

DA 6/2012/JP Conditions of Consent

GENERAL MATTERS

1. Development in Accordance with Submitted Master Plans

The development being carried out in accordance with the following approved master plans, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE
1	Context	-	12 Nov 2012
5	Development Principles Plan	-	12 Nov 2012
6	Draft Master Plan	-	12 Nov 2012
7	Remnant Vegetation Plan	-	12 Nov 2012
8	Open Space and Vegetation Plan	-	12 Nov 2012
12	Building Heights	-	12 Nov 2012
13	Building Setbacks to Public Domain	-	12 Nov 2012
14	Indicative Lot Sizes	-	12 Nov 2012
17	Concept Masterplan	-	12 Nov 2012

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. Built Form and Further Subdivision Subject to Future Development Applications

All residential built form and further subdivision are subject to future Development Applications which will have regard to the masterplan and relevant planning instruments.

3. Approved Subdivision Plan – Combined Development/ Subdivision

The subdivision component of the development must be carried out in accordance with the approved plan of subdivision prepared by Whelans Insites Drawing G479SC Sheet 1 to 12 Revision I dated 5 November 2012 except where amended by other conditions of consent.

4. Building Work to be in Accordance with BCA

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

5. Compliance with NSW Roads and Maritime Services Requirements

Compliance with the requirements of the NSW Roads and Maritime Services dated 21 September 2012 being the following:-

- All works associated with the proposed development are to be at no cost to RMS;
- All vehicles are to enter and exit the site in a forward direction (except on standard residential allotments); and
- The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

6. Tree Removal

Approval is granted for the removal of only those trees affected by road and drainage works. Trees shall only be removed as required at each stage of the development.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction.

7. Protection of Existing Vegetation

Care is to be exercised during the construction of the proposed works to ensure natural vegetation and topography on the subject site is not unnecessarily disturbed.

Any excavated material not used in the construction of the subject works is to be removed from the site and under no circumstances is to be deposited in bushland areas.

8. Protection of Public Infrastructure

Council must be notified of any damage to public infrastructure caused by the development. Adequate protection must be provided prior to work commencing and maintained during building operations. Any damage caused must be made good, to the satisfaction of Council, before an Occupation Certificate can be issued. Public infrastructure includes the road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the site.

9. Structures Adjacent to Piped Drainage Easements

Buildings and structures, including footings and brick fences, adjacent to existing or proposed drainage easements must be located wholly outside the easement. A design must be provided by a structural engineer certifying that the structure will not impart a load on the pipe in the easement.

10. Supervision of Works

All work in the road reserve must be supervised by a suitably qualified and experienced person. The supervisors name, address and contact phone number must be submitted to Council prior to works commencing in the road reserve. A construction programme and anticipated duration of works must be submitted to Council prior to works commencing in the road reserve.

11. Public Liability Insurance

All contractors working in the road reserve must have a current public liability insurance policy with an indemnity limit of not less than \$10,000,000.00. A copy of this insurance must be submitted to Council prior to works commencing in the road reserve.

12. Subdivision Certificate Pre-Lodgement Meeting / Check

Prior to the submission of a Subdivision Certificate application a draft copy of the final plan, administration sheet and Section 88B instrument (where included) must be submitted in order to establish that all conditions have been complied with.

Street addresses for the lots within this subdivision will be allocated as part of this preliminary check process, for inclusion on the administration sheet.

13. Street Naming

A written application for street naming must be submitted to Council for approval.

The street names proposed must comply with Guidelines for the Naming of Roads produced by the NSW Geographical Names Board. The guidelines can be obtained from the Boards website:

<http://www.gnb.nsw.gov.au/>

The application must nominate three suggested names per street, in order of preference, and must relate to the physical, historical or cultural character of the area.

14. Street Trees

Street trees and tree guards must be provided for the section of Barina Downs Road, Mackillop Drive and all proposed roads within or fronting the development site at a rate of two trees per lot frontage (or in the case of small lot housing, at a spacing of between 7m to 10m). The location of street trees must compliment driveway locations. The species and size of all street trees must comply with Council's requirements. Street trees can be provided by Council subject to payment of the applicable fee as per Council's Schedule of Fees and Charges.

15. Upgrading of Existing Water and Sewerage Services

Should the development necessitate the installation or upgrade of water or sewerage services within an area that is either heavily vegetated or traversed by a natural watercourse, services must be located in a route that causes the least amount of impact on the natural environment. Excavation by hand or small machinery is required where the ecological impact would otherwise be considered excessive.

16. Temporary Turning Heads

A temporary cul-de-sac turning head with a minimum diameter of 19m is required at the termination point in all public roads. Where the cul-de-sac head cannot be accommodated wholly within the road reserve:

- a) Additional adjacent land is to be dedicated as temporary public road; or
- b) An easement for public access and services must be created over an appropriate part of the adjacent land.

A temporary turning head is required at the western end of road one in Stage 1A extending into proposed lot 111 adjacent.

A temporary turning head is required at the northern end of road one in Stage 1B extending into proposed lot 225 adjacent.

A security bond must be provided in order to guarantee the maintenance, removal, restoration and closure of the temporary cul-de-sac turning head. The bond amount must be based on 150% of the total value of carrying out such works or \$20,000.00, whichever is the greater. The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being removed, restored and documentary evidence being provided confirming closure of the temporary public road or removal of the easement for public access and services. The bond release application form is available on Council's website. Should Council be required to maintain, remove, restore or close the temporary cul-de-sac head, costs will be deducted from the security bond. Should costs exceed the value of the bond, Council will issue an invoice for the recovery of these remaining costs.

A temporary turning head is not required where the extension of a proposed road into an adjoining property, as part of a separate development application, is constructed and dedicated concurrently. This will require the concurrent issuing of a Subdivision Certificate and plan registration for both subdivisions.

17. Process for Council Endorsement of Legal Documentation

Where an encumbrance on the title of the property is required to be released or amended and Council is listed as the benefiting authority, the relevant release or amendment documentation must be submitted along with payment of the applicable fee as per Council's Schedule of Fees and Charges. This process includes the preparation of a report and the execution of the documents by Council. Sufficient time should be allowed before lodging a Subdivision Certificate application.

18. Separate Application for Residue Lots

A separate application must be submitted for any proposed development of the residue lots created by this subdivision.

