

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (UNAMENDED)

**DETERMINATION OF DEVELOPMENT APPLICATION
PURSUANT TO SECTION 91**

I, the Minister for Urban Affairs and Planning, pursuant to Section 101 of the unamended Environmental Planning and Assessment Act, 1979 ("the Act"), determine the development application ("the application") referred to in Schedule 1 by granting consent to the application subject to the conditions set out in Schedule 2.

The reasons for the imposition of the conditions are to:

- (i) minimise the adverse impact the development may cause through water and air pollution, noise and visual disturbance;
- (ii) provide for environmental monitoring and reporting; and
- (iii) set requirements for infrastructure provision.

Signed

Andrew Refshauge
Minister for Urban Affairs and Planning

Sydney, 22 December 1999 File No. N95/00147

Red text represents MOD 1 dated 19 September 2011
Blue text represents MOD 2 dated 29 March 2017
Green text represents MOD 3 dated XXXXX 2018

SCHEDULE 1

Development Application:	DA 92/97
Applicant:	MACH Energy Australia Pty Ltd
Consent Authority:	Minister for Urban Affairs and Planning
Land:	See Appendix 1
Development:	Construction and operation of the Mt Pleasant open cut coal mine and associated infrastructure

TABLE OF CONTENTS

DEFINITIONS	3
ADMINISTRATIVE CONDITIONS	5
Obligation to Minimise Harm to the Environment	5
Terms of Consent	5
Limits on Consent	5
Structural Adequacy	5
Demolition	6
Protection of Public Infrastructure	6
Operation of Plant and Equipment	6
Staged Submission of Strategies, Plans and Programs	6
Planning Agreement	6
ENVIRONMENTAL PERFORMANCE CONDITIONS	7
Acquisition Upon Request	7
Additional Noise and Dust Mitigation Upon Request	7
Noise	8
Blasting	10
Air Quality & Greenhouse Gas	12
Meteorological Monitoring	13
Soil & Water	13
Biodiversity	14
Heritage	16
Transport	17
Visual	18
Bushfire Management	19
Waste	19
Rehabilitation	19
ADDITIONAL PROCEDURES	21
Notification of Landowners	21
Independent Review	21
Land Acquisition	22
ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING	23
Environmental Management	23
Reporting	25
Independent Environmental Audit	25
Access to Information	25
APPENDIX 1: SCHEDULE OF LAND	26
APPENDIX 2: CONCEPTUAL PROJECT LAYOUT, APPROVED SURFACE DISTURBANCE AND CONCEPTUAL FINAL LANDFORM PLANS	31
APPENDIX 3: STATEMENT OF COMMITMENTS	35
APPENDIX 4: GENERAL TERMS FOR THE PLANNING AGREEMENT	38
APPENDIX 5: LAND OWNERSHIP, RECEIVER LOCATIONS AND NOISE ASSESSMENT GROUPS	39

DEFINITIONS

Aboriginal stakeholders	Wonaruah Local Aboriginal Land Council, Wonnarua Tribal Council and any other relevant Aboriginal groups
Annual review	The review required by condition 3 of Schedule 5
Applicant	MACH Energy Australia Pty Ltd, or any person/s who rely on this consent to carry out development that is subject to this consent
ARTC	Australian Rail Track Corporation
BCA	Building Code of Australia
Blast misfire	The failure of one or more holes in a blast pattern to initiate
CCC	Community Consultative Committee
CHPP	Coal Handling and Preparation Plant
Conditions of this consent	Conditions contained in Schedules 2 to 5 inclusive
Conveyor/service corridor	The conveyor and supporting infrastructure approved to be located within the area shown in blue hatch in Figure 6.9 in EA (MOD 1)
Council	Muswellbrook Shire Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Development	The development as described in the documents listed in condition 2 of Schedule 2
DPI	Department of Primary Industries
Dol Water	Department of Industry - Water
DRG	Division of Resources and Geoscience within the Department
EA (MOD 1)	The Environmental Assessment for the Mt Pleasant Project Modification prepared by EMGA Mitchell McLennan, dated October 2010; the associated response to submissions, dated December 2010; and the addendum to the environmental assessment, dated 31 August 2011
EA (MOD 2)	The Environmental Assessment titled <i>Mount Pleasant Operation (DA 92/97) – South Pit Haul Road Modification</i> prepared by MACH Energy Australia Pty Ltd dated 30 January 2017
EA (MOD 3)	The Environmental Assessment titled <i>Mount Pleasant Operation Mine Optimisation Modification</i> prepared by MACH Energy Australia Pty Ltd, dated 31 May 2017, including the <i>Response to Submissions</i> and covering letter, dated 23 November 2017, provided by the Applicant in support of the application
EIS	The Environmental Impact Statement for the Mt Pleasant Mine, prepared by ERM Mitchell McCotter and dated September 1997, as modified by the Applicant's submissions to the Commission of Inquiry into the establishment and operation of the Mt Pleasant Mine
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence issued under the POEO Act
Evening	The period from 6pm to 10pm
Feasible	Feasible relates to engineering considerations and what is practical to build or carry out
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this consent
Land	In general, the definition of land is consistent with the definition in the EP&A Act. However, in relation to the noise and air quality conditions in Schedules 2-5 it means the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the Land Titles Office at the date of this modification
Material harm to the environment	Actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Mine water	Water that accumulates within, or drains from, active mining and infrastructure areas and any other areas where runoff may have come into contact with coal or carbonaceous material
Mining operations	Includes the removal of overburden and the extraction, processing, handling, storage and transportation of coal
Minister	Minister for Planning, or delegate
Minor	Small in quantity, size and degree
Mitigation	Activities associated with reducing the impacts of the development
NAG	Noise assessment group
Negligible	Small and unimportant, such as to be not worth considering
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and public holidays
OEH	Office of Environment and Heritage
Offset strategy	The strategy required by condition 29 of Schedule 3 of this approval
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Privately-owned land	Land that is not owned by a public agency, or a mining company (or its subsidiary)
Public infrastructure	Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, gas supply, drainage, sewerage, telephony,

	telecommunications etc
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Rehabilitation	The treatment or management of land disturbed by the development for the purpose of establishing a safe, stable and non-polluting environment, and includes remediation
Remediation	Activities associated with partially or fully repairing the impacts and/or environmental consequences of the development
ROM	Run-of-mine
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
Secretary	Secretary of the Department, or nominee
Site	The land listed in Appendix 1
Southern catchment	The catchment located in the south west corner of the site and identified in Figure 12 of the EIS as the active fines emplacement
Statement of commitments	The Applicant's commitments in Appendix 3

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Applicant **must** implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, or rehabilitation of the development.

TERMS OF CONSENT

2. The Applicant **must** carry out the development:
 - (a) generally in accordance with the EIS, EA (MOD 1), EA (MOD 2), EA (MOD 3) and project layout plans; and
 - (b) in accordance with the Statement of Commitments and conditions of this consent.

Notes:

- The project layout plans are shown in Appendix 2.
- The Statement of Commitments is reproduced in Appendix 3.

3. If there is any inconsistency between the documents listed in condition 2(a) of Schedule 2, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency with the documents listed in condition 2(a) of Schedule 2 or the Statement of Commitments.
4. The Applicant **must** comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
 - (a) any reports, strategies, plans, programs, reviews, audits or correspondence that are submitted by the Applicant in accordance with this consent (including any stages of these documents);
 - (aa) any reviews, reports or audits commissioned by the Department regarding compliance with this consent; and
 - (b) the implementation of any actions or measures contained in these documents.

LIMITS ON CONSENT

Mining Operations

5. The Applicant may carry out mining operations on the site until 22 December 2026.

Note: Under this consent, the Applicant is required to rehabilitate the site and carry out additional undertakings to the satisfaction of both the Secretary and DRG. Consequently this consent will continue to apply in all other respects - other than the right to conduct mining operations - until the rehabilitation of the site and these additional undertakings have been carried out satisfactorily.

Coal Extraction

6. The Applicant **must** not extract more than 10.5 million tonnes of ROM coal from the site in a calendar year.

Coal Transport

7. The Applicant **must** transport all coal from the site by either (but not both):
 - (a) conveyor to the Bengalla mine; or
 - (b) rail via an on-site rail loop.

Prior to the construction of the coal transport infrastructure on site, the Applicant **must** notify the Secretary of the coal transport option chosen.

8. If the Applicant decides to develop the conveyor/service corridor to the Bengalla mine, then the Applicant **must**:
 - (a) ensure that the final design of the conveyor/service corridor includes all reasonable and feasible measures to avoid and/or minimise the impacts on threatened species, endangered ecological communities, and Aboriginal objects with medium to high significance; and
 - (b) submit detailed plans of the development in the conveyor/service corridor to the Secretary for approval.

Following approval, the Applicant **must** implement the detailed plans to the satisfaction of the Secretary.

STRUCTURAL ADEQUACY

9. The Applicant **must** ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA and **SANSW**.

Notes:

- Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works;
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development;
- The development is located in the Muswellbrook Mine Subsidence District. Under Section 15 of the Mine Subsidence Compensation Act 1961, the Applicant is required to obtain the **SANSW**'s approval before constructing any improvements on the site.

DEMOLITION

10. The Applicant **must** ensure that all demolition work on site is carried out in accordance with AS 2601-2001: *The Demolition of Structures*, or its latest version.

PROTECTION OF PUBLIC INFRASTRUCTURE

11. Unless the Applicant and the applicable authority agree otherwise, the Applicant **must**:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development,

Note: This condition does not include matters that are expressly provided for in the conditions of this consent, such as the maintenance of public roads.

OPERATION OF PLANT AND EQUIPMENT

12. The Applicant **must** ensure that all plant and equipment used on site, or to transport coal from the site, is:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

13. Deleted

PLANNING AGREEMENT

14. By the end of March 2012, unless otherwise agreed by the **Secretary**, the Applicant **must** enter into a planning agreement with Council in accordance with:
- (a) Division 6 of Part 4 of the EP&A Act; and
 - (b) the terms of the Applicant's offer dated 14 February 2011, which is summarised in Appendix 4.

This agreement must provide for annual payments to be made to Council with the first period for payment commencing upon the commencement of development on the site.

SCHEDULE 3 ENVIRONMENTAL PERFORMANCE CONDITIONS

ACQUISITION UPON REQUEST

1. If the Applicant receives a written request for acquisition from the owner of any land listed in Table 1, then the Applicant must acquire the land in accordance with the procedures in conditions 6-7 of Schedule 4.

Table 1: Land subject to acquisition upon request

Basis	Receiver
Noise	45, 47, 67, 96, 102, 108, 112, 118, 120, 120c, 121, 136, 143a, 143b, 147, 153a, 156a, 157a, 158, 159
Noise & Air	43, 43b
Air	20 ² , 21 ²

Notes:

1 To identify the locations referred to in Table 1, see the figures in Appendix 5.

2 The Applicant is only required to acquire and/or install mitigation measures at this property if acquisition and/or mitigation is not reasonably achievable under a separate approval for the Bengalla mine.

ADDITIONAL MITIGATION UPON REQUEST

2. Upon receiving a written request from the owner of any residence on any land listed in Table 1 (unless the owner of that land has requested acquisition) or Table 2, the Applicant must implement additional:
 - (a) noise mitigation measures (such as double-glazing, insulation and/or air conditioning); and/or
 - (b) air quality mitigation measures (such as air filters, a first flush roof water drainage system and/or air conditioning),
 at the residence(s) in consultation with the owner.

These measures must be reasonable and feasible, and directed towards reducing the noise and/or air quality impacts of the development on the residence(s). The Applicant must also be responsible for the reasonable costs of ongoing maintenance of these additional mitigation measures until the cessation of mining operations.

If within 3 months of receiving this request from the owner, the Applicant and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Secretary for resolution.

Table 2: Land where additional mitigation measures are available on request

Basis	Receiver
Noise	68, 74, 77, 79, 80a, 84a, 86a, 139, 140a, 140c, 154, 203, 257, 258, 259, 526

Note: To identify the locations referred to in Table 2, see the figures in Appendix 5.

NOISE

Noise Criteria

3. Except for the noise-affected land referred to in Table 1, the Applicant **must** ensure that the noise generated by the development does not exceed the criteria in Table 3 at any residence on privately-owned land.

Table 3: Noise criteria dB(A)

Receiver or other location	Day	Evening	Night	
	L_{Aeq}(15min)	L_{Aeq}(15min)	L_{Aeq}(15min)	L_{A1}(1min)
68, 74	43	42	42	45
86a	42	42	42	45
35, 35b, 77	42	41	41	45
79, 80a, 140c, 526	41	41	41	45
289	41	40	40	45
23, 84a, 139, 154, 203, 257, 258a	40	40	40	45
83	40	39	39	45
86b, 140a, 202, 259	39	39	39	45
198, 202b	38	38	38	45

260, 261	37	37	37	45
169, 272	36	36	36	45
NAG 5 - All privately-owned land	41	40	39	45
NAG 6 - All privately-owned land	37	37	37	45
NAG 7 - All privately-owned land	40	37	37	45
NAG 8 - All privately-owned land	41	39	39	45
NAG 9 - All privately-owned land	39	38	37	45
NAG 11 - All privately-owned land	37	36	35	45
All other privately-owned land	35	35	35	45

Notes:

- To identify the locations referred to in Table 3, see the figures in Appendix 5.
- Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy, with the exception of the application of modifying factors under Fact Sheet C of the Noise Policy for Industry.

However, these criteria do not apply if the Applicant has a written agreement with the relevant landowner to exceed the criteria, and the Applicant has advised the Department in writing of the terms of this agreement.

4. Deleted

Cumulative Noise Criteria

- Except for the noise-affected land referred to in Table 1, the Applicant **must** implement all reasonable and feasible measures to ensure that the noise generated by the development combined with the noise generated by other mines in the area does not exceed the criteria in Table 5 at any residence on privately-owned land.

Table 5: Cumulative noise criteria dB(A) L_{Aeq} (period)

Location	Day	Evening	Night
NAG 8, 9	55	45	40
All other privately-owned land	50	45	40

Notes:

- To identify the locations referred to in Table 5, see the figures in Appendix 5; and
- Cumulative noise is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

6. Deleted

Rail Noise

- The Applicant **must** ensure that its rail spur is only accessed by locomotives that are approved to operate on the NSW rail network in accordance with the noise limits in RailCorp's EPL (No. 12208) and ARTC's EPL (No. 3142).

Noise Operating Conditions

- The Applicant **must**:
 - implement best practice noise management, including all reasonable and feasible noise mitigation measures to minimise the **construction**, operational, low frequency, and rail noise generated by the development;
 - minimise the noise impacts of the development during temperature inversions;
 - regularly assess the real-time noise monitoring and meteorological forecasting data and relocate, modify, and/or stop operations on site to ensure compliance with the relevant conditions of this consent; and
 - co-ordinate the noise management on site with the noise management at nearby mines (including the Bengalla mine) to minimise the cumulative noise impacts of the mines, to the satisfaction of the **Secretary**.

Note: Monitoring under this consent is not required at all residences and the use of representative monitoring locations can be used to demonstrate compliance with criteria, if agreed to by the Secretary.

Noise Management Plan

- The Applicant **must** prepare a Noise Management Plan for the development to the satisfaction of the **Secretary**. This plan must:

- (a) be submitted to the [Secretary](#) for approval prior to carrying out any development on site;
- (b) describe the noise mitigation measures that would be implemented to ensure compliance with the relevant conditions of this consent, including a real-time noise management system that employs both reactive and proactive mitigation measures;
- (c) include a noise monitoring program that:
 - uses a combination of real-time and supplementary attended monitoring to evaluate the performance of the development;
 - accounts for the occurrence of any noise enhancement between the site, and any sensitive receivers located beyond the site boundary; and
 - includes a protocol for determining exceedances of the relevant conditions of this consent.
- (d) include a protocol that has been prepared in consultation with the owners of the nearby mines (including the Bengalla mine) to minimise the cumulative noise impacts of the mines.

