

Deferred Commencement

The following deferred commencement conditions shall be complied with to the satisfaction of Council within twelve (12) months from the date of this Notice of Determination in order to obtain an operational Development Consent.

1. Evidence of Registration of Subdivisions 73/2007D (Subdivision of Lot 31 DP 847223); 74/2007D (Subdivision of Lot 2 DP 621005) and 75/2007D (Subdivision of Lot 1 DP 621005) shall be submitted to Council.

The operational development consent will be issued by Council when the applicant provides documentary evidence to Council that the deferred commencement conditions have been satisfied.

The following conditions of consent will be included in the operational development consent.

All Stages:

General Requirements

The following conditions of consent are general conditions applying to the development.

2. The development is to be carried out in accordance with the following approved development plans, except as modified by any conditions of consent:

Title/Name	Drawing/ No.	Revision/ Issue	Date	Prepared by
Overall Site Plan	002	C	1.03.2015	GE
Stage 1 Lot Layout	003	C	1.03.2015	GE
Stage 2 Lot Layout	004	C	1.03.2015	GE
Stage 3 Lot Layout	005	C	1.03.2015	GE
Stage 4 Lot Layout	006	C	1.03.2015	GE
Intersection Detail	007	C	1.03.2015	GE

3. The following approval bodies has/have given general terms of approval in relation to the development, as referred to in Section 93 of the *Environmental Planning and Assessment Act 1979*:

- a. New South Wales Rural Fire Service (NSW RFS)

The general terms of approval are attached to this consent as Appendix 1.

All general terms of approval are to be complied with as conditions of this development consent.

Prior to the Issue of the Construction Certificate

The following conditions of consent must be complied with prior to the issue of the Construction Certificate.

4. An Acid Sulphate Soil Assessment Report and Management Plan is to be prepared and submitted to Council.

5. Suitable details must be provided for the approval of the Accredited Certifier of an appropriate system to control dust emissions from the site during construction works. The approved method of controlling dust emissions from the site is to be implemented and maintained for the duration of construction works on the site.
6. A landscape plan shall be submitted to Council for approval. The plan shall incorporate street tree planting primarily incorporating the following tree species:
 - Scribbly Gum (*Eucalyptus signata*),
 - Swamp Mahogany (*Eucalyptus robusta*), and
 - Broad-leaved Paperbark (*Melaleuca quinquinervia*).
7. A Geotechnical Report for pavement design of the proposed roadworks prepared by a suitably qualified and practicing engineer must be submitted to Council for approval.
8. Plans for the civil works, prepared in accordance with Council's Auspec Design Manual and the relevant Bush Fire Safety Authority are to be submitted to and approved by Greater Taree City Council. Plans are to be accompanied by the current appropriate fees, together with a civil works construction certificate application and long service levy.
9. A Soil & Water management Plan must be prepared by a suitably qualified and practicing engineer in accordance with Council's DCP 2010, detailing temporary and permanent measures proposed to be installed, and submitted with the engineering drawings.
10. A Stormwater Drainage Report prepared by a suitably qualified and practicing engineer must be submitted to Council for approval.

The report must determine the extent of the 1% ARI storm event affecting the subject land, including the effects of the total development of the catchment, the effects on the downstream properties and the possible need for a water detention facility. Additionally, the report must analyse the impact of the upstream catchment developed to its full potential as well as the fully developed subject land on the downstream drainage system.

11. Water Sensitive Urban Design (WSUD) principles are to be incorporated into the drainage design by a suitably qualified and experienced person. In this regard, provision is to be made for best practice stormwater quality improvement devices (SQUID'S) at the outlets to collect litter, sand, silts and oils etc.

The devices selected are to be submitted to Council for approval with the engineering drawings in accordance with Section 68 of the Local Government Act, 1993 and are to be capable of retaining pollutants in accordance with the requirements of Council's Stormwater Management Plan and Australian Runoff Quality (ARQ). Design details for the system are to be submitted to Council for approval. A site specific Operation & Maintenance Manual for the whole of the life of the system designed must be prepared and submitted to Council for approval.

