

# **PROPOSED SOUTH BULGA UNDERGROUND MINE SOUTH-EAST EXTENSION**

## **PLANNING REPORT ON THE ASSESSMENT OF A DEVELOPMENT APPLICATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

### **1. INTRODUCTION AND BACKGROUND**

#### ***1.1 The Applicant***

Bulga Coal Management Pty Limited

#### ***1.2 Overview of the proposal and its location***

The development application is for an extension of the South Bulga Colliery underground coal mine to the south-east of the existing coal mining leases, to recover up to an additional 2.8 million tonnes of coal from the Lower Whybrow Seam. The South Bulga underground mine is part of the Bulga Complex which also includes the Bulga Open Cut Mine, coal preparation plant and rail loader. The Bulga Complex is approximately 15 km south-west of Singleton in the Upper Hunter Valley and is wholly within Singleton Shire (Figure 1).

The Run-of-Mine (ROM) coal (ie. the coal extracted from the mine prior to processing by the coal preparation plant) from the underground extension will be through the existing underground mine and conveyed to the existing Bulga Complex coal handling and preparation plant (CHPP); washed; transported to the existing rail loading point by conveyor; and railed to Port Waratah Coal Services at the Port of Newcastle for export.

No new infrastructure is required for the south-east extension of the South Bulga Colliery underground mine with the existing infrastructure facilities for the Bulga Complex being adequate for the proposed development.

The South Bulga Colliery underground mine directly employs 182 personnel. The production from the proposed underground extension will maintain the employment numbers.

#### ***1.3 Approvals Procedures***

The proposed south-east extension of the South Bulga underground mine requires development consent under NSW State legislation and a Commonwealth approval in relation to the granting of mining lease for the Singleton Army Base land under the Commonwealth Land Acquisition Act. The assessment has been conducted under the co-operative procedures of the Intergovernmental Agreement on the Environment developed by the Commonwealth and State governments (see Commonwealth approval section below).

#### ***NSW State Significant, Integrated, Designated Development***

Under the NSW *Environmental Planning and Assessment Act 1979*, the proposal is a designated, State significant, integrated development. As such, the NSW Minister for Urban Affairs and Planning is the consent authority for the Development Application (DA). Approval bodies for the development are:

- NSW Environment Protection Authority under the *Protection of the Environment Operations Act 1997*;

- NSW Department of Land and Water Conservation under the *Water Act 1912*;

The integrated bodies have submitted their general terms of approval, which have been adopted as conditions in the recommended instrument of consent.

### ***Commonwealth Approval***

As part of the proposed mining will also occur under some Commonwealth land (ie. part of the Singleton Army Base) a mining lease must be granted by the Governor General under the *Land Acquisition Act 1955*. The Governor General will act on the recommendation of the Executive Council which must consider the provisions set out in the Commonwealth *Environment Protection (Impact of Proposals) Act 1974*, in relation to the development.

Consequently the proposal was referred to Environment Australia which deemed the proposal to be environmentally significant. Subsequently the Commonwealth Minister for Environment and Heritage determined that the level of assessment to be conducted by the NSW Department of Urban Affairs and Planning appropriate for the proposed development.

Environment Australia has advised that once the development consent is approved by the NSW Minister for Urban Affairs and Planning, the consent and conditions are to be forwarded to Environment Australia so that a Commonwealth determination of the granting of a lease for mining of coal under the relevant part of the Commonwealth land can be made.

### ***1.4 Lodgement of DA and Exhibition***

On 10 October 2000, Bulga Coal Management Pty Limited lodged the development application (DA) with the Department of Urban Affairs and Planning, seeking consent for the South Bulga Colliery Underground Mine South-east Extension.

The “*South Bulga Colliery South-east Extension - Environmental Impact Statement*”, supporting the Development Application, was publicly exhibited between 27 October 2000 to the 27 November 2000 in accordance with the requirements NSW *Environmental Planning and Assessment Act 1979*.

The Department is satisfied that the statutory requirements for public exhibition of the Environmental Impact Statement and public participation have been fully met.

### ***1.6 Local Council position***

Singleton Shire Council supports the development proposal, providing appropriate conditions are applied.

