

"DEFERRED COMMENCEMENT"

This consent shall not operate until the applicant satisfies the consent authority by producing satisfactory evidence relating to the matters set out in Schedule "A". Such evidence is to be provided within two years of the date of notification.

Upon the consent authority being satisfied as to compliance with the matters set out in Schedule "A". The consent shall become operative and take effect from the date of notification under Section 95 of the Environmental Planning and Assessment Regulations subject to the conditions set out in Schedule "B".

SCHEDULE "A"

Conditions imposed pursuant to Section 80(3) of the Environmental Planning and Assessment Act, 1979 and Section 95 of the Regulations as amended.

1. The Plan of Development (POD) is to be amended and submitted to Council's General Manager or his delegate for approval, incorporating the following:
 - a. The POD shall be amended to reflect any required amendments to the Subdivision Plans (as specified in Schedule B of this consent).
 - b. The POD shall be amended to reflect the allotments that are burdened by sewer easements (as identified by the Arcadis Sewer Capacity Assessment dated 1 March 2017 or subsequent revision of this document as required by conditions in Schedule B of this consent).
 - c. The POD shall be amended to reflect all allotments that are burdened by electricity easements or electrical pads required for the development.
 - d. The POD shall be amended to reflect the correct BAL requirements (BAL 19) for Lots 28, 29 and 40 (as identified in the Bushfire Threat Assessment & BAL Plan). The POD shall also be amended to remove the BAL requirement from Lot 13.
 - e. The POD shall be amended to reflect the correct driveway location for Lot 13.
 - f. The POD shall be amended to reflect the correct private open space locations for Lot 106 and Lot 164 (Plex lot).
 - h. The POD shall be amended to reflect Lot 350 as a stormwater basin rather than being coloured green, which indicates a park.
 - i. The POD shall be amended to reflect the allotments that will require future acoustic assessment for the second storey of future dwellings (as identified in the Noise Impact Assessment).
 - j. The POD shall be amended to reflect the acoustic fencing requirements along the side boundary of Lot 450 (as identified in the Noise Impact Assessment).
 - k. The POD "Specifications" Plan shall be amended to include Lots 1, 9, 20 and 23 in the 'Acoustic Fencing' provisions.
 - l. The POD "Specifications" Plan shall be amended to include Lots 149-152, 197-198 and 309 in the 'Single Storey Dwellings' provisions.
 - m. The POD "Specifications" Plan shall be amended to read:
DRIVEWAY

Driveway width (excluding the driveway layback wings which are each 750mm wide) is limited to 4.5m at the kerb for Plex Dwelling where a shared driveway is proposed and 4m for all other dwellings / driveways. Provide

landscape planting of 0.9m (or 0.3m for built-to-boundary garages) minimum width between the driveway and the nearest adjacent lot boundary. Landscaping shall be designed such as not to impact upon the required 2m sight triangle i.e. low planting (max mature height of 600mm) or clear trunk plantings of 3m height at time of plantings.

- n. The POD "Specifications" Plan shall be amended to include a notation that all allotments are to be maintained as Inner Protection Area's 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.
- o. The POD shall be amended to reflect the allotments that will potentially incorporate dedicated bus stops and associated easements along Road 2.

SCHEDULE B

NOTE: THIS PART OF THE CONSENT WILL NOT BECOME OPERABLE UNTIL COUNCIL ADVISES THAT THE MATTERS CONTAINED IN SCHEDULE A ARE SATISFIED.

GENERAL

1. The development shall be completed in accordance with the Statement of Environmental Effects and the following Plans, except where varied by the conditions of this consent.
 - **Plan 6400-298 Rev B Plan of Subdivision**, prepared by Michel Surveys and dated 9 November 2016;
 - **Plan DA1_1 Rev 11 Precinct 6 & 7 Subdivision Plan - Stages 1 to 11**, prepared by Planit Consulting and dated November 2017;
 - **Plan POS_2 Rev 11 Precinct 6 & 7 Subdivision Plan - Stages 1 to 11 POS**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_3 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 1**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_4 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 2**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_5 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 3**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_6 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 4**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_7 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 5**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_8 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 6**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_9 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 7**, prepared by Planit Consulting and dated November 2017;
 - **Plan DA1_10 Rev 11 Precinct 6 & 7 Subdivision Plan - Stage 8**, prepared by Planit Consulting and dated November 2017;

- **Plan DA1_11 Rev 11 Precinct 6 &7 Subdivision Plan - Stage 9**, prepared by Planit Consulting and dated November 2017;
- **Plan DA1_12 Rev 11 Precinct 6 &7 Subdivision Plan - Stage 10**, prepared by Planit Consulting and dated November 2017;
- **Plan DA1_13 Rev 11 Precinct 6 &7 Subdivision Plan - Stage 11**, prepared by Planit Consulting and dated November 2017;
- **Plan POS_15 Rev 11 Precinct 6 &7 Subdivision Plan - Circulation Plan**, prepared by Planit Consulting and dated November 2017; and
- **Plan POS_14 Rev 11 Precinct 6 &7 Subdivision Plan - Solar Orientation Plan**, prepared by Planit Consulting and dated November 2017.

[GEN0005]

2. The use of crushing plant machinery, mechanical screening or mechanical blending of materials is subject to separate development application.

[GEN0045]

3. The subdivision is to be carried out in accordance with Tweed Shire Council's Development Control Plan Part A5 - Subdivision Manual and Council's relevant Development Design and Construction Specifications, unless otherwise altered by the provisions of the approved Cobaki Estate Development Code.

[GEN0125]

4. Approval is given subject to the location of, protection of, and/or any necessary approved modifications to any existing public utilities situated within or adjacent to the subject property. Any necessary adjustment or modification of existing services is to be undertaken in accordance with the requirements of the relevant authority, at the Developer's expense.

[GEN0135]

5. Council advises that the site is flood liable with Design Flood Levels as illustrated on the 0.1m contour Cobaki Design Flood Level Map Q100 Event (Including Climate Change), Drawing A443-BE7-SK01 Rev B.

The minimum habitable floor level for dwellings within Precinct 6 and 7 is 500mm above the determined Q100 flood level as defined by the 0.1m contour Design Flood Level Map, current at the time, unless notified otherwise by Council.

[GEN0195]

6. The options outlined within the Arcadis Cobaki Precinct 6&7 Development Approval Sewer Capacity Assessment Revision 03 dated 01/03/2017 are considered to be preliminary and are subject to change to meet Council requirements. Option 1 is the Council preferred option as Option 2 proposes unacceptably deep sewers.
7. As outlined within TSC Development Design Specification D12, the distance from sewer pump stations, including lift stations, to any residential or commercial lot boundary is to be maximised to prevent odour, noise and nuisance issues. Unless specific TSC approval is obtained, pump stations shall be located in public open space with at least a 50m buffer between the pump station, collector manhole or vent and adjacent property boundary. If the buffer is less than 50m, the designer must provide justification of the adequacy of the

final buffer width with respect to the size of the pumping station, septic conditions of received flows, odour control measures and locality for approval by the Director.

8. As outlined within TSC Development Design Specification D12, Sewers deeper than 5m will not be permitted.
9. This consent is subject to the fulfilment of all relevant, existing Deed obligations.
10. Should connection to gas be required for the subdivision, an amendment or separate application will be made to provide relevant details and gain approval for those works. [GENNS02]
11. All approvals, licenses and consents from applicable Government Agencies and Authorities are to be obtained where required. [GENNS03]
12. Prior to the issuing of a Construction Certificate under DA16/0056, all existing consents over the Cobaki Estate applicable to Precinct 6 and 7, must be modified where relevant, pursuant to Section 80A(1) of the EP&A Act 1979 (as amended) and Regulation, to be consistent with this consent. [GENNS04]
13. The development is not restricted to staging in sequential number order, provided the necessary infrastructure and access provisions exist for each applicable stage being delivered. [GENNS05]
14. All lots having a frontage less than 15m (as measured at the frontage building line) must not have a cross fall and slope to the rear greater than 10%, as required by Control 5.5(3) of the Development Code. [GENNS06]
15. The development is to be in accordance with the Open Space Management Plan, approved Landscape Master Strategy and Sandridge Landscape Guidelines to the extent that these documents apply to Precincts 6&7 as proposed under DA16/0056. [GENNS03]
16. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the subject site to be complied with. [GENNS04]
17. Evidence must be submitted to Council prior to the registration of any Plan of Residential Subdivision, demonstrating that works have been commenced in accordance with the approved Final Saltmarsh Rehabilitation Plan prepared by SMEC and as specified within Condition 65 of MP08_0200. The works are to be undertaken in accordance with the timing and responsibilities contained within the approved Final Saltmarsh Rehabilitation Plan. [GENNS05]
18. In order to preserve the natural habitat of the site and surrounding areas, no occupant, tenant, lessee or registered proprietor of the site or part thereof may own or allow to remain on the site or any part thereof any cat. [GENNS06]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

19. The Construction Certificate Application for each stage of Subdivision Works shall include a detailed Stormwater Management Plan (SWMP), prepared in accordance with Section D7.07 of Council's *Development Design Specification D7 - Stormwater Quality*. Such plans are to include measures, monitoring and adaptive management actions to ensure appropriate stormwater quality outcomes are achieved.

It is encouraged that Water Sensitive Urban Design principles such as bio-retention facilities in accordance with "Water By Design" guidelines (being a program of the South East Queensland Healthy Waterways Partnership) are utilised, instead of installing an "end of line" proprietary Gross Pollutant Device.

Treatment basins:

- may be located within the Central Open Space, subject to Council endorsement.
- must be provided with a facility to bypass major stormwater flow events (greater than the Q3 month storm event), or otherwise cater for major storm flows without disturbing captured pollutants or damaging the structure.
- shall provide:
 - a minimum 150mm freeboard between the invert of the outlet pipe (with concrete headwall and apron) and the invert level of the receiving open drain / swale.
 - a minimum 500mm depth of Filter Media.
 - a Basin Outlet Pit and underdrainage, compliant with the Water By Design options listed in Figure 43 of Bio-retention Technical Design Guidelines Version 1.1 by Water By Design, unless agreed otherwise by Tweed Shire Council.
 - a compliant maintenance access both sides of the basin where the basin is greater than 10m in width.
- shall be initially turfed with a geofabric mattress, with the basin not completed by the Developer (with the nominated vegetation and profile) until 80% of the houses with the basin's contributing catchment has been issued Interim or Final Occupation Certificates.

Proposed treatment measures other than "deemed to comply" measures as specified in Council's *Development Design Specification D7*, must be supported by engineering calculations, including MUSIC modelling, to confirm that acceptable capacity and efficiency is achieved.

An Operational Manual for all Stormwater Quality Control Devices must be provided as part of the SWMP. This manual must be updated as required during the Defects Liability ("On-Maintenance") Period for the device and the final version of the manual must be handed over to Council at the formal commissioning of the device, at the completion of the Defects Liability Period ("Off Maintenance").

[PCC0165]

20. Prior to the issue of a Construction Certificate for each stage of development, a Cash Bond or Bank Guarantee (unlimited in time) shall be lodged with Council for an amount based on 1% of the value of the works associated with the Construction Certificate, as set out in Council's Fees And Charges at the time of payment.

The Bond may be called up at any time during construction of those works and the funds used to rectify any non-compliance with the conditions of this consent which are not being addressed to the satisfaction of the General Manager or his delegate.

The Bond can be requested to be refunded, if not expended, when the Subdivision Certificate for that stage of development is issued.

[PCC0275]

21. In accordance with Section 109F(i) of the Environmental Planning and Assessment Act 1979 (as amended), a Construction Certificate for SUBDIVISION WORKS shall NOT be issued until applicable Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided.

[PCC0285]

22. Where earthworks result in the creation of batters and/or cuttings greater than 1m high and/or slopes within allotments 17^O (1:3.27) or steeper, such slopes shall be densely planted in accordance with a detailed Landscaping Plan endorsed by Council. This Plan shall accompany the applicable Construction Certificate application and shall be consistent with all other, approved Management Plans.

Such plans shall generally incorporate the following and preferably be prepared by a landscape architect:

- (a) Contours and terraces where the height exceeds 1m.
- (b) Cover with topsoil and large rocks/dry stone walls in terraces as necessary.
- (c) Densely plant with appropriate, local native species to suit the aspect/micro climate. Emphasis to be on trees and ground covers which require minimal maintenance. Undergrowth should be weed suppressant.
- (d) Mulch heavily (minimum 300mm thick) preferably with unwanted growth cleared from the estate and chipped. All unwanted vegetation is to be chipped and retained on the subdivision.

[PCC0455]

23. The Construction Certificate application for each stage of development, as applicable, shall include a Certificate of adequacy of design in accordance with AS4678 - Earth Retaining Structures (current version) and Council's Development Design and Construction Specifications, signed by a practising Structural Engineer for any proposed retaining walls in excess of 1.2m in height. The certificate must also address any loads or possible loads on the wall from structures adjacent to the wall and take into consideration the zone of influence on any underground infrastructure within the subject site.

