

PROPOSED CHANGES TO DRAFT CONDITIONS OF CONSENT – 2016NTH026

DA20147/0054 – MANUFACTURED HOME ESTATE – 17 MEMORIAL AIRPORT DRIVE, EVANS HEAD

Discussions between Richmond Valley Council and the applicant, Oasis Evans Head Unit Trust, has resulted in amendments to proposed conditions 8, 66, 80 and 81 of the draft conditions for DA2017/0054. These are outlined below:

Condition 8

Pertains to visitor carpark dimensions. The original condition included dimensions for parallel parking only. The condition has been amended to include dimensions for angle parking and all other general parking provisions in Division 3 of the Regulations.

Amended Condition 8:

8. Visitor parking space dimensions shall comply with Division 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. Visitor parking spaces must be clearly identified on site.

Reason: *To comply with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.*

Condition 66

Pertains to Section 64 Contributions. The amended condition provides general information regarding ETs and contribution rates. This is more appropriate than the original condition as the number of bedrooms per manufactured home site is yet to be determined.

Amended Condition 66:

66. Payment to Richmond Valley Council of contributions levied under Section 64 of the Local Government Act, Richmond Valley Council's Revenue Policy and Development Servicing Plans, and Rous Water's Development Servicing Plan is required generally in accordance with the attached current schedule *which shall be subject to CPI*. Payments may be made to Richmond Valley Council as an agent for Rous Water.

Contributions for each manufactured home shall be paid **prior to the issue of each Local Government Act 1993 Section 68 approval for the installation of each Manufactured Home.**

Calculation of overall ETs are based on the Water Directorate Guidelines for Mobile Home Park and shall be calculated based on the number of bedrooms within each manufactured home.

	Water Supply	Sewerage
Additional	ET rate*	ET rate*
1 Bedroom	0.40	0.50
2 Bedroom	0.60	0.75
3 Bedroom	0.80	1.00
	The large community residual lot retains the 1ET credit that existed before the development.	The large community residual lot retains the 1ET credit that existed before the development.

Contribution rates based on number of bedrooms

Section 64	\$/ET	1 Bedroom		2 Bedroom		3 Bedroom	
		ET rate*	Contribution	ET rate*	Contribution	ET rate*	Contribution
RVC Water	\$2,046.00	0.40	\$818.40	0.6	\$1,227.60	0.80	\$1,636.80
RVC Sewer	\$8,000.00	0.50	\$4,000.00	0.75	\$6,000.00	1.00	\$8,000.00
ROUS Water	\$8,404.00	0.40	\$3,361.60	0.6	\$5,042.40	0.80	\$6,723.20
		Total for each 1 Bedroom Home		Total for each 2 Bedroom Home		Total for each 3 Bedroom Home	
		\$8,180.00		\$12,270.00		\$16,360.00	

NOTE: \$ are for 1/07/2017 to 30/6/2018 ONLY

- # The general community facilities such as club house, pool, etc have not been included in the water/sewer loadings as they will be used by the community within the site.
- * ET rates obtained from the NSW Water Directorate "Section 64 Determinations of Equivalent Tenements Guidelines" - Category of Mobile Home Park .
- The amount of contribution payable under this condition has been calculated on the basis of costs as at the date of original consent. In accordance with the provisions of the Contributions Plan, this amount shall be INDEXED at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics.

Reason: *To provide funds for the provision of services and facilities identified in Richmond Valley Council's Water and Sewer Development Servicing Plans, and Rous Water's Development Servicing Plan.*

Conditions 80 & 81

Pertain to the provision of sewerage infrastructure services. Development Consent Notice DA2011/0223 for the 20 Torrens title lots fronting Currajong Street also contains conditions requiring sewerage infrastructure to be provided. The applicant believed conditions 80 and 81 overlapped with the sewerage requirements of DA2011/0223. Council believes these conditions are necessary as there is no guarantee which development would occur first therefore conditions requiring sewerage infrastructure are necessary on both development consents. This has been agreed to by the applicant with a minor amendment to the wording of the conditions.

Amended Condition 80

80. If not already provided, the developer shall provide internal sewerage reticulation to service the development. The connection to Council's sewerage infrastructure has been approved at three (3) locations. (MDE Plan MDE-DA-023-D14 Sewer and Water Layout Plan) The following manhole numbers relate to the sewer design for the 20 lot Currajong Street subdivision.
1. Manhole S1/2 at the Memorial Airport Drive end (south eastern corner of the MHE site (MHE site 60)).
 2. Manhole S1/7 at the rear of proposed Currajong Street subdivision Lot 14 (west of MHE site 74).
 3. Manhole S1/8 on the eastern side of the MHE Currajong Street entrance area.

Reason: *To provide adequate services for the development.*

Amended Condition 81

81. If not already provided, the developer shall provide sewerage infrastructure external to the Manufactured Home Estate footprint to service the development in accordance with the layout shown on Manage-Design-Engineer Pty Ltd Plan MDE-DA-023-D14 Sewer and Water Layout Plan with three (3) connection manhole locations. Works shall include a stub connection from the connection manholes and a sewer junction to each of the proposed Currajong Street subdivision lots at a location and depth to enable connection of the future Currajong Street dwellings. All mains and junctions are to be a minimum of 150 mm diameter.

Sewerage works that will become Council's assets shall be designed and constructed in accordance with Council's standard. Any costs shall be the responsibility of the developer. The developer shall be responsible for the full cost of any associated sewerage maintenance considered necessary by Council's Water and Sewerage Section for a period of twelve months from the date of practical completion.

Construction and acceptance by Richmond Valley Council of the relevant sewerage infrastructure that will become Council's assets is to be completed **prior to the**

installation of any manufactured home for that stage:

Reason: *To provide adequate sewerage services for the development.*

The proposed amended conditions have been agreed to by the applicant.

Sonja Kennedy
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11 August 2017