19. Water Sensitive Urban Design Handover Process

An operations and maintenance plan must be prepared for all WSUD proposals. The operations and maintenance plan must include:

- a) The location and type of each WSUD element, including details of its operation and design;
- b) A brief description of the catchment characteristics, such as land uses, areas etc;
- c) Estimated pollutant types, loads and indicative sources;

- d) Intended maintenance responsibility, Council, landowner etc;
- e) Inspection method and estimated frequency;
- f) Adopted design cleaning/ maintenance frequency;
- g) Estimate life-cycle costs;
- h) Site access details, including confirmation of legal access, access limitations etc;
- i) Access details for WSUD measure, such as covers, locks, traffic control requirements etc;
- j) Description of optimum cleaning method and alternatives, including equipment and personnel requirements;
- k) Landscape and weed control requirements, noting that intensive initial planting is required upfront to reduce the requirement for active weed removal;
- l) A work method statement;
- m) A standard inspection and cleaning form.

All constructed WSUD elements within public areas, being roads or drainage reserves, are to be transferred to Council at the end of the project. The following is required in order to facilitate this handover process:

- n) The developer will be responsible for the maintenance of the items for a defined maintenance period agreed to by Council. The consultation draft document entitled Managing Urban Stormwater: Urban Design prepared by the SMCMA and the then NSW DECCW requires that the developer maintain WSUD elements within a subdivision until a given proportion of the dwellings on the lots created, say 80%, are erected and occupied.
- o) The operations and maintenance plan for this element (above) is submitted to Council for review/ revision and subsequent approval.
- p) Council staff inspects the WSUD measure to confirm that it is being maintained in accordance with the approved maintenance plan.
- q) A whole of life assessment is provided for the WSUD measure which is based upon the expenses incurred during the maintenance period, and documentation is provided to confirm these expenses.
- r) WAE drawings and any required engineering certifications are provided to Council.
- s) Where water quality monitoring has been determined by Council as being required, monitoring results must be submitted to Council for review.
- t) Details of all incidents including OHS incidents, public safety, WSUD performance and complaints received should be provided.

If Council determines that the WSUD measure is not complying with the conditions of this approval or monitoring identifies that it is not performing as anticipated, Council may request that alterations be made to the WSUD element prior to transfer.

For the purposes of complying with the above a WSUD treatment system is considered to include all functional elements of the system as well as any landscaped areas directly surrounding the system.

Refer to the consultation draft document entitled Managing Urban Stormwater: Urban Design (October 2007) prepared by the SMCMA and the then NSW DECCW for more information.

20. Road Opening Permit

Should the subdivision/ development necessitate the installation or upgrading of utility services or any other works on Council land beyond the immediate road frontage of the

development site and these works are not covered by a separate Engineering Construction Certificate required to be obtained by Council, as outlined elsewhere in this consent, then a separate road opening permit must be applied for and the works inspected by Council's Restorations Coordinator.

The contractor is responsible for instructing sub-contractors or service authority providers of this requirement. Contact Council's Construction Engineer if it is unclear whether a separate road opening permit is required or not.

21. Surplus Excavated Material

The disposal/landfill of surplus excavated material, other than to a DECC licensed facility or a DECC **approved site**, is not permitted without formal approval from Council prior to the commencement of works. Any unauthorised disposal of waste, which includes excavated material, is a breach of the *Protection of the Environment Operations Act 1997* and subject to substantial penalties. Unless Council approves an alternate site, then all surplus excavated material must be disposed of at a licensed waste facility. Copies of actual receipts verifying recycling/disposal must be kept and presented to Council when required.

22. Flora Requirements – Subdivision Stages

- a) The removal/clearing of hollow-bearing trees should be undertaken according to the following methods:
 - Trees shall be lopped in such a way that the risk of injury or mortality to fauna is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the "grab" attachment of a machine.
 - An experienced wildlife handler/ecologist shall be in attendance during the felling of hollow-bearing trees on this site in order to rescue any injured wildlife.
 - Potential habitat branches in lowered trees or sections of trees shall be searched by an experienced ecologist and any fauna shall be removed and, if uninjured, either released on the site or, if injured, transferred to the care of a wildlife carer and released on the site when re-habilitated.
- b) Tree hollows are to be salvaged from trees within the development area and placed within adjacent conservation areas. This is to be done by a qualified and experienced arborist, under the direction of the Project Ecologist.
- c) Any bushrock disturbed within the development area will be relocated to adjacent conservation areas by a suitably qualified and experienced ecologist.
- d) Retention and restoration of native vegetation remnants is to be undertaken as shown in Figure 7 as "Conservation Area A" within the development area in of the Flora and Fauna Assessment by Ambrose Ecological Services dated July 2011.
- e) "Conservation Area A" is to be fenced and protected during construction from erosion and sediment impacts.
- f) Lots that contain "Conservation Area A" will be subject to a restricted development area.

23. Bushland Rehabilitation Management Plan

A revised Bushland Rehabilitation Management Plan is to be submitted with any future Development Application concerning the north-west portion of the site. This report is to incorporate the following information.

- a) Increased planting densities (groundcover - virotubes 3-4 per m², understory planting – tube stock 1 per m², trees/canopy strata –tube stock 1 per 10 m²); and

- b) Weed removal/maintenance schedules and detailed planting plans for specific areas to be revegetated.

24. Landscape Plan Requirements

A landscape plan is to be submitted with any future Development Application concerning the north-west portion of the site incorporating the use of local provenance native species. This is to be prepared for all planted/landscaped areas not included within the designated conservation zones as detailed within Drawing SK-01, Issue N titled "Vegetation Retention Plan".

25. Air-conditioning Location

A proposed location for air-conditioning shall be identified for each future dwelling and be shown on the plans submitted for development approval. The location shall be at least 3 metres from an adjoining premises unless provided with a sound attenuation barrier.

26. Detailed Geotechnical Report/ Design and Peer Review Requirements

The site must be stabilised for its proposed use as part of the subdivision works in accordance with the following geotechnical reporting, plans and details:

1. Peer Review Ref 25440W Let prepared by Jeffery and Katauskas Pty Ltd and dated 23 January 2012.
2. All documents listed under Appendix A of the above peer review.
3. Geotechnical Review dated 31 January 2013 prepared by Douglas Partners Pty Ltd.

