

DRAFT CONDITIONS OF APPROVAL 439/2014/DA

CONCEPT APPROVAL - (Lot 117, 217, 218 & 219 DP 753149, Lot 591 & 592 DP 1180317, Lot 14 DP 733054, Lot 2 DP 1022067 & Lot B DP 377867)

GENERAL

1. 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.	Issue	Date	Prepared by
Proposed Subdivision of "Precinct 3" Forest Lane Old Bar Overall Layout Plan	6066 O/A	F Sheet 1 of 4	28/04/14	Lidbury Summers & Whiteman
Proposed Subdivision of "Precinct 3" Forest Lane Old Bar Layout Plan 1	6066 O/A	F Sheet 2 of 4	28/04/14	Lidbury Summers & Whiteman
Proposed Subdivision of "Precinct 3" Forest Lane Old Bar Layout Plan 2	6066 O/A	F Sheet 3 of 4	28/04/14	Lidbury Summers & Whiteman
Proposed Subdivision of "Precinct 3" Forest Lane Old Bar Layout Plan 3	6066 O/A	G Sheet 4 of 4	17/09/15	Lidbury Summers & Whiteman

2. Pursuant to Section 80(4) of the EP&A Act, this consent is granted for the development to be undertaken in 10 stages (1, 2, 3, 4, 5, 6, 7, 8, 9 & 10) as depicted in the Statement of Environmental Effects prepared by Coastplan Group. The stages are to be carried out in numerical order as follows:

Stage	Land known as	No. of Lots
1	Rawson	66
2	Stone	5
3	Jarberg North	126
4	Taylor	16
5	Goodear	38
6	Trad	86
7	Archer	71
8	Sainisch-Plimer	47
9	Love	7
10	Jarberg West	64

3. Pursuant to Section 80(5) of the EP&A Act, the Applicant shall obtain further development consent for each of stages 2 to 10 of the development. Detailed plans shall be submitted with each of the development applications and shall be accompanied by a statement of environmental effects and other supporting documentation that demonstrate compliance with the requirements of this consent.

STORMWATER

4. All stormwater is to be disposed of by a drainage system to Council's drainage network for each stage of the development prior to the issue of an engineering construction certificate for each stage. A drainage design indicating all engineering details relevant to collection and disposal of stormwater for each stage is to be approved by Council in accordance with section 68 of the Local Government Act, 1993. Details are to include existing site levels, finished levels, pipeline sizes and grades.

In this regard, all stormwater detention and water quality devices are to be located on Lot 2 DP 1022067.

5. Water Sensitive Urban Design (WSUD) principles are to be incorporated into the drainage design for each stage of the development 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 each stage 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.

All water quality devices are to be located on Lot 2 DP 1022067.

UTILITIES

6. The development is to be carried out to ensure the provision of the following services to each lot:
 - a) telecommunications
 - b) electricity supply
 - c) water supply
 - d) sewerage

ROADS

7. A single lane concrete roundabout at the intersection of Forest Lane and proposed Road 1 is to be approved by Council prior to the issue of the Engineering Construction Certificate for stage 5 of the development. This roundabout is to be constructed prior to the release of a Subdivision Certificate for Stage 5.
8. The extension of Forest Lane to Saltwater Road, as a collector road and a single lane concrete roundabout at the Saltwater Road /Forest Lane intersection is to be approved by Council prior to the issue of the Engineering Construction Certificate for Stage 5. This extension is to be constructed prior to the release of a subdivision certificate for Stage 5.
9. Traffic calming devices in Forest Lane and Wyden Street are to be approved by council prior to the issue of the Engineering construction Certificate for Stage 3 of the development. These devices are to be installed prior to the release of the Subdivision Certificate for Stage 3.
10. A foot paving/cycleway plan for the entire subdivision is to be submitted to Council for approval prior to the issue of the Engineering Construction Certificate for Sub-Stage 1A.
11. A Bus Route Plan for the entire subdivision is to be submitted to Council for approval. prior to the issue of the Engineering Construction Certificate for Sub-Stage 1A.
12. The development shall be carried out in accordance with a street lighting plan designed and prepared in accordance with AS/NZS 1158 and AS 4282-1997.