Prior to Commencement of Works

The following conditions of consent must be complied with prior to any works commencing on the development site.

12. A Traffic Control Plan (TCP) is to be prepared by a qualified person and submitted to Council. No works are to commence until the TCP has been received by Council.
13. The applicant is to lodge with Council:
 - a. a plan, prepared by a registered surveyor, showing all survey marks on public record, which may be disturbed or destroyed during the course of the works;
 - b. a cash bond or bank guarantee to the value of \$4,000.00 to cover the potential cost of replacement of any such marks disturbed or destroyed during the course of the works.

The bond shall be released to the applicant upon the lodgement with Council of:

- a. a declaration by a registered surveyor, stating that no survey marks as shown on the submitted plan have been disturbed or destroyed, or
 - b. a plan, prepared by a registered surveyor, and acceptable to the Land & Property Information for registration as a public record plan, showing the positions and values of all survey marks placed by the registered surveyor in lieu of the survey marks shown on the submitted plan which have been destroyed or disturbed during the course of the works.
14. The applicant is to engage a qualified and experienced Ecologist, Arborist and Soil Erosion Professional to supervise the vegetation clearing and construction of each stage of the development and to ensure and certify to Council's Development Ecologist that the trees and vegetation proposed for retention are adequately protected during construction. Evidence of this engagement is to be forwarded to Council prior to the commencement of works. The Ecologist and Arborist are to provide reports to Council certifying how the proposal is meeting tree retention and protection requirements, within 10 working days following completion of the following stages of the development:
 - a. Following the marking of all habitat trees, marking of trees to be retained and erection of required tree protection fencing (prior to the commencement of works).
 - b. Following induction of each civil contractor and subcontractor (prior to the commencement of works):
 - i. Following initial clearing, removal of habitat trees and excavation/filling of the site
 - ii. Following provision of roads and services
 - c. Following completion of each construction phase (and prior to the issue of a Subdivision Certificate/Occupation Certificate).
15. Soil erosion and sediment control measures are to be provided on the development site in accordance with Council's Development Control Plan 2010.

16. Erect site fencing to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site throughout the construction works. The fencing must be erected before the commencement of any work and maintained throughout.

If the site works require the installation of a temporary site office or storage shed, separate details are to be provided to Council prior to the commencement of placement. All site facilities are to be kept and maintained in a suitable condition so as to not create amenity issues to nearby residences.

During Construction Works

The following conditions of consent must be complied with during the construction stage of the development.

17. The works must be carried out in accordance with the approved Acid Sulphate Soils Assessment Report and Management Plan.
18. Upon completion of excavation works, documentary evidence is to be provided for the approval of the Principal Certifying Authority demonstrating compliance with the requirements of the Acid Sulphate Soils Management Plan submitted with respect to the development.
19. All adjustments to existing utility services made necessary by the development are to be undertaken by the developer at no cost to Council.

Prior to Issue of the Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

20. All areas disturbed by construction activities associated with the construction of the development, shall be revegetated and stabilised so as to prevent erosion occurring.

Prior to the issue of the Subdivision Certificate

The following conditions of consent must be complied with prior to the issue of the Subdivision Certificate.

21. The following will be required after practical completion of works and services to Council's standards:
 - a. A "Works as Executed" (WAE) set of drawings prepared in accordance with the requirements of Council's Auspec Design Manual. These must be original drawings showing as constructed details of all works and services, suitably endorsed as correct on each sheet by the Superintendent. The WAE drawings must also be in electronic format with GPS locations for all drainage structures.
 - b. Maintenance Deposit - Deposit with Council (or a Bank Guarantee) for a period of twelve months from completion of engineering work of a sum equal to 5% of

the cost of Engineering works. This security is to be lodged to guarantee the quality of work and to ensure that the contractor carries out all maintenance and repairs required during this period.