The Applicant must implement the approved management plan as approved from time to time by the [Secretary](#).

BLASTING

Blasting Criteria

10. The Applicant [must](#) ensure that the blasting on the site does not cause exceedances of the criteria in Table 7.

Table 7: Blasting criteria

Location	Airblast overpressure (dB(Lin Peak))	Ground vibration (mm/s)	Allowable exceedance
Residence on privately owned land	120	10	0%
	115	5	5% of the total number of blasts over a period of 12 months
Historic heritage sites	-	10	0%
All public infrastructure	-	50	0%

However, these criteria do not apply if the Applicant has a written agreement with the relevant owner or infrastructure provider/owner, and the Applicant has advised the Department in writing of the terms of this agreement.

Blasting Hours

11. The Applicant [must](#) only carry out blasting on site between 9am and 5pm Monday to Saturday inclusive. No blasting is allowed on Sundays, public holidays, or at any other time without the written approval of the [Secretary](#).

Blasting Frequency

12. Unless otherwise agreed by the [Secretary](#), the Applicant may carry out a maximum of:
 - (a) 1 blast a day; and
 - (b) 5 blasts a week, averaged over any calendar year;
 for the development.

This condition does not apply to blasts that generate ground vibration of 0.5 mm/s or less at any residence on privately-owned land, or to blasts required to ensure the safety of the mine or its workers.

Note: For the purposes of this condition, a blast refers to a single blast event, which may involve a number of individual blasts fired in quick succession in a discrete area of the mine.

Property Inspections

13. If the Applicant receives a written request from the owner of any privately-owned land within 2 kilometres of the approved open cut mining pit/s on site, for a property inspection to establish the baseline condition of any buildings and/or structures on his/her land, or to have a previous property inspection report updated, then within 2 months of receiving this request the Applicant [must](#):
 - (a) commission a suitably qualified, experienced and independent person, whose appointment is [acceptable to both parties](#), to:
 - establish the baseline condition of the buildings and/or structures on the land, or update the previous property inspection report;
 - identify any measures that should be implemented to minimise the potential blasting impacts of the development on these buildings and/or structures; and

- (b) give the landowner a copy of the new or updated property inspection report.

If there is a dispute over the selection of the suitably qualified, experienced and independent person, or the Applicant or the landowner disagrees with the findings of the property inspection report, either party may refer the matter to the Secretary for resolution.

Property Investigations

14. If the owner of any privately-owned land claims that the buildings and/or structures on his/her land have been damaged as a result of blasting on site, then within 2 months of receiving this claim the Applicant must:
- (a) commission a suitably qualified, experienced and independent person, whose appointment is acceptable to both parties, to investigate the claim; and
 - (b) give the landowner a copy of the property investigation report.

If there is a dispute over the selection of the suitably qualified, experienced and independent person, or the Applicant or the landowner disagrees with the findings of the property investigation report, either party may refer the matter to the Secretary for resolution.

If this independent property investigation confirms the landowner's claim, and both parties agree with these findings, then the Applicant must repair the damages to the satisfaction of the Secretary.

If the Applicant or landowner disagrees with the findings of the independent property investigation, then either party may refer the matter to the Secretary for resolution.

Blast Operating Conditions

15. The Applicant must:
- (a) implement best blasting management practice on site to:
 - protect the safety of people and livestock in the surrounding area;
 - protect public or private infrastructure/property in the surrounding area;
 - minimise the dust and fume emissions of the blasting on site; and
 - minimise blasting impacts on heritage items in the vicinity of the site;
 - (b) co-ordinate the blasting on site with the blasting at nearby mines (including the Bengalla mine) to minimise the cumulative blasting impacts of the mines; and
 - (c) operate a suitable system to enable the public to get up-to-date information on the proposed blasting schedule on site, to the satisfaction of the Secretary.
16. The Applicant must not undertake blasting within 500 metres of:
- (a) a public road without the approval of Council; and
 - (b) any land outside the site not owned by the Applicant, unless:
 - the Applicant has a written agreement with the relevant landowner to allow blasting to be carried out closer to the land, and the Applicant has advised the Department in writing of the terms of this agreement, or
 - the Applicant has:
 - demonstrated to the satisfaction of the Secretary that the blasting can be carried out closer to the land without compromising the safety of the people or livestock on the land, or damaging the buildings and/or structures on the land; and
 - updated the Blast Management Plan to include the specific measures that would be implemented while blasting is being carried out within 500 metres of the land.

Blast Management Plan

17. The Applicant must prepare a Blast Management Plan for the development to the satisfaction of the Secretary. This plan must:
- (a) be submitted to the Secretary for approval prior to carrying out any blasting on site;
 - (b) describe the measures that would be implemented to ensure compliance with the relevant conditions of this consent;
 - (c) include a road closure management plan, prepared in consultation with Council;
 - (d) include a blast monitoring program for evaluating compliance with the relevant conditions of approval; and
 - (e) include a protocol that has been prepared in consultation with the owners of nearby mines (including the Bengalla mine) for minimising and managing cumulative blasting impacts of the mines.

The Applicant must implement the approved management plan as approved from time to time by the Secretary.

AIR QUALITY & GREENHOUSE GAS

Odour

18. The Applicant **must** ensure that no offensive odours are emitted from the site, as defined under the POEO Act, unless otherwise authorised by an EPL.

Greenhouse Gas Emissions

19. The Applicant **must** implement all reasonable and feasible measures to minimise the release of greenhouse gas emissions from the site.

Air Quality Criteria

20. Except for the air quality-affected land referred to in Table 1, the Applicant **must** ensure that all reasonable and feasible avoidance and mitigation measures are employed so that particulate matter emissions generated by the development do not exceed the criteria listed in Tables 8, 9 or 10 at any residence on privately-owned land.

Table 8: Long term criteria for particulate matter

Pollutant	Averaging Period	^dCriterion
Total suspended particulate (TSP) matter	Annual	^a 90 µg/m ³
Particulate matter < 10 µm (PM ₁₀)	Annual	^a 25 µg/m ³
Particulate matter < 2.5 µm (PM _{2.5})	Annual	^a 8 µg/m ³

Table 9: Short term criteria for particulate matter

Pollutant	Averaging Period	^dCriterion
Particulate matter < 10 µm (PM ₁₀)	24 hour	^b 50 µg/m ³
Particulate matter < 2.5 µm (PM _{2.5})	24 hour	^b 25 µg/m ³

Table 10: Long term criteria for deposited dust

Pollutant	Averaging Period	Maximum increase in deposited dust level	Maximum total deposited dust level
^c Deposited dust	Annual	^b 2 g/m ² /month	^a 4 g/m ² /month

Notes to Tables 8-10:

^a Total impact (i.e. incremental increase in concentrations due to the development plus background concentrations due to all other sources);

^b Incremental impact (i.e. incremental increase in concentrations due to the development on its own);

^c Deposited dust is to be assessed as insoluble solids as defined by Standards Australia, AS/NZS 3580.10.1:2003: Methods for Sampling and Analysis of Ambient Air - Determination of Particulate Matter - Deposited Matter - Gravimetric Method; and

^d Excludes extraordinary events such as bushfires, prescribed burning, dust storms, sea fog, fire incidents or any other activity agreed by the Secretary.

21. Deleted

Air Quality Operating Conditions

22. The Applicant **must**:
- implement best practice air quality management, including all reasonable and feasible measures to minimise the odour, fume and dust emissions of the development;
 - minimise visible air pollution generated by the development;
 - minimise, where reasonable and feasible, the extent of potential dust generating surfaces exposed on the site at any given point in time;
 - minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events (see Note d above under Tables 8-10);
 - regularly assess the real-time air quality monitoring and meteorological forecasting data and relocate, modify and/or stop operations on site to ensure compliance with the relevant conditions of this consent; and
 - co-ordinate the air quality management on site with the air quality management at nearby mines (including the Bengalla mine) to minimise cumulative air quality impacts from the mines, to the satisfaction of the Secretary.

Air Quality and Greenhouse Gas Management Plan

23. The Applicant **must** prepare an Air Quality and Greenhouse Gas Management Plan for the development to the satisfaction of the Secretary. This plan must:

- (a) be submitted to the [Secretary](#) for approval prior to carrying out any development on site;
- (b) describe the measures that would be implemented to ensure compliance with the relevant conditions of this consent, including a real-time air quality management system that employs reactive and proactive mitigation measures;
- (c) include an air quality monitoring program that:
 - uses a combination of real-time monitors and supplementary monitors to evaluate the performance of the development;
 - includes PM_{2.5} monitoring (although this obligation could be satisfied by the regional air quality monitoring network if sufficient justification is provided);
 - includes a protocol for determining exceedances of the relevant conditions of this consent; and
- (d) include a protocol that has been prepared in consultation with the owners of nearby mines to minimise the cumulative air quality impacts of the mines.

The Applicant must implement the approved management plan as approved from time to time by the [Secretary](#).

METEOROLOGICAL MONITORING

24. For the life of the development, the Applicant [must](#) ensure that there is a meteorological station operating in the vicinity of the site that:
- (a) complies with the requirements in the *Approved Methods for Sampling of Air Pollutants in NSW* guideline; and
 - (b) is capable of continuous real-time measurement of temperature lapse rate in accordance with the *NSW Industrial Noise Policy*, or as otherwise approved by the [Secretary](#).

SOIL & WATER

Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain water licences for the development.

Water Supply

25. The Applicant [must](#) ensure that it has sufficient water for all stages of development, and if necessary, adjust the scale of mining operations on site, to match its available water supply to the satisfaction of the [Secretary](#).

Water Discharges

26. The Applicant [must](#) ensure that any surface water discharges from the site comply with the:
- (a) discharge limits (both volume and quality) set for the development in any EPL; or
 - (b) relevant provisions of the POEO Act or *Protection of the Environment Operations (Hunter River Salinity Trading Scheme) Regulation 2002*.

Compensatory Water Supply

27. The Applicant [must](#) provide compensatory water supply to any landowner of privately-owned land whose water entitlements are adversely and directly impacted (other than an impact that is negligible) as a result of the development, in consultation with [DoI Water](#), and to the satisfaction of the [Secretary](#).

The compensatory water supply measures must provide an alternative long-term supply of water that is equivalent, [in quality and volume](#), to the loss attributed to the development. Equivalent water supply should be provided (at least on an interim basis) [as soon as practicable after the loss is identified, unless otherwise agreed with the landowner](#).

If the Applicant and the landowner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the [Secretary](#) for resolution.

If the Applicant is unable to provide an alternative long-term supply of water, then the Applicant [must](#) provide alternative compensation to the satisfaction of the [Secretary](#).

Water Management Plan

28. The Applicant [must](#) prepare a Water Management Plan for the development to the satisfaction of the [Secretary](#). This plan must be prepared in consultation with [DoI Water](#) and [EPA](#), and be submitted to the [Secretary](#) for approval prior to carrying out any development on site. The plan must include:
- (a) a Site Water Balance, which must:
 - include details of:
 - sources and security of water supply;
 - water use on site;
 - water management on site;

- any off-site water transfers; and
 - investigate and implement all reasonable and feasible measures to minimise water use by the development;
- (b) an Erosion and Sediment Control Plan, which must:
 - identify activities that could cause soil erosion, generate sediment or affect flooding;
 - describe measures to minimise soil erosion and the potential for the transport of sediment to downstream waters, and manage any flood risk;
 - describe the location, function, and capacity of erosion and sediment control structures;
 - describe what measures would be implemented to maintain the structures over time;
- (c) a Surface Water Management Plan, which must include:
 - detailed baseline data on surface water flows and quality in creeks and other waterbodies that could potentially be affected by the development;
 - surface water and stream health impact assessment criteria including trigger levels for investigating any potentially adverse surface water impacts;
 - a program to monitor surface water flows and quality in the watercourses that could be affected by the project; and
 - reporting procedures for the results of the monitoring program;
- (d) a Groundwater Management Plan, which must include:
 - detailed plans, including design objectives and performance criteria, for the design and management of the proposed final voids;
 - detailed baseline data of groundwater levels, yield and quality in the region, and privately-owned groundwater bores, that could be affected by the development;
 - groundwater impact assessment criteria including trigger levels for investigating any potentially adverse groundwater impacts;
 - a program to monitor and assess:
 - groundwater inflows to the mining operations;
 - impacts on regional and local (including alluvial) aquifers;
 - impacts on the groundwater supply of potentially affected landowners;
 - impacts on groundwater dependent ecosystems and riparian vegetation;
- (e) a Surface and Ground Water Response Plan, which must include:
 - a response protocol for any exceedances of the surface water and groundwater assessment criteria;
 - measures to offset the loss of any baseflow to watercourses caused by the development;
 - measures to prevent, minimise or offset groundwater leakage from alluvial aquifers caused by the development;
 - measures to compensate landowners of privately-owned land whose water supply is adversely affected by the development; and
 - measures to mitigate and/or offset any adverse impacts on groundwater dependent ecosystems or riparian vegetation.

The Applicant must implement the approved management plan as approved from time to time by the Secretary.

BIODIVERSITY

Offset Strategy

29. The Applicant **must** prepare an offset strategy for the development to the satisfaction of the Secretary. This strategy must:
- (a) be prepared in consultation with OEH;
 - (b) be submitted to the Secretary for approval prior to carrying out any development in the conveyor/service corridor;
 - (c) offset the biodiversity impacts of the development in the conveyor/service corridor; and
 - (d) focus on the re-establishment of:
 - significant and/or threatened flora communities and/or species; and
 - habitat for significant and/or threatened fauna species.

This offset strategy is not required if the Applicant does not carry out any development in the conveyor/service corridor.

The Applicant must implement the approved strategy as approved from time to time by the Secretary.

Note: The offset strategy may be combined with any similar offset strategy required for the development under Commonwealth legislation, or the Aboriginal cultural heritage conservation area/s described in condition 33 below, subject to suitably offsetting the impacts of the conveyor/service corridor.

Long Term Security of Offset

30. Within 2 years of the approval of the offset strategy, the Applicant **must** demonstrate to the satisfaction of the Secretary that it has made suitable arrangements to provide appropriate long term security for the offset area/s in the offset strategy.

Conservation Bond

31. Within 6 months of the approval of the offset strategy, the Applicant **must** lodge a conservation bond with the Department to ensure that the offset strategy is implemented in accordance with the performance and completion criteria of the Biodiversity Management Plan (see below).

The sum of the bond **must** be determined by:

- (a) calculating the full cost of implementing the offset strategy (other than land acquisition costs); and
- (b) employing a suitably qualified, independent and experienced person to verify the calculated costs.

The calculation of the Conservation Bond must be submitted to the Department for approval at least 1 month prior to the lodgement of the bond.

The Conservation Bond must be reviewed and if required, an updated bond must be lodged with the Department within 3 months following:

- (a) an update or revision to the Biodiversity Management Plan;
- (b) the completion of an Independent Environmental Audit in which recommendations relating to the implementation of the Biodiversity Offset Strategy have been made; or
- (c) in response to a request by the Secretary.

If the offset strategy is completed generally in accordance with the completion criteria in the Biodiversity Management Plan to the satisfaction of the Secretary, the Secretary will release the bond.

If the offset strategy is not completed generally in accordance with the completion criteria in the Biodiversity Management Plan, the Secretary will call in all or part of the conservation bond, and arrange for the satisfactory completion of the relevant works.

With the agreement of the Secretary, this bond may be combined with rehabilitation security deposit administered by the Minister for Resources.

