Retaining Wall**

Where a retaining wall is in excess of 600mm in height and/or within 900mm of a property boundary, separate detailed drawings are to be submitted in conjunction with the CC, specifying wall heights, heights of retaining walls, proposed mounding and stabilisation treatment, and landscaping for the elevations of the building.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the CA as satisfying this requirement prior to the issue of a CC.

## **7. Road - Bond**

The applicant shall lodge payment of fees and contributions as follows:-

Based on a road length of approximately 400 metres. Final bond amounts will be levied on accurate dimensions contained within the engineering plans.

- a) Road fees - engineering plan checking and supervision of \$17,012.
- b) A performance bond of a minimum of \$1000 or 5% of the contract construction costs, whichever is greater (transferable).
- c) A road maintenance bond of a minimum of \$1000 or 5% of the contract construction costs, whichever is greater (refundable).

It will be necessary for the applicant to submit evidence of the contract price of all construction works in order for Council to assess accurate bond amounts. If no contract price is submitted, Council will estimate the value of construction works.

The fees and bonds shall be payable prior to the issue of a CC for the Civil Works and/or release of the Subdivision Certificate and shall be in accordance with Council's adopted fees and charges current at the time of payment.

The bond may be used to meet any costs referred to above, and on application being made to the Council by the person who provided the bond, any balance remaining is to be refunded to, or at the direction of, that person. If no application is made to the Council for a refund of any balance remaining of the bond within 6 years of the date of issue of the Subdivision Certificate for the development, the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.

## **8. Stormwater – Detailed Design Requirements**

A detailed drainage design shall be prepared for the disposal of roof and surface water from the site, including any natural runoff currently entering the property, and connection to the existing drainage system in accordance with Council's 'Engineering Requirements for Development' (available at Council's offices). Such layout shall include existing and proposed surface levels, sub-catchments and conduit sizing appropriate for the development.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the CA as satisfying this requirement prior to the issue of a CC.

## 9. Geotechnical Certification

A comprehensive geotechnical engineering report assessing the impact and safety of the proposed works shall be prepared by a suitably experienced and qualified geopractitioner, and submitted to the CA with an application for a CC. The report must include the results of subsurface investigations involving either test pits to rock, or preferably the drilling of cored boreholes (to 1m below the proposed final excavation level). The report shall provide:-

- a) An indication of the nature and depth of any uncontrolled fill at the site
- b) An indication of the nature and condition of the material to be excavated
- c) Indications of groundwater or seepages
- d) Required temporary measures for support of any excavations deeper than 1m adjacent to property boundaries
- e) Statement of required excavation methods in rock and measures required to restrict ground vibrations
- f) Other geotechnical information or issues considered relevant to design and construction monitoring.

## 10. Roadworks

The registered proprietors of the land shall construct the following for a distance of approximately 400m in accordance with Council's 'Engineering Requirements for Development' and set out on a set of plans, four (4) copies of which are to be submitted to, and approved by, Council prior to the release of the S138 Roads Act Approval.

- a) 6m bitumen sealed pavement
- b) Construct and gravel road shoulders
- c) Place two (2) coat hot bitumen seal on road shoulders
- d) Topdress and turf footpath
- f) Construct drainage works.

## 11. Private Water Supply – Safe Supply

If the proposed development cannot be connected to a potable water supply then the applicant must demonstrate that the drinking water supplied to the premises will consistently meet the *Australian Drinking Water Guidelines 2011* and any subsequent amendments to the Guidelines.

## **PRIOR TO COMMENCEMENT OF WORKS**

**The following conditions are to be complied with prior to the commencement of works on the subject site/**

### **12. PCA Signage and Contact Details**

Prior to the commencement of works, a sign must be erected in a prominent position on the site on which the proposal is being carried out. The sign must state:

- a) Unauthorised entry to the work site is prohibited
- b) The name of the principal contractor (or person in charge of the site) and a telephone number on which that person may be contacted at any time for business purposes and including outside working hours
- c) The name, address and telephone number of the *PCA* for the work

Any such sign must be maintained while the work is being carried out, but must be removed when the work has been completed.

### **13. Soil and Water Management Plan**

The applicant must prepare a Soil and Water Management Plan, being compatible with the Construction Management and Traffic Management Plan referred to in this Development Consent and incorporating the following matters. The plan must be submitted to and approved by the *CA* as satisfying these matters prior to the commencement of works.

- a) Minimise the area of soils exposed at any one time
- b) Conservation of top soil
- c) Identify and protect proposed stockpile locations
- d) Preserve existing vegetation. Identify revegetation technique and materials
- e) Prevent soil, sand, sediments leaving the site in an uncontrolled manner
- f) Control surface water flows through the site in a manner that:
  - i) Diverts clean-runoff around disturbed areas
  - ii) Minimises slope gradient and flow distance within disturbed areas
  - iii) Ensures surface run-off occurs at non erodible velocities
  - iv) Ensures disturbed areas are promptly rehabilitated.
- g) Sediment and erosion control measures in place before work commences
- h) Materials are not tracked onto the road by vehicles entering or leaving the site. The Public Crown Road is not to be obstructed by any Construction traffic or materials at any time.
- i) Details of drainage to protect and drain the site during works.

#### **14. S138 Roads Act Approvals**

Under Section 138 of the *Roads Act 1993*, should any work on the verge, footpath, or public road reserve be required, a S138 Roads Act Approval will need to be obtained from Council. In this regard, the applicant is to make a formal application to Council. The S138 application is to be submitted to, and approved by, Council prior to works commencing.

#### **15. Public Liability Insurance**

Any person or contractor undertaking works on public property must take out Public Risk insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within, public property. The Policy is to note, and provide protection for Cessnock City Council as an interested party, and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property. The insurance shall also note the location and the risk.

#### **16. Relocation of Services**

The registered proprietor of the land shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

#### **17. Protection of Trees to be Retained**

The area beneath the canopies of the trees to be retained must be fenced prior to the commencement of works. The fencing must encompass the maximum possible area covered by the drip line of the canopy, and must remain in place until the completion of building works. The fencing should be a minimum of 1.8 metres high chain-link or welded mesh fencing. The fencing is to be maintained for the duration of the building works.

Services should be located to avoid disturbing tree roots. Trenches required for the installation of services should be located outside of the fenced area.

All areas within the perimeter of the safety fencing are to be covered with woodchip mulch to a depth of 100mm. All steep gradients unable to be effectively covered with mulch are to be protected with hessian cloth to be kept at a moisture level sufficient to ensure the preservation of tree root systems.

Tree protection signage is required to be attached to each tree protection zone, displayed in a prominent position.

#### **18. Toilet Facilities**

Toilet facilities are to be provided prior to works commencing, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be a sewage management facility approved by the NSW Department of Health and/or Council, and operate in an environmentally responsible manner, free of nuisance or offence, and be appropriately serviced.



## **19. Care of Native Fauna Found in Felled Trees**

Any uninjured fauna should be relocated to nearby bushland. Any nocturnal fauna should be kept in a suitable cage in a shaded location until dusk, and then released into nearby bushland. If juvenile fauna are discovered in hollows after a tree is felled, they are to be taken into the care of an organisation such as the Native Animal Trust Fund.

Injured fauna should be assessed by the ecologist, and euthanised if their injuries are such that the ecologist considers that they are unlikely to survive. If injured fauna are likely to survive, they should be taken to a vet for treatment. After treatment, fauna should be taken to an organisation such as the Native Animal Trust Fund for care until they can be released.

## **20. Tree Survey**

A hollow bearing/habitat tree survey must be undertaken by a fauna ecologist in the week prior to the felling of any trees. All hollow bearing/habitat trees must be marked as part of the survey.

## **21. Delineation of conserved vegetation**

Prior to works commencing, the boundaries of the land to be conserved must be clearly delineated using brightly coloured tape, fenced and appropriately signposted to ensure that construction and development activities do not encroach or impact on the area.

The fencing used to delineate the boundary of the land to be conserved and the area to be cleared must not prevent or restrict fauna movement from the area to be cleared into the area of native vegetation to be retained.

## **DURING WORKS**

**The following conditions are to be complied with during works.**

### **22. Construction Hours**

Excavation, building or subdivision work must be restricted to the hours of 7.00am and 5.00pm on Monday to Saturday inclusive. Work is not to be carried out on Sundays and public holidays.

### **23. Site is Securely Fenced**

The site must be appropriately secured and fenced at all times during works.

### **24. Construction Noise**

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment and Heritage *Noise Guide for Local Government*.

**25. Erosion and Sediment Controls**

The control of erosion, and the prevention of silt discharge into drainage systems and waterways, will be necessary in accordance with Council's "Engineering Requirements for Development", and Landcom's Soils and Construction Manual - April 2004. Erosion control measures are to be implemented prior to the commencement of any earthworks, and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas.

**26. Stormwater Runoff**

Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

**27. Stockpiling of materials**

Stockpiling or storage or mixing of materials (including soil), vehicle parking, disposal of liquids, machinery repairs, refuelling and the siting of any new offices or sheds must not occur within the drip line of retained trees during any stage of the development.

**28. Conserved vegetation**

The tape, fencing and signs required by Conditions 21 and 22 must remain in place until works are completed.

**29. Clearing of vegetation – non hollow bearing**

All surrounding trees that are not hollow bearing or habitat trees must be cleared at least one day prior to felling of any hollow bearing/habitat trees.

**30. Clearing of vegetation – hollow bearing**

Equipment used to fell hollow bearing or habitat trees must be capable of slowly lowering the trees to the ground. A qualified fauna ecologist must be present during the felling of the trees. The fauna ecologist must have the appropriate skills and equipment to perform euthanasia if necessary. Immediately prior to felling, each hollow bearing/habitat tree should be tapped or gently shaken with the equipment followed by an observation period of at least one minute to watch for the emergence of any fauna.

The tree should be tapped again, followed by a second observation period of at least one minute. If fauna appear during the observation period, the ecologist should encourage the fauna to relocate. If no fauna appear, the tree is to be lowered to the ground slowly and gently. The hollows of the felled tree should be inspected for fauna by the ecologist after it has settled.

## **PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

**The following conditions are to be complied with, to the satisfaction of the Principal Certifying Authority, prior to issue of either an Interim or Final Occupation Certificate (as specified within the condition):**

### **31. Connection to the Reticulated Water and Sewer System**

The subject development will be serviced by an independent water and sewer utility operator. Prior to issue of an OC and use of the installation, the PCA is to be provided with evidence from the independent water and sewer utility operator that the development has been connected to and has approval for use of the reticulated water system.

### **32. Access Road**

The access road within the Crown public road shall be completed prior to the release of an OC.

### **33. Roads – Bitumen Crossing**

The registered proprietors shall construct and maintain a bitumen sealed access crossing from the edge of the road formation in Rothbury Street to the property boundary, in accordance with Council's "Engineering Requirements for Development" and AS 2890.1. A S138 Roads Act Approval is required from Council prior to any construction commencing within the road reserve. The access crossing is required to be constructed prior to the issue of an OC. Where an Interim OC is issued the crossing shall be completed within six (6) months from the date of the Interim OC.

Construction of the crossing will require inspections to be undertaken by Council. The applicant shall pay Council engineering site supervision fees in accordance with Council's current Fees & Charges, prior to the inspections being undertaken.

The initial fee will facilitate approval of the application and one (1) construction inspection (gravel in place but prior to sealing of the crossing).

A final inspection will be required upon completion of the driveway and restoration of all disturbed footway areas. (A separate fee will be required to be paid when the final inspection is booked.). Should further inspections become necessary as a result of unsatisfactory or defective works, additional inspection fees will be charged in accordance with Council's current Fees & Charges.

The applicant is to advise Council at least 48 hours prior to inspection of works within the footpath and/or road reserve.

**34. Completion of Road Works**

Prior to the issue of an OC, the PCA must ensure that all approved road, footpath and/or drainage works, including vehicle crossings, have been completed in the road reserve in accordance with Council's S138 Roads Act Approval.

Works-as-Executed plans of the extent of roadworks, including any component of the stormwater drainage system that is to revert to Council, certified by a registered surveyor, together with certification by a qualified practising Civil Engineer, to verify that the works have been constructed in accordance with the approved design and relevant AS, must be provided to Council prior to the issue of an OC.