A further geotechnical report in conjunction with a detailed design for the proposed stabilisation works addressing all construction matters associated with the stabilisation works consistent with the above documents is required to be submitted prior to the issuing of a Construction Certificate.

Any recommendations relating to the design, construction and reporting, including post construction, arising from the report and peer review must be implemented as part of the proposed works. During construction, all works must be carried out under strict geotechnical control under the supervision of a certified and practising geotechnical engineer. The geotechnical report submitted with the Construction Certificate must nominate an inspection schedule outlining when the geotechnical engineer is to be present on site.

Prior to the issuing of a Subdivision Certificate WAE plans for the stabilisation works must be submitted, along with certification/ confirmation from a certified and practising geotechnical engineer (preferably the same engineer who oversaw the works) demonstrating that the works have been completed according to the above documents.

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE

27. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond of \$50,000.00 is required to be submitted to Council to guarantee the protection of the adjacent road pavement and public assets during construction works.

The bond must be lodged with Council prior to the issue of a Construction Certificate.

The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs.

28. Bank Guarantee Requirements (Development)

Should a bank guarantee be the proposed method of submitting a security bond it must:

- a) Have no expiry date;
- b) Be forwarded direct from the issuing bank with a cover letter that refers to Development Consent DA 6/2012/JP;
- c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

29. Engineering Works and Design

The design and construction of the engineering works listed below must be provided for in accordance with the following documents and requirements:

- a) Council's Design Guidelines Subdivisions/ Developments
- b) Council's Works Specifications Subdivisions/ Developments

Variation from these documents can only be approved by Council's Manager – Subdivision and Development Certification.

Engineering works can be classified as either "subdivision works" or "building works" as categorised below:

1. Works within an existing or proposed public road, or works within an existing or proposed public reserve. These works can only be approved, inspected and certified by Council in accordance with the Roads Act 1993 and the Local Government Act 1993 respectively. For Council to issue this approval the following must be provided:
 - a) A completed application form.
 - b) Four copies of the design plans and specifications.
 - c) Payment of the applicable application and inspection fees.
 - d) Payment of any required security bonds.
2. Works within the development site, or an adjoining private property, that relates to existing or proposed Council infrastructure assets, such as the laying of a stormwater pipeline or the formation of an overland flowpath within a public drainage easement. These works can only be approved, inspected and certified by Council because Council will have an ongoing risk exposure and management/maintenance liability with respect to these assets once completed.

A "compliance certificate" as per Section 109(1)(a)(ii) of the Environmental Planning and Assessment Act 1979 can be issued certifying that the detailed design for these works complies with the requirements listed and the above documents. This "compliance certificate" can be issued by Council's Manager – Subdivision and Development Certification and not a private certifier, as discussed. Once approved, the works must be carried out under the supervision of Council's Construction Engineer in accordance with the terms attached to the issued "compliance certificate". Post construction, a further "compliance certificate" as per Section 109(1)(a)(i) of the Environmental Planning and Assessment Act 1979 can be issued certifying that the as-built infrastructure and associated works have been carried out to the satisfaction of Council's Construction Engineer. Alternatively, these works can be incorporated into any construction approval granted under category (1) above.

3. Works within the development site, or an adjoining private property, that do not relate to existing or proposed Council infrastructure assets, such as water sensitive urban design elements or inter-allotment drainage pipelines. Such works

can be approved, inspected and certified by either Council or a private certifier, so long as the private certifier is accredited to do so.

This certification must be included with the documentation approved as part of any Construction Certificate. The designer of the engineering works must be qualified, experienced and have speciality knowledge in the relevant field of work.

The following engineering works are required:

i. Full Width Road Construction

The full width construction of the roads listed below is required, including footpath paving and other ancillary work to make this construction effective.

Proposed roads must be constructed to the following requirements:

Road Name:	Formation: (Footpath/ Carriageway/ Footpath) (m)	Traffic Loading: N(ESA)
Proposed Road 1	3.5m/ 8.5m/ 3.5m (15.5m total)	5 x 10 (5)
Proposed Road 2	3.5m/ 8.5m/ 3.5m (15.5m total)	5 x 10 (5)
Proposed Road 3	3.5m/ 8.5m/ 3.5m (15.5m total)	5 x 10 (5)
Proposed Road 4A	3.5m/ 8.5m/ 3.5m (15.5m total)	5 x 10 (5)
Proposed Road 4B	1.5m/ 8.5m/ 3.5m (13.5m total)	5 x 10 (5)
Proposed Road 5	3.5m/ 8.5m/ 3.5m (15.5m total)	5 x 10 (5)

The design must incorporate a standard kerb return radius of 7.5m based on a 4m splay corner unless otherwise directed by Council. Wider splays will be necessary at the intersection of Barina Downs Road/ Proposed Road 1 to allow for the roundabout at this location.

The reference to Proposed Road 4B above relates to the section of this road fronting proposed lot 2002, which is the side the narrower (1.5m wide) verge must be located. Proposed Road 4A relates to the remainder of this road with a 3.5m wide verge on both sides.

The carriageway width of 8.5m above must be provided for Proposed Road 1 for its entire length; the localised narrowing shown on the concept plan is not supported.

ii. Road Shoulder and Kerb and Gutter Construction

The road shoulder must be constructed along the sites Barina Downs Road frontage, including all associated drainage, kerb and gutter, road pavement, concrete footpath, verge formation, service adjustments and ancillary work required to make the construction effective.

A 4.5m wide footpath verge must be provided, along with a road carriageway matching that which exists on either side of the site to the east and west.

A design traffic loading of 1 x 10 (6) must be used in the pavement design.

These works must include all necessary adjustments to the existing roundabout at the intersection of Barina Downs Road/ Proposed Road 1 (above).

These works are to be staged to reflect the approved staging plans, such that a portion of these works will occur in Stage 2B and the remainder in Stage 3.

iii. Turning Heads

Cul-de-sac turning heads must be provided at the end of all roads within the site. The cul-de-sac must have a 19m diameter at its widest point measured from the face of kerb on each side.

iv. Temporary Turning Heads

Temporary cul-de-sac turning heads must be provided at the end of all roads that will be extended into adjoining properties. The cul-de-sac must have a 19m diameter at its widest point measured from the face of kerb on each side.

