

PROPOSED DRAFT CONSENT CONDITIONS

NOTE: THESE ARE DRAFT ONLY

DA NO: 2025/424

DATE: 4/05/2026

GENERAL CONDITIONS

Condition

1. A001 - Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans

Plan number	Revision number	Plan title	Drawn by	Date of plan
5802-44-0765-01	B	Locality Plan	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-02	B	Roads, Lot Layout, Dimensions & Staging	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-03	B	Zoning Plan & Lot Layout	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-04	B	Site Regrading, Earthworks, Sediment & Erosion Control	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-05	A	Retaining Walls	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-06	A	Cut / Fill Depth Range	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-07	B	Road Typical Sections	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-08	B	Drainage Strategy	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-0765-09	B	Water & Sewer Strategy	Hopkins Consultants Pty Ltd	5 November 2025
5802-44-	B	Proposed	Hopkins	5 November

	0765-010		Streetscape	Consultants Pty Ltd	2025	
	5802-44-0765-11	B	Key Plan Integrated Housing Layout	Hopkins Consultants Pty Ltd	5 November 2025	
	5802-44-0765-12	B	House Offsets, Dimensions & Services (1 of 4)	Hopkins Consultants Pty Ltd	5 November 2025	
	5802-44-0765-13	B	House Offsets, Dimensions & Services (2 of 4)	Hopkins Consultants Pty Ltd	5 November 2025	
	5802-44-0765-14	B	House Offsets, Dimensions & Services (3 of 4)	Hopkins Consultants Pty Ltd	5 November 2025	
	5802-44-0765-15	B	House Offsets, Dimensions & Services (4 of 4)	Hopkins Consultants Pty Ltd	5 November 2025	
	Lot 35 - Architectural Plans	A	Sheets 1 to 7	G J Gardner Homes	16 December 2025	
	Lot 37 - Architectural Plans	A	Sheets 1 to 7	G J Gardner Homes	11 December 2025	
	Lot 39 - Architectural Plans	A	Sheets 1 to 7	G J Gardner Homes	13 December 2025	
	Lot 40 - Architectural Plans	TD04	A100 to 300	Baygrove Designer Homes	13 November 2025	
	Lot 41 - Architectural Plans	-	A000 to 301	Baywood Designer Homes	Undated	
	Lot 43 - Architectural Plans	-	A000 to 301	Baywood Designer Homes	Undated	
	Lot 44 - Architectural Plans	-	A000 to 300	Baywood Designer Homes	Undated	
	Lot 45 - Architectural Plans	-	A000 to 301	Baygrove Designer Homes	13 November 2025	
	Lot 47 - Architectural Plans	-	A000 to 300	Baywood Designer Homes	Undated	

	Lot 48 - Architectural Plans	A	Sheets 1 to 8	G J Gardner Homes	5 June 2024	
	Lot 50 - Architectural Plans	A	Sheets 1 to 8	G J Gardner Homes	13 December 2025	
	Lot 51 - Architectural Plans	A	Sheets 1 to 8	G J Gardner Homes	11 December 2025	
	Lot 53 - Architectural Plans	E	Sheets 0.1 to 0.9	Collins w Collins Building Designers	27 May 2025	
	Lot 83 - Architectural Plans	E	Sheets 0.1 to 0.9	Collins w Collins Building Designers	27 May 2025	
	Lot 84 - Architectural Plans	F	Sheets 01 to 08	Collins w Collins Building Designers	8 April 2025	
	Lot 86 - Architectural Plans	D	Sheets 00 to 04	Hotondo Homes	12 May 2025	
	Lot 87 - Architectural Plans	B	Sheets 00 to 04	Hotondo Homes	21 February 2025	
	Lot 89 - Architectural Plans	B	Sheets 00 to 04	Hotondo Homes	21 February 2025	
	Lot 90 - Architectural Plans	B	Sheets 00 to 04	Hotondo Homes	21 February 2025	
	Lot 92 - Architectural Plans	F	Sheets 1.0 to 1.7	Rob Tate Family Homes	27 May 2025	
	Lot 93 - Architectural Plans	B	Sheets 00 to 07	Collins w Collins Building Designers	23 May 2025	
	Lot 94 - Architectural Plans	B	Sheets 00 to 07	Collins w Collins Building Designers	23 May 2025	
	Lot 95 - Architectural Plans	B	Sheets 00 to 08	Collins w Collins Building Designers	22 May 2025	
	Lot 96 - Architectural Plans	B	Sheets 00 to 07	Collins w Collins Building Designers	23 May 2025	
	Lot 98 -	-	Sheets	Hunter	26	