The Works-as-Executed plan(s) must show the as-built details in comparison to those shown on the plans approved with the road works permit. All relevant levels and details indicated must be marked in red on a copy of the Council stamped plans.

**35. Retaining Walls and Drainage**

All retaining walls and associated drainage shall be installed and completed prior to issue of an OC in respect of the building.

**36. Completion of Driveway Access Crossing**

The driveway access crossing is to be constructed prior to the issue of an OC.

**37. Section 88B – Conservation area**

An area is to be retained for conservation and must be protected in perpetuity by entering into an 88B instrument or other suitable conservation mechanism. The area to be conserved must include the areas within Lot 471 DP 1201681 marked on Figure 8 of the report by MJD Environmental as being MU18 Eucalyptus crebra – Corymbia maculate Open Forest and occurring outside of the development impact area. Evidence this has been undertaken is to be submitted to and approved by Council's Ecologist prior to issue of any occupation certificate.

**38. Completion of Clearing**

At the completion of clearing works a letter will be provided to council's ecologist that will demonstrate compliance with the relative conditions of consent and will include dates of survey and clearing, number of habitat trees / significant habitat features removed, list of fauna found, condition in at time of discovery, and where they were released.

**39. Security of the site**

Prior to the issue of any OC, security cameras and motion activated security lighting is to be installed with the fenced site to ensure that unauthorised access is restricted.

## **ONGOING USE**

**The following conditions are to be complied with as part of the ongoing use of the premises.**

### **40. Manoeuvring of Vehicles**

All vehicles must enter and exit the site in a forward direction.

### **41. Removal of Graffiti**

The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within seventy-two (72) hours of its application.

### **42. Outdoor Lighting**

All outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and road reserve, and must comply with, where relevant, *AS 1158.3:2005 Lighting for roads and public spaces – Pedestrian Area (Category P) lighting – Performance and design requirements* and *AS 4282:1997 Control of the obtrusive effects of outdoor lighting*.

### **43. Driveways to be Maintained**

All access crossings and driveways shall be maintained in good order for the life of the development.

### **44. Fencing**

Any new fencing around the reservoir using wire must be constructed with plain wire. Barbed wire must not be used in any new fencing on the site. Any new fencing must be designed and erected so that native fauna movement is not impaired or restricted to reduce the chance of native fauna being injured.

### **45. Access to Reservoirs**

Service ladders to each reservoir must contain a lockable gate, at all times, to ensure that no unauthorised access onto the reservoirs occurs.

## ADVISORY NOTES

### 46. "DIAL BEFORE YOU DIG" DIAL 1100

Before any excavation work starts, contractors and others should phone the "Dial Before You Dig" service to access plans/information for underground pipes and cables. [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

### 47. Other Approvals and Permits

The applicant shall apply to Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits, and/or any other approvals under *Section 68 (Approvals)* of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.

### 48. Aboriginal Heritage

As required by the *National Parks and Wildlife Act 1974* and the *Heritage Act 1977*, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and the Heritage Division of the Office of Environment and Heritage (OEH) must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the *Heritage Act 1977* to obtain the necessary approvals/permits from the Heritage Division of the OEH.

**Note:** The *National Parks and Wildlife Act 1974* and the *Heritage Act 1977* impose substantial penalty infringements and/or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

## Project Approval

### Section 75J of the *Environmental Planning & Assessment Act 1979*

Under delegation of the Minister for Planning and Infrastructure executed on 14 September 2011, the Planning Assessment Commission determines to give approval to the project application referred to in Schedule 1, pursuant to section 75J of the *Environmental Planning and Assessment Act 1979*, subject to the conditions referred to in Schedule 2 and the proponent's Statement of Commitments in Schedule 3.

These conditions are required to:

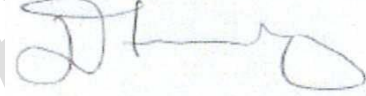
- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the project.



Gabrielle Kibble AO  
Member of the Commission



David Johnson  
Member of the Commission



David Furlong  
Member of the Commission

Sydney, 24 April 2013

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***The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.***

***The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.***

# CONSOLIDATED CONSENT

## SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
MP 10_0137-Mod-1	20 January 2015	Manager – Industry Assessments	Modification of the Stage 1 Entry Village subdivision plans to: <ul style="list-style-type: none"> <li>• amend lot boundaries;</li> <li>• amend lot dimensions and area; and</li> <li>• amend lot orientations.</li> </ul>
MP 10_0137-Mod-2	2 April 2015	Planning Assessment Commission	MP 10_0137 MOD 2 for modifications to: <ul style="list-style-type: none"> <li>• Super lots in the Town Centre;</li> <li>• Addition of amended plans and documents in Condition A2;</li> <li>• Modifications to the Stage 1 approval boundary;</li> <li>• Addition of Lot 213;</li> <li>• Removal of the term 'Ausgrid' from the Project Approval; and</li> <li>• Construction of a temporary intersection on Wine Country Drive.</li> </ul>
MP 10_0137-Mod-3	17 August 2015	Planning Assessment Commission	MP 10_0137 Modification 3 involving: <ul style="list-style-type: none"> <li>• modified subdivision layout of sub-stages 1 and 2 to 5;</li> <li>• relocation of public open space within sub-stages 2 to 5; and</li> <li>• addition of amended plans and documents under Condition A2.</li> </ul>
MP 10_0137-Mod-4	19 November 2015	Planning Assessment Commission	MP 10_0137 Modification 4 involves: <ul style="list-style-type: none"> <li>• modified subdivision layout of sub-stages 3 to 5;</li> <li>• addition of one additional lot;</li> <li>• addition of an access laneway at the rear of Lots 338-542;</li> <li>• realign and widen pedestrian access paths; and</li> <li>• addition of amended plans under Condition A2.</li> </ul>
MP 10_0137-Mod-5	5 July 2016	Planning Assessment Commission	MP 10_0137 MOD5 involves: <ul style="list-style-type: none"> <li>• extension of the boundary of the Stage 1 Approval, specifically adjusting the boundary of sub-stage 3 to include an additional 3.1ha;</li> <li>• creation of an additional 33 residential allotments; and</li> <li>• extension of the existing road network to provide vehicle and pedestrian access to the additional lots; and</li> <li>• addition of amended plans under Condition A2.</li> </ul>
MP 10_0137-Mod-6	16 May 2017	Planning Assessment Commission	MP 10_0137 MOD 6 involves: <ul style="list-style-type: none"> <li>• minor changes to the subdivision layout, including: <ul style="list-style-type: none"> <li>○ subdivision of a super lot in the Town Centre into two smaller commercial lots and access road; and</li> <li>○ creation of one additional residential lot in sub-stage 4;</li> </ul> </li> <li>• changes to the wording of the conditions</li> </ul>



## CONSOLIDATED CONSENT

			<p>involving:</p> <ul style="list-style-type: none"> <li>○ an adjustment to the threshold limits for the timing of road infrastructure upgrades;</li> <li>○ the provision of a substation to a later stage of the development; and</li> <li>○ clarification of the requirements for site contamination certification.</li> </ul>
MP 10_0137-Mod-7	17 May 2017	Director – Modification Assessments	MP 10_0137 MOD 7: the modification comprises the addition of an access road.
MP 10_0137-Mod-8	4 May 2018	Executive Director – Key Sites and Industry Assessments	<p>MP 10_0137 MOD 8: the modification includes:</p> <ul style="list-style-type: none"> <li>• increase the total number of residential lots on the site by 66 lots (from 1,473 to 1,539 lots) and reduction of 1 superlot (from 14 to 13)</li> <li>• amend the size, location and layouts of the residential, school and neighbourhood centre lots</li> <li>• amend the location and layout of the road network, provide a shared zone and replace an east-west road with a shared pedestrian/bicycle pathway</li> <li>• amend the timing of the Wine Country Drive/Hex link road (A-1) intersection works</li> <li>• revise the stage boundaries of Stages 5 to 13.</li> </ul>
MP 10_0137 Mod-10	22 May 2019	Executive Director – Key Site and Industry Assessments	<p>MP 10_0137 MOD 10: the modification includes:</p> <ul style="list-style-type: none"> <li>• increase the total number of residential lots on the site by 8 lots (to 1,543 lots)</li> <li>• subdivide town centre superlots to create 43 commercial lots, amend the town centre stage boundaries and reconfigure town centre roads</li> <li>• amend the timing of the Wine Country Drive/Hex link road (A-1) intersection works and allow an interim left in left out intersection on the Hex Link Road, between the Hunter Expressway and Wine Country Drive.</li> </ul>
MP 10_0137-Mod-9	13 December 2019	Executive Director – Compliance, Industry and Key Sites	<p>MP 10_0137 MOD 9: the modification includes:</p> <ul style="list-style-type: none"> <li>• extend the Stage 1 boundary to increase the town centre and provide a new residential substage 16</li> <li>• provide a new infrastructure lot in the town centre to accommodate a future school</li> <li>• increase the total number of residential lots on the site by 83 lots (to 1,626 lots)</li> <li>• subdivide town centre superlots to create an additional 23 commercial lots, amend the town centre stage boundaries and reconfigure town centre roads</li> <li>• reconfigure residential lots in substages 5, 7, 8, 9, 10, 11 and 12</li> <li>• amend the open space plan.</li> </ul>
MP 10_0137-Mod-11	14 April 2020	A/Director – Regional Assessments	<p>MP 10_0137 MOD 11: the modification includes:</p> <ul style="list-style-type: none"> <li>• provision of one additional residential lot within Stage 16</li> <li>• deletion of one lot within Town Centre Stage 1</li> <li>• amendment of road widths to align with Council's requirements and associated changes to lot boundaries</li> <li>• deferral of the required upgrade for the Wine Country Drive/Hex Link Road (A-1) intersection</li> </ul>

## CONSOLIDATED CONSENT

			by 18 months (from 1 June 2020 to 1 December 2021)
MP 10_0137-Mod-12	Withdrawn	N/A	N/A
<b>MP 10_0137-Mod-13</b>	<b>15 July 2020</b>	<b>A/Director – Regional Assessments</b>	<b>MP 10_0137 MOD 13: the modification seeks to remove seven lots within residential stages 5 and 6.</b>
MP 10_0137-Mod-14	Not yet determined	N/A	N/A
<b>MP 10_0137-Mod-15</b>	<b>7 December 2020</b>	<b>Director – Regional Assessments</b>	<b>MP 10-0137 MOD 15: the modification seeks to subdivide the education superlot within Town Centre Stage 5 area into two lots (resulting in one additional lot) and adjust a previously approved lot boundary within Town Centre Stage 1 area.</b>
<b>MP 10_0137-Mod-16</b>	<b>23 August 2021</b>	<b>Director- Regional Assessments</b>	<b>MP 10_0137 MOD 16: the modification seeks to delete the previous primary school lot within Stage 9 and reconfigure the road, open space and lot layout of Stages 8, 9 and 11, resulting 40 additional residential lots.</b>
<b>MP 10_0137-Mod-17</b>	<b>6 October 2021</b>	<b>Director- Regional Assessments</b>	<b>MP 10_0137 MOD 17: the modification seeks to amend timing for intersection upgrades required by Condition A7.</b>
MP 10_0137-Mod-18	Not yet determined	N/A	N/A

FOR INFORMATION

# CONSOLIDATED CONSENT

## SCHEDULE 1

### PART A – PROJECT

Application made by:	Huntlee Pty Ltd
Application made to:	Minister for Planning and Infrastructure
Major Project Number:	10_0137
On land comprising:	<p>Lot 200 (Part) DP 828486          Lot 201 DP 828486          Lot 230 (Part) DP 879198          Lot 231 DP 879198          Lot 33 DP 755211          Lot 36 DP 755211          Lot 37 DP 755211          Lot 38 DP 755211          Lot 39 DP 755211          Lot 43 DP 755211          Lot 211 (Part) DP 828787          Lot 241 (Part) DP 1105591          Lot 2 DP 729973          Lot 3 DP 729973          Lot 4 DP 729973          Lot 5 (Part) DP 729973          Lot 6 DP 729973          Lot 7 DP 729973          Lot 8 DP 729973          Lot 9 DP 729973          Lot 10 DP 729973          Lot 11 DP 729973          Lot 12 (Part) DP 729973          Lot 21 (Part) DP 1050597          Lot 221 (Part) DP 1064738          Lot 10 DP 1105639  <b>Lot 444 (Part) DP 1197589</b></p>
Local Government Area	Cessnock Council
For the carrying out of:	Stage 1 of Huntlee – including site preparation works, internal and external road works, subdivision to create 1473 residential allotments, 14 super lots, 1 allotment for a primary school, drainage and open space reserves.
Capital Investment Value	\$ 230 million
Type of development:	Project approval under Part 3A of the EP&A Act (transitional Part 3A)
Determination made on:	24 April 2013
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

## PART B - DEFINITIONS

In this approval the following definitions apply:

**Act** means the *Environmental Planning and Assessment Act, 1979* (as amended).

**APZ** means Asset Protection Zone

**BCA** means the Building Code of Australia.

**Certifying Authority** has the same meaning as in Part 4A of the

Act. **Commission** means the Planning Assessment Commission

or its successors. **Council** means Cessnock Council

**DCP** means Development Control Plan

**Department** means the Department of Planning and Environment or its successors.

EA / EAR – Environmental Assessment Report

**Environmental Assessment** means the document titled 'Project Application – Environmental Assessment Report –Huntlee Stage 1 Subdivision and Infrastructure Works' (by JBA March 2011).