The Certificate shall be supported by Geotechnical assessment of the founding material.

The whole of any proposed retaining walls shall be located on land belonging to the lower allotment, unless approved otherwise by Tweed Shire Council.

Timber retaining walls are not permitted.

[PCC0475]

24. All filling is to be graded at a minimum of 1% so that it drains to the street or other approved permanent drainage system. The construction of any retaining wall or cut/fill batter must at no time result in additional runoff or ponding occurring within neighbouring properties.

Catch drains shall be provided on the top side of all retaining walls in accordance with Council's Development Design Specification D6 - Site Regrading.

All earthworks shall be contained wholly within the subject land. Detailed engineering plans of cut/fill levels and perimeter drainage shall be submitted with each Construction Certificate application.

[PCC0485]

25. An applicable, detailed Geotechnical Investigation, prepared by a registered Geotechnical Engineer shall be submitted to the Principal Certifying Authority, to support each application for a Construction Certificate for Subdivision Works.

The investigation shall identify any areas of compressible clay materials, loose sands, landslip, instability, subsidence, uncontrolled fill or reactive soil profiles etc which may impact on construction or building activities, as well as providing site classification information.

If unsuitable materials are identified the investigation shall provide recommendations such as a preloading, remediation works or other forms of treatment necessary to achieve safe and stable building sites in accordance with AS 2870 (current version).

All consolidation resulting from preloading shall be monitored by settlement plates or detailed survey to determine consolidation/settlement characteristics.

[PCC0500]

26. Site regrading and associated stormwater drainage is to be designed to address drainage of the development site, as well as the conveyance of any external catchments up to the Q100 storm event onto or through the site.

All major drainage systems shall meet Council and QUDM standards in public areas (roads, open space, pedestrian areas etc).

[PCC0675]

27. A Traffic Control Plan in accordance with AS1742 and the latest version of the RTA publication "Traffic Control at Work Sites" shall be prepared by an RTA accredited person and shall be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate for each stage of development, as applicable. Safe public access shall be provided at all times.

[PCC0865]

28. Details from a Structural Engineer are to be submitted to the Principal Certifying Authority for approval for all retaining walls/footings/structures etc taking into consideration the zone of influence on the sewer main or other underground infrastructure and include a certificate of sufficiency of design prior to the determination of a construction certificate.

[PCC0935]

29. Prior to the issue of a Construction Certificate for Subdivision Works, the following detail in accordance with Council's Development Design and Construction Specifications shall be submitted to the Principal Certifying Authority for approval.

(a) copies of compliance certificates relied upon

- (b) Detailed engineering plans and specifications, *prepared in accordance with Development Design Specification D13 - particularly Section D13.09*. The detailed plans shall include (but are not limited to) the following, unless approved otherwise by the PCA:
- Earthworks
 - Batter slopes on drainage cross sections and in public open space areas shall not exceed 1:4 (v:h), unless otherwise authorised by Council.
 - Roadworks/furnishings
 - Traffic calming devices shall be provided along Road 3 (between Road 23 and Road 30) and elsewhere over Precinct 6 & 7, as applicable, to achieve compliance with Council's Design Specification D1 - Road Design, unless agreed otherwise by the PCA.
 - Provision of Shared Use Path (SUP) along the full road frontage of the School site.
 - Provision of dedicated bus stops along Road 2.
 - Full construction of the Precinct 6 roundabout (Road 22 to Cobaki Parkway) with Stage 1.
 - Stormwater drainage
 - Landscaping works
 - Sedimentation and erosion management plans
 - Location of all service conduits (water, sewer, electricity supply and telecommunication infrastructure),
- (c) Including submission of electrical reticulation plans clearly identifying the location of streetlights (on the opposite side to water mains), underground cables and all other electrical infrastructure including transformers and substations.

The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 and Section 138 of the Roads Act to be certified by an Accredited Certifier.

[PCC0985]

30. An application shall be lodged together with any prescribed fees including inspection fees and approved by Tweed Shire Council under Section 68 of the Local Government Act for any water, sewerage, on site sewerage management system or drainage works including connection of a private stormwater drain to a public stormwater drain, installation of Stormwater Quality Control Devices or erosion and sediment control works, prior to the issue of any applicable Construction Certificate for Subdivision Works.

[PCC1195]

31. Where water is to be drawn from Councils reticulated system, the proponent shall:
- 1 Make application for the hire of a Tweed Shire Council metered standpipe including Councils nomination of point of extraction.
 - 2 Where a current standpipe approval has been issued application must be made for Councils nomination of a point of extraction specific to the development.

- 3 Payment of relevant fees in accordance with Councils adopted fees and charges.

[PCC1205]

32. Prior to the issue of a Construction Certificate for Subdivision Works, application shall be made to Council under Section 305 of the Water Management Act 2000 for a certificate of compliance for development to be carried out - i.e.: the provision of water and sewerage to the development.

Note:

1. Following this, requirements shall be issued by Council under Section 306 of the Water Management Act 2000.
2. Following this, any works needing to be undertaken will require a further application to be made to Council under Section 68 of the Local Government Act for the relevant water / sewer works. Approval of this application will be required prior to/in conjunction with issuing the Construction Certificate.

The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an Accredited Certifier.

[PCC1335]

33. The proposed water and sewer infrastructure on the Civil Works Plan submitted are considered to be preliminary and are subject to change to meet Council requirements.
34. Prior to the issue of a construction certificate and Section 68 approval, a revised Sewerage and Water Infrastructure Strategy Report shall be submitted incorporating the revised criteria of connection to Council's existing sewerage system at the stub in Gollan Drive west of Cobaki Creek Bridge, pumping directly through this connection to Banora Point Wastewater Treatment Plant simultaneously with other pumps in the system operating, and any alterations necessary to the water supply conveyancing system. The study will include staging of pumps and mains, odour and septicity issues, interaction of future pump stations that may share the rising mains and controls for variable speed pumps that may be recommended. The sewer conveyancing design report is to be provided prior to the issue of a Construction Certificate for civil works relating to water and sewer. This revision will fulfil the undertaking provided in the Technical Memo from Arcadis dated 21 October 2016.
35. Prior to the issue of a construction certificate and Section 68 approval for water supply works, a water supply network model study of the water reticulation shall be submitted to Council for approval as required by Council's Development Design Specification D11
36. Prior to the issue of a construction certificate and Section 68 approval for any stage of the sewerage works the Proponent must prepare a detailed sewerage system capacity analysis including grading for sewer reticulation infrastructure. The analysis must be prepared in accordance with Council's Development Design Specification D12. This may be a revision of the Sewer Capacity Study (Arcadis 01 March 2017) to incorporate adoption of Option 1 and subsequent design revisions.

37. Prior to the issue of a construction certificate and Section 68 approval for subdivision works relating to water and sewer, detailed engineering plans shall be submitted to for approval by the Director of Engineering or his delegate. The plans shall be lodged together with any prescribed fees including inspection fees and approved by Tweed Shire Council under Section 68 of the Local Government Act for any water and sewer works.
38. All areas designated for stormwater conveyance and quality control shall be designated and managed separately from land for environmental purposes, habitat offsets, and/or vegetation regeneration/rehabilitation areas.
- [PCCNS02]
39. Prior to the issue of a Construction Certificate the Acid Sulfate Soils Management Plan (ASSMP) is to be amended to the satisfaction of Council's General Manager or delegate to incorporate provisions for Precinct 6 and reference the relevant management plans.
40. Prior to the issue of a Construction Certificate the Groundwater Management Plan (GWMP) is to be amended to the satisfaction of Council's General Manager or delegate to incorporate provisions for Precinct 6.
41. Prior to the issue of a Construction Certificate the Construction Certificate (Subdivision Works) Environmental Supporting Information Precincts 6B and 7 is to be amended to the satisfaction of Council's General Manager or delegate to incorporate the approved management plans.
42. Prior to the issue of a Construction Certificate the Construction Environmental Management Plan (CEMP) is to be amended to the satisfaction of Council's General Manager or delegate to incorporate provisions for Precinct 6 and reference the relevant management plans.
43. Prior to the issue of a Construction Certificate the Vegetation Management Plan (VMP), Fauna Management Plan (FMP) and Site Regeneration & Revegetation Plan (SRRP) are to be amended to the satisfaction of Council's General Manager or delegate to incorporate provisions for Precinct 6.
44. Stormwater Treatment / Bio-retention Basins:
- A. Bio-retention Basins may be located within the Central Open Space, subject to:
 - 1. The Construction Certificate for the Project Approval being amended to incorporate the proposed basins.
 - 2. The hydraulic performance of the Central Open Space is to be remodelled to include the proposed basins, with an amended hydraulic assessment submitted.
 - 3. Subject to Council's endorsement.
 - B. Bio-retention Basins may drain to the eastern Cobaki Parkway swale, subject to:
 - 1. The Construction Certificate for Cobaki Parkway south (CC10/0717), being amended to incorporate appropriate cross drainage under Cobaki Parkway.
 - 2. Submission of a hydraulic assessment of the eastern swale and proposed pipe drainage.
 - 4. Subject to Council's endorsement.

45. Prior to the issue of a Construction Certificate, the Subdivision Plans are to be amended to centralise the cul de sac head on Road 17 and to increase the size of the Local Park (Lot 315) to accommodate any shortfall in casual open space requirements for Precincts 6&7 (based on the ratio of 1.13ha per 1000 residents for a total of 452 allotments) to the satisfaction of the General Manager or his delegate.

[PCCNS04]

46. Prior to the issue of a Construction Certificate relevant management plans are to be updated to be consistent with the Site-wide Offset Strategy (approved under DA15/1026) to the satisfaction of the General Manager or his delegate.
47. Prior to the issue of a Construction Certificate the Plan of Subdivision (Dwg 6400-298 Rev B) is to be amended to include the site for the proposed pump station (Lot 700) as a separate lot, to the satisfaction of the General Manager or his delegate.
48. Prior to issue of a Construction Certificate, the Landscape Master Strategy is to be amended to Council's satisfaction. The amendments are to include the following:
- Themed bollards, whether specific to individual precincts or with Cobaki branding, such as shown in Figures 11, 13, 14, 15, 16, 17 18, 19, 20 & 21 need to be removed from the Master Strategy. Council's standard bollard as per TSC Standard Drawing SD 704 is to be used where bollards are required.
 - Understory plantings and bollards in streetscapes such as shown in figures 13, 16, 17, 18, 19, 20 and 21 need to be removed.
 - Bollards bordering street trees such as shown in figures 13, 14 and 15 need to be removed.
 - Concrete edging to street tree mulched areas need to be removed from the drawings.

[PCCNS05]

49. Prior to the issue of a Construction Certificate for each stage of development, a detailed landscape plan prepared by a qualified landscape architect must be submitted for all Public Reserves and roads to be dedicated to Council, including but not limited to areas of casual open space, structured open space, cycleways, pedestrian walkways and streetscapes (in accordance with the approved driveway locations). Such a plan must be approved by the Manager, Recreation Services, Tweed Shire Council. Guidance in preparing the detailed plans is provided by the Sandridge Landscape Guidelines Version 3 as well as the Tweed DCP - Section A5 (Subdivision Manual) and Development Design Specification D14. However, some inaccuracies in the Sandridge Landscape Guidelines and anticipated modifications to the Subdivision Manual and D14 mean the detailed landscape plans will vary in some details shown in these documents. The plans must provide slope information, indicate all underground services and indicate any implications or constraints at or beyond the boundary that will affect ongoing management of the public land.

Any playgrounds included in Landscape Plans must comply with the guidelines established in the 'Playground Audit for Tweed Shire Council' (July 2009). Appendix 3 of this establishes a procedure for assessing nearby hazards and

mitigation measures. New subdivisions designed after development of these guidelines must ensure no playground facility has a Facility Risk Rating exceeding 13 as defined in Table 3A7 of that document.

The plants included in landscape plans are to meet the following criteria:

- A minimum of 80% locally occurring Australian native species and maximum of 20% non locally occurring Australian native species to apply to all trees.
- A minimum of 80% locally occurring native species and maximum of 20% Australian native or exotic species to apply to other plants (shrubs, ground cover and similar).
- Where practical locally occurring native plants should exceed these amounts.
- Preferred turf species is *Cynadon dactylon* (Green Couch). Justification required if an alternative species is proposed.
- Industry bred plants (cultivar or variety) are acceptable.
- No noxious or environmental weeds are to be used.

[PCCNS06]

PRIOR TO COMMENCEMENT OF WORK

50. Prior to commencement of work, all actions or prerequisite works required at that stage, as required by other conditions or approved Management Plans or the like under this development application, shall be installed/operated in accordance with those conditions or plans.

[PCW0015]

51. Prior to the commencement of works for each stage of development, the applicant shall ensure that an applicable Site-Specific Safety Management Plan and Safe Work Methods for the subject site have been prepared and put in place in accordance with either:-

- (a) Occupation Health and Safety and Rehabilitation Management Systems Guidelines, 3rd Edition, NSW Government, or
- (b) AS4804 Occupation Health and Safety Management Systems - General Guidelines on Principles Systems and Supporting Techniques.
- (c) WorkCover Regulations 2000

[PCW0025]

52. Prior to the commencement of subdivision work for each stage of development, an applicable certificate signed by a registered professional engineer is to be submitted to the Principal Certifying Authority to certify that adequate consolidation of foundation material (including placed fill) applicable to that stage of development has been achieved to support the proposed subdivision.