- c. Bonding Policy - Any work to be bonded must be in accordance with Council Policy Auspec Design Manual. Generally bonds will only be accepted for final seal or Asphaltic Concrete surfacing. Bonding will be via a cash bond or bank guarantee in the sum of 150% of the current cost of carrying out the work at Council rates. The time limit for such bonds is three (3) months.

The actual contract values of all assets (roads, stormwater drainage, open space, etc) dedicated to the public are to be submitted with "Works as Executed" drawings on Council's standard form.

- 22. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, new internal roads as public roads. Council will not proceed with arrangements for dedication until it has received an accurate cadastral plan identifying the section of the road to be dedicated.
- 23. All filling and testing is to be carried out in accordance with the current edition of AS 3798 - 1996 - Guidelines on Earthworks for Commercial & Residential Developments, under the supervision of a suitably qualified and practicing Geotechnical Engineer.
- 24. Where depth of filling exceeds 300mm, Council will require that it be constructed in horizontal layers not exceeding 150mm compacted thickness. Each layer is to be compacted to at least 95% of the maximum dry density, when tested, in accordance with the current edition of AS 1289 - 1993 Clauses 5.1.1 and 5.3.1. Verification of the compaction is to be provided by a certificate, incorporating a location plan indicating filled areas in relation to road and lot boundaries, from a registered N.A.T.A testing laboratory.
- 25. All filled areas are to be compacted in accordance with the requirements of the current edition of AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. The submission of test results and appropriate documentation attesting to this requirement having been achieved is to be provided for the approval of the Accredited Certifier prior to issue of the Subdivision Certificate.
- 26. The applicant is to restore, replace or reconstruct any damage caused to road pavements, surfaces or street furniture on existing roads used for the construction of the subdivision.
- 27. The provision of a report to Council by a Geotechnical Engineer classifying each lot being created in accordance with AS 2870-2011 -Residential Slabs and Footings, prior to issue of a Subdivision Certificate.
- 28. Suitable certification prepared by a Registered Surveyor certifying that the building pads for all lots have been filled to a minimum 50 mm above the 1% AEP flood level (which is RL 2.65 m AHD), is to be provided for the approval of Council.
- 29. The provision of written confirmation from the relevant service authorities that satisfactory arrangements have been made for the provision of the following services to each lot:

- a. telecommunications
 - b. electricity supply
 - c. water supply
 - d. sewerage
30. Driveway crossings are to be designed and constructed in accordance with Council's Auspec requirements which can be found on Council's website www.gtcc.nsw.gov.au in the Development Section.
31. The plan of subdivision and Section 88B instrument shall establish the following title encumbrances with Council being nominated as the sole authority to release, vary or modify each encumbrance unless specifically noted otherwise.
- a. 'Restriction on the Use of Land' prohibiting the erection of any building or structure upon proposed Lots, except within the nominated building pad areas as shown on the approved development plan.
 - b. 'Restriction on the Use of Land' for any lots containing an overland stormwater drainage flow path, prohibiting the erection of any structure or alteration to the flow path without the express written consent of Council.
 - c. 'Restriction on the Use of Land' requiring that the minimum floor level of any dwelling house erected on any Lot must be RL 3.15 m AHD.
 - d. 'Restriction on the Use of Land' requiring that any dwelling house erected on any lot be connected to a rainwater tank with minimum capacity of 50,000 litres.
 - e. Creation of a 10m wide Easement for Public Access across proposed lot 200.
- The encumbrances must be shown on the final plan of subdivision and Section 88B instrument, and be approved by Council with the Subdivision Certificate.
32. A rural address number is to be obtained from Council and displayed at the vehicle access to each Lot.
33. A 150 mm concrete kerb must be constructed on each side of the driveway to any Lot where there is a drop-off across the swale of 600 mm or greater. The kerb must extend completely across the swale.
34. The centre-line level of all internal roads, as well as Manor Road from Road 1 to Harrington Road, must be a minimum of RL 2.70 m AHD.
35. The level of the driveway for any Lot between the building pad and the road must not be less than RL 2.35 m AHD.
36. Driveway widths for all Lots must be in accordance with the dimensions shown on preliminary engineering drawing Sheet 321 Revision A dated 10 March 2015.
37. All swale drains must be constructed with a "v" shaped concrete base.