	Architectural Plans		WD01 to 07	Homes	November 2025
	Lot 99 - Architectural Plans	-	Sheets WD01 to 08	Hunter Homes	26 November 2025
	Lot 101 - Architectural Plans	H	Sheets 01 to 08	Collins w Collins Building Designers	28 May 2025
	Lot 102 - Architectural Plans	E	Sheets 1.0 to 1.7	Rob Tate Family Homes	27 May 2025
	Lot 104 - Architectural Plans	B	Sheets 1.0 to 1.7	Rob Tate Family Homes	13 May 2025
	Lot 105 - Architectural Plans	B	Sheets 1.0 to 1.7	Rob Tate Family Homes	13 May 2025
	Lot 107 - Architectural Plans	G	Sheets 0 to 8	Collins W Collins Building Designers	28 May 2025
	Lot 108 - Architectural Plans	G	Sheets 1 to 12	Collins W Collins Building Designers	28 May 2025
	Lot 153 - Architectural Plans	G	Sheets 1.0 to 1.7	Rob Tate Family Homes	27 May 2025
	Lot 155 - Architectural Plans	G	Sheets 1.0 to 1.7	Rob Tate Family Homes	27 May 2025
	Lot 156 - Architectural Plans	H	Sheets 1.0 to 1.7	Rob Tate Family Homes	27 May 2025
	Lot 157 - Architectural Plans	H	Sheets 1.0 to 1.7	Rob Tate Family Homes	27 May 2025
	Lot 159 - Architectural Plans	-	Sheets A000 to 300	Baywood Designer Homes	Undated
	Lot 161 - Architectural Plans	TD04	Sheets A100 to 300	Baygrove Designer Homes	12 November 2025
	Lot 165 - Architectural Plans	B	Sheets 00 to 07	Collins W Collins Building Designers	20 May 2025
	Lot 166 - Architectural Plans	B	Sheets 00 to 07	Collins W Collins Building Designers	19 May 2025
	Lot 167 -	B	Sheets 00 to	Collins W	21 May

Architectural Plans		07	Collins Building Designers	2025
Lot 168 - Architectural Plans	B	Sheets 00 to 07	Collins W Collins Building Designers	22 May 2025
Lot 169 - Architectural Plans	B	Sheets 1.0 to 1.7	Rob Tate Family Homes	13 May 2025
Lot 171 - Architectural Plans	B	Sheets 00 to 07	Collins W Collins Building Designers	22 May 2025
Lot 172 - Architectural Plans	B	Sheets 00 to 07	Collins W Collins Building Designers	23 May 2025
Lot 176 - Architectural Plans	-	Sheets A000 to 300	Baywood Designer Homes	Undated
Lot 178 - Architectural Plans	TD04	Sheets A100 to 300	Baygrove Designer Homes	12 November 2025
Lot 179 - Architectural Plans	-	Sheets A000 to 300	Baywood Designer Homes	Undated
Lot 181 - Architectural Plans	TD04	Sheets A100 to 300	Baygrove Designer Homes	12 November 2025
Lot 182 - Architectural Plans	J	Sheets 1.0 to 1.7	Rob Tate Family Homes	27 May 2025
Lot 184 - Architectural Plans	F	Sheets 1.0 to 1.8	Rob Tate Family Homes	27 May 2025
Lot 215 - Architectural Plans	1	Sheets WD01 to 07	Hunter Homes	6 November 2025
Lot 217 - Architectural Plans	-	Sheets WD01 to 08	Hunter Homes	28 January 2026
Lot 218 - Architectural Plans	-	Sheets WD01 to 08	Hunter Homes	28 January 2026
Lot 220 - Architectural Plans	B	Sheets 1.0 to 1.8	Rob Tate Family Homes	13 May 2025
Approved documents				
Document title	Version number	Prepared by	Date of document	
Statement of	-	Hopkins	June 2025	

