



EPBC (2011/5898) ANNUAL COMPLIANCE 2021-22

HUNTLEE NEW TOWN, BRANXTON

Prepared for

Huntlee Pty Ltd

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GLOSSARY OF TERMS AND ABBREVIATIONS

Term/ Abbreviation	Meaning
Department	Commonwealth Department of the Environment, or the Australian Government Department responsible for the Environment Protection and Biodiversity Conservation Act 1999.
DoE	Commonwealth Department of the Environment
DPE	NSW Department of Planning and Environment
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
ha	hectare
LGA	Local Government Area
Minister	Minister for the Environment, or the Minister administering the Environment Protection and Biodiversity Conservation Act 1999, and includes a delegate of the Minister
NPWS	NSW National Parks and Wildlife Service
OEH	NSW Office of Environment and Heritage

1 Introduction

MJD Environmental has been commissioned by Huntlee Pty Ltd to prepare an annual compliance report for the 2021 - 22 period detailing the measures undertaken to address approval conditions granted under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) for the Huntlee New Town at Branxton (EPBC No. 2011/5898) on the 15 October 2013 (with variations approved on 17th February 2014 and 27th May 2015).

This report includes an overview of all works undertaken to comply with conditions to date. This report also includes the status of required actions as listed under management plans prepared in compliance with conditions to date (refer to **Appendix 1** and **Appendix 2**).

1.1 Conditions attached to the approval (EPBC 2011/5898)

Maintenance of existing populations of *Persoonia pauciflora* in-situ

1. The person taking the action must protect and manage the **northern population** of *Persoonia pauciflora* establishing a 75 metre buffer of existing native vegetation (limited to the **project area**) around each plant prior to **commencement of the action**.
2. All plants within the **northern population** must be connected by a native vegetation corridor, to be of a minimum width of 150 metres, to each other and to allow connection to conservation areas and/or native vegetation outside of the **project area** (so as to allow for macropod access) prior to **commencement of the action**.
3. The **northern population** and vegetation referred to in Conditions 1 and 2 must be maintained (to protect and conserve both plants and seed bank) in perpetuity or until such time as *Persoonia pauciflora* from the **northern population** have been scientifically verified by an **independent scientific expert** approved by the **Minister**, to have been successfully propagated and surviving in the wild (consistent with the EPBC Act Policy Statement: Translocation of Listed Threatened Species - Assessment under Chapter 4 of the EPBC Act) and as defined in these conditions.
4. The person taking the action must arrange for the protection and conservation management of all *Persoonia pauciflora* (including living plants and the in-soil seed bank of known dead or pre-existing plants) in **Conservation Areas 1, 2 and 3** in perpetuity prior to **commencement of the action**.
5. **Conservation Areas 1, 2 and 3** must be protected by a legal instrument under relevant nature conservation legislation on the title of the land. Arrangements to implement this instrument must be approved by the **Department**, in writing, prior to **commencement of the action**. This instrument must:
 - a. provide for the protection of the land in perpetuity;
 - b. prevent any future development activities, including mining and mineral extraction; and
 - c. ensure the active management of the land.
6. All *Persoonia pauciflora* within **Conservation Areas 1, 2 and 3** must be a minimum of 75 metres from the development at the start of the **commencement of the action**.
7. **Conservation Area 2** must be contiguous with **Conservation Area 3** to the west. It must be a minimum of 150 metres wide (north to south).
8. All cleared areas within **Conservation Areas 1, 2 and 3** must be revegetated to Central Hunter Ironbark - Spotted Gum - Grey box forest vegetation type (NSW) (to act as a buffer to

- the *Persoonia pauciflora*). The revegetated areas must be maintained for conservation purposes.
9. The person taking the action must arrange for the in-perpetuity protection and conservation management of the *Persoonia pauciflora* in Persoonia Park (as identified in the **preliminary documentation**) through an appropriate legal instrument on the title of the land. Arrangements to implement this instrument must be approved by the **Department**, in writing, prior to **commencement of the action**. The northern boundary of Persoonia Park must be designed so that all *Persoonia pauciflora* within Persoonia Park are a minimum of 75 metres away from the northern boundary.
 10. The person taking the action must protect by a legal instrument under relevant nature conservation legislation on the title, an area of at least 16.9 hectares at 57 Washery Road (being Lot 47 DP 755211). Arrangements to implement this instrument must be approved by the **Department**, in writing, prior to **commencement of the action**. The legal instrument must:
 - a. provide for the protection of the land in perpetuity;
 - b. prevent any future development activities, including mining and mineral extraction; and
 - c. ensure the active management of the land.
 11. The person taking the action must submit for the **Minister's** approval a *Persoonia pauciflora* Population Management Plan to support the conservation management of all known *Persoonia pauciflora* plants and seed banks within the **northern population** (and connecting habitat), **Conservation Areas 1, 2 and 3**, Persoonia Park and the area at 57 Washery Road referred to in Condition 10. This plan must be approved by the **Minister** prior to **commencement of the action**. The plan must be implemented. The plan must include:
 - a. measures to protect and conserve *Persoonia pauciflora* in situ (including living plants and seed bank) to ensure the ongoing survival and recovery of the species, through appropriate management. These measures must be clear, measurable, auditable and time bound;
 - b. measures to discourage unauthorised human access to *Persoonia pauciflora* and its habitat, while still allowing access by macropods;
 - c. measures to encourage the building of community awareness and stewardship of *Persoonia pauciflora*, including appropriate education programs to encourage care and protection of known plants and seed banks.
 - d. clear objectives and performance indicators for the measures referred to in Condition 11a, 11b and 11c;
 - e. costing of the management measures required and demonstration that these will be funded in perpetuity;
 - f. details of the monitoring and reporting to be undertaken to demonstrate the effectiveness of the measures referred to in Condition 11a, 11b and 11c, including the parameters to be monitored, methods, timing, frequency and location of monitoring;
 - g. specific and measurable trigger levels that will result in corrective actions being implemented to prevent the objectives referred to in Condition 11d being compromised;
 - h. corrective actions to be taken should the trigger levels referred to in Condition 11g be exceeded. These must be clear, measurable, auditable and time bound;

- i. measures to report to the **Department** on any exceedances of identified trigger thresholds, the implementation of corrective actions, and the outcome of these;
 - j. the person responsible for the management actions; and
 - k. a description of how the plan will apply to any conservation areas that may subsequently be transferred to a third party for protection and management for conservation.
12. The *Persoonia pauciflora* Population Management Plan must be reviewed by an **independent scientific expert** approved by the **Department** prior to submission.
13. Prior to and within six months of **commencement of the action** the person taking the action must undertake pre-clearance surveys to identify any *Persoonia pauciflora* plants (dead or alive) that are not currently documented and advise the **Department** in writing of any new plants or seed banks that are discovered.
14. The person taking the action must implement measures, consistent with those referred to in Condition 1 and, where applicable, 11a, to be put in place to protect and manage any new plants or seed banks identified as a result of implementing Condition 13.

Management of conservation areas. edge effects. open space and indirect impacts to conservation values

15. The person taking the action must submit a detailed Huntlee Conservation Management Plan to the **Minister** for approval prior to **commencement of the action**. This plan must be approved by the **Minister** prior to **commencement of the action**. The approved plan must be implemented. The Plan must include, but not be limited to, the following requirements:
- a. restoration and revegetation measures to be implemented in **Conservation areas 1, 2 and 3**, as relating to Condition 8.
 - b. measures to maintain and improve the quality and condition of habitat values in all conservation areas (including **Conservation Areas 1, 2 and 3**), open space and remnant bushland in the project area that support other matters of national environmental significance (other than *Persoonia pauciflora*), including Swift Parrot (*Lathamus discolor*), Regent Honeyeater (*Anthochaera phrygia*), Grey-headed Flying-fox (*Pteropus poliocephalus*) and Slaty Red Gum (*Eucalyptus glaucina*).
 - c. measures to prevent, mitigate and manage all direct and indirect impacts to the natural habitat values to all conservation areas (including **Conservation Areas 1, 2 and 3**), open space and remnant bushland within the project area resulting from the action, including but not limited to measures to avoid, suppress and control the spread of weeds, plant pathogens, invasive species, commercial grazing, domestic pets, unauthorised vehicles, and erosion and sedimentation control;
 - d. measures to prevent changes to hydrological regimes arising from the action that may negatively affect native vegetation;
 - e. any measures that support *Persoonia pauciflora* that are in addition to those included under Condition 11;
 - f. the design of **Conservation Areas 1, 2 and 3**;
 - g. measures in referred to in condition 15a, 15b and 15c must be clear, measurable, auditable and time bound;
 - h. clear objectives and performance indicators for the measures referred to in Condition 15a, 15b and 15c;

- i. details of the monitoring to be undertaken to demonstrate the effectiveness of the measures referred to in Condition 15a;
 - j. details of the parameters to be monitored, methods, timing, frequency and location of monitoring;
 - k. specific and measurable trigger levels that will result in corrective actions being implemented to prevent the objectives referred to in Condition 15e being compromised;
 - l. corrective actions to be taken should the trigger levels referred to in Condition 15h be exceeded. These must be clear, measurable, auditable, and specific timing;
 - m. measures to report to the **Department** on any exceedances of identified trigger thresholds, the implementation of corrective actions, and the outcome of these;
 - n. the person responsible for the management actions; and
 - o. a description of how the plan will apply to any conservation areas that may subsequently be transferred to a third party for protection and management for conservation.
16. The Huntlee Conservation Management Plan must be reviewed by an independent scientific expert approved by the Department prior to submission.

Funding of a Huntlee Conservation Officer

17. The person taking the action must arrange for and commit to the funding of a Huntlee Conservation Officer, to be employed for no less than 22.5 hours per week for a period of at least 10 years. The person to be employed in this position must possess relevant qualifications and expertise. A plan setting out contractual arrangements for the funding of the role, relevant employment arrangements (including start date) and a duty statement for the position must be provided to the **Minister** prior to the **commencement of the action**. This plan must be approved by the **Minister** prior to **commencement of the action**. The approved plan must be implemented.
18. The roles of the position must include:
- a. coordination and implementation of Condition 11c;
 - b. coordination and implementation of actions to support the protection and conservation of *Persoonia pauciflora* consistent with the plans referred to in Conditions 11 and 15; and
 - c. contribution to actions that are consistent with the *National Recovery Plan North Rothbury Persoonia* (*Persoonia pauciflora*).

Offsets – *Persoonia pauciflora* (recovery actions)

19. To compensate for the loss of habitat for the *Persoonia pauciflora* and the remaining residual impacts to the species as a result of the action, the person taking the action must provide \$341,700 directly to the NSW Office of Environment and Heritage (or appropriate agency or organisation responsible for implementation of the *National Recovery Plan North Rothbury Persoonia* (*Persoonia pauciflora*) and approved by the **Minister**) prior to **commencement of the action** to fund activities that are consistent with the recovery actions identified in the *National Recovery Plan North Rothbury Persoonia* (*Persoonia pauciflora*).

Offsets – other matters of national environmental significance

20. The person taking the action must dedicate or ensure the transfer of, for the purposes of dedication, the 5791 hectares of conservation offset lands described in the preliminary documentation to National Park (or arrange for and demonstrably commit to an equivalent other arrangement of in-perpetuity protection and management of these offset lands that is consistent with the Department's EPBC Act offsets policy). The area of land contained within this 5791 hectares must include appropriate areas of offset lands for each of the following matters of national environmental significance: Swift Parrot (*Lathamus discolor*) and Regent Honeyeater (*Anthochaera phrygia*), the vulnerable Grey-headed Flying-fox (*Pteropus poliocephalus*) and Slaty Red Gum (*Eucalyptus glaucina*).
21. Any land referred to at Condition 20 that is not dedicated to National Park or with an alternative level of protection in perpetuity agreed to by the Department must be protected by a legal instrument under relevant nature conservation legislation on the title of the land. Arrangements to implement this instrument must be approved by the Department, in writing, prior to commencement of the action. The instrument must:
 - a. provide for the protection of the land in perpetuity;
 - b. prevent any future development activities, including mining and mineral extraction; and
 - c. ensure the active management of the land.

Reporting and auditing

22. All survey data collected for the project must be collected and recorded so as to conform to a reasonable standard such that it can be readily used by a third party or to data standards notified from time to time by the **Department**. When requested by the **Department**, the proponent must provide to the **Department** all species and ecological survey data and related survey information from ecological surveys undertaken for matters of national environmental significance. This survey data must be provided within 30 business days of request, or in a timeframe agreed to by the **Department** in writing. The **Department** may use the survey data for other purposes.
23. Within 14 days after the commencement of construction, the person taking the action must advise the **Department** in writing of the actual date of **commencement of the action**.
24. Within three months of every 12 month anniversary of the **commencement of the action**, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. The person taking the action must also notify any non-compliance with this approval to the **Department** in writing within two business days of becoming aware of the non-compliance.
25. Upon the direction of the **Minister**, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.

Revisions

26. If the person taking the action wishes to carry out any activity otherwise than in accordance with the plans, as specified in the conditions, the person taking the action must submit to the **Department** for the **Minister's** written approval a revised version of that plan. The varied activity shall not commence until the **Minister** has approved the revised plan in writing. The

Minister will not approve a revised plan, unless the revised plan would result in an equivalent or improved environmental outcome. If the **Minister** approves the revised plan that plan must be implemented in place of the plan originally approved.

27. If the **Minister** believes that it is necessary or convenient for the better protection of listed threatened species and communities or listed migratory species to do so, the **Minister** may request that the person taking the action make specified revisions to the relevant management plan specified in the conditions and submit the revised plan for the **Minister's** written approval. The person taking the action must comply with any such request. The revised approved plan must be implemented. Unless the **Minister** has approved the revised plan then the person taking the action must continue to implement the originally approved plan, as specified in the conditions.
28. If, at any time after 5 years from the date of this approval, the person taking the action has not substantially commenced the action, then the person taking the action must not substantially commence the action without the written agreement of the **Minister**.

Publication of plans

29. The person taking the action must maintain accurate records substantiating all activities and outcomes associated with or relevant to the above conditions of approval, including measures taken to implement the management plans required by this approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.
30. Unless otherwise agreed to in writing by the **Minister**, the person taking the action must publish all management plans referred to in these conditions of approval on their website. Each management plan must be published on the website within 1 month of being approved.

2 EPBC Approval 2011/5898 Condition Tracking (at reporting date)

The current status of each condition of approval is detailed in the following sections.

2.1 Condition 1

*The person taking the action must protect and manage the **northern population** of *Persoonia pauciflora* establishing a 75 metre buffer of existing native vegetation (limited to the **project area**) around each plant prior to **commencement of the action**.*

The northern population of *Persoonia pauciflora* was identified and demarcated by RPS Australia East Pty Ltd (RPS). Confirmation was provided to the Department (refer to **Appendix 3**) and requirements of condition 1 were confirmed as satisfied in respect of commencement of the action by the Department's representative on 12-2-2013.

No further activities have occurred in relation to the northern population of *Persoonia pauciflora* in the 2021/22 reporting period. The identification and demarcation of the northern population of *Persoonia pauciflora* remains in place and satisfies the requirement to protect and manage this population to the present date.

2.2 Condition 2

*All plants within the **northern population** must be connected by a native vegetation corridor, to be of a minimum width of 150 metres, to each other and to allow connection to conservation areas and/or*

native vegetation outside of the **project area** (so as to allow for macropod access) prior to **commencement of the action**.

The northern population of *Persoonia pauciflora* was identified and demarcated by RPS Australia East Pty Ltd (RPS), including demarcation of a 150m native vegetation corridor connecting plants of this population, confirmation of which was provided to the Department (refer to **Appendix 3**) and requirements of condition 2 were confirmed as satisfied in respect of commencement of the action by the Department's representative on 12-2-2013.

No further activities have occurred in relation to the native vegetation corridor in the 2021/22 reporting period. The identification and demarcation of the native vegetation corridor satisfies the requirement to connect plants of the northern population of *Persoonia pauciflora* to each other and to allow connection to conservation areas and native vegetation outside the project area to the present date.

2.3 Condition 3

The northern population and vegetation referred to in Conditions 1 and 2 must be maintained (to protect and conserve both plants and seed bank) in perpetuity or until such time as Persoonia pauciflora from the northern population have been scientifically verified by an independent scientific expert approved by the Minister, to have been successfully propagated and surviving in the wild (consistent with the EPBC Act Policy Statement: Translocation of Listed Threatened Species - Assessment under Chapter 4 of the EPBC Act) and as defined in these conditions.