38. An application for a Subdivision Certificate must be made on the approved form. The Subdivision Certificate fees, in accordance with Council's adopted schedule of fees and charges, must accompany such application.

NOTE: The application must address ALL those conditions of consent required to be complied with "Prior to the issue of a subdivision Certificate" with a clear explanation how that condition has been complied with, together with supplying ALL the relevant information/documents/certificate and/or plans that is required by that condition.

The application MUST be one complete, concise package, addressing all those conditions. Failure to provide the abovementioned information in one package, will likely result in the application being refused/rejected and returned to you.

39. Compliance with bushfire conditions under Section 100B of Rural Fires Act 1997 Documentary evidence from a suitably qualified professional is to be submitted to the Principal Certifying Authority demonstrating that the bushfire conditions as issued under Section 100B of the Rural fire Act 1997 have been complied with.
40. An application for a Subdivision Certificate must be submitted to and approved by the Council/Certifying Authority prior to endorsement of the plan of subdivision.

Stage 1: Proposed lots 101 -113.

General Requirements

The following conditions of consent are general conditions applying to the development.

41. The plan of subdivision and Section 88B instrument shall establish the following title encumbrances with Council being nominated as the sole authority to release, vary or modify each encumbrance unless specifically noted otherwise.
- a. 'Restriction on the use of land' prohibiting the removal of the vegetation along the northern boundary of the site.

Prior to the issue of the Subdivision Certificate

The following conditions of consent must be complied with prior to the issue of the Subdivision Certificate.

42. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Construction Specifications.

The subdivision roads must be constructed to Council's Auspec Design Manual standards.

<u>Road</u>	<u>Hierarchy</u>	<u>Carriageway Width</u>	<u>Road Reserve</u>
1	Rural Residential	6m	26m
2	Rural Residential	6m	20m & var (for swales)
3	Rural Residential	6m	20m & var (for swales)
Manor Road	Local Minor	6m (sealed) (Harrington Rd to Road 1)	
Manor Road	Rural Lane	4m (sealed) (Road 1 to end of Lot 403)	

Manor Road reconstruction is required for sealed carriageway and 1m gravel shoulders to follow the existing formation.

43. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Design and Construction Specifications.
- a. The following intersections are to be constructed in accordance with: - AustRoads "Guide to Road Design Part 4A - Unsignalised and Signalised Intersections"

<u>Intersection</u>	<u>Treatment</u>
Manor Rd/ Harrington Rd	AUL(S) Fig 8.3 on Harrington Rd
Manor Rd/ Road 1	BAL Fig 8.2 & BAR Fig 7.5
Internal Roads	BAL Fig 8.2
(Some tree removal may be required for sight distance)	

- b. The carriageway of the existing road at the intersection must be designed and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.