Biodiversity Management Plan

32. The Applicant **must** prepare a Biodiversity Management Plan for the development to the satisfaction of the Secretary. This plan must:

- (a) be prepared in consultation with OEH and Council, and be submitted to the Secretary for approval prior to carrying out any development on site;
- (b) include:
 - a description of the short, medium, and long term measures that would be implemented to:
 - manage the remnant vegetation and habitat on the site and in the offset area/s (if and when applicable); and
 - implement the offset strategy (if and when applicable), including detailed performance and completion criteria;
 - a detailed description of the measures that would be implemented over the next 3 years, including the procedures to be implemented for:
 - implementing revegetation and regeneration within the disturbance areas and offset areas, including establishment of canopy, sub-canopy (if relevant), understorey and ground strata;
 - maximising salvage and beneficial use of resources in areas that are to be impacted, including vegetative, soil and cultural heritage resources;
 - protecting vegetation and soil outside the disturbance areas;
 - rehabilitating creeks and drainage lines on the site, to minimise net loss of stream length and aquatic habitat;
 - managing salinity;
 - conserving and reusing topsoil;
 - undertaking pre-clearance surveys;
 - managing impacts on fauna;
 - landscaping the site and along public roads to minimise visual and lighting impacts;
 - collecting and propagating seed;
 - salvaging and reusing material from the site for habitat enhancement;
 - salvaging, transplanting and/or propagating threatened flora and native grassland;
 - controlling weeds and feral pests;
 - managing grazing and agriculture on site;
 - controlling access; and
 - bushfire management;

- a program to monitor and report on the effectiveness of these measures, and progress against the performance and completion criteria;
- a description of the potential risks to successful revegetation, and a description of the contingency measures that would be implemented to mitigate these risks; and
- details of who would be responsible for monitoring, reviewing, and implementing the plan.

The Applicant must implement the approved management plan as approved from time to time by the Secretary.

HERITAGE

Note: Under the National Parks and Wildlife Act 1974 or the Heritage Act 1977, the Applicant is required to obtain approvals for any impacts to Aboriginal objects and/or significant relics.

Aboriginal Heritage Conservation Strategy

33. The Applicant must prepare an Aboriginal Heritage Conservation Strategy for the development to the satisfaction of the Secretary. This strategy must:
- be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Secretary;
 - be prepared in consultation with OEH and the Aboriginal stakeholders;
 - be submitted to the Secretary for approval prior to carrying out any development on site;
 - provide for the establishment and conservation of an off-site Aboriginal cultural heritage conservation area/s that has comparable Aboriginal cultural heritage values (both cultural and archaeological) to the areas that would be developed on site;
 - describe the measures that would be implemented to provide appropriate long term security for the proposed Aboriginal cultural heritage conservation areas; and
 - include an action plan for the implementation of the strategy.

The detailed measures for the implementation of the strategy are to be outlined in the Heritage Management Plan (see condition 36).

The Applicant must implement the approved strategy as approved from time to time by the Secretary.

Note: The Aboriginal cultural heritage conservation area/s may be combined with any similar offset/conservation area required for the development under Commonwealth legislation, subject to suitably offsetting the cultural heritage impacts of the development.

34. Within 2 years of the approval of the Aboriginal Heritage Conservation Strategy, the Applicant must demonstrate to the satisfaction of the Secretary, that it has made suitable arrangements to provide appropriate long term security for the Aboriginal cultural heritage conservation area/s in the Aboriginal Heritage Conservation Strategy.

Oral History

35. By the end of December 2013, the Applicant must prepare a detailed history of the Mount Pleasant locality to the satisfaction of the Secretary. This history must:
- be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Secretary;
 - be prepared in consultation with the OEH, the local history society, local community (including former residents as far as is practicable), and Aboriginal stakeholders;
 - be prepared in accordance with the relevant Heritage Council of NSW guidelines; and
 - include detailed historical research as well as an oral history.

Aboriginal Heritage Management Plan

36. The Applicant must prepare a Aboriginal Heritage Management Plan for the development to the satisfaction of the Secretary. This plan must:
- be prepared in consultation with OEH and the Aboriginal stakeholders by suitably qualified and experienced persons whose appointment has been endorsed by the Secretary;
 - be submitted to the Secretary for approval prior to carrying out any development on site;
 - include:
 - a detailed plan for the implementation of the approved Aboriginal Heritage Conservation Strategy (required under condition 34);
 - a description of the measures that would be implemented to:
 - comply with the requirements of any Aboriginal Heritage Impact Permit issued for the development, including any approved archaeological testing and salvage program;
 - store the Aboriginal objects salvaged, both during construction and in the long term;
 - protect, monitor and/or manage all Aboriginal objects on site until the impacts of the development on these objects is unavoidable;

- minimise the blasting impacts of the development on Aboriginal objects in the vicinity of the site;
- manage the discovery of any human remains or previously unidentified Aboriginal objects on site;
- enable Aboriginal stakeholders to get reasonable access to the site during the development;
- ensure Aboriginal stakeholders are consulted about the conservation and management of Aboriginal cultural heritage on site; and
- ensure construction personnel receive suitable heritage inductions prior to carrying out any development on site, and that suitable records are kept of these inductions.

The Applicant must implement the approved management plan as approved from time to time by the Secretary.

TRANSPORT

Removal of Rail Loop and Infrastructure Corridor

37. The Applicant must, by no later than 31 October 2022:
- (a) remove all infrastructure associated with the development within Mining Lease No. 1645 (ML 1645) south of Wybong Road (other than infrastructure which the operator of the Bengalla mine agrees with the Applicant, in writing, can remain in situ);
 - (b) do all things available to transfer or cause the grant of a mining lease over that part of ML 1645 south of Wybong Road to the operator of Bengalla mine or its nominee;
 - (c) transfer the freehold land owned by the Applicant within ML 1645 south of Wybong Road to the operator of Bengalla mine (or its nominee) at rural market value; and
 - (d) release any easements for pipeline and rail spur within or in the vicinity of ML 1645 south of Wybong Road which benefit land owned by the Applicant.

Road Works

38. The Applicant must, at its own expense:
- (a) construct a bridge to carry the Bengalla Link Road over the proposed Mount Pleasant rail loop, in consultation with the operators of the Bengalla Mine;
 - (b) construct the Mount Pleasant Northern Link Road to Dorset Road, prior to the closure of Castlerock Road;
 - (c) construct the Mount Pleasant Western Link Road (generally in accordance with Council's Western Roads Strategy) from the intersection of the Bengalla Link Road to the intersection of the Mount Pleasant Northern Link Road, prior to the closure of Wybong Road;
 - (d) construct the Mount Pleasant Mine Access Road;
 - (e) upgrade the Wybong Road from the Bengalla Link Road to the Mount Pleasant Mine Access Road; and
 - (f) construct an overpass or underpass across Wybong Road, or other means of crossing Wybong Road, should a construction road be proposed, to the satisfaction of Council.
39. Should the following intersections be required, the Applicant must undertake construction works at:
- (a) the intersection of the Western Link Road and access to the mine site;
 - (b) the intersection of the Bengalla Link Road and the Western Link Road;
 - (c) the intersection of the Castlerock/Mount Pleasant Northern Link Road and the Western Link Road; and
 - (d) the intersection of the Mount Pleasant Northern Link Road and Kayuga Road, to the satisfaction of Council and/or RMS.

If there is any dispute between the Applicant and Council or RMS in relation to the funding or upgrade works, then any of the parties may refer the matter to the Secretary for resolution.

40. The Applicant must:
- (a) prepare a detailed schedule outlining the timing of the road construction works required by conditions 38 and 39 by the end of December 2011; and
 - (b) update this schedule annually, to the satisfaction of Council.

Road Maintenance

41. During the development, the Applicant must maintain the roads and intersections between the Bengalla Mine main entrance and the Mt Pleasant Mine main entrance, including:
- (a) part of the Bengalla Link Road;
 - (b) part of the Wybong Road; and
 - (c) part of the Mount Pleasant Western Link Road.

The Applicant **must** develop a Maintenance Management Plan in respect of these roads, to the satisfaction of Council.

Thomas Mitchell Drive

- 41A. The Applicant **must** contribute to the upgrade and maintenance of Thomas Mitchell Drive, proportionate to its impact (based on usage) on that infrastructure, in accordance with the Contributions Study prepared by GHD titled, *“Thomas Mitchell Drive Contributions Study, May 2015”* (as amended from time to time), unless otherwise agreed with the Secretary.

For Thomas Mitchell Drive, the contributions must be paid to Council in accordance with:

- (a) the payment schedule in the Contributions Study for the upgrade works; and
 - (b) the maintenance schedule established in accordance with the Contributions Study during the life of the development,
- unless otherwise agreed with Council.

Notes:

- *In making a determination about the applicable contribution/s under this condition, the Secretary will take into account the contributions already paid or required to be paid towards the upgrade and maintenance of the local road network in the Muswellbrook Local Government Area under this consent and any associated Planning Agreement with Council.*
- *If there is a dispute between the relevant parties about the implementation of this condition, then any party may refer the matter to the Secretary for resolution.*

Road Access and Signage

42. The Applicant **must** ensure that as far as possible the preferred mine access road route, as described in the EIS, is the only route used by employees and contractors travelling to the mine site from Muswellbrook.
43. The Applicant **must** maintain signs and give at least 24 hours notice of temporary road closures. The location and wording of the signs are to be approved by Council. A protocol is to be established, in consultation with the emergency service providers and Council, to permit the passage of emergency vehicles during road closures.

Monitoring of Coal Transport

44. The Applicant **must**:
- (a) keep records of the:
 - amount of coal transported from the site (on a monthly basis); and
 - date and time of each train movement generated by the development; and
 - (b) make these records available on its website at the end of each calendar year.

VISUAL

Visual Amenity and Lighting

45. The Applicant **must**:
- (a) implement all reasonable and feasible measures to minimise the visual and off-site lighting impacts of the development;
 - (b) ensure no outdoor lights shine above the horizontal; and
 - (c) ensure that all external lighting associated with the development complies with *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting* or its latest version,
- to the satisfaction of the **Secretary**.

Additional Visual Mitigation Measures

46. Upon receiving a written request from the owner of any residence on privately-owned land which has, or would have, significant direct view of the mining operations on site, the Applicant **must** implement visual mitigation measures (such as landscaping treatments or vegetation screens) on the land in consultation with the landowner. These measures must be reasonable and feasible, and directed toward minimising the visibility of the mining operations from the residence.

If within 3 months of receiving this request from the owner, the Applicant and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the **Secretary** for resolution.

*Note: Except in exceptional circumstances, the **Secretary** will not require additional visual impact mitigation to be undertaken for residences that are more than 3 kilometres from the mining operations.*

Landscape Management Plan

47. The Applicant **must** prepare a Landscape Management Plan to mitigate the visual impacts of the development to the satisfaction of the **Secretary**. This plan must:
- (a) be prepared in consultation with Council, and submitted to the **Secretary** for approval prior to carrying out any development on site;
 - (b) provide for the establishment of trees and shrubs and/or the construction of mounding or bunding:
 - along the access road to the mine site;
 - around the water storage dams and coal preparation plant;
 - at other areas identified as necessary for the maintenance of satisfactory visual amenity; and
 - (c) include details of the visual appearance of all buildings, structures, facilities or works (including paint colours and specifications), aimed at blending as far as possible with the surrounding landscape.

The Applicant must implement the approved management plan as approved from time to time by the **Secretary**.

BUSHFIRE MANAGEMENT

48. The Applicant **must**:
- (a) ensure that the development is suitably equipped to respond to any fires on site; and
 - (b) assist the Rural Fire Service and emergency services as much as possible if there is a fire in the vicinity of the site.

WASTE

Waste Minimisation & Disposal

49. The Applicant **must**:
- (a) minimise the waste (including coal reject) generated by the development;
 - (b) ensure that the waste generated by the development is appropriately stored, handled and disposed of in a lawful manner.

On-site Sewage

50. The Applicant **must** ensure that all sewage generated on site is treated and disposed of to the satisfaction of Council.

Disposal of Fine Rejects

51. The Applicant **must** not emplace fine rejects in the southern catchment without the written approval of the **Secretary**.

Waste Management Plan

52. The Applicant **must** prepare a Waste Management Plan for the development to the satisfaction of the **Secretary**. This plan must:
- (a) be prepared in consultation with **DoI Water** and **DRG**, and submitted to the **Secretary** for approval prior to carrying out any development on site;
 - (b) describe the measures that would be implemented to avoid, minimise, reuse and recycle all waste streams generated by the development;
 - (c) include a fines emplacement plan; and
 - (d) a program to evaluate the fines emplacement plan and methods, with a view to emplacing fines within active mining areas.

The Applicant must implement the approved management plan as approved from time to time by the **Secretary**.

REHABILITATION

Rehabilitation Objectives

53. The Applicant **must** rehabilitate the site to the satisfaction of **DRG**. This rehabilitation must be generally consistent with the proposed rehabilitation strategy depicted conceptually in the figure in Appendix 2, and comply with the objectives in Table 14.

Table 14: Rehabilitation Objectives

Feature	Objective
Mine site (as a whole), including the final void	Safe, stable & non-polluting
Surface infrastructure	To be decommissioned and removed, unless DRG agrees otherwise
Land forms	To be set under condition 54 below
Land use	To be set under condition 54 below
Community	Minimise the adverse socio-economic effects associated with mine closure

Rehabilitation Strategy

54. Prior to commencing any development on the site, the Applicant must prepare a Rehabilitation Strategy for the development to the satisfaction of the Secretary. This strategy must:
- (a) be prepared in consultation with relevant stakeholders, including DRG, DoI Water, Council and the CCC;
 - (b) investigate options for the future use of the site upon the completion of mining;
 - (c) describe and justify the proposed rehabilitation strategy for the site; and
 - (d) define the rehabilitation objectives for the area, as well as the proposed completion criteria for this rehabilitation.

The Applicant must implement the approved strategy as approved from time to time by the Secretary.

Progressive Rehabilitation

55. The Applicant must carry out the rehabilitation of the site progressively, that is, as soon as reasonably practicable following disturbance. All reasonable and feasible measures must be taken to minimise the total area exposed for dust generation at any time. Interim stabilisation and temporary vegetation strategies must be employed when areas prone to dust generation cannot be permanently rehabilitated.

Note: It is accepted that some parts of the site that are progressively rehabilitated may be subject to further disturbance at some later stage of the development.

Rehabilitation Management Plan

56. The Applicant must prepare a Rehabilitation Management Plan for the development to the satisfaction of DRG. This plan must:
- (a) be prepared in consultation with the Department, DoI Water, Council and the CCC;
 - (b) be submitted to DRG for approval, within 3 months of approval of the Rehabilitation Strategy;
 - (c) be prepared in accordance with any relevant DRG guideline;
 - (d) describe the measures that would be implemented to rehabilitate the site and implement the rehabilitation strategy (see condition 54); and
 - (e) build, to the maximum extent practicable, on the other management plans required under this consent.

The Applicant must implement the approved management plan as approved from time to time by DRG.

