

INSTRUMENT OF RENEWAL

LEASE: **COAL LEASE NO 352 (ACT 1973)**

HOLDER: **BLOOMFIELD COLLIERIES PTY LTD
(ACN 000 106 972)**

DATE OF LEASE: **20 OCTOBER 1989**

EXPIRY DATE OF LEASE: **20 OCTOBER 2010**

PERIOD OF RENEWAL UNTIL: **20 OCTOBER 2031**

AREA: **1814 HECTARES**

AS SHOWN BY: **PLAN NO D6154**

SURFACE EXCEPTION: **PART 20 METRES**

DEPTH RESTRICTION: **WHOLE 900 METRES BELOW AHD**

MINERALS: **COAL**

ROYALTY PAYABLE: **At the rate which, from time to time,
may be prescribed.**

AMENDMENTS TO THE CONDITIONS OF THE LEASE:

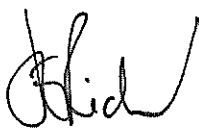
- (a) All the Conditions contained in the lease prior to the renewal have been deleted.
- (b) The lease is now subject to the attached Mining Lease Conditions 2010 numbered:

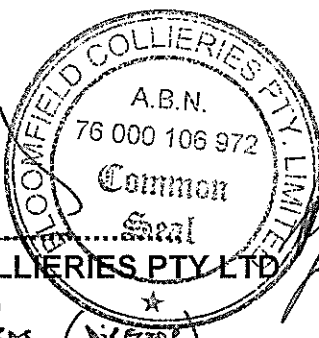
1-15 (inclusive), 17, 18, 21 and 23-26 (inclusive).


Conditions 2 to 8 and 12 to 16 (if included in the mining lease) are identified as conditions relating to environmental management for the purposes of Section 374A(1) of the *Mining Act 1992*.

Note: Conditions 2 to 8 and 12 to 15 of this mining lease are imposed pursuant to sections 238 and 239 of the Mining Act 1992. Clause 7 of Schedule 12 of the Mining Regulation 2010 saves higher penalties for a breach of condition imposed by or under sections 238 or 239 of the Act.

We, Bloomfield Collieries Pty Ltd (ACN 000 106 972), hereby accept the renewal of this Lease and agree to be bound by the conditions specified.


.....
BLOOMFIELD COLLIERIES PTY LTD
(ACN 000 106 972)
John Richards (Director)


A.B.N.
76 000 106 972
Common
Seal
★


Paul Mac2 (Secretary)

Renewed this

day of

2011

.....
by delegation from the Minister.

MINING LEASE CONDITIONS 2010

Content

Definition	p 2
1. Notice to Landholders	p 3
2. Environmental Harm	p 3
3. Mining Operations Plan	p 4
4. Environment Management Report	p 5
5. Environmental Incident Report	p 5
6. Additional Environmental Reports	p 5
7. Rehabilitation	p 6
8. Subsidence Management	p 6
9. Working Requirement	p 6
10. Blasting	p 7
11. Safety	p 7
12. Prevention of Soil Erosion and Pollution	p 8
13. Transmission lines, Communication lines and Pipelines	p 8
14. Roads and Tracks	p 8
15. Trees and Vegetation	p 8
17. Resource Recovery	p 9
18. Indemnity	p 9
21. Single Security (extended)	p 10
23. Suspension of Mining Operations	p 10
24. Cooperation Agreement	p 10
25. Travelling Stock Reserve (TSR)	p 10
26. Barrier – Main Northern Railway	p 11

Note: Exploration Reports (Geological and Geophysical)

Definition:

“Director-General” means the Director-General of the Department of Industry and Investment

MINING LEASE CONDITIONS 2010

1. Notice to Landholders

- (a) Within a period of three months from the date of grant/renewal of this lease or within such further time as the Minister may allow, the lease holder must serve on each landholder of the land a notice in writing indicating that this lease has been granted/renewed and whether the lease includes the surface. An adequate plan and description of the lease area must accompany the notice.
- (b) If there are ten or more landholders affected, the lease holder may serve the notice by publication in a newspaper circulating in the region where the lease area is situated. The notice must indicate that this lease has been granted/renewed; state whether the lease includes the surface and must contain an adequate plan and description of the lease area.