- c. Erection of street name signs for each road in the subdivision, (together with "No Through Road" plates). The applicant is to submit a list of at least three (3) street names for each street including the reasons for each name for Council's approval at least six (6) months prior to anticipated release of the Subdivision Certificate (to enable adequate time for advertising and approval). The street naming request shall be accompanied by the appropriate fee. The current fee can be obtained by contacting Council's Customer Service Centre on (02)6592 5399.
 - d. Construction of a temporary sealed cul-de-sac with a minimum radius of 8.5 metres and white reflectorised guideposts at the end of all uncompleted roads.
 - e. White guideposts with reflectorised delineators are to be placed in series on both sides of the road formation in accordance with AustRoads 'Guide to Road Design'.
 - f. Safety barriers are to be erected on both sides of the subdivision road for the full length of embankments over major drainage culverts, in accordance with RMS standards.
 - g. Erection of advanced intersection warning signs on Manor Road each side of the proposed new intersection in accordance with RMS standards.
 - h. A 125 mm thick steel reinforced concrete driveway 3.0 metres wide is to be constructed in accordance with Council Standard Drawings for the full length of the handle of the proposed new Lot 103 and across the footpath, prior to the issue of a Subdivision Certificate. Details of the driveway, associated drainage structures and any retaining walls required are to be approved by Council.
 - i. The verge is to be re-graded, leveled and turfed or grass seeded.
 - j. Provision of stormwater drainage pipes/channels through the subject land within drainage easements.
 - k. A driveway crossing is to be provided by the applicant at all approved vehicle entry location points for each Lot at no cost to Council in accordance with Council Standard Drawings.
44. Where the formation of Manor Road (including batters) fronting the lots is not wholly within the road reserve, the applicant must dedicate land to create a road reserve for a minimum of 10m each side of the centre line of the road formation as constructed.
- If road construction is required to replace the road within the road reserve then engineering plans showing the new alignment of the road, typical and required cross-sections, drainage and necessary fees must be submitted to Council for approval. Following construction a surveyor must submit to Council certification that the reconstructed road is within the road reserve.
45. The following Restriction as to User is to be entered onto the title of Lots 101 to 103, 401 to 403 and 112, 113 with Council nominated as the body empowered to modify or waive such requirements:
- a. Vehicular access is denied to Manor Road for Lots 101, 112, 113, 401, 402, 403 and Harrington Road for Lots 102, 103.

46. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, splay corners 10 m x 10 m at all road intersections.
47. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, the new internal roads as public roads. Council will not proceed with arrangements for dedication until it has received an accurate cadastral plan identifying the section of the road to be dedicated.
48. An end of line water quality facility (bio-retention basin) must be constructed in the area of proposed Lot 200 to cater for stormwater flows generated by the subdivision up to the 1 in 10 year storm event. A concrete vehicular access must be constructed from Road 2 to the basin. The design must be in accordance with the Stormwater Management Plan.
49. The existing piped accesses to properties on Manor Road frontage crossing the table drain must be removed and new accesses to all these properties constructed from the internal roads, with rights-of-access created if required.
50. The applicant is to make a contribution to Council in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979*.

The individual contributions from **Section 94 Contributions Plan 2001** are as follows:

Harrington	No exclusions	\$101,591.06
	Open Space	\$13,483.78
	Roads	\$78,938.29
	Multi-Purpose Community Centre	\$5,576.15
	Rural Fire Fighting (Rural)	\$3,592.85
Greater Taree	No exclusions	\$32,799.79
	Central Library Service enhancement	\$6,565.25
	Library bookstock	\$1,897.55
	Aquatic Centre	\$2,416.27
	Rural Fire Fighting (Centre)	\$5,849.13
	Surf Life Saving Facilities	\$2,927.59
	Regional Open Space	\$6,026.31
	s94 Co-ordinator	\$4,518.49
	s94 Plan Preparation	\$148.60
	Finance	\$2,450.59

Contribution Plans may be inspected on Council's website www.gtcc.nsw.gov.au.

Timing of Payment

- a. The contribution must be paid prior to issue of a Subdivision Certificate.

Indexing

- b. The contribution rate in "*Section 94 Contributions Plan 2001*" will be adjusted not less than annually. If the contribution rate is adjusted between the date on which this consent is granted and payment of the contribution, then the above figures will be indexed and calculated according to the then current contribution rate.

Please contact Council's Customer Service staff to confirm the amount payable, prior to payment.

Stage 2: Proposed lots 201 -210 and 1 drainage lot (proposed lot 200).

Prior to the issue of the Subdivision Certificate

The following conditions of consent must be complied with prior to the issue of the Subdivision Certificate.

51. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Construction Specifications.

The subdivision roads must be constructed to Council's Auspec Design Manual standards.

<u>Road No.</u>	<u>Heirarchy</u>	<u>Carriageway Width</u>	<u>Road Reserve</u>
2	Rural Residential	6m	20m & var. (for swales)

52. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Design and Construction Specifications.

- a. The carriageway of the existing road at the intersection must be designed and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
- b. Construction of a temporary sealed cul-de-sac with a minimum radius of 8.5 metres and white reflectorised guideposts at the end of all uncompleted roads.
- c. White guideposts with reflectorised delineators are to be placed in series on both sides of the road formation in accordance with AustRoads 'Guide to Road Design'.
- d. Safety barriers are to be erected on both sides of the subdivision road for the full length of embankments over major drainage culverts, in accordance with RMS standards.
- e. A 125 mm thick steel reinforced concrete driveway 3.0 metres wide is to be constructed in accordance with Council Standard Drawings for the full length of the handle of the proposed new Lot 205 and across the footpath, prior to the issue of a Subdivision Certificate. Details of the driveway, associated drainage structures and any retaining walls required are to be approved by Council.
- f. The verge is to be re-graded, leveled and turfed or grass seeded.
- g. A shared pedestrian/cycle way must be constructed from road No. 2 along with the 10m access easement within proposed lot 200 to Harrington Waters Estate boundary in accordance with Austroads standards. The shared pedestrian/cycle way must have a minimum width of 2.0 metres and be constructed in reinforced concrete to connect with the proposed adjacent Harrington Waters Estate path. A pedestrian path must also be constructed to the Manning River.
The pedestrian/ cycle way link to Harrington Waters Estate, and the pedestrian link to the Manning River, must be landscaped, with details provided in the required Landscape Plan.

- h. Provision of stormwater drainage pipes/channels through the subject land within drainage easements.
 - i. A driveway crossing is to be provided by the applicant at all approved vehicle entry location points for each new Lot at no cost to Council in accordance with Council Standard Drawings.
53. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, the new road as a public road. Council will not proceed with arrangements for dedication until it has received an accurate cadastral plan identifying the section of the road to be dedicated.
54. The applicant is to make a contribution to Council in accordance with Section of the *Environmental Planning and Assessment Act 1979*.

The individual contributions from **Section 94 Contributions Plan 2001** are as follows:

Harrington	No exclusions	\$83,119.96
	Open Space	\$11,032.19
	Roads	\$64,585.87
	Multi-Purpose Community Centre	\$4,562.30
	Rural Fire Fighting (Rural)	\$2,939.60
Greater Taree	No exclusions	\$26,836.19
	Central Library Service enhancement	\$5,371.57
	Library bookstock	\$1,552.54
	Aquatic Centre	\$1,976.94
	Rural Fire Fighting (Centre)	\$4,785.65
	Surf Life Saving Facilities	\$2,395.30
	Regional Open Space	\$4,930.62
	s94 Co-ordinator	\$3,696.95
	s94 Plan Preparation	\$121.58
	Finance	\$2,005.03

Contribution Plans may be inspected on Council's website www.gtcc.nsw.gov.au.

Timing of Payment

- a. The contribution must be paid prior to issue of a Subdivision Certificate.

Indexing

- a. The contribution rate in "*Section 94 Contributions Plan 2001*" will be adjusted not less than annually. If the contribution rate is adjusted between the date on which this consent is granted and payment of the contribution, then the above figures will be indexed and calculated according to the then current contribution rate.

Please contact Council's Customer Service staff to confirm the amount payable, prior to payment.

Stage 3: Proposed lots 301 -310.

Prior to the issue of the Subdivision Certificate

The following conditions of consent must be complied with prior to the issue of the Subdivision Certificate.

55. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Construction Specifications.

The subdivision roads must be constructed to Council's Auspec Design Manual standards.