### ***1.7 Government agencies position***

The integrated approval authorities - Department of Land and Water Conservation (DLWC) and the Environmental Protection Authority (EPA) do not oppose the proposal. The matters raised by these authorities are addressed within their general terms of approval and the recommended conditions of consent. The Department of Mineral Resources (DMR) also supported the development application.

### ***1.8 Local community position***

No objections were received to the proposal in response to the advertisement and exhibition of the EIS.

## **2. THE PROPOSAL**

The existing mining operations at the South Bulga Colliery underground mine operates under approvals granted by the Minister in 1993.

The proposed southeast extension of the mining area for the South Bulga Colliery underground mine will extend the existing longwalls to recover an additional 2.8 Mt of ROM coal from the Lower Whybrow Seam. The extension of the current mining area will increase the recovery of coal reserves available, and will extend mining in the current longwall area by approximately six (6) months.

South Bulga underground mine is currently extracting coal from the longwall panels in the Lower Whybrow Seam and the proposed south-east extension will extend the length of the last two panels and potentially add an additional panel to the east of the currently approved mining sequence.

### ***2.1 Site details***

The South Bulga underground mine and the proposed extension are part of the Bulga Complex located about 15 km south-west of Singleton in Singleton Shire, approximately 5 km from the township of Broke to the south, and approximately 3 km to the west of Bulga township (Figure 1).

The existing Bulga Complex mining operations consist of the underground South Bulga Colliery and open cut mines on the Saxonvale and Bulga Coal Leases. The area of the proposed south-east extension is shown in Figure 2.

### ***2.2 Land Ownership and Land Use***

The development area is within EL 5461 and covers approximately 167.5 ha. The land within the proposed mine lease area (currently part of EL 5461) is privately owned grazing pasture with some woodland (103.6 ha), and Commonwealth Singleton Army Base Area (63.9 ha).

To the north of the proposed underground mine extension development area is the Bulga Open Cut mine, owned and operated by Bulga Coal Management Pty Limited, with the Singleton Army Area land owned by the Commonwealth Government to the east and north-east of the proposed underground extension.

Land to the south of the proposed development area is privately owned agricultural land with some scattered residences and the township of Broke approximately 1 km to the south-south-west.

### ***2.3 Production process***

The South Bulga underground mine uses longwall extraction. The mine layout consists of a series of inter-connecting tunnels cut into the coal seam which isolate blocks of coal. Each block of coal, known as a longwall panel, is extracted using a continuous longwall miner.

The geological characteristics of the coal deposits in the Bulga Complex area are subdivided into the Wollombi and Whittingham Coal Measures. The older deeper Whittingham Coal Measures contain the better quality coal, including the Lower Whybrow seam which is currently being mined in the South Bulga underground workings. The mineable coal reserves from the Lower Whybrow seam in the current development application are 1.75 million tonnes under State land and 1.05 Mt under Commonwealth land.

The current approved production rates for the South Bulga Colliery is up to 6 Mt ROM coal per annum. The approved production rate will not be exceeded by the proposed extension.

The ROM coal will be transported to the existing Bulga Complex CHPP by conveyor, washed if necessary, transported to the rail loading point also by conveyor, and railed to Port Waratah Coal Services at the Port of Newcastle.

The disposal of tailings (fine rejects) from the CHPP will occur to the existing Deep South Pit emplacement area. The coarse rejects material produced from the CHPP, will be trucked to the overburden emplacement area for disposal, where it is mixed with and buried under approximately 1 metre of overburden to minimise the risk of spontaneous combustion of the coarse reject material.

#### **2.4 *Infrastructure Facilities***

The available existing infrastructure facilities for the Bulga Complex will be used for the proposed underground extension. No additional infrastructure will be required.

The existing overland conveyor from South Bulga Colliery to the CHPP will continue to be used and the CHPP, rail loop and associated infrastructure will continue to operate as at present.

#### **2.5 *Annual production, hours of operation and employment***

The proposed extension of the South Bulga underground mining will extract 2.8 Mt of coal, within the currently approved maximum mining rate of 6 Mtpa.

The current workforce employed by South Bulga Colliery is 182. The workforce will be sustained with the south-east extension.

The mine currently operates 24 hours per day, seven days per week, depending on market requirements.