2. Environmental Harm

- (a) The lease holder must implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction, operation or rehabilitation of any activities under this lease.
- (b) For the purposes of this condition:
 - (i) environment means components of the earth, including:
 - (A) land, air and water, and
 - (B) any layer of the atmosphere, and
 - (C) any organic or inorganic matter and any living organism, and
 - (D) human-made or modified structures and areas,and includes interacting natural ecosystems that include components referred to in paragraphs (A)–(C).
 - (ii) harm to the environment includes any direct or indirect alteration of the environment that has the effect of degrading the environment and, without limiting the generality of the above, includes any act or omission that results in pollution, contributes to the extinction or degradation of any threatened species, populations or ecological communities and their habitats and causes impacts to places, objects and features of significance to Aboriginal people.

3. Mining Operations Plan

- (a) Mining operations must not be carried out otherwise than in accordance with a Mining Operations Plan (MOP) which has been approved by the Director-General.
- (b) The MOP must:
- (i) identify areas that will be disturbed by mining operations;
 - (ii) detail the staging of specific mining operations;
 - (iii) identify how the mine will be managed to allow mine closure;
 - (iv) identify how mining operations will be carried out in order to prevent and or minimise harm to the environment;
 - (v) reflect the conditions of approval under:
 - the *Environmental Planning and Assessment Act 1979*
 - the *Protection of the Environment Operations Act 1997*
 - and any other approvals relevant to the development including the conditions of this lease; and
 - have regard to any relevant guidelines adopted by the Director-General.
- (c) The leaseholder may apply to the Director-General to amend an approved MOP at any time.
- (d) It is not a breach of this condition if:
- (i) the operations constituting the breach were necessary to comply with a lawful order or direction given under the *Mining Act 1992*, the *Environmental Planning and Assessment Act 1979*, *Protection of the Environment Operations Act 1997*, *Mine Health and Safety Act 2004 / Coal Mine Health and Safety Act 2002* and *Mine Health and Safety Regulation 2007 / Coal Mine Health and Safety Regulation 2006* or the *Occupational Health and Safety Act 2000*; and
 - (ii) the Director-General had been notified in writing of the terms of the order or direction prior to the operations constituting the breach being carried out.
- (e) A MOP ceases to have effect 7 years after date of approval or other such period as identified by the Director-General.

4. Environment Management Report

- (a) The lease holder must lodge Environmental Management Reports (EMR) with the Director-General annually or at dates otherwise directed by the Director-General.
- (b) The EMR must:
 - (i) report against compliance with the MOP;
 - (ii) report on progress in respect of rehabilitation completion criteria;
 - (iii) report on the extent of compliance with regulatory requirements; and
 - (iv) have regard to any relevant guidelines adopted by the Director-General;

5. Environmental Incident Report

- (a) The lease holder must report any environmental incidents. The report must:
 - (i) be prepared according to any relevant Departmental guidelines;
 - (ii) be submitted within 24 hours of the environmental incident occurring;
- (b) For the purposes of this condition, environmental incident includes:
 - (i) any incident causing or threatening material harm to the environment
 - (ii) any breach of Conditions 1 to 9 and 11 to 24;
 - (iii) any breach of environment protection legislation; or,
 - (iv) a serious complaint from landholders or the public.
- (c) For the purposes of this condition, harm to the environment is material if:
 - (i) it involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial, or
 - (ii) it results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, where loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment.

6. Additional Environmental Reports

Additional environmental reports may be required from time to time as directed in writing by the Director-General and must be lodged as instructed.

7. Rehabilitation

Any disturbance as a result of activities under this lease must be rehabilitated to the satisfaction of the Director-General.

8. Subsidence Management

- (a) The lease holder shall prepare a Subsidence Management Plan prior to commencing any underground mining operations which will potentially lead to subsidence of the land surface.
- (b) Underground mining operations which will potentially lead to subsidence include secondary extraction panels such as longwalls or miniwalls, associated first workings (gateroads, installation roads and associated main headings, etc), and pillar extractions, and are otherwise defined by the Applications for Subsidence Management Approvals guidelines (EDG17)
- (c) The lease holder must not commence or undertake underground mining operations that will potentially lead to subsidence other than in accordance with a Subsidence Management Plan approved by the Director-General, an approval under the *Coal Mine Health & Safety Act 2002*, or the document New Subsidence Management Plan Approval Process – Transitional Provisions (EDP09).
- (d) Subsidence Management Plans are to be prepared in accordance with the Guideline for Applications for Subsidence Management Approvals.
- (e) Subsidence Management Plans as approved shall form part of the Mining Operations Plan required under Condition 3 and will be subject to the Environmental Management Report process as set out under Condition 4. The SMP is also subject to the requirements for subsidence monitoring and reporting set out in the document New Approval Process for Management of Coal Mining Subsidence - Policy.