SCHEDULE 4 ADDITIONAL PROCEDURES

NOTIFICATION OF LANDOWNERS

1. By the end of December 2011, the Applicant **must**:
 - (a) notify in writing the owners of:
 - the land listed in Table 1 of [Schedule 3](#) that they have the right to require the Applicant to acquire their land at any stage of the development;
 - any residence on the noise-affected land in Table 1 or Table 2 of [Schedule 3](#) that they are entitled to ask for additional noise mitigation measures to be installed at their residence at any stage of the development;
 - any residences on the air quality-affected land listed in Table 1 that they are entitled to ask for additional air quality mitigation measures to be installed at their residence at any stage of the development;
 - any privately-owned land within 2 kilometres of the approved open cut mining pit on the site that they are entitled to ask for an inspection to establish the baseline condition of any buildings and/or structures on their land, or to have a previous property inspection updated; and
 - (b) send a copy of the NSW Health fact sheet entitled "Mine Dust and You" (as may be updated from time to time) to the owners and/or existing tenants of any land (including mine-owned land) where the predictions in the [documents listed in condition 2\(a\) of Schedule 2](#) identify that dust emissions generated by the development are likely to be greater than the relevant air quality criteria in [Schedule 3](#) at any time during the life of the development.
- 1A. Prior to entering into any tenancy agreement for any land owned by the Applicant that is predicted to experience exceedances of the recommended dust and/or noise criteria, the Applicant **must**:
 - (a) advise the prospective tenants of the potential health and amenity impacts associated with living on the land, and give them a copy of the NSW Health fact sheet entitled "Mine Dust and You" (as may be updated from time to time); and
 - (b) advise the prospective tenants of the rights they would have under this consent, to the satisfaction of the Secretary.
2. As soon as practicable after obtaining monitoring results showing:
 - (a) exceedance of the relevant criteria in [Schedule 3](#), the Applicant **must** notify the affected landowner and tenants in writing of the exceedance, and provide regular monitoring results to each of these parties until the development is complying with the relevant criteria again; and/or
 - (b) an exceedance of the relevant criteria of [Schedule 3](#), the Applicant **must** send a copy of the NSW Health fact sheet entitled "Mine Dust and You" (as may be updated from time to time) to the affected landowners and/or existing tenants of the land (including the tenants of any mine-owned land).

INDEPENDENT REVIEW

3. If an owner of privately-owned land considers the development to be exceeding the criteria in [Schedule 3](#), then he/she may ask the [Secretary](#) in writing for an independent review of the impacts of the development on his/her land.

If the Secretary is not satisfied that an independent review is warranted, the Secretary will notify the landowner in writing of that decision, and the reasons for that decision, within 21 days of the request for a review.

If the Secretary is satisfied that an independent review is warranted, then within 2 months of the Secretary's decision, the Applicant **must**:

- (a) commission a suitably qualified, experienced and independent expert, whose appointment has been approved by the [Secretary](#), to:
 - consult with the landowner to determine his/her concerns;
 - conduct monitoring to determine whether the development is complying with the relevant criteria; and
 - if the development is not complying with these criteria then:
 - determine if more than one mine is responsible for the exceedance, and if so the relative share of each mine towards the impact on the land;
 - identify the measures that could be implemented to ensure compliance with the relevant criteria; and
 - (b) give the [Secretary](#) and landowner a copy of the independent review.
4. Deleted
 5. Deleted

LAND ACQUISITION

6. Within 3 months of receiving a written request from a landowner with acquisition rights, the Applicant **must** make a binding written offer to the landowner based on:
- (a) the current market value of the landowner's interest in the land at the date of this written request, as if the land was unaffected by the development, having regard to the:
 - existing and permissible use of the land, in accordance with the applicable planning instruments at the date of the written request; and
 - presence of improvements on the land and/or any approved building or structure which has been physically commenced at the date of the landowner's written request, and is due to be completed subsequent to that date, but excluding any improvements that have resulted from the implementation of the additional mitigation measures required under condition 2 of [Schedule 3](#);
 - (b) the reasonable costs associated with:
 - relocating within the Muswellbrook, Singleton or Scone local government area, or to any other local government area determined by the [Secretary](#); and
 - obtaining legal advice and expert advice for determining the acquisition price of the land, and the terms upon which it is to be acquired; and
 - (c) reasonable compensation for any disturbance caused by the land acquisition process.

However, if at the end of this period, the Applicant and landowner cannot agree on the acquisition price of the land and/or the terms upon which the land is to be acquired, then either party may refer the matter to the [Secretary](#) for resolution.

Upon receiving such a request, the [Secretary](#) shall request the President of the NSW Division of the Australian Property Institute to appoint a qualified independent valuer to:

- consider submissions from both parties;
- determine a fair and reasonable acquisition price for the land and/or the terms upon which the land is to be acquired, having regard to the matters referred to in paragraphs (a)-(c) above;
- prepare a detailed report setting out the reasons for any determination; and
- provide a copy of the report to both parties.

Within 14 days of receiving the independent valuer's report, the Applicant **must** make a binding written offer to the landowner to purchase the land at a price not less than the independent valuer's determination.

However, if either party disputes the independent valuer's determination, then within 14 days of receiving the independent valuer's report, they may refer the matter to the [Secretary](#) for review. Any request for a review must be accompanied by a detailed report setting out the reasons why the party disputes the independent valuer's determination. Following consultation with the independent valuer and both parties, the [Secretary](#) will determine a fair and reasonable acquisition price for the land, having regard to the matters referred to in paragraphs (a)-(c) above, the independent valuer's report, the detailed report of the party that disputes the independent valuer's determination and any other relevant submissions.

Within 14 days of this determination, the Applicant **must** make a binding written offer to the landowner to purchase the land at a price not less than the [Secretary's](#) determination.

If the landowner refuses to accept the Applicant's binding written offer under this condition within 6 months of the offer being made, then the Applicant's obligations to acquire the land shall cease, unless the [Secretary](#) determines otherwise.

7. The Applicant **must** pay all reasonable costs associated with the land acquisition process described in condition 6 above, including the costs associated with obtaining Council approval for any plan of subdivision (where permissible), and registration of this plan at the Office of the Registrar-General.
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SCHEDULE 5

ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. If the Secretary requires, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Secretary. This strategy must:
 - (a) be submitted to the Secretary for approval prior to carrying out any development on site;
 - (b) provide the strategic framework for environmental management of the development;
 - (c) identify the statutory approvals that apply to the development;
 - (d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (e) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the development;
 - respond to any non-compliance;
 - respond to emergencies; and
 - (f) include:
 - copies of any strategies, plans and programs approved under the conditions of this consent; and
 - a clear plan depicting all the monitoring to be carried out in relation to the development.

The Applicant must implement the approved strategy as approved from time to time by the Secretary.

Adaptive Management

- 1A. The Applicant must assess and manage development-related risks to ensure that there are no exceedances of the criteria and/or performance measures in Schedule 3. Any exceedance of these criteria and/or performance measures constitutes a breach of this consent and may be subject to penalty or offence provisions under the EP&A Act or EP&A Regulation.

Where any exceedance of these criteria and/or performance measures has occurred, the Applicant must, at the earliest opportunity:

- (a) take all reasonable and feasible steps to ensure that the exceedance ceases and does not recur;
- (b) consider all reasonable and feasible options for remediation (where relevant) and submit a report to the Department describing those options and any preferred remediation measures or other course of action; and
- (c) implement remediation measures as directed by the Secretary, to the satisfaction of the Secretary.

Management Plan Requirements

2. The Applicant must ensure that the management plans required under this consent are prepared in accordance with any relevant guidelines, and include:
 - (a) detailed baseline data;
 - (b) a description of:
 - the relevant statutory requirements (including any relevant consent, licence or lease conditions);
 - any relevant limits or performance measures/criteria;
 - the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
 - (c) a description of the measures that would be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;
 - (d) a program to monitor and report on the:
 - impacts and environmental performance of the development;
 - effectiveness of any management measures (see c above);
 - (e) a contingency plan to manage any unpredicted impacts and their consequences;
 - (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (g) a protocol for managing and reporting any:
 - incidents;
 - complaints;
 - non-compliances with statutory requirements; and
 - exceedances of the impact assessment criteria and/or performance criteria; and

- (h) a protocol for periodic review of the plan.

Note: The Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.

Annual Review

3. By the end of March each year (or other such timing as agreed by the Secretary), the Applicant must submit a report to the Department reviewing the environmental performance of the development to the satisfaction of the Secretary. This review must:
- describe the development (including any rehabilitation) that was carried out in the past calendar year, and the development that is proposed to be carried out over the next calendar year;
 - include a comprehensive review of the monitoring results and complaints records of the development over the past calendar year, which includes a comparison of these results against the:
 - relevant statutory requirements, limits or performance measures/criteria;
 - monitoring results of previous years; and
 - relevant predictions in the documents listed in condition 2(a) of Schedule 2;
 - identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
 - identify any trends in the monitoring data over the life of the development;
 - identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
 - describe what measures will be implemented over the next year to improve the environmental performance of the development.

Revision of Strategies, Plans and Programs

4. Within 3 months of:
- the submission of an annual review under condition 3 above;
 - the submission of an incident report under condition 7 below;
 - the submission of an audit under condition 9 below; and
 - any modification to the conditions of this consent,
- the Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

Within 4 weeks of conducting any such review, the Applicant must advise the Secretary of the outcomes of the review, and submit any revised documents for the approval of the Secretary.

Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.

Updating & Staging Strategies, Plans or Programs

- 4A. The Applicant may at any time submit revised strategies, plans or programs for the approval of the Secretary. With the agreement of the Secretary, the Applicant may also submit any strategy, plan or program required by this consent on a staged basis.

With the agreement of the Secretary, the Applicant may prepare a revision or stage of any strategy, plan or program required under this consent without undertaking consultation with all parties nominated under the applicable condition in this consent.

Notes:

- While any strategy, plan or program may be submitted on a staged basis, the Applicant must ensure that the existing operations on site are covered by suitable strategies, plans or programs at all times.
- If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages, and the trigger for updating the strategy, plan or program.

Management of Cumulative Impacts

5. In conjunction with the owners of the nearby mines (including the Bengalla mine), the Applicant must use its best endeavours to minimise the cumulative impacts of the development on the surrounding area to the satisfaction of the Secretary.

Note: Nothing in this consent is to be construed as requiring the Applicant to act in a manner which is contrary to the Trade Practices Act 1974.

Community Consultative Committee

6. The Applicant must operate a Community Consultative Committee (CCC) for the development to the satisfaction of the Secretary. This CCC must be operated in general accordance with the Department's

Note: The CCC is an advisory committee. The Department and other relevant agencies are responsible for ensuring that the Applicant complies with this consent.

REPORTING

Incident Reporting

7. The Applicant must immediately notify the Secretary and any other relevant agencies of any incident. Within 7 days of the date of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

8. The Applicant must provide regular reporting on the environmental performance of the development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent, and to the satisfaction of the Secretary.

INDEPENDENT ENVIRONMENTAL AUDIT

9. By the end of March 2014, and every 3 years thereafter, unless the Secretary directs otherwise, the Applicant must commission, commence and pay the full cost of an Independent Environmental Audit of the development. This audit must:
 - (a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
 - (b) include consultation with the relevant agencies and the CCC;
 - (c) assess the environmental performance of the development and whether it is complying with the requirements in this consent and any relevant EPL or Mining Lease or necessary water licences (including any assessment, plan or program required under these approvals);
 - (d) review the adequacy of strategies, plans or programs required under the abovementioned approvals (including whether the development has met or is trended towards the progressive performance and completion criteria detailed in these strategies, plans or programs);
 - (e) if necessary, recommend appropriate measures or actions to improve the environmental performance of the development, and/or any strategy, plan or program required under the abovementioned approvals; and
 - (f) be conducted and reported to the satisfaction of the Secretary.

Notes:

- This audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Secretary.

10. Within 12 weeks of commencing any audit, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary and any other NSW Government agency that requests it, together with its response to any recommendations contained in the audit report and a timetable for the implementation of these recommendations, as required. The Applicant must implement the audit report recommendations, to the satisfaction of the Secretary.

ACCESS TO INFORMATION

11. The Applicant must:
 - (a) make the following information publicly available on its website:
 - the documents listed in condition 2(a) of Schedule 2;
 - all current statutory approvals for the development;
 - approved strategies, plans and programs required under the conditions of this consent;
 - a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
 - a complaints register, which is to be updated on a monthly basis;
 - minutes of CCC meetings;
 - the annual reviews (over the last 5 years);
 - any independent environmental audit, and the Applicant's response to the recommendations in any audit;
 - any other matter required by the Secretary; and
 - (b) keep this information up to date, to the satisfaction of the Secretary.
-

APPENDIX 1 SCHEDULE OF LAND

Tenure Type	Lot	Section	Deposited Plan Number
Freehold	1	8	2770
Freehold	1	5	2770
Freehold	1	6	2770
Freehold	1	3	2770
Freehold	1	4	2770
Freehold	1	1	2770
Freehold	1	2	2770
Freehold	1		104563
Freehold	1		112742
Freehold	1		114090
State Rail Authority (Crown)	1		189134
Freehold	1	2	192121
Freehold	1	1	192121
Freehold	1		194043
Freehold	1		213293
Freehold	1		254339
Freehold	1		312392
Freehold	1		318999
Freehold	1		401237
Freehold	1		544039
Freehold	1		629491
Freehold	1		634490
Freehold	1		655691
Freehold	1		706645
Freehold	1		742324
Freehold	1		744333
Freehold	1		780673
Freehold	1		791576
Crown	1		904885
Freehold	1		905281
Freehold	1		906668
Freehold	1		911212
Freehold	1		915913
Freehold	1		944232
Freehold	1		998239
Freehold	1		1072667
Freehold	1		1080962
Freehold	1		1081385
Freehold	1		1100374
Freehold	1		1137590

Tenure Type	Lot	Section	Deposited Plan Number
State Rail Authority (Crown)	1		1129338
Freehold	1		1199733
Freehold	2	8	2770
Freehold	2	5	2770
Freehold	2	6	2770
Freehold	2	3	2770
Freehold	2	1	2770
Freehold	2	4	2770
Freehold	2		104563
Freehold	2		112742
Freehold	2		114090
Freehold	2	2	192121
Freehold	2		194043
Freehold	2		629491
Freehold	2		634490
Freehold	2		706645
Freehold	2		780673
Freehold	2		791576
Freehold	2		801249
Freehold	2		915913
Freehold	2		998239
Freehold	2		1081385
Freehold	2		1234475
Freehold	3	8	2770
Freehold	3	5	2770
Freehold	3	3	2770
Freehold	3	1	2770
Freehold	3		112742
Freehold	3	2	192121
Freehold	3		194043
Freehold	3		236668
Freehold	3		629491
Freehold	3	28	758554
Freehold	3	29	758554
Freehold	3		791576
Freehold	3		998239
Freehold	3		998477
Freehold	3		1183514
Freehold	3		1199733
Freehold	3		1234475

Tenure Type	Lot	Section	Deposited Plan Number
Freehold	4	8	2770
Freehold	4	5	2770
Freehold	4	6	2770
Freehold	4	4	2770
Freehold	4	3	2770
Freehold	4	1	2770
Freehold	4	2	2770
Freehold	4	2	192121
Freehold	4	28	758554
Freehold	4	29	758554
Freehold	4		801249
Freehold	4		1199733
Freehold	4		1234475
Freehold	5	8	2770
Freehold	5	6	2770
Freehold	5	4	2770
Freehold	5	3	2770
Freehold	5	1	2770
Freehold	5		112742
Freehold	5	2	192121
Freehold	5	28	758554
Freehold	5		801249
Freehold	5		1199733
Freehold	5		1234475
Freehold	6	8	2770
Freehold	6	3	2770
Freehold	6	1	2770
Freehold	6	2	192121
Freehold	6		749716
Freehold	6		750926
Freehold	6	28	758554
Freehold	6		821183
Freehold	6		1199733
Freehold	6		1234475
Freehold	7		112742
Freehold	7	2	192121
Freehold	7		236668
Freehold	7		749716
Freehold	7		821183
Freehold	7		1199733
Freehold	7		1234475
Freehold	8		255048
Freehold	8		821183