<u>Road</u>	<u>Heirarchy</u>	<u>Carriageway Width</u>	<u>Road Reserve</u>
2	Rural Residential	6m	20m & var (for swales)
3	Rural Residential	6m	20m & var (for swales)

56. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Design and Construction Specifications.

- a. The following intersections are to be constructed in accordance with: - AustRoads "Guide to Road Design Part 4A - Unsignalised and Signalised Intersections"

<u>Intersection</u>	<u>Treatment</u>
Internal Roads	BAL Fig 8.2

- b. The carriageway of the existing road at the intersection must be designed and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
- c. Erection of street name signs for each road in the subdivision, (together with "No Through Road" plates). The applicant is to submit a list of at least three (3) street names for each street including the reasons for each name for Council's approval at least six (6) months prior to anticipated release of the Subdivision Certificate (to enable adequate time for advertising and approval). The street naming request shall be accompanied by the appropriate fee. The current fee can be obtained by contacting Council's Customer Service Centre on (02)6592 5399.
- d. Construction of a temporary sealed cul-de-sac with a minimum radius of 8.5 metres and white reflectorised guideposts at the end of all uncompleted roads.
- e. White guideposts with reflectorised delineators are to be placed in series on both sides of the road formation in accordance with AustRoads 'Guide to Road Design'.
- f. Safety barriers are to be erected on both sides of the subdivision road for the full length of embankments over major drainage culverts, in accordance with RMS standards.
- g. The verge is to be re-graded, leveled and turfed or grass seeded.

- h. Provision of stormwater drainage pipes/channels through the subject land within drainage easements.
 - i. A driveway crossing is to be provided by the applicant at all approved vehicle entry location points for each new Lot at no cost to Council in accordance with Council Standard Drawings.
57. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, splay corners 10 m x 10 m at all road intersections.
58. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, the new roads as public roads. Council will not proceed with arrangements for dedication until it has received an accurate cadastral plan identifying the section of the road to be dedicated.
59. The applicant is to make a contribution to Council in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979*.

The individual contributions from **Section 94 Contributions Plan 2001** are as follows:

Harrington	No exclusions	\$92,355.51
	Open Space	\$12,257.98
	Roads	\$71,762.08
	Multi-Purpose Community Centre	\$5,069.22
	Rural Fire Fighting (Rural)	\$3,266.23
Greater Taree	No exclusions	\$29,817.99
	Central Library Service enhancement	\$5,968.41
	Library bookstock	\$1,725.05
	Aquatic Centre	\$2,196.61
	Rural Fire Fighting (Centre)	\$5,317.39
	Surf Life Saving Facilities	\$2,661.45
	Regional Open Space	\$5,478.47
	s94 Co-ordinator	\$4,107.72
	s94 Plan Preparation	\$135.09
	Finance	\$2,227.81

Contribution Plans may be inspected on Council's website www.gtcc.nsw.gov.au.

Timing of Payment

- a. The contribution must be paid prior to issue of a Subdivision Certificate.

Indexing

- a. The contribution rate in "*Section 94 Contributions Plan 2001*" will be adjusted not less than annually. If the contribution rate is adjusted between the date on which this consent is granted and payment of the contribution, then the above figures will be indexed and calculated according to the then current contribution rate.

Please contact Council's Customer Service staff to confirm the amount payable, prior to payment.

Stage 4: Proposed lots 410 – 414.

Prior to the issue of the Subdivision Certificate

The following conditions of consent must be complied with prior to the issue of the Subdivision Certificate.

60. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Construction Specifications.

The subdivision roads must be constructed to Council's Auspec Design Manual standards.

<u>Road</u>	<u>Heirarchy</u>	<u>Carriageway Width</u>	<u>Road Reserve</u>
2	Rural Residential	6m	20m & var (for swales)

61. Retention of native vegetation on the northern site boundary;

All trees located along the northern boundary of the site shall be surveyed and mapped on a registered plan lodged with Council and shall be retained by means of a s.88B instrument.