Independent scientific expert approved via letter from the Minister's delegate, Shane Gaddes, on 30-5-2014 (refer to **Appendix 4**).

Persoonia pauciflora individuals planted into Persoonia Park include plants sourced from the Northern Population and are being monitored by the NSW Government for translocation success as part of the funding and land dedication associated with the Huntlee approval framework. Refer to **Appendix 2** PPPMP Status.

2.4 Condition 4

The person taking the action must arrange for the protection and conservation management of all Persoonia pauciflora (including living plants and the in-soil seed bank of known dead or pre-existing plants) in Conservation Areas 1, 2 and 3 in perpetuity prior to commencement of the action.

The necessary arrangements for the protection and conservation management of all *Persoonia pauciflora* within Conservation Areas 1, 2 and 3 in perpetuity have been made via the legal instruments approved under condition 5 (refer to **Appendix 5**), and verified as being to the satisfaction of the Department via email on 21-1-2014.

The protection and management arrangements remain in place, via the legal instruments established under condition 5, to the present date.

2.5 Condition 5

Conservation Areas 1, 2 and 3 must be protected by a legal instrument under relevant nature conservation legislation on the title of the land. Arrangements to implement this instrument must be approved by the Department, in writing, prior to commencement of the action. This instrument must:

2.5.1 Condition 5a.

provide for the protection of the land in perpetuity;

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments in relation to the above remain in effect as of the present date.

2.5.2 Condition 5b.

prevent any future development activities, including mining and mineral extraction; and

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments in relation to the above remain in effect as of the present date.

2.5.3 Condition 5c.

ensure the active management of the land.

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments in relation to the above remain in effect as of the present date.

2.6 Condition 6

*All **Persoonia pauciflora** within **Conservation Areas 1, 2 and 3** must be a minimum of 75 metres from the development at the start of the **commencement of the action**.*

All *Persoonia pauciflora* within Conservation Areas 1, 2 and 3 are a minimum of 75m away from the Huntlee development interface (refer to **Appendix 6**). Confirmation of the Department's satisfaction in relation to the above was provided via email on 11-12-2013.

No additional *Persoonia pauciflora* have been recorded by Huntlee or their representatives within Conservation Areas 1, 2 and 3 to the present date.

The following observations have been made regarding *Persoonia* individuals across the conservation areas:

Northern Population – A single individual had been in a process of senescence and has now died. Reproductive material had been collected from this individual while it was alive, thus preserving the genetics for the northern population. Individuals from this plant stock have been planted into the conservation areas. There is only a single living individual remaining in the northern population.

Conservation Area 2 – The known plants in the Conservation Area and also Wine Country Drive Road Reserve are no longer alive. This was identified during a survey carried out with Differential GPS during the reporting period. The plants in the Conservation Area were known to be small and struggling from historic grazing (note *Persoonia* profiles).

2.7 Condition 7

***Conservation Area 2** must be contiguous with **Conservation Area 3** to the west. It must be a minimum of 150 metres wide (north to south).*

Conservation Area 2 forms at least a 150m wide corridor connecting to Conservation Area 3 (refer to **Appendix 7**), which has been fenced with star post and two wire (non-barb) arrangement. Confirmation of the Department's satisfaction in relation to the above was provided via email on 11-12-2013.

No changes to the demarcation of the conservation area boundary have been made, nor has development progressed to the south of the conservation area, to the present date.

2.8 Condition 8

All cleared areas within **Conservation Areas 1, 2 and 3** must be revegetated to Central Hunter Ironbark - Spotted Gum - Grey box forest vegetation type (NSW) (to act as a buffer to the *Persoonia pauciflora*). The revegetated areas must be maintained for conservation purposes.

Establishment and maintenance of revegetated areas of Conservation Areas 1, 2 and 3 has been implemented via the Huntlee Conservation Management Plan (refer to **Appendix 1**) as stipulated and detailed further under condition 15(a). Refer to **Section 2.15.1**.

2.9 Condition 9

The person taking the action must arrange for the in-perpetuity protection and conservation management of the *Persoonia pauciflora* in Persoonia Park (as identified in the **preliminary documentation**) through an appropriate legal instrument on the title of the land. Arrangements to implement this instrument must be approved by the **Department**, in writing, prior to **commencement of the action**. The northern boundary of Persoonia Park must be designed so that all *Persoonia pauciflora* within Persoonia Park are a minimum of 75 metres away from the northern boundary.

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments in relation to the above remain in effect as of the present date.

2.10 Condition 10

The person taking the action must protect by a legal instrument under relevant nature conservation legislation on the title, an area of at least 16.9 hectares at 57 Washery Road (being Lot 47 DP 755211). Arrangements to implement this instrument must be approved by the **Department**, in writing, prior to **commencement of the action**. The legal instrument must:

2.10.1 Condition 10a.

provide for the protection of the land in perpetuity;

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments in relation to the above remain in effect as of the present date.

2.10.2 Condition 10b.

prevent any future development activities, including mining and mineral extraction; and

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments in relation to the above remain in effect as of the present date.

2.10.3 Condition 10c.

ensure the active management of the land.

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments in relation to the above remain in effect as of the present date.

2.11 Condition 11

The person taking the action must submit for the **Minister's** approval a *Persoonia pauciflora* Population Management Plan to support the conservation management of all known *Persoonia pauciflora* plants and seed banks within the **northern population** (and connecting habitat), **Conservation Areas 1, 2 and 3**, *Persoonia Park* and the area at 57 Washery Road referred to in Condition 10. This plan must be approved by the **Minister** prior to **commencement of the action**. The plan must be implemented. The plan must include:

2.11.1 Condition 11a.

measures to protect and conserve Persoonia pauciflora in situ (including living plants and seed bank) to ensure the ongoing survival and recovery of the species, through appropriate management. These measures must be clear, measurable, auditable and time bound;

*Persoonia Pauciflora Population Management Plan (PPPMP) final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).*

The PPPMP includes measures to protect and conserve *Persoonia pauciflora* in situ as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.2 Condition 11b.

measures to discourage unauthorised human access to Persoonia pauciflora and its habitat, while still allowing access by macropods;

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes measures to discourage human access while still allowing macropod access as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.3 Condition 11c.

measures to encourage the building of community awareness and stewardship of Persoonia pauciflora, including appropriate education programs to encourage care and protection of known plants and seed banks.

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes community education measures as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.4 Condition 11d.

clear objectives and performance indicators for the measures referred to in Condition 11a, 11b and 11c;

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes community education measures as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.5 Condition 11e.

costing of the management measures required and demonstration that these will be funded in perpetuity;

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes a costing and demonstration of funding as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.6 Condition 11f.

details of the monitoring and reporting to be undertaken to demonstrate the effectiveness of the measures referred to in Condition 11a, 11b and 11c, including the parameters to be monitored, methods, timing, frequency and location of monitoring;

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes a costing and demonstration of funding as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.7 Condition 11g.

specific and measurable trigger levels that will result in corrective actions being implemented to prevent the objectives referred to in Condition 11d being compromised;

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes measurable trigger levels and corrective actions as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.8 Condition 11h.

corrective actions to be taken should the trigger levels referred to in Condition 11g be exceeded. These must be clear, measurable, auditable and time bound;

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes corrective actions as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.9 Condition 11i.

*measures to report to the **Department** on any exceedances of identified trigger thresholds, the implementation of corrective actions, and the outcome of these;*

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP includes reporting measures as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.10 Condition 11j.

the person responsible for the management actions; and

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP names the responsible person as per the above. Refer to **Appendix 2** PPPMP Status.

2.11.11 Condition 11k.

a description of how the plan will apply to any conservation areas that may subsequently be transferred to a third party for protection and management for conservation.

PPPMP final version submitted to the Department on 10-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The PPPMP describes how the plan will apply to conservation areas as per the above. Refer to **Appendix 2** PPPMP Status.

2.12 Condition 12

*The *Persoonia pauciflora* Population Management Plan must be reviewed by an **independent scientific expert** approved by the **Department** prior to submission.*

Independent scientific expert approved by the Department via letter from the Minister's delegate, Shane Gaddes, via letter on 8-11-2013 (refer to **Appendix 9**).

Independent scientific expert reviewed and endorsed the PPPMP on 10-1-2014.

No further actions in relation to the above have occurred to the present date.

2.13 Condition 13

*Prior to and within six months of **commencement of the action** the person taking the action must undertake pre-clearance surveys to identify any *Persoonia pauciflora* plants (dead or alive) that are not currently documented and advise the **Department** in writing of any new plants or seed banks that are discovered.*

Pre-clearance surveys completed within the entire Stage 1 development area (refer to **Appendix 10**). No new *Persoonia pauciflora* individuals (dead or alive) were recorded. The Department was advised of all Stage 1 surveys and provided confirmation that the survey satisfies the requirements of this condition in relation to Stage 1, via email on 16-6-2015.

Development of further stages outside Stage 1 has not occurred in the 2021/22 reporting period and is not scheduled to occur within six months of the present date. Within six month of any future development, pre-clearance surveys will be undertaken to identify any *Persoonia pauciflora* plants (dead or alive) that are not currently documented. Future pre-clearance surveys are to be undertaken for the remaining development stages outside Stage 1. The Department is to be advised of the outcome of these surveys in writing.

2.14 Condition 14

The person taking the action must implement measures, consistent with those referred to in Condition 1 and, where applicable, 11a, to be put in place to protect and manage any new plants or seed banks identified as a result of implementing Condition 13.

The implementation of measures to protect and manage any new plants or seed banks identified as a result of implementing Condition 13 has been satisfied, as no new plants or seed banks were found

during surveys carried out in compliance with Condition 13 in relation to the Stage 1 development area.

Development of further stages has not occurred and is not scheduled to occur within six months of the present date. Following future pre-clearance surveys, if new plants or seed banks are found, then measures consistent with Condition 1 and 11a are to be put in place.

2.15 Condition 15

*The person taking the action must submit a detailed Huntlee Conservation Management Plan to the **Minister** for approval prior to **commencement of the action**. This plan must be approved by the **Minister** prior to **commencement of the action**. The approved plan must be implemented. The Plan must include, but not be limited to, the following requirements:*

2.15.1 Condition 15a.

*restoration and revegetation measures to be implemented in **Conservation areas 1, 2 and 3**, as relating to Condition 8.*

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes restoration and revegetation measures as per the above. Refer to **Appendix 1** HCMP Status.

2.15.2 Condition 15b.

*measures to maintain and improve the quality and condition of habitat values in all conservation areas (including **Conservation Areas 1, 2 and 3**), open space and remnant bushland in the project area that support other matters of national environmental significance (other than *Persoonia pauciflora*), including Swift Parrot (*Lathamus discolor*), Regent Honeyeater (*Anthochaera phrygia*), Grey-headed Flying-fox (*Pteropus poliocephalus*) and Slaty Red Gum (*Eucalyptus glaucina*).*

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes measures to maintain and improve the quality and condition of habitat values as per the above. Refer to **Appendix 1** HCMP Status.

2.15.3 Condition 15c.

*measures to prevent, mitigate and manage all direct and indirect impacts to the natural habitat values to all conservation areas (including **Conservation Areas 1, 2 and 3**), open space and remnant bushland within the project area resulting from the action, including but not limited to measures to avoid, suppress and control the spread of weeds, plant pathogens, invasive species, commercial grazing, domestic pets, unauthorised vehicles, and erosion and sedimentation control;*

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes measures to prevent, mitigate and manage direct and indirect impacts as per the above. Refer to **Appendix 1** HCMP Status.

2.15.4 Condition 15d.

measures to prevent changes to hydrological regimes arising from the action that may negatively affect native vegetation;

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes measures to prevent changes to hydrological regimes as per the above. Refer to **Appendix 1** HCMP Status.

2.15.5 Condition 15e.

*any measures that support *Persoonia pauciflora* that are in addition to those included under Condition 11;*

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes additional measures to support *Persoonia pauciflora* as per the above. Refer to **Appendix 1** HCMP Status.

2.15.6 Condition 15f.

*the design of **Conservation Areas 1, 2 and 3**;*

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes the design of Conservation Areas 1, 2 and 3 as per the above. Refer to **Appendix 1** HCMP Status.

2.15.7 Condition 15g.

measures in referred to in condition 15a, 15b and 15c must be clear, measurable, auditable and time bound;

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes clear, measurable, auditable and time bound measures as per the above. Refer to **Appendix 1** HCMP Status.

2.15.8 Condition 15h.

clear objectives and performance indicators for the measures referred to in Condition 15a, 15b and 15c;

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes clear objectives and performance indicators as per the above. Refer to **Appendix 1** HCMP Status.

2.15.9 Condition 15i.

details of the monitoring to be undertaken to demonstrate the effectiveness of the measures referred to in Condition 15a;

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes details of the monitoring as per the above. Refer to **Appendix 1** HCMP Status.

2.15.10 Condition 15j.

details of the parameters to be monitored, methods, timing, frequency and location of monitoring;

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes details of the monitoring parameters as per the above. Refer to **Appendix 1** HCMP Status.

2.15.11 Condition 15k.

specific and measurable trigger levels that will result in corrective actions being implemented to prevent the objectives referred to in Condition 15e being compromised;

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes specific and measurable trigger levels as per the above. Refer to **Appendix 1** HCMP Status.

2.15.12 Condition 15l.

corrective actions to be taken should the trigger levels referred to in Condition 15h be exceeded. These must be clear, measurable, auditable, and specific timing;

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes corrective actions as per the above. Refer to **Appendix 1** HCMP Status.

2.15.13 Condition 15m.

*measures to report to the **Department** on any exceedances of identified trigger thresholds, the implementation of corrective actions, and the outcome of these;*

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP includes measures to report to the Department as per the above. Refer to **Appendix 1** HCMP Status.

2.15.14 Condition 15n.

the person responsible for the management actions; and

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP nominates the person responsible as per the above. Refer to **Appendix 1** HCMP Status.

2.15.15 Condition 15o.

a description of how the plan will apply to any conservation areas that may subsequently be transferred to a third party for protection and management for conservation.

Huntlee Conservation Management Plan (HCMP) final version submitted to the Department on 9-1-2014 and approved by the Minister's delegate, Shane Gaddes, via letter on 14-1-2014 (refer to **Appendix 8**).

The HCMP describes how the plan will apply to conservation areas transferred to a third party as per the above. Refer to **Appendix 1** HCMP Status.

2.16 Condition 16

The Huntlee Conservation Management Plan must be reviewed by an independent scientific expert approved by the Department prior to submission.

Independent scientific expert approved via letter from the Minister's delegate, Shane Gaddes, on 8-11-2013 (refer to **Appendix 9**).

Independent scientific expert reviewed and endorsed the HCMP on 9-1-2014.

No further actions in relation to the above have occurred to the present date.

2.17 Condition 17

The condition of approval dated 15-10-2013 is as follows:

*The person taking the action must arrange for and commit to the funding of a Huntlee Conservation Officer, to be employed for no less than 22.5 hours per week for a period of at least 10 years. The person to be employed in this position must possess relevant qualifications and expertise. A plan setting out contractual arrangements for the funding of the role, relevant employment arrangements (including start date) and a duty statement for the position must be provided to the **Minister** prior to the **commencement of the action**. This plan must be approved by the **Minister** prior to **commencement of the action**. The approved plan must be implemented.*

The Huntlee Conservation Officer Plan (HCOP) was submitted to the Department and approved by the Minister's delegate, Shane Gaddes, on 5-12-2013 (refer to **Appendix 11**).

A request for variation to Condition 17 and 18 of the EPBC Act approval was approved via letter from the Minister's delegate, Shane Gaddes, on 27-5-2015 (refer to **Appendix 12**).

The variation to Condition 17 has effect from 27-5-2015 to the present date, and reproduced below together with status of the condition:

*The person taking the action must arrange for and commit to the funding of the work described in condition 18, for a period of at least 10 years from the **commencement of the action**. The work must be undertaken and coordinated by personnel having the requisite ecological qualifications and expertise and may be provided by firms specialising in environmental consulting. A plan setting out*

contractual arrangements for the work and a work plan of what will be undertaken must be provided to the **Minister for approval**. The approved plan must be implemented.

The Huntlee Conservation Coordinator, Contractual Arrangements and Work Plan was submitted to the Department and approved by the Minister's delegate, Shane Gaddes, on 8-9-2015 (refer to **Appendix 13**).

The plan has remained in operation from the date of approval. (refer to **Appendix 1** and **Appendix 2**).