13. All subdivision roads must be constructed to Council's Auspec Design Manual standards as follows:

Road Hierarchy	Carriageway Width	Road Reserve
Collector(Forest Lane)	11.0m	20.0m (half width plus 3m)
Collector	11.0m	20.0m
Boulevard	11.0m	23.5
Access Place	6.5m	14.0m
Local Street	8.0m	16.0m

ENVIRONMENTAL

14. Prepare a Vegetation Management Plan (VMP) and submit to Council for approval prior to the issue of the Engineering Construction Certificate for Stage 1. The VMP is to address the following:
- the regeneration and long-term protection of the land identified as the northwest wildlife corridor on Lots 117 & 217 DP 753149 zoned E2 Environmental Conservation under the GTCC Local Environmental Plan 2010 and identified in the Ecological Statutory Impact Assessment prepared by Darkheart Eco-Consultancy and dated November 2013 and the Ecological and Bushfire Investigation prepared by Umwelt and dated September 2007;
 - the provision of compensatory planting on the above lots at a ratio of 2:1 to offset the loss of native vegetation;
 - the defining of the boundary of the offset planting area on identified as the northwest wildlife corridor on Lots 117 & 217 DP 753149 zoned E2 Environmental Conservation under the GTCC Local Environmental Plan 2010 with temporary fauna friendly fencing constructed to restrict pedestrian access;
 - the details of the number and species of trees to be removed together with details of the compensatory planting to be undertaken including proposed location, numbers, species, the timing of works and maintenance. Seedlings are to be of local provenance and comprise of local koala food trees and winter flowering eucalypts. The seedlings are to be established and maintained for a period of twelve months prior to the release of the Subdivision Certificate;
 - the presence and extent of any noxious and environmental weeds within the conservation area and proposed methods of control; and
 - Pre-clearing protocols to ensure tree and vegetation protection on the site.
15. In respect of the vegetated areas identified for protection as identified as the northwest wildlife corridor on Lots 117 & 217 DP 753149 zoned E2 Environmental Conservation under the GTCC Local Environmental Plan 2010, the applicant is to register the following restrictions on the title of both lots pursuant to the provisions of s88B of the *Conveyancing Act 1919* and recorded in the Register kept under the *Real Property Act 1900*:
- No development is to be carried out on land identified as the northwest wildlife corridor on Lots 117 & 217 DP 753149 zoned E2 Environmental Conservation under the GTCC Local Environmental Plan 2010. Within this area the following activities are prohibited:
 - clearing, destruction, removal or harm to any native vegetation,
 - wilful degradation of the natural state of or in the flow, supply, quantity, or quality of, any body of water,

- iii. entry of any livestock,
 - iv. release or wilful introduction of any animal including any cat, dog or other domestic animal,
 - v. removal, introduction or disturbance of any soil, rocks, or other minerals or the construction of dams,
 - vi. recreational use of trail bikes or four wheel drive vehicles,
 - vii. accumulation of rubbish or the storage of any materials,
 - viii. removal of any timber including fallen timber, or
 - ix. any other activities not consistent with the intention of this restriction to protect the vegetated areas unless required by law, in which case the registered proprietor is to seek Council's permission in writing prior to undertaking the proposed activity.
- b. The protected areas are to be managed in perpetuity in accordance with the approved Vegetation Management Plan.
 - c. The restriction is to be created at registration of the lots proposed in Stage 1.
16. All services, including water and electricity, must be located, designed and installed to minimise or prevent root damage to retained trees.

LANDSCAPING

17. Prepare a Landscape Plan that ensures the following:
- a. the establishment of native plants as ornamental species to maintain and/or increase biodiversity, provide replacement habitat, and maximise water efficiency.
 - b. the planting opportunities are to occur in the street-scaping and along the edge of the water quality management structures.
 - c. the species for planting is to include locally indigenous species as recommended in the report by Darkheart Eco-Consultancy and dated November 2013.

This landscaped plan is to be submitted to Council for approval prior to the issue of the Engineering Construction Certificate for each stage.

EARTHWORKS

18. A soil erosion and sediment control Plan is to be submitted to Council for each stage of the development. Such plan must be prepared in accordance with the provisions of Council's Development Control Plan 2010. Erosion and sedimentation control measures (ESC) are to be put in place prior to the commencement of works in accordance with the approved plan to ensure that habitats on the site and in the study area, as well as subsequent wetlands/aquatic habitats nearby are not substantially affected by the proposed development.
19. An Acid Sulphate Soil Assessment Report and Management Plan is to be prepared and submitted to Council for approval prior to the issue of the Engineering Construction Certificate for Stage 1. All site works must be carried out in accordance with this approved plan.

MULTI-DWELLING DEVELOPMENT

20. Development within Stages 3 and 10 must provide lots of a size suitable to accommodate integrated housing or multi-dwelling housing, particularly in those areas adjacent to the golf course.