Tenure Type	Lot	Section	Deposited Plan Number
Freehold	8		821183
Road	8		1072668
Freehold	8		1199733
Freehold	9		255048
Freehold	9		750926
Road	9		1072668
Freehold	9		1199733
Freehold	10		255048
Freehold	10		750926
Road	10		1072668
Freehold	10		1184928
Freehold	10		1199733
Freehold	11		112742
Freehold	11		255048
Freehold	11		1051153
Road	11		1072668
Freehold	11		1184928
Freehold	12		112742
Freehold	12		255048
Freehold	12		659924
Road	12		1072668
Freehold	12		1112792
Freehold	13		112742
Freehold	13		255048
Freehold	13		750926
Freehold	13		1112792
Freehold	14	8	2770
Freehold	14		112742
Freehold	14		255048
Freehold	14		1112792
Freehold	15		112742
Freehold	15		255048
Freehold	15		750926
Freehold	15		1112792
Freehold	16		112742
Freehold	16		255048
Freehold	16		750926
Freehold	16		1072668
Freehold	16		1112792
Freehold	17		2770
Freehold	17		112742
Road	17		1072668
Freehold	18		112742

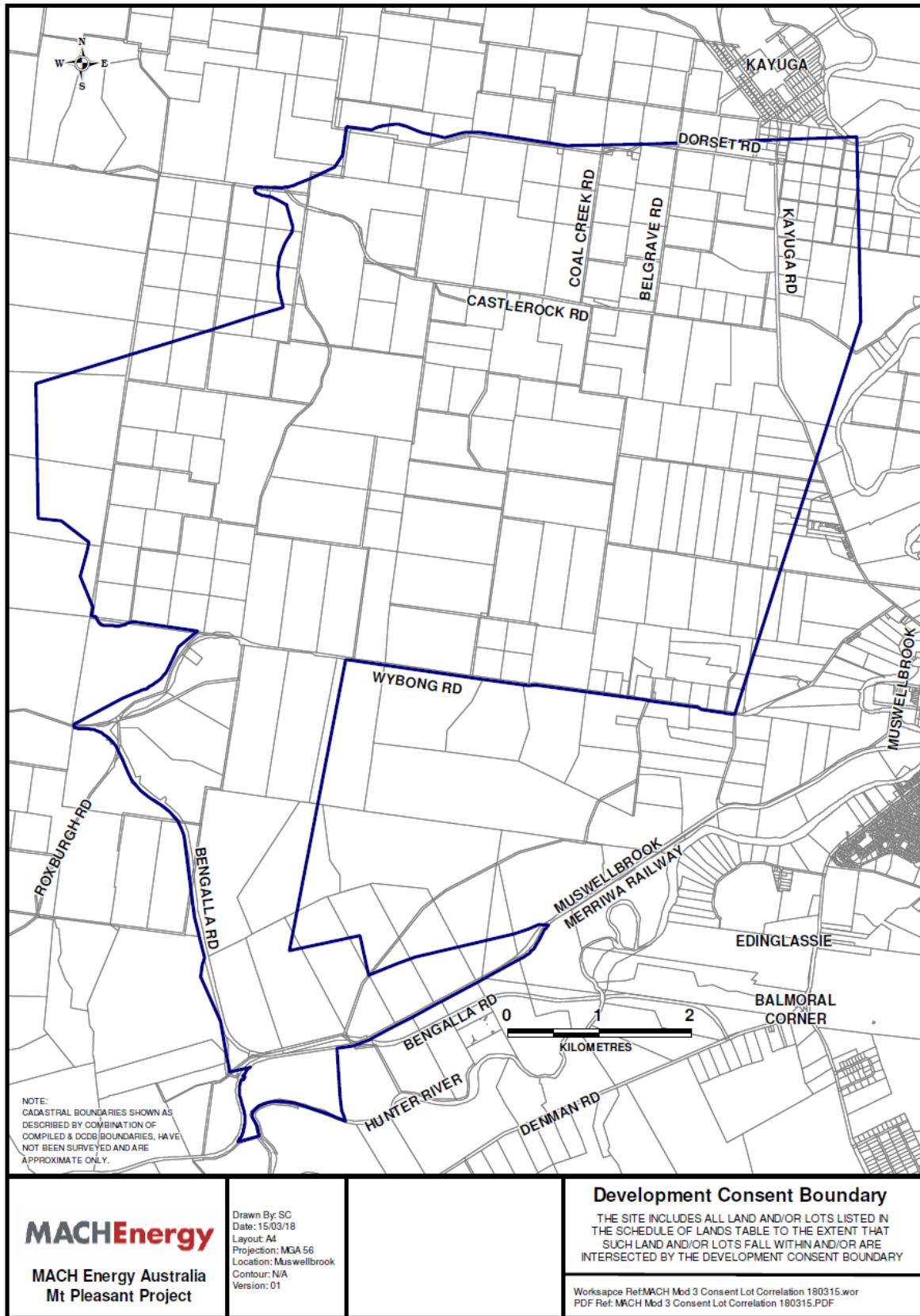
Tenure Type	Lot	Section	Deposited Plan Number
Freehold	18		1072668
Freehold	19		112742
Freehold	19		750926
Road	19		1072668
Freehold	20		112742
Freehold	20		747226
Freehold	20		1072668
Freehold	21		554140
Freehold	21		750926
Freehold	22		554140
Freehold	22		776758
Freehold	22		870608
Freehold	22		1041946
Freehold	22		1072668
Freehold	23		1041946
Freehold	24		742543
Freehold	24		1072668
Freehold	25		1053537
Freehold	25		1072668
Freehold	26		750926
Freehold	26		1072668
Freehold	27		745897
Freehold	27		1072668
Freehold	28		750926
Freehold	29		731706
Freehold	30		137297
Freehold	35		1076510
Freehold	36		1108421
Freehold	38		750926
Freehold	39		750926
Freehold	41		750926
Freehold	42		750926
Freehold	43		750926
Freehold	43		792447
Freehold	44		750926
Freehold	45		750926
Freehold	50		809718
Freehold	51		809718
Freehold	71		750926
Freehold	72		750926
Freehold	73		750926
Freehold	74		750926
Freehold	86		750926

Tenure Type	Lot	Section	Deposited Plan Number
Freehold	90		750926
Crown	90		1215947
Freehold	91		750926
Freehold	92		750926
Freehold	93		750926
Freehold	94		665393
Road	100		1148907
Freehold	100		1177385
Freehold	101		1148907
Freehold	102		1148907
Freehold	103		1148907
Freehold	104		1148907
Freehold	105		1148907
Freehold	106		1148907
Freehold	122		750926
Freehold	123		750926
Freehold	124		750926
Freehold	125		750926
Freehold	126		750926
Freehold	127		750926
Freehold	130		750926
Freehold	131		750926
Freehold	132		558246
Freehold	132		750926
Freehold	133		750926
Freehold	135		750926
Freehold	143		750926
Freehold	144		1120266
Freehold	145		1120266
Freehold	146		750926
Freehold	147		1083411
Freehold	149		750926
Freehold	150		750926
Freehold	151		750926
Freehold	152		750926
Freehold	153		750926
Freehold	154		750926
Freehold	164		635272
Freehold	177		750926
Freehold	181		750926
Freehold	184		750926
Freehold	188		750926
Freehold	189		750926

Tenure Type	Lot	Section	Deposited Plan Number
Freehold	190		750926
Freehold	193		750926
Freehold	195		750926
Freehold	196		750926
Freehold	199		750926
Freehold	200		750926
Freehold	211		750926
Freehold	212		750926
Freehold	213		750926
Freehold	214		750926
Freehold	215		750926
Freehold	216		750926
Freehold	217		750926
Freehold	218		750926
Freehold	219		750926
Freehold	220		750926
Freehold	221		750926
Freehold	224		750926
Freehold	236		750926
Freehold	237		750926
Freehold	238		750926
Freehold	239		750926
Freehold	240		750926
Freehold	241		750926
Freehold	242		750926
Freehold	251		750926
Freehold	253		750926
Freehold	254		750926
Freehold	256		750926
Freehold	258		750926
Freehold	259		750926
Freehold	260		750926
Freehold	261		561919
Freehold	261		750926
Freehold	262		750926
Freehold	263		750926
Freehold	264		750926
Freehold	265		750926
Freehold	268		567444
Freehold	268		750926
Freehold	269		567444
Freehold	269		750926
Freehold	270		750926

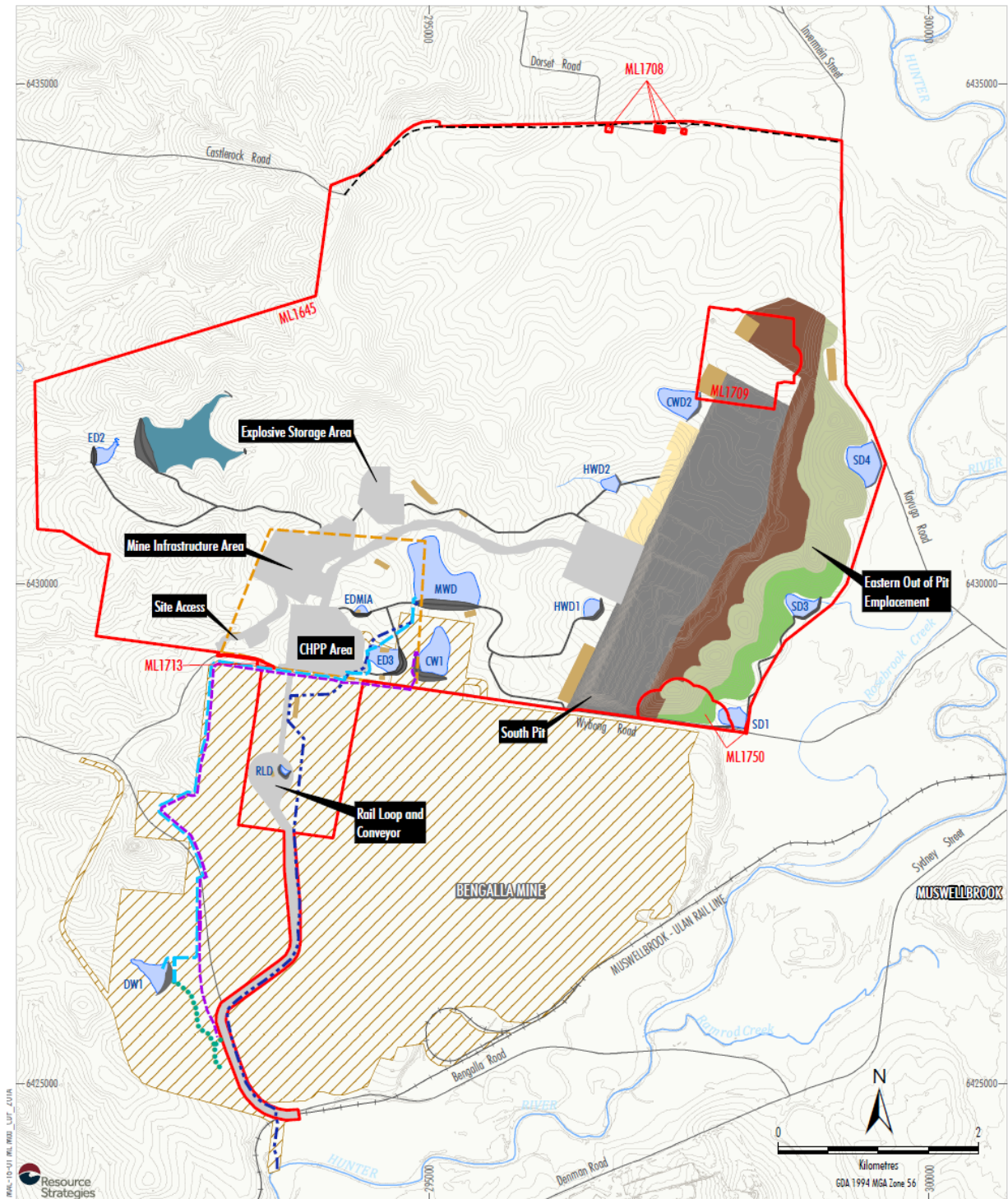
Tenure Type	Lot	Section	Deposited Plan Number
Freehold	271		750926
Freehold	272		750926
Freehold	273		750926
Freehold	274		750926
Freehold	275		750926
Freehold	276		750926
Freehold	278		750926
Freehold	279		750926
Freehold	280		750926
Freehold	282		750926
State Rail Authority (Crown)	1031		1164040
Freehold	1453		628493
Crown	7001		93329
Crown	7304		1146786
Freehold	A		174071
Freehold	A		432713
Freehold	B		174071
Freehold	B		432713
Crown Watercourse		Hunter River	
State Rail Authority (Crown)		Muswellbrook Merriwa Railway	
State Rail Authority (Crown)		Railway lands located within, between or adjacent to the above parcels of land	
Muswellbrook Council or Department of Lands (Crown)		Various council and Crown public and unformed roads located within, between or adjacent to the above parcels of land	
Freehold		Any identified or unidentified historical title residues located within, between or adjacent to the above parcels of land	
Crown		Creeks or streams located within, between or adjacent to the above parcels of land	
Crown		Any unidentified Crown land or Crown land historical title residues located within, between or adjacent to the above parcels of land	

Note: The Development Consent Boundary is shown conceptually on the figure below.



APPENDIX 2

FIGURE 1 - CONCEPTUAL PROJECT LAYOUT PLAN AT 2021



LEGEND	
 	Mining Lease Boundary
 	Bengalla Mine Approved Disturbance Boundary (SSD-5170)
 	Infrastructure Area Envelope
	Active Stripping Area
	Active Mining Area
	Active Overburden Emplacement Area
	Topsoil Stockpile
	Initial Rehabilitation
	Established Rehabilitation
	Infrastructure and Borrow/Stockpile Area
	Access Road
	Northern Link Road
	Indicative Water Pipeline Alignment
	MPO Hunter River Supply Pipeline
	MPO DW1 Pipeline (Bi-directional)
	Bengalla Mine CW1 Pipeline
	Approximate Extent of Scour Protection
	Water Dam
	Fines Emplacement Area

Source: NSW Land & Property Information (2017); NSW Division of Resources & Energy (2017); MACH Energy (2017)