9. Working Requirement

The lease holder must:

- (a) ensure that at least **73** competent people are efficiently employed in relation to the mining process or mining operations on the lease area

OR

- (b) expend on operations carried out in the course of prospecting or mining the lease area, an amount of not less than **\$1,277,500** per annum whilst the lease is in force. The Minister may at any time or times, by instrument in writing served on the lease holder, increase or decrease the expenditure required or the number of people to be employed.

10. **Blasting**

(a) Ground Vibration

The lease holder must ensure that the ground vibration peak particle velocity generated by any blasting within the lease area does not exceed 10 mm/second and does not exceed 5 mm/second in more than 5% of the total number of blasts over a period of 12 months at any dwelling or occupied premises as the case may be, unless determined otherwise by the Department of Environment, Climate Change and Water.

(b) Blast Overpressure

The lease holder must ensure that the blast overpressure noise level generated by any blasting within the lease area does not exceed 120 dB (linear) and does not exceed 115 dB (linear) in more than 5% of the total number of blasts over a period of 12 months, at any dwelling or occupied premises, as the case may be, unless determined otherwise by the Department of Environment, Climate Change and Water.

11. **Safety**

Operations must be carried out in a manner that ensures the safety of persons or stock in the vicinity of the operations. All drill holes shafts and excavations must be appropriately protected, to the satisfaction of the Director-General, to ensure that access to them by persons and stock is restricted. Abandoned shafts and excavations opened up or used by the lease holder must be notified in writing to the Department and filled in or otherwise rendered safe to a standard acceptable to the Director-General.

12. Prevention of soil erosion and pollution

Prospecting operations must be carried out in a manner that does not cause or aggravate air pollution, water (including groundwater) pollution, soil contamination or erosion, unless otherwise authorised by a relevant approval, and in accordance with an accepted Mining Operations Plan.

13. Transmission lines, Communication lines and Pipelines

Operations must not interfere with or impair the stability or efficiency of any transmission line, communication line, pipeline or any other utility on the lease area without the prior written approval of the Director-General and subject to any conditions stipulated.

14. Roads and Tracks

- (a) The lease holder must pay to the relevant roads authority in control of the road or track the reasonable costs incurred by the roads authority in making good any damage to roads or tracks caused by operations carried out under this lease less any amount paid or payable from the Mine Subsidence Compensation Fund.
- (b) During wet weather the use of any road or track must be restricted so as to prevent damage to the road or track.
- (c) Existing access tracks should be used for all operations where reasonably practicable. New access tracks must be kept to a minimum and be positioned in order to minimise damage to the land, watercourses or vegetation.
- (d) Temporary access tracks must be rehabilitated and revegetated to the satisfaction of the Director-General as soon as reasonably practicable after they are no longer required under this lease.

15. Trees and Vegetation

- (a) The lease holder must not fell trees, strip bark or cut timber on any land subject of this lease without the consent of the landholder who is entitled to the use of the timber.
- (b) The lease holder must contact Forests NSW and obtain any required permit, licence or approval before taking timber from any Crown land within the lease area.

Note: Any clearing not authorised under the Act must comply with the requirements of the Native Vegetation Act 2003. Any clearing or taking of timber on Crown land is subject to the requirements of the Forestry Act 1916.

17. Resource Recovery

- (a) Notwithstanding any description of mining methods and their sequence or of proposed resource recovery contained within the Mining Operations Plan, if at any time the Director-General is of the opinion that minerals which the lease entitles the lease holder to mine and which are economically recoverable at the time are not being recovered from the lease area, or that any such minerals which are being recovered are not being recovered to the extent which should be economically possible or which for environmental reasons are necessary to be recovered, notice in writing to the lease holder may be given requiring the holder to recover such minerals.
- (b) The notice shall specify the minerals to be recovered and the extent to which they are to be recovered, or the objectives in regard to resource recovery, but shall not specify the processes the lease holder shall use to achieve the specified recovery.
- (c) The lease holder must, when requested by the Director-General, provide such information as the Director-General may specify about the recovery of the mineral resources of the lease area.