THESE CONDITIONS APPLY TO STAGE 1 (Lots 1 – 66 Lot 591 DP 1180317) OF THE DEVELOPMENT (ALL SUB-STAGES 1A, 1B, 2A, 2B, 3A & 3B)

General Requirements

The following conditions of consent are general conditions applying to stage 1 (including all sub-stages) of the development:

21. 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
Proposed Subdivision of "Precinct 3" – Lot 591 Forest Lane Old Bar Staging Plan	6066 O/A	F Sheet 1 of 1	17/09/15	Lidbury Summers & Whiteman

22. Proposed Stage 1 is to be delivered in 6 sub-stages (1A, 1B, 2A, 2B, 3A, 3B) in the following order:

Sub-Stage 1A – Lots 1 - 14 (14 Lots)
Sub-Stage 1B – Lots 15 - 24 (10 Lots)
Sub-Stage 2A – Lots 25 - 34 (10 Lots)
Sub-Stage 2B – Lots 35 - 44 (10 Lots)
Sub-Stage 3A – Lots 45 - 53 (9 Lots)
Sub-Stage 3B – Lots 54 - 66 (13 Lots)

23. The following approval bodies 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) NSW Rural Fire Service
- b) NSW Office of Environment & Heritage

The General Terms of Approval are attached to this consent as Appendix 1 & Appendix 2.

All General Terms of Approval are to be complied with as conditions of this development consent.

24. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, splay corners 4.0 m x 4.0 m within lots at all urban intersections.
25. The applicant shall dedicate to Council upon registration of the linen plan of subdivision, at no cost to Council, all 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.

26. 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.
27. The subdivision roads must be constructed to Council's Auspec Design Manual standards.

Road No.	Hierarchy	Carriageway Width	Road Reserve
Forest Lane	Collector	11.0m	20.0m (half width plus 3m)
1	Boulevard	11.0m	23.5
2	Access Place	6.5m	14.0m
3	Local Street	8.0m	16.0m
4	Access Place	6.5m	14.0m
5	Local Street	8.0m	16.0m
6	Local Street	8.0m	16.0m
7	Collector	11.0m	20.0m

28. Any site fill material must be classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Earth (ENM) or compliant with the Recovered Aggregate Exemption 2010 and in accordance with the Waste Classification Guidelines – Part 1: Classifying Waste. Site fill material shall be certified as VENM or ENM by a practicing Geotechnical Engineer prior to haulage to site. Certification documentation shall be provided to the Principal Certifying Authority throughout the construction phase of the works.

PRIOR TO THE ISSUE OF THE ENGINEERING CONSTRUCTION CERTIFICATE – STAGE 1 (ALL SUB-STAGES)

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

29. 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.
30. Landscaping is to be carried out in accordance with the approved landscape plan.
31. 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.
32. A Soil & Water Management Plan must be prepared by a suitably qualified and practicing engineer, detailing temporary and permanent measures proposed to be installed, and submitted with the engineering drawings.
33. 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.

34. On-site detention must be provided for the development and placed entirely on Lot 2 DP 1022067 in accordance with Council's on-site detention guidelines.

The design must be prepared by a registered surveyor or practicing engineer. The design must be approved by Council, with the appropriate fee in accordance with section 68 of the Local Government Act 1993. The design is to be approved prior to the issue of a Construction Certificate.

The design must incorporate overland flow routes (including design of swales) to carry the difference between the design storm event and the 1% AEP (100 year ARI) storm events.

Note: AUSPEC requirement for design storm event is 20% AEP (5 year ARI) residential area.

35. Water Sensitive Urban Design must be provided for the development and placed entirely on Lot 2 DP 1022067.

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.

36. Suitable detailed design drawings for retaining wall structures on the site are to be provided for the approval of the Accredited Certifier. Such design drawings are to be prepared by a suitably qualified Registered Structural Engineer in accordance with the requirements of AS 4678-2002 Earth Retaining Structures. All retaining walls must be contained wholly within the property and designed so as to accommodate possible surcharge loading from vehicles or structural improvements within the adjoining property.

PRIOR TO COMMENCEMENT OF WORKS – STAGE 1 (ALL SUB-STAGES)

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

37. 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.
38. A dilapidation report must be prepared and submitted to Council as the Roads Authority. The required dilapidation report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, water supply, sewer works, street trees, street signs or any other Council assets in the vicinity of the development.

Note: The report will be used by Council to determine the extent of damage arising from site and construction works.

39. Council must be provided with photographic evidence of any existing damage to Council infrastructure fronting or adjacent to the development site. Otherwise any damage is assumed to be related to the development and must be rectified in accordance with Council's current standards at no cost to Council.
40. Where survey marks on public record exist on the site:
 - a. a plan, prepared by a registered surveyor, showing all such survey marks, which may be disturbed or destroyed during the course of the works;
 - b. a cash bond or bank guarantee to the value of \$5,000.00 to cover the potential cost of replacement of any such marks disturbed or destroyed during the course of the works. The value of such bond shall be determined by Council on examination of the plan supplied.