[PCW0755]

53. Subdivision work for each stage of development in accordance with a development consent must not be commenced until:

- (a) an applicable Construction Certificate for that subdivision work has been issued in accordance with Council's Development Construction Specification C101 by:

- (i) the Consent Authority, or
 - (ii) an Accredited Certifier, and
- (b) the person having the benefit of the development consent:
 - (i) has appointed a Principal Certifying Authority,
 - (ii) has appointed a Certifying Engineer to certify the compliance of the completed works.

The Certifying Engineer shall be a Professional Engineer (Civil) with National Engineering Register (NER) or a Registered Surveyor. Documentary evidence is to be provided to Council demonstrating currency of the above accreditation, and
 - (iii) has notified the Consent Authority and the Council (if the Council is not the Consent Authority) of the appointment,
 - (iv) a sign detailing the project and containing the names and contact numbers of the Developer, Contractor and Certifying Engineer is erected and maintained in a prominent position at the entry to the site in accordance with Councils Development Design and Construction Specifications. The sign is to remain in place until the Subdivision Certificate is issued, and
- (c) the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the subdivision work.

[PCW0815]

54. The proponent shall provide to the PCA copies of Public Risk Liability Insurance to a minimum value of \$10 Million for the period of commencement of works until the completion of the Defects Liability Period for each stage of the Subdivision works.

[PCW0835]

55. Prior to commencement of work on the site for each stage of development, all applicable erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area, where required to the satisfaction of the Principal Certifying Authority. These measures are to be in accordance with the approved Erosion and Sedimentation Control Plan and adequately maintained throughout the duration of the development.

[PCW0985]

56. Sand, gravel, silt, topsoil or other materials must not be stockpiled within 50 metres of any drainage line unless surrounded by sediment control measures sufficient to prevent movement off-site.

[PCWNS01]

57. All relevant Terms of Approval of the Cobaki Estate Concept Plan (06_0316) approved by the Minister on 2 December 2010, and of Approval of the Cobaki Estate Project Application - Open Space (08_0200) approved by the Minister on 28 February 2011 and Stage 1 Bulk Earthworks approved under DA15/1026 must be satisfactorily completed, as applicable, prior to subdivision works commencing within areas of Precinct 6 and 7, as applicable.

[PCWNS02]

58. Prior to the commencement of works, the developer shall obtain a bush fire

safety authority under S100B of the Rural Fires Act 1997.

[PCWNS03]

DURING CONSTRUCTION

59. All proposed works are to be carried out in accordance with the conditions of development consent, approved Management Plans, approved Construction Certificate, drawings and specifications, as applicable to each stage of development.

[DUR0005]

60. Should any Aboriginal object or cultural heritage (including human remains) be discovered, all site works must cease immediately and the Tweed Byron Local Aboriginal Land Council (TBLALC) Aboriginal Sites Officer (on 07 5536 1763) are to be notified. The find is to be reported to the Office of Environment and Heritage. No works or development may be undertaken until the required investigations have been completed and any permits or approvals obtained, where required, in accordance with the National Parks and Wildlife Act, 1974.

[DUR0025]

61. Commencement of works, including the switching on and operation of Plant, Machinery and Vehicles is limited to the following hours, unless otherwise permitted by Council:

Monday to Saturday from 7.00am to 6.00pm

No work to be carried out on Sundays or Public Holidays

The proponent is responsible to instruct and control subcontractors regarding hours of work.

[DUR0205]

62. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

A. Short Term Period - 4 weeks.

$L_{Aeq, 15 \text{ min}}$ noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

B. Long term period - the duration.

$L_{Aeq, 15 \text{ min}}$ noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.

[DUR0215]

63. All earthworks and filling shall be carried out in accordance with AS 3798 (current version) to a Level 1 inspection regime and testing in accordance with Table 8.1.

The earthworks and filling shall also be undertaken in accordance with the recommendations provided in the Geotechnical Investigation (as required by Consent Condition 25) and monitored by a Registered Geotechnical Testing Consultant.

Notwithstanding earthworks and filling, the frequency of field density tests for trenches, including all trenches for services, shall be undertaken in accordance with Table 8.1 of AS 3798 (current version).

[DUR0795]

64. The use of vibratory compaction equipment (other than hand held devices) within 100m of any dwelling house, building or structure is strictly prohibited.

[DUR0815]

65. No soil, sand, gravel, clay or other material shall be disposed of off the site without the prior written approval of Tweed Shire Council's General Manager or his delegate.

[DUR0985]

66. The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material deposited on the roadway by construction vehicles will be at the Developer's expense and any such costs are payable prior to the issue of a the subsequent Subdivision Certificate.

[DUR0995]

67. All work associated with this approval is to be carried out so as not to impact on the neighbourhood, adjacent premises or the environment. All necessary precautions, covering and protection shall be taken to minimise impact from:

- Noise, water or air pollution.
- Dust during filling operations and also from construction vehicles.
- Material removed from the site by wind.

[DUR1005]

68. All practicable measures must be taken to prevent and minimise harm to the environment as a result of the construction and operation of the development.

[DUR1025]

69. Approved concrete footpaths and Shared Use Paths (SUPs) are to be constructed on a compacted base in accordance with Council's Development Design and Construction Specifications and Standard Drawing SD013.

24 hours notice is to be given to Council's Development Engineering Unit before placement of concrete to enable formwork and subgrade to be inspected.

[DUR1735]

70. Where the construction work is on or adjacent to public roads, parks or drainage reserves the development shall provide and maintain all warning signs, lights, barriers and fences in accordance with AS 1742 (Manual of Uniform Traffic Control Devices). The contractor or property owner shall be adequately insured against Public Risk Liability and shall be responsible for any claims arising from these works.

[DUR1795]

71. Before the commencement of the relevant stages of road construction, pavement design detail including reports from a Registered NATA Consultant shall be submitted to Tweed Shire Council for approval and demonstrating.

- (a) That the pavement has been designed in accordance with Tweed Shire Council's Development Design Specification, D2.

- (b) That the pavement materials to be used comply with the specifications tabled in Tweed Shire Councils Construction Specifications, C242-C245, C247, C248 and C255.
- (c) That site fill areas have been compacted to the specified standard.
- (d) That supervision of Bulk Earthworks has been to Level 1 and frequency of field density testing (including trenches for services) has been completed in accordance with Table 8.1 of AS 3798 2007.

[DUR1805]

72. During the relevant stages of road construction, tests shall be undertaken by a Registered NATA Geotechnical firm. A report including copies of test results shall be submitted to the PCA prior to the placement of the wearing surface demonstrating:

- (a) That the pavement layers have been compacted in accordance with Council's Development Design and Construction Specifications.
- (b) That pavement testing has been completed in accordance with Table 8.1 of AS 3798 including the provision of a core profile for the full depth of the pavement.

[DUR1825]

73. Provision of temporary turning areas and associated signage for refuse vehicles at the end of roads which will be extended in subsequent stages. The temporary turning areas shall be constructed with a minimum 150mm pavement (CBR 45) and shall have a right of carriageway registered over the turning area until such time as the road is extended.

[DUR1835]

74. The proponent must not undertake any work within the public road reserve without giving Council's Development Engineering Unit 48 hours notice of proposed commencement. Failure to comply with this condition may result in a stop work notice being issued and/or rejection of the works undertaken.

[DUR1845]

75. Tweed Shire Council shall be given a minimum 24 hours notice to carry out the following compulsory inspections in accordance with Tweed Shire Council's Development Control Plan, Part A5 - Subdivision Manual, Appendix D. Inspection fees are based on the rates contained in Council's current Fees and Charges:

Roadworks

- (a) Pre-construction commencement erosion and sedimentation control measures
- (b) Completion of earthworks / "boxing"
- (c) Excavation of subgrade
- (d) Pavement - sub-base
- (e) Pavement - pre kerb
- (f) Pavement - pre seal
- (g) Pathways, footways, cycleways / Shared Use Path (SUP) - formwork/reinforcement
- (h) Final Practical Inspection - On Maintenance

- (i) Off Maintenance Inspection

Water Reticulation, Sewer Reticulation, Drainage

- (j) Excavation
- (k) Bedding
- (l) Laying/jointing
- (m) Manholes/pits
- (n) Backfilling
- (o) Permanent erosion and sedimentation control measures
- (p) Drainage channels
- (q) Final Practical Inspection - On Maintenance
- (r) Off Maintenance

Sewer Pump Station and Lift Stations

- (s) Excavation
- (t) Formwork/reinforcement
- (u) Hydraulics
- (v) Mechanical/electrical
- (w) Commissioning - On Maintenance
- (x) Off Maintenance

Stormwater Quality Control Devices (other than proprietary devices)

For detail refer to Water By Design - Technical Guidelines

- (y) Earthworks and filter media
- (z) Structural components
- (aa) Operational establishment
- (bb) Mechanical/electrical
- (cc) Commissioning - On Maintenance
- (dd) Off Maintenance

Council's role is limited to the above mandatory inspections and does **NOT** include supervision of the works, which is the responsibility of the Developers Supervising Consulting Engineer.

The EP&A Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an "Accredited Certifier".

The fee for the abovementioned inspections shall be invoiced upon completion of all subdivision works, and subject to the submission of an application for a 'Subdivision Works Compliance Certificate'.

[DUR1895]

- 76. The developer/contractor is to maintain a copy of the development consent, approved Management Plans and Construction Certificate approvals (including plans and specifications) on the site at all times.

[DUR2015]

- 77. The applicant shall obtain the written approval of Council to the proposed road/street names and be shown on the applicable Plan of Subdivision

accompanying the application for a Subdivision Certificate.

Application for road naming shall be made on Council's Property Service Form and be accompanied by the prescribed fees as tabled in Council's current Revenue Policy - "Fees and Charges".

The application shall also be supported by sufficient detail to demonstrate compliance with Council's Road Naming Policy.

[DUR2035]

78. Inter allotment drainage shall be provided to all lots where roof water for dwellings cannot be conveyed to the street gutter by gravitational means.

[DUR2285]

79. Drainage Reserve

(a) Creation of easements and or dedication of drainage reserves shall be undertaken in accordance with the processes contained in the Project Approval MP08_0200, in order to provide for orderly and lawful management of trunk stormwater from the development.

(b) An accurate plan of any drainage reserves to be dedicated shall be submitted to Council 60 days prior to lodgment of Application for Subdivision Certificate (form 13) to allow the land to be classified.

[DUR2295]

80. All stormwater gully lintels shall have the following notice **cast** into the top of the lintel: **'DUMP NO RUBBISH, FLOWS INTO CREEK'** or similar wording in accordance with Council's Development Design and Construction Specifications.

[DUR2355]

81. Regular inspections shall be carried out by the Supervising Engineer on site to ensure that adequate erosion control measures are in place and in good condition both during and after construction.

Additional inspections are also required by the Supervising Engineer after each storm event to assess the adequacy of the erosion control measures, make good any erosion control devices and clean up any sediment that has left the site or is deposited on public land or in waterways.

This inspection program is to be maintained until the applicable, held Maintenance Bond is released or until Council is satisfied that the development area in question is fully rehabilitated.

[DUR2375]

82. All waters that are to be discharged from the site during dry weather periods and wet weather periods up to the Q3 month rain event (as defined in Council's Design Specification D7 - Stormwater Quality) shall have a pH between 6.5 and 8.5 and suspended solids not greater than 50mg/l. The contractor shall nominate a person responsible for monitoring of the quality of such discharge waters on a daily basis and the results recorded. Such results shall be made available to Council's Environmental Health Officer(s) upon request.

[DUR2435]

83. During construction, a "satisfactory inspection report" is required to be issued by Council for all s68h2 permanent Stormwater Quality Control Devices, prior to backfilling. The proponent shall liaise with Council's Engineering Division to arrange a suitable inspection.

[DUR2445]

84. 60 days prior to lodgement of Application for Subdivision Certificate (as applicable), an accurate plan of the subdivision is to be submitted to Council indicating all public land to be dedicated to Council (including Drainage Reserves, Sewer Pump Stations, Parks, Sports Fields, Conservation Areas and other lands as defined and excluding Roads, etc). The function of all such public land is to be indicated to allow classification of the land parcel by Council as either Operational or Community Land, as detailed in the Local Government Act 1993.

[DUR2455]

85. Dust and Erosion Management

- (a) Site earthworks are to be limited to a 5ha maximum at any time to reduce exposed areas, except where varied by DA15/1026.02. Completed area's are to be topsoiled and seeded immediately to protect them from water and wind erosion.
- (b) All topsoil stockpiles are to be sprayed with dust suppression material such as "hydromulch", "dustex" or equivalent. All exposed areas including haul roads shall be regularly watered or treated with dust suppression material or as directed on site.
- (c) All construction activities that generate dust shall cease when average wind speeds exceed 15m/s (54 km/h). The applicant shall be responsible for the monitoring of on-site wind speeds and be able to produce this data to Council on request.