62. A Council Approved contractor is to carry out the following civil work and services in accordance with the approved plans and Council's Auspec Design and Construction Specifications.

- a. The carriageway of the existing road at the intersection must be designed and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
- b. White guideposts with reflectorised delineators are to be placed in series on both sides of the road formation in accordance with AustRoads 'Guide to Road Design'.
- c. Safety barriers are to be erected on both sides of the subdivision road for the full length of embankments over major drainage culverts, in accordance with RMS standards.
- d. A 125 mm thick steel reinforced concrete driveway 3.0 metres wide is to be constructed in accordance with Council Standard Drawings for the full length of the handle of the proposed new Lot 403 and across the footpath, prior to the issue of a Subdivision Certificate. Details of the driveway, associated drainage structures and any retaining walls required are to be approved by Council.
- e. The verge is to be re-graded, leveled and turfed or grass seeded.
- f. Provision of stormwater drainage pipes/channels through the subject land within drainage easements.
- g. A driveway crossing is to be provided by the applicant at all approved vehicle entry location points for each new Lot at no cost to Council in accordance with Council Standard Drawings.

63. The applicant is to make a contribution to Council in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979*.

The individual contributions from **Section 94 Contributions Plan 2001** are as follows:

Harrington	No exclusions	\$120,062.17
	Open Space	\$15,935.38
	Roads	\$93,290.70
	Multi-Purpose Community Centre	\$6,589.99
	Rural Fire Fighting (Rural)	\$4,246.09
Greater Taree	NO exclusions	\$38,763.39
	Central Library Service enhancement	\$7,758.93
	Library bookstock	\$2,242.56
	Aquatic Centre	\$2,855.59
	Rural Fire Fighting (Centre)	\$6,912.61
	Surf Life Saving Facilities	\$3,459.88
	Regional Open Space	\$7,122.01
	s94 Co-ordinator	\$5,340.04
	s94 Plan Preparation	\$175.62
	Finance	\$2,896.15

Contribution Plans may be inspected on Council's website www.gtcc.nsw.gov.au.

Timing of Payment

- a. The contribution must be paid prior to issue of a Subdivision Certificate.

Indexing

- a. The contribution rate in "*Section 94 Contributions Plan 2001*" will be adjusted not less than annually. If the contribution rate is adjusted between the date on which this consent is granted and payment of the contribution, then the above figures will be indexed and calculated according to the then current contribution rate.

Please contact Council's Customer Service staff to confirm the amount payable, prior to payment.

Appendix 1. (refer to Condition 2)

1. The development proposal is to comply with the subdivision layout identified on the drawing prepared by Harrington Pty Ltd numbered Project No. DP007 (No. 002, Rev. A), dated 15 April 2015.
2. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the residue lot at the following Stages of the subdivision for the purpose of a temporary asset protection zone. The asset protection zone shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
 - Stage 1 - 50 metres wide along the southern and western perimeter of Stage 1;
 - Stage 2 - 50 metres wide along the western perimeter of Stage 2; and
 - Stage 3 - 50 metres wide along the western perimeter of Stage 3 and to the north of proposed Lot 309 and 310.
3. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the southern portion of proposed Lots 205 and 206 (Stage 2) for the purpose of a minimum 21 metre wide asset protection zone. The asset protection zone shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
4. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the western portion of proposed Lots 403 to 409 inclusive (Stage 4) for the purpose of a minimum 21 metre wide asset protection zone. The asset protection zone shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
5. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
6. Public road access, including Manor Road from Harrington Road to proposed Road No.1, shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
7. Temporary turning circles incorporating a minimum 12 metre outer radius shall be provided at the termination of public roads within Stages 1, 2 and 3.
8. The access handle to proposed Lots 103, 205 and 403 shall have sufficient width to incorporate a minimum carriageway width of 4 metres.