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.
41. Trees to be removed are to be clearly marked with flagging tape prior to removal or the carrying out of approved site works. Tree removal is to be conducted by selective directional felling away from areas of vegetation to be retained.

DURING WORKS – STAGE 1 (ALL SUB-STAGES)

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

42. All adjustments to existing utility services made necessary by the development are to be undertaken by the developer at no cost to Council.
43. Undertake all works in accordance with the approved Vegetation Management Plan.
44. 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.
45. 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.

**PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE –
STAGE 1 (ALL SUB-STAGES)**

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

46. 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 comply 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.

47. An application for a Subdivision Certificate must be submitted to and approved by the Council under the Conveyancing Act 1919 prior to endorsement of the plan of subdivision. The application for this Certificate is to satisfy all of the requirements of Section 157 of the Environmental Planning and Assessment Regulation 2000.

48. 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

49. 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.

50. The approved On-site Detention System must be constructed prior to the issue of a Subdivision Certificate the following requirements are to be satisfied:

- a. Works-as-executed details obtained by the person responsible for the design and supervision are to be submitted to verify the storage has been constructed in accordance with the design requirements, and that floor levels are above the minimum required. Any significant variations must be supported by amended calculations.
- b. Verification that an appropriate '88B Restriction as to User' or transfer granting easement (in accordance with Council's standard wording) has been placed on the title of the land describing the facility clearly and that it is not to be varied in any way without the consent of Council.

51. 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.

- 52. 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.
- 53. 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.
- 54. 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.
- 55. Suitable certification prepared by a Registered Surveyor certifying that all lots have been filled to a level above the 1% AEP flood level, generally in accordance with the J Wyndham Prince Stormwater and Flood Management Strategy dated April 2014, is to be provided for the approval of Council.
- 56. 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. 'Positive Covenant' requiring the registered proprietor to ensure on-going maintenance is completed for the on-site stormwater detention system. The terms of the covenant are to be prepared to Council's standard requirements.
 - b. 'Easement to Drain Water' as identified on the approved development plans.
- 57. The works detailed in the Vegetation Management Plan prepared in accordance with the Concept Approval are to be implemented and maintained for a period of 12 months prior to the issue of the Subdivision Certificate. A Final Report is to be submitted to Council on completion of the works detailing compliance with the approved plan.

THESE CONDITIONS APPLY TO SUB-STAGE 1A (Lots 1 – 14 drainage reserve & residue lot) OF THE DEVELOPMENT

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE – SUB-STAGE 1A

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

58. Section 94

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 **Old Bar Section 94 Contributions Plan 2010** are as follows:

Open Space Acquisition	\$2,892.11
Recreational Facilities	\$8,321.44
Community	\$1,319.31
Community Land Acquisition	\$209.56
Roadworks & Traffic (Excluding Link Road)	\$1,368.87
Roadworks & Traffic Land Acquisition (Excluding Link Road)	\$202.32
Rural Fire Fighting (Rural)	\$42.81
Plan Management & Admin	\$328.98

Total Per Lot \$14,685.40

(14 Lots – 1 credit = 13 contributions payable)

Old Bar Precinct 3 - Total: \$190,910.20

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

Central Library Service enhancement	\$492.80
Library Bookstock	\$142.44
Aquatic Centre	\$181.37
Rural Fire Fighting (Centre)	\$439.04
Surf Life Saving Facilities	\$219.76
Regional Open Space	\$452.35
Finance	\$183.95
S94 Co-ordinator	\$339.17
S94 Plan Preparation	\$11.16

Total Per Lot \$2,462.04

(14 Lots – 1 credit = 13 contributions payable)

Greater Taree (no exclusions) – Total \$32,006.52

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 figure in paragraph (b) to this condition 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.