A temporary turning head is required at the western end of road one in Stage 1A and at the northern end of road one in Stage 2A extending into the lots adjacent.

v. Pathway/ Local Drainage Link

A 5m wide pathway/ local drainage link must be constructed in the two locations shown on the approved plan. The design of this pathway/ local drainage link must comply with the above documents and the relevant section of Council's DCP.

vi. Concrete Footpath Paving

A 1.5m wide concrete footpath, including access ramps at all intersections, must be provided on one side of proposed roads one to five in accordance with the DCP and the above documents.

A 1.5m wide concrete footpath, including access ramps at all intersections, must be provided on the southern side of Barina Downs Road fronting the site in accordance with the DCP and the above documents (including the proposed "Stage 3" area).

vii. Footpath Verge Formation

The grading, trimming, topsoiling and turfing of the footpath verge fronting the development site is required to ensure a gradient between 2% and 4% falling from the boundary to the top of kerb is provided. This work must include the construction of any retaining walls necessary to ensure complying grades within the footpath verge area. All retaining walls and associated footings must be contained wholly within the subject site. Any necessary adjustment or relocation of services is also required, to the requirements of the relevant service authority. All service pits and lids must match the finished surface level.

viii. Gutter Crossings

Gutter crossings to each of the proposed new allotments are required.

ix. Access Handle Driveway Construction

A 5m wide (minimum) reinforced concrete driveway over the shared access handle of proposed lots 212 and 213 is required in accordance with the above documents and Council's driveway specifications.

x. Disused Layback/ Driveway Removal

All disused laybacks and driveways must be removed and replaced with full kerb and gutter together with the restoration and turfing of the adjoining footpath verge area.

xi. Street Names Signs

Street name signs and posts are required, as approved by Council.

xii. Service Conduits

Service conduits to each of the proposed new allotments, laid in strict accordance with the relevant service authority's requirements, are required. Services must be shown on the engineering drawings.

xiii. Inter-allotment Stormwater Drainage

Piped inter-allotment drainage designed for a 1 in 10 year ARI storm event catering for the entire area of each lot must be provided, with an assumed impervious surface of 80%. Each lot must be uniformly graded to its lowest point where a grated surface inlet pit must be provided. All collected inter-allotment stormwater is to be piped to an approved constructed public drainage system.

Where OSD is required to be provided on individual lots within the subdivision, a minimum level difference of 1m measured to the invert must be provided in the stormwater pit on each lot.

xiv. Stormwater Drainage – Gross Pollutant Traps

A gross pollutant trap is required upslope of the two proposed OSD tanks within the planned “public reserve” generally as shown on Drawing P13-7 Revision G dated 9 November 2012 prepared by Whelan Insites. All traps are to be CDS or similar units and appropriately sized for the design discharge. The engineering drawings must include the location and detail of all traps.

xv. Water Sensitive Urban Design Elements

Water sensitive urban design elements, consisting of two structural OSD tanks and a bio-retention treatment area within the planned “public reserve” are to be designed and constructed generally as shown on Drawing P13-7 Revision G dated 9 November 2012 prepared by Whelan Insites submitted with the application.

Detailed plans for the water sensitive urban design elements must be submitted to Council for approval. The detailed plans must be suitable for construction, and include detailed and representative longitudinal and cross sections of the proposed infrastructure. The design must be accompanied, informed and supported by detailed water quality and quantity modelling.

All model parameters and data outputs are to be provided to Council.

These elements must be designed and constructed in accordance with best practice water sensitive urban design techniques and guidelines. Such guidelines include, but are not limited to, the following:

- Water Sensitive Urban Design – Technical Guidelines for Western Sydney, 2004, <http://www.wsud.org/tools-resources/index.html>; and
- Australian Runoff Quality – A Guide to Water Sensitive Urban Design, 2005, <http://www.ncwe.org.au/arq/>.

xvi. Onsite Stormwater Detention

Onsite Stormwater Detention (OSD), consisting of two structural OSD tanks and a bio-retention treatment area within the planned “public reserve” are to be designed and constructed generally as shown on Drawing P13-7 Revision G dated 9 November 2012 prepared by Whelan Insites submitted with the application.

The stormwater concept plan and report prepared by Whelan Insites is for development application purposes only and is not to be used for construction. The detailed design must reflect the approved concept plan approved by Whelans Insites submitted with the application and incorporating Drawing P13-7 referred to above.

The Onsite Stormwater Detention system is to be designed substantially in accordance with the requirements of Clause 3.3.3 of Part B Section 2 of Council’s Development Control Plan. Additionally, the design is to make allowance for a 20% increase in design rainfall intensities, as an enhanced engineering factor of safety, from those typically determined using the principles set out in the current edition of the publication Australian Rainfall and Runoff (Engineers Australia).

Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer and submitted with:

- A completed OSD Drainage Design Summary Sheet;
- Drainage calculations and details, including those for all weirs, overland flow paths and diversion (catch) drains, catchment areas, times of concentration and estimated peak run-off volumes;

- A completed OSD Detailed Design Checklist;
- A maintenance schedule.

The design and construction of the OSD system must be approved by Council. This certification must be included with the documentation approved as part of any Construction Certificate.

30. Sediment and Erosion Control Plan

A sediment and erosion control plan prepared in accordance with Council's Works Specification Subdivision/ Developments must be submitted. The plan must include:

- a) Allotment boundaries;
- b) Adjoining roads;
- c) Contours;
- d) Existing vegetation;
- e) Existing site drainage;
- f) Critical natural areas;
- g) Location of stockpiles;
- h) Erosion control practices;
- i) Sediment control practices; and
- j) A maintenance program for the erosion and sediment controls.

31. Internal Pavement Structural Design Certification (Waste Services)

A Certified Practicing Engineer (CPEng) must confirm the structural adequacy of the internal pavement design to Council prior to the issue of a Construction Certificate. The proposed pavement design must be adequate to withstand the loads imposed by a loaded waste vehicle (i.e. 28 tonne axle load) from the boundary to the waste collection point including any manoeuvring areas.