[DUR2825]

86. The Developer must establish a monitoring program, including reporting to determine the pollutant removal efficiencies of the proposed treatment devices, as per section D7.A12 of the TSC Development Design Specification - D7 Stormwater Quality and if further treatment of the stormwater drainage system is required to ensure the preservation of water quality in Cobaki Creek and Cobaki Broadwater.

Additionally;

- o water shall not be released from detention basins until samples have been analysed and shown to meet the criteria outlined in the ESC Program, and.
- o regular (three monthly) water quality testing is to be undertaken within the wetland in the vicinity of any discharge points to ensure that acceptable water quality parameters are maintained.

[DURNS02]

87. Erosion and Sediment Control

All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works, and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

All activities on the site shall be undertaken with the objective of preventing discharge of sediment and other pollutants to lands and/or waters (the receiving environment) during construction activities. In particular the proponent shall ensure all practicable measures are taken to prevent

contaminated stormwater from adversely affecting the water quality of Cobaki Creek and Cobaki Broadwater.

[DURNS03]

88. All land for residential development is to be filled to a level no less than the next highest 0.1m Design Flood Level contour, as determined from the latest, approved Cobaki Design Flood Level Map Q100 Event (Including Climate Change) Plan, unless notified otherwise by Council.

[DURNS04]

89. Subdivision works are to be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) for Precincts 6 and 7.

[DURNS05]

90. Subdivision works are to be carried out in accordance with approved Management Plans as relevant to Precinct 6 and 7:

Site Regeneration and Revegetation Management Plan

Fauna Management Plan

Vegetation Management Plan Central

Wallum Froglet Compensatory Habitat Management Plan

Site-wide Offset Strategy (associated with DA15/1026)

[DURNS06]

91. The development shall be carried out in compliance with the provisions of the approved Construction Certificate (Subdivision Works) Environmental Supporting Information Precincts 6B and 7.

[DURNS07]

92. The development shall be carried out in compliance with the recommended acoustic treatments as specified within the Environmental Noise Impact Report for Cobaki Residential Estate Development Application for Stages 1 to 11 of Part Precincts 6, 7 and 8 Subdivision prepared by CRG Acoustics Pty Ltd dated 11 October 2017 (crgref:15185 Report Rev 4) or to the satisfaction of Council's General Manager or delegate.

[DURNS08]

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

93. Prior to issue of a Subdivision Certificate for each stage of development, all applicable works/actions/inspections etc required by other conditions or approved Management Plans or the like shall be completed in accordance with those conditions or plans.

[PSC0005]

94. A certificate of compliance (CC) under Sections 305, 306 and 307 of the Water Management Act 2000 is to be obtained from Council to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Shire Council.

A Subdivision Certificate shall NOT be issued unless the Certifying Authority is satisfied provisions pursuant to Section 109J of the EP&A Act, 1979 have been complied with and the Certifying Authority has sighted Council's Certificate of Compliance signed by an authorised officer of Council.

BELOW IS ADVICE ONLY

The Section 64 Contributions for this development in total at the date of this approval have been estimated as:

Water:	447.2 ET @ \$13,632	= \$6,096,230.40
Sewer:	486.0 ET @ \$ 6,549	= \$3,182,814.00

The Section 64 Contributions for this development by each stage at the date of this approval have been estimated as:

Stage 1A

Water:	25.0 ET @ \$13,632	= \$340,800.00
Sewer:	25.0 ET @ \$ 6,549	= \$163,725.00

Stage 1B

Water:	23.0 ET @ \$13,632	= \$313,536.00
Sewer:	26.0 ET @ \$ 6,549	= \$170,274.00

Stage 2A

Water:	15.0 ET @ \$13,632	= \$204,480.00
Sewer:	16.0 ET @ \$ 6,549	= \$104,784.00

Stage 2B

Water:	14.6 ET @ \$13,632	= \$199,027.20
Sewer:	15.0 ET @ \$ 6,549	= \$ 98,235.00

Stage 3

Water:	11.0 ET @ \$13,632	= \$149,952.00
Sewer:	12.0 ET @ \$ 6,549	= \$ 78,588.00

Stage 4A

Water:	41.6 ET @ \$13,632	= \$567,091.20
Sewer:	45.0 ET @ \$ 6,549	= \$294,705.00

Stage 4B

Water:	20.6 ET @ \$13,632	= \$280,819.20
Sewer:	23.0 ET @ \$ 6,549	= \$150,627.00

Stage 5A

Water:	21.0 ET @ \$13,632	= \$286,272.00
Sewer:	22.0 ET @ \$ 6,549	= \$144,078.00

Stage 5B

Water:	18.2 ET @ \$13,632	= \$248,102.40
Sewer:	20.0 ET @ \$ 6,549	= \$130,980.00

Stage 6A

Water:	22.6 ET @ \$13,632	= \$308,083.20
Sewer:	23.0 ET @ \$ 6,549	= \$150,627.00

Stage 6B

Water:	22.4 ET @ \$13,632	= \$305,356.80
Sewer:	23.0 ET @ \$ 6,549	= \$150,627.00

Stage 7A

Water:	25.0 ET @ \$13,632	= \$340,800.00
Sewer:	27.0 ET @ \$ 6,549	= \$176,823.00

Stage 7B

Water:	12.6 ET @ \$13,632	= \$171,763.20
Sewer:	14.0 ET @ \$ 6,549	= \$ 91,686.00

Stage 8A

Water:	18.6 ET @ \$13,632	= \$253,555.20
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Sewer:	20.0 ET @ \$ 6,549	= \$130,980.00
<u>Stage 8B</u>		
Water:	20.4 ET @ \$13,632	= \$278,092.80
Sewer:	22.0 ET @ \$ 6,549	= \$144,078.00
<u>Stage 9A</u>		
Water:	19.2 ET @ \$13,632	= \$261,734.40
Sewer:	22.0 ET @ \$ 6,549	= \$144,078.00
<u>Stage 9B</u>		
Water:	15.0 ET @ \$13,632	= \$204,480.00
Sewer:	17.0 ET @ \$ 6,549	= \$111,333.00
<u>Stage 10A</u>		
Water:	22.6 ET @ \$13,632	= \$308,083.20
Sewer:	25.0 ET @ \$ 6,549	= \$163,725.00
<u>Stage 10B</u>		
Water:	22.8 ET @ \$13,632	= \$310,809.60
Sewer:	26.0 ET @ \$ 6,549	= \$170,274.00
<u>Stage 10C</u>		
Water:	15.8 ET @ \$13,632	= \$215,385.60
Sewer:	18.0 ET @ \$ 6,549	= \$117,882.00
<u>Stage 11A</u>		
Water:	22.0 ET @ \$13,632	= \$299,904.00
Sewer:	24.0 ET @ \$ 6,549	= \$157,176.00
<u>Stage 11B</u>		
Water:	18.2 ET @ \$13,632	= \$248,102.40
Sewer:	21.0 ET @ \$ 6,549	= \$137,529.00

95. Section 94 Contributions

Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.

Pursuant to Section 109J of the Environmental Planning and Assessment Act, 1979, a Subdivision Certificate shall NOT be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council's receipt confirming payment.

A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT

These charges will remain fixed for a period of 12 months from the date of this consent and thereafter in accordance with the rates applicable in the current version/edition of the relevant Section 94 Plan current at the time of the payment.

A copy of the Section 94 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgum Road, Murwillumbah and Brett Street, Tweed Heads.

Stage 1A

- (a) Tweed Road Contribution Plan:
145.6 Trips @ \$1480 per Trips \$215,488

(\$1,377 base rate + \$103 indexation)

S94 Plan No. 4

Sector3_4

- | | | |
|-----|--|-------------|
| (b) | Cobaki Lakes - Community Facilities & Open Space:
23.5 ET @ \$1232 per ET | \$28,952 |
| | (\$1,173 base rate + \$59 indexation) | |
| | S94 Plan No. 10 | |
| (c) | Shirewide Library Facilities:
23.5 ET @ \$869 per ET | \$20,422 |
| | (\$792 base rate + \$77 indexation) | |
| | S94 Plan No. 11 | |
| (d) | Bus Shelters:
23.5 ET @ \$66 per ET | \$1,551 |
| | (\$60 base rate + \$6 indexation) | |
| | S94 Plan No. 12 | |
| (e) | Eviron Cemetery:
23.5 ET @ \$127 per ET | \$2,985 |
| | (\$101 base rate + \$26 indexation) | |
| | S94 Plan No. 13 | |
| (f) | Extensions to Council Administration Offices
& Technical Support Facilities | |
| | 23.5 ET @ \$1935.62 per ET | \$45,487.07 |
| | (\$1,759.90 base rate + \$175.72 indexation) | |
| | S94 Plan No. 18 | |
| (g) | Cycleways:
23.5 ET @ \$490 per ET | \$11,515 |
| | (\$447 base rate + \$43 indexation) | |
| | S94 Plan No. 22 | |
| (h) | Regional Open Space (Casual)
23.5 ET @ \$1132 per ET | \$26,602 |
| | (\$1,031 base rate + \$101 indexation) | |
| | S94 Plan No. 26 | |
| (i) | Regional Open Space (Structured):
23.5 ET @ \$3974 per ET | \$93,389 |
| | (\$3,619 base rate + \$355 indexation) | |
| | S94 Plan No. 26 | |

Stage 1B

- | | | |
|-----|--|-------------|
| (a) | Tweed Road Contribution Plan:
169 Trips @ \$1480 per Trips | \$250,120 |
| | (\$1,377 base rate + \$103 indexation) | |
| | S94 Plan No. 4 | |
| | Sector3_4 | |
| (b) | Cobaki Lakes - Community Facilities & Open Space:
26 ET @ \$1232 per ET | \$32,032 |
| | (\$1,173 base rate + \$59 indexation) | |
| | S94 Plan No. 10 | |
| (c) | Shirewide Library Facilities:
26 ET @ \$869 per ET | \$22,594 |
| | (\$792 base rate + \$77 indexation) | |
| | S94 Plan No. 11 | |
| (d) | Bus Shelters:
26 ET @ \$66 per ET | \$1,716 |
| | (\$60 base rate + \$6 indexation) | |
| | S94 Plan No. 12 | |
| (e) | Eviron Cemetery:
26 ET @ \$127 per ET | \$3,302 |
| | (\$101 base rate + \$26 indexation) | |
| | S94 Plan No. 13 | |
| (f) | Extensions to Council Administration Offices
& Technical Support Facilities
26 ET @ \$1935.62 per ET | \$50,326.12 |
| | (\$1,759.90 base rate + \$175.72 indexation) | |
| | S94 Plan No. 18 | |
| (g) | Cycleways:
26 ET @ \$490 per ET | \$12,740 |
| | (\$447 base rate + \$43 indexation) | |
| | S94 Plan No. 22 | |
| (h) | Regional Open Space (Casual)
26 ET @ \$1132 per ET | \$29,432 |
| | (\$1,031 base rate + \$101 indexation) | |
| | S94 Plan No. 26 | |

- | | | |
|-----|--|-----------|
| (i) | Regional Open Space (Structured):
26 ET @ \$3974 per ET | \$103,324 |
| | (\$3,619 base rate + \$355 indexation) | |
| | S94 Plan No. 26 | |

Stage 2A

- | | | |
|-----|--|-------------|
| (a) | Tweed Road Contribution Plan:
93.6 Trips @ \$1480 per Trips | \$138,528 |
| | (\$1,377 base rate + \$103 indexation) | |
| | S94 Plan No. 4 | |
| | Sector3_4 | |
| (b) | Cobaki Lakes - Community Facilities & Open Space:
15.5 ET @ \$1232 per ET | \$19,096 |
| | (\$1,173 base rate + \$59 indexation) | |
| | S94 Plan No. 10 | |
| (c) | Shirewide Library Facilities:
15.5 ET @ \$869 per ET | \$13,470 |
| | (\$792 base rate + \$77 indexation) | |
| | S94 Plan No. 11 | |
| (d) | Bus Shelters:
15.5 ET @ \$66 per ET | \$1,023 |
| | (\$60 base rate + \$6 indexation) | |
| | S94 Plan No. 12 | |
| (e) | Eviron Cemetery:
15.5 ET @ \$127 per ET | \$1,969 |
| | (\$101 base rate + \$26 indexation) | |
| | S94 Plan No. 13 | |
| (f) | Extensions to Council Administration Offices
& Technical Support Facilities | |
| | 15.5 ET @ \$1935.62 per ET | \$30,002.11 |
| | (\$1,759.90 base rate + \$175.72 indexation) | |
| | S94 Plan No. 18 | |
| (g) | Cycleways:
15.5 ET @ \$490 per ET | \$7,595 |
| | (\$447 base rate + \$43 indexation) | |
| | S94 Plan No. 22 | |