59. 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>
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Road 1/ Forest Lane	Design single lane concrete roundabout & construct kerb returns & splitter island in Road 1 to suit future roundabout
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- b. The carriageway of Forest Lane at the junction with Road 1 and along the site frontage must be designed in accordance with Austroads Guide to Road Design (Widenings) 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. Erection of white reflectorised guideposts at the end of all uncompleted roads.
- e. 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.
- f. Construction of concrete footpath paving 1.2 metres wide in Road 1, as shown in the Footpaving Plan for this subdivision.
- g. 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 lots 1 and 2 and across the verge, 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.
- h. The verge is to be re-graded, leveled and turfed or grass seeded.
- i. Construction of a shared pedestrian/cycle way in Road 1 from Forest Lane to the end of Road 1, and along Forest Lane frontage, in accordance with Council's standard drawing. Cycle ways are to have a minimum width of 2.5 metres and to be constructed in reinforced concrete. Grab rails and appropriate signage in accordance with Austroads guidelines must be constructed at the Forest Lane end of the shared pedestrian/cycleway, generally in accordance with the approved shared footpath/cycleway plan.
- j. Provision of stormwater drainage pipes/channels through the subject land within drainage easements, including inter-lot drainage for future lot connections.

60. 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 reciprocal right of access and easements for services 4 metres wide over proposed Lots 1 & 2 is to be created. The linen plan and 88B instrument are to be submitted to Council for approval.

61. The land identified as being associated with the roundabout construction is to be transferred to Council upon registration of the Subdivision for Sub-Stage 1A. The transfer and registration of the plan shall occur at no cost to Council.
62. The encumbrances must be shown on the final plan of subdivision and Section 88B instrument, and be approved by Council with the Subdivision Certificate.

THESE CONDITIONS APPLY TO SUB-STAGE 1B (Lots 15 – 24 & residue lot) OF THE DEVELOPMENT

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE – SUB-STAGE 1B

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

63. Section 94

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 **Old Bar Section 94 Contributions Plan 2010** are as follows:

Open Space Acquisition	\$2,892.11
Recreational Facilities	\$8,321.44
Community	\$1,319.31
Community Land Acquisition	\$209.56
Roadworks & Traffic (Excluding Link Road)	\$1,368.87
Roadworks & Traffic Land Acquisition (Excluding Link Road)	\$202.32
Rural Fire Fighting (Rural)	\$42.81
Plan Management & Admin	\$328.98
Total Per Lot	\$14,685.40
(10 Lots = 10 contributions payable)	
Old Bar Precinct 3 - Total:	\$146,854.00

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

Central Library Service enhancement	\$492.80
Library Bookstock	\$142.44
Aquatic Centre	\$181.37
Rural Fire Fighting (Centre)	\$439.04
Surf Life Saving Facilities	\$219.76
Regional Open Space	\$452.35
Finance	\$183.95
S94 Co-ordinator	\$339.17
S94 Plan Preparation	\$11.16

Total Per Lot	\$2,462.04
(10 Lots = 10 contributions payable)	
Greater Taree (no exclusions) – Total	\$24,620.40

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 figure in paragraph (b) to this condition 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.

64. 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 junction with Road 1 must be designed in accordance with Austroads Guide to Road Design (Widenings) and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
 - b. 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.
 - c. Erection of white reflectorised guideposts at the end of all uncompleted roads.
 - d. Construction of concrete footpath paving 1.2 metres wide in Road 1 and 2.0 metres wide in Road 3, as shown in the Footpaving Plan for this subdivision.
 - e. The verge is to be re-graded, leveled and turfed or grass seeded.
 - f. Construction of a shared pedestrian/cycle way in Road 1 from Stage 1A boundary to the end of Road 1 in accordance with Council's standard drawing. Shared pedestrian/ cycle ways are to have a minimum width of 2.5 metres and must be constructed in reinforced concrete generally in accordance with the approved shared footpath/cycleway plan.
 - g. Provision of stormwater drainage pipes/channels through the subject land within drainage easements, including inter-lot drainage for future lot connections.
 - h. A reinforced commercial driveway crossing (turning bay) must be provided by the applicant in Lot 20 to accommodate the turning movements of a Council garbage truck and a 8.8 metre Fire Tender, at no cost to Council and generally in accordance with Council Standard Drawings.
65. 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. Easement for access burdening proposed Lot 20 covering the turning bay and benefiting Rural Fire Service and Council.
66. The encumbrances must be shown on the final plan of subdivision and Section 88B instrument, and be approved by Council with the Subdivision Certificate.