32. Interpretative Signage

A permanent interpretive signage panel/s is to be erected at an appropriate location on the site that is accessible to the public. The panel/s is to include historic information and photographs and provide information on the historical evolution of the site. The content of the panels is to be prepared with assistance from a heritage conservation specialist, and the local historical society. The panel/s is to be located at the head of the pathway across Road 2 from the cottage as part of Stage 1B.

PRIOR TO WORK COMMENCING ON THE SITE

33. Protection of Existing Trees

The trees that are to be retained are to be protected during all works with 1.8m high chainwire fencing which is to be erected at least three (3) metres from the base of each tree or group of trees and is to be in place prior to works commencing to restrict the following occurring:

- Stockpiling of materials within the root protection zone,
- Placement of fill within the root protection zone,
- Parking of vehicles within the root protection zone,
- Compaction of soil within the root protection zone.

All areas within the root protection zone are to be mulched with composted leaf mulch to a depth of not less than 100mm.

The installation of services within the root protection zone is not to be undertaken without consultation with Council's Tree Management Officer.

34. Pre-Construction Public Infrastructure Dilapidation Report

A public infrastructure inventory report must be prepared and submitted to Council recording the condition of all public assets in the direct vicinity of the development site. The report shall include:

- a) Designated construction access and delivery routes; and
- b) Photographic evidence of the condition of all public assets. The report shall clearly identify the date of recording.

35. Traffic Control Plan

A Traffic Control Plan is required to be prepared in strict compliance with the requirements of AS 1742.3 and the current RMS Traffic Control and Work Sites Manual and submitted to Council for approval. The person preparing the plan must have the relevant RMS accreditation to do so. Where amendments to the approved plan are required, they must be submitted to Council for approval prior to being implemented.

36. Erection of Signage – Supervision of Work

In accordance with Clause 98A(2) of the Environmental Planning and Assessment Regulations 2000, a sign is to be erected in a prominent position displaying the following information:

- a) The name, address and telephone number of the Principal Certifying Authority (PCA). Where Council is the nominated PCA for the development, the following is to be displayed:

The Hills Shire Council

PO Box 75

CASTLE HILL NSW 1765

Phone (02) 9843 0555
- b) The name of the person responsible for carrying out the works;
- c) A telephone number on which the person responsible for carrying out the works can be contacted after hours;
- d) That unauthorised entry to the work site is prohibited.

This signage must be maintained while the subdivision work is being carried out and must be removed upon completion.

37. Contractors Details

In accordance with Section 109E(3) of the Environmental Planning and Assessment Act 1979, the contractor carrying out the subdivision works must have a current public liability insurance policy with an indemnity limit of not less than \$10,000,000.00. The policy must indemnify Council from all claims arising from the execution of the works. A copy of this insurance must be submitted to Council prior to works commencing.

38. Sediment and Erosion Control

The approved sediment and erosion control measures, including a stabilised all weather access point, must be in place prior to works commencing and maintained during construction and until the site is stabilised to ensure their effectiveness. For major works, these measures must be maintained for a minimum period of six months following the completion of all works.

39. Service Authority Consultation – Subdivision Works

Before subdivision works commence:

- a) Documentary evidence must be submitted confirming that satisfactory arrangements have been made for the relocation, undergrounding and/ or provision of electrical services for the non-residue lots created by the subdivision.
- b) Documentary evidence, including a notice of requirements from Sydney Water, must be submitted confirming that satisfactory arrangements have been made for the provision of water and sewerage facilities.
- c) The approved plans must be submitted to a Sydney Water quick check agent to determine whether the subdivision will affect any Sydney Water wastewater and water mains, stormwater drains or easements, and if any requirements need to be met.
- d) Consultation with the relevant telecommunications provider authorised under the Telecommunications Act regarding the installation of telephone conduits is required. The design and construction of these works must comply with current NBN standards, where applicable.

40. Permit Under the National Parks and Wildlife Act 1974

A Permit under Section 90 of the National Parks and Wildlife Act, 1974 is required to be obtained from the Office of Environment and Heritage prior to any construction or other activity that may cause soil disturbance on the site. This condition does not apply to the facilitating subdivision as shown on plan G479SC Sheet 1 nor residue parcels in subsequent stages.

41. Consultation with Aboriginal Groups

Prior to any construction or other activity that may cause soil disturbance, interested local Aboriginal groups shall be invited to be present on-site.

DURING CONSTRUCTION

42. Standard of Works

All work must be completed in accordance with this consent and Council's Works Specification Subdivisions/ Developments and must include any necessary works required to make the construction effective. All works and public utility relocation must incur no cost to Council.

43. Engineering Construction Inspections

Construction inspections are required for the engineering works included in this consent at the completion of the following inspection stages:

- a) Prior to commencement of work;
- b) Traffic control to AS 1742-3;
- c) Bedding of pipes in trenches;
- d) Trench backfill within roads;
- e) Formwork for concrete structures;
- f) Sub-grade proof roller test;
- g) Proof roller test for kerb;
- h) Sub-base course proof roller test;
- i) Base course proof roller test;
- j) Prior to placing of fill;
- k) Road crossing;
- l) Final inspection; and
- m) Asphaltic concrete surfacing.

The inspection of works approved by Council can only be carried out by Council. An initial site inspection is required prior to commencement of works. 24 hours notice must be given for all inspections.

44. Subdivision Earthworks – Allotment Topsoil

Where earthworks are not shown on the engineering drawings, the topsoil within lots must not be disturbed. Where earthworks are shown, a 150mm deep layer of topsoil must be provided, suitably compacted and stabilised in accordance with Council's Works Specification Subdivisions/ Developments.

45. Documentation

A copy of the following documents must be kept on site and made available upon request:

- a) Arborist Report/ Tree Management Plan
- b) Waste Management Plan
- c) Sediment and Erosion Control Plan
- d) Traffic Control Plan

46. Hours of Work

Work on the project to be limited to the following hours: -

Monday to Saturday - 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, in the event that the building operations cause noise to emanate from the property on Sunday or Public Holidays or otherwise than between the hours detailed above.

47. Rock Breaking Noise during construction and provision of services

Should the provision of services and the installation of sewage and drainage require excavation into rock alternate means of excavation into rock other than rock breaking should be considered.