	Environmental Effects		Consultants Pty Ltd	
	Road Traffic Noise Impact Assessment	V1.0	SLR Consulting Australia Pty Ltd	1 May 2026
	Bushfire Hazard Assessment Report	V2.0	David Pensini	10 June 2025
	Geotechnical Assessment	RGS20073.1-CD	Regional Geotechnical Solutions Pty Ltd	7 September 2023
	Traffic and Access Assessment Report	PT23021r01_Final	Positive Traffic Pty Ltd	September 2023
	BASIX Certificate - Lot 35	1827003S	Aspect Drafting Services	16 December 2025
	BASIX Certificate - Lot 37	1826993S	Aspect Drafting Services	16 December 2025
	BASIX Certificate - Lot 39	1826999S	Aspect Drafting Services	16 December 2025
	BASIX Certificate - Lot 40	1789284S	Concept Designs Australia	27 March 2025
	NatHERS Certificate - Lot 40	0011812716	Concept Designs Australia	27 March 2025
	BASIX Certificate - Lot 41	1789307S	Concept Designs Australia	27 March 2025
	NatHERS Certificate - Lot 41	0011813227	Concept Designs Australia	27 March 2025
	BASIX Certificate - Lot 43	1789306S	Concept Designs Australia	27 March 2025
	NatHERS Certificate - Lot 43	0011813219-01	Concept Designs Australia	27 March 2025
	BASIX Certificate - Lot 44	1789295S	Concept Designs Australia	27 March 2025
	NatHERS Certificate - Lot 44	0011813060	Concept Designs Australia	27 March 2025
	BASIX Certificate - Lot 45	1789276S	Concept Designs Australia	27 March 2025
	NatHERS	0011812641	Concept	27 March 2025

	Certificate - Lot 45		Designs Australia		
	BASIX Certificate - Lot 47	1789308S	Concept Designs Australia	27 March 2025	
	NatHERS Certificate - Lot 47	0011813235	Concept Designs Australia	27 March 2025	
	BASIX Certificate - Lot 48	1827001S	Aspect Drafting Services	16 December 2025	
	BASIX Certificate - Lot 50	1826998S	Aspect Drafting Services	16 December 2025	
	BASIX Certificate - Lot 51	1826991S	Aspect Drafting Services	16 December 2025	
	BASIX Certificate - Lot 53	1795804S_02	Collins w Collins	11 June 2025	
	NatHERS Certificate - Lot 53	A93WJ8A8YR	AENEC	30 May 2025	
	BASIX Certificate - Lot 83	1799307S	Collins w Collins	11 June 2025	
	NatHERS Certificate - Lot 83	LECC5750BK	AENEC	11 June 2025	
	BASIX Certificate - Lot 84	1799310S	Collins w Collins	11 June 2025	
	BASIX Certificate - Lot 86	1794478S_02	Crescent Projects Pty Ltd	14 May 2025	
	BASIX Certificate - Lot 87	1794485S_02	Crescent Projects Pty Ltd	14 May 2025	
	BASIX Certificate - Lot 89	1794481S_02	Crescent Projects Pty Ltd	14 May 2025	
	BASIX Certificate - Lot 90	1794483S_02	Crescent Projects Pty Ltd	14 May 2025	
	BASIX Certificate - Lot 92	1797306S	Rob Tate Family Homes Pty Ltd	27 May 2025	
	BASIX Certificate - Lot 93	1797212S	Collins w Collins	27 May 2025	
	BASIX Certificate - Lot 94	1797247S	Collins w Collins	27 May 2025	