18. Indemnity

The lease holder must indemnify and keep indemnified the Crown from and against all actions, suits, claims and demands of whatsoever nature and all costs, charges and expenses which may be brought against the lease holder or which the lease holder may incur in respect of any accident or injury to any person or property which may arise out of the construction, maintenance or working of any workings now existing or to be made by the lease holder within the lease area or in connection with any of the operations notwithstanding that all other conditions of this lease shall in all respects have been observed by the lease holder or that any such accident or injury shall arise from any act or thing which the lease holder may be licensed or compelled to do.

21. Security

The single security in the sum of **\$11,800,000** must be given and maintained with the Minister by the lease holder for the purpose of ensuring the fulfilment by the lease holder of obligations under **Consolidated Coal Lease 761 (Act 1973)**, **Coal Lease 352 (Act 1973)** and **Mining Lease 1432 (Act 1992)**.

23. Suspension of Mining Operations

The holder of a mining lease may not suspend mining operations in the mining area other than in accordance with the consent of the Minister.

24. Cooperation Agreement

The lease holder must make every reasonable attempt, and be able to demonstrate their attempts, to enter into a cooperation agreement with the holder(s) of any overlapping title(s). The cooperation agreement should address but not be limited to issues such as:

- access arrangements
- operational interaction procedures
- dispute resolution
- information exchange
- well location
- timing of drilling
- potential resource extraction conflicts and
- rehabilitation issues.

25. Travelling Stock Reserve (TSR)

The lease holder must permit the free and uninterrupted passage of stock through that part of the lease area covered by Travelling Stock and Camping Reserve No. 2799 and must conduct operations in a manner that does not cause danger to travelling stock.

26. Barrier – Main Northern Railway

Unless with the consent of the Minister and subject to such conditions as he may impose, the lease holder shall not work or cause to be worked any seam of coal by underground methods within the subject area within the barrier defined as follows:

The land within the zone beneath and adjacent to the Main Northern Railway enclosed by an angle of draw of 35° from the vertical plane of the boundary parallel to and thirty (30) metres horizontally distant from either side of the railway lands, such angle of draw being measured outwards from the point on the vertical plane of the said boundary at the surface or at the level of the horizontal plane of the railway track, whichever may be the higher, to the floor of the coal seam in which mining operations are being carried out.

Note: Exploration Reports (Geological and Geophysical)

The lease holder must lodge reports to the satisfaction of the Director-General in accordance with section 163C of the Mining Act 1992 and in accordance with clause 57 of the Mining Regulation 2010.

Reports must be prepared in accordance with Exploration Reporting: A guide for reporting on exploration and prospecting in New South Wales (Department of Industry and Investment, 2010).

Mining Lease Conditions 2010	Version Date: November 2010
Coal Lease No. 352 (Act 1973)	Page 11 of 11