- | | | |
|-----|--|----------|
| (h) | Regional Open Space (Casual)
15.5 ET @ \$1132 per ET
((\$1,031 base rate + \$101 indexation)
S94 Plan No. 26 | \$17,546 |
| (i) | Regional Open Space (Structured):
15.5 ET @ \$3974 per ET
((\$3,619 base rate + \$355 indexation)
S94 Plan No. 26 | \$61,597 |

Stage 2B

- | | | |
|-----|---|-------------|
| (a) | Tweed Road Contribution Plan:
81.9 Trips @ \$1480 per Trips
((\$1,377 base rate + \$103 indexation)
S94 Plan No. 4

Sector3_4 | \$121,212 |
| (b) | Cobaki Lakes - Community Facilities & Open Space:
14.25 ET @ \$1232 per ET
((\$1,173 base rate + \$59 indexation)
S94 Plan No. 10 | \$17,556 |
| (c) | Shirewide Library Facilities:
14.25 ET @ \$869 per ET
((\$792 base rate + \$77 indexation)
S94 Plan No. 11 | \$12,383 |
| (d) | Bus Shelters:
14.25 ET @ \$66 per ET
((\$60 base rate + \$6 indexation)
S94 Plan No. 12 | \$941 |
| (e) | Eviron Cemetery:
14.25 ET @ \$127 per ET
((\$101 base rate + \$26 indexation)
S94 Plan No. 13 | \$1,810 |
| (f) | Extensions to Council Administration Offices
& Technical Support Facilities
14.25 ET @ \$1935.62 per ET
((\$1,759.90 base rate + \$175.72 indexation)
S94 Plan No. 18 | \$27,582.59 |

- | | | |
|-----|--|----------|
| (g) | Cycleways:
14.25 ET @ \$490 per ET
(\$447 base rate + \$43 indexation)
S94 Plan No. 22 | \$6,983 |
| (h) | Regional Open Space (Casual)
14.25 ET @ \$1132 per ET
(\$1,031 base rate + \$101 indexation)
S94 Plan No. 26 | \$16,131 |
| (i) | Regional Open Space (Structured):
14.25 ET @ \$3974 per ET
(\$3,619 base rate + \$355 indexation)
S94 Plan No. 26 | \$56,630 |

Stage 3

- | | | |
|-----|---|-----------|
| (a) | Tweed Road Contribution Plan:
72.8 Trips @ \$1480 per Trips
(\$1,377 base rate + \$103 indexation)
S94 Plan No. 4

Sector3_4 | \$107,744 |
| (b) | Cobaki Lakes - Community Facilities & Open Space:
11.75 ET @ \$1232 per ET
(\$1,173 base rate + \$59 indexation)
S94 Plan No. 10 | \$14,476 |
| (c) | Shirewide Library Facilities:
11.75 ET @ \$869 per ET
(\$792 base rate + \$77 indexation)
S94 Plan No. 11 | \$10,211 |
| (d) | Bus Shelters:
11.75 ET @ \$66 per ET
(\$60 base rate + \$6 indexation)
S94 Plan No. 12 | \$776 |
| (e) | Eviron Cemetery:
11.75 ET @ \$127 per ET
(\$101 base rate + \$26 indexation)
S94 Plan No. 13 | \$1,492 |
| (f) | Extensions to Council Administration Offices
& Technical Support Facilities | |

	11.75 ET @ \$1935.62 per ET	\$22,743.54
	(\$1,759.90 base rate + \$175.72 indexation)	
	S94 Plan No. 18	
(g)	Cycleways:	
	11.75 ET @ \$490 per ET	\$5,758
	(\$447 base rate + \$43 indexation)	
	S94 Plan No. 22	
(h)	Regional Open Space (Casual)	
	11.75 ET @ \$1132 per ET	\$13,301
	(\$1,031 base rate + \$101 indexation)	
	S94 Plan No. 26	
(i)	Regional Open Space (Structured):	
	11.75 ET @ \$3974 per ET	\$46,695
	(\$3,619 base rate + \$355 indexation)	
	S94 Plan No. 26	

Stage 4A

(a)	Tweed Road Contribution Plan:	
	271.7 Trips @ \$1480 per Trips	\$402,116
	(\$1,377 base rate + \$103 indexation)	
	S94 Plan No. 4	
	Sector3_4	
(b)	Cobaki Lakes - Community Facilities & Open Space:	
	44 ET @ \$1232 per ET	\$54,208
	(\$1,173 base rate + \$59 indexation)	
	S94 Plan No. 10	
(c)	Shirewide Library Facilities:	
	44 ET @ \$869 per ET	\$38,236
	(\$792 base rate + \$77 indexation)	
	S94 Plan No. 11	
(d)	Bus Shelters:	
	44 ET @ \$66 per ET	\$2,904
	(\$60 base rate + \$6 indexation)	
	S94 Plan No. 12	
(e)	Eviron Cemetery:	
	44 ET @ \$127 per ET	\$5,588

	(\$101 base rate + \$26 indexation)	
	S94 Plan No. 13	
(f)	Extensions to Council Administration Offices & Technical Support Facilities	
	44 ET @ \$1935.62 per ET	\$85,167.28
	(\$1,759.90 base rate + \$175.72 indexation)	
	S94 Plan No. 18	
(g)	Cycleways:	
	44 ET @ \$490 per ET	\$21,560
	(\$447 base rate + \$43 indexation)	
	S94 Plan No. 22	
(h)	Regional Open Space (Casual)	
	44 ET @ \$1132 per ET	\$49,808
	(\$1,031 base rate + \$101 indexation)	
	S94 Plan No. 26	
(i)	Regional Open Space (Structured):	
	44 ET @ \$3974 per ET	\$174,856
	(\$3,619 base rate + \$355 indexation)	
	S94 Plan No. 26	

Stage 4B

(a)	Tweed Road Contribution Plan:	
	144.3 Trips @ \$1480 per Trips	\$213,564
	(\$1,377 base rate + \$103 indexation)	
	S94 Plan No. 4	
	Sector3_4	
(b)	Cobaki Lakes - Community Facilities & Open Space:	
	22.75 ET @ \$1232 per ET	\$28,028
	(\$1,173 base rate + \$59 indexation)	
	S94 Plan No. 10	
(c)	Shirewide Library Facilities:	
	22.75 ET @ \$869 per ET	\$19,770
	(\$792 base rate + \$77 indexation)	
	S94 Plan No. 11	
(d)	Bus Shelters:	
	22.75 ET @ \$66 per ET	\$1,502

	(\$60 base rate + \$6 indexation)	
	S94 Plan No. 12	
(e)	Eviron Cemetery: 22.75 ET @ \$127 per ET	\$2,889
	(\$101 base rate + \$26 indexation)	
	S94 Plan No. 13	
(f)	Extensions to Council Administration Offices & Technical Support Facilities 22.75 ET @ \$1935.62 per ET	\$44,035.36
	(\$1,759.90 base rate + \$175.72 indexation)	
	S94 Plan No. 18	
(g)	Cycleways: 22.75 ET @ \$490 per ET	\$11,148
	(\$447 base rate + \$43 indexation)	
	S94 Plan No. 22	
(h)	Regional Open Space (Casual) 22.75 ET @ \$1132 per ET	\$25,753
	(\$1,031 base rate + \$101 indexation)	
	S94 Plan No. 26	
(i)	Regional Open Space (Structured): 22.75 ET @ \$3974 per ET	\$90,409
	(\$3,619 base rate + \$355 indexation)	
	S94 Plan No. 26	

Stage 5A

(a)	Tweed Road Contribution Plan: 127.4 Trips @ \$1480 per Trips	\$188,552
	(\$1,377 base rate + \$103 indexation)	
	S94 Plan No. 4	
	Sector3_4	
(b)	Cobaki Lakes - Community Facilities & Open Space: 21.25 ET @ \$1232 per ET	\$26,180
	(\$1,173 base rate + \$59 indexation)	
	S94 Plan No. 10	
(c)	Shirewide Library Facilities: 21.25 ET @ \$869 per ET	\$18,466

	(\$792 base rate + \$77 indexation)	
	S94 Plan No. 11	
(d)	Bus Shelters: 21.25 ET @ \$66 per ET	\$1,403
	(\$60 base rate + \$6 indexation)	
	S94 Plan No. 12	
(e)	Eviron Cemetery: 21.25 ET @ \$127 per ET	\$2,699
	(\$101 base rate + \$26 indexation)	
	S94 Plan No. 13	
(f)	Extensions to Council Administration Offices & Technical Support Facilities	
	21.25 ET @ \$1935.62 per ET	\$41,131.93
	(\$1,759.90 base rate + \$175.72 indexation)	
	S94 Plan No. 18	
(g)	Cycleways: 21.25 ET @ \$490 per ET	\$10,413
	(\$447 base rate + \$43 indexation)	
	S94 Plan No. 22	
(h)	Regional Open Space (Casual) 21.25 ET @ \$1132 per ET	\$24,055
	(\$1,031 base rate + \$101 indexation)	
	S94 Plan No. 26	
(i)	Regional Open Space (Structured): 21.25 ET @ \$3974 per ET	\$84,448
	(\$3,619 base rate + \$355 indexation)	
	S94 Plan No. 26	

Stage 5B

(a)	Tweed Road Contribution Plan: 119.6 Trips @ \$1480 per Trips	\$177,008
	(\$1,377 base rate + \$103 indexation)	
	S94 Plan No. 4	
	Sector3_4	
(b)	Cobaki Lakes - Community Facilities & Open Space: 19.5 ET @ \$1232 per ET	\$24,024

	(\$1,173 base rate + \$59 indexation)	
	S94 Plan No. 10	
(c)	Shirewide Library Facilities: 19.5 ET @ \$869 per ET	\$16,946
	(\$792 base rate + \$77 indexation)	
	S94 Plan No. 11	
(d)	Bus Shelters: 19.5 ET @ \$66 per ET	\$1,287
	(\$60 base rate + \$6 indexation)	
	S94 Plan No. 12	
(e)	Eviron Cemetery: 19.5 ET @ \$127 per ET	\$2,477
	(\$101 base rate + \$26 indexation)	
	S94 Plan No. 13	
(f)	Extensions to Council Administration Offices & Technical Support Facilities 19.5 ET @ \$1935.62 per ET	\$37,744.59
	(\$1,759.90 base rate + \$175.72 indexation)	
	S94 Plan No. 18	
(g)	Cycleways: 19.5 ET @ \$490 per ET	\$9,555
	(\$447 base rate + \$43 indexation)	
	S94 Plan No. 22	
(h)	Regional Open Space (Casual) 19.5 ET @ \$1132 per ET	\$22,074
	(\$1,031 base rate + \$101 indexation)	
	S94 Plan No. 26	
(i)	Regional Open Space (Structured): 19.5 ET @ \$3974 per ET	\$77,493
	(\$3,619 base rate + \$355 indexation)	
	S94 Plan No. 26	

Stage 6A

(a)	Tweed Road Contribution Plan: 139.1 Trips @ \$1480 per Trips	\$205,868
	(\$1,377 base rate + \$103 indexation)	
	S94 Plan No. 4	

Sector3_4

- | | | |
|-----|---|-------------|
| (b) | Cobaki Lakes - Community Facilities & Open Space:
22.5 ET @ \$1232 per ET
(\$1,173 base rate + \$59 indexation)
S94 Plan No. 10 | \$27,720 |
| (c) | Shirewide Library Facilities:
22.5 ET @ \$869 per ET
(\$792 base rate + \$77 indexation)
S94 Plan No. 11 | \$19,553 |
| (d) | Bus Shelters:
22.5 ET @ \$66 per ET
(\$60 base rate + \$6 indexation)
S94 Plan No. 12 | \$1,485 |
| (e) | Eviron Cemetery:
22.5 ET @ \$127 per ET
(\$101 base rate + \$26 indexation)
S94 Plan No. 13 | \$2,858 |
| (f) | Extensions to Council Administration Offices
& Technical Support Facilities
22.5 ET @ \$1935.62 per ET
(\$1,759.90 base rate + \$175.72 indexation)
S94 Plan No. 18 | \$43,551.45 |
| (g) | Cycleways:
22.5 ET @ \$490 per ET
(\$447 base rate + \$43 indexation)
S94 Plan No. 22 | \$11,025 |
| (h) | Regional Open Space (Casual)
22.5 ET @ \$1132 per ET
(\$1,031 base rate + \$101 indexation)
S94 Plan No. 26 | \$25,470 |
| (i) | Regional Open Space (Structured):
22.5 ET @ \$3974 per ET
(\$3,619 base rate + \$355 indexation)
S94 Plan No. 26 | \$89,415 |

Stage 6B

- (a) Tweed Road Contribution Plan:

139.1 Trips @ \$1480 per Trips	\$205,868
(\$1,377 base rate + \$103 indexation)	
S94 Plan No. 4	
Sector3_4	
(b) Cobaki Lakes - Community Facilities & Open Space: 22.5 ET @ \$1232 per ET	\$27,720
(\$1,173 base rate + \$59 indexation)	
S94 Plan No. 10	
(c) Shirewide Library Facilities: 22.5 ET @ \$869 per ET	\$19,553
(\$792 base rate + \$77 indexation)	
S94 Plan No. 11	
(d) Bus Shelters: 22.5 ET @ \$66 per ET	\$1,485
(\$60 base rate + \$6 indexation)	
S94 Plan No. 12	
(e) Eviron Cemetery: 22.5 ET @ \$127 per ET	\$2,858
(\$101 base rate + \$26 indexation)	
S94 Plan No. 13	
(f) Extensions to Council Administration Offices & Technical Support Facilities	
22.5 ET @ \$1935.62 per ET	\$43,551.45
(\$1,759.90 base rate + \$175.72 indexation)	
S94 Plan No. 18	
(g) Cycleways: 22.5 ET @ \$490 per ET	\$11,025
(\$447 base rate + \$43 indexation)	
S94 Plan No. 22	
(h) Regional Open Space (Casual) 22.5 ET @ \$1132 per ET	\$25,470
(\$1,031 base rate + \$101 indexation)	
S94 Plan No. 26	
(i) Regional Open Space (Structured): 22.5 ET @ \$3974 per ET	\$89,415

(\$3,619 base rate + \$355 indexation)

S94 Plan No. 26

Stage 7A

- | | |
|--|-------------|
| (a) Tweed Road Contribution Plan:
154.7 Trips @ \$1480 per Trips | \$228,956 |
| (\$1,377 base rate + \$103 indexation) | |
| S94 Plan No. 4 | |
| Sector3_4 | |
| (b) Cobaki Lakes - Community Facilities & Open Space:
26 ET @ \$1232 per ET | \$32,032 |
| (\$1,173 base rate + \$59 indexation) | |
| S94 Plan No. 10 | |
| (c) Shirewide Library Facilities:
26 ET @ \$869 per ET | \$22,594 |
| (\$792 base rate + \$77 indexation) | |
| S94 Plan No. 11 | |
| (d) Bus Shelters:
26 ET @ \$66 per ET | \$1,716 |
| (\$60 base rate + \$6 indexation) | |
| S94 Plan No. 12 | |
| (e) Eviron Cemetery:
26 ET @ \$127 per ET | \$3,302 |
| (\$101 base rate + \$26 indexation) | |
| S94 Plan No. 13 | |
| (f) Extensions to Council Administration Offices
& Technical Support Facilities
26 ET @ \$1935.62 per ET | \$50,326.12 |
| (\$1,759.90 base rate + \$175.72 indexation) | |
| S94 Plan No. 18 | |
| (g) Cycleways:
26 ET @ \$490 per ET | \$12,740 |
| (\$447 base rate + \$43 indexation) | |
| S94 Plan No. 22 | |
| (h) Regional Open Space (Casual)
26 ET @ \$1132 per ET | \$29,432 |

- (\$1,031 base rate + \$101 indexation)
S94 Plan No. 26
- (i) Regional Open Space (Structured):
26 ET @ \$3974 per ET \$103,324
- (\$3,619 base rate + \$355 indexation)
S94 Plan No. 26

Stage 7B

- (a) Tweed Road Contribution Plan:
91 Trips @ \$1480 per Trips \$134,680
- (\$1,377 base rate + \$103 indexation)
S94 Plan No. 4
Sector3_4
- (b) Cobaki Lakes - Community Facilities & Open Space:
14 ET @ \$1232 per ET \$17,248
- (\$1,173 base rate + \$59 indexation)
S94 Plan No. 10
- (c) Shirewide Library Facilities:
14 ET @ \$869 per ET \$12,166
- (\$792 base rate + \$77 indexation)
S94 Plan No. 11
- (d) Bus Shelters:
14 ET @ \$66 per ET \$924
- (\$60 base rate + \$6 indexation)
S94 Plan No. 12
- (e) Eviron Cemetery:
14 ET @ \$127 per ET \$1,778
- (\$101 base rate + \$26 indexation)
S94 Plan No. 13
- (f) Extensions to Council Administration Offices
& Technical Support Facilities
- 14 ET @ \$1935.62 per ET \$27,098.68
- (\$1,759.90 base rate + \$175.72 indexation)
S94 Plan No. 18
- (g) Cycleways:
14 ET @ \$490 per ET \$6,860

- (\$447 base rate + \$43 indexation)
S94 Plan No. 22
- (h) Regional Open Space (Casual)
14 ET @ \$1132 per ET \$15,848
(\$1,031 base rate + \$101 indexation)
S94 Plan No. 26
- (i) Regional Open Space (Structured):
14 ET @ \$3974 per ET \$55,636
(\$3,619 base rate + \$355 indexation)
S94 Plan No. 26

Stage 8A

- (a) Tweed Road Contribution Plan:
130 Trips @ \$1480 per Trips \$192,400
(\$1,377 base rate + \$103 indexation)
S94 Plan No. 4
Sector3_4
- (b) Cobaki Lakes - Community Facilities & Open Space:
20 ET @ \$1232 per ET \$24,640
(\$1,173 base rate + \$59 indexation)
S94 Plan No. 10
- (c) Shirewide Library Facilities:
20 ET @ \$869 per ET \$17,380
(\$792 base rate + \$77 indexation)
S94 Plan No. 11
- (d) Bus Shelters:
20 ET @ \$66 per ET \$1,320
(\$60 base rate + \$6 indexation)
S94 Plan No. 12
- (e) Eviron Cemetery:
20 ET @ \$127 per ET \$2,540
(\$101 base rate + \$26 indexation)
S94 Plan No. 13
- (f) Extensions to Council Administration Offices
& Technical Support Facilities
20 ET @ \$1935.62 per ET \$38,712.40

- (\$1,759.90 base rate + \$175.72 indexation)
S94 Plan No. 18
- (g) Cycleways:
20 ET @ \$490 per ET \$9,800
(\$447 base rate + \$43 indexation)
S94 Plan No. 22
- (h) Regional Open Space (Casual)
20 ET @ \$1132 per ET \$22,640
(\$1,031 base rate + \$101 indexation)
S94 Plan No. 26
- (i) Regional Open Space (Structured):
20 ET @ \$3974 per ET \$79,480
(\$3,619 base rate + \$355 indexation)
S94 Plan No. 26

Stage 8B

- (a) Tweed Road Contribution Plan:
127.4 Trips @ \$1480 per Trips \$188,552
(\$1,377 base rate + \$103 indexation)
S94 Plan No. 4
Sector3_4
- (b) Cobaki Lakes - Community Facilities & Open Space:
21.25 ET @ \$1232 per ET \$26,180
(\$1,173 base rate + \$59 indexation)
S94 Plan No. 10
- (c) Shirewide Library Facilities:
21.25 ET @ \$869 per ET \$18,466
(\$792 base rate + \$77 indexation)
S94 Plan No. 11
- (d) Bus Shelters:
21.25 ET @ \$66 per ET \$1,403
(\$60 base rate + \$6 indexation)
S94 Plan No. 12
- (e) Eviron Cemetery:
21.25 ET @ \$127 per ET \$2,699
(\$101 base rate + \$26 indexation)

S94 Plan No. 13		
(f)	Extensions to Council Administration Offices & Technical Support Facilities	
	21.25 ET @ \$1935.62 per ET	\$41,131.93
	(\$1,759.90 base rate + \$175.72 indexation)	
S94 Plan No. 18		
(g)	Cycleways:	
	21.25 ET @ \$490 per ET	\$10,413
	(\$447 base rate + \$43 indexation)	
S94 Plan No. 22		
(h)	Regional Open Space (Casual)	
	21.25 ET @ \$1132 per ET	\$24,055
	(\$1,031 base rate + \$101 indexation)	
S94 Plan No. 26		
(i)	Regional Open Space (Structured):	
	21.25 ET @ \$3974 per ET	\$84,448
	(\$3,619 base rate + \$355 indexation)	
S94 Plan No. 26		

Stage 9A

(a)	Tweed Road Contribution Plan:	
	143 Trips @ \$1480 per Trips	\$211,640
	(\$1,377 base rate + \$103 indexation)	
S94 Plan No. 4		
Sector3_4		
(b)	Cobaki Lakes - Community Facilities & Open Space:	
	22 ET @ \$1232 per ET	\$27,104
	(\$1,173 base rate + \$59 indexation)	
S94 Plan No. 10		
(c)	Shirewide Library Facilities:	
	22 ET @ \$869 per ET	\$19,118
	(\$792 base rate + \$77 indexation)	
S94 Plan No. 11		
(d)	Bus Shelters:	
	22 ET @ \$66 per ET	\$1,452
	(\$60 base rate + \$6 indexation)	

S94 Plan No. 12		
(e)	Eviron Cemetery: 22 ET @ \$127 per ET (\$101 base rate + \$26 indexation)	\$2,794
S94 Plan No. 13		
(f)	Extensions to Council Administration Offices & Technical Support Facilities 22 ET @ \$1935.62 per ET (\$1,759.90 base rate + \$175.72 indexation)	\$42,583.64
S94 Plan No. 18		
(g)	Cycleways: 22 ET @ \$490 per ET (\$447 base rate + \$43 indexation)	\$10,780
S94 Plan No. 22		
(h)	Regional Open Space (Casual) 22 ET @ \$1132 per ET (\$1,031 base rate + \$101 indexation)	\$24,904
S94 Plan No. 26		
(i)	Regional Open Space (Structured): 22 ET @ \$3974 per ET (\$3,619 base rate + \$355 indexation)	\$87,428
S94 Plan No. 26		

Stage 9B

(a)	Tweed Road Contribution Plan: 105.3 Trips @ \$1480 per Trips (\$1,377 base rate + \$103 indexation)	\$155,844
S94 Plan No. 4		
Sector3_4		
(b)	Cobaki Lakes - Community Facilities & Open Space: 16.75 ET @ \$1232 per ET (\$1,173 base rate + \$59 indexation)	\$20,636
S94 Plan No. 10		
(c)	Shirewide Library Facilities: 16.75 ET @ \$869 per ET (\$792 base rate + \$77 indexation)	\$14,556

	S94 Plan No. 11	
(d)	Bus Shelters: 16.75 ET @ \$66 per ET (\$60 base rate + \$6 indexation)	\$1,106
	S94 Plan No. 12	
(e)	Eviron Cemetery: 16.75 ET @ \$127 per ET (\$101 base rate + \$26 indexation)	\$2,127
	S94 Plan No. 13	
(f)	Extensions to Council Administration Offices & Technical Support Facilities 16.75 ET @ \$1935.62 per ET (\$1,759.90 base rate + \$175.72 indexation)	\$32,421.64
	S94 Plan No. 18	
(g)	Cycleways: 16.75 ET @ \$490 per ET (\$447 base rate + \$43 indexation)	\$8,208
	S94 Plan No. 22	
(h)	Regional Open Space (Casual) 16.75 ET @ \$1132 per ET (\$1,031 base rate + \$101 indexation)	\$18,961
	S94 Plan No. 26	
(i)	Regional Open Space (Structured): 16.75 ET @ \$3974 per ET (\$3,619 base rate + \$355 indexation)	\$66,565
	S94 Plan No. 26	

Stage 10A

(a)	Tweed Road Contribution Plan: 152.1 Trips @ \$1480 per Trips (\$1,377 base rate + \$103 indexation)	\$225,108
	S94 Plan No. 4	
	Sector3_4	
(b)	Cobaki Lakes - Community Facilities & Open Space: 24.5 ET @ \$1232 per ET (\$1,173 base rate + \$59 indexation)	\$30,184

S94 Plan No. 10		
(c)	Shirewide Library Facilities: 24.5 ET @ \$869 per ET (\$792 base rate + \$77 indexation)	\$21,291
S94 Plan No. 11		
(d)	Bus Shelters: 24.5 ET @ \$66 per ET (\$60 base rate + \$6 indexation)	\$1,617
S94 Plan No. 12		
(e)	Eviron Cemetery: 24.5 ET @ \$127 per ET (\$101 base rate + \$26 indexation)	\$3,112
S94 Plan No. 13		
(f)	Extensions to Council Administration Offices & Technical Support Facilities 24.5 ET @ \$1935.62 per ET (\$1,759.90 base rate + \$175.72 indexation)	\$47,422.69
S94 Plan No. 18		
(g)	Cycleways: 24.5 ET @ \$490 per ET (\$447 base rate + \$43 indexation)	\$12,005
S94 Plan No. 22		
(h)	Regional Open Space (Casual) 24.5 ET @ \$1132 per ET (\$1,031 base rate + \$101 indexation)	\$27,734
S94 Plan No. 26		
(i)	Regional Open Space (Structured): 24.5 ET @ \$3974 per ET (\$3,619 base rate + \$355 indexation)	\$97,363
S94 Plan No. 26		

Stage 10B

(a)	Tweed Road Contribution Plan: 169 Trips @ \$1480 per Trips (\$1,377 base rate + \$103 indexation)	\$250,120
S94 Plan No. 4		