**Minister** means the Minister for Planning and Infrastructure.

**MOD 1** means Modification Application 10\_0137 MOD 1 and accompanying Environmental Assessment dated 30 October 2014, prepared by JBA Planning Consultants.

**MOD 2** means the Section 75W modification request 10\_0137 MOD 2, accompanying Environmental Assessment dated 30 October 2014, and the Response to Submissions dated 17 December 2014, prepared by JBA Planning Consultants.

**MOD 3** means the Section 75W modification application 10\_0137 MOD 3, accompanying Environmental Assessment dated 24 March 2015, the Response to Submissions dated 15 May 2015, and additional information submitted on 20 July 2015, prepared by JBA Planning.

**MOD 4** means the Section 75W modification application 10\_0137 MOD 4, accompanying Environmental Assessment dated 2 September 2015 and accompanying information prepared by JBA Planning.

**MOD 5** means the Section 75W modification application 10\_0137 MOD 5, accompanying Environmental Assessment dated 2 May 2016 and accompanying information prepared by JBA Planning.

**MOD 6** means the Section 75W modification application 10\_0137 MOD 6, accompanying Environmental Assessment dated 19 August 2016 and accompanying information prepared by JBA Planning.

**OEH** means Office of Environment and Heritage

**PPR** means Preferred Project Report

**Preferred Project Report** means the document titled 'Project Application – Preferred Project Report – Huntlee Stage 1 Subdivision and Works' (by JBA September 2012)

**Project** means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

**Proponent** means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

**Regulations** means the *Environmental Planning and Assessment Regulations, 2000* (as amended).

**RFS** means Rural Fire Service

**RMS** means the Roads and Maritime Services.

**Secretary** means the Secretary of the Department (or nominee).

**SEPP MD** means the State Environmental Planning Policy (Major Development) 2005

## CONSOLIDATED CONSENT

**Statement of Commitments** means the Statement of Commitments (as they apply to this project) made by the Proponent in section 6 of the PPR.

FOR INFORMATION

## SCHEDULE 2

### CONDITIONS OF APPROVAL FOR HUNTLEE STAGE 1 PROJECT APPLICATION PROJECT APPLICATION NO MP10\_0137

#### PART A- ADMINISTRATIVE CONDITIONS

##### A1. Development Description

Approval is granted only to carrying out the development described in detail below:

Subdivision of Stage 1 of the Huntlee New Town site including:

- subdivision to create 1,659 residential allotments, 7 super lots, 2 allotments for a primary school and a high school; landscaped areas, drainage, public open space and recreation areas;
- associated bulk earthworks; and
- infrastructure including roads, drainage works and utility services provision.

##### A2. Development in Accordance with Plans and Documentation

A) The development will be undertaken in accordance with the following documentation:

- Project Application – Environmental Assessment Report – Huntlee Stage 1 Subdivision and Infrastructure Works (by JBA March 2011) and associated appendices as amended by:
- Project Application – Preferred Project Report – Huntlee Stage 1 Subdivision and Works (by JBA September 2012) and its associated appendices
- Statement of Commitments in aforementioned Preferred Project Report (by JBA Planning 2012)
- Amended subdivision plan “121129 Overall Lot Plan\_1 to 3000” (Roberts Day Dec 2012) as to be amended in line with the additional amended subdivision concept plan “Huntlee – Stage 1 Concept Master Plan dwg UD4- 401 01.02.13” (Roberts Day Feb 2013)

B) and as amended by:

- MOD 1 Application – Section 75W Modification MP\_10\_1037 Huntlee (by JBA Planning 2014); and
- Amended subdivision plans “PP DP1197581 sheets 1 and 2”, “PP DP1197586 sheets 1 to 5”, “PP DP 1197589 sheets 1 to 5” and “PP DP 1199264 sheets 1 to 4” (By Andrew David McNamara).

C) and as amended by:

- MOD 2 Application – Section 75W Modification MP 10\_0137 Huntlee, submitted by JBA Planning, dated 30 October 2014 including;
- Bushfire Threat Assessment, Huntlee Residential Development, 75W Modification Stage 1 Precincts 1-6, prepared by RPS dated 4 September 2014.
- Response to Submissions – Response to Issues – MP\_10\_0137 Stage 1 S.75W Modification 2, Huntlee, prepared by JBA Planning, dated 17 December 2014.

D) and as amended by:

- MOD 3 Application – Section 75W Modification to Huntlee Major Project Approval MP\_10\_0137 Huntlee New Town, prepared by JBA Planning, dated 24 March 2015 and supporting documents, including;
- Amended subdivision plans “PP DP1199264 sheets 1 and 3 By Andrew David McNamara; and
- Bushfire Threat Assessment – Lot 12 DP729973, Lot 36 DP755211 and Lot 37 DP755211 Huntlee Residential Development, Stages 2-5 Eastern Precinct, prepared by RPS Australia East Pty Ltd, dated 10 March 2015;
- Amended Landscape Masterplan prepared by AECOM Issue B dated 16 July 2015;
- Response to Submissions – Planning Advice, Huntlee New Town MP\_10\_0137 Modification 3 prepared by JBA, dated 15 May 2015 and accompanying Stormwater Advice from Northrop, dated 14 May 2015.
- Additional Information prepared by JBA, dated 20 July 2015 and accompanying documents.

## CONSOLIDATED CONSENT

- E) and as amended by:
- MOD 4 Application – Section 75W Modification to Huntlee Major Project Approval MP\_10\_0137 Huntlee New Town, prepared by JBA Planning, dated 2 September 2015 including supporting documentation; and
- F) and as amended by:
- MOD 5 Application – Section 75W Modification to Huntlee Major Project Approval MP\_10\_0137 Huntlee New Town, prepared by JBA Planning, dated 2 May 2016 including supporting documentation;
  - Amended Subdivision Plan 20406 –1 TO 3000 (MOD 5) Sheet 1 of 1 Master Plan prepared by Daly Smith Pty Ltd 2016 dated 26/02/2016;
  - Amended Staging Plan prepared by Daly Smith Pty Ltd and JBA dated 26/02/16;
  - Amended Precinct 2 Street Hierarchy (Dwg No. RD1\_309\_Rev\_H) prepared by LWP and dated 16/04/2016;
  - Bushfire Threat Assessment, Huntlee Residential Development – Stage 10, prepared by RPS and dated March 2016; and
  - Letters from Huntlee dated 14 June offering to amend Voluntary Planning Agreements.
- G) and as amended by:
- MOD 6 Application – Section 75W Modification to Huntlee Major Project Approval MP\_10\_0137 Huntlee New Town, prepared by JBA Planning, dated 31 August 2016 including supporting documentation;
  - Intersection and Road Upgrade Threshold Analysis Review, prepared by Better Transport Futures, dated 12 August 2016;
  - Amended Subdivision Plan 20406-1 TO 3000 (MOD 6) Sheet 1 of 1 Master Plan prepared by Daly Smith dated 11/08/2016
- H) and as amended by:
- MOD 7 Application – Section 75W Modification to Huntlee Major Project Approval MP\_10-0137 Huntlee New Town, prepared by JBA, dated 30 January 2017, including supporting documentation.
- I) and as amended by:
- MOD 8 Application – Section 75W Modification to Huntlee Major Project Approval MP\_10-0137 Huntlee New Town, prepared by JBA, dated 26 May 2017, Response to Submissions prepared by Ethos Urban, dated 2 August 2017 and supplementary information prepared by Ethos Urban, dated 7 December 2017 and 15 February and 14 March 2018.
- J) and as amended by:
- MOD 10 Application – Section 4.55(1A) Modification to Huntlee Major Project Approval MP\_10-0137 Huntlee New Town, prepared by Ethos Urban, dated 26 September 2018, Response to Submissions prepared by Huntlee Pty Ltd, dated 21 February 2019 and supplementary information prepared by Ethos Urban, dated 27 March 2019.
- K) and as amended by:
- MOD 9 Application – Section 4.55(2) Modification to Huntlee Major Project Approval MP\_10-0137 Huntlee New Town, prepared by Ethos Urban, dated 15 October 2018, Response to Submissions prepared by Ethos Urban, dated 22 January 2019 and supplementary information prepared by Ethos Urban (and accompanying plans) dated 12 June 2019, 14 August 2019 and 22 August 2019 and 22 October 2019.
- L) and as amended by:
- MOD 11 Application – Section 4.55(1A) Modification to Huntlee Major Project Approval MP\_10\_0137 Huntlee New Town, prepared by Ethos Urban, dated 3 September 2019, including supporting documentation and Response to Request for Further Information dated 26 February 2020 and 3 April 2020.
- M) and as amended by:
- MOD 13 Application – Section 4.55(1A) Modification to Huntlee Major Project Approval MP\_10\_0137

# CONSOLIDATED CONSENT

Huntlee New Town, prepared by Ethos Urban, dated 21 February 2020, including supporting documentation and supplementary information dated 3 June 2020.

N) and as amended by:

- MOD 15 Application – Section 1.55(1A) Modification to Huntlee Major Project Approval MP\_10\_0137, prepared by Ethos Urban, dated 2 October 2020, including supporting documentation.

O) and as amended by:

- MOD 16 Application- Section 4.55(1A) Modification to Huntlee Major Project Approval MP 10\_0137, prepared by Ethos Urban, dated 23 December 2020, including supporting documentation and Response to Submissions dated 24 March 2021 and additional information dated: 14 April 2021, 3 May 2021, 22 July 2021 and 29 July 2021.

P) and as amended by:

- MOD 17 Application- Section 1.55(1A) Modification to Huntlee Major Project Approval MP 10\_0137, prepared by Ethos Urban, dated 22 December 2020, including supporting documentation and Response to Submissions dated 13 April 2021 and 28 May 2021.

Except as modified by the conditions of this approval.

If there is any inconsistency between the above plans and documentation the more recent documents shall prevail to the extent of the inconsistency.

A3. Inconsistencies between Document

In the event of any inconsistency between conditions of this approval and the drawings / documents referred to above, the conditions of this approval prevail.

A4. Lapsing of Approval

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless specified action has been taken in accordance with Section 75Y of the Act.

A5. Compliance with Relevant Legislation and Australian Standards

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Part A, Schedule 2 of this approval.

A6. Staging Plan

- a) Development should be carried out in accordance with the **amended Staging Plan 20406-1 to 3000 (MOD 16) Issue 1 prepared by Daly Smith Pty Ltd dated 21/12/20.**
- b) The Staging Plan can be varied with written consent of the **Secretary** of the Department of Planning, **Industry and Environment** and, or his nominee.