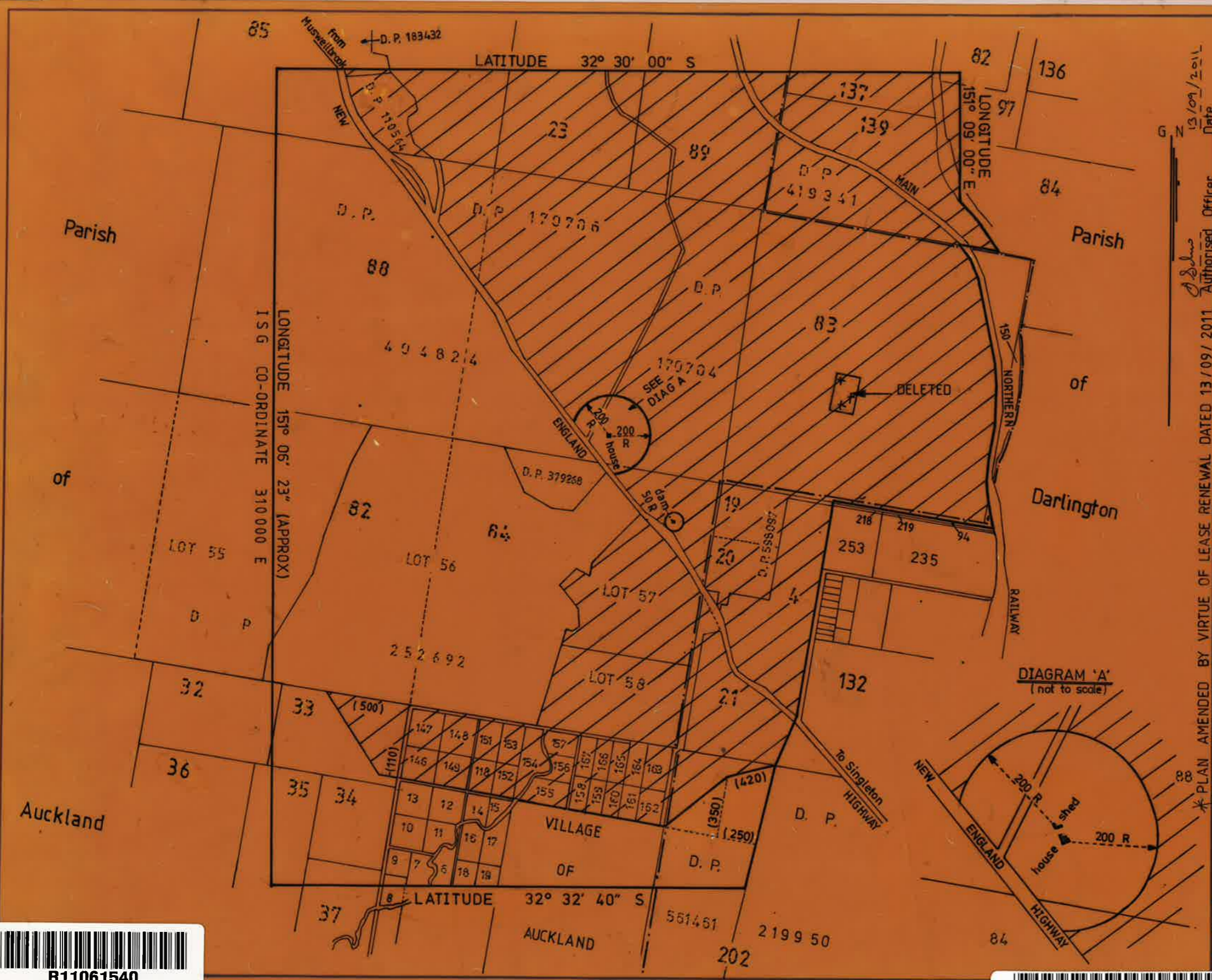


DIAGRAM
 Papers M 78/2460
 Showing area subject to variation on survey.
 C.L. Application 185 at
 by BLOOMFIELD COLLIERIES PTY LIMITED
 poss'n } State: Lease No CL352(73)
 markout }
 PARISH AUCKLAND & DARLINGTON
 COUNTY DURHAM
 Mineral COAL
 Purpose

Surface Exception:
 Depth Restriction:
 Area abt 1818 ha
 abt 1814.7 ha
 Scale 1:25,000 Lengths in metres.

Notes: Surface Exception / Depth Restriction
 * Embraces the surface & land below thereof to unlimited depth for the areas shown by black hatching whilst the surface & land below thereof to a depth of 20metres is excepted for the remainder
 * TITLE RESTRICTED TO A MAXIMUM DEPTH OF 900 METRES BELOW (AHD) AUSTRALIAN HEIGHT DATUM
 Notes: 1) Plan compiled from applicants plan No A1-2/26 & Singleton 1: 25 000 topographical map
 2) Subject area is within Intergrated Survey Grid Zone 56/1

PLAN APPROVED FOR AN AREA OF ABT. 1814 HA
A. R. Elsholy 24-11-94
 AUTHORIZED OFFICER
 Prepared & Charted *[Signature]*
 Examined *[Signature]*
 Approved *[Signature]* 24-9-88
 AUTHORIZED OFFICER
 CATALOGUE No D 6154

Date 13/09/2011
 Authorised Officer J. Selva
 PLAN AMENDED BY VIRTUE OF LEASE RENEWAL DATED 13/09/2011