If rock breaking is the only practical alternative, upon receipt of a justified complaint in relation to noise pollution emanating from rock breaking as part of the excavation and construction processes, rock breaking will be restricted to between the hours of 9am to 3pm, Monday to Friday.

Details of noise mitigation measures and likely duration of the activity will also be required to be submitted to Council seven (7) days of receiving notice from Council.

48. Contamination

Ground conditions are to be monitored and should evidence such as, but not limited to, imported fill and/or inappropriate waste disposal indicate the likely presence of contamination on site, works are to cease, Council is to be notified and a site contamination investigation is to be carried out in accordance with *State Environmental Planning Policy 55 – Remediation of Land*.

The report is to be submitted to Council for review prior to works recommencing on site.

49. Aboriginal Archaeological Sites or Relics

If, during activities involving earthworks and soil disturbance, any evidence of an Aboriginal archaeological site or relic is found, all works on the site are to cease and the Office of Environment and Heritage must be notified immediately.

50. European Sites or Relics

If, during the earthworks, any evidence of a European archaeological site or relic is found, all works on the site are to cease and the Office of Environment and Heritage be

contacted immediately. All relics are to be retained in situ unless otherwise directed by the Office of Environment and Heritage.

51. Protection of Heritage Item during Construction

The existing heritage building shall be protected during construction on the site. The building and its curtilage is to be fenced along its southern boundary during the construction process by a 1.8m high chain wire mesh fence. The building and its immediate surroundings is not to be used for storage of building materials or waste.

52. Stabilisation and Protection of the existing building during Construction

A structural engineer's report is required to address the method/s of protecting and supporting the cottage and its foundations during construction. This report is to be submitted to Council prior to the issue of a construction certificate.

53. National Parks and Wildlife Act 1974

Should any artefacts be uncovered in the course of any works, all works should cease and comply with Part 6 of the National Parks and Wildlife Act 1974, in particular section 90 regarding permits to destroy.

54. Final Dilapidation Survey

On completion of the excavation, the structural engineer shall carry out a dilapidation survey of the existing heritage item and submit a copy of the survey both to Council and the property owner.

PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE

55. Post Construction Public Infrastructure Dilapidation Report

Before an Occupation Certificate is issued, an updated public infrastructure inventory report must be prepared and submitted to Council. The updated report must identify any damage to public assets in the direct vicinity of the development site and the means of rectification for the approval of Council.

56. OSD System Certification

The Onsite Stormwater Detention (OSD) system must be completed to the satisfaction of Council prior to the issuing of a Subdivision Certificate. The following documentation is required to be submitted upon completion of the OSD system and prior to a final inspection:

- a) Works as executed plans prepared on a copy of the approved plans;
- b) A certificate of hydraulic compliance (Form B.11) from a suitably qualified engineer or surveyor verifying that the constructed OSD system will function hydraulically;
- c) A certificate of structural adequacy from a suitably qualified structural engineer verifying that the structures associated with the constructed OSD system are structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

This requirement only relates to those stages of the development that include a stormwater detention system.

57. Completion of Water Sensitive Urban Design Elements

A Subdivision Certificate must not be issued prior to the completion of the WSUD elements conditioned earlier in this consent. The following documentation must be submitted in order to obtain a Subdivision Certificate:

- a) WAE drawings and any required engineering certifications;
- b) Records of inspections;
- c) An approved operations and maintenance plan; and

- d) A certificate of structural adequacy from a suitably qualified structural engineer verifying that any structural element of the WSUD system are structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

58. Completion of Subdivision Works

A Subdivision Certificate must not be issued prior to the completion of all subdivision works covered by this consent, in accordance with this consent.

59. Works as Executed Plans

Works as Executed (WAE) plans prepared by a suitably qualified engineer or registered surveyor must be submitted to Council when the engineering works are complete. The WAE plans must be prepared in accordance with Council's Design Guidelines Subdivisions/ Developments on a copy of the approved engineering plans. An electronic copy of the WAE plans, in ".dwg" or ".pdf" format, must also be submitted.

Where applicable, the plans must be accompanied by pavement density results, pavement certification, concrete core test results and site fill results.

60. Performance/ Maintenance Security Bond

A performance/ maintenance bond of 5% of the total cost of the engineering works is required to be submitted to Council. The bond will be held for a minimum defect liability period of one year and may be extended to allow for the completion of necessary maintenance or in the case of outstanding works. The minimum bond amount is \$5,000.00. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to a final inspection.

61. Final Subdivision Fees

All outstanding fees must be paid before a Subdivision Certificate can be issued. The final fees that remain outstanding will be assessed following the submission of written advice confirming all works have been completed.

62. Confirmation of Pipe Locations

A letter from a registered surveyor must be provided certifying that all pipes and drainage structures are located within the proposed drainage easements.

63. Removal of Sediment and Erosion Control Measures

A \$5,000.00 bond must be submitted to Council to ensure the satisfactory removal of all sediment and erosion control measures, including the removal of any collected debris.

64. Section 73 Compliance Certificate

A Section 73 Compliance Certificate issued under the Sydney Water Act 1994 must be obtained from Sydney Water confirming satisfactory arrangements have been made for the provision of water and sewer services. Application must be made through an authorised Water Servicing Coordinator. A list can be found by following this link:

http://www.sydneywater.com.au/BuildingDevelopingandPlumbing/SupplierInformation/wsc/waterserv_ext_print.htm

The certificate must refer to the issued consent, all of the lots created and Development Consent DA 6/2012/JP.

65. Provision of Electrical Services

Submission of a notification of arrangement certificate confirming satisfactory arrangements have been made for the provision of electrical services. This must include the under-grounding of the existing electrical services fronting the site and removal of all redundant poles and cables, unless otherwise approved by Council in writing. The certificate must refer to this development consent and all of the lots created.

66. Existing Building Adjacent to Proposed Boundary

Where any part of an existing building is located within 2m of a proposed boundary the location of such must be determined by a registered surveyor and shown on a separate copy of the final plan.

67. Existing Building Services

A letter from a registered surveyor must be submitted certifying that all facilities servicing the existing buildings are located wholly within their respective lot or are otherwise contained within a suitable easement.