2.18 Condition 18

The condition of approval dated 15-10-2013 is as follows:

The roles of the position must include:

- a. *coordination and implementation of Condition 11c;*
- b. *coordination and implementation of actions to support the protection and conservation of *Persoonia pauciflora* consistent with the plans referred to in Conditions 11 and 15; and*
- c. *contribution to actions that are consistent with the National Recovery Plan North Rothbury *Persoonia* (*Persoonia pauciflora*).*

The Huntlee Conservation Officer Plan (HCOP) was submitted to the Department and approved by the Minister's delegate, Shane Gaddes, via letter on 5-12-2013 (refer to **Appendix 11**).

A request for variation to Condition 17 and 18 of the EPBC Act approval was approved via letter from the Minister's delegate, Shane Gaddes, via letter on 27-5-2015 (refer to **Appendix 12**).

The variation to Condition 18 has effect from 27-5-2015 to the present date, and is reproduced below together with status of the condition:

The work must include:

2.18.1 Condition 18a.

coordination and implementation of Condition 11c;

The coordination and implementation of measures to encourage community awareness and stewardship of *Persoonia pauciflora* (Condition 11c) form part of the Huntlee Conservation Coordinator, Contractual Arrangements and Work Plan. (refer to **Appendix 1** and **Appendix 2**).

2.18.2 Condition 18b.

*coordination and implementation of actions to support the protection and conservation of *Persoonia pauciflora* consistent with the plans referred to in Conditions 11 and 15;*

The coordination and implementation of the PPPMP and HCMP, referred to in Conditions 11 and 15, form part of the Huntlee Conservation Coordinator, Contractual Arrangements and Work Plan (refer to **Appendix 1** and **Appendix 2**).

2.18.3 Condition 18c.

*contribution to actions that are consistent with the National Recovery Plan North Rothbury *Persoonia* (*Persoonia pauciflora*); and*

Contribution to actions that are consistent with the *National Recovery Plan North Rothbury Persoonia* (*Persoonia pauciflora*) form part of the Huntlee Conservation Coordinator, Contractual Arrangements and Work Plan (refer to **Appendix 1** and **Appendix 2**).

2.18.4 Condition 18d.

reporting on the work and compliance with conditions of approval.

Reporting on the work and compliance with conditions of approval form part of the Huntlee Conservation Coordinator, Contractual Arrangements and Work Plan. This report provides the reporting requirements over the 2020/21 reporting period (this document).

2.19 Condition 19

The condition of approval dated 15-10-2013 is as follows:

*To compensate for the loss of habitat for the Persoonia pauciflora and the remaining residual impacts to the species as a result of the action, the person taking the action must provide \$341,700 directly to the NSW Office of Environment and Heritage (or appropriate agency or organisation responsible for implementation of the National Recovery Plan North Rothbury Persoonia (Persoonia pauciflora) and approved by the **Minister**) prior to **commencement of the action** to fund activities that are consistent with the recovery actions identified in the National Recovery Plan North Rothbury Persoonia (Persoonia pauciflora).*

A request for variation to Condition 19 of the EPBC Act approval was approved by the Minister's delegate, Shane Gaddes, via letter on 17-2-2014 (refer to **Appendix 14**).

The variation to Condition 19 has effect from 17-2-2014 to the present date, and is reproduced below together with status of the condition:

*To compensate for the loss of habitat for the Persoonia pauciflora and the remaining residual impacts to the species as a result of the action, the person taking the action must provide \$341,700 directly to the NSW Office of Environment and Heritage (or appropriate agency or organisation responsible for implementation of the National Recovery Plan North Rothbury Persoonia (Persoonia pauciflora) and approved by the **Minister**) to fund activities consistent with the recovery actions identified in the National Recovery Plan North Rothbury Persoonia (Persoonia pauciflora).*

*The \$341,700 is to be provided to the NSW Office of Environment and Heritage (or an appropriate agency or organisation, as approved by the **Minister**) in the following instalments:*

- \$100,000 by 14 July 2014;
- \$141,700 by 14 July 2015; and
- \$100,000 by 14 July 2016.

The person taking the action must provide written evidence to the Department within 1 week of each instalment being paid.

First payment of \$100,000 made 14-7-2014 (refer to **Appendix 15**).

Second payment of \$141,700 made 14-7-2015 (refer to **Appendix 15**).

Third payment of \$100,000 made 14-7-2016 (refer to **Appendix 15**).

No further action in relation to Condition 19 is required to the present date.

2.20 Condition 20

*The person taking the action must dedicate or ensure the transfer of, for the purposes of dedication, the 5791 hectares of conservation offset lands described in the preliminary documentation to National Park (or arrange for and demonstrably commit to an equivalent other arrangement of in-perpetuity protection and management of these offset lands that is consistent with the Department's EPBC Act offsets policy). The area of land contained within this 5791 hectares must include appropriate areas of offset lands for each of the following matters of national environmental significance: Swift Parrot (*Lathamus discolor*) and Regent Honeyeater (*Anthochaera phrygia*), the vulnerable Grey-headed Flying-fox (*Pteropus poliocephalus*) and Slaty Red Gum (*Eucalyptus glaucina*).*

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014. Additionally land titles and receipt from NSW Government provided for Department (refer to **Appendix 5**).

Conservation offset lands described in the preliminary documentation to the New South Wales Government. These lands are now being managed by NSW National Parks and Wildlife Service.

The legal instruments in relation to the above remain in place as of the present date.

2.21 Condition 21

Any land referred to at Condition 20 that is not dedicated to National Park or with an alternative level of protection in perpetuity agreed to by the Department must be protected by a legal instrument under relevant nature conservation legislation on the title of the land. Arrangements to implement this instrument must be approved by the Department, in writing, prior to commencement of the action. The instrument must:

2.21.1 Condition 21a.

provide for the protection of the land in perpetuity;

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments provide for protection of the land in perpetuity.

2.21.2 Condition 21b.

prevent any future development activities, including mining and mineral extraction; and

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments prevent any future development activities.

2.21.3 Condition 21c.

ensure the active management of the land.

Legal instruments in relation to the above approved by the Department via letter from the Minister's delegate, Shane Gaddes, on 14-1-2014 (refer to **Appendix 5**).

The legal instruments ensure active management of the land.

2.22 Condition 22

All survey data collected for the project must be collected and recorded so as to conform to a reasonable standard such that it can be readily used by a third party or to data standards notified from time to time by the **Department**. When requested by the **Department**, the proponent must provide to the **Department** all species and ecological survey data and related survey information from ecological surveys undertaken for matters of national environmental significance. This survey data must be provided within 30 business days of request, or in a timeframe agreed to by the **Department** in writing. The **Department** may use the survey data for other purposes.

Compliance monitoring inspection of Condition 11 completed by DoE Officers on 10-9-2015. DoE officers issued advice on 12-10-2015 stating, the Department is satisfied that the action is being undertaken in accordance with the conditions of approval.

Compliance monitoring inspection of completed by DoE Officers on 4-11-2016. DoE officers issued advice on 17-3-2017 discussing the provision of additional documentation relating to Condition 20 and secondly a recommendation to revise management plans required under Conditions 11 and 15 to reflect current project status including dedication of conservation lands to the NSW Government. The revision is to be achieved via a variation to the EPBC approval conditions relating to conditions 11 and 15. These items are currently being actioned by Huntlee.

2.23 Condition 23

Within 14 days after the commencement of construction, the person taking the action must advise the **Department** in writing of the actual date of **commencement of the action**.

Commencement of the action occurred on 24-2-2014.

The Department was advised via email on 26-2-2014 that commencement of the action occurred.

2.24 Condition 24

Within three months of every 12 month anniversary of the **commencement of the action**, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. The person taking the action must also notify any non-compliance with this approval to the **Department** in writing within two business days of becoming aware of the non-compliance.

Previous Annual reports available online - <https://huntlee.com.au/caring-for-the-environment/>

The report (this document) is to be published online following DoE approval (<https://huntlee.com.au/caring-for-the-environment/>).

2.25 Condition 25

Upon the direction of the **Minister**, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.

The Minister has issued no directions in relation to the above in the 2021/22 reporting period.

No action is required to the present date.

2.26 Condition 26

*If the person taking the action wishes to carry out any activity otherwise than in accordance with the plans, as specified in the conditions, the person taking the action must submit to the **Department** for the **Minister's** written approval a revised version of that plan. The varied activity shall not commence until the **Minister** has approved the revised plan in writing. The **Minister** will not approve a revised plan, unless the revised plan would result in an equivalent or improved environmental outcome. If the **Minister** approves the revised plan that plan must be implemented in place of the plan originally approved.*

No varied activities or revised plans have been implemented or prepared in the 2021/22 reporting period.

No action is required to the present date.

2.27 Condition 27

*If the **Minister** believes that it is necessary or convenient for the better protection of listed threatened species and communities or listed migratory species to do so, the **Minister** may request that the person taking the action make specified revisions to the relevant management plan specified in the conditions and submit the revised plan for the **Minister's** written approval. The person taking the action must comply with any such request. The revised approved plan must be implemented. Unless the **Minister** has approved the revised plan then the person taking the action must continue to implement the originally approved plan, as specified in the conditions.*

The Minister has not requested revisions to any management plans in the 2021/22 reporting period.

No action is required to the present date.

2.28 Condition 28

*If, at any time after 5 years from the date of this approval, the person taking the action has not substantially commenced the action, then the person taking the action must not substantially commence the action without the written agreement of the **Minister**.*

Commencement of the action occurred on 24-2-2014.

The Department was advised via email on 26-2-2014 that commencement of the action occurred.

2.29 Condition 29

*The person taking the action must maintain accurate records substantiating all activities and outcomes associated with or relevant to the above conditions of approval, including measures taken to implement the management plans required by this approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.*

The Department has not requested records substantiating activities associated with or relevant to the conditions of approval in the 2021/22 reporting period.

No action is required to the present date.

2.30 Condition 30

*Unless otherwise agreed to in writing by the **Minister**, the person taking the action must publish all management plans referred to in these conditions of approval on their website. Each management plan must be published on the website within 1 month of being approved.*

Management plans referred to in these conditions of approval, being the *Persoonia pauciflora* Population Management Plan and Huntlee Conservation Management Plan, have been published and made available on the Huntlee website (<https://huntlee.com.au/caring-for-the-environment>).

The management plans remain available on the Huntlee website as of the present date.

3 Management Plans

The EPBC approval requires the preparation, approval and implementation of two management plans as follows:

1. Condition 11 – *Persoonia pauciflora* Population Management Plan (PPPMP)
2. Condition 15 – Huntlee Conservation Management Plan (HCMP)

The current status of required actions as listed within the PPPMP and HCMP is provided in **Appendix 1** and **Appendix 2** respectively. DoE officers issued advice on 17-3-2017 discussing a recommendation to revise management plans required under Conditions 11 and 15 to reflect current project status including dedication of conservation lands to the NSW Government. The revision is to be achieved via a variation to the EPBC approval conditions relating to conditions 11 and 15. These items are currently under review by Huntlee.

4 Conclusion

MJD Environmental has been commissioned by Huntlee Pty Ltd to prepare an annual compliance report for the 2021/22 period detailing the measures undertaken to address approval conditions granted under the EPBC Act for the Huntlee New Town at Branxton (EPBC No. 2011/5898).

This report includes an overview of all works undertaken to comply with conditions to date. This report and its appendices (**Appendix 1 – 15**) provide verification of compliance with each of the conditions of approval over the 2021/22 period.

The Huntlee New Town Development, the action referred to in the approval, is in compliance with the conditions attached to the EPBC Act approval to the present date. A report verifying ongoing compliance with conditions of the approval over the reporting period 2021/22 will be submitted to the Department no later than 24 May 2022.

Appendix 1 HCMP Status

Sect.	Item	Timing / Trigger	Status	Progress Commentary
s4.1	Communication: Training & Awareness All contractors to undergo environmental induction with the induction to be developed by the Huntlee Conservation Officer.	Upon commencement	Active Ongoing	Induction programme has been developed and continues to be implemented.
s4.2	Communication: Sign-In Protocol All persons entering the conservation areas are to sign-in with details recorded on the sign in sheet.	Upon commencement and ongoing	Active Ongoing	This protocol was established by the HCO and is being implemented in conjunction with 4.1 above by the Huntlee Academy. An induction register and separate sign-in register has been maintained. Note: NPWS (now land manager on behalf of NSW Government post land transfer) also maintain access protocol and provision of indemnity forms.
s6	Weed Control: Primary Phase Target: Weed cover of large infestations to be reduced in first 2 years. Performance targets to be developed during the 2 years of active works.	Reduced within two years of commencement	Active For Action	Continuation of weed control undertaken by Huntlee Academy primarily targeting Lantana and Mother-of Millions. A weed audit was undertake and further weeding target areas identified.
s6	Weed Control: Secondary Phase Target: No large infestations remain, only active management at least twice per year for former large sites and medium sites.	Within three years of commencement and then yearly	Dormant Future Action	Ongoing treatment of areas treated by Huntlee Academy required. A weed audit was undertake and further weeding target areas identified.
s6	Weed Control: Maintenance Phase Target: Weeds kept under control through annual control programme.	Ongoing	Dormant Future Action	To commence following Secondary Weed Control Phase. A weed audit was undertake and further weeding target areas identified.

Sect.	Item	Timing / Trigger	Status	Progress Commentary
s7	<p>Pest Control: Animal Population Assessment</p> <p>Carry out an assessment of the impact and estimated population of feral and/or domestic animals.</p>	Within the first year of commencement	<p>Open</p> <p>For Action</p>	Wild Dog baiting program commissioned for 2022 programme. Successful contractor undertaking baiting in NSW NPWS lands concurrently.
s7	<p>Pest Control: Animal Control</p> <p>Implement control measures based on annual monitoring.</p>	As required	<p>Open</p> <p>In progress</p>	<p>Wild Dog baiting program commissioned in 2020 and occurred in Autumn 2021. Programme commissioned for 2022.</p> <p>Ongoing baiting programs to occur following review of each baiting program and results, along with recommendation of timing by contractor.</p> <p>Note wherever possible baiting programs to occur as overlap with NSW NPWS to maximise results over large land area.</p>
s7	<p>Pest Control: Animal Monitoring</p> <p>Carry out annual pest monitoring.</p>	Annual	<p>Open</p> <p>For Action</p>	<p>Wild Dog baiting program commissioned in 2020 and occurred in in Autumn 2021. Programme commissioned for 2022.</p> <p>Ongoing baiting programs to occur following review of each baiting program and results, along with recommendation of timing by contractor.</p> <p>Note wherever possible baiting programs to occur as overlap with NSW NPWS to maximise results over large land area.</p>
s8	<p>Grazing Prevention: Fence Inspection & Programme</p>	Within 3 months of HCO commencement	<p>Complied</p> <p>No further action required</p>	Fencing audit completed. Fencing replacement and repair ongoing.
s8	<p>Grazing Prevention: Stock Removal</p> <p>Remove stock from the Conservation Lands.</p>	Within 3 months of fences being determined as adequate	<p>Complied</p> <p>No further action</p>	All stock has been removed from the Conservation Lands.

Sect.	Item	Timing / Trigger	Status	Progress Commentary
s8	Grazing Prevention: Monitoring Monitor for domestic grazing.	Weekly for the first month and then ongoing	Active In Progress	To date, no evidence of further grazing in the conservation lands has been identified. Minor incursions from neighbouring properties to be dealt with on an as needs basis and in collaboration with NSW NPWS.
s9	Fencing: Fencing Works Conduct an audit of the fencing to Conservation Areas 1, 2 and 3 and implement repairs or new fencing and signage as required. Persoonia Park is also to be fenced in conjunction with the development front.	Within 24 months of commencement	Active In Progress	Fencing audit has been completed per above. Ongoing fencing maintenance occurring as needs and in collaboration with the NSW NPWS. Steel bollard and rope wire fencing installed along Old North Road to deter unsolicited access. Ongoing monitoring and maintenance of fence and gates to be undertaken as required. Fencing installed along Hanwood Road being chain wire mesh and steel bollard with rope wire. Ongoing monitoring and maintenance of fence to be undertaken as required. Fence line repair (post and wire type) has been undertaken along conservation areas. Completion of Bollard and wire fencing installed along Old North Road. Numerous rural fence and gate repairs occurred during the reporting period to stem illegal access. Bollard and wire fencing installed along with heavy duty gate along entire interface of Persoonia Park

Sect.	Item	Timing / Trigger	Status	Progress Commentary
s9	Fencing: Macropod Thoroughfares Construct macropod thoroughfares and install temporary monitoring points.	Ongoing	Open Future Action	No macropod thoroughfares have been installed at this time as fencing types maintained are of a post and wire type and/or newly installed fencing to be of a rope wire and steel bollard type to restrict vandalism and unsolicited access. Both fence types are not considered as restrictive to macropods moving across the locality.
s10	Pathogen Control: Baseline	Ongoing	Active In progress	Sampling has been undertaken around the Northern Population, Conservation Area 1 and Persoonia Park. The soils tests returned a negative result for Phytophthora from each sample location.
s10	Pathogen Control: Protocols	Ongoing	Active In Progress	Protocols have been developed. Hygiene kits have been set up and are actively being used by site personnel and visitors.
s11	Revegetation	Within 10 years of commencement	Active In Progress	Follow up monitoring of areas previously mulched (with mulch from native vegetation cleared off the development site) to aid in weed suppression and assist natural regeneration is ongoing. Monitoring of natural regeneration ongoing. Natural regeneration has been observed in areas where grazing pressure removed (Conservation Area 2).
s13	Monitoring	Ongoing	Open For Noting	Monitoring programme prepared by HCO.
s14	Reporting	Ongoing	Active In Progress	Reporting and maintenance of records is ongoing in accordance with the annual reporting requirements of the EPBC Approval.