#### **2.6 *Stages of development***

The extension of the length of the last two longwall panels of the underground workings, with the potential for an additional longwall panel to the east of the current mining sequence, will occur as an ongoing operation of the existing South Bulga underground mine. The mining of the coal from the Lower Whybrow seam by the extension of the current longwall panels will result in the extraction of an additional 2.8 Mt of ROM coal over a period of approximately 6 months depending on market demand.

#### **2.7 *Transport arrangements***

No changes in access to the mine areas will be required, with the existing access from the site to Broke Road (Main Road 81) being maintained.

All coal will be conveyed or transported along internal haul routes within the existing mine lease to the CHPP.

Clean product coal from the mine will be transported to the rail loading point via the existing overland conveyor. Coal is transported from the loading point to the export terminals at Port Waratah Newcastle for export. The proposal will not increase the number of train movements from the loading point.

### **3.0 JUSTIFICATION**

This development will improve resource recovery with extraction of an additional 2.8 Mt of ROM coal from the Lower Whybrow Seam by extending the existing operational longwall areas of the mine. This coal would not be economically recoverable if was not extracted by extension of the existing currently operating underground roadways.

The proposal will provide continued employment for the 182 employees of South Bulga Colliery for the period of operation of the underground mine and improve the coal resource recovery from the Lower Whybrow Seam.

### **4.0 STATUTORY PLANNING MATTERS**

#### ***4.1 Environmental Plans***

##### **4.1.1 Singleton Local Environmental Plan 1996**

The proposed development is within the Singleton Shire with planning provisions contained in the Singleton Local Environmental Plan (LEP). The South Bulga underground south-east extension is in an area zoned 1(a) Rural in the LEP. Mining is a permissible development within this zone.

##### **4.1.2 Hunter Regional Environmental Plan 1989**

The Hunter Regional Environmental Plan (REP) provides a framework to guide and control growth and development in the region. The REP includes objectives relating to the management of coal and other mineral resources and extractive industries in the region. This proposal is consistent with the objectives of the Hunter REP.

#### ***4.2 State Environmental Planning Policies***

##### **4.2.1 SEPP 33 Hazardous and Offensive Development**

SEPP 33 aims to “ensure that in considering any application to carry out potential hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact”. The policy aims to ensure that the merits of a proposal are properly addressed before being determined, particularly in regard to off-site risk.

Based on an assessment by the Department’s Hazards Unit, hazard related issues have been addressed and SEPP 33 applied to an appropriate level of risk analysis. The proposed development is not considered potentially hazardous under SEPP 33.

##### **4.2.3 SEPP 44 - Koala Habitat Protection**

Schedule 1 of SEPP 44 identifies local government areas where koalas are known to occur. Singleton Shire is identified in Schedule 1, however, the Bulga Complex site does not constitute potential koala habitat under SEPP 44 as no native vegetation tree species which are identified as important sources of food for Koalas under the policy, have been identified on site. Also as the proposed mining is an underground extension there will no direct disturbance of surface vegetation or habitat.

It was therefore concluded in the EIS that the site does not support core koala habitat as defined in SEPP 44. The Department’s assessment agrees with this finding.

### **4.3 Environmental Planning and Assessment Regulation 1994**

The South Bulga Colliery underground mine south-east extension is a designated development under Schedule 3 of the *Environmental Planning and Assessment Regulation 1994* and the EIS was prepared in accordance with the Director-General's requirements. This is being handled as a transitional matter in accordance with clause 286 of the *Environmental Planning and Assessment Regulation 2000* that has now replaced the 1994 regulation.

### **4.4 Threatened Species Conservation Act, 1995**

The Environmental Consultants for the proponent undertook an assessment of the significance of the habitats observed within the proposed South Bulga underground mining extension area using the 8-part test under section 5A of the *Environmental Planning and Assessment Act*. The proposed extension will not remove, modify or isolate significant amounts of habitat that is critical to the lifecycle of any threatened flora or fauna, nor will it cause a significant impact on any threatened species, populations, ecological communities, or their habitats.

The EIS concluded that there would be no significant impact from the development on any threatened species that have been recorded in the area hence no Species Impact Statement (SIS) was required.