MACHEnergy
MOUNT PLEASANT OPERATION

FIGURE 2 - CONCEPTUAL PROJECT LAYOUT PLAN AT 2025

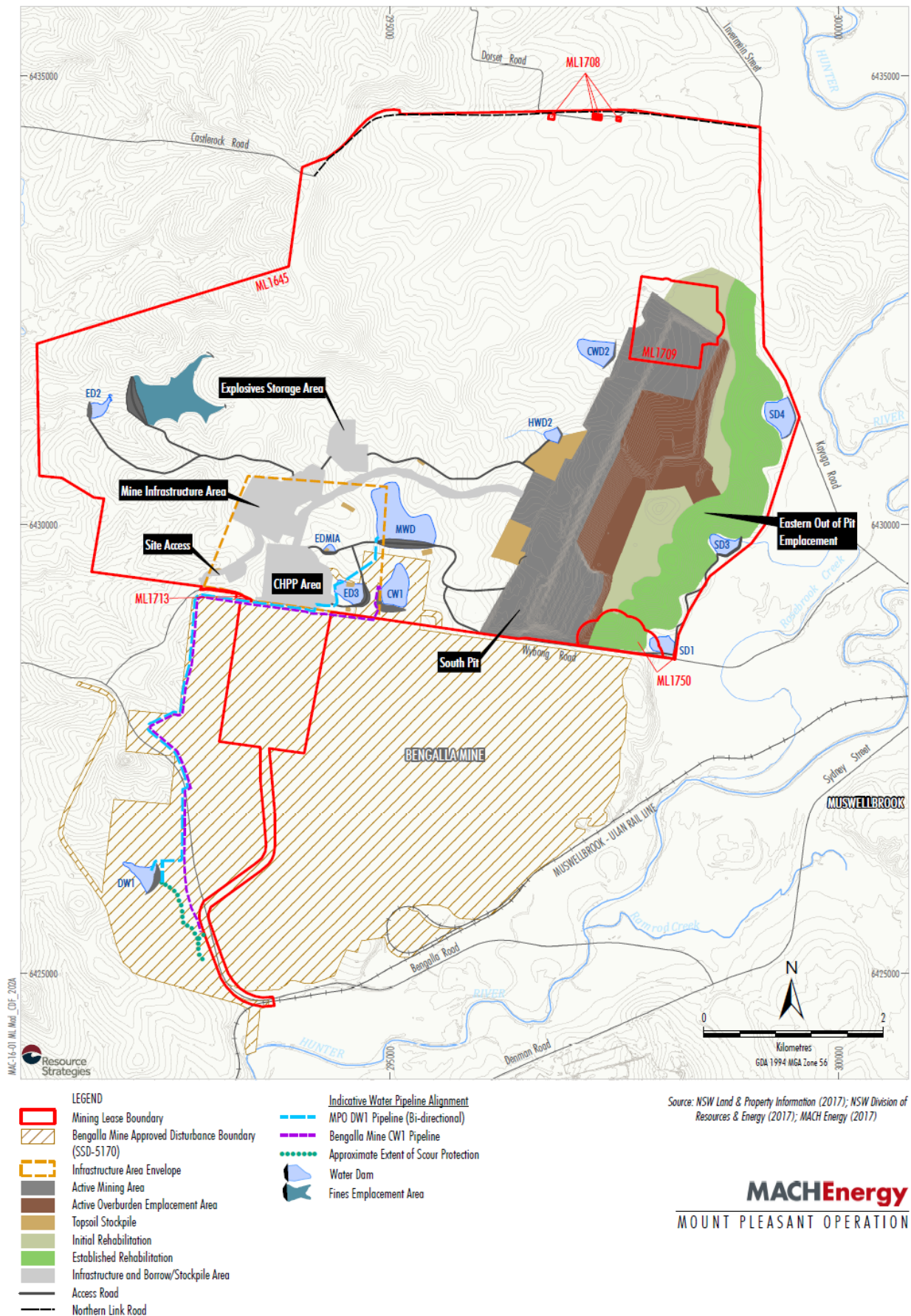


FIGURE 3 - APPROVED SURFACE DISTURBANCE PLAN

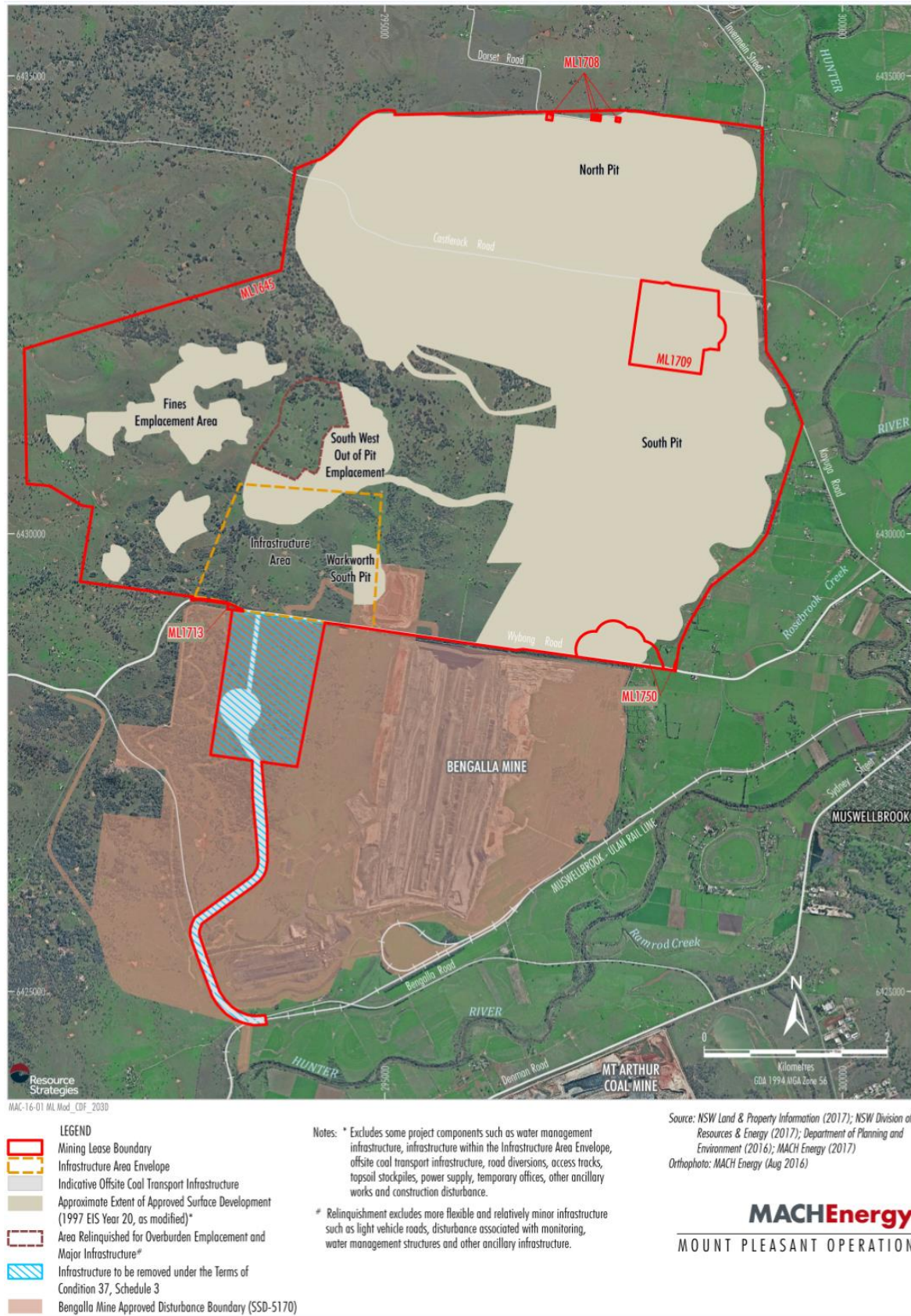
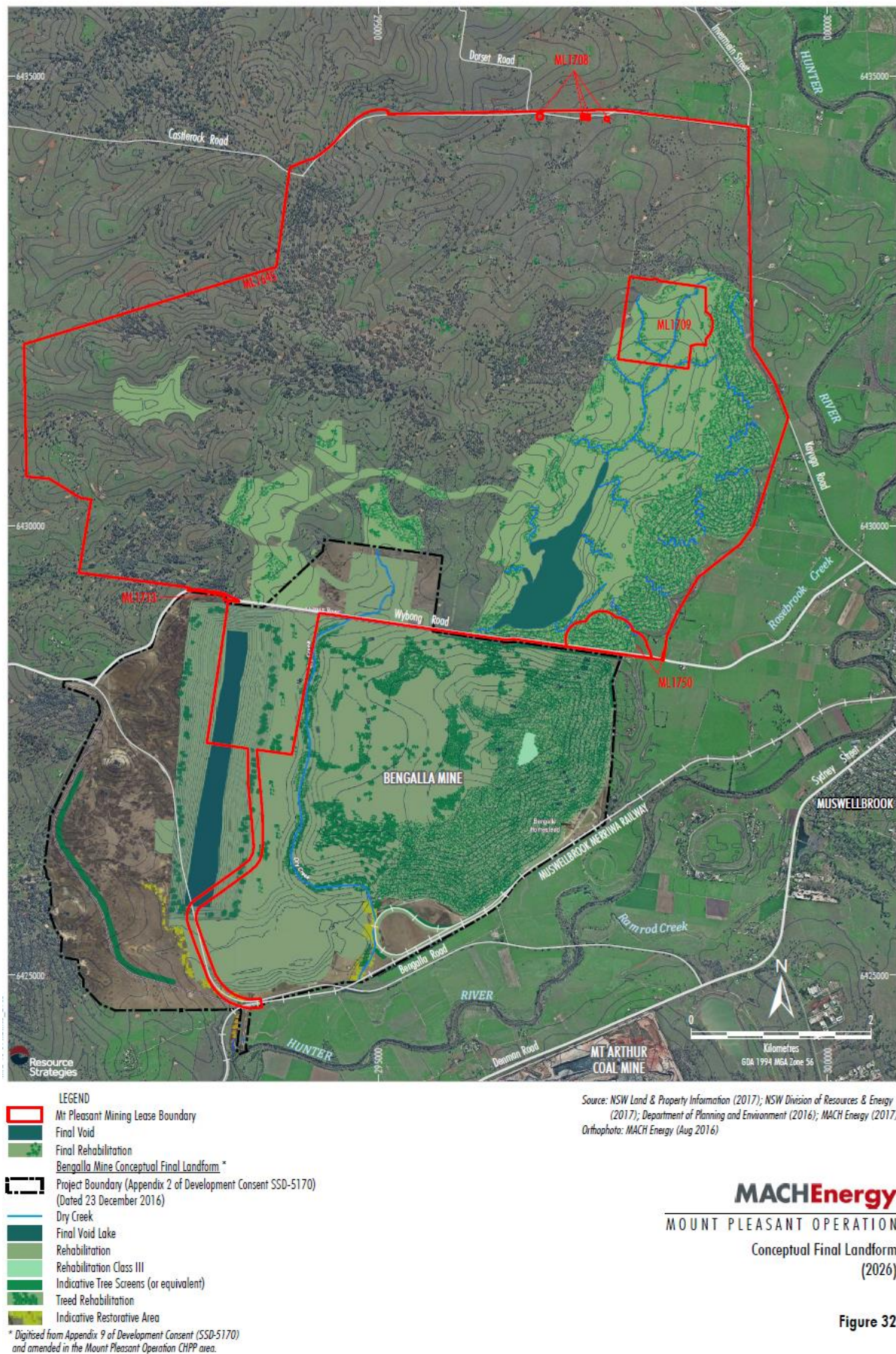


FIGURE 4 - CONCEPTUAL FINAL LANDFORM



APPENDIX 3 STATEMENT OF COMMITMENTS

Environmental aspect	Commitment
Noise and vibration	- A NMP will be prepared in accordance with the development consent. - The NMP will be extended to include management of potential noise emissions associated with the construction of the conveyor. The plan will also consider pro-active and predictive modelling and management, and protocols for managing noise during adverse meteorological conditions. - Noise monitoring will continue to be undertaken in accordance with the development consent. - Implementation of the following feasible and reasonable mitigation measures: - a cover and a shield on the western side of the conveyor at locations where the conveyor would be at ground level. Where the conveyor is elevated, it will be completely enclosed; - plant will operate in less exposed areas during the more sensitive night period; - procurement of new and best available technology plant; - provision of noise suppression on all mobile plant. It anticipated that the noise suppression technology will require an outlay of capital expenditure of between \$15M and \$20M; and - updating the comprehensive operational noise management plan to include real-time back to base noise monitoring using the best available technology. - The Applicant is committed to working with its communities and extend the opportunity for upfront acquisition upon request to the additional 13 properties affected under adverse conditions.
Ecology	- During the construction phase pre-clearance surveys of relevant forest and woodland areas for threatened flora and fauna species will be undertaken. - Details of the rehabilitation of the infrastructure area and conveyor/service corridor (should this option be pursued) upon decommissioning will be provided in the REMP. - Ecological management for the Mount Pleasant Project will be undertaken in accordance with the existing development consent.
Air quality	Air quality management for the Mount Pleasant Project will be undertaken in accordance with the Air Quality Management Plan which is a requirement under the existing development consent.
Aboriginal cultural heritage	- Aboriginal cultural heritage management will continue to be undertaken in accordance with relevant Applicant procedures. - Site avoidance will be considered as part of the detailed design process to determine the final location for the siting of the infrastructure within the infrastructure envelope and the alignment of the optional conveyor/service corridor. - Where site avoidance is impossible, cultural heritage management approaches that are set out in the CHMP for the Mount Pleasant Project area will be applied. This will include lodging an application for the relevant AHIPs under section 90 of the NPW Act. - A field inspection of both the infrastructure and conveyor/service corridor envelopes will be conducted with Aboriginal stakeholders to finalise the design, alignment and protective management measures and to identify any unavoidable impacts associated with the proposed modifications. - Aboriginal cultural heritage sites that cannot be avoided will be mitigated by standard salvage collection measures in accordance with the Aboriginal Heritage Management Plan, following the issue of an AHIP (section 90, NPW Act). - The Aboriginal Heritage Management Plan will be revised to include the

Environmental aspect	Commitment
	proposed modifications and any requirements specified by the regulator. - Any mitigation salvage will be staged over time based upon mine operation plan requirements and the zoning regime of the CHMP. - All cultural materials collected will be stored in a storage facility to be established at the Mount Pleasant Project or VCA under an approved Care and Control Permit. - All cultural heritage sites not affected by the proposed development will be managed in situ in accordance with the Aboriginal Heritage Management Plan procedures for long-term protective management and to minimise future development disturbance. - Sites that are assessed as vulnerable to damage due to the proximity to roads and tracks or other operational infrastructure will be appropriately buffered and barricaded in accordance with existing site protection protocols including monitoring protocols.
Visual amenity	- Visual amenity management will be undertaken in accordance with the development consent, which requires the preparation of a Landscape Management Plan. - Lighting management will be undertaken in accordance with the development consent, including preparation of an engineering report regarding light emissions.
Surface water	Water management for the proposed modifications will be incorporated into the Water Management System for the Mount Pleasant Project. These features will include the design of the catch drain and dam locations required for the final alignment of the optional conveyor/service corridor.
Other environmental aspects	- The final alignment of the optional conveyor/service corridor will be incorporated into the Soil Stripping Plan and the Erosion and Sediment Control Management Plan. - All other aspects will be managed in accordance with Mount Pleasant Project environmental management system, and the relevant environmental licensing and development consent requirements.
Operational Management	- Should the conveyor/service corridor be pursued, a Plan of Management will be prepared in consultation with Bengalla Mine in order to manage activities associated with the facilities at Bengalla Rail Spur. The Plan of Management would include: - details of responsibilities for Bengalla Mine and Mount Pleasant Project; - commitments regarding compliance with relevant and respective development consents; and - details of management protocols to be performed by Bengalla Mine and Mount Pleasant Project ensuring compliance with consent conditions.
Removal of Mount Pleasant Infrastructure South of Wybong Road	- MACH Energy Australia Pty Ltd (MACH Energy) or any person/s who rely on any development consent to carry out the Mount Pleasant development (as modified or replaced by a new development consent from time to time) will, by no later than 31 October 2022: - remove all infrastructure associated with the Development within Mining Lease No. 1645 (ML 1645) south of Wybong Road (other than infrastructure which the operator of the Bengalla Mine agrees with MACH Energy in writing can remain in situ); - do all things available to transfer or cause the grant of a mining lease over that part of ML 1645 south of Wybong Road to the operator of Bengalla Mine or its nominee; - transfer the freehold land owned by MACH Energy within ML 1645 south of Wybong Road to the operator of Bengalla Mine (or its nominee) at rural market value; and - release the easements for pipeline and rail spur within or in the vicinity of ML 1645 south of Wybong Road which benefit land owned by MACH Energy. <i>Note: The obligations under this commitment are not subject to the grant of development consent or any other approvals or access arrangements for alternative coal transport infrastructure for the Development and must be satisfied irrespective of the existence of any such approvals or infrastructure.</i>

(Note: References to [abbreviations](#), tables, sections, figures and appendices are references to the EA MOD 1)

APPENDIX 4 GENERAL TERMS FOR THE PLANNING AGREEMENT

The Applicant undertakes to make the following Development Contributions:

Note: where indicated in the following table CPI will be applied to the payment on each anniversary of the payment with the payment being increased in line with the CPI for the previous 12 month period.

