

Attachment A – Recommended Amendments to Conditions

Condition A20 –

Delete selected text -

- (20) (A202) Off-street parking shall be designed in accordance with AS 2890 ~~with vehicle circulation in a forward-only manner (i.e. without reversing) for any aisle over 15m long~~

Condition A21 –

Insert -

- A(21)(A203) The landowner shall prepare a plan of management setting out the measures to be taken in the operation of the development to minimise vehicle queuing associated with the inbound vehicle traffic to the site which may impede the reasonable flow of traffic westbound on Major Innes Road and at the Ellis Parade intersection.

CSU shall monitor the occurrence of on-site (inbound) vehicle queuing and egress (outbound) vehicle queuing associated with the development in specifically any backing up or impeding of the orderly movement of through traffic on Major Innes Drive and at the Ellis Parade intersection. In the event that vehicle queuing associated with the development (CSU) is demonstrated to be problematic the landowner shall **consider appropriate works/actions to alleviate any traffic congestion that is directly related to the operation of the CSU Campus on the subject site. The appropriateness and requirement of any work/action is to be suitably agreed by CSU and Council.**

- ~~a) Redesign and construct on-site parking to address vehicle queuing; and/or~~
- ~~b) Construct a secondary access to Major Innes Drive (through adjoining property to the south); and/or~~
- ~~c) Construct necessary intersection and roadway improvements facilitating unobstructed through traffic on Major Innes Road.~~

~~Detailed construction plans shall be submitted as part of a Roads Act (s138) application for approval by Council as the Road Authority, within three (3) months of notice being given by Council. All works shall be constructed and accepted at no cost to Council.~~

Condition A26 – [Contributions]

Insert -

- A(26)(A206) Provision of a paved and signed cycleway route in an approved location to Council's satisfaction along Major Innes Road and John Oxley Drive Road from Ellis Parade to connect to Wrights Road **as Works in Kind, in lieu of a portion of S94A Contributions. The cost/value of the works shall be verified by an independent Quantity Surveyor appointed by Council and reviewed by CSU prior to agreement by both parties.**

In lieu of S94A Contributions (as otherwise required in accordance with Port Macquarie-Hastings Section 94A Levy Contributions Plan 2007), a range of works identified by Council will be carried out by CSU as Works in Kind to an agreed value. The cost/value of these works shall be verified by

an independent Quantity Surveyor appointed by Council and reviewed by CSU prior to agreement by both parties

The works identified will include:

- ***Provision of a paved and signed cycleway route in an approved location to Council's satisfaction along Major Innes Road and John Oxley Drive Road from Ellis Parade to connect to Wrights Road***
- ***Provision of a bus bay in accordance with Council's adopted AUSPEC Design and Construction Guidelines on the eastern side of Major Innes Road, and concrete footpath and shelter within public road reserve to connect the facility to the development site, in accordance with Council standard drawings***
- ***Provision of street lighting along the proposed route from the bus stop to the development (CSU) main entrance along Ellis Parade in accordance with AS1158 and compliance with the requirements of the electricity authority regarding provision of electricity to serve the development as specified in Condition E12***
- ***Provision of a full width concrete footpath across the full road frontage of Ellis Parade.***

Should the value of the identified works specified above not achieve the value of the contributions otherwise as set out in the Section 94A Levy Contributions Plan 2007, the difference will be paid to Council as a cash contribution.

The timing of the payment of any cash/Works in Kind contributions is to be agreed by CSU and Council.

- A(3) (B010) In accordance with Condition A26, any required payment of Section 94A contributions as set out in the "Notice of Payment – Developer Charges" will be made prior to works commencing, unless deferral of payment of contributions has been approved by Council.***

These contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of the following plans:

- ***Port Macquarie-Hastings Section 94A Levy Contributions Plan 2007***

The plans may be viewed during office hours at the Council Chambers located on the corner of Burrawan and Lord Streets, Port Macquarie, 9 Laurie Street, Laurieton, and High Street, Wauchope.

The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution amounts shown on the Notice are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the relevant plans. Payments can only be made using a current "Notice of Payment" form. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council.

Condition A2 (12-14)

Relocate Condition A to Section E – Prior to Occupation rather than where they are currently located under B- Prior to works commencing.

1. ***Provision of a bus bay in accordance with Council's adopted AUSPEC Design and Construction Guidelines and shelter in accordance with Council standard drawings located at Major Innes Road.***
2. ***Provision of a paved and signed cycleway route along Major Innes Road and John Oxley Drive Road from Ellis Parade to Wrights Road in accordance with AUSTROADS Part 15 and Council's adopted AUSPEC Design and Construction Guidelines.***
3. ***Provision of a full width concrete footpath across the full road frontage of Ellis Parade.***

Condition B3 –

Delete – Given the insertion of Condition A3 above

~~(3) (B010) Payment to Council, prior to works commencing of the Section 94A contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of the following plans:~~

- ~~• Port Macquarie Hastings Section 94A Levy Contributions Plan 2007~~

~~The plans may be viewed during office hours at the Council Chambers located on the corner of Burrawan and Lord Streets, Port Macquarie, 9 Laurie Street, Laurieton, and High Street, Wauchope.~~

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