Appendix 2 PPPMP Status

Sect.	Item	Timing / Trigger	Status	Progress Commentary
3.1	<p>Measures to protect and conserve <i>P. pauciflora</i></p> <p>Huntlee to develop a range of programmes to protect <i>P. pauciflora</i>, including:</p> <ul style="list-style-type: none"> - protection from stock - habitat restoration - pathogen control - propagation trials 	Various timing triggers	Active Ongoing	Programmes have been developed that cover both the HCMP and PPMP. All implementation measures will fall under one or more of the programmes. All programmes are currently being implemented.
3.2	Unauthorised access deterrence	Various timing triggers	Active In Progress	Being completed as part of ongoing fencing works outlined in HCMP table.
3.3	<p>Community Engagement: Fact Sheet</p> <p>Prepare a fact sheet about <i>P. pauciflora</i>.</p>	Within 3 months of commencement	Complied Ongoing	<p>The fact sheet has been prepared and is hosted on the Huntlee website (https://huntlee.com.au/caring-for-the-environment/). The fact sheet is also freely available in print at the Huntlee Sales & Project Office.</p> <p>The fact sheet may be updated from time to time to provide updates and additional information as required.</p>

Sect.	Item	Timing / Trigger	Status	Progress Commentary
3.3	<p>Community Engagement Microsite for <i>P. pauciflora</i> to be hosted on proponent website and is to include information, links and progress reports.</p>	Within 6 months of commencement	<p>Complied Ongoing</p>	<p>Both the PPMP and HCMP are hosted on the Huntlee website. A dedicated environmental page with information, links and compliance reports has been established and can be found at the following link - https://huntlee.com.au/caring-for-the-environment/.</p> <p>Additionally a Huntlee Residents social media page (closed group) has been set up and periodic environmental updates are presented on the page.</p>
3.3	<p>Community Engagement: Signage Provide information signage and conservation signage around / near the conservation areas.</p>	Various timing triggers – with nearby construction works.	<p>Active In Progress</p>	<p>Conservation signs have been deployed. Signs have been updated by NPWS following dedication to the NSW Government</p> <p>Signage has been placed around trial planting plots in the conservation lands.</p> <p>In discussions with content of signage at interface of Persoonia Park.</p>
3.3	<p>Community Engagement: Interaction Programme Prepare a <i>P. pauciflora</i> PowerPoint presentation and provide updates on compliance through the website.</p>	Within 6 months of commencement and ongoing	<p>Complied Ongoing</p>	<p>Flyer is available on Huntlee Environment microsite as a component of available community education material.</p>
3.3	<p>Community Engagement: Evaluation Formal assessment of the success of community education to be done at key milestones.</p>	Various timing triggers – with annual report following first residents (community) living at Huntlee	<p>Open Future Action</p>	<p>With the arrival of new residents forming the growing Huntlee community, regular updates, bulletins and announcements are being posted on the My-Huntlee Residents social media page by Huntlee.</p>

Sect.	Item	Timing / Trigger	Status	Progress Commentary
4.0	Monitoring	Various timing triggers	Active In progress	<p>Ongoing monitoring of all known <i>P. pauciflora</i> is undertaken.</p> <p>Camera traps were not deployed during the monitoring period as no Macropod fauna thoroughfares have been installed as part of ongoing fencing works. Regular observations have been made of Macropods within the conservation and development areas throughout the reporting period.</p> <p>The compliance report provides the required AMR for the 2021-22 period.</p>

Appendix 3

Persoonia pauciflora demarcation – Condition 1 and 2

GREAT

NORTHERN

RAILWAY



TYPICAL STAR PICKETS DEMARCATING 150 METRE CORRIDOR

11
DP 1137569

200
DP 828486



- - HUNTLEE NEW TOWN PROJECT BOUNDARY
- - 150 METRE CORRIDOR
- - *Persoonia pauciflora* individual
- - DENOTES STAR PICKET PLACED



TITLE: HUNTLEE NEW TOWN PROJECT
 Northern Population 150m Corridor

LOCATION: NORTH ROTHBURY

DATE: 27TH NOVEMBER 2013
 PURPOSE: Staking 150m Northern Corridor

DATUM: PROJECTION: MGA ZONE 56

AUTOCAD REF: 105216 - PERSOONIA STAKING

VERSION: STAKES

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Appendix 4 Independent Scientific Expert Approval – Condition 3



Our reference: 2014/00396

Contact Officer: [REDACTED]
Telephone: (02) 6274 2209 Facsimile: (02) 6274 1878
Email: post.approvals@environment.gov.au

Mr Ian Wilkes
General Manager
Huntlee Pty Limited
PO Box 199
BRANXTON NSW 2335

Dear Mr Wilkes

**Huntlee New Town Residential Development, Hunter Valley NSW (EPBC 2011/5898)
Ministerial approval of Independent Scientific Expert – Condition 3**

I write in relation to an email from Mr Matt Doherty dated 10 December 2013 in which Ministerial approval of Mr Craig Anderson as an Independent Scientific Expert, in relation to condition 3 of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval 2011/5898, was requested.

The department has assessed the information provided in support of Mr Anderson and has determined that he possesses the requisite qualifications, experience and independence, in accordance with the requirements of condition 3 of the EPBC approval. Based on this assessment, and as delegate of the Minister for the Environment, I have decided to approve Mr Anderson as the Independent Scientific Expert in relation to condition 3 of the approval.

Under condition 3 of the approval, Mr Anderson must, in providing scientific verification of the successful propagation and survival of *Persoonia Pauciflora*, do so consistent with the conditions of the EPBC approval and the EPBC Act Policy Statement entitled *Translocation of Listed Threatened Species – Assessment under Chapter 4 of the EPBC Act*.

I would appreciate Mr Anderson providing details of his assessment and verification of the success, or otherwise, of the propagation and survival of the *Persoonia Pauciflora*; at an appropriate time. Moreover, I draw to your attention that details of activities conducted under the conditions of approval and in relation to management plans must be reported to the Department on an annual basis; in accordance with condition 24 of the approval.

If you have any enquiries please contact [REDACTED] on 02 6274 2209.

Yours sincerely

Shane Gaddes
Assistant Secretary
Compliance and Enforcement Branch
Environment Assessment and Compliance Division

30 May 2014

Appendix 5

Legal Instruments Approval – Condition 4, 5, 9, 10, 20, and 21



Our reference: 2013/10641

Contact Officer: [REDACTED]
Telephone: (02) 6274 2209 Facsimile: (02) 6274 1878
Email: post.approvals@environment.gov.au

Mr Ian Wilkes
General Manager
Huntlee Pty Limited
PO Box 199
BRANXTON NSW 2335

Dear Mr Wilkes

**Huntlee New Town Residential Development, Hunter Valley NSW
(EPBC 2011/5898)
Arrangements to implement the instruments – Conditions 5, 9, 10 and 20/21**

I write in relation to your request for departmental approval of arrangements to implement instruments under conditions 5, 9, 10 and 20/21 of *Environment Protection and Biodiversity Conservation Act 1999* (the Act) approval 2011/5898.

The department has reviewed the proposed arrangements to implement the conservation instruments and consider that they are appropriate to ensure the protection and ongoing management of conservation lands and offsets, as specified in the approval. On this basis, I have decided to approve the arrangements to implement the instruments in relation to conditions 5, 9, 10 and 20/21 of the approval.

I would encourage you to notify the department of the transfer of the lands under the Voluntary Planning Agreement (VPA) and on the registration of the restrictive covenants under section 88E of the *Conveyancing Act 1919 NSW*. Details of the management of these lands must be included in the annual report, to be provided under condition 24 of the approval.

Please ensure that you maintain accurate records of all activities associated with, or relevant to the conditions of approval, so that they can be made available to the department on request. Such documents may be subject to audit and used to verify compliance. Summaries of results of audits may be published by the department. Information about the monitoring and audit program can be found on the department's website at www.environment.gov.au/epbc/compliance/auditing.html.

If you would like to discuss this matter further please contact [REDACTED] on
02 6274 2209.

Yours sincerely



Shane Gaddes
Assistant Secretary
Compliance & Enforcement Branch
Environment Assessment and Compliance Division

14 January 2014

Note: Under s 491 of the *Environment Protection and Biodiversity Conservation Act 1999* it is an offence to knowingly provide false and/or misleading information to a departmental officer.

Our reference
LC/JP/HUNT16295-9071808

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**CORRS
CHAMBERS
WESTGARTH**
lawyers

Sydney
Melbourne
Brisbane
Perth

COPY

27 April 2015

By hand delivery

The Minister for the Environment
C/- NSW Office of Environment & Heritage
Level 14
59-61 Goulbourn Street
Sydney NSW 2000

Contact
Julia Bridge (02) 9210 6157

Partner
Louise Camenzuli (02) 9210 6621
Email: louise.camenzuli@corrs.com.au

Attention: Rasheed Sahu-Khan

Dear Minister

**Huntlee New Town Development
Transfer of Conservation Offset Lands**

We confirm that we act for Huntlee Pty Limited (**Huntlee**) and refer to our previous letters dated 24 November 2014 and 13 January 2015, copies of which are included at **Tab I** of the **attached** folder.

1 Release and discharge of VPAs from Stage 1 Subdivision Lots

We are instructed that our client has lodged a Subdivision Plan for pre-examination at NSW Land and Property Information (**LPI**) for the subdivision of Lot 211 in DP828787 and Lot 8 in DP729973 (**Stage 1 Subdivision Lots**) into Residential Lots, in accordance with the Stage 1 Project Approval for the Development. A copy of the Subdivision Plan is included at **Tab A** of the **attached** folder.

As per our previous correspondence, on behalf of our client, we formally request the release and removal of the following 2 voluntary planning agreements (**VPAs**) from the title of the Stage 1 Subdivision Lots:

- (a) the planning agreement between the Minister for Planning, the Minister for the Environment, Misthold Pty Limited (**Misthold**) and Huntlee Pty Ltd (**Huntlee**) dated 3 December 2010 (**SEPP VPA**); and
- (b) the planning agreement between Huntlee Pty Limited and the Minister for Planning relating to the Stage 1 Project Approval (**Stage 1 VPA**).

We **attach** a copy of the Request Form included with our previous letter dated 13 January 2015, which is intended to effect the release and discharge of the SEPP VPA from the title of the Stage 1 Subdivision Lots.

We would be grateful if the Request Form could be executed by the appropriate delegate (in the locations indicated and witnessed) on an **urgent basis**.

2 Requirement to transfer Conservation Offset Lands

Clause 2 of Schedule 4 to the SEPP VPA requires Huntlee and Misthold to transfer the Conservation Offset Lands set out in Table 2 of Schedule 2 to the SEPP VPA to the Minister for Planning.

The Department of Planning and Environment (**DPE**) has advised that these lots are to be transferred directly to the Minister for the Environment and that the Minister for Planning will waive his rights in this regard.

Both the Office of Environment and Heritage (**OEH**), on behalf of the Minister for the Environment, and DPE, on behalf of the Minister for Planning, have confirmed that the SEPP and Stage 1 VPAs may be released from the title of the Stage 1 Subdivision Lots prior to the transfer of the Conservation Offset Lands, but only upon provision of the following documents to the Minister for the Environment:

- (a) the original Certificates of Title for the Conservation Offset Land lots (**Certificates of Title**); and
- (b) all other documents required to effect the transfer of the Conservation Offset Lands to the Minister for the Environment (**Transaction Documents**), including LPI transfer forms, discharge of mortgage forms etc.

All of the required documentation and Certificates of Title are included in the **attached** folder.

3 Provision of Certificates of Title

(a) Lots to be transferred (Table 1)

The Conservation Offset Land lots to be transferred to the Minister for the Environment are set out in Table 1 below.

The original Certificates of Title for each of the lots shown in Table 1 are included at **Tab B** of the **attached** folder. We ask that you please sign the **attached** copy of this letter as acknowledgement of receipt of the original Certificates of Title.

For your additional information, we have also included the following documents at **Tabs C** and **D** of the **attached** folder:

- (a) title searches for each of the lots being transferred to the Minister for the Environment;
- (b) deposited plans or cadastral maps showing the location of each lot; and
- (c) a copy of the set of drawings produced by Monteath and Powys dated 17 November 2010, showing the approximate location of the Conservation Offset Lands in yellow.

We note that the lots listed in Table 1 of this letter differ from those shown in Table 2 of Schedule 2 to the SEPP VPA in the following respects:

- (a) Part Lot 5 in DP 11081112 **is not** included in Table 1 as this lot has been cancelled. Lot 5 was subdivided into Lots 553 and 557 in DP1162248. Lot 557

was then consolidated with adjoining lots and further subdivided into Lots 10 to 14 in DP 1137569.

- (b) Lot 300 in DP1029733 **is not** included in Table 1 as this lot has been cancelled. It was consolidated with adjoining lots to form Lot 10 in DP1137569.
- (c) Lot 32 in DP1003656 **is not** included in Table 1 as this lot has been cancelled. It was consolidated with adjoining lots to form Lot 10 in DP1137569.
- (d) Lot 10 in DP1137569 **is** included in Table 1. This lot represents the area previously covered by part Lot 5 in DP 11081112, Lot 300 in DP1029733 and Lot 32 in DP1003656.
- (e) Lot 179 in DP755241 is not being transferred as part of the Conservation Offset Lands (see Table 2). This lot comprises part of the Pokolbin State Forest, referred to as "State Forest Land" in the SEPP VPA. The NSW Forestry Corporation provided its written objection to the transfer of this lot to the OEH on 5 November 2011 (a copy of this letter is included at **Tab J** of the **attached** folder). The OEH has previously acknowledged that this lot will not be transferred as part of the Conservation Offset Lands.

4 Transaction Documents for transfer of Conservation Offset Lands to the Minister for the Environment

The following Transaction Documents are included at **Tabs E to H** of the **attached** folder:

- 1 Transfer Forms (x 2) (**Tab E**);
- 2 Transfer of Lease Forms (x 2) (**Tab F**);
- 3 Transfer: Consent to Transfer a Crown Holding Application Form (x 2) and Form 'U' Declaration (x 1) (**Tab F**);
- 4 Discharge of Mortgage Forms (x 7) (**Tab G**); and
- 5 Request Forms for removal of SEPP VPA from title to the Conservation Offset Land lots (x 2) (**Tab H**).

The purpose of each of the Transaction Documents is outlined below.

4.1 Transfer Forms

To transfer the Conservation Offset Lands, a Transfer Form is required to be lodged at the LPI. We **attach** 2 Transfer Forms, being:

- (a) a Transfer Form for the transfer of the Misthold land (being the part of Lot 10 in DP1137569 formerly comprised in Lot 557 in DP1162248), executed by Misthold; and
- (b) a Transfer Form for the transfer of the Huntlee land, being the balance of the Conservation Offset Lands, executed by Huntlee.

Huntlee and Misthold will each provide to the Minister for the Environment a cheque, payable to the LPI, for the lodgement fees for the Transfers.

4.2 Transfer of Lease Forms

(a) Transfer of Crown Lease 1937/1 – Lot 165 in DP755219

Lot 165 in DP755219 is dedicated as part of the Corrabare State Forest and is subject to Crown lease No. 1937/1.

A Transfer of Lease Form will be required to be lodged at the LPI in order to effect the transfer of this lease to the Minister for the Environment. We **attach** the Transfer of Lease Form, as executed by Huntlee.