THESE CONDITIONS APPLY TO SUB-STAGE 2A (Lots 25 – 34 & residue lot) OF THE DEVELOPMENT

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE – SUB-STAGE 2A

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

67. Section 94

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 **Old Bar Section 94 Contributions Plan 2010** are as follows:

Open Space Acquisition	\$2,892.11
Recreational Facilities	\$8,321.44
Community	\$1,319.31
Community Land Acquisition	\$209.56
Roadworks & Traffic (Excluding Link Road)	\$1,368.87
Roadworks & Traffic Land Acquisition (Excluding Link Road)	\$202.32
Rural Fire Fighting (Rural)	\$42.81
Plan Management & Admin	\$328.98
Total Per Lot	\$14,685.40
(10 Lots = 10 contributions payable)	
Old Bar Precinct 3 - Total:	\$146,854.00

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

Central Library Service enhancement	\$492.80
Library Bookstock	\$142.44
Aquatic Centre	\$181.37
Rural Fire Fighting (Centre)	\$439.04
Surf Life Saving Facilities	\$219.76
Regional Open Space	\$452.35
Finance	\$183.95
S94 Co-ordinator	\$339.17
S94 Plan Preparation	\$11.16
Total Per Lot	\$2,462.04
(10 Lots = 10 contributions payable)	
Greater Taree (no exclusions) – Total	\$24,620.40

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 figure in paragraph (b) to this condition 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.

- 68. 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 junction with Road 1 must be designed in accordance with Austroads Guide to Road Design (Widenings) and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
 - b. 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.
 - c. Erection of white reflectorised guideposts at the end of all uncompleted roads.
 - d. Construction of concrete footpath paving 1.2 metres wide in Road 1, as shown in the Footpaving Plan for this subdivision.
 - e. The verge is to be re-graded, leveled and turfed or grass seeded.
 - f. Construction of a shared pedestrian/cycle way in Road 1 from Stage 1A boundary to the end of Road 1 in accordance with Council's standard drawing. Shared pedestrian/ cycle ways are to have a minimum width of 2.5 metres and must be constructed in reinforced concrete, generally in accordance with the approved shared footpath/cycleway plan.
 - g. Provision of stormwater drainage pipes/channels through the subject land within drainage easements, including inter-lot drainage for future lot connections.
 - h. A reinforced commercial driveway crossing (turning bay) must be provided by the applicant in Lot 20 to accommodate the turning movements of a Council garbage truck and a 8.8 metre Fire Tender, at no cost to Council and generally in accordance with Council Standard Drawings.

THESE CONDITIONS APPLY TO SUB-STAGE 2B (Lots 35 – 44 & residue lot) OF THE DEVELOPMENT

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE – SUB-STAGE 2B

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

69. Section 94

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 **Old Bar Section 94 Contributions Plan 2010** are as follows:

Open Space Acquisition	\$2,892.11
Recreational Facilities	\$8,321.44
Community	\$1,319.31
Community Land Acquisition	\$209.56
Roadworks & Traffic (Excluding Link Road)	\$1,368.87
Roadworks & Traffic Land Acquisition (Excluding Link Road)	\$202.32
Rural Fire Fighting (Rural)	\$42.81
Plan Management & Admin	\$328.98
Total Per Lot	\$14,685.40
(10 Lots = 10 contributions payable)	
Old Bar Precinct 3 - Total:	\$146,854.00

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

Central Library Service enhancement	\$492.80
Library Bookstock	\$142.44
Aquatic Centre	\$181.37
Rural Fire Fighting (Centre)	\$439.04
Surf Life Saving Facilities	\$219.76
Regional Open Space	\$452.35
Finance	\$183.95
S94 Co-ordinator	\$339.17
S94 Plan Preparation	\$11.16
Total Per Lot	\$2,462.04
(10 Lots = 10 contributions payable)	
Greater Taree (no exclusions) – Total	\$24,620.40

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 figure in paragraph (b) to this condition 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.

70. 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 junction with Road 5 must be designed in accordance with Austroads Guide to Road Design (Widenings) and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
 - b. 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.
 - c. Erection of white reflectorised guideposts at the end of all uncompleted roads.
 - d. Construction of concrete footpath paving 2.0 metres wide in Road 5, as shown in the Footpaving Plan for this subdivision.
 - 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, including inter-lot drainage for future lot connections.
 - g. A reinforced commercial driveway crossing (turning bay) must be provided by the applicant in Lot 40 to accommodate the turning movements of a Council garbage truck and a 8.8 metre Fire Tender, at no cost to Council and generally in accordance with Council Standard Drawings.
71. 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. Easement for access burdening **proposed Lot 40** covering the turning bay and benefiting Rural Fire Service and Council.