	BASIX Certificate - Lot 95	1797252S	Collins w Collins	27 May 2025	
	BASIX Certificate - Lot 96	1797263S	Collins w Collins	27 May 2025	
	BASIX Certificate - Lot 98	1789171S	Hunter Homes Pty Ltd	27 March 2025	
	BASIX Certificate - Lot 99	1789170S	Hunter Homes Pty Ltd	27 March 2025	
	BASIX Certificate - Lot 101	1797506S	Collins w Collins	28 May 2025	
	BASIX Certificate - Lot 102	1797308S	Rob Tate Family Homes Pty Ltd	27 May 2025	
	BASIX Certificate - Lot 104	1795162S	Rob Tate Family Homes Pty Ltd	13 May 2025	
	BASIX Certificate - Lot 105	1795163S	Rob Tate Family Homes Pty Ltd	13 May 2025	
	BASIX Certificate - Lot 107	1797516S	Collins w Collins Pty Ltd	28 May 2025	
	BASIX Certificate - Lot 108	1796823S	Collins w Collins Pty Ltd	23 May 2025	
	NatHERS Certificate - Lot 108	0011940517	Collins w Collins Pty Ltd	23 May 2025	
	BASIX Certificate - Lot 153	1797309S	Rob Tate Family Homes Pty Ltd	27 May 2025	
	BASIX Certificate - Lot 155	1797310S	Rob Tate Family Homes Pty Ltd	27 May 2025	
	BASIX Certificate - Lot 156	1797311S	Rob Tate Family Homes Pty Ltd	27 May 2025	
	BASIX Certificate - Lot 157	1797313S	Rob Tate Family Homes Pty Ltd	27 May 2025	
	BASIX Certificate - Lot 159	1789305S	Concept Designs Australia	27 March 2025	
	NatHERS Certificate - Lot 159	0011813185	Concept Designs Australia	27 March 2025	
	BASIX Certificate - Lot	1789291S	Concept Designs	27 March 2025	

161		Australia	
NatHERS Certificate - Lot 161	0011812963	Concept Designs Australia	27 March 2025
BASIX Certificate - Lot 165	1797271S_02	Collins W Collins Pty Ltd	27 May 2025
BASIX Certificate - Lot 166	1797286S	Collins W Collins Pty Ltd	27 May 2025
BASIX Certificate - Lot 167	1797291S	Collins W Collins Pty Ltd	27 May 2025
BASIX Certificate - Lot 168	1797307S	Collins W Collins Pty Ltd	27 May 2025
BASIX Certificate - Lot 169	1795164S	Rob Tate Family Homes Pty Ltd	13 May 2025
BASIX Certificate - Lot 171	1797314S	Collins W Collins Pty Ltd	27 May 2025
BASIX Certificate - Lot 172	1797320S	Collins W Collins Pty Ltd	27 May 2025
BASIX Certificate - Lot 176	1789302S	Concept Designs Australia	27 March 2025
NatHERS Certificate - Lot 176	0011813169	Concept Designs Australia	27 March 2025
BASIX Certificate - Lot 178	1789289S	Concept Designs Australia	27 March 2025
NatHERS Certificate - Lot 178	0011812773	Concept Designs Australia	27 March 2025
BASIX Certificate - Lot 179	1789299S	Concept Designs Australia	27 March 2025
NatHERS Certificate - Lot 179	0011813151	Concept Designs Australia	27 March 2025
BASIX Certificate - Lot 181	1789286S	Concept Designs Australia	27 March 2025
NatHERS Certificate - Lot 181	0011812740	Concept Designs Australia	27 March 2025
BASIX Certificate - Lot 182	1797315S	Rob Tate Family Homes Pty Ltd	27 May 2025
BASIX	1797316S	Rob Tate Family	27 May 2025

	Certificate - Lot 184		Homes Pty Ltd	
	BASIX Certificate - Lot 215	1789174S	Hunter Homes Pty Ltd	27 March 2025
	BASIX Certificate - Lot 217	1789173S	Hunter Homes Pty Ltd	27 March 2025
	BASIX Certificate - Lot 218	1789172S	Hunter Homes Pty Ltd	27 March 2025
	BASIX Certificate - Lot 220	1795167S	Rob Tate Family Homes Pty Ltd	13 May 2025
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails. Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.				
2.	A002 - Certificates The following certificates relevant to the development in accordance with Part 6 of the Environmental Planning and Assessment Act 1979 shall be obtained at the respective stages: • Subdivision Works Certificate; • Subdivision Certificate; • Construction Certificate for the dwellings; • Occupation Certificate for the dwellings. Condition Reason: To ensure that appropriate building and subdivision certification is obtained.			
3.	A003 - Notification of Home Building Act 1989 requirements 1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council. 2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— a. for work that requires a principal contractor to be appointed— i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the <i>Home Building Act 1989</i>, Part 6, b. for work to be carried out by an owner-builder— i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the <i>Home Building Act 1989</i> ---- the number of the owner-builder permit. 3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information. 4. This section does not apply in relation to Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.			