Huntlee will provide to the Minister for the Environment a cheque for \$107 payable to the LPI, being the lodgement fees for the Transfer of Lease.

(b) Transfer of Crown Lease 1920/4 – Lot 139 in DP

Lot 139 in DP753770 is subject to Crown lease No. 1920/4.

A Transfer of Lease Form will be required to be lodged at the LPI in order to effect the transfer of this lease to the Minister for the Environment. We **attach** the Transfer of Lease Form, as executed by Huntlee.

Huntlee will provide to the Minister for the Environment a cheque for \$107 payable to the LPI, being the lodgement fees for the Transfer of Lease.

4.3 Transfer: Consent to transfer a Crown holding application form

(a) Transfer of Crown Lease 1937/1 – Lot 165 in DP755219

As the Forestry Corporation of NSW (**Forestry Corporation**) is the entity responsible for management of Lot 165 in DP755219 under Crown Lease 1937/1, the consent of the Forestry Corporation is required for the transfer.

Before providing its consent, the Forestry Corporation requires the following:

- (a) an Application for Consent to Transfer Land Comprised in a Crown Holding (**Application Form**), completed by the Minister for the Environment as transferee and signed by Huntlee as transferor; and
- (b) a "Form U" Declaration (**Form U**), to be completed by Huntlee, attesting to the fact that no contract for sale has been prepared for the transfer.

We have **attached** both the Application Form and Form U, as executed by Huntlee.

Please complete the Application Form by having it signed by the Minister's authorised delegate and witnessed in the location indicated. Please then return the Application Form to our office, as we will attend to lodgement of the Application Form with the Forestry Corporation.

(b) Transfer of Crown Lease 1920/4 – Lot 139 in DP753770

As NSW Crown Lands is the entity responsible for management of Lot 139 in DP753770 under Crown Lease 1920/4, the consent of Crown Lands is required for the transfer.

Before providing its consent, Crown Lands requires the following:

- (a) an Application Form, completed by the Minister for the Environment as transferee and signed by Huntlee as transferor; and
- (b) a copy of the fully executed Transfer of Lease Form.

We have **attached** both the Application Form and the Transfer of Lease Form, as executed by Huntlee.

We would be grateful if the Department could now:

- (a) **complete** the Application Form by having it signed by the Minister's authorised delegate and witnessed in the location indicated. Please then return the Application Form to our office, as we will attend to lodgement of the Application Form with Crown Lands; and
- (b) **attend to execution** of the Transfer of Lease form by having it signed by the Minister's authorised delegate and witnessed in the location indicated. Please return a **copy** of the Transfer of Lease Form to our office, as we will provide this to Crown Lands as part of the application for consent to transfer.

4.4 Discharge of Mortgage Forms

The Conservation Offset Lands are currently subject to:

- (a) 3 mortgages (dealing numbers AF808707, AF729899 and AD205599 as varied by AF745696) in favour of Lehman Brothers Real Estate Australia Commercial Pty Limited (**Lehman Brothers**); and
- (b) 2 mortgages (dealing numbers AJ285218 and AJ295002) in favour of Milton Corporation Ltd (**Milton Corporation**).

Insofar as they affect the Conservation Offset Lands, these mortgages will be discharged prior to transfer.

We have **attached** 7 Discharge of Mortgage forms as executed by Lehman Brothers and Milton Corporation.

Huntlee will provide cheques to the Minister for the Environment, payable to the LPI, for the lodgement fees for the 7 Discharges of Mortgage Forms.

4.5 Request Forms for removal of SEPP VPA from title to the Conservation Offset Land lots

The SEPP VPA is currently registered on the title of all of the lots comprising the Conservation Offset Lands. The SEPP VPA is to be released and discharged from these titles upon transfer of the Conservation Offset Lands.

We **attach** 2 Request Forms for removal of the SEPP VPA from the titles of the Conservation Offset Lands.

Huntlee will provide 2 cheques to the Minister for the Environment, payable to the LPI, for the lodgement fees for the Request Forms.

5 Letter from National Native Title Tribunal to Huntlee Pty Ltd

On 4 March 2015, Huntlee received a letter from the National Native Title Tribunal. A copy of this letter is included at **Tab K** of the **attached** folder.

We note that this letter refers to claimant application NC2013/006 in the Federal Court and that the notification period for the application is 25 March to 24 June 2015.

Table 1: Lots to be transferred to the Minister for the Environment

	Lot	Land Owner
1.	Lot 10 DP 1137569	i) Huntlee Pty Limited (part formerly in Lot 300 in DP 1029733, Lot 55 in DP 1162248 and Lot 32 in DP 1003656); and ii) Misthold Pty Limited (part formerly in Lot 557/1162248).
2.	Lot 181 DP 755241	Huntlee Pty Limited
3.	Auto consol 8663-143 which incorporates the following lots: Lot 10 DP 753809 Lot 11 DP 753809 Lot 13 DP 753809 Lot 20 DP 753809 Lot 23 DP 753809 Lot 51 DP 753809 Lot 53 DP 753809 Lot 54 DP 753809 Lot 58 DP 753809 Lot 65 DP 753809 Lot 74 DP 753809	Huntlee Pty Limited
4.	Auto consol 15197-67 which incorporates the following lots: Lot 37 DP 753809 Lot 42 DP 753809 Lot 71 DP 753809	Huntlee Pty Limited
5.	Lot 4 DP 753809	Huntlee Pty Limited
6.	Lot 5 DP 753809	Huntlee Pty Limited
7.	Lot 9 DP 753809	Huntlee Pty Limited
8.	Lot 12 DP 753809	Huntlee Pty Limited
9.	Lot 19 DP 753809	Huntlee Pty Limited
10.	Lot 21 DP 753809	Huntlee Pty Limited

	Lot	Land Owner
11.	Lot 22 DP 753809	Huntlee Pty Limited
12.	Lot 26 DP 753809	Huntlee Pty Limited
13.	Lot 27 DP 753809	Huntlee Pty Limited
14.	Lot 28 DP 753809	Huntlee Pty Limited
15.	Lot 30 DP 753809	Huntlee Pty Limited
16.	Lot 31 DP 753809	Huntlee Pty Limited
17.	Lot 35 DP 753809	Huntlee Pty Limited
18.	Lot 36 DP 753809	Huntlee Pty Limited
19.	Lot 39 DP 753809	Huntlee Pty Limited
20.	Lot 40 DP 753809	Huntlee Pty Limited
21.	Lot 41 DP 753809	Huntlee Pty Limited
22.	Lot 52 DP 753809	Huntlee Pty Limited
23.	Lot 56 DP 753809	Huntlee Pty Limited
24.	Lot 57 DP 753809	Huntlee Pty Limited
25.	Lot 59 DP 753809	Huntlee Pty Limited
26.	Lot 64 DP 753809	Huntlee Pty Limited
27.	Lot 75 DP 753809	Huntlee Pty Limited
28.	Lot 82 DP 753809	Huntlee Pty Limited
29.	Lot 95 DP 753809	Huntlee Pty Limited
30.	Lot 105 DP 753809	Huntlee Pty Limited
31.	Lot 220 DP 755230	Huntlee Pty Limited
32.	Lot 126 DP 755272	Huntlee Pty Limited
33.	Lot 24 DP 755213	Huntlee Pty Limited
34.	Lot 43 DP 755213	Huntlee Pty Limited
35.	Lot 32 DP 755213	Huntlee Pty Limited
36.	Lot 46 DP 755213	Huntlee Pty Limited
37.	Lot 64 DP 755213	Huntlee Pty Limited
38.	Lot 63 DP 755217	Huntlee Pty Limited
39.	Lot 139 DP 753770	Estate: Perpetual Lease Huntlee Pty Limited

Lot	Land Owner
40.	Lot 165 DP 755219 Estate: Perpetual Lease Huntlee Pty Limited
41.	Lot 9 DP 1102521 Huntlee Pty Limited
42.	Auto consol 5323-92 including lots: Lot 61 DP 752473 Lot 63 DP 752473 Lot 66 DP 752473 Lot 67 DP 752473 Huntlee Pty Limited
43.	Lot 1 DP 707207 Huntlee Pty Limited
44.	Lot 1 DP 137264 Huntlee Pty Limited
45.	Lot 200 DP 1008434 Huntlee Pty Limited
46.	Auto-consol 14710-73 includes lots: Lot 15 DP 755211 Lot 16 DP 755211 Huntlee Pty Limited
47.	Auto-consol 9898-137 includes lots: Lot 33 DP 753809 Lot 34 DP 753809 Huntlee Pty Limited

Table 2: Lots not being transferred

We understand that the following lots are not being transferred in the current tranche, for the reasons explained in Table 2 below.

Lot	Land Owner	Reason for not being transferred
1. Lot 179 DP 755241	Estate: Perpetual Lease Huntlee Pty Limited	This lot comprises part of the Pokolbin State Forest, referred to as "State Forest Land" in the VPA. The NSW Forestry Corporation has objected to the transfer of this lot and the Office of Environment and Heritage has acknowledged that this lot will not be transferred as part of the Conservation Offset Lands.

If you have any queries, please contact Julia Bridge on (02) 9210 6157.

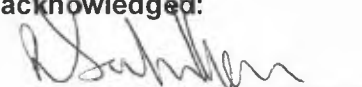
Yours sincerely



Louise Camenzuli
Partner

Attachments

Receipt of the attached 1 folder of documents, including 47 original certificates of title (copies attached) acknowledged:



Signature

Copy to: Pip Stenekes, Pip.Stenekes@planning.nsw.gov.au

BOX 813E
(AJ727321)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
1/137264	
EDITION	DATE OF ISSUE
13	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
ZVPS-QW-PVVN	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

 LOT 1 IN DEPOSITED PLAN 137264
 AT BELFORD.
 LOCAL GOVERNMENT AREA: SINGLETON.
 PARISH OF ROTHBURY COUNTY OF NORTHUMBERLAND
 TITLE DIAGRAM: DP137264

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
 3. BK 2571 NO 427 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
1/707207	
EDITION	DATE OF ISSUE
13	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
7NG4-L5-LQS9	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 1 IN DEPOSITED PLAN 707207
AT ROTHBURY.
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF ROTHBURY COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM: DP707207

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
 3. BK 3599 NO 231 LAND EXCLUDES MINERALS
 4. BK 3599 NO 231 COVENANT
 5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
4/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
QF9Q-N2-WZ7Z	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 4 IN DEPOSITED PLAN 753809
AT HOWES VALLEY.
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 4)
TITLE DIAGRAM: CROWN PLAN 329.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

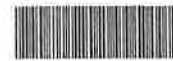
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
5/753809	
EDITION	DATE OF ISSUE
9	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
C7RY-7T-4D4L	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 5 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 5)
TITLE DIAGRAM: CROWN PLAN 329.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
9/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
WXKW-SR-75XY	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S 141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 9 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 9)
TITLE DIAGRAM: CROWN PLAN 990.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
12/753809	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
M9DJ-LN-KZYN	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 12 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 12)
TITLE DIAGRAM: CROWN PLAN 913.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
19/753809	
EDITION	DATE OF ISSUE
9	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
TTGR-9H-9NLX	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 19 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 19)
TITLE DIAGRAM: CROWN PLAN 918.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
21/753809	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
SQ4H-7V-42M2	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 21 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 21)
TITLE DIAGRAM: CROWN PLAN 895.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 895.1538
 3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

***** END OF CERTIFICATE *****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
22/753809	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
F67M-3Z-KVPT	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 22 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 22)
TITLE DIAGRAM: CROWN PLAN 896.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
26/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
RGW5-73-L29S	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 26 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 26)
TITLE DIAGRAM: CROWN PLAN 991.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
27/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
SP7Z-SV-C2LT	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 27 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 27)
TITLE DIAGRAM: CROWN PLAN 1044.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
28/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
HQJW-6R-VHKF	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 28 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 28)
TITLE DIAGRAM: CROWN PLAN 1045.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
30/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
9WJJ-25-Y4VC	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 30 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 30)
TITLE DIAGRAM: CROWN PLAN 1048.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
31/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
LHV2-K7-Z92X	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 31 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 31)
TITLE DIAGRAM: CROWN PLAN 1049.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
35/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
Y3XT-7P-LRSN	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 35 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 35)
TITLE DIAGRAM: CROWN PLAN 1056.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
36/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
CW3N-WS-SF7Q	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 36 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 36)
TITLE DIAGRAM: CROWN PLAN 1057.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
39/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
WHHS-XY-C32R	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 39 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 39)
TITLE DIAGRAM: CROWN PLAN 1071.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
40/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
5HXF-D7-HF2T	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 40 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 40)
TITLE DIAGRAM: CROWN PLAN 1072.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
41/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
R6F4-GJ-MVCP	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 41 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 41)
TITLE DIAGRAM: CROWN PLAN 1080.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
52/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
K95W-9S-CZLN	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 52 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 52)
TITLE DIAGRAM: CROWN PLAN 1176.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
56/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
SXWP-QD-ZKTG	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 56 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 56)
TITLE DIAGRAM: CROWN PLAN 1179.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
57/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
7MMR-H7-JTSP	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 57 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 57)
TITLE DIAGRAM: CROWN PLAN 1180.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
59/753809	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
6GNN-5Z-9C5K	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

LAND

LOT 59 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 59)
TITLE DIAGRAM: CROWN PLAN 1182.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 1182.1538
 3. P167764 EASEMENT FOR TRANSMISSION LINE AFFECTING THAT PART OF THE LAND WITHIN DESCRIBED SHOWN 200 FEET WIDE IN THE PLANS WITH P167764
0712375 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
64/753809	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
7X6S-Z3-WQTT	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 64 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 64)
TITLE DIAGRAM: CROWN PLAN 1214.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 1214.1538
3. P167764 EASEMENT FOR TRANSMISSION LINE AFFECTING THAT PART OF THE LAND WITHIN DESCRIBED SHOWN 200 FEET WIDE IN THE PLANS WITH P167764
0712375 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
75/753809	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
PM7S-MY-SMYH	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 75 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 75)
TITLE DIAGRAM: CROWN PLAN 1289.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 1289.1538
 3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
82/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
L9PX-4K-J6NY	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 82 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 82)
TITLE DIAGRAM: CROWN PLAN 1424.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

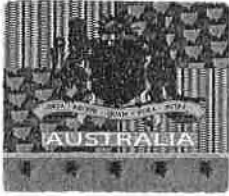
ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

BOX 813E
(AJ727321)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
95/753809	
EDITION	DATE OF ISSUE
7	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
RJP6-XM-9FVP	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 95 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 95)
TITLE DIAGRAM: CROWN PLAN 1448.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93B ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
105/753809	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
9ZX6-7C-LTKD	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 105 IN DEPOSITED PLAN 753809
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 105)
TITLE DIAGRAM: CROWN PLAN 1558.1538

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
24/755213	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
LPJG-P4-VGFS	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 24 IN DEPOSITED PLAN 755213
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF BURRAGURRA COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 24)
TITLE DIAGRAM: CROWN PLAN 452.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

***** END OF CERTIFICATE *****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
32/755213	
EDITION	DATE OF ISSUE
9	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
LJ7P-2P-DV7D	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 32 IN DEPOSITED PLAN 755213
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF BURRAGURRA COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 32)
TITLE DIAGRAM: CROWN PLAN 1386.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
43/755213	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
XKHC-Q3-249V	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 43 IN DEPOSITED PLAN 755213
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF BURRAGURRA COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 43)
TITLE DIAGRAM: CROWN PLAN 4593.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
46/755213	
EDITION	DATE OF ISSU
9	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
JWWV-6V-LVQG	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 46 IN DEPOSITED PLAN 755213
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF BURRAGURRA COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 46)
TITLE DIAGRAM: CROWN PLAN 4584.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
64/755213	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
K2JD-W9-5RXC	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 64 IN DEPOSITED PLAN 755213
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF BURRAGURRA COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 64)
TITLE DIAGRAM: CROWN PLAN 6335.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE 63/755217	
EDITION 14	DATE OF ISSUE 29/10/2015
CERTIFICATE AUTHENTICATION CODE 5Z2C-LG-RFFL	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

LAND

LOT 63 IN DEPOSITED PLAN 755217
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF COOLAMIN COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 63)
TITLE DIAGRAM: CROWN PLAN 7455.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

***** END OF CERTIFICATE *****

BOX 813E
(AJ727321)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE 220/755230	
EDITION 9	DATE OF ISSUE 29/10/2015
CERTIFICATE AUTHENTICATION CODE C4DM-6M-22NC	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S 141 REAL PROPERTY ACT).