THESE CONDITIONS APPLY TO SUB-STAGE 3A (Lots 45 – 53 & residue lot) OF THE DEVELOPMENT

72. Section 94
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 **Old Bar Section 94 Contributions Plan 2010** are as follows:

Open Space Acquisition	\$2,892.11
Recreational Facilities	\$8,321.44
Community	\$1,319.31
Community Land Acquisition	\$209.56

Roadworks & Traffic (Excluding Link Road)	\$1,368.87
Roadworks & Traffic Land Acquisition (Excluding Link Road)	\$202.32
Rural Fire Fighting (Rural)	\$42.81
Plan Management & Admin	\$328.98
 Total Per Lot (9 Lots = 9 contributions payable)	 \$14,685.40
Old Bar Precinct 3 - Total:	\$132,168.60

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

Central Library Service enhancement	\$492.80
Library Bookstock	\$142.44
Aquatic Centre	\$181.37
Rural Fire Fighting (Centre)	\$439.04
Surf Life Saving Facilities	\$219.76
Regional Open Space	\$452.35
Finance	\$183.95
S94 Co-ordinator	\$339.17
S94 Plan Preparation	\$11.16
 Total Per Lot (9 Lots = 9 contributions payable)	 \$2,462.04
Greater Taree (no exclusions) – Total	\$22,158.36

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 figure in paragraph (b) to this condition 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.

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE – SUB-STAGE 3A

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

73. 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 junction with Road 1 must be designed in accordance with Austroads Guide to Road Design (Widenings) and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
 - b. 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.

- c. Erection of white reflectorised guideposts at the end of all uncompleted roads.
 - d. Construction of concrete footpath paving 1.2 metres wide in Road 1 and 2.0 metres wide in Road 6, as shown in the Footpaving Plan for this subdivision.
 - e. The verge is to be re-graded, levelled and turfed or grass seeded.
 - f. Construction of a shared pedestrian/cycle way in Road 1 from Stage 2A boundary to the end of Road 1 in accordance with Council's standard drawing. Shared pedestrian/ cycle ways are to have a minimum width of 2.5 metres and must be constructed in reinforced concrete, generally in accordance with the approved shared footpath/cycleway plan.
 - g. Provision of stormwater drainage pipes/channels through the subject land within drainage easements, including inter-lot drainage for future lot connections.
 - h. A reinforced commercial driveway crossing (turning bay) must be provided by the applicant in proposed Lot 49 to accommodate the turning movements of a Council garbage truck and a 8.8 metre Fire Tender, at no cost to Council and generally in accordance with Council Standard Drawings.
74. 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. Easement for access burdening proposed Lot 49 covering the turning bay and benefiting Rural Fire Service and Council.
75. A 125mm thick steel reinforced concrete driveway 3.0 metres wide is to be constructed in accordance with Council's standard drawings for the full length of the handle of the proposed Lot 47 and across the verge, prior to the issue of the Subdivision Certificate details of the driveway, associated drainage structures and any retaining walls required are to be approved by Council.

THESE CONDITIONS APPLY TO SUB-STAGE 3B (Lots 54 – 66) OF THE DEVELOPMENT

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE – SUB-STAGE 3B

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

76. Section 94

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 **Old Bar Section 94 Contributions Plan 2010** are as follows:

Open Space Acquisition	\$2,892.11
Recreational Facilities	\$8,321.44
Community	\$1,319.31

Community Land Acquisition	\$209.56
Roadworks & Traffic (Excluding Link Road)	\$1,368.87
Roadworks & Traffic Land Acquisition (Excluding Link Road)	\$202.32
Rural Fire Fighting (Rural)	\$42.81
Plan Management & Admin	\$328.98

Total Per Lot \$14,685.40

(13 Lots = 13 contributions payable)

Old Bar Precinct 3 - Total: \$190,910.20

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

Central Library Service enhancement	\$492.80
Library Bookstock	\$142.44
Aquatic Centre	\$181.37
Rural Fire Fighting (Centre)	\$439.04
Surf Life Saving Facilities	\$219.76
Regional Open Space	\$452.35
Finance	\$183.95
S94 Co-ordinator	\$339.17
S94 Plan Preparation	\$11.16

Total Per Lot \$2,462.04

(13 Lots = 13 contributions payable)

Greater Taree (no exclusions) – Total \$32,006.52

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 figure in paragraph (b) to this condition 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.

77. 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 junction with Road 1 must be designed in accordance with Austroads Guide to Road Design (Widenings) and constructed so as to prevent longitudinal failure at the joint between the new road and the existing road.
- b. 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.
- c. Erection of white reflectorised guideposts at the end of all uncompleted roads.