Sector3_4

- (b) Cobaki Lakes - Community Facilities & Open Space:
26 ET @ \$1232 per ET \$32,032
(\$1,173 base rate + \$59 indexation)
S94 Plan No. 10
- (c) Shirewide Library Facilities:
26 ET @ \$869 per ET \$22,594
(\$792 base rate + \$77 indexation)
S94 Plan No. 11
- (d) Bus Shelters:
26 ET @ \$66 per ET \$1,716
(\$60 base rate + \$6 indexation)
S94 Plan No. 12
- (e) Eviron Cemetery:
26 ET @ \$127 per ET \$3,302
(\$101 base rate + \$26 indexation)
S94 Plan No. 13
- (f) Extensions to Council Administration Offices
& Technical Support Facilities
26 ET @ \$1935.62 per ET \$50,326.12
(\$1,759.90 base rate + \$175.72 indexation)
S94 Plan No. 18
- (g) Cycleways:
26 ET @ \$490 per ET \$12,740
(\$447 base rate + \$43 indexation)
S94 Plan No. 22
- (h) Regional Open Space (Casual)
26 ET @ \$1132 per ET \$29,432
(\$1,031 base rate + \$101 indexation)
S94 Plan No. 26
- (i) Regional Open Space (Structured):
26 ET @ \$3974 per ET \$103,324
(\$3,619 base rate + \$355 indexation)
S94 Plan No. 26

Stage 10C

- (a) Tweed Road Contribution Plan:

	117 Trips @ \$1480 per Trips	\$173,160
	(\$1,377 base rate + \$103 indexation)	
	S94 Plan No. 4	
	Sector3_4	
(b)	Cobaki Lakes - Community Facilities & Open Space: 18 ET @ \$1232 per ET	\$22,176
	(\$1,173 base rate + \$59 indexation)	
	S94 Plan No. 10	
(c)	Shirewide Library Facilities: 18 ET @ \$869 per ET	\$15,642
	(\$792 base rate + \$77 indexation)	
	S94 Plan No. 11	
(d)	Bus Shelters: 18 ET @ \$66 per ET	\$1,188
	(\$60 base rate + \$6 indexation)	
	S94 Plan No. 12	
(e)	Eviron Cemetery: 18 ET @ \$127 per ET	\$2,286
	(\$101 base rate + \$26 indexation)	
	S94 Plan No. 13	
(f)	Extensions to Council Administration Offices & Technical Support Facilities	
	18 ET @ \$1935.62 per ET	\$34,841.16
	(\$1,759.90 base rate + \$175.72 indexation)	
	S94 Plan No. 18	
(g)	Cycleways: 18 ET @ \$490 per ET	\$8,820
	(\$447 base rate + \$43 indexation)	
	S94 Plan No. 22	
(h)	Regional Open Space (Casual) 18 ET @ \$1132 per ET	\$20,376
	(\$1,031 base rate + \$101 indexation)	
	S94 Plan No. 26	
(i)	Regional Open Space (Structured): 18 ET @ \$3974 per ET	\$71,532

(\$3,619 base rate + \$355 indexation)

S94 Plan No. 26

Stage 11A

- | | |
|---|-------------|
| (a) Tweed Road Contribution Plan:
156 Trips @ \$1480 per Trips

(\$1,377 base rate + \$103 indexation)
S94 Plan No. 4

Sector3_4 | \$230,880 |
| | |
| (b) Cobaki Lakes - Community Facilities & Open Space:
24 ET @ \$1232 per ET

(\$1,173 base rate + \$59 indexation)
S94 Plan No. 10 | \$29,568 |
| | |
| (c) Shirewide Library Facilities:
24 ET @ \$869 per ET

(\$792 base rate + \$77 indexation)
S94 Plan No. 11 | \$20,856 |
| | |
| (d) Bus Shelters:
24 ET @ \$66 per ET

(\$60 base rate + \$6 indexation)
S94 Plan No. 12 | \$1,584 |
| | |
| (e) Eviron Cemetery:
24 ET @ \$127 per ET

(\$101 base rate + \$26 indexation)
S94 Plan No. 13 | \$3,048 |
| | |
| (f) Extensions to Council Administration Offices
& Technical Support Facilities

24 ET @ \$1935.62 per ET

(\$1,759.90 base rate + \$175.72 indexation)
S94 Plan No. 18 | \$46,454.88 |
| | |
| (g) Cycleways:
24 ET @ \$490 per ET

(\$447 base rate + \$43 indexation)
S94 Plan No. 22 | \$11,760 |
| | |
| (h) Regional Open Space (Casual)
24 ET @ \$1132 per ET | \$27,168 |

	(\$1,031 base rate + \$101 indexation)	
	S94 Plan No. 26	
(i)	Regional Open Space (Structured): 24 ET @ \$3974 per ET	\$95,376
	(\$3,619 base rate + \$355 indexation)	
	S94 Plan No. 26	
<u>Stage 11B</u>		
(a)	Tweed Road Contribution Plan: 131.3 Trips @ \$1480 per Trips	\$194,324
	(\$1,377 base rate + \$103 indexation)	
	S94 Plan No. 4	
	Sector3_4	
(b)	Cobaki Lakes - Community Facilities & Open Space: 20.75 ET @ \$1232 per ET	\$25,564
	(\$1,173 base rate + \$59 indexation)	
	S94 Plan No. 10	
(c)	Shirewide Library Facilities: 20.75 ET @ \$869 per ET	\$18,032
	(\$792 base rate + \$77 indexation)	
	S94 Plan No. 11	
(d)	Bus Shelters: 20.75 ET @ \$66 per ET	\$1,370
	(\$60 base rate + \$6 indexation)	
	S94 Plan No. 12	
(e)	Eviron Cemetery: 20.75 ET @ \$127 per ET	\$2,635
	(\$101 base rate + \$26 indexation)	
	S94 Plan No. 13	
(f)	Extensions to Council Administration Offices & Technical Support Facilities 20.75 ET @ \$1935.62 per ET	\$40,164.12
	(\$1,759.90 base rate + \$175.72 indexation)	
	S94 Plan No. 18	
(g)	Cycleways: 20.75 ET @ \$490 per ET	\$10,168

(\$447 base rate + \$43 indexation)

S94 Plan No. 22

- (h) Regional Open Space (Casual)
20.75 ET @ \$1132 per ET \$23,489

(\$1,031 base rate + \$101 indexation)

S94 Plan No. 26

- (i) Regional Open Space (Structured):
20.75 ET @ \$3974 per ET \$82,461

(\$3,619 base rate + \$355 indexation)

S94 Plan No. 26

[PSC0175]

96. Prior to the issue of a Subdivision Certificate for each stage of development, an applicable Defect Liability Bond (in cash **or** unlimited time Bank Guarantee) shall be lodged with Council.

The bond shall be based on 5% of the value of the works associated with the applicable Construction Certificate for Subdivision Works (minimum as tabled in Council's fees and charges current at the time of payment) which will be held by Council for a period of 6 months (unless sanctioned otherwise by Council) from the date on which the Plan Of Subdivision is registered.

It is the responsibility of the Proponent to apply for refund following the remedying of any defects arising within the 6 month period.

[PSC0215]

97. Prior to the issue of a Subdivision Certificate for each stage of development, an applicable Performance Bond equal to 25% of the contract value of the footpath and Shared Use Path (SUP) construction works shall be lodged for a period of 3 years or until 80% of the lots fronting paved footpaths and Shared Use Paths (SUPs) are built on.

Alternatively, the developer may elect to pay a cash contribution to the value of the footpath and Shared Use Path (SUP) construction works plus 25% in lieu of construction and Council will construct the footpath when the subdivision is substantially built out. The cost of these works shall be validated by a schedule of rates.

[PSC0225]

98. An applicable bond to ensure acceptable Plant Establishment and Landscaping Performance at time of handover to Council shall be lodged by the Developer prior to the issue of the Subdivision Certificate for each stage of development.

The bond shall be held by Council for a period of 12 months from the date of issue of the applicable Subdivision Certificate (or longer if required by the approved Landscaping Plan) and may be utilised by Council during this period to undertake essential plant establishment or related plant care works, should non-compliance occur. Any balance remaining at the end of the 12 months establishment period will be refunded.

The amount of the bond shall be 20% of the estimated cost of the landscaping or \$3000 whichever is the greater.

[PSC0235]

99. Prior to the issue of a Subdivision Certificate for each stage of the project, all

Public Reserves shall be dedicated to Council and suitably embellished at no cost to Council in accordance with the approved detailed landscape plans. The exception to this is playground equipment and softfall. Council will undertake the installation when 20% or more of the relevant stage's allotments are occupied. The developer must provide the appropriate level area for the play equipment with a minimum fall of 1:100, and a bank guarantee or cash contribution equivalent to the value of playground purchase and construction.

100. The developer is to undertake care and maintenance operations on all streetscapes, casual open space and structured open space for a minimum of 12 months after the Subdivision is registered with the Land Titles Office. This is the establishment period for new plantings. Such maintenance will include all soft landscaping, particularly mowing and weed control. Any power and water consumption costs during this period must also be met by the developer.
101. At the completion of the earthworks/filling and prior to the issue of each Subdivision Certificate (as applicable), an appropriately qualified practising professional Geotechnical Engineer shall provide an Engineering Certification that clearly states the following:

1. All earthworks and filling have been supervised to a Level 1 standard in accordance with AS 3798 (current version) and in accordance with the recommendations of the detailed Geotechnical Investigation (as required by Consent Condition 25).
2. All allotments have achieved design bearing capacity strength in accordance with AS2870 (latest version) and are suitable for building purposes.
3. Trenches, including all trenches for services, have been compacted in accordance with Council's Construction Specifications.

The submission shall include copies of all undertaken test results, along with a site diagram identifying the location of each undertaken test.

[PSC0395]

102. Prior to the issue of the Subdivision Certificate for any stage of development, an appropriately qualified, practising professional Geotechnical Engineer shall provide site classifications based on site reactivity for each individual residential allotment in accordance with AS2870 (current version). If the site classification for any individual allotments is found to be poorer than 'M', then all such affected allotments shall be burdened by a Restriction on Use pursuant to Section 88B of the Conveyancing Act advising future owners of the site classification.

[PSC0400]

103. All approved landscaping requirements must be completed to the satisfaction of the General Manager or his delegate prior to the issue of each Subdivision Certificate, as applicable. Landscaping must be maintained at all times to the satisfaction of the General Manager or delegate.

[PSC0485]

104. Any damage to property (including pavement damage) is to be rectified to the satisfaction of the General Manager or his delegate prior to the issue of each Subdivision Certificate, as applicable. Any work carried out by Council to remove material from the roadway will be at the Developers expense and any such costs are payable prior to the issue of the applicable Subdivision Certificate.

[PSC0725]

105. Prior to the issue of each Subdivision Certificate, associated Work as Executed Plans shall be submitted in accordance with the provisions of Tweed Shire Council's Development Control Plan Part A5 - Subdivision Manual and Council's Development Design Specification, D13 - Engineering Plans.

The plans are to be endorsed by a Registered Surveyor OR a Consulting Engineer Certifying that:

- (a) all drainage lines, sewer lines, services and structures are wholly contained within the relevant easement created by the subdivision;
- (b) the plans accurately reflect the Work as Executed.

Note: Where works are carried out by Council on behalf of the developer it is the responsibility of the DEVELOPER to prepare and submit works-as-executed (WAX) plans.

[PSC0735]

106. Prior to issue of each Subdivision Certificate, Work as Executed Plans (WAX) must be submitted for all landscaped casual open space, active open space & streetscapes. These must show all underground services, irrigation systems and the location of concrete paths, structures, park infrastructure and garden bed outlines. The plans are to be certified by a registered surveyor or consulting engineer.

Two categories of WAX plans are to be provided:

- a) The original approved plan with any variation to this indicated in red.
- b) Plan showing only the actual as constructed information.

The plans are to be submitted in the following formats:

- a) A PDF version.
- b) An electronic copy in DWG or DXF format on CD or an approved medium.

107. All constructed retaining walls in excess of 1.2m in height must be certified by a suitably qualified Geotechnical / Structural Engineer. The certification is to be submitted with the applicable Subdivision Certificate application and shall state that the retaining walls have been designed and constructed in accordance with AS4678-2002 Earth Retaining Structures, the approved Construction Certificate and are structurally sound.

[PSC0785]

108. A Subdivision Certificate for each stage of development will not be issued by the General Manager until such time as all relevant conditions of this Development Consent have been complied with.

[PSC0825]

109. Prior to the issue of the Subdivision Certificate for each stage of development, certification from a Fire Protection Association Australia (FPA Australia) accredited Bushfire Planning And Design (BPAD) certified practitioner, must be submitted to the PCA (as applicable), confirming that the subject development complies with the applicable Rural Fire Service's General Terms of Approval imposed under Section 100B of the Rural Fires Act 1997 on the consent.