LAND

 LOT 220 IN DEPOSITED PLAN 755230
 AT WARWOLLAN CREEK.
 LOCAL GOVERNMENT AREA: CESSNOCK.
 PARISH OF HAY COUNTY OF NORTHUMBERLAND
 (FORMERLY KNOWN AS PORTION 220)
 TITLE DIAGRAM: CROWN PLAN 5776.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
181/755241	
EDITION	DATE OF ISSUE
14	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
4VPY-3W-P9MK	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 181 IN DEPOSITED PLAN 755241
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF MILLFIELD COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 181)
TITLE DIAGRAM: CROWN PLAN 8254.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

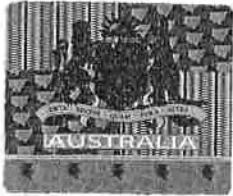
(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
 3. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
126/755272	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
H4LV-LP-WR5C	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 126 IN DEPOSITED PLAN 755272
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF YANGO COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 126)
TITLE DIAGRAM: CROWN PLAN 4150.2111

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
200/1008434	
EDITION	DATE OF ISSUE
10	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
94JX-Z2-RZQC	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 200 IN DEPOSITED PLAN 1008434
AT BELFORD.
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF ROTHBURY COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM: DP1008434

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

- 1. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
9/1102521	
EDITION	DATE OF ISSUE
8	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
MCQQ-YT-6KY6	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 9 IN DEPOSITED PLAN 1102521
AT ELDERSLIE.
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF MARWOOD COUNTY OF DURHAM
TITLE DIAGRAM: DP1102521

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

-
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2. DP1102521 EASEMENT FOR ACCESS 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 3. DP1102521 EASEMENT FOR SERVICES 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE AUTO CONSOL 5323-92	
EDITION 9	DATE OF ISSUE 29/10/2015
CERTIFICATE AUTHENTICATION CODE 2K6G-D5-TSLF	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF MARWOOD COUNTY OF DURHAM
TITLE DIAGRAM: SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SCHEDULE OF PARCELS

LOT 61 IN DP752473
 LOT 63 IN DP752473
 LOT 66 IN DP752473
 LOT 67 IN DP752473

TITLE DIAGRAM

CROWN PLAN 3014.2083
 CROWN PLAN 1047.2083
 CROWN PLAN 1767.2083
 CROWN PLAN 1959.2083.

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE AUTO CONSOL 8663-143	
EDITION 7	DATE OF ISSUE 29/10/2015
CERTIFICATE AUTHENTICATION CODE CKP3-NZ-5WJP	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
TITLE DIAGRAM: SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) WITHIN LOTS 11, 20, 53, 54 & 58 IN DP753809 SHOWN IN THE TITLE DIAGRAMS
3. P818838 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF LOTS 53 & 54 SHOWN SO BURDENED IN PLAN WITH P818838
0712375 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
4. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93B ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SCHEDULE OF PARCELS

TITLE DIAGRAM

LOT 10 IN DP753809
 LOT 11 IN DP753809
 LOT 13 IN DP753809
 LOT 20 IN DP753809
 LOT 23 IN DP753809
 LOT 51 IN DP753809
 LOT 53 IN DP753809
 LOT 54 IN DP753809
 LOT 58 IN DP753809
 LOT 65 IN DP753809
 LOT 74 IN DP753809

CROWN PLAN 912.1538
 CROWN PLAN 471.1538
 CROWN PLAN 914.1538
 CROWN PLAN 894.1538
 CROWN PLAN 897.1538
 CROWN PLAN 1175.1538
 CROWN PLAN 1177.1538
 CROWN PLAN 1178.1538
 CROWN PLAN 1181.1538
 CROWN PLAN 1215.1538
 CROWN PLAN 1290.1538.

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

BOX 813E
(AJ727321)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE AUTO CONSOL 9898-137	
EDITION 7	DATE OF ISSUE 29/10/2015
CERTIFICATE AUTHENTICATION CODE 9RHZ-GD-KQZX	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
TITLE DIAGRAM: SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. LAND EXCLUDES THE ROAD(S) WITHIN LOT 34 SHOWN IN THE TITLE DIAGRAM
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SCHEDULE OF PARCELS

LOT 33 IN DP753809
LOT 34 IN DP753809

TITLE DIAGRAM

CROWN PLAN 1059.1538
CROWN PLAN 1055.1538.

**** END OF CERTIFICATE ****

BOX 813E
(AJ727321)



NEW SOUTH WALES CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE AUTO CONSOL 15197-67	
EDITION 7	DATE OF ISSUE 29/10/2015
CERTIFICATE AUTHENTICATION CODE 6DTP-ZJ-KC3M	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF POPPONG COUNTY OF HUNTER
TITLE DIAGRAM: SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

MINISTER FOR THE ENVIRONMENT

(TZ AJ727321)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
2. LAND EXCLUDES THE ROAD(S) WITHIN LOT 42 SHOWN IN THE TITLE DIAGRAM
3. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
4. DP268187 RIGHT OF CARRIAGEWAY 20 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SCHEDULE OF PARCELS

TITLE DIAGRAM

LOT 37 IN DP753809
LOT 42 IN DP753809
LOT 71 IN DP753809

CROWN PLAN 1058.1538
CROWN PLAN 1081.1538
CROWN PLAN 1247.1538.

**** END OF CERTIFICATE ****

BOX 813E
(AJ727322)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
10/1137569	
EDITION	DATE OF ISSUE
4	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
YKL3-GV-2F6J	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

LAND

LOT 10 IN DEPOSITED PLAN 1137569
AT NTH ROTHBURY, BELFORD.
LOCAL GOVERNMENT AREA: CESSNOCK, SINGLETON.
PARISH OF BELFORD COUNTY OF NORTHUMBERLAND
PARISH OF ROTHBURY COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM: DP1137569

FIRST SCHEDULE

THE MINISTER FOR THE ENVIRONMENT

(TZ AJ727322)

SECOND SCHEDULE

-
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
 2. LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S)
 3. NOTIFICATION IN GOVERNMENT GAZETTE DATED 19.2.1965 FOL 485: EASEMENT FOR TRANSMISSION LINE 45.72 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 4. BK 3442 NO 766 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
 5. BK 3442 NO 766 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
 6. DP813163 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 7. DP1003656 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 8. DP1013201 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (10) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 9. DP1013201 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (11) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 10. DP1052995 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
 11. 9931548 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 12. AF516630 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

END OF PAGE 1 CONTINUED OVER

BOX 813E
(AJ727322)



NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
10/1137569	
EDITION	DATE OF ISSUE
4	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
YKL3-GV-2F6J	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



SECOND SCHEDULE (CONTINUED)

13. AG78056 PLANNING AGREEMENT PURSUANT TO SECTION 93H
 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 OF THE
 PARTS FORMERLY IN 300/1029733, 55/1162248 AND 32/1003656

**** END OF CERTIFICATE ****

Certificate of Title

BOX 813E
(AJ881451)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
139/753770	
EDITION	DATE OF ISSUE
10	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
45TC-N4-67X5	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

LAND

LOT 139 IN DEPOSITED PLAN 753770
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF BULGA COUNTY OF HUNTER
(FORMERLY KNOWN AS PORTION 139)
TITLE DIAGRAM: CROWN PLAN 1598.1538

FIRST SCHEDULE

ESTATE: PERPETUAL LEASE

MINISTER FOR THE ENVIRONMENT

(TZ AJ881451)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000C
2. EXCEPTING ANY ROADS AND RESUMED LAND
3. LAND IS SUBJECT TO THE CONDITIONS CONTAINED IN CLAUSE 7 OF MEMORANDUM S730000D
4. PERPETUAL LEASE: CROWN LEASE 1920/4 SINGLETON
5. SUBJECT TO THE PROVISIONS OF THE CROWN LANDS CONSOLIDATION ACT, 1913 PARTICULARLY AS REGARDS PAYMENT OF ANNUAL RENT AND OTHER DUES, RESTRICTIONS ON DEALINGS AND RESTRICTIONS ON SUBDIVISION - SEE SECTIONS 257 AND 274
6. AG78055 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

BOX 813E
(AJ881452)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
165/755219	
EDITION	DATE OF ISSUE
11	29/10/2015
CERTIFICATE AUTHENTICATION CODE	
VSJV-34-6NSK	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 165 IN DEPOSITED PLAN 755219
LOCAL GOVERNMENT AREA: CESSNOCK.
PARISH OF CORRABARE COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 165)
TITLE DIAGRAM: CROWN PLAN 7135.2111

FIRST SCHEDULE

ESTATE: PERPETUAL LEASE

MINISTER FOR THE ENVIRONMENT

(TZ AJ881452)

SECOND SCHEDULE

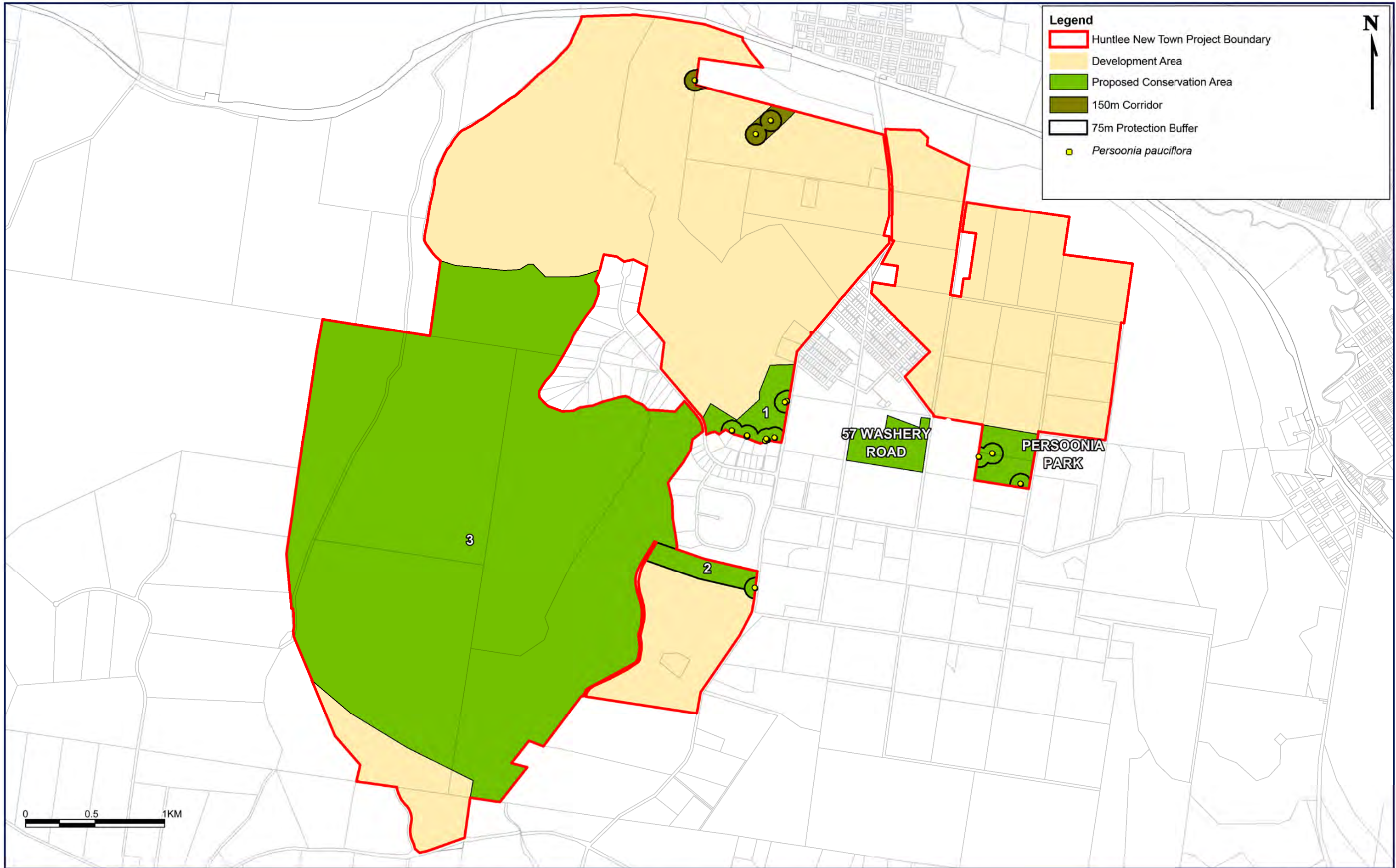
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000C
2. EXCEPTING ANY ROADS AND RESUMED LAND
3. LAND IS SUBJECT TO THE CONDITIONS CONTAINED IN CLAUSE 7 OF MEMORANDUM S730000D
4. DEDICATED AS CORRABARE STATE FOREST NO. 522 NO. 3 EXTENSION IN GOVERNMENT GAZETTE OF 7.3.1980
5. PERPETUAL LEASE: CROWN LEASE 1937/1 MAITLAND
6. SUBJECT TO THE PROVISIONS OF THE CROWN LANDS CONSOLIDATION ACT, 1913 PARTICULARLY AS REGARDS PAYMENT OF ANNUAL RENT AND OTHER DUES, RESTRICTIONS ON DEALINGS AND RESTRICTIONS ON SUBDIVISION - SEE SECTIONS 257 AND 274
7. DP262569 RIGHT OF CARRIAGEWAY 20 WIDE & VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
8. DP262569 EASEMENT FOR SERVICES 20 WIDE & VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
9. AG78055 PLANNING AGREEMENT PURSUANT TO SECTION 93H ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

Appendix 6

Persoonia pauciflora locations – Condition 6



HUNTLEE EPBC APPROVAL (2011/5898)
MAP - CONDITION 6

LOCATION: NORTH ROTHBURY

DATUM: DATUM
PROJECTION: MGA ZONE 56

DATE: 10/12/2013
PURPOSE: REFERENCE MAP

LAYOUT REF: J:\JOBS\105K\105216 North Rothbury (Huntlee)\10- Drafting
VERSION (PLAN BY): MD PH JS (A-A3)

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CLIENT: HUNTLEE PTY LTD
JOB REF: 105216

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303
T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au

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RPS

Appendix 7

Conservation Area 2 contiguous with Conservation Area 3 – Condition 7



TYPICAL PEG AND STAKE DEMARCATING 150 METRE BUFFER



TYPICAL STAR PICKETS DEMARCATING 75 METRE CORRIDOR

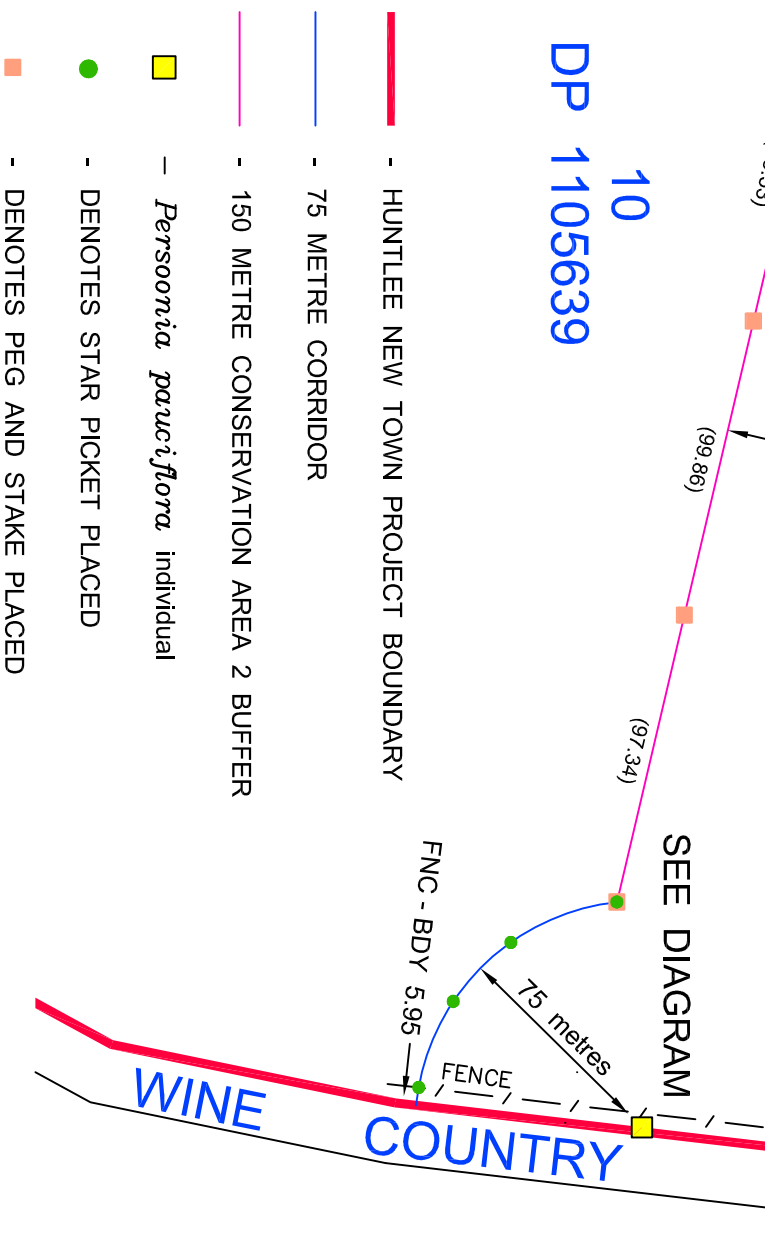
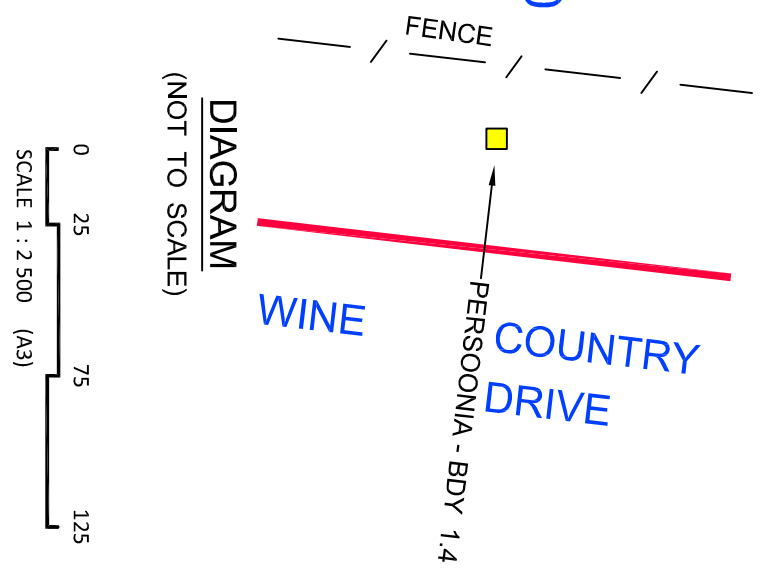
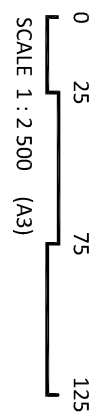