Column 1	Column 2
Item	Development Contribution
Proposed Mt Pleasant Community Contribution	\$500,000 per annum (indexed annually according to CPI). A community representative committee will be established, including Applicant representatives, to make recommendations to Council regarding these community contributions.
Council Road Maintenance Costs	Costs associated with the maintenance of roads, as reasonably apportioned to the use of the road by Mount Pleasant, up to a maximum annual payment of \$220,000 per annum (indexed according to CPI). This contribution will be made for the recurrent road maintenance to be used at Councils discretion for that purpose.
Environmental Officer	The Applicant to make contributions to an Environmental Officer, up to a maximum of \$20,000 per annum (indexed annually according to CPI).
Apprenticeships	The Applicant to use its best endeavours to engage 4 apprentices per year for the life of the mine sourced from residents within the Muswellbrook Shire and Aberdeen.

APPENDIX 5

LAND OWNERSHIP, RECEIVER LOCATIONS AND NOISE ASSESSMENT GROUPS

Ref No	Landholder	Ref No	Landholder	Ref No	Landholder
1	MACH ENERGY AUSTRALIA PTY LTD	182	JG & AJ SADLER	302	MJ & MJ DUNCAN
2	BENGALLA MINING COMPANY PTY LTD	189	OB O'BRIEN	305	RH ENGLEBRECHT
3	ANGLO COAL (DARTBROOK MANAGEMENT) PTY LTD	191	JA & JE FIBBINS	400	ROSSGOLE PASTORAL COMPANY PTY LTD
4	JR SCRIVEN	192	IG & CW INGLE	401	JL & DG DAY
5	COAL OPERATIONS AUSTRALIA LTD	193	GM & KL SMITH	402	PC BRITTAN
6	MUSWELLBROOK RACE CLUB LTD	194	TC & JBA HARRIS	403	WILCROW PTY LTD
7	MUSWELLBROOK COAL COMPANY LTD	195	T & RK YOUNG	404	JL & DG & RW DAY
8	MANGOOKA COAL OPERATIONS PTY LTD	198	TJ & NP GOLDRICK	405	GL & JL DANIELS
19	DP ENGLEBRECHT	199	NA BURLING	406	LE & SR HOLDSWORTH
20	KB & JA BARNETT	200	R EASTON	407	AD LONERGAN
21	MJ MCGOLDRICK	201	PA & MP O'BRIEN	408	SN BATEMAN
23	JABETIN PTY LTD	202	DN RAPHAEL	409	AP CORLISS
35	C HORNE	203	RF & MA MILLARD	410	V BATEMAN
43	JB MOORE	206	WJ HARDES	411	DL CADDEY
45	BA & TE STRACHAN	207	SW & KL BARKLEY	412	JA BAILEY
47	BL & ML BATES	208	FK & WDG ALMOND & PW HUME	413	MUH LUMBY
67	JM SIMPSON	212	DR & CJ TUBB	414	PG LUCK
68	RK & NV GOOGE	213	ENGLEBRECHT RACING STABLES PTY LTD	415	SJ FRANKLAND
74	N & M SORMAZ	214	AL THOMSON-WEIR & RC WEIR	416	RV MITCHELL
77	DM PURSER	215	WJ & CB MCINTOSH	417	M & JA CASTELLANA
79	DW ADNUM	216	NJ KEEVERS	418	PB WATTS
80	WJ ADNUM	217	RRA FARNSWORTH	419	KM BATES & TG WOODS
82	CK BIRCH	218	SY JOHNSON	420	D COLLINS
83	LG & CM KELMAN	219	GL & KL ANDREWS	421	GW RICHARDS
84	GE PITMAN	220	RA BYRNES & MA MOLLER	422	ME DANIELS
86	COVTIME INVESTMENTS PTY LTD	221	TD BARRON	423	DB WRIGHT
96	RP GRAY	222	ML & EA SWEENEY	424	TJ & AD & J LONERGAN & DM MCGUIGAN
102	AJPS MATHER	223	MC & LJ DOBIE	425	JE LONERGAN
108	JS GIBSON	224	DL ROBINSON	426	J BIRCH
112	BD BARRY	225	MR CRANFIELD & JR GLEESON	427	U BYFIELD
118	JM & CA HAYES	249	TW ROOTS	428	JM GOWING
120	DL & PA MOORE	252	RM & KF MERRICK	429	KP & MD & JJ COLLINS & ML WILLIAMSON
121	C & JM MOORE	257	PG & CM LANE	430	DJ HULBERT
136	DG YORE	258	NJ & RY ELLIS	431	GJ DAY
139	RW & LP UPTON	259	MR PEEL	432	REN & TR ADAM & KL CONE
140	DAPKOS PTY LTD	260	PSJ MURRAY	433	CJ ASHFORD & JP BRENNAN
143	JS & NM LONERGAN	261	PR ELLIS	434	GJ & RL JONES
147	MJ & RG ADNUM	271	DE KILGANNON & DS MACDOUGALL	435	MN FRASER
153	GM CASEY	272	GC SPARRE	436	MEDEGATE PTY LTD
154	PD & F STANDING	273	U & CM RICHARDS	437	BG & S CANVIN
156	JE & JL LONERGAN	280	MONADELPHOUS PROPERTIES PTY LTD	438	WALFERTAN PROCESSORS PTY LTD
157	RB PARKINSON	281	JR & JA BUCKLEY	439	PITNACREE (BLAIRMORE) PTY LTD
158	JM HOATH	282	JE ANDERSON & KL & J CAMPBELL & MV & DJ & SE & TP HALLETT	440	DARLEY AUSTRALIA PTY LTD
159	JE & MS DUCEY			441	MACQUEEN PROJECTS PTY LTD
169	L GREENSILL & J WATTUS	283	SRP & RF RAY	442	WJ BOURKE
172	RL & CE THOMPSON	285	THE NEW SOUTH WALES GREYHOUND BREEDERS OWNERS & TRAINERS ASSOCIATION LTD	443	RG & K BRADLEY
173	TL KING & JA WARD			444	JW & VL BRACE
174	TJ & ML POWER	286	MUSWELLBROOK SHIRE COUNCIL	445	AUSGRID
176	JAF & LA ALLAN	287	TELSTRA CORPORATION LTD	446	W CLARKE & G HURST & W KELYMACK & G LANE & G WOOLNOUGH
177	FW & HM & SA WHEATLEY	288	LA & JM WEBSTER	447	NM & JS LONERGAN
178	PA NEELY	289	RA & EA LAWMAN	448	JS LONERGAN
179	FW WHEATLEY	292	GR & MK WALSH	449	KM LEE
180	FA WHEATLEY & SON PTY LTD	293	MG & LJ LATHAM	450	KL & GM SMITH
181	KL & HR DAY PTY LTD	296	JM WILD		

Source: NSW Land & Property Information (2018)

MACHEnergy
MOUNT PLEASANT OPERATION
Landholder List

Figure 5-1

Ref No	Landholder	Ref No	Landholder
451	GK & HM SANSOM	506	SA & RP WITHERS
452	AJR MADDEN	507	NE GOLLAN
453	SC & ME DEVER	508	VG FOSTER
454	AP & PE MCMANUS	509	GJ DAY & J WATTUS
455	RP KEAST	510	YR & SG WILKS
456	GT KEAST	511	MJ & KM FARRELL
457	AM PRATT	512	GR & EA MEDHURST
458	HJ WRIGHT	513	DC & GJ WILTON
459	AJ & LL MARTIN	514	BROADCAST AUSTRALIA PTY LTD
460	RG GOWING	515	SB & JA REICHEL
462	SH JENNA	516	MP CLIFFORD
463	IV & CA INGOLD	517	FL COLEMAN & JC THOMAS
464	KL BALMER & JL SMITH	518	VM FRENCH
465	FN & WL GOOGE	520	JEHOVAH'S WITNESSES CONGREGATIONS
466	GT MCNEILL	522	BJ & VR PASSLOW
467	MWJ & LC WALTON	523	HG & MG COPE & PM & FP FARRELL
468	S.R. & J.W. LAWSON (LUNDISFARNE) PTY LTD	524	G GILLFEATHER
469	FN GOOGE	525	IR & F WEBBER
470	JI & PJ BROWN	526	DL WICKS
471	PJ BROWN	527	DJ & GH CORK
472	JDM MARKHAM	528	AS CHICK
473	MR & M PEEL	529	TH HAMILTON & AM SMITH
474	AA & BT MEYER	530	SC & NJ BULLARD & JM HARRISON
475	EJ & CA DENTON	531	GJ & EA MUNZENBERGER
476	LA & CA MACPHERSON	532	VL ROSE
477	MW TURNER	533	MJ BROWN
478	RL ANGUS	534	EE MARKS
479	HM WENG & FYP ZHU	535	GL & DN HORTON
480	HR & BC GRUGEON	536	LJ CUMMINS
481	RL WILKS	537	TJ D'HERVILLE
482	DJ PHILLIPS	538	KD POWER & T VERO
483	RW JONES	539	PH CURTAIN & CA SINGLETON
484	TR & KM PAULSEN	540	GRENTILL PTY LTD
485	PR & M BURGMANN	541	JG HINDER & VG MATHEWS
486	GW & HM BLAKE	542	PE & GJ CHAPMAN
487	E RANKIN	543	KD CLOSE
488	E & WJ RANKIN	544	DS & RM NEWTON
489	ALIFORM PTY LTD	545	JA GREEN
490	RL GORDON	546	SJ SCOTT
491	PW GILLIGAN	547	LA & FK & G BRYANT
492	HM & CR GOODSSELL	548	WANARUAH LOCAL ABORIGINAL LAND COUNCIL
493	AW & JC YOUNG	549	TTW KEAST & RA SUMNER
494	BJ & K FLAHERTY	550	SR PAGE
495	DAVHAM NOMINEES PTY LTD	551	PA & SL RYAN
496	RW DAVIS	552	MT PERRAM
498	SCONE POLO CLUB INCORPORATED	553	MF & AV DOHERTY
499	RD & TL JONES	554	K CASBEN
500	GWRD HOLDINGS PTY LTD	555	GLENDOWER PASTORAL CO PTY LTD & GYARRAN PTY LTD
501	JW TAYLOR	556	CS JACOBSEN
502	LC SCOWEN	557	CJ & LE DUCK
503	JR GORDON		
504	MT O'CONNELL		
505	GC O'HARA		

Sources: NSW Land & Property Information (2018)