A7. Cost of MOD 7 Work

**The cost associated with the access road approved under MOD 7 is to be borne entirely by the developer, not RMS.**



FOR INFORMATION

## PART B- MODIFICATIONS

### B1. Subdivision Design Modifications – Approval

- a) Details outlined in condition B2 below, shall be submitted to the **Secretary** of the Department of Planning and Infrastructure, or his nominee, for approval prior to any works occurring on site.
- b) The subdivision plan shall include lot numbers, dimensions and areas.

### B2. Subdivision Design Modifications – Asset Protection Zones

The subdivision design (shown on Plan “121129 Overall Lot Plan\_1 to 3000” (Roberts Day Dec 2012) as to be amended in line with “Huntlee – Stage 1 Concept Master Plan dwg UD4-401 01.02.13” (Roberts Day Feb 2013) shall be amended as follows:

- (i) All Asset Protection Zones (APZs) shall be generally within the road reserve and boundary roads should be expanded to encompass more of the APZ and allow space for battering.
- (ii) The APZs may encroach on private property lots up to a maximum of 1/3 the length of the lot.
- (iii) The amended subdivision plans should clearly annotate the extent of the APZ along each boundary and riparian corridor.
- (iv) The plan of subdivision and Section 88B instrument shall establish a restrictive covenant on all residential lots requiring the maintenance of the designated Asset Protection Zone in accordance with the requirements of *Planning for Bushfire Protection 2006*, with the Rural Fire Service having the benefit of this covenant and having sole authority to release vary or modify the covenant.

### B3. Residual Land in Substage 16

**A future modification(s) to this consent to facilitate further subdivision for development lots within the residual (unnumbered) land along the eastern side of the riparian corridor in substage 16 as identified in the staging plan 20406-1 to 3000 (MOD 11) prepared by Daly Smith Pty Ltd dated 03/04/20, shall include flooding information (including the Flood Planning Levels) to demonstrate that future development of the lots is not subject to flooding impacts.**

## PART C - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

### C1. Site Contamination Remediation

- a) The site shall be made suitable for the approved development in accordance with the recommendations identified in the 'Huntlee Development Preliminary Stage 1 Site Investigation report', prepared by AECOM and dated 31 July 2012, to the satisfaction of the Certifying Authority. In particular:
- i) Areas of TPH and lead impacts shall be excavated and disposed of offsite in general accordance with *Waste Classification Guidelines* (2008) to the satisfaction of the Certifying Authority prior to issue of a construction certificate.
  - ii) Remove bonded asbestos exposed at the site to the satisfaction of the Certifying Authority prior to issue of a construction certificate. If there is substantial delay in removing the asbestos impacted material, cover the area in plastic to prevent weathering/fragments/fibres becoming airborne and prepare an Asbestos Management Plan.
  - iii) Ensure areas used for metal scraps storage are cleared and remediated prior to issue of a construction certificate.
  - iv) Prepare a Hazardous Materials Study to assess potential presence of hazardous materials such as lead paint or asbestos and submit for approval by the Certifying Authority prior to first construction certificate.
  - v) Prepare an Environmental Management Plan (EMP) for development works and submit for approval by the Department of Planning and Infrastructure prior to first construction certificate – with procedures to follow in the event that evidence of contamination is encountered, and include an unexpected find protocol to stop works and contact environmental professional to undertake risk assessment.
  - vi) All investigation, reporting and identified remediation works must be in accordance with the protocols of the NSW EPA's (now OEH) 'Guidelines for Consultants Reporting on Contaminated Sites' and 'SEPP 55 – Contaminated Land'
  - vii) **Where Phase 2 investigations (recommended by the AECOM Report) require the preparation of a remedial action plan**, an accredited site auditor under the *Contaminated Land Management Act 1997* shall certify the suitability of the site for the proposed uses. The certification may be issued in stages and shall be submitted to the Certifying Authority prior to the issue of the relevant construction certificate.
  - viii) **Prior to issue of a construction certificate for works within substages 16 and TC5, on land to which the recommendations of the Phase 1 Environmental Site Assessment prepared by RCA Australia (ref: 13148-402/2 dated 22 June 2018) apply, those recommendations shall be implemented, including the remediation of the land approved in Modification 9. Validation certificates for the remediation of these locations shall be submitted to the certifying authority prior to the release of a construction certificate.**

### C2. Construction Management Plan

A Construction Management Plan (CMP) shall be prepared as outlined in the Proponent's 'Physical Infrastructure Report' Nov 2012 by Worley Parsons (Appendix D of PPR) and is to be approved by the Certifying Authority prior to the issue of the first construction certificate. The CMP must also:

- a) outline a plan of management for site preparation works including dust controls during bulk earthworks and strategies/clearing protocols that will be implemented on-site to manage vegetation clearance and the impact on local flora and fauna,

- b) identify trees, including species, condition and remedial works, that will be retained on-site and protected during construction work,
- c) detail the type and quantities of construction waste and include an estimate of the waste materials that will be re-used or recycled,
- d) document the strategies used to ensure efficient use of building material and to minimise waste,
- e) outline a plan of management for the transportation and disposal of soil and ensure the road, kerb, gutter and footpath area adjacent to and nearby the subject site are kept clear of soil and debris,
- f) document the soil and water management plan (SWMP) to manage stormwater and surface water runoff during the course of construction in accordance with the NSW Department of Housing “Managing Urban Stormwater Soils and Construction” (Blue Book),
- g) detail the type of plant and construction vehicles that will access the subject site (during earthworks, road works, utility services and building works), identify and number of construction vehicles trips generated by the development and detail strategies to mitigate impacts on the local road network. The traffic management plan shall be in accordance with the RMS (RTA) manual – ‘Traffic Control at Worksites’,
- h) assess construction noise impacts against the relevant criteria contained within the Environmental Noise Control Manual and identify strategies to mitigate noise impacts on surrounding sensitive receivers, and
- i) include the mitigation measures outlined in the ‘*Ecological Assessment Report*’ by RPS (September 2010 – Appendix I of the EAR) and ensure they are implemented to the satisfaction of the Certifying Authority, prior to commencement of works.

The proponent shall submit a copy of the approved plan to the RMS and Council if Council is not the Certifying Authority.

### C3. Aboriginal Cultural Heritage

- a) The proponent shall prepare, as a component of the Construction Management Plan (CMP), procedures for managing the Aboriginal cultural heritage values associated with the project area. These procedures shall be implemented in consultation with the registered Aboriginal parties and the process must be undertaken prior to commencing any ground disturbance or development works subject to the development. The plan shall include the following:
  - i) Detail the involvement and responsibilities of the Aboriginal stakeholders in the implementation of all cultural heritage management actions;
  - ii) details of the responsibilities of all other stakeholders;
  - iii) details of all mitigation and management strategies;
  - iv) procedures for the identification and management of previously unrecorded sites (including human remains);
  - v) details of the Aboriginal Cultural Heritage Education Induction Program for all contractors and personnel associated with construction activities; and
  - vi) compliance procedures in the unlikely event that non-compliance with this component of the CMP is identified.
- b) An Aboriginal Cultural Education Induction Program must be developed for the induction of all personnel and

contractors involved in the construction activities on site. Records are to be kept of which staff/contractors were inducted and when for the duration of the project. The program should be developed and implemented in collaboration with the registered Aboriginal parties.

#### C4. Subsidence

- a) A Subsidence Management Plan (SMP) shall be prepared prior to development for areas with less than 50m cover (including areas within town centre super lots 4, 5, 6, 7 and 8 and Village 1 lots adjacent to Main Roads 2 and 11) and submitted to and approved by the Mine Subsidence Board (MSB) prior to issue of the relevant construction certificate.
- b) Remediation (such as excavation and backfill) is to be undertaken prior to development in areas with less than 25m cover in the town centre and eastern edge of the site and in accordance with the Subsidence Management Plan (SMP) approved under Condition C4(a) to the satisfaction of the Certifying Authority.

#### C5. Utility Services

- a) The agreements of all relevant Authorities to extend and connect utility services noting any necessary easements or other approved methods for provision of essential utilities shall be provided to the Certifying Authority prior to the issue of any construction certificate.
- b) Revised developer servicing strategies for water and wastewater (and recycled water if proposed) shall be submitted to and approved by Hunter Water prior to issue of any construction certificate. The applicant is to negotiate relevant servicing arrangements with Hunter Water and seek Hunter Water prior approval for any connections to Hunter Water systems. A Section 50 Compliance Certificate under the Hunter Water Act 1991, should be obtained prior to the issue of the relevant subdivision certificate. Should on site wastewater treatment and/or recycled water systems be proposed on site in lieu of connecting to Hunter Water infrastructure, these would need to be licensed through the Water Industry Competition Act (2006).
- c) All internal site utilities, including electricity and telecommunications, shall be undergrounded, where possible. It is noted that high voltage lead in cables to the proposed zone substation may be overhead.
- d) Deleted
- e) Deleted
- f) The location of the proposed water reservoir shall be confirmed with Hunter Water. Evidence of consultation with Hunter Water shall be submitted to the Certifying Authority prior to the issue of the subdivision certificate for the 1050th lot.
- g) Appropriate easements are to be implemented over any substations and associated underground/overhead cables located on private property to the satisfaction of the Certifying Authority.
- h) Prior to the subdivision certificate for 1201st dwelling, a 200 x 200m (4ha) parcel of land, or a size of land otherwise agreed with **the relevant energy provider**, shall be dedicated to the relevant electricity provider for the zonesubstation. Evidence of consultation with Hunter Water shall be submitted to the Certifying Authority.
- i) In regard to the connection to, relocation and/or adjustment of the services affected by the construction and proposed works, any costs in the relocation, adjustment or support of services shall be the responsibility of the proponent.
- j) Consideration shall be given to measures to ameliorate the potential impacts on the residential development in Substage 1 arising from any existing stormwater or effluent run-off occurring from the adjoining properties in

North Rothbury.

## C6. Salinity

- a) Further salinity investigations shall be undertaken to categorise the level of salinity across the site prior to the detailed design of infrastructure and servicing. A report on findings shall be submitted to the Certifying Authority prior to the issue of a construction certificate.
- b) Mitigation and precautionary measures shall be undertaken to reduce the potential for salinity and erosion problems, as identified in Worley Parsons' 'Trunk Stormwater and Flooding Assessment' report (Aug 2012) and confirmed in the findings of the aforementioned salinity investigations report when complete.

## C7. Acid Sulphate Soils

An 'Acid Sulphate Soil Management Plan' shall be prepared by a suitably qualified person in accordance with the Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee, 1998). The Management Plan shall be submitted to and approved by the Certifying Authority prior to the issue of a Construction Certificate. Management measures recommended in this report are to be incorporated into the Construction Management Plan.

## C8. Plans to be provided

- a) All infrastructure, engineering, earthworks, longitudinal, road cross section, intersection general arrangement, road classification, line marking and signage, landscape and open space embellishment and lot detail plans are to be amended, or provided for the first time, and reflect the updated amended subdivision plan (required in condition B2) to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for each sub stage of the development.
- b) Plans should be prepared showing proposed public domain embellishment including proposed street lighting, footpaths, street trees etc to the satisfaction of the Certifying Authority.
- c) Plans provided under C8(a) and C8(b) that relate to local open space, landscaping and embellished local open space, drainage infrastructure and local road reserves that are to be dedicated to Council in accordance with Condition E3 shall be designed to meet published Council standards to the satisfaction of the Certifying Authority.