68. Provision of Telecommunication Services

Submission of a telecommunications infrastructure provisioning confirmation certificate issued by the relevant telecommunications provider authorised under the Telecommunications Act, or a design compliance certificate and an as-built compliance certificate from the company engaged to design and construct the pit and pipe infrastructure, confirming satisfactory arrangements have been made for the provision, or relocation, of telecommunication services including telecommunications cables and associated infrastructure. This must include the under-grounding of the existing telecommunication services fronting the site and removal of all redundant poles and cables, unless otherwise approved by Council in writing. The certificate must refer to this development consent and all of the lots created.

69. Final Plan and 88B Instrument

The final plan and 88B Instrument must provide for the following. Standard wording is available on Council's website and must be used.

a) Dedication of Public Roads

The proposed roads within the subdivision must be dedicated as public road at no cost to Council. All lots shown on the final plan must be provided with access to the public road network.

b) Dedication of Road Widening

The plan must provide for the dedication of the proposed public road widening at no cost to Council.

c) Dedication of Pathways

The proposed pathways must be dedicated as a drainage reserve at no cost to Council.

d) Temporary Public Access Easement

A temporary public access easement must be created within proposed lots 111 and 225 over the temporary cul-de-sac turning heads.

e) Drainage Easements – Council

Suitable drainage easements must be created over all stormwater drainage pipelines and structures which convey public stormwater runoff, in accordance with the requirements of Council. Easements are only required for stormwater drainage pipelines and structures that are not located within a public road or drainage reserve. Easement widths must comply with Council's Design Guidelines Subdivisions/ Developments.

f) Drainage Easements – Inter-allotment/ Private

Inter-allotment drainage easements must be provided to ensure each and every lot is provided with a legal point of discharge. The width of all inter-allotment drainage easements must comply with Council's Design Guidelines Subdivisions/ Developments and the terms must nominate each lot burdened and benefited.

g) Right of Carriage way/ Easement for Services

A right of carriage way/ easement for services must be created over the access handle of proposed lots 212 and 213.

h) Positive Covenant – Maintenance/ Repair of Shared Access

A positive covenant must be placed on the title of proposed lots 212 and 213 to ensure the maintenance/ repair of the shared driveway.

i) Restriction – Earthworks

Restricting cut or fill on all residential lots in accordance with the DCP.

j) Restriction – Site Slope 6% or Greater

A restriction must be placed on the title of all lots with a grade of 6% or greater **in relation to cut and fill**. Where there are no lots that fall into this category this restriction is not required, as determined by the works as executed drawings.

k) Restriction – Rainwater Tanks

Restricting residential development of all lots to ensure a 6000L rainwater tank is provided on each lot.

l) Restriction – OSD/ WSUD Requirement

A restriction must be placed on the title of the proposed lots within catchment C2 (proposed lots 101 to 115 in Stage 1A) restricting residential development until the proprietor has constructed, or made provision for the construction of, an onsite stormwater detention system to the requirements of Council. The detention volume required on each lot is outlined in Table 3.5 of the stormwater management strategy (Revision G dated November 2012) submitted with the development application.

Further, a restriction must be placed on the title of lots 2002, 2003, 301 and 302 restricting all development until the proprietor has constructed, or made provision for the construction of, an onsite stormwater detention system to the requirements of Council. This restriction must also restrict all development until the proprietor has constructed, or made provision for the construction of, a water sensitive urban design system to the requirements of Council.

m) Restriction – OSD Modification

A restriction must be placed on the title of the proposed lots affected by the above restriction restricting development over or the varying of any finished levels and layout of the constructed onsite stormwater detention system on each lot. The purpose of creating this restriction at the subdivision stage is to remove the need to create restrictions on a lot by lot basis at the dwelling development application stage.

n) Positive Covenant – OSD Maintenance

A positive covenant must be placed on the title of proposed lots affected by the above restriction to ensure the ongoing maintenance of the constructed onsite stormwater detention system on each lot. The purpose of creating this positive covenant at the subdivision stage is to remove the need to create positive covenants on a lot by lot basis at the dwelling development application stage.

o) Restriction – Front Building Setback

A restriction must be created on the title of all lots to ensure that any dwelling built on the affected lots is setback at least 6m from the fronting public road. For the lots fronting Mackillop Drive this setback is 7.5m. A secondary frontage setback of 4m applies to the corner lots within the subdivision (except as varied in the DCP). The restriction must nominate each of the individual lots affected by this restriction and the relevant setbacks that apply to each.

p) Restriction – Rear Building Setback

A restriction must be created on the title of all lots facing the site's southern boundary to ensure that any dwelling built on the affected lots is setback at least 10m from the rear boundary.

Further, a separate restriction must be added to the same lots requiring the implementation and retention of a 5m wide landscaped buffer, which is to be shown on the final plan.

q) Restriction – Restricted Development Area

A restriction be created on the title of all lots indicated with "Conservation Area A" as outlined within Figure 7 of the Flora and Fauna Assessment Report prepared by Ambrose Ecological Services dated July 2011.

70. Subdivision Certificate Application

When submitted, the Subdivision Certificate application must include:

- a) The final plan and administration sheet, along with seven copies of both.
- b) The original plus one copy of the 88B Instrument.
- c) All certificates and supplementary information as required by this consent.
- d) A completed copy of the attached checklist confirming compliance with all conditions.
- e) An electronic copy of the final plan on disk in ".dwg" format.

Council will not accept a Subdivision Certificate application without all the items listed above.

71. Geotechnical Report (Lot Classification)

Submission of a lot classification report, prepared by a suitably qualified geotechnical engineer, following the completion of all subdivision works confirming that all residential allotments are compliant with AS2870 and are suitable for residential development. The lot classification report must be accompanied by a separate table which clearly shows the classification of all lots created as part of the subdivision.

72. Stormwater CCTV Recording

All piped stormwater drainage systems and ancillary structures which will become Council assets must be inspected by a CCTV and a report prepared. A hard copy of the report must be submitted along with a copy of the CCTV inspection on either VHS or DVD (in WMA format).

73. Public Asset Creation Summary

A completed public asset creation summary form must be submitted with the WAE plans. A blank form can be found on Council's website.

74. Internal Pavement Construction Certification (Waste Services)

Certification from a Certified Practicing Engineer (CPEng) must be submitted to Council prior to the issue of an Occupation Certificate confirming that the internal pavement has been constructed in accordance with the approved plans and is suitable for use by a loaded waste vehicle.