- d. Construction of concrete footpath paving 1.2 metres wide in Road 1 and Road 7, as shown in the Footpaving Plan for this subdivision.
 - e. The verge is to be re-graded, leveled and turfed or grass seeded.
 - f. Construction of a shared pedestrian/cycle way in Road 1 and Road 7 from Stage 3A boundary to the end of Road 1 and Road 7 in accordance with Council's standard drawing. Shared pedestrian/ cycle ways are to have a minimum width of 2.5 metres and must be constructed in reinforced concrete, generally in accordance with the approved shared footpath/cycleway plan. Grab rails and appropriate signage in accordance with Austroads guidelines must be constructed at Road 7 and Road 1 intersection.
 - g. Provision of stormwater drainage pipes/channels through the subject land within drainage easements, including inter-lot drainage for future lot connections.
 - h. A reinforced commercial driveway crossing (turning bay) must be provided by the applicant in Lot 57 to accommodate the turning movements of a Council garbage truck and a 8.8 metre Fire Tender, at no cost to Council and generally in accordance with Council Standard Drawings.
78. 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. Easement for access burdening proposed Lot 57 covering the turning bay and benefiting Rural Fire Service and Council.

APPENDIX 1

NSW Rural Fire Service General Terms of Approval

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

1. The proposed development is to comply with the following plans and documents, except where modified by this Bush Fire Safety Authority:
 - Precinct 3 Concept plan titled 'Subdivision of Precinct 3 Forest Lane Old Bar Overall Layout Plan prepared by Lidbury Summers & Whiteman, Dwg No F:\6066\6066Precinct3\6066JARPrecinct3DWG, Revision F, sheet 1 Of 4, dated 28 April 2014;
 - Precinct 3 Concept plan titled 'Subdivision of Precinct 3 Forest Lane Old Bar Layout Plan 1 prepared by Lidbury Summers & Whiteman, Dwg No F:\6066\6066Precinct3\6066JARPrecinct3DWG, Revision F, sheet 2 of 4, dated 28 April 2014;
 - Precinct 3 Concept plan titled 'Subdivision of Precinct 3 Forest Lane Old Bar Layout Plan 2 prepared by Lidbury Summers & Whiteman, Dwg No F:\6066\6066Precinct3\6066JARPrecinct3DWG, Revision F, sheet 3 of 4, dated 28 April 2014;
 - Precinct 3 Concept plan titled 'Subdivision of Precinct 3 Forest Lane Old Bar Layout Plan 3 prepared by Lidbury Summers & Whiteman, Dwg No F:\6066\6066Precinct3\6066JARPrecinct3DWG, Revision F, sheet 4 of 4, dated 28 April 2014;
 - 'Rawson' Subdivision Layout plan titled 'Proposed Subdivision of Precinct 3 Lot 591 Forest Lane Old Bar Staging Plan prepared by Lidbury Summers & Whiteman, Dwg No F:\6066\6066Precinct3\6066JARPrecinct3DWG, Revision E, sheet 1 of 1, dated 8 May 2015.
2. A 10 metre asset protection zone (APZ) is to be provided from the eastern boundary of proposed Lot(s) 8, 9, 10, 11, 27, 28, 29, 30 & 48 of the development. In accordance with section 88B of the 'Conveyancing Act 1919' a restriction to the land use shall be placed on these lots requiring the provision of this APZ which shall be maintained 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'. This restriction can be extinguished upon commencement of any future proposed residential development on the adjacent lot, but only if the hazard is removed as part of the proposal.
3. For each residential stage release, as identified in the 'Rawson' Subdivision Layout plan titled 'Proposed Subdivision of Precinct 3 Lot 591 Forest Lane Old Bar Staging Plan prepared by Lidbury Summers & Whiteman, Dwg No F:\6066\6066Precinct3\6066JARPrecinct3DWG, Revision E, sheet 1 of 1, dated 8 May 2015, a 50 metre asset protection zone (APZ) shall be maintained on the residual lot on that part that adjoins that residential stage release. The APZ shall be maintained 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. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
5. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'. Temporary turning heads shall be constructed for each stage as depicted on the following plan:
 - 'Rawson' Subdivision Layout plan titled 'Proposed Subdivision of Precinct 3 Lot 591 Forest Lane Old Bar Staging Plan prepared by Lidbury Summers & Whiteman, Dwg No F:\6066\6066Precinct3\6066JARPrecinct3DWG, Revision E, sheet 1 of 1, dated 8 May 2015.
6. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

APPENDIX 2

NSW Office Environment and Heritage General Terms of Approval

1. That the proponent make an application to OEH for an Aboriginal Heritage Impact Permit (AHIP), to allow for the community collection of AHIMS Site # 30-6-0186 (SOB1) and any unknown Aboriginal objects recovered during any works associated with Stage 1 Subdivision (66 lots and Residue).
2. The following documents must be adhered to:
 - Aboriginal Cultural Heritage Consultation Requirement for Proponents (OEH 2010)
 - Code of Practice for the Archaeological Investigations of Aboriginal Objects in New South Wales (OEH 2010).