## C9. Landscape Plan modifications

- a) Detailed landscape plans are to be prepared in consultation with Cessnock Council prior to the issue of the first construction certificate for each sub stage, and are to be generally in accordance with the "Huntlee Landscape Concept Report" Hassell August 2012 **as amended by the:**
  - **Amended Landscape Masterplan prepared by AECOM Issue B dated 16 July 2015 (relating to Stages 2 to 5)**
  - **Landscape and Public Open Space report prepared by AECOM Issue C dated 5 December 2017 (relating to Stages 6 to 13.**
  - **Landscape masterplan – 20406-1 to 3000 (MOD 16) – Public Embellishments prepared by Daly Smith dated 22 December 2020.**

**The Landscaping plans shall be** subject to the following amendments:

- (i) Provide details of car parking for each recreation area, including a sealed car park with a minimum of 35 car spaces and 10 bicycle spaces at each of the two main sports field areas
- (ii) Ensure the additional 2.8 ha of active open space is shown consistent with the approved subdivision layout plan.
- (iii) Ensure the area between Wine Country Drive road reserve and the internal road of the large lot subdivision

that runs alongside the Wine Country Drive road reserve is landscaped to provide a visual and noise buffer to residential lots

- b) The detailed landscape plans should provide details regarding proposed landscaping and embellishment of the open space, recreation facilities, drainage and riparian areas for the sub stage.
- c) The Landscape plans should clearly outline the proposed open space in the north east corner of the large lot area and consider the appropriate conservation of the existing *Persoonia pauciflora* plants in consultation with OEH and taking into account the recovery plan for the species prepared by OEH, outlining measures to protect the endangered species, including the required 30m buffer and habitat protection.
- d) **Prior to the release of a subdivision certificate for any lots approved under MOD 9, the Landscape Plans shall be updated to the satisfaction of Council to:**
  - i. **show all the approved detention basins and stormwater infrastructure**
  - ii. **verify and provide a breakdown of the overall area of the formalized parks (local sports facility, district parks, local parks, urban square/plaza), and the detention basins.**

## C10. Large Lot Area Northern Open Space

- a) The open space area in the north east corner of the large lot residential area is to be fully fenced to ensure access is restricted to this area prior to works occurring within the large lot residential area.
- b) Appropriate measures should be implemented to protect the *Persoonia pauciflora* plants on the lot, including the required 30m buffer and habitat protection to ensure that the 30m buffer areas around the *Persoonia pauciflora* plants remain as *Persoonia pauciflora* habitat even after the mature plant dies, to allow for potential future new plants to grow there in consultation with OEH and to the satisfaction of the Certifying Authority.

## C11. Engineering Plans

A detailed engineering design plan of the earthworks, roads and infrastructure must be submitted to and approved by the Certifying Authority prior to the release of the relevant Construction Certificate for each sub stage. Except where varied by the terms of this approval, the engineering design shall be generally in accordance with Cessnock City Council's *Engineering Requirements for Development*. The plan must include detailed design of all proposed infrastructure in accordance with the plans and documents subject of this approval.

## C12. Earthworks

Detailed bulk earthworks plans must be submitted to and approved by the Certifying Authority prior to the issue of a construction certificate for civil works for each sub stage.

## C13. Stormwater Detention

- a) Mitigation measures shall be undertaken in accordance with the 'Trunk Stormwater and Flooding Assessment' report (Worley Parsons August 2012) and the Statement of Commitments, prior to the issue of a construction certificate at each sub stage, including:
  - i) bio-retention gardens,
  - ii) swales,
  - iii) on-line detention basins,
  - iv) rainwater tanks on each lot,
  - v) CRZs, APZs and other measures as required under Water Management Act 2000,
  - vi) vegetation buffers,
  - vii) decommission existing farm dams, and
  - viii) rehabilitation of any degraded riparian corridors which are proposed to be retained on site,

to the satisfaction of the Certifying Authority.

- b) Prior to construction of any online stormwater detention structures, detailed designs should be prepared to the satisfaction of the NSW Office of Water (NOW). These designs should demonstrate consistency with the NOW guidelines for controlled activities.
- c) The vegetated riparian zone (VRZ) setbacks should comply with the 'Guidelines for Riparian Corridors on Waterfront land' (NSW Office of Water, 2012)
- d) Permanent Waterbody 1 shall be primarily for stormwater detention and shall be designed so as not to capture any runoff from the third order watercourse during low flow events, environmental flows to be maintained. Detailed design of Permanent Waterbody 1 shall be prepared for and endorsed by the NSW Office of Water prior to construction commencing. The design should demonstrate that the diversion results in a stream that remains hydrologically and geomorphically stable and ensures:
  - i) the stream grade through the diversion is consistent with the existing stream grade;
  - ii) the ongoing stability of the stream bed and banks;
  - iii) the introduction of appropriate riparian vegetation along the diversion;
  - iv) design structures so that they retain 2 year recurrence interval criteria to ensure low to medium flows are not impeded by flood detention structures; and
  - v) new detention structures should achieve no increase in peak flows from design floods.
- e) The proposed design of the drainage areas to be dedicated to Council shall be in accordance with Council's published standards or as otherwise agreed with Council prior to the issue of the Construction Certificate for the relevant substage. If no agreement has been reached within 3 months after submission of information to the Council, any dispute may be decided by the **Secretary** of the Department of Planning and Infrastructure.
- f) On completion of the construction of permanent water bodies and or stormwater detention basins, the applicant must provide "as constructed" surveys to the Department of Planning and Infrastructure, NSW Office of Water and the Council.

#### C14. Soil and Water Management Plan

- a) A detailed Soil and Water Management Plan shall be prepared for each stage of development in accordance with the NSW Department of Housing / Landcom "Managing Urban Stormwater – Soils and Construction" (Blue Book) to the satisfaction of the Certifying Authority prior to the construction certificate for each sub stage.
- b) The Soil and Water Management Plan should include management and mitigation measures outlined in the "Trunk Stormwater and Flooding Assessment – Stage 1 Project Application" by Worley Parsons August 2012 (Appendix F of the PPR) and the "Ecological Assessment Report – Huntlee" by RPS September 2010 (Appendix I of the EAR).

#### C15. Bushfire Protection

The proponent shall comply with the following requirements of the NSW Rural Fire Service:

- a) During construction of each sub-stage and until the next **stage or** sub-stage has begun, temporary concentric APZs shall be required to be provided around each release area where they face a fire hazard. Details of temporary APZs to be provided to the satisfaction of the Certifying Authority prior to issue of each sub stage construction certificate.
- b) Public road access, provision of services, landscaping and open space and future development are to comply



with the Rural Fire Service's "Planning for Bushfire Protection 2006."

- c) For all perimeter lots directly adjoining the site boundary (i.e. where no perimeter road is provided), no dwellings shall be constructed within the APZ.
- d) A comparison plan showing setbacks required under PBP 2006 and PBP 2019 demonstrating that BAL 29 or lower construction can be achieved for all lots modified by MOD 11 shall be submitted to the certifying authority prior to the release of a construction certificate for each stage amended by MOD 11.

## C16. Stormwater Management

Prior to the issue of a Construction Certificate for works within sub-stages 2 and 3, engineering plans detailing the stormwater management scheme designed to manage stormwater associated with the two first order streams traversing sub-stages 2 and 3, shall be submitted to the satisfaction of Council.

## C17. Riparian Corridor and Open Space Management Plan

The proponent must submit a Management Plan for any public open spaces and riparian corridors, not included in the local VPA with Council. The Riparian Corridor and Open Space Management Plans must:

- a) be submitted to and approved by the Secretary within six months of any variation to the local VPA being executed.
- b) be prepared in consultation with the Council and the landowner
- c) provide the response actions and contingency actions that will be taken by the landowner and the proponent to ensure the Management Plan is complied with
- d) for riparian corridors:
  - i. provide for the protection, enhancement and restoration of these riparian corridors, their associated ecosystems, ecological processes and biological diversity and their water quality; and
  - ii. demonstrate compliance with the 'Guidelines for riparian corridors on waterfront land' (Department of Primary Industry, Office of Water), including how environmental management performance will be monitored and reported;
  - iii. demonstrate how bushfire risk will be managed, and how any adverse impacts on the watercourse will be mitigated.

## C18. Flood information required for future modification requests

The developer shall submit updated flood information, including the 1% AEP, the PMF and flood planning levels for land within substage TC5 and 16 as described in *Cessnock City Council Development Control Plan 2010: Chapter C9: Development on Flood Prone Land* to Council, prior to the issue of a construction certificate for works approved under MOD 9.

### C18A. Flood Mapping

Flood mapping shall be reviewed after the detailed design to ensure the predicted impacts are accurate. Final flood mapping shall be provided to Council prior to the issue of the final Construction Certificate for each stage amended by MOD 11 to assist with flood planning and emergency response planning.

### C18B. Additional Flooding Information Stages 8, 9 and 11

Prior to the issue of a Construction Certificate for the 301st residential lot within Stages 8, 9 and 11, the developer shall submit updated flooding and stormwater information, prepared in consultation with BCD and Council to the satisfaction of the Planning Secretary, demonstrating that the impacts of the additional lots approved under MOD 16 are acceptable.

C19. Restricted access to Wine Country Drive

**No direct access from lots 1579 to 1580 onto Wine Country Drive is permitted.**

## PART D – DURING CONSTRUCTION

### D1 Construction Certificate

The relevant Construction Certificate is to be issued by the Certifying Authority prior to commencement of any works. The application for this Certificate is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2000.

### D2 Construction Management

Construction shall be carried out in compliance with the Construction Management Plan approved under Condition C2.

### D3 Sediment and Erosion Control

During construction, sediment and erosion control structures shall be designed and installed in accordance with the NSW Department of Housing / Landcom "Managing Urban Stormwater – Soils and Construction" (Blue Book) to the satisfaction of the Certifying Authority.

### D4 Construction Hours

- a) All construction work shall be restricted to between 7:00am and 6:00pm Mondays to Fridays, and between 8:00am and 3:00pm Saturdays. No construction work shall take place on Sundays or public holidays.
- b) Construction outside the hours stipulated above is permitted only where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental damage and the Certifying Authority has been notified.

### D5 Approved Plans to be On Site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for review by the Certifying Authority

### D6 Erosion and Sediment Control

All erosion and sediment control measures are to be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

### D7 Dust Control Measures

The proponent shall ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the road and/or within the site does not cause a nuisance to surrounding properties to the satisfaction of the Certifying Authority.

### D8 Waste Management

All waste generated by the development shall be disposed to a facility to receive such waste. Hazardous materials including asbestos and lead shall be disposed of in accordance with WorkCover requirements and relevant Australian Standards. Any asbestos waste generated by the development must be disposed of in accordance with the requirements of Clause 42 of the Protection of the Environmental Operations (Waste) Regulation 2005.

## D9 Aboriginal Relics

- a) In the event that surface disturbance identifies a new Aboriginal object, engraving or relic, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeological specialist and representatives of the local Aboriginal community must be contacted to determine the significance of the object(s) and the National Parks and Wildlife Service must be notified. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) (managed by OEH) and the management outcome for the site included in the information provided to the AHIMS. The proponent will consult with representatives of the local Aboriginal community, and the archaeological specialist to develop and implement management strategies for all objects/sites. If impacts are unavoidable, mitigation measures are to be undertaken in accordance with the Heritage component of the Construction Management Plan. All sites impacted must have an Aboriginal Site Impact Recording form completed and be submitted to the AHIMS Registrar within three (3) months of completion of these works. Works may only recommence following endorsement for such from the Office of Environment and Heritage.
- b) If human remains are located in the event that surface disturbance occurs, all works must halt in the immediate area to prevent any further impacts to the remains. The NSW Police shall be contacted immediately. No action shall be undertaken until the NSW Police provide written notification to the proponent. If the skeletal remains are identified as Aboriginal, the proponent must contact the Environment Line on 131 555 and representatives of the local Aboriginal community. No works shall continue until the OEH provides written notification to the proponent.

## D10 Vegetation to be retained

Trees and native vegetation proposed for retention are to be clearly identified on all the final approved engineering plans. All construction contractors and personnel are to be advised of the importance of conserving these No Go Areas as part of their site and OH&S induction program. No clearing of trees or vegetation or storage of vehicles, fill or materials or access is to occur within retained areas.

## PART E - PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

### E1. Works As Executed Plans

Prior to issue of each Subdivision Certificate, one (1) full set of works as executed plans, and other supporting documentation including further studies and revised plans required by this approval, shall be submitted to Cessnock Council for information purposes only.

### E2. Subdivision Certificate

- a) An application for a Subdivision Certificate must be submitted to and approved by the Council or Certifying Authority prior to endorsement of the plan of subdivision.
- b) The submission to the Certifying Authority of documentation to demonstrate full compliance with all approval conditions in accordance with Section 157 Clause 2 (f) of the Environmental Planning and Assessment Regulations 2000 prior to issue of the relevant Subdivision Certificate.