	Condition Reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.
4.	A004 - Shoring and adequacy of adjoining property 1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. 2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense - a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. 3. This section does not apply if - a. the person having the benefit of the development consent owns the adjoining land, or b. the owner of the adjoining land gives written consent to the condition not applying. Condition Reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.
5.	A005 - Erection of signs 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out - a. showing the name, address and telephone number of the principal certifier for the work, and b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. 3. The sign must be - a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to - a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6. Condition Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
6.	A006 - Fulfilment of BASIX commitments It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled - 1. BASIX development, 2. BASIX optional development, if the development application was accompanied by a BASIX certificate. Condition Reason: Prescribed condition under section 75 of the Environmental Planning

	and Assessment Regulation 2021.
7.	A007 - Staging The development must only proceed in accordance with the approved stages as set out below: • Stage 1: Creation of lots 31 - 54 (24 lots), associated infrastructure, landscaping, earthworks and retaining walls and construction of dwellings on lots 35, 37, 39-41, 43-45, 47-48, 50-51, 53. • Stage 2: Creation of lots 83 - 108 (26 lots), associated infrastructure, landscaping, earthworks and retaining walls and construction of dwellings on lots 83-84, 86-87, 89-90, 92-96, 98-99, 101-102, 104-105, 107-108. • Stage 3: Creation of lots 153 - 184 (32 lots), associated infrastructure, landscaping, earthworks and retaining walls and construction of dwellings on lots 153, 155-157, 159, 161, 165-169, 171-172, 176, 178-179, 181-182, 184. • Stage 4: Creation of lots 215 - 220 (6 lots), associated infrastructure, landscaping, earthworks and retaining walls and construction of dwellings on lots 215, 217-218, 220. Unless specified, the conditions of this consent will apply to all stages, with any decision on any discrepancy with conditions and associated staging resting with Council. Any decision to allow a change to staging will rest with Council along with applicable conditions and any contributions payable. Condition Reason: To set out how the development can be staged.
8.	A008 - Public works and utility services alterations The developer is responsible for any costs relating to minor alterations and extensions to ensure satisfactory transitions of existing roads, drainage, public utility services, any easements and Council services at no cost of Council for the purposes of the development. Condition Reason: To confirm that the developer is responsible for all public utility costs and alterations.
9.	A009 - Construction site management The development site is to be managed for the entirety of work in the following manner: 1. Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation; 2. Appropriate dust control measures; 3. Building equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained. Where work adjoins the public domain, fencing is to be in place so as to prevent public access to the site; 4. Building waste is to be managed via appropriate receptacles into separate waste streams; 5. Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. 6. Building work being 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 Sunday or public holidays The builder to be responsible to instruct and control his sub-contractors regarding the hours of work. 7. All works within proximity of electrical infrastructure shall be carried out in accordance

	with the requirements of the relevant electricity authority. Condition Reason: To ensure that construction site is appropriately managed to prevent impacts to adjoining properties, the public domain and to ensure waste is disposed of in a practical and sustainable manner.
10.	A010 - AUSPEC Specifications The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications. Condition Reason: To ensure public infrastructure works meet appropriate industry standards.
11.	A011 - General Terms of Approval (State Authority) The General Terms of Approval (GTAs) from the following authorities, as referred to in section 4.50 of the Environmental Planning and Assessment Act 1979, and referenced below, are attached and form part of the consent conditions for this approval. NSW Rural Fire Service - The General Terms of Approval, Reference DA20250807003175-Original-1 and dated 19 September 2025 are attached and form part of this consent. Condition Reason: To ensure that external State agency requirements are satisfied.
12.	A014 - Public foot paving The provision, at no cost to Council, of concrete foot paving for the full street frontages of the development. For all streets a 1.5 metre wide footpath (unless varied in writing by Council) is required with design details in accordance with AUSPEC and Council Standard drawings. The design plans must be approved by Council pursuant to Section 138 of the Roads Act. All pedestrian paths for the development should provide appropriate connections to the surrounding network to encourage increased patronage and reduce car dependency. The design details are to be included in the plans submitted with the Subdivision Works Certificate application. Condition Reason: To ensure that the development positively contributes to the public domain and accommodates pedestrians.
13.	A015 - Bonds The applicant shall provide security to the Council for the payment of the cost of the following: - Making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates, - Completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent, - Remedying any defects in any such public work that arise within twelve (12) months after the work is completed. Such security is to be provided to Council prior to the issue of the Subdivision Certificate/Construction Certificate or Section 138 of the Roads Act, 1993. The security is to be for such reasonable amount as is determined by the consent authority, being an amount that is 10% of the contracted works for Torrens Title subdivision development/the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out the development by way of:

	i. deposit with the Council, or ii. an unconditional bank guarantee in favour of the Council. The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within 6 years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995. Condition Reason: To specify the monetary bond required to be paid to protect public infrastructure from damage or defects.
14.	Voluntary Planning Agreement The applicant is to comply with and perform the provision of the planning agreement entered into under the Act known as the Sovereign Hills Planning Agreement 2025 between Port Macquarie-Hastings Council and Lewis Developments Pty Ltd as trustee for the Lewis Developments Trust and PM Land Pty Ltd, executed on 25 September 2025, in relation to the carrying out of the development the subject of this consent. Condition reason: To ensure commitments of planning agreements are fulfilled.
15.	A012 - Advertising signage Separate development consent for any proposed advertising signs (other than signs which are exempt development or approved under this consent) must be obtained prior to the erection or display of any such signs. Condition Reason: To advise that any advertising signage may require separate development consent.
16.	Koala Educational awareness Appropriate promotional and educational measures shall be undertaken for the development in relation to dog ownership and koala habitat management. Condition reason: To ensure that the development does not have any unintended biodiversity impacts and remains consistent with the approved Koala Plan of Management applicable to the site.
17.	Proposed lot 218 and proposed dwelling design on lot 218 not approved The creation of proposed lot 218 and erection of the proposed dwelling design on proposed lot 218 does not form part of this consent. Condition reason: The variation for the dwelling design (i.e. reduced garage side setback) is not consistent with DCP.
18.	Proposed lot 218 to be consolidated with proposed lot 219 Proposed lot 218 shall be consolidation with proposed vacant lot 219 as to create a vacant residential lot of 750m2 in area. Details to shall be clearly illustrated on the plans accompanying the subdivision works certificate and subdivision certificate applications. Condition reason: The creation of a vacant undersized residential lot of 300m2 would not meet the minimum lot size provision of 450m2 applicable under the LEP.

SUBDIVISION WORK

BEFORE THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Condition	
19.	C002 - Public infrastructure works and AUSPEC Submission to the Council prior to the issue of a Subdivision Works Certificate of detailed design plans for the public infrastructure works associated with the development. Public infrastructure works shall be constructed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.
20.	B051 - Utilities and services including Water and Sewer Before the issue of the relevant Subdivision Certificate, written evidence of the following service provider requirements must be provided: • A response from Council as a Water Authority as to whether plans accompanying the application for Subdivision Works Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. • A response from the electricity and telecommunication authorities demonstrating that satisfactory arrangements can be made for installation and supply of such services. Condition Reason: To ensure relevant utility and service provider's requirements are provided to the certifier and Water Management Act requirements are met.
21.	B035 - Substation locations The location of electricity substations is to be clearly illustrated on the Subdivision Works Certificate plans. All substations are to remain on private property unless otherwise agreed to by Port Macquarie-Hastings Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
22.	C005 - Works in road reserve permit An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Subdivision Works Certificate. If a Subdivision Works Certificate application is lodged and determined, this may satisfy the Section 138 requirements of the Roads Act 1993. Such works include, but not be limited to: • Civil works • Traffic management • Work zone areas • Hoardings • Concrete foot paving