DIAGRAM
(NOT TO SCALE)



- HUNTLEE NEW TOWN PROJECT BOUNDARY
- 75 METRE CORRIDOR
- 150 METRE CONSERVATION AREA 2 BUFFER
- *Persononia pauciflora* individual
- DENOTES STAR PICKET PLACED
- DENOTES PEG AND STAKE PLACED

TITLE: HUNTLEE NEW TOWN PROJECT Conservation Area 2
 LOCATION: NORTH ROTHBURY
 DATUM: MGA ZONE 56
 PROJECTION: MGA ZONE 56
 DATE: 5TH DECEMBER 2013
 PURPOSE: Conservation Area 2
 AUTOCAD REF: 105216 - Conservation Area 2 Survey
 VERSION: STAKES

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Appendix 8

PPMP Approval – Condition 11 and 15



Our reference: 2013/10641

Contact Officer: [REDACTED]
Telephone: (02) 6274 2209 Facsimile: (02) 6274 1878
Email: post.approvals@environment.gov.au

Mr Ian Wilkes
General Manager
Huntlee Pty Limited
PO Box 199
BRANXTON NSW 2335

Dear Mr Wilkes

Huntlee New Town Residential Development, Hunter Valley NSW (EPBC 2011/5898) Approval of PPPMP and HCMP – conditions 11 and 15

I write in relation to your request for ministerial approval of the *Personia Pauciflora Population Management Plan* (PPPMP) and the *Huntlee Conservation Management Plan* (HCMP), required under conditions 11 and 15, respectively, of *Environment Protection and Biodiversity Conservation Act 1999* (the Act) approval 2011/5898.

The department has reviewed the final submitted versions of the PPPMP (10 January 2014) and the HCMP (9 January 2014) and has found that these documents meet the requirements of conditions 11 and 15, respectively, of EPBC approval 2011/5898. On this basis, and as delegate of the Minister for the Environment, I have decided to approve the PPPMP (10 January 2014) and the HCMP (9 January 2014).

In accordance with conditions 11 and 15 of the approval, the approved plans must be implemented. Under condition 26 of the approval, should you wish to carry out an activity otherwise than in accordance with an approved plan you must submit a revised plan for approval by the Minister. Until the Minister has approved the revised plan, you must continue to implement the originally approved plan. Please ensure that, in accordance with condition 30, you publish all approved plans on your website.

Please ensure that you maintain accurate records of all activities associated with, or relevant to the conditions of approval, so that they can be made available to the department on request. Such documents may be subject to audit and used to verify compliance. Summaries of results of audits may be published by the department. Information about the monitoring and audit program can be found on the department's website at www.environment.gov.au/epbc/compliance/auditing.html.

If you would like to discuss this matter further please contact [REDACTED] on 02 6274 2209.

Yours sincerely



Shane Gaddes
Assistant Secretary
Compliance & Enforcement Branch
Environment Assessment and Compliance Division

14 January 2014

Note: Under s 491 of the *Environment Protection and Biodiversity Conservation Act 1999* it is an offence to knowingly provide false and/or misleading information to a departmental officer.

Appendix 9

Independent Scientific Expert Approval – Condition 12 and 16



Our reference: 2013/10641

Contact Officer: [REDACTED]
Telephone: (02) 6274 2209 Facsimile: (02) 6274 1878
Email: post.approvals@environment.gov.au

Mr Ian Wilkes
General Manager
Huntlee Pty Limited
PO Box 199
BRANXTON NSW 2335

Dear Mr Wilkes

**Huntlee New Town Residential Development, Hunter Valley NSW (EPBC 2011/5898)
Approval of Independent Scientific Expert – Condition 12 and 16**

I write in relation to your email of 27 October 2013 in which you sought departmental approval of Mr Anderson as an Independent Scientific Expert to review the *Persoonia pauciflora* Population Management Plan and the *Huntlee Conservation Management Plan*, as required under conditions 12 and 16 respectively of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval 2011/5898.

On 1 November 2013, the department requested further information in relation to the qualifications, experience and independence of Mr Anderson. This information was provided to the department on 5 November 2013 by Mr Doherty, acting as a representative of Huntlee Pty Limited.

The department has assessed the information provided by yourself and Mr Doherty and has determined that Mr Anderson has the requisite qualifications, experience and independence in accordance with the requirements of the EPBC approval.

Based on the assessment, I have decided to give departmental approval of Mr Anderson as an Independent Scientific Advisor under conditions 12 and 16 of the EPBC approval to review the *Persoonia pauciflora* Population Management Plan and the *Huntlee Conservation Management Plan*.

I draw to your attention that both of these reports must be provided to, and be approved by, the Minister prior to the commencement of the action.

If you have any enquiries please contact [REDACTED] on 02 6274 2209.

Yours sincerely

Shane Gaddes
Assistant Secretary
Compliance and Enforcement Branch
Environment Assessment and Compliance Division

8 November 2013

Appendix 10 *Persoonia pauciflora* pre-clearance surveys – Condition 13



Newcastle Office

Ground Floor, 241 Denison Street, Broadmeadow, NSW Australia 2292
PO Box 428, Hamilton, NSW Australia 2303
T +61 2 4940 4200 F +61 2 4961 6794 E newcastle@rpsgroup.com.au W rpsgroup.com.au
ABN 441 402 927 62

Our Ref: PR105216
Date: 19 May 2015

Attn: [REDACTED]
33 Allara Street
Civic ACT 2600

Via: Email

Dear [REDACTED]

RE: HUNTLEE PERSOONIA PAUCIFLORA PRE-CLEARANCE SURVEYS – COMPLETION OF STAGE 1 & ADJACENT LANDS

RPS was commissioned by Huntlee Pty Ltd to conduct pre-clearance surveys for *Persoonia pauciflora* within Huntlee at North Rothbury. This survey has been undertaken in accordance with Condition 13 of the Huntlee EPBC Approval (2011/5898). The pre-clearance survey areas for the most recent survey encompassed the remaining Stage 1 lands and an adjacent area to Stage 1 north of Precinct 1,2 & 4.

The surveys were conducted by an ecologist familiar with identification of *Persoonia pauciflora* on the 29th April and 14th May 2015. A comprehensive search of the realignment area using a D-GPS unit (refer to Attachment 1) failed to identify any *Persoonia pauciflora* individuals.

For the departments benefit and to ensure transparency, a composite plan of areas where *Persoonia pauciflora* pre-clearance surveys have been carried out and approved by the Department has been attached. Note the most recent above-mentioned surveys have also been shown on the plan.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer.

Yours sincerely
RPS

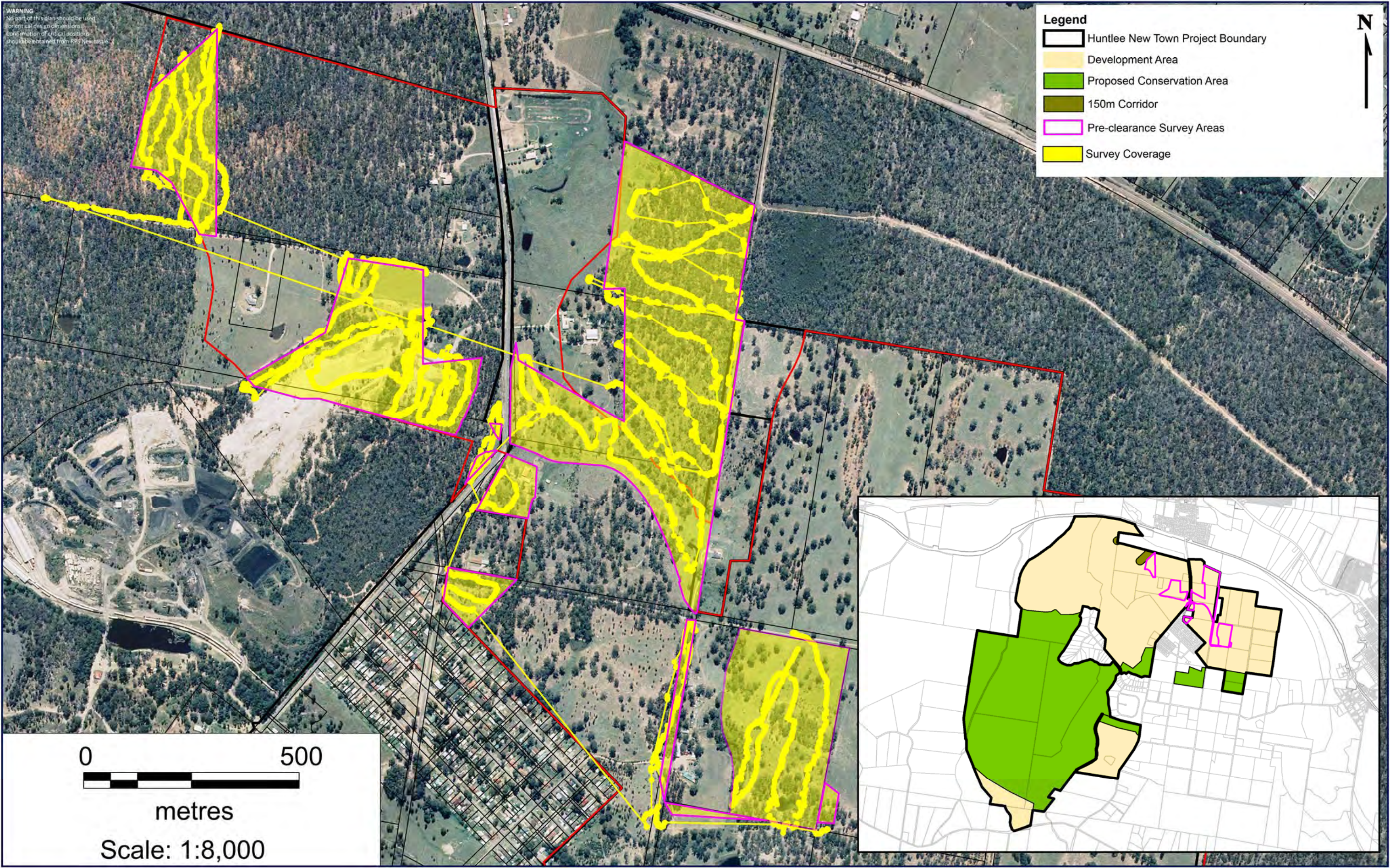

Matt Doherty
Technical Director (Ecology)

Encl:

Attachment 1 – Huntlee EPBC Approval (2011/5898) Map – Condition 13
Attachment 2 – Huntlee EPBC Approval (2011/5898) Map – Condition 13 Composite Plan

Cc: Huntlee Pty Ltd (Stephen Thompson and Glenn Swan)

WARNING
 No part of this plan should be used for any purpose other than that for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.



Legend

- Huntlee New Town Project Boundary
- Development Area
- Proposed Conservation Area
- 150m Corridor
- Pre-clearance Survey Areas
- Survey Coverage

0 500
 metres
 Scale: 1:8,000

HUNTLEE EPBC APPROVAL (2011/5898)
 MAP - CONDITION 13

LOCATION: NORTH ROTHBURY

DATUM: GDA 94
 PROJECTION: MGA ZONE 56

DATE: 19-5-2015
 PURPOSE: REFERENCE MAP

LAYOUT REF: J:\JOBS\105k\105216 North Rothbury (Huntlee)\10- Drafting
 VERSION (PLAN BY): MD (C-A3)

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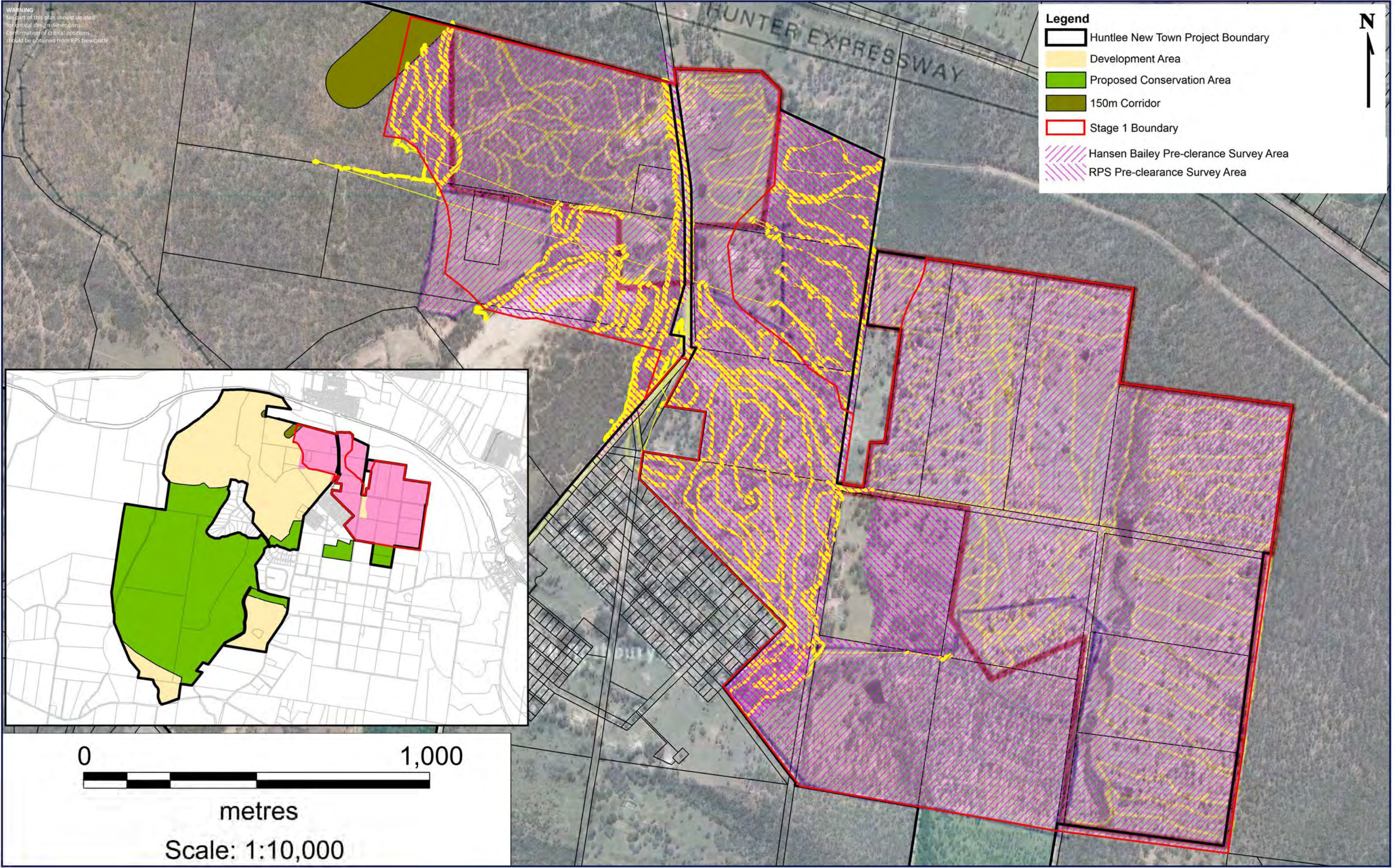
CLIENT: HUNTLEE PTY LTD
 JOB REF: 105216