### E3. Dedication of Local Open Space, Roads and Drainage Allotments

Prior to the issue of the Subdivision Certificate for each substage:

- a) The areas of local open space shown as local and district parks within the relevant substage and as shown on 'Public Realm Open Space Provision' plan within the 'Huntlee Landscape Concept Report' (Hassell Aug 2012) as to be amended in line with "Huntlee – Stage 1 Concept Master Plan dwg UD4-401 01.02.13" (Roberts Day Feb 2013) **and subsequent modifications** are to be dedicated to Council, free of cost.
- b) The areas of land required for drainage within the relevant substage and as shown on the shown in relevant plans within Appendix A of the PPR as to be amended in line with "Huntlee – Stage 1 Concept Master Plan dwg UD4-401 01.02.13" (Roberts Day Feb 2013), **subsequent modification applications, and the information provided under Condition C18B** are to be dedicated to Council, free of cost.
- c) The areas of land required for local roads within the relevant substage and as shown on the shown on Plan "121129 Overall Lot Plan\_1 to 3000" (Roberts Day Dec 2012) as to be amended in line with "Huntlee – Stage 1 Concept Master Plan dwg UD4-401 01.02.13" (Roberts Day Feb 2013) **and subsequent modification applications** are to be dedicated to Council, free of cost.
- d) All landscaping and embellishment of local open space within the relevant substage shall be completed prior to dedication to Council and maintained to the satisfaction of Council by the proponent for a period of 5 years after dedication.
- e) All proposed works and construction of drainage infrastructure, and local road reserves within the relevant substage shall be completed prior to dedication to Council and maintained to the satisfaction of Council by the proponent for a period of 5 years after dedication.

### E4. Local Contributions

In addition to the dedication of roads, open space and drainage, the following contributions set out in the following list must be paid to the relevant Council, or provided as works in kind, in accordance with the provisions of Section 94 of the Environmental Planning & Assessment Act, 1979:

- 0.5 ha of land for a Neighbourhood Centre.
- Provision of a Neighbourhood Centre Building, or a cash contribution of \$1,250,000
- 0.9 ha of land for a Multi Function Centre
- Provision of Stage 1 of the Multi Function Centre, or a cash contribution of \$5,000,000

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- Cash contribution of \$66,000 towards a Cemetery Wall and the Braxton Swimming Pool at Miller Park.

## E5. Alternative Local Contributions Arrangements

Should the Applicant and Council agree to alternative local developer contributions arrangements or items (e.g. through a Voluntary Planning Agreement), these may replace the contributions specified in conditions E3 and E4 only with the agreement of the Director-General of the Department of Planning and Infrastructure, prior to the issue of a subdivision certificate.

## E6. State Infrastructure Contributions

The proponent must enter into a Planning Agreement for contributions towards designated State Infrastructure in accordance with the terms of the agreed form of the Voluntary Planning Agreement and the letter of offer dated February 2013.

**Prior to the release of a subdivision certificate for the 800<sup>th</sup> lot, the Planning Agreement shall be amended to take account of:**

- the lots approved under MOD 5 within sub-stage 3 (in accordance with the letter from the Proponent to the Department dated 14 June 2016) to include the land to which MOD 5 applies.**
- the changes to the school lot and the timing of the Wine Country Drive/HEX Link Road (A-1) intersection (in accordance with the letter from the Proponent dated 27 April 2018).**
- the letter of offer from Corrs Chambers Westgarth, Huntlee Pty Ltd's lawyer dated 3 December 2019.**
- the letter of offer from Corrs Chambers Westgarth, Huntlee Pty Ltd's lawyer dated 25 February 2020.**

**Prior to the release of a subdivision certificate for the 1350<sup>th</sup> lot, the Planning Agreement shall be amended to take account of:**

- the letter of offer from Coors Chambers Westgarth, Huntlee Pty Ltd's lawyer dated 6 July 2021.**

## E7. Road Network

- Road Infrastructure Requirements

The following road infrastructure shall be provided by the proponent during the development of Stage 1 Huntlee.

- The interim Wine Country Drive / Village 1 intersection shall be designed and constructed as an Austroads Type CHR/CHL intersection or seagull, as determined by RMS. This intersection is required prior to the issue of any Occupation Certificate for any of the 124 lots within Precinct 1 and Precinct 2, and prior to any Subdivision Certificate for any further development.**
- Wine Country Drive shall be upgraded to 4 through lanes (2 lanes in each direction with central median) **in accordance with the Huntlee Stage 2 – Wine Country Drive Upgrade Plans by Northrop, dated 11 November 2016, job number NL151628, Revision 6. These works shall be completed prior to 725 dwellings for which a subdivision certificate has been issued, or 1 June 2018, whichever occurs first.**
- The Wine Country Drive / HEx Link Road (A-1) intersection shall be upgraded, to a 2 lane circulating roundabout **prior to 1,500 dwellings for which a subdivision certificate has been issued, or 1 December 2023, whichever occurs first.**
- RMS requires that the proponent undertake a further traffic impact assessment prior to the subdivision certificate of more than 1500 lots (dwellings), based on actual counts at the time and 10 year projections, to the satisfaction of RMS.

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- v) The Wine Country Drive / Main Street (A-3) intersection shall be traffic signal controlled, generally in accordance with the layout shown in the Addendum report dated August 2012. **These works shall be completed prior to the construction of any development (besides subdivision) west of Wine Country Drive, with the exception of the sales office, and are to be constructed concurrently with the upgrade of Wine Country Drive to 4 lanes 2 way (as described in Condition E7a(ii)).**

Note: The design and construction of an Austroads Urban Type BAR / BAL intersection to be used as an interim access to the proposed sales office only until the ultimate intersection is constructed.

- vi) The Wine Country Drive / Anvil Creek Regional Park intersection shall be a Type CHR / CHL intersection (protected right and left turn bay) and shall be restricted to left in / left out / right in movements. (Prior to opening of the park).
- vii) The Wine Country Drive / Village Access 1 (A-5) shall be traffic signal controlled. This intersection would be required prior to **1350** dwellings for which a subdivision certificate has been issued). **The fourth leg of the intersection (Link Road 1) IS NOT TO BE constructed and operational prior to the intersection being traffic signal controlled and operational. The capacity of this intersection is to be tested again prior to 1,500 dwellings for which a subdivision certificate has been issued.**
- viii) The Wine Country Drive / Large Lot access (A-9) shall be upgraded to an Austroads Type CHR / CHL intersection or seagull (Prior to any dwelling in R5 zone west of Wine Country Drive)
- ix) HEx Link Road / Village 1 North access (A-6) intersection and link road shall be constructed during Stage 1. The intersection shall be a 2 lane circulating roundabout or traffic signals (intersection type to be determined by RMS). Further modelling will be required to provide the best outcome for the future operation of this intersection. The link road shall be one lane in each direction, allowing for a future additional one lane in each direction. (Required prior to the subdivision certificate of more than 1500 lots in Village 1). **An interim intersection specifically a left-in/left-out is to be constructed prior to June 2020 however this will be subject to upgrade to a roundabout of traffic signal controlled intersection prior to the subdivision certificate of more than 1500 lots in Village 1 unless otherwise agreed with RMS.**
- x) The HEx Branxton interchange (A-11) shall be upgraded to include:
- A continuous left turn slip lane / ramp from the northbound off ramp onto HEx Link Road.
  - A continuous left turn slip lane / ramp from the New England Highway extension to the Hex southbound on ramp.
  - Extension of the HEx southbound off ramp to cater for expected queuing.
  - Adjustments to line marking are also likely in stages to ensure appropriate operation of the interchange.
- (Prior to 1900 dwellings for which a subdivision certificate has been issued.)
- xi) The HEx Link Road shall be upgraded to 4 lanes (2 in each direction) between Wine Country Drive and the HEx interchange. (Prior to 1500 dwellings for which a subdivision certificate has been issued).

### b) General Requirements

- i) All intersections and road works shall be designed and constructed in accordance with the Austroads Guide to Road Design 2009 (with RMS supplements), RMS Traffic Signal Design 2008 and the relevant Australian Standards, to the satisfaction of RMS.

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- ii) All traffic signal controlled intersections shall be designed and constructed to accommodate on-road cyclists unless specified otherwise by RMS. If cyclists cannot be accommodated on road due to site constraints, and subject to agreement by RMS, adequate provision shall be made off-road.
- iii) All traffic lanes on State roads and at traffic signal controlled intersections shall be 3.5 metres in width or as determined by RMS.
- iv) Coordination and linking of all traffic control signals is required at full cost to the developer to RMS requirements. Appropriate pedestrian and cyclist facilities, foot/cycle paths and ramps, connecting to traffic signal controlled intersections shall be provided to the satisfaction of RMS and Council.
- v) Pedestrian fencing may be required in certain areas. This will be identified as part of the design review process. Street lighting shall be provided at all intersections and pedestrian crossings to the relevant Australian Standards, or as determined by RMS.
- vi) The proponent shall ensure that there is sufficient road reserve width provided along Wine Country Drive to accommodate the ultimate cross section and intersection auxiliary lanes.
- vii) As road works are required on State roads and traffic signals, RMS will require the developer to enter into a Works Authorisation Deed (WAD) with RMS.
- viii) Prior to the Certifying Authority issuing a construction certificate for each element(s) of the Road Improvement Works set out in condition E6(a), the developer shall enter into a WAD with RMS. The proponent shall achieve practical completion of all works under the WAD in accordance with the timing referred to in condition E8 and the WAD.
- ix) A Construction Traffic Management Plan (CTMP) shall be prepared and include a Vehicle Movement Plan and Traffic Control Plans. It shall be prepared with the intention of having minimal impact to the operation of the road network during the construction of the proposed development. The CTMP shall be submitted to RMS and the Department of Planning and Infrastructure for review and approval prior to any construction activities occurring on-site.
- x) All works associated with the proposed development shall be at full cost to the developer and at no cost to RMS or Council, to RMS requirements.
- xi) **All roads to be used for bus services must comply with following:**
  - **Transit lane widths of 3.5m**
  - **3.0m width reserved for stopping/parking**
  - **Turning movements to accommodate 14.5m buses with no centre line crossing.**
- xii) **Cross-sections must be provided in future design iterations where a road does not meet the requirements of the DCP, detailing the number of lanes, intersection improvements (including traffic control devices) and use of road space to balance needs for all modes, and be consistent with TfNSW's *Guidelines for Public Transport Capable Infrastructure in Greenfield Sites*.**
- xiii) **A Works Authorisation Deed (WAD) shall be entered into with TfNSW for the HEx Link Road (MR220) due to the proposed interim Leftin/Left-out intersection. All road works under the WAD shall be completed prior to the issue of a subdivision certificate for the 1500th lot and shall be undertaken at full cost to the developer and at no cost to TfNSW or Council, and in accordance with TfNSW requirements.**

All local roads that are to be dedicated to Council shall be designed to meet published Council standards.

## E8. Access for adjoining land owners

Suitable, all weather, continuous access shall be provided to Lot 34 DP75211 and 1764 Wine Country Drive, and any other properties affected, throughout construction and formal access shall be in place at the completion of works to the satisfaction of the Certifying Authority.

## E9. Restriction on title

- a) Lots within the large lot area shall contain a restriction on title pursuant to Section 88B of the Conveyancing Act 1919 informing new residents that the lots may be subject to noise and odour from the nearby existing commercial vineyard and other agricultural operations at all hours.
- b) Lots affected within the large lot area shall have a positive covenant applied to all titles restricting building within the flood prone areas of each lot pursuant to Section 88B of the Conveyancing Act 1919 prior to issue of the relevant subdivision certificate.