The Department is satisfied that the proposed extension is unlikely to have a significant impact on threatened species or their habitats.

### **Conclusion**

The proposal for the south-east extension to the South Bulga underground mine as presented in the EIS satisfies the requirements and objectives of the relevant state and regional planning instruments.

## **5.0 SUBMISSIONS RECEIVED**

The Department did not receive any private individual or land holder submissions in response to the exhibition of the EIS. Submissions were received from the EPA, DLWC, MSB, DMR, NPWS, Singleton Shire Council, Department of Defence and the Wonnarua Tribal Council. There were no requests for a Commission of Inquiry. A summary of all submissions is at Appendix A.

No State agency nor the Singleton Council, objected to the proposed development. The Department considers that matters raised and general terms of approval submitted by the integrated authorities are addressed by the recommended conditions.

## **6.0 DEPARTMENT OF URBAN AFFAIRS AND PLANNING'S CONSIDERATION**

### **6.1 Key issues**

In the Department's opinion the key issues for assessment, taking into consideration the submissions received on the proposal and the assessment of the EIS are:

- Subsidence;
- Surface and groundwater management; and
- Noise

## 6.2 *Subsidence*

### Natural environment

The EIS states that no ground movements will occur in the floodplains or surface alluvial aquifers on the floodplains of Wollombi Brook or Monkey Place Creek.

The EIS also indicates that a steeply sloping ridge with an exposed rock face, known as the Vere, is predicted to be affected by subsidence which may initiate small slope failures in marginally stable areas. However, the EIS states that the slopes on the Vere are formed on a base of conglomerate strata with a cap of more stable rocks, and it is unlikely that mining will cause major slope instability. Minor impacts such as surface cracking and localised soil slippage could occur where the slopes are least stable. Any loose boulders on steeper slopes will be assessed, and where appropriate, signs erected and landholders notified.

### Surface Structures

The only structures on the area of the south-east underground extension are two residences (Gillies and Stevns) and one shed on the Gillies property in the proposed south-east extension area. The Gillies residence is above a longwall and the EIS predicts that ground strains are likely to cause some structural damage to this building and its associated services (ie. a 36,000L water tank, bio-cycle septic tank, and domestic gas cylinders). The Gillies shed is above the southern end of a longwall and it is concluded in the EIS that given the predicted limited subsidence in this area, damage is expected to be negligible. Subsidence is predicted to also occur on two other private landowners land (Samuel and Hungerford properties), and Commonwealth land, however no structures are predicted to be impacted on those lands.

The Stevns residence is not above a longwall panel, however it is on the edge of the subsidence zone and is only expected to subside 5 mm with negligible tilt and strain. The EIS concludes that structural damage is not expected.

The EIS indicates that several farm dams will be subsided but loss of water is not expected. Sections of Crown Public roads will also be subsided but access will not be compromised. Fencing adjacent to the roads and other private fencing may require repairs.

The EIS indicates that structures and services will be carefully examined prior to mining to determine whether preventative measures are possible to mitigate potential damage caused by subsidence. Regular inspections before, during and after mining will be conducted to monitor subsidence impacts, with repairs carried out in consultation with the landholder. It is understood that the applicant is currently negotiating private agreements with the two private owners of land under which the mine proposes to mine.

### Department position

From the information provided in the EIS, the Department considers that the impacts from subsidence will generally be low other than on those properties identified in the EIS. The Department recommends that the applicant is to prepare Property Subsidence Management Plans prior to mining for each property title likely to be impacted by the effects of subsidence from the project. The plan will be prepared in consultation with the owners of land that is to be affected by subsidence, and will identify structures and surface improvements which will be subject to damage, agricultural/business values that may be affected by the development, and remedial/ compensation measures. The plan will also include the requirement for structural inspections be carried out at the expense of the landowner.

The Department also considers that the impacts of subsidence on the Vere will need to be detailed in the property subsidence management plans to ensure measures are in place so the relevant landowners are aware of potential slippage during mining.

## **Conclusion**

The Department is satisfied that the recommended consent conditions provide measures to deal with subsidence impacts for land owners affected by subsidence.