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
 241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303
 T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au

creative people
 making a difference

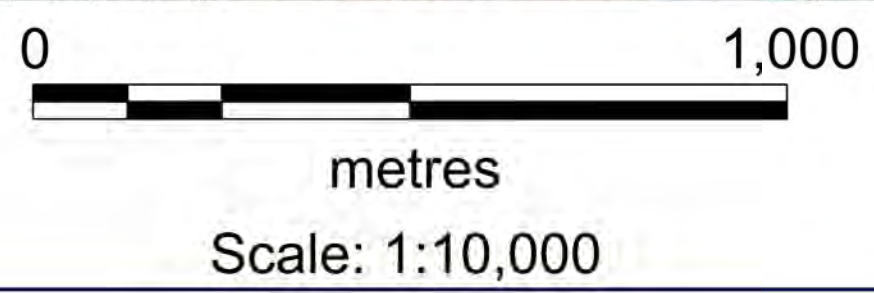
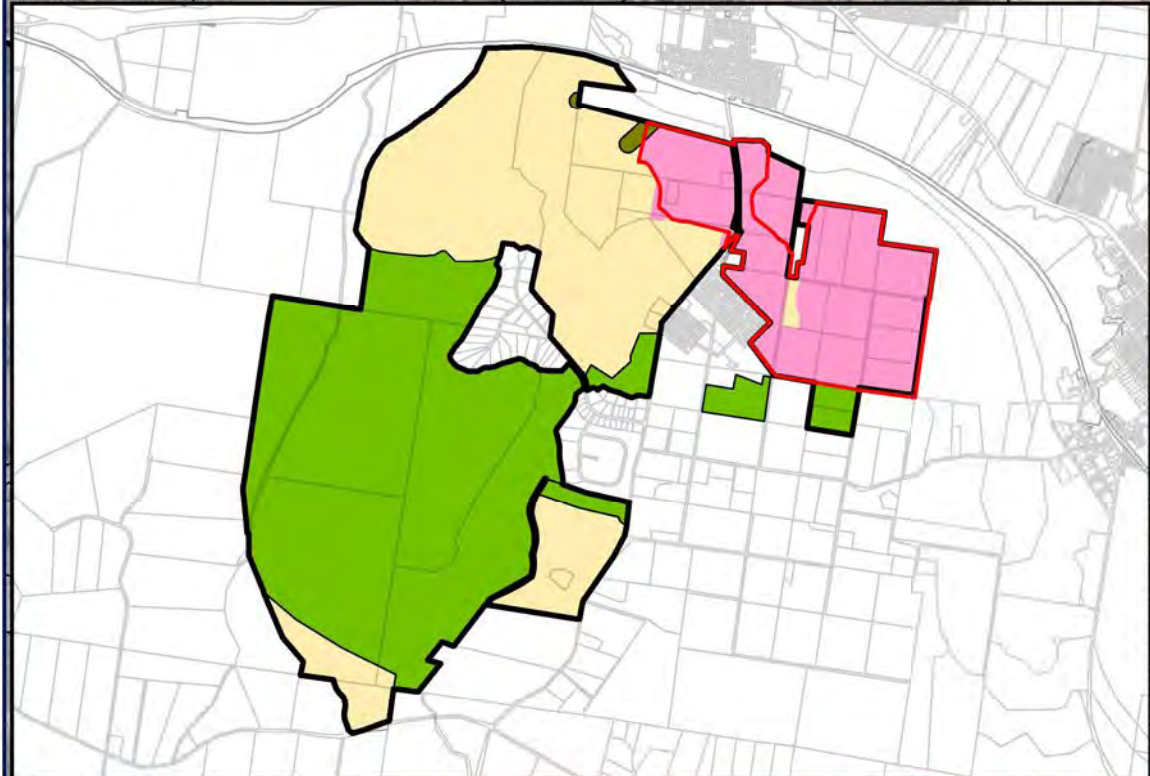
RPS

WARNING
No part of this plan should be used
for critical design dimensions.
Confirmation of critical positions
should be obtained from RPS Newcastle.



Legend

- Huntlee New Town Project Boundary
- Development Area
- Proposed Conservation Area
- 150m Corridor
- Stage 1 Boundary
- Hansen Bailey Pre-clearance Survey Area
- RPS Pre-clearance Survey Area



HUNTLEE EPBC APPROVAL (2011/5898)
COMPOSITE MAP - CONDITION 13

LOCATION: NORTH ROTHBURY

DATUM: GDA 94
PROJECTION: MGA ZONE 56

DATE: 19-5-2015
PURPOSE: REFERENCE MAP

LAYOUT REF: J:\JOBS\105k\105216 North Rothbury (Huntlee)\10- Drafting
VERSION (PLAN BY): MD (A-A3)

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CLIENT: HUNTLEE PTY LTD
JOB REF: 105216

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
241 DENISON STREET BROADMEADOW PO BOX 428 HAMILTON NSW 2303
T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au

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making a difference

RPS

Appendix 11 HCOP Approval – Condition 17 and 18



Our reference: 2013/10641

Contact Officer: [REDACTED]
Telephone: (02) 6274 2209 Facsimile: (02) 6274 1878
Email: post.approvals@environment.gov.au

Mr Ian Wilkes
General Manager
Huntlee Pty Limited
PO Box 199
BRANXTON NSW 2335

Dear Mr Wilkes

**Huntlee New Town Residential Development, Hunter Valley NSW (EPBC 2011/5898)
Approval of Huntlee Conservation Officer Plan – Condition 17**

I write in relation to email correspondence from Mr Matt Doherty received on 27th and 29th November 2013 in relation to the Huntlee Conservation Officer Plan (the plan), as per condition 17 of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval 2011/5898.

The department has assessed the plan and has determined that it meets the requirements of the approval. On this basis, and as delegate of the Minister for the Environment, I have decided to approve the plan.

In accordance with condition 17 of the approval, the approved plan must be implemented. Under condition 26 of the approval, should you wish to act other than in accordance with the approved plan, you must submit a revised plan for approval. Until a revised plan has been approved by the Minister, the original approved plan must be implemented.

Please ensure that you maintain accurate records of all activities associated with, or relevant to the conditions of approval, so that they can be made available to the Department on request. Such documents may be subject to audit and used to verify compliance. Summaries of results of audits may be published by the Department. Information about the monitoring and audit program can be found on the Department's website at www.environment.gov.au/epbc/compliance/auditing.html.

If you have any enquiries please contact [REDACTED] on 02 6274 2209.

Yours sincerely

Shane Gaddes
Assistant Secretary
Compliance and Enforcement Branch
Environment Assessment and Compliance Division

5 December 2013

Appendix 12 Request for variation Approval – Condition 17 and 18



Stephen Thompson
Project Director - Huntlee
LWP Property Group
PO Box 199
BRANXTON NSW 2335

Dear Mr Thompson

Variation to conditions 17 and 18 (EPBC 2011/5898)

Thank you for your letter dated 20 November 2014 from your lawyer Corrs, Chambers Westgarth, to the Department, requesting a variation to conditions 17 and 20 of the approval dated 15 October 2013.

Officers of this Department have reviewed the variation request and subsequent email correspondence. I understand that you have subsequently agreed to proposed amendment of condition 18 in conjunction with your proposal for condition 17.

As delegate of the Minister, I have varied conditions 17 and 18 of EPBC Approval 2011/5898 under section 143(1)(c) of the *Environment Protection and Biodiversity Conservation Act 1999* to enable the role of the Huntlee Conservation Officer to be undertaken as you propose. Conditions 17 and 18 must now be undertaken in accordance with the varied condition specified in the variation notification, which has been attached for your information.

I acknowledge your request to vary condition 20 of the approval. The Department is currently considering this request and has sought further information from the NSW Government. The Department and will advise in due course regarding this.

As you are aware, the Department has an active monitoring program which includes monitoring inspections, desk top document reviews and audits. Please ensure that you maintain accurate records of all activities associated with, or relevant to, the conditions of approval so that they can be made available to the Department on request.

Should you require any further information please contact [REDACTED] Assistant Director, Post Approvals Section, on 02 6274 1470 or by email: post.approvals@environment.gov.au.

Yours sincerely

Shane Gaddes
Assistant Secretary
Compliance & Enforcement Branch
Environment Assessment and Compliance Division

27/5/2015

Appendix 13

Hunlee Conservation Coordinator, Contractual Arrangements and Work Plan Approval – Condition 17



Our reference: 2011/5898

Mr Matt Doherty
Technical Director- Ecology
RPS Australia Asia Pacific
PO Box 428
HAMILTON NSW 2303

Dear Mr Doherty

**EPBC 2011/5898- Huntlee Residential Development
Conservation coordinator Work Plan and Contractual Agreement**

Thank you for your email dated 11 August 2015 submitting the *Huntlee Conservation Coordinator, Contractual Arrangements and Work Plan*, in accordance with condition 17 of EPBC Approval 2011/5898.

Officers of this Department have considered the *Huntlee Conservation Coordinator Contractual Arrangements and Work Plan* and are satisfied that it meets the requirements of condition 17 of the approval for this project. On this basis, and as a delegate of the Minister for the Environment, I have decided to approve the plan. This plan must now be implemented.

In accordance with EPBC Approval 2011/5898 condition 26, if the approval holder wants to act other than in accordance with this approved plan, the approval holder must submit a revised plan for approval. Until the Minister (or his delegate) has approved the revised plan, the approved version of the plan must continue to be implemented.

Should you require any further information please contact [REDACTED]
Assistant Director, Post Approvals Section, on (02) 6274 1470 or by email:
post.approvals@environment.gov.au.

Yours sincerely

Shane Gaddes
Assistant Secretary
Compliance & Enforcement Branch
Environment Standards Division

8/9/2015

Appendix 14 Request for variation Approval – Condition 19



Our reference: 2013/00789

Contact Officer: [REDACTED]
Telephone: (02) 6274 2209 Facsimile: (02) 6274 1878
Email: post.approvals@environment.gov.au

Mr Ian Wilkes
General Manager
Huntlee Pty Limited
PO Box 199
BRANXTON NSW 2335

Dear Mr Wilkes

**Huntlee New Town Residential Development, Hunter Valley NSW
(EPBC 2011/5898) – Variation to Approval Condition 19**

I write in relation to the proposed variation to condition 19 of *Environment Protection and Biodiversity Conservation Act 1999* (the Act) approval 2011/5898.

Officers of the department, in collaboration with the NSW Department of Environment and Heritage, have reviewed the proposed variation and have determined that it is necessary and convenient for the implementation of activities under the *National Recovery Plan North Rothbury Persoonia (Persoonia pauciflora)*.

As delegate of the Minister for the Environment, I have decided to approve the variation to condition 19 of the approval in accordance with the provisions of the national environmental law, the EPBC Act. Condition 19 must now be undertaken in accordance with the varied condition specified in the enclosed variation notification.

The variation of conditions of approval does not relieve the person to whom it has been granted from an obligation to comply with any other law of the Commonwealth, State or Territory that is applicable to do the action and to have any right, title or interest that is required to access land or waters and to do the action.

If you have any enquiries in relation to this matter, please contact [REDACTED] on 02 6274 2209

S Gaddes

Shane Gaddes
Assistant Secretary
Compliance & Enforcement Branch
Environment Assessment and Compliance Division

17 February 2014

Appendix 15 Payment receipts – Condition 19

Our reference
LC/JB/HUNT16295-9071808

8 Chifley
8-12 Chifley Square Sydney NSW 2000
GPO Box 9925 Sydney NSW 2001
Tel +61 2 9210 6500
Fax +61 2 9210 6611
www.corrs.com.au

**CORRS
CHAMBERS
WESTGARTH**
lawyers

Sydney
Melbourne
Brisbane
Perth

20 July 2015

Mr [REDACTED]
Assistant Secretary
South-Eastern Australia Assessment Branch
Department of the Environment
GPO Box 787
Canberra City ACT 2601

Contact
Julia Bridge (02) 9210 6157
Email: julia.bridge@corrs.com.au

Partner
Louise Camenzuli

By email:
[REDACTED][@environment.gov.au](mailto:[REDACTED]@environment.gov.au)

Dear [REDACTED]

Huntlee New Town development – EPBC Approval 2011/5898

We confirm that we act for Huntlee Pty Limited (**Huntlee**) in relation to the above matter.

In accordance with condition 19 of EPBC Approval 2011/5898 (as varied by decision dated 17 February 2014), our client was required to provide the sum of \$141,700 to the NSW Office of Environment and Heritage (**OEH**) by 14 July 2015 to fund activities consistent with the recovery actions identified in the *National Recovery Plan North Rothbury Persoonia* (*Persoonia Pauciflora*).

We confirm that a cheque in the sum of \$141,700 was provided to the OEH on 14 July 2015. Please see the **attached** letter from the OEH dated 15 July 2015 acknowledging receipt of the cheque in this regard.

We confirm that the third and final instalment of \$100,000 is payable by 14 July 2016.

Please contact Julia Bridge on (02) 9210 6157 if you have any queries.

Yours sincerely
Corrs Chambers Westgarth



Louise Camenzuli
Partner

attachments

Signed acknowledgment letter regarding receipt of the cheque in the sum of \$141,700



**Office of
Environment
& Heritage**

Your reference: Julia Bridge
Our reference:
Contact: [REDACTED]
9995-6001

Corrs Chambers Westgarth
GPO Box 9925
SYDNEY NSW 2001

ATTENTION: Ms Julia Bridge

15 July 2015

Dear Ms Bridge

Re: Huntlee New Town development – EPBC Approval 2011/5898

I refer to your letter of 14 July 2015. Please find enclosed a copy of your letter signed as requested, acknowledging receipt of the cheque in the sum of \$141,700.



**Principal Legal Officer
Office of Environment and Heritage**

Our reference
LC/JP/HUNT16295-9071808

8 Chifley
8-12 Chifley Square Sydney NSW 2000
GPO Box 9925 Sydney NSW 2001
Tel +61 2 9210 6500
Fax +61 2 9210 6611
www.corrs.com.au

**CORRS
CHAMBERS
WESTGARTH**
lawyers

Sydney
Melbourne
Brisbane
Perth

14 July 2015

By courier

[REDACTED]
NSW Office of Environment and Heritage
Level 14, 59-61 Goulburn Street
Sydney NSW 2000

Contact
Julia Bridge (02) 9210 6157
Email: julia.bridge@corrs.com.au

Partner
Louise Camenzuli

Dear [REDACTED]

Huntlee New Town development – EPBC Approval 2011/5898

We confirm that we act for Huntlee Pty Limited (**Huntlee**) in relation to the above matter.

In accordance with condition 19 of EPBC Approval 2011/5898 (as varied by decision dated 17 February 2014), our client is required to provide the sum of \$141,700 to the NSW Office of Environment and Heritage by 14 July 2015 to fund activities consistent with the recovery actions identified in the *National Recovery Plan North Rothbury Persoonia* (*Persoonia Pauciflora*).

Please find **attached** a cheque in the sum of \$141,700 in this regard.

Could you please confirm receipt of the cheque by signing and returning the **attached** copy of this letter.

We confirm that the third and final instalment of \$100,000 is payable by 14 July 2016.

Please contact Julia Bridge on (02) 9210 6157 if you have any queries.

Yours sincerely

Corrs Chambers Westgarth

Louise Camenzuli
Partner

attachments

Cheque in the sum of \$141,700

Receipt of the attached cheque in
the sum of \$141,700 acknowledged:

[REDACTED]

Signature

14.7.2015