## E10. Local Voluntary Planning Agreement

**The local Voluntary Planning Agreement with Cessnock City Council, shall be amended (in accordance with the letter from the Proponent to Council dated 14 June 2016) to include the land to which MOD 5 applies.**

**The Planning Agreement shall be amended prior to the release of a subdivision certificate for the lots approved under MOD 5 within sub-stage 3.**

**The Planning Agreement shall be amended prior to the release of a Subdivision Certificate for the 301<sup>st</sup> lot within sub-stages 8,9 and 11.**

## E11. Bushfire Protection (sub-stage 3 extension)

**The proponent shall comply with and implement the recommended mitigation measures outlined in the bushfire assessment documents to the satisfaction of the Certifying Authority:**

- a) **'Bushfire Threat Assessment – Huntlee Residential Development – Stage 10' prepared by RPS (Ver. 1/March 2016) prior to the release of a subdivision certificate for the lots approved under MOD 5 within sub-stage 3.**
- b) **'Bushfire Threat Assessment – Huntlee New Town – Stage 1 75W Modification' prepared by MJD Environmental Pty Limited (Version V2/28/04/2017) prior to the release of a subdivision certificate for the lots approved under MOD 8**
- c) **Bushfire correspondence prepared by MJD Environmental Pty Limited (ref 16015 RFS RFI Huntlee MOD 10 26/03/2019) prior to the release of the subdivision certificate for the lots approved under MOD 10**
- d) **'Bushfire Threat Assessment – Huntlee New Town – Stage 1 75W Modification 9' prepared by MJD Environmental Pty Limited (Final/August 2018), prior to the release of the subdivision certificate for the lots approved under MOD 9.**

**The plan of subdivision and Section 88B instrument shall establish the following restrictive covenants:**

- i) **on all residential lots requiring the maintenance of the designated Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection 2006**
- ii) **on all perimeter lots directly adjoining the site boundary (i.e. where no perimeter road is provided), no dwellings shall be constructed within the APZ.**



The Rural Fire Service shall have the benefit of these covenants and having sole authority to release, vary or modify these covenants.

## E11A. Asset Protection Zones for Stages 8, 9 and 11

At the issue of a subdivision certificate, and in perpetuity to ensure ongoing protection from the impact of bush fires, lands within the development area including open space land outside the nominated riparian corridors must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

The layout of the asset protection zones (APZs) must comply with Attachment 1 – PBP 2019 APZ and BAL and Required Bushfire Attack Levels (PBP 2019) in the supporting document RE: Bushfire Review Mod 16, Huntlee, prepared by MJD Environmental, Ref: 16015 Bushfire Review MOD 16, Huntlee, dated 17 December 2020.

At the issue of a subdivision certificate, suitably worded instrument(s) created pursuant to section 88 of the Conveyancing Act 1919 must be placed on the proposed lots which requires the provision of the above APZs and prohibits the construction of buildings other than class 10b structures within these APZ. The name of authority empowered to release, vary or modify the instrument shall be Cessnock City Council (or equivalent authority).

## E11B. Vegetation Management Plan Stages 8, 9 and 11

At the issue of a subdivision certificate, suitably worded instrument(s), created pursuant to section 88 of the Conveyancing Act 1919 or equivalent, must be placed over the relevant lots within the subdivision which ensures that a Vegetation Management Plan (VMP) is created to maintain the vegetation marked as rainforest and within the riparian corridors as a rainforest community as per Attachment 1 - Required Bushfire Attack Levels (PBP 2019) in the supporting document Re: Bushfire Review Mod 16, Huntlee, prepared by MJD Environmental, Ref: 16015 Bushfire Review MOD 16, Huntlee, dated 17 December 2020 for the life of the development.

The name of authority empowered to release, vary or modify the instrument shall be Cessnock City Council (or equivalent authority).

Should there be an inconsistency between the above requirement and any VMP required under the Statement of Commitments, the above requirements prevail.

Note: The vegetation marked as rainforest shall be maintained to have fuel loads of no greater 10t/ha for surface and elevated fuels and 13.2 t/ha for overall fuels, in accordance with Table A1.12.8 of Planning for Bush Fire Protection 2019. Where this cannot be achieved future developments will be in the flame zone and the subdivision will need to be modified in order to achieve the required minimum APZs for forest vegetation in accordance with Table A1.12.2 of Planning for Bush Fire Protection 2019.

## E11C. Bushfire Protection for Stages 8, 9 and 11

(a) Access roads, perimeter roads and non-perimeter roads in Stages 8, 9 and 11 must comply with the requirements of Table 5.3b of Planning for Bush Fire Protection 2019.

(b) The provision of water, electricity and gas in Stages 8, 9 and 11 must comply with Table 5.3c of Planning for Bush Fire Protection 2019.

## E12. Bushfire Access

- d) Access to all bushfire affected lots shall be provided in accordance with the design specifications set out in section 4.1.3 of Planning for Bushfire Protection 2006 (or any subsequent version).
- e) Services shall be provided in accordance with section 4.1.3 of Planning for Bushfire Protection 2006 (or any subsequent version). If a water hydrant is not provided within 70 metres of the building envelope, a 5000 litre static water supply must be provided.

## E13. Earthworks

Detailed earthworks plans and site levels must be submitted to and approved by Cessnock Shire Council prior to the issue of a construction certificate for any lot within the Town Centre approved on or after 21 May 2019.

## PART F – POST CONSTRUCTION

### F1 Stormwater Detention and Water Quality Monitoring

- a) Post construction, a monitoring program should be implemented to monitor the effectiveness of stormwater detention facilities and the performance of water quality improvement structures for a period of 5 years.
- b) Within 6 months of completion, the proponent should provide an as-executed report regarding stormwater detention facilities, certified by a practising engineer, to the NSW Office of Water.
- c) Yearly reports (for 5 years from completion of each sub stage) outlining the results of water quality monitoring and compliance with relevant water quality criteria (and if non-compliance mitigation measures to rectify non-compliance) are to be submitted to Cessnock Council for information purposes

## ADVISORY NOTES

### AN1 Ecological Information

Copies of all threatened species records for the entire site and offset areas currently held by the proponent and/or its ecological consultants and used as part of the assessment within the documents listed in condition A2 shall be provided to the Office of Environment and Heritage and the Council. The data shall be provided in a format suitable for addition to the Atlas of NSW Wildlife and be of GPS survey accuracy (where available). This shall occur prior to the release of the first plan of subdivision or construction certificate, whichever occurs first.

### AN2 Land adjacent to conservation land

Development that adjoins conservation land managed by the Office of Environment and Heritage (OEH) should address the relevant requirements within the 'Guidelines for developments adjoining land and water managed by Department of Environment, Climate Change and Water' (DECCW 2010).

AN3 Roads Act, 1993

A separate application for approval under Section 138 of the Roads Act, 1993 shall be made to undertake any of the following:

- (1) erect a structure or carry out a work in, on or over a public road, or
- (2) dig up or disturb the surface of a public road, or
- (3) remove or interfere with a structure, work or tree on a public road, or

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- (4) pump water into a public road from any land adjoining the road, or
- (5) connect a road (whether public or private) to a classified road.

#### AN4 Stormwater Drainage Works or Effluent Systems

Works that involve water supply, sewerage and stormwater drainage work or management of waste as defined by Section 68 of the Local Government Act, 1993 require separate approval by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees or where licensed under the Water Industry Competition Act 2006, involving on-site wastewater treatment / recycled water systems.

#### AN5 Water Licensing

An authorisation under the Water Act 1912 or the Water Management Act 2000 is to be obtained from the NSW Office of Water (NOW) with the appropriate purpose identified should any activity relating to the taking of or interception of groundwater be proposed.

**SCHEDULE 3**

**STATEMENT OF COMMITMENTS**

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## 6.0 Final Statement of Commitments

After a consideration of the submissions received during the public exhibition period and during a further refinement of the proposed design of Stage 1, an updated Statement of Commitments has been development. The Statement of Commitments now sought for approval is provided below.

Subject	Commitments	Responsibility	Approved by Whom	Timing
General	Huntlee Pty Ltd will carry out the development in accordance with this Project Application, the Environmental Assessment Report (EAR) prepared by JBA Urban Planning Consultants and dated January 2011, the Preferred Project Report, dated August 2012, and associated plans and supporting reports.	Huntlee Pty Ltd	Various	Duration of the subdivision and infrastructure works
Regional Developer Contributions	A Voluntary Planning Agreement for Stage 1 will be executed between Huntlee Pty Ltd and the Minister for Planning to provide for the timely delivery of regional infrastructure.	Huntlee Pty Ltd	Minister for Planning and Infrastructure	The Voluntary Planning Agreement will be executed at the time the Project Application is determined or thereafter.
Local Developer Contributions	Local developer contributions will be provided as works-in-kind in accordance with the Schedule at Appendix M of the Preferred Project Report. Contributions shall be provided by means of a Local Voluntary Planning Agreement or other Section 94 mechanism specified in the Stage 1 Project Approval.	Huntlee Pty Ltd and Cessnock City Council	Minister for Planning and Infrastructure.	In Accordance with the Schedule for Stage 1 works in Appendix M to the PPR
Road Works	<p>Prior to the issue of a Subdivision Certificate in respect of land upon which the 1200<sup>th</sup> residential dwelling is to be developed within Stage 1, Huntlee Pty Ltd will enter into a Roadworks Agreement with the RMS, or such other legally binding agreement as approved by the Minister at his discretion, and achieve Practical Completion of the following Road Improvement Works to Main Road 220 (Wine Country Drive):</p> <ol style="list-style-type: none"> <li>1. Wine Country Drive shall be upgraded to 4 through lanes (2 lanes in each direction with central median) on the proposed new alignment, through the town centre from the HEx Link Road to the Village 1 Access, as a minimum. The left and right turn auxiliary lanes shall be separate to the through lanes;</li> <li>2. The Wine Country Drive / HEx Link Road (A-1) intersection shall be upgraded, concurrently with the upgrade of Wine Country Drive to 4 through lanes, to a 2 lane circulating roundabout;</li> <li>3. Further upgrade HEx Link Road with Wine Country Drive dual roundabout to traffic signal controlled, generally in accordance with the layout shown in the intersection A1 diagram below;</li> <li>4. The Wine Country Drive / Main Street (A-3) intersection shall be traffic signal controlled;</li> </ol>	Huntlee Pty Ltd	RMS	<p>Prior to the issue of a Subdivision Certificate for the 501<sup>st</sup> Lot.</p> <p>Required prior to the issue of a Subdivision Certificate for the 501<sup>st</sup> Lot.</p> <p>RMS requires that the proponent undertake a further traffic impact assessment prior to the issue of a Subdivision Certificate for the 1501st Lot, based on actual counts at the time and 10 year projections, to the satisfaction of RMS.</p> <p>Required prior to the upgrade of Wine Country Drive to 4 through lanes (as per item 1) or any</p>

			development occurring to the west of Wine Country Drive, whichever is the first, unless otherwise agreed with RMS in writing. RMS would concur with the design and construction of an Austroads Urban Type BAR / BAL intersection on the Wine Country Drive with Main Street for the proposed sales office only.
	5. The interim Wine Country Drive / Village 1 intersection on the existing Wine Country Drive alignment shall be designed and constructed as an Austroads Type CHR / CHL intersection or seagull, as determined by RMS;		Required prior to the issue of the first Subdivision Certificate.
	6. The Wine Country Drive / Village Access 1 (A-5) shall be traffic signal controlled;		Required prior to the issue of a subdivision Certificate for the 501st Lot and prior to any development occurring either side of Wine Country Drive for Stage 1, unless otherwise agreed with RMS in writing.
	7. The Wine Country Drive / Anvil Creek Regional Park intersection shall be a Type CHR/ CHL intersection (protected right and left turn bay) and shall be restricted to left in, left out and right in movements.		Required prior to opening of the Anvil Creek Regional Park.
	8. The Wine Country Drive / Large Lot access (A-9) shall be upgraded to an Austroads Type CHR/ CHL intersection (protected right and left turn bay), as determined by RMS.		Prior to the issue of a Subdivision Certificate for any large lot subdivision west of Wine Country Drive.
	9. HEX Link Road / Village 1 North access (A-6) intersection and link road shall be constructed during Stage 1. The intersection shall be a 2 lane circulating roundabout or traffic signals (intersection type to be determined by RMS). The link road shall be one lane in each direction, allowing for a future additional one lane in each direction.		Required prior to the issue of a Subdivision Certificate for the 1501st Lot. RMS requires that the proponent undertake a further traffic impact assessment prior to the issue of a Subdivision Certificate for the 1501st Lot, based on actual counts at the time and 10 year projections, to the satisfaction of RMS.
	10. The HEX Link Road shall be upgraded to 4 lanes (2 in each direction) between Wine Country Drive and the HEX interchange. The timing for the upgrade will be determined and agreed with RMS. It will be required during Stage 1 and in conjunction with the connection/upgrade of intersections A6 and A11 or earlier.		RMS requires that the proponent undertake a further traffic impact assessment prior to the issue of a Subdivision Certificate for the 1501st Lot, based on actual counts at the time and 10 year projections, to the satisfaction of RMS.
	11. The HEX Branxton interchange (A-11) shall be upgraded to include, as a minimum:		Required prior to the issue of a Subdivision Certificate