### **6.3 Noise**

The EIS states that there will be no significant industrial noise at the nearest residences as a result of the South Bulga underground mine operations. The proposed operations associated with the mining are all underground and any noise related to conveyors, road transport and the CHPP are managed under the existing 1993 consent.

The noise assessment in the EIS indicates that the lowest repeatable background noise levels in the development area are typical of a general rural environment. In accordance with the EPA's guidelines, the EIS adopted 30dB(A) as the day and night-time background noise level applicable to all locations. The EPA accepts the background noise level nominated as being representative of the nearest residential locations to the proposed underground mine extension area.

The EIS suggests that the noise limit from the operations of South Bulga underground mine at the nearest residential boundary be 35dB L<sub>Aeq</sub>. The EPA agrees with this noise level for the nearest residential properties.

#### *Borehole Construction Noise*

The EIS acknowledges that there will be some noise impact associated with the construction of the boreholes for water extraction from the underground mine and that mutually satisfactory agreements between Bulga Coal Management Pty Ltd and the owners of the two affected properties (Gillies and Stevns) predicted to receive noise level in excess of the EPA construction noise criterion of 50 dB(A), will need to be negotiated. The construction period will be less than 4 weeks with the noisy activity only occurring over approximately 5-6 days.

#### *Cumulative noise impacts*

From the information provided in the EIS, the Department considers that the effect of the underground mining extension will not result in increased cumulative impacts levels of noise. Given that the underground extension will be using existing mine infrastructure, the additional noise produced by the extension proposal will be minimal, and additions to the existing cumulative noise emissions in the area will likely be negligible.

#### Department position

The Department acknowledges that there will be some noise impact associated from the construction activities but this will only occur over a short period and it is considered that the impacts can be adequately managed. The consent conditions require the Applicant to manage activities generating noise from the construction activities and if a mutually satisfactory agreement cannot be negotiated with the owners of the two properties (Gillies and Stevns) that are predicted to receive noise level in excess of the EPA construction noise criterion of 50 dB(A), recommended conditions require that the noise criterion of 50 dB(A) is not exceeded.

The noise emissions from the underground workings will be low as no new infrastructure is proposed. The existing infrastructure is currently controlled under the 1993 consent for the existing underground mine. Additionally, consent conditions also include the general terms of approval from the EPA with a noise limit of 35 dB  $L_{Aeq}$  for the closest residential receiver.

## **Conclusion**

The Department is satisfied that the existing 1993 consent and recommended consent conditions for this application will adequately manage and mitigate any significant noise impacts from the proposal.

### ***6.4 Surface and Groundwater Management***

The regional hydrology in the vicinity of the South Bulga Colliery underground mine operations is dominated by the Hunter River to the north and Wollombi Brook to the west of the site. The EIS indicates that there are no major water courses across the proposed underground mining area.

The existing Bulga Complex water management system has evolved to manage groundwater, surface runoff, mine water from the underground pit, recycled water from the coal preparation plant, and water from the tailings disposal system.

The detail of the water management system for the Bulga Complex is shown in Figure 5.3 in the EIS and outlines the total water management plan for the whole complex, including the South Bulga operations. The proposed underground mine extension water management system will be integrated with the existing scheme to provide for the continued management of the mine water. Bulga Coal Management Pty Ltd holds a licence from the EPA for controlled discharges from the site under the Hunter River Salinity Trading Scheme (HRSTS) for the current water management system and any water discharge from the proposed mining area will be managed within the existing site water management system.

#### **Groundwater**

The EIS indicates that undisturbed coal measures comprising sandstones, siltstones, shales and coal seams prevail to the east and west of the mine. The intrusive Fordwich Sill is between the mine and Wollombi Brook. Quaternary and recent alluvial deposits (silts, sands and occasional gravel lenses) provide fertile floodplain areas along certain reaches of Wollombi Brook and Monkey Place Creek. Two groundwater aquifer systems are recognised within the region:

- coal measures and associated hard rock offering low groundwater storage and transmission capacity with groundwater quality generally saline and of limited beneficial use; and
- alluvial lands adjacent to Wollombi Brook and Monkey Place Creek that offer high storage, moderate transmission capacity and relatively high yield irrigation and stock/domestic supplies. These aquifers comprise a complex assemblage of gravels, sands, silts and clays deposited in braids and over banks. The deposits are unconsolidated and provide an important source of supply of mostly potable water, recharged directly from Wollombi Brook and Monkey Place Creek or from rainfall runoff.