	• Footway and gutter crossing • Functional vehicular access Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.
23.	C015 - Pavement design report Prior to issue of Subdivision Works Certificate a pavement design report shall be prepared by a suitably qualified geotechnical or civil engineer and submitted to Council, including soil test results and in-situ CBR values (NATA certified). Council's minimum pavement compaction testing criteria are as follows: 1. 98% (modified) base layers - Maximum Modified Dry Density test in accordance with AS1289.5.2.1 2. 95% (modified) sub-base layers - Maximum Modified Dry Density test in accordance with AS1289.5.2.1 3. 100% (standard) subgrade/select layers - Maximum Standard Dry Density test in accordance with AS1289.5.1.1 (or for in-situ subgrade soils only, wet density testing may be used). Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
24.	C017 - Haulage of fill Prior to release of the Subdivision Works Certificate the submission of details to Council for the disposal of any spoil gained from the site and/or details of the source of fill, heavy construction materials and proposed routes to and from the site, including, but not limited to: 1. The pavement condition of the route/s proposed (excluding collector, sub-arterial and arterial roads) for the haulage of fill material to the site and/or haulage of excess material from the site. The condition report shall include photographs of the existing pavement and pavement deflection test results taken in the travel lanes; 2. Recommended load limits for haulage vehicles and; 3. A procedure for monitoring the condition of the pavement during the haulage; 4. Bond to guarantee public infrastructure is not damaged as a result of construction activity, and; Council shall determine the need for and extent of any rectification work on the haulage route/s considered attributable by the haulage of materials to and/or from the site. Condition Reason: To protect public infrastructure.
25.	C018 - Corner splay The provision of 3m x 3m splay corners or otherwise agreed to by Port Macquarie-Hastings Council. Details must be submitted to and approved by Port Macquarie-Hastings Council prior to release of the Subdivision Works Certificate. Condition Reason: To provide for appropriate and traffic sight distance and to positively contribute to the public domain.
26.	B030 - Stormwater drainage design A stormwater drainage design is to be submitted and approved by Council prior to the Subdivision Works Certificate. The design must be prepared in accordance with Council's AUSPEC Specifications, Australian Rainfall and Runoff 2019, the requirements of Relevant

	Australian Standards and shall make provision for the following: 1. The legal point of discharge for the proposed development is defined as Council's piped drainage system proposed under DA2024 - 734.1. 2. The design is to be generally in accordance with the stormwater drainage concept plan on Drawing No 5802-44-0765-06 prepared by Hopkins Consultants and dated 26/06/2025. 3. All allotments must be provided with a direct point of connection to the public piped drainage system. Kerb outlets are not permitted. 4. The design requires the provision of interallotment drainage in accordance with AUSPEC D5 5. The design shall include water quality controls designed to achieve the targets specified within AUSPEC D7. 6. Where works are staged, a plan is to be provided which demonstrates which treatment measure/s is/are to be constructed with which civil works stage. Separate plans are required for any temporary treatment (where applicable e.g. for building phase when a staged construction methodology is adopted) and ultimate design. 7. The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system. 8. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets. 9. The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
27.	B019 - Retaining walls Detailed drawings and specifications prepared by a professional engineer for all retaining walls supporting: 1. Earthworks that are more than 600mm above or below ground level (existing); and located within 1m of the property boundaries; or 2. Earthworks that are more than 1m above or below ground level (existing) in any other location are to be submitted to the Principal Certifier with the application for the Subdivision Works Certificate. Condition Reason: To ensure retaining walls have structural integrity.
28.	Proposed lot 218 to be consolidated with proposed lot 219 Proposed lot 218 shall be consolidation with proposed vacant lot 219 as to create a vacant residential lot of 750m2 in area. Details to shall be clearly illustrated on the plans accompanying the subdivision works certificate. Condition reason: To ensure a vacant residential meets the minimum lot size provision of 450m2 applicable under the LEP.

BEFORE SUBDIVISION WORK COMMENCES

Condition

29.	K004 - Service provider arrangements Prior to works commencing an application being made to the electricity and telecommunications service providers. Services are required to be underground. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
30.	K001 - Notice of works commencement A minimum of one (1) week's notice in writing of the intention to commence works on public land is required to be given to Council together with the name of the principal contractor and any major sub-contractors engaged to carry out works. Works shall only be carried out by a contractor accredited with Council. Condition Reason: To ensure that the development commences in an orderly manner and to protect public safety and the integrity of public infrastructure.
31.	D003 - Airport obstacle limitation surface A controlled activity approval shall be obtained from the airport operator for any crane that may be used during the construction phase that would penetrate the Obstacle Limitation Surface (OLS). To avoid any doubt as to whether an approval is required, applicants should check with the airport operator at the earliest possible stage. Condition Reason: To protect public health and safety, building assets and the environment.
32.	K005 - Construction hoarding fence Provision of a hoarding, fence or other measures to restrict public access to the site during the course of works. Where the hoarding will encroach upon public land an application for approval under section 138 of the Roads Act, 1993 is to be lodged with Council. Condition Reason: To protect public safety and the integrity of public infrastructure.
33.	Soil and Water Management Plan Prior to commencement of any earthworks a detailed Soil and Water Management Plan (SWMP) prepared in accordance with Chapter 2 of Guidelines for Managing Urban Stormwater: Soils and Construction - Volume 1 i.e. the 'Blue Book'. The plan shall be submitted to and be approved by Port Macquarie-Hastings Council prior to any clearing or earthworks commencing. The following details are to be included in the plan: • An Erosion and Sediment Control Plan (ESCP). • Key contact details and their responsibilities. • Inspection/monitoring and maintenance regime of controls. • Rectification protocol for controls not performing. • Details of revegetation measures. • Details of how the plan is to be implemented throughout the stages of the development. • The plan shall be a live document and include provisions for additional controls deemed necessary to address erosion and sediment control performance which can be shown through updates. • To assist in development of the ESCP refer to Guidelines for erosion and sediment control on building sites, prepared by Department of Planning, Housing and Infrastructure and