	<ol style="list-style-type: none"> <li>1. A continuous left turn slip lane/ramp from the northbound off ramp onto HEx Link Road.</li> <li>2. A continuous left turn slip lane/ramp from the New England Highway extension to the HEx southbound on ramp.</li> <li>3. Extension of the HEx southbound off ramp to cater for expected queuing.</li> </ol> <p>Adjustments to line marking are also likely to be required in stages to ensure appropriate operation of the interchange</p> <p>12. Interim emergency access for Village 1 prior to northern access. Shall be implemented through to North Rothbury. The connections are proposed via Scott and Dai Streets and are currently road reserves. For Village 1 Huntlee development, it is proposed that they serve as open space linkages for pedestrian and cyclists and would not be open for regular traffic. They should be designed to be able to be used in an emergency if the access to Wine Country Drive is not available.</p> <p>13. The existing intersections on Wine Country Drive at North Rothbury shall be reviewed and where necessary upgraded to RMS requirements.</p>			<p>for the 1901<sup>st</sup> Lot - subject to further traffic impact assessment.</p> <p>RMS requires that the proponent undertake a further traffic impact assessment prior to the issue of a Subdivision Certificate for the 1501<sup>st</sup> Lot, based on actual counts at the time and 10 year projections, to the satisfaction of RMS.</p> <p>Gates to be installed to allow emergency vehicle use only prior to the issue of the first Subdivision Certificate for land east of Wine Country Drive.</p> <p>RMS requires that the proponent undertake a further traffic impact assessment prior to the issue of a Subdivision Certificate for the 1501<sup>st</sup> Lot, based on actual counts at the time and 10 year projections, to the satisfaction of RMS.</p>
Legislative Controls and Approvals	<p>Huntlee Pty Ltd will obtain and maintain the following licences, permits and approvals for the residential subdivision:</p> <ul style="list-style-type: none"> <li>- Relevant Construction Certificates for engineering works for each stage of the subdivision. The application for Construction Certificates will contain Design Drawings submitted containing, where relevant, detailed designs relating to earthworks, drainage, Soil erosion and Sediment Control and site rehabilitation, tree clearing and site stability, roadworks, footpaths/cycleways, water supply (both potable and use of reclaimed water) and sewerage works, and landscaping;</li> <li>- Relevant Council - Road Opening Permit from Cessnock City Council as required;</li> <li>- Relevant Council - Section 138 Consent for roadworks (Roads Act 1993);</li> <li>- Energy Australia - Design Certification;</li> <li>- Energy Australia - Notification of Arrangement;</li> <li>- Telstra - Compliance Certificate;</li> <li>- Hunter Water Corporation - Compliance Certificate; and,</li> <li>- Relevant Council – Subdivision Certificates for each stage.</li> </ul>	Huntlee Pty Ltd	Various	Duration of subdivision
Staging Plans	Prior to the issue of a subdivision certificate for each	Huntlee Pty Ltd	Department of	Prior to the issue of each



	sub-stage of the development, an up-dated staging plan shall be submitted showing at a minimum the next five sub-stages of the development.		Planning and Infrastructure	Subdivision Certificate
Detailed Engineering and Subdivision Plans	Huntlee Pty Ltd will prepare and submit detailed engineering and subdivision plans for each sub-stage of the development prior to the issue of the relevant Construction Certificate or Subdivision Certificate. The detailed plans shall include the following: <ul style="list-style-type: none"> <li>- Lot areas</li> <li>- Lot dimensions</li> <li>- Road cross sections and long sections</li> <li>- Cut/fill and finished levels</li> <li>- Bulk earthworks plan</li> </ul>	Huntlee Pty Ltd	Department of Planning and Infrastructure	Prior to issue of relevant Construction or Subdivision Certificate
Final Plans of Subdivision	Huntlee Pty Ltd will prepare a final plan of subdivision and Section 88B instrument for each sub-stage of the development in accordance with the recommendations of the Environmental Assessment and requirements of the relevant Council.	Huntlee Pty Ltd	Cessnock Council	Prior to the issue of Subdivision Certificates
Access to Lot 34 DP 755211	The final plan of subdivision and Section 88B instrument for any sub-stage of the development that affects the current Right of Way from Lot 34 DP 755211 to Scott Street, North Rothbury will include alternative arrangements for access to that Lot.	Huntlee Pty Ltd	Cessnock Council	Prior to the issue of a Subdivision Certificate for the relevant sub-stage.
Construction Management Plan	Prior to the issue of a Construction Certificate, a Construction Management Plan shall be submitted to and approved by the relevant Council. The Plan shall address, but not be limited to, the following matters where relevant: <ul style="list-style-type: none"> <li>- hours of work,</li> <li>- contact details of site manager,</li> <li>- construction traffic management,</li> <li>- noise and vibration management,</li> <li>- waste management,</li> <li>- erosion and sediment control</li> <li>- asbestos management,</li> <li>- protocols to manage previously unidentified contamination sources,</li> <li>- Vegetation management.</li> </ul> The CMP shall be consistent with the Construction Management Plan Framework outlined in Huntlee Project Stage 1 - Physical Infrastructure Report prepared by Worley Parsons dated August 2012 (Appendix D of the PPR)	Huntlee Pty Ltd	Council	Prior to issue of construction certificate
Vegetation Management Plan	Prior to the commencement of works, a Vegetation Management Plan must be prepared and submitted to and approved by the relevant Council. The Plan must address protective measures during the construction phase, potential impacts of the adjoining residential development and means of control, weed removal, revegetation, threatened species protection (especially Hunter Lowland Redgum Forest). <p>The VMP shall address the mitigation measures outlined in Section 6 of the Ecological Assessment Report - Huntlee prepared by RPS dated September 2010 (Appendix I of the EAR)</p>	Huntlee Pty Ltd	Council	Prior to commencement of works
Erosion and Sedimentation Control	- Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater-Soils & Construction	Huntlee Pty Ltd	Council	Prior to issue of construction certificate

	<p>Volume 1 (2004) by Landcom.</p> <ul style="list-style-type: none"> <li>- Details are to be submitted of a Soil and Water Management Plan to the satisfaction of the Council prior to the issue of the Construction Certificate.</li> <li>- All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.</li> <li>- Salinity investigations will be undertaken to categorise the level of salinity across the site prior to the detailed design of infrastructure and servicing.</li> <li>- The Soil and Water Management Plan shall include the management and mitigation measures contained in: <ul style="list-style-type: none"> <li>a) Huntlee Project Trunk Stormwater and Flooding Assessment - Stage 1 Project Application prepared by Worley Parsons and dated August 2012 (Appendix X of the PPR)</li> <li>b) Ecological Assessment Report - Huntlee prepared by RPS dated September 2010 (Appendix I of the EAR)</li> </ul> </li> </ul>			
Permanent Waterbody 1	<p>The detailed design of the Permanent Waterbody 1 must be submitted to and endorsed by the NSW Office of Water prior to the commencement of construction. This design must demonstrate the diversion results in a stream which remains hydrologically and geomorphically stable. The design must ensure:</p> <ul style="list-style-type: none"> <li>- The stream grade through the diversion is consistent with the existing stream grade;</li> <li>- The ongoing stability of the stream bed and banks; and</li> <li>- The introduction of appropriate riparian vegetation along the diversion.</li> </ul>	Huntlee Pty Ltd	NSW Office of Water	Prior to issue of construction certificate for the proposed Permanent Waterbody No. works.
Traffic & Pedestrian Management	<p>Prior to the issue of a Construction Certificate, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Council.</p> <p>The Plan shall address, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> <li>- ingress and egress of vehicles to the site,</li> <li>- loading and unloading, including construction zones,</li> <li>- predicted traffic volumes, types and routes, and,</li> <li>- pedestrian and traffic management methods.</li> <li>- The Transport Management and Accessibility Plan prepared by Better Transport Futures dated December 2010 (Appendix E of the EAR)</li> </ul>	Huntlee Pty Ltd	Council	Prior to issue of construction certificate
Bus Servicing Strategy	<p>Prior to the issue of a Construction Certificate, a Bus Servicing Strategy shall be prepared by Huntlee Pty Ltd in consultation with, and for the approval of, Transport for NSW. The strategy shall address the provision of bus services for the development including staged expansion of those services in line with the growth of Huntlee. The Strategy shall address how services build on existing local and regional connections including access to Branxton Station and key regional centres including Cessnock,</p>	Huntlee Pty Ltd	Transport for NSW	Prior to issue of construction certificate

	Maitland and Singleton.			
Noise and Vibration Management Plan	<p>Prior to the issue of a Construction Certificate, a Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Council.</p> <p>The Plan shall address, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> <li>- Identification of the specific activities that will be carried out and associated noise sources,</li> <li>- Identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment,</li> <li>- The construction noise objective,</li> <li>- The construction vibration criteria,</li> <li>- Determination of appropriate noise and vibration objectives for each identified sensitive receiver,</li> <li>- Noise and vibration monitoring, reporting and response procedures,</li> <li>- Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions,</li> <li>- Description of specific mitigation treatments, management methods, and procedures that will be implemented to control noise and vibration during construction,</li> <li>- Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency,</li> <li>- Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration, and</li> <li>- Contingency plans to be implemented in the event of non-compliances and/or noise complaints.</li> </ul>	Huntlee Pty Ltd	Council	Prior to issue of construction certificate
Bushfire Management Plan	<p>Prior to the issue of a Construction Certificate, a Bushfire Management Plan shall be submitted to and approved by Council. This Plan should be prepared in accordance with the NSW Rural Fire Service document Planning for Bush Fire Protection 2006.</p>	Huntlee Pty Ltd	Council	Prior to issue of construction certificate
Mine Subsidence Management Plan	<p>Prior to the issue of a Construction Certificate for structures within in any areas identified in Figure 9 of the Draft Huntlee development Control Plan, a Mine Subsidence Management Plan shall be submitted to and approved by the Mine Subsidence Board.</p>	Huntlee Pty Ltd	Mine Subsidence Board	Prior to issue of construction certificate
Construction Waste Management Plan	<p>Prior to the issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Council a Waste Management Plan prepared by a suitably qualified person in accordance with Council requirements.</p>	Huntlee Pty Ltd	Council	Prior to issue of construction certificate
Stormwater and Drainage Works Design	<p>Final design plans of the stormwater drainage systems within the proposed subdivision, consistent with the stormwater management objectives and controls in Section 5.4 of the Environmental Assessment and prepared by a qualified practicing Civil Engineer and in accordance with the requirements of Council shall be submitted to and approved prior to issue of a Construction Certificate.</p>	Huntlee Pty Ltd	Council	Prior to issue of construction certificate
Road Design	<p>All roads shall be designed in consultation with Council and with the relevant requirements of Council and / or Roads and Traffic Authority as appropriate.</p>	Huntlee Pty Ltd	Council and / or RMS where works occur	Prior to issue of construction certificate

	Final road design plans shall be prepared by a qualified practising Civil Engineer and submitted to the Council prior to the issue of a Construction Certificate.			
Electricity Zone Sub-station	Prior to the issue of a Subdivision Certificate for the 500 <sup>th</sup> lot, Huntlee Pty Ltd will demonstrate agreement with Ausgrid on the location of the proposed Sub-station and 132kV power line routes.	Huntlee Pty Ltd	Ausgrid	Prior to issue of Subdivision Certificate for 500 <sup>th</sup> Lot.
Compliance	Prior to the issue of a Construction Certificate, the Proponent, or any party acting upon this approval, shall submit to the Department of Planning a report addressing compliance with all relevant conditions of this Part.	Huntlee Pty Ltd	Department of Planning and Infrastructure	Prior to issue of construction certificate

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