The EIS indicates that the development will not alter groundwater hydraulic gradients and water levels in existing bores and wells will be maintained. The EIS indicates that the groundwater seepage to the underground mine will increase due to the increase in mine area and three dewatering boreholes will be installed to maintain safe conditions. The location of the boreholes and any routing of pipelines from the bores to the site water drainage system are not however given in the EIS. The potential for significant inflow of groundwater to the mine is reported in the EIS to be minimal. This

assessment of inflow has been demonstrated by groundwater encountered by the current operations of the mine.

### Surface water

Any 'dirty' surface water from the pit top development area will flow into the existing Bulga Complex site water management system. No clean water diversions will be required as the runoff patterns from the development area will be compatible with surrounding drainage patterns.

### Department position

From the information contained in the EIS, the Bulga Complex Site Water Management Plan including the South Bulga Colliery will continue to be implemented for the management of surface and groundwater from the site. Any discharges from the site will continue to be in accordance with the HRSTS and requirements of the Environment Protection Licence conditions administered by the EPA. The Department recommends consent conditions that require the Applicant to integrate the South Bulga underground extension operations water management into the existing Bulga Complex Site Water Management Plan. The Plan is to detail the location of proposed dewatering boreholes and routing of any pipelines from the boreholes to the existing site water drainage system.

### Conclusion

The Department is satisfied that surface and groundwater impacts identified in the EIS can be adequately managed by the integrated water management system and the recommended consent conditions..

## **6.5 Ecologically Sustainable Development**

Section 16.2 of the EIS states that the principles of ESD have been applied to all aspects of the project and have been incorporated in the overall development description.

Schedule 2 of the *EP&A Act Regulation 1994* states that an EIS must include reasons justifying the carrying out of development in the manner proposed having regard to amongst other things, the principles of ESD. For the purposes of Schedule 2 the principles of ESD are:

- (a) The precautionary principle - namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.
- (b) Inter-generational equity - namely, that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.
- (c) Conservation of biological diversity and ecological integrity.
- (d) Improved valuation and pricing of environmental resources.

The EIS addresses the four ESD principles and the Department believes that principles are reinforced through the recommended consent conditions.

## **SECTION 79C EP&A ACT 1979 - EVALUATION**

In determining a development application, the Minister, as consent authority is to take into consideration the following matters:

- (a) the provisions of:

- (i) any environmental planning instrument, and
- (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and
- (iii) any development control plan, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

that apply to the land to which the development application relates, (*refer particularly to section 2.2 of this report*);

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, social and economic impacts in the locality, (*refer particularly to section 6 of this report*);
- (c) the suitability of the site for the development, (*refer particularly to section 4.1 of this report*);
- (d) any submissions made in accordance with this Act or the regulations, (*refer particularly to section 5 of this report*);
- (e) the public interest, (*refer to section 6 of this report*).

The Department considers that it has adequately considered all issues in this report to satisfy section 79C of the *Environment Planning and Assessment Act*.

## **CONDITIONS OF CONSENT**

The recommended conditions of consent at Attachment “A” have been prepared taking into consideration general terms of approval and other issues raised by Government agencies, Council, and other submissions.

The recommended conditions of consent provide for:

- subsidence management including provisions for compensation if residences are demonstrated to be significantly impacted by subsidence;
- noise management;
- surface and groundwater management;
- preparation of an Annual Environmental Management Plan Report; and
- the establishment of a community consultative committee.

## **CONCLUSION**

The Department of Urban Affairs and Planning considers that there are no environmental impacts from the proposed South Bulga underground mine south-east extension which could not be effectively managed through the recommended consent conditions. The proposal is consistent with State and regional planning objectives.

## **RECOMMENDATION**

It is **RECOMMENDED** that the Minister approve the development application (DA 33-10-00) for the South Bulga underground mining south-east extension proposal as submitted by Bulga Coal Management Pty Limited, subject to the attached draft conditions of consent.

**Endorsed**

Richard Lloyd  
Senior Environmental Planning Officer

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Executive Director

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