THE USE OF THE SITE

75. Servicing of Bins

Private garbage and recycling contract collection vehicles servicing the development are not permitted to reverse in or out of the site. Collection vehicles must be travelling in a forward direction at all times to service bins.

76. Property Numbering

Roads marked roads 1-5 are to be individually named. The internal roads (as additionally marked as roads 6-9 on the attached plan) are also to be given individual street names. These roads are:

Access road to small housing lots on proposed lot 5 - Road No. 6

Access road to small housing lots on proposed lot 4 - Road No. 7

Access road to apartment buildings on proposed lot 301 - Road No. 8

Access road at the end of Road 3 accessing large lots - Road No. 9

This is to ensure that all roads can be easily identified and numbered accordingly.

Council's Land Information Section is to be contacted to obtain the allocation of individual unit numbers for the apartment blocks to be constructed on proposed lots 301 & 302.

Where cluster mailboxes are required there is to be one (1) single group of cluster mail boxes. Should more than one (1) cluster be required, contact Australia Post for their approval. The number of mail boxes to be provided is to be equal to the number of flats/units/townhouses/villas etc. plus one (1) for the proprietors. Mail boxes are to have a minimum internal dimension of 230mm wide x 160mm High x 330mm long and are to be provided with an opening of 230mm x 30mm for the reception of mail.

Clear and accurate external directional signage is to be erected on site at driveway entry points and on buildings. Unit numbering signage is also required on stairway access doors and lobby entry doors. It is essential that all numbering signage throughout the development is clear to assist emergency service providers locate a destination with ease and speed, in the event of an emergency.

Please refer to approved numbering correspondence and plan. These numbers, as issued, are to be displayed clearly at all times.

NOTE: Any amendments to these plans that may affect the approved numbering MUST be referred to the Council's Land Information Section for additional assessment.

STAGE 1A

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

77. Section 94A Contribution - Stage 1A

Pursuant to section 80A (1) of the Environmental Planning and Assessment Act 1979, and The Hills Shire Wide Section 94A Contributions Plan, a contribution of **\$8,590.36** shall be paid to Council. This amount is to be adjusted at the time of the actual payment in accordance with the provisions of the Hills Shire Wide Section 94A Contributions Plan.

The contribution is to be paid prior to the issue of the Construction Certificate or Complying Development Certificate.

You are advised that the maximum percentage of the levy for development under section 94A of the Act having a proposed construction cost is within the range specified in the table below;

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%

STAGE 1B

GENERAL MATTERS

78. Compliance with Voluntary Planning Agreement

a. Voluntary Planning Agreement

Pursuant to Section 80 (A) of the Environmental Planning and Assessment Act 1979, the Voluntary Planning Agreement offered by the Trustees of The Sisters of Saint Joseph in connection with this development application (a copy of which is attached) **must be executed within 28 days after the date of this determination.**

b. Monetary Contribution

Pursuant to the offer by the Trustees of the Sisters of Saint Joseph Planning Agreement as governed by Subdivision 2 Division 6 of Part 4 of the Act, that the Voluntary Planning Agreement applying to Lot 2 DP 817696 known as no. 64 Mackillop Drive Baulkham Hills payment of the monetary contribution of \$360,000 (including relevant index linking) as set out in Clause 7 of the Voluntary Planning Agreement be paid to Council **prior to the release by Council of the plan of subdivision for the land relating Stage 1B of the development application for registration at Land & Property Information.**

c. Land Dedication

Pursuant to Clauses 5 and 6 of the Voluntary Planning Agreement the developer must at its cost dedicate to Council the dedication land being proposed Lot 257 of Stage 1B in conjunction with the subdivision of the land.

d. Stormwater detention works

Pursuant to Clauses 8 to 20 and Schedule 3 of the Voluntary Planning Agreement the developer must carry out and complete the works at the location of the dedication land and hand over to Council no later than the Hand Over date as specified in the Voluntary Planning Agreement.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

79. Planning Agreement Obligations

Submission of a certificate from Council confirming that:

- (a) all payments under the Planning Agreement have been paid;
- (b) all other obligations under the Planning Agreement have been satisfied; and
- (c) the developer is not in breach of its obligations under the Planning Agreement.

Council will promptly issue this certificate at the request of the applicant or, if the certificate cannot be issued, provide a notice identifying the outstanding payments, obligations or breach.

STAGE 2A

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

80. Section 94A Contribution - Stage 2A

Pursuant to section 80A (1) of the Environmental Planning and Assessment Act 1979, and The Hills Shire Wide Section 94A Contributions Plan, a contribution of **\$2,915.04** shall be paid to Council. This amount is to be adjusted at the time of the actual payment in accordance with the provisions of the Hills Shire Wide Section 94A Contributions Plan.

The contribution is to be paid prior to the issue of the Construction Certificate or Complying Development Certificate.

You are advised that the maximum percentage of the levy for development under section 94A of the Act having a proposed construction cost is within the range specified in the table below;

Proposed cost of the development	Maximum percentage of the levy
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Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%

STAGE 2B

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

81. Section 94A Contribution - Stage 2B

Pursuant to section 80A (1) of the Environmental Planning and Assessment Act 1979, and The Hills Shire Wide Section 94A Contributions Plan, a contribution of **\$6,585.39** shall be paid to Council. This amount is to be adjusted at the time of the actual payment in accordance with the provisions of the Hills Shire Wide Section 94A Contributions Plan.

The contribution is to be paid prior to the issue of the Construction Certificate or Complying Development Certificate.

You are advised that the maximum percentage of the levy for development under section 94A of the Act having a proposed construction cost is within the range specified in the table below;

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%

STAGE 3

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

82. Section 94A Contribution - Stage 3

Pursuant to section 80A (1) of the Environmental Planning and Assessment Act 1979, and The Hills Shire Wide Section 94A Contributions Plan, a contribution of **\$801.33** shall be paid to Council. This amount is to be adjusted at the time of the actual payment in accordance with the provisions of the Hills Shire Wide Section 94A Contributions Plan.

The contribution is to be paid prior to the issue of the Construction Certificate or Complying Development Certificate.

You are advised that the maximum percentage of the levy for development under section 94A of the Act having a proposed construction cost is within the range specified in the table below;

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%