MACHEnergy
MOUNT PLEASANT OPERATION
Landholder List

Figure 5-2

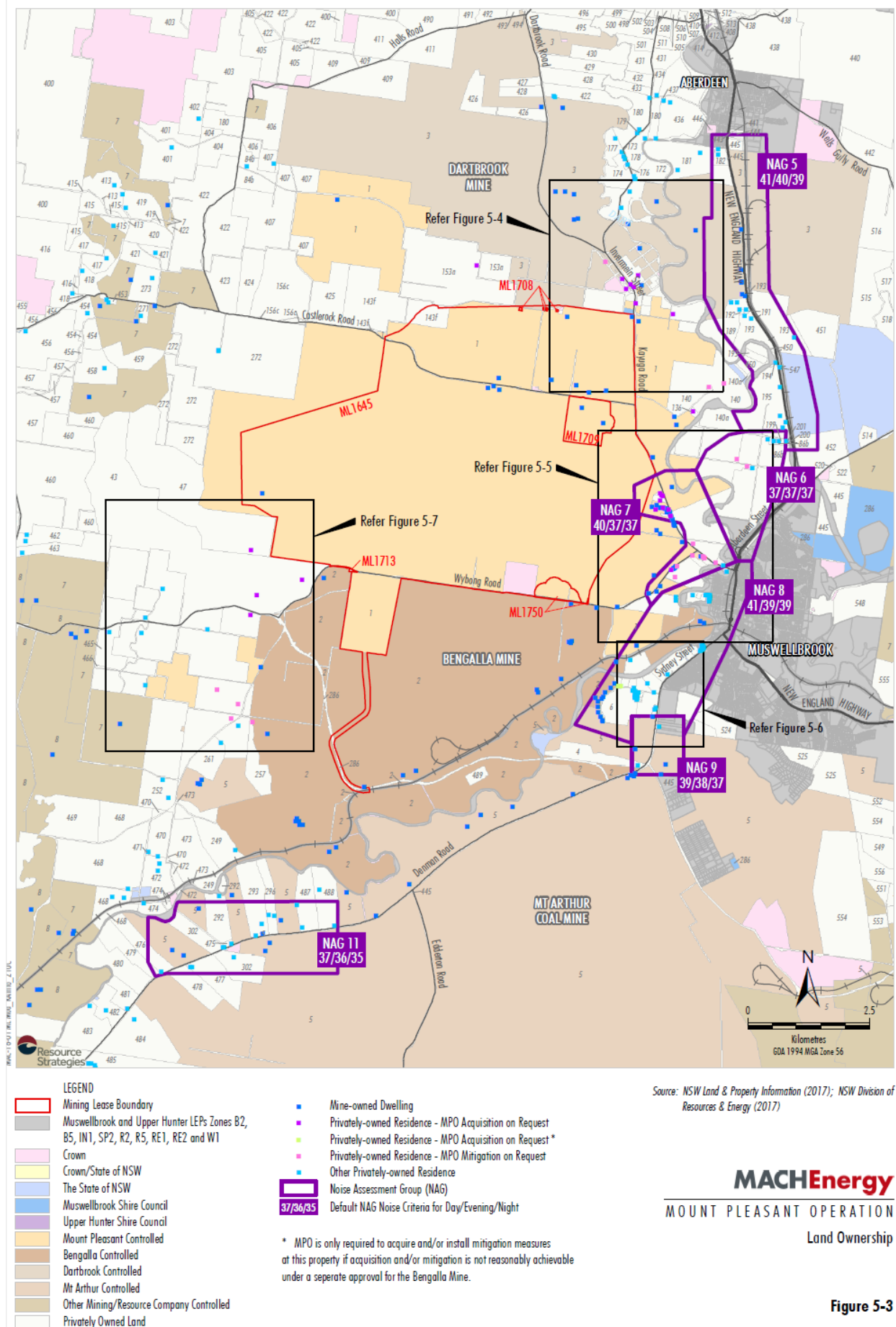


Figure 5-3

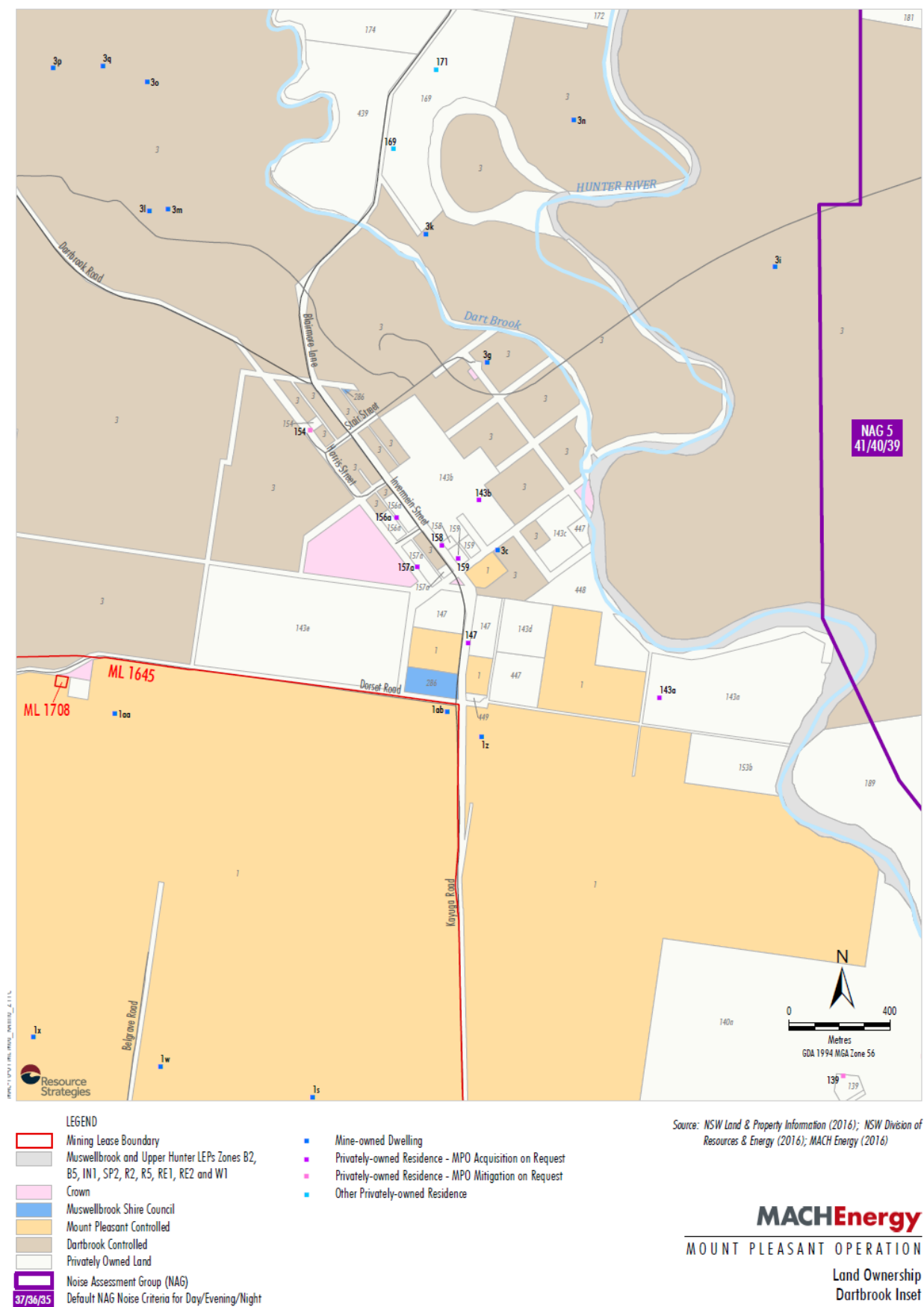
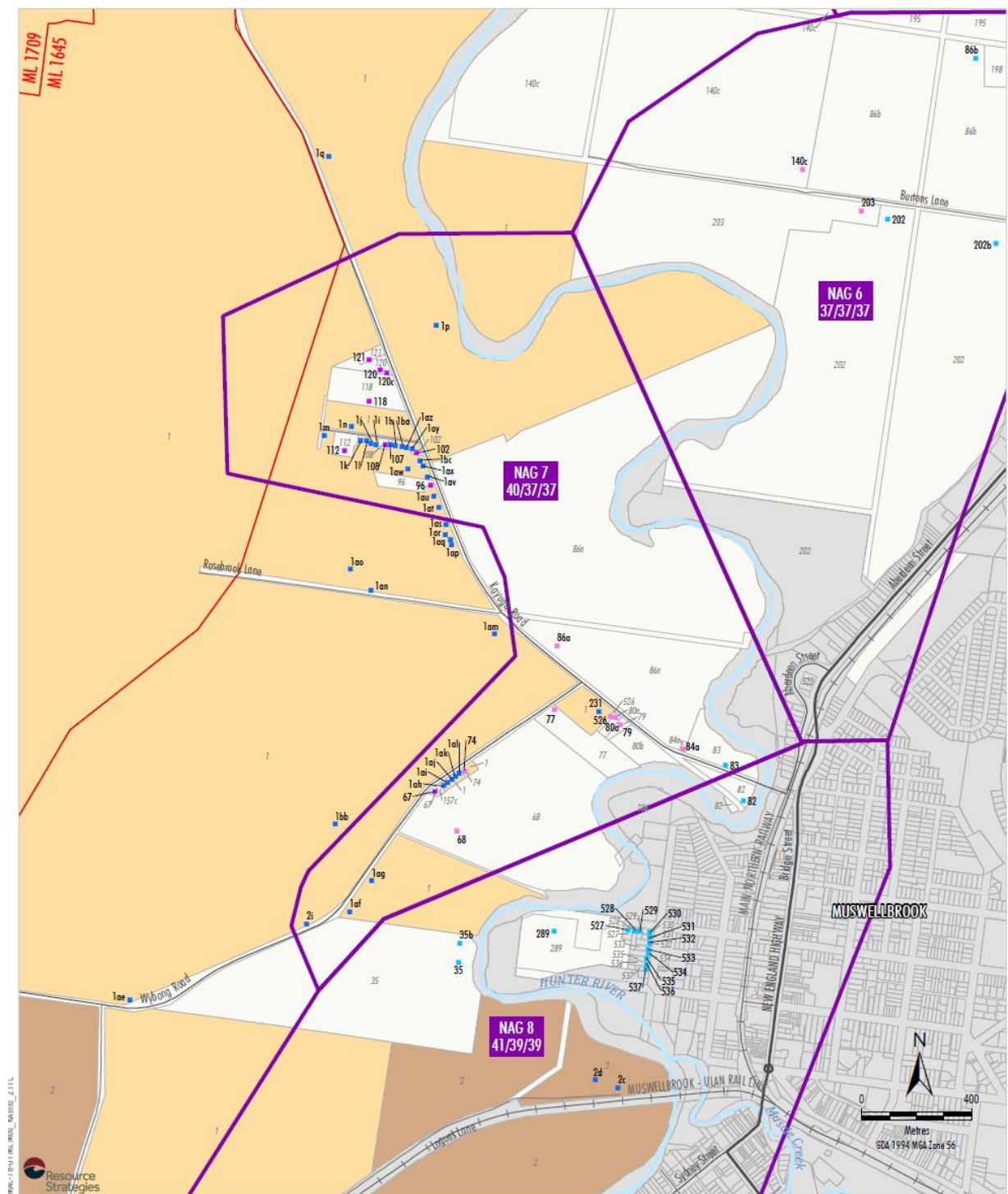


Figure 5-4



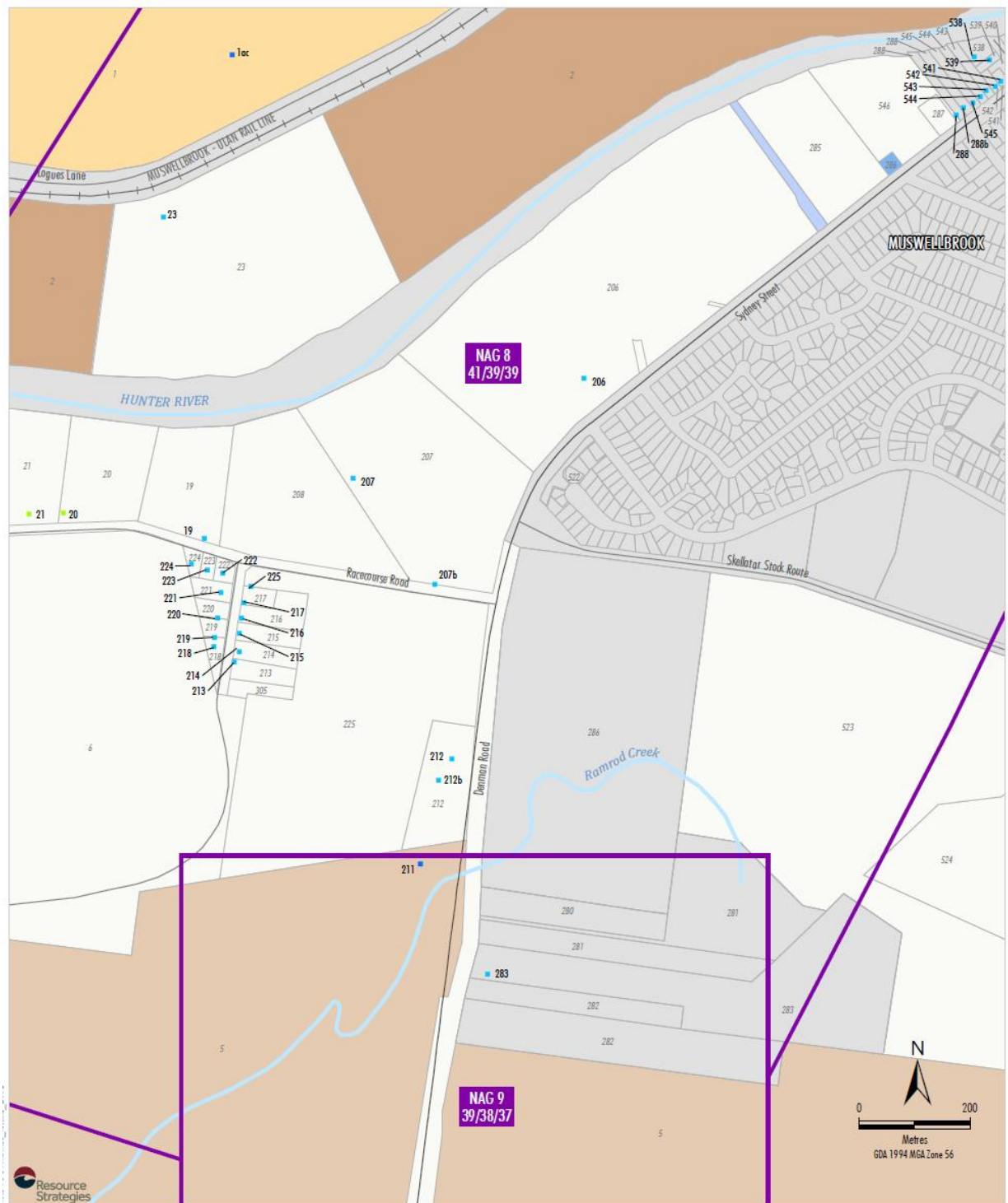
- LEGEND**
- Mining Lease Boundary
 - Muswellbrook and Upper Hunter LEPs Zones B2, B5, IN1, SP2, R2, R5, RE1, RE2 and W1
 - Muswellbrook Shire Council
 - Mount Pleasant Controlled
 - Bengalla Controlled
 - Privately Owned Land
 - Noise Assessment Group (NAG)
 - Default NAG Noise Criteria for Day/Evening/Night

- Mine-owned Dwelling
- Privately-owned Residence - MPO Acquisition on Request
- Privately-owned Residence - MPO Mitigation on Request
- Other Privately-owned Residence

Source: NSW Land & Property Information (2016); NSW Division of Resources & Energy (2016); MACH Energy (2016)

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MOUNT PLEASANT OPERATION
Land Ownership
Kayuga Road Inset

Figure 5-5



LEGEND

- Muswellbrook and Upper Hunter LEPs Zones B2, B5, IN1, SP2, R2, R5, RE1, RE2 and W1
- The State of NSW
- Muswellbrook Shire Council
- Mount Pleasant Controlled
- Bengalla Controlled
- Mt Arthur Controlled
- Privately Owned Land
- Noise Assessment Group (NAG)
- Default NAG Noise Criteria for Day/Evening/Night

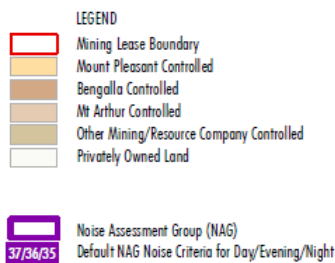
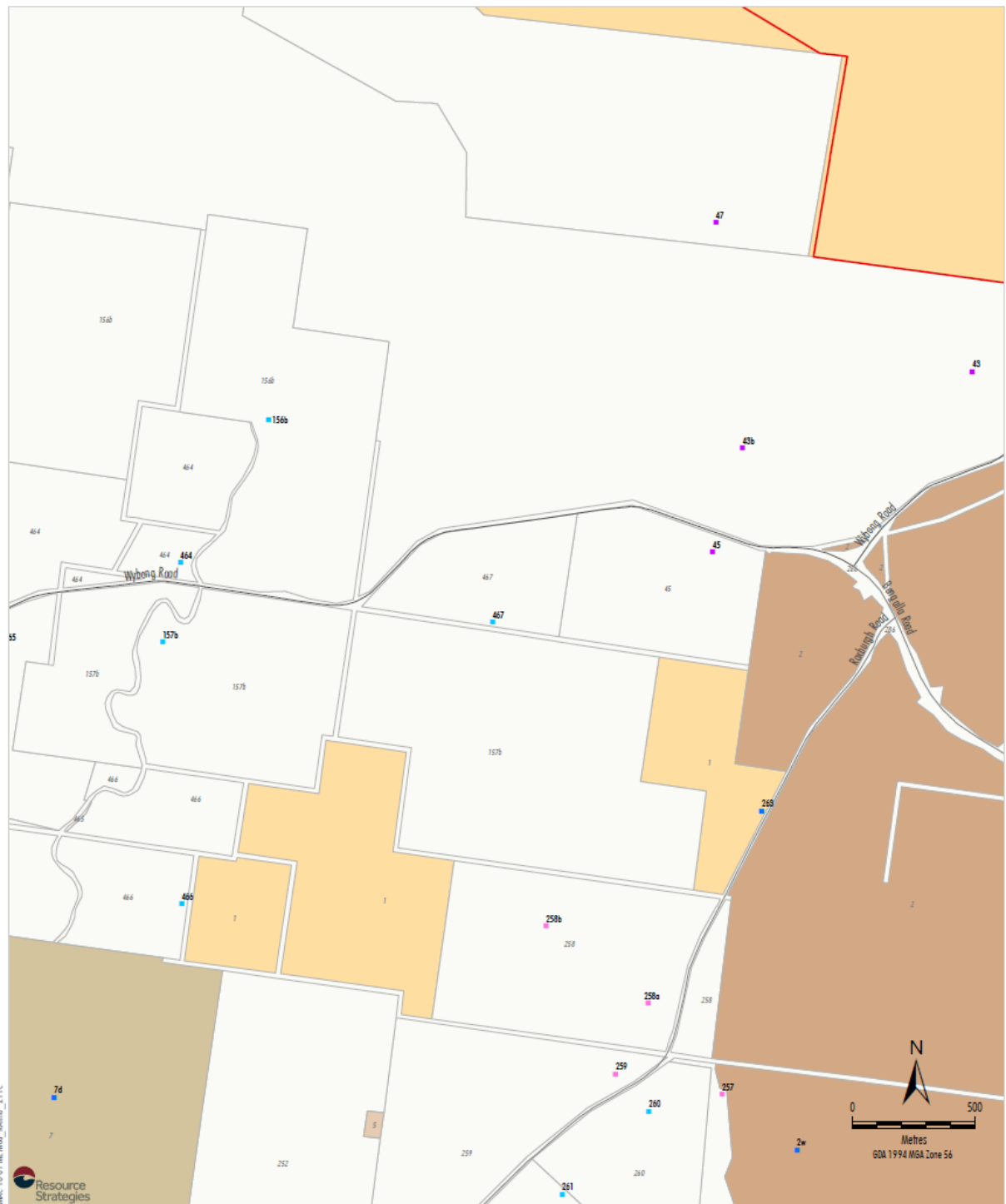
- Mine-owned Dwelling
- Privately-owned Residence - MPO Acquisition on Request *
- Other Privately-owned Residence

* MPO is only required to acquire and/or install mitigation measures at this property if acquisition and/or mitigation is not reasonably achievable under a separate approval for the Bengalla Mine.

Source: NSW Land & Property Information (2016); NSW Division of Resources & Energy (2016); MACH Energy (2016)

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MOUNT PLEASANT OPERATION
Land Ownership
Denman Road Inset

Figure 5-6



- Mine-owned Dwelling
- Privately-owned Residence - MPO Acquisition on Request
- Privately-owned Residence - MPO Mitigation on Request
- Other Privately-owned Residence

Source: NSW Land & Property Information (2016); NSW Division of Resources & Energy (2016); MACH Energy (2016)

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MOUNT PLEASANT OPERATION
Land Ownership
Wybong Road Inset

Figure 5-7