[PSC0830]

110. A Section 88B Instrument shall be submitted with each Subdivision Certificate application (as applicable), for Council's endorsement, for the creation of easements for services, Rights Of Carriageway and Restrictions as to user (including restrictions associated with planning for bushfire) as may be

applicable under Section 88B of the Conveyancing Act including (but not limited to) the following:

- (a) Easements for sewer, water supply and drainage over all public services/infrastructure on private property.
- (b) The location of zero lot lines.
- (c) Restriction as to user prohibiting cats and requiring dogs to be restricted to suitably sized fenced yards.
- (d) A restriction as to user upon lots fronting Cobaki Parkway in Precinct 6&7 indicating that additional Noise Level Assessments are to be carried out for first floor levels of future dwellings on these lots. The required Noise Level Assessments are to be carried out by an appropriately qualified Acoustic Consultant and shall assess traffic noise impacts in accordance with AS3671 *"Acoustics- Road traffic noise intrusion-Building Siting and Construction."* And NSW Department of Planning document *"Development near Rail Corridors and Busy Roads- Interim Guideline"* as applicable. Recommendations for acoustic building shell treatments for first floor levels shall be incorporated into the design and construction of future dwellings on affected lots.
- (e) A restriction as to user upon the school site in Precinct 6 (Lot 95) indicating that a detailed environmental noise impact assessment is required at the design phase of any future school, as recommended in the Environmental Noise Impact Report prepared by CRG Acoustics and dated 11 October 2017.
- (f) Positive Covenant over the subject land (as applicable) to ensure that the required provisions of the "Planning for Bushfire Protection 2006" Guidelines and the General Terms of Approval of the Consent as imposed under Section 100B of the Rural Fires Act 1997 are enforced in perpetuity.
- (g) Applicable easement over nominated bus stops.
- (h) Downstream trunk drainage easements, registered in favour of Council.

Pursuant to Section 88BA of the Conveyancing Act (as amended) the Instrument creating a Right Of Carriageway or Easement shall make provision for maintenance of the Right Of Carriageway or Easement by the owners from time to time of the land benefited and burdened and are to share costs equally or proportionally on an equitable basis (as applicable).

Any Section 88B Instrument creating Restrictions as to user, Right Of Carriageway or Easements which benefit Council shall contain a provision enabling such Restrictions, Easements or Rights Of Carriageway to be revoked, varied or modified only with the consent of Council.

[PSC0835]

111. Prior to the issue of the Subdivision Certificate for each stage of development, the Applicant shall to Council's Property Officer for approval, an appropriate plan indicating the street/road address number to both proposed and existing lots. In accordance with clause 60 of the Surveying and Spatial Information Regulation 2012 the Plan of Subdivision (Deposited Plan) shall show the approved street address for each lot on the new Deposited Plan.

[PSC0845]

112. Council's standard "Asset Creation Form" shall be completed (including all quantities and unit rates) and submitted to Council with each application for Subdivision Certificate.

[PSC0855]

113. Prior to registration of the Plan of Subdivision for each stage of development, a Subdivision Certificate shall be obtained.

The following information must accompany an application:

- (a) submission of all documentation electronically (in pdf format), plus the original Plan of Subdivision (and Admin Sheets) prepared by a registered surveyor together with any applicable, original 88B Instrument and application fees in accordance with the current Fees and Charges applicable at the time of lodgement.
- (b) all detail as tabled within Tweed Shire Council's Development Control Plan, Part A5 - Subdivision Manual, CL 5.7.6 and Council's Application for Subdivision Certificate including the attached notes.

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Supplies Authorities Act, 1987 to be certified by an Accredited Certifier.

[PSC0885]

114. In conjunction with the application for a Subdivision Certificate for each stage of development, the Applicant must also apply to Council for a Compliance Certificate for Subdivision Works. This may require obtaining individual Compliance Certificates for various civil works components such as (but not limited to) the following (as applicable):

- (a) Roads
- (b) Water Reticulation
- (c) Sewerage Reticulation
- (d) Sewerage Pump and Lift Station
- (e) Drainage
- (f) Bulk Earthworks
- (g) Retaining Walls

Note:

- 1. All Compliance Certificate applications for Subdivision Works must be accompanied by documentary evidence from the developers Certifying Engineer, certifying that the specific work for which a certificate is sought has been completed in accordance with the terms of the development consent, the Construction Certificate, Tweed Shire Council's Development Control Plan Part A5 - Subdivisions Manual and Council's Development Design and Construction Specifications.
- 2. The EP&A Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an "Accredited Certifier".

[PSC0915]

115. The six (6) months Defects Liability Period for the subdivision works commences upon the registration of the Plan of Subdivision, unless stated otherwise in approve management plans or this consent.

[PSC0925]

116. A formal asset handover of all relevant Water Quality Control Devices is to be implemented at the completion of the Maintenance Period ("Off Maintenance") as applicable to each stage of development, whereby all relevant stakeholders will inspect the device and be issued with a current operational manual for the device.

[PSC1025]

117. Prior to the issue of a Subdivision Certificate for each stage of development and also prior to the end of Defects Liability Period, a CCTV inspection of any stormwater pipes and gravity sewerage systems installed and to be dedicated to Council including joints and junctions will be required to demonstrate that the standard of the infrastructure is acceptable to Council.

Any defects identified by the inspection are to be repaired in accordance with Council's Development Design and Construction Specification.

All costs associated with the CCTV inspection and repairs shall be borne by the Applicant.

[PSC1065]

118. Prior to issuing a Subdivision Certificate, reticulated water supply and outfall sewerage reticulation (including household connections) shall be provided to all residential lots and all lots for private occupation, community facilities lots, sports fields, parks, play areas, other utility facilities (pump stations etc.) but not including proposed environmental open space lots within that subdivision, in accordance with Tweed Shire Council's Development Control Plan Part A5 - Subdivisions Manual, Council's Development Design and Construction Specifications and the Construction Certificate approval.

The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act, 2000 to be certified by an Accredited Certifier.

[PSC1115]

119. The site of the sewage pumping stations shall be transferred to Council in fee simple, at no cost to Council within 28 days of the date of registration of the Plan of Subdivision, as applicable to each stage of development. The lots shall be of a size and shape suitable for the sewer pump station, including access driveway and turning head and all future structures that may be required, and shall meet minimum buffer zone requirements to adjoining development in accordance with Council's Development Design Specification D12. (Note: Lift Stations are Sewerage Pumping Stations)

[PSC1125]

120. Prior to the issue of a Subdivision Certificate for each stage of development, the Applicant shall produce written evidence from the local telecommunications supply authority, certifying that the provision of underground telecommunications at the front boundary of all allotments has been completed.

Unless agreed otherwise by Council, an acceptable form is Telstra's *"Telstra Network Infrastructure Letter"* or NBN's *"Provisioning of Telecommunication Services - Confirmation of final payment"* letter (for small subdivisions) / *"Certificate of Practical Completion of NBN network infrastructure"* letter (for large subdivisions) (as applicable to the development).

The NBN letter must reference:

- Over which Lot and Deposited Plan the agreement applies to,
- Identification of the number of lots to be serviced,

[PSC1165]

121. Electricity

Prior to the issue of a Subdivision Certificate for each stage of development, the Applicant shall produce written evidence from the local electricity supply authority certifying that;

- (a) reticulation and energising of underground electricity has been provided adjacent to the front boundary of each allotment; and
- (b) the reticulation includes the provision of fully installed electric street lights to the relevant Australian standard. Such lights to be capable of being energised following a formal request by Council.

An acceptable form is Essential Energy's "Notice of Arrangement". Unless agreed otherwise by Council, the form must reference;

- Over which lot and Deposited Plan did the arrangement for the provisioning of electricity (and street lighting, as applicable) apply to,
- Identification of the proposed lots to be created that have been serviced, or the development stage to which the arrangement applies,

Should any electrical supply authority infrastructure (sub-stations, switching stations, cabling etc) be required to be located on Council land (existing or future), then Council is to be included in all negotiations. Appropriate easements are to be created over all such infrastructure, whether on Council lands or private lands.

Compensatory measures may be pursued by the General Manager or his delegate for any significant effect on Public Reserves or Drainage Reserves.

[PSC1185]

122. In accordance with the Federal Government's National Broadband Network (NBN) initiatives, the Developer is required (at the Developer's expense) to install a fibre ready, pit and pipe network (including trenching, design and third party certification) to NBN CO's Specifications, to allow for the installation of Fibre To The Home (FTTH) broadband services.

[PSC1205]

123. Prior to issue of each Subdivision Certificate, the 0.1m contour Cobaki Design Flood Level Map Q100 Event shall be updated to include Works As Executed levels for Bulk Earthworks, as well as any other works that may affect flood behaviour and submitted to Council.

[PSCNS01]

124. All Water Quality Control Devices require a formal asset handover at the completion of their Maintenance Period ("Off Maintenance"), whereby all relevant stakeholders will inspect the device and be issued with a current operational manual for the device.

[PSCNS02]

125. Four hectares of the Northern Sports Fields (as described in the Cobaki Structured Open Space and District Park February 2017 document) are to be dedicated to Council prior to release of the Subdivision Certificate of the final stage of P6&7. The area is to be levelled and grassed with the intention of

converting this into embellished sports fields at completion of Precinct 8 or 1000 lots. The area is to be maintained by the developer until these four hectares are fully embellished as sports fields to Council's satisfaction, at which time new maintenance arrangements will be entered into.

[PSCNS02]

126. As development occurs, an applicable easement for drainage purposes is to be progressively dedicated along the alignment of the central drainage corridor and existing agricultural drain to Piggabeen Creek, provide an unimpeded conveyance and legal point of discharge across the land for the development.

This easement will be extinguished as necessary following construction and dedication of the ultimate drain.

[PSCNS03]

127. Prior to the issue of each Subdivision Certificate, a certificate from a registered Geotechnical Engineer shall be submitted to the Principal Certifying Authority, certifying that:

- The site is stable,
- 100% of primary consolidation settlement (where applicable) is completed / achieved, and
- The site is now considered suitable for its intended purpose.

[PSCNS04]

128. Cash Bond/Bank Guarantee

- (a) A Cash Bond or Bank Guarantee to ensure that the approved Site Regeneration and Revegetation Plan (SRRP) is implemented and completed, must be lodged with Council prior to the release of the Subdivision Certificate. The amount of such bond will be based on the cost of environmental repair, enhancement and maintenance works remaining to be undertaken in accordance with the approved SRRP. In this regard, two (2) written quotes from suitably experienced and qualified bush regenerators (to the satisfaction of the General Manager or his delegate) must be submitted to Council which detail the cost of all works associated with the SRRP. The amount of the bond will be equivalent to 100% of the estimated cost of works.
- (b) One third of the Cash Bond or Bank Guarantee will be refunded one year after the lodgement of the bond, on submission of certification by a suitably experienced and qualified bush regenerator stating that works are being satisfactorily undertaken in accordance with the approved SRRP. A further one third of the Bond or Bank Guarantee will be refunded 3 years after the lodgement of the bond, on submission of certification by a suitably experienced and qualified bush regenerator stating that works have satisfactorily reached the defined half-way stage of the SRRP. The final one third of the Bond or Bank Guarantee will be released 5 years after the lodgement of the bond, on submission of certification by a

suitably experienced and qualified bush regenerator stating that the SRRP has been satisfactorily completed.

- (c) Monitoring of the effectiveness of environmental repair, enhancement and maintenance works must be undertaken by an independent and suitably qualified and experienced bush regenerator at yearly intervals following initiation of the Environmental Restoration Plan SRRP works. Reports of this monitoring must provide the basis for the person issuing certification for the bond or bank guarantee refunding stages and must be annually submitted to Council as evidence. Any supplementary or approved adaptive management works deemed necessary by the independent bush regenerator during the life of the SRRP must be undertaken once the need is identified.

129. Prior to the issue of each Subdivision Certificate, all relevant bulk earthworks and drainage works within the Major Central Open Drain and Minor Open Drain 5 shall be completed in accordance with a separate Construction Certificate approval issued in accordance with Condition 16 of MP08_0200 and DA15/0916.

[PSCNS05]

130. Prior to the issue of a Subdivision Certificate for each stage of development, the Applicant shall demonstrate compliance with all matters committed to and all relevant conditions detailed within Concept Plan MP06_0316 and Project Approval MP08_0200.

[PSCNS06]

131. Prior to the issue of a Subdivision Certificate for each stage of development, an Incomplete Works Bond in accordance with Council's Fees And Charges shall be submitted, as applicable for each incomplete bio-retention basin.

[PSCNS07]

132. Upon completion of the bio-retention basin/s, the Applicant shall arrange with Council an "On Maintenance" inspection, pay the applicable fee in accordance with Council's Fees And Charges applicable at the time.

Upon Council's acceptance of the basin/s:

- the respective Incomplete Works Bond can be refunded (upon request), provided a replacement Defects Liability Bond to the value of 5% of the cost of the basin/s has been submitted to Council.
- the 6 months 'Maintenance Period' for the completed basin commences.

The submitted 5% Defects Liability Bond can be refunded, upon:

- the Applicant organising an "Off Maintenance" inspection with Council.
- payment of the applicable "Off Maintenance" fee in accordance with Council's Fees And Charges applicable at the time, and
- Council's acceptance of the associated bio-retention basin/s.

[PSCNS08]