	dated October 2024.
	Condition Reason: To prevent pollution and protect the environment.

DURING SUBDIVISION WORK

Condition	
34.	E002 - Naturally occurring asbestos The site is in an area known to contain rock that may contain naturally occurring asbestos (NOA). Should potential NOA be located on site notification shall be provided to Council and Workcover prior to works proceeding. No work shall recommence until a NOA management plan has been approved by Council or Workcover. Condition Reason: To protect public health and safety.
35.	E003 - Copy of construction plans A copy of the current stamped approved construction plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifier or an officer of the Council. Condition Reason: To ensure that the development proceeds in accordance with the approved plans.
36.	L001 - Development inspections for public infrastructure works Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Subdivision Works Certificate number and property description to ensure your inspection is confirmed: 1. Prior to commencement of site clearing and installation of erosion control facilities; 2. At completion of installation of erosion control measures 3. Prior to installing traffic management works 4. At completion of installation of traffic management works 5. At the commencement of earthworks; 6. Before commencement of any filling works; 7. When the sub-grade is exposed and prior to placing of pavement materials; 8. When trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling; 9. At the completion of each pavement (sub base/base) layer; 10. Before pouring of kerb and gutter; 11. Prior to the pouring of concrete for sewerage works and/or works on public property; 12. On completion of road gravelling or pavement; 13. During construction of sewer infrastructure; 14. During construction of water infrastructure; 15. Prior to sealing and laying of pavement surface course. All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point. Condition Reason: To ensure that appropriate infrastructure is provided to service the

	development.
37.	E011 - Stop work if aboriginal objects discovered Should any Aboriginal objects be discovered in any areas of the site then all excavation or disturbance to the area is to stop immediately and the National Parks and Wildlife Service is to be informed in accordance with Section 91 of the <i>National Parks and Wildlife Act 1974</i>. Subject to an assessment of the extent, integrity and significance of any exposed objects, applications under either Section 87 or Section 90 of the <i>National Parks and Wildlife Act 1974</i> may be required before work resumes. Condition Reason: To protect culturally significant places and items.
38.	L019 - Pavement and soil test results Prior to laying of Asphaltic Concrete (AC) or wearing surface course, submission to Council of pavement and soil test results prepared by a NATA registered person for all road pavement construction, including: 1. CBR test results, and 2. Subgrade / select fill, sub-base and base pavement compaction reports in accordance with AS1289.5.1.1 & AS1289.5.2.1 as applicable. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

	Condition
39.	M033 - Section 307 certificate for subdivision works A Certificate of Compliance under the provisions of Section 307 of the <i>Water Management Act</i> must be obtained prior to the issue of any Subdivision Certificate. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
40.	M006 - Section 7.11 Development Contributions Payment to Council, prior to the issue of a Subdivision Certificate of the Section 7.11 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of the following plans (as amended) or a Planning Agreement: • Port Macquarie-Hastings Administration Building Contributions Plan 2007 • Hastings S94 Administration Levy Contributions Plan 2003 • Port Macquarie-Hastings Open Space Contributions Plan 2018 • Hastings S94 Major Roads Contributions Plan 2004 • Port Macquarie-Hastings Community Cultural and Emergency Services Contributions Plan 2005 • Port Macquarie-Hastings Section 94 Local Roads Contributions Plan Areas 13, 14 and 15 2014 The plans may be viewed on Council's website. The attached "Notice of Payment" is valid for the period specified on the Notice only. The contribution amounts shown on the Notice are subject to adjustment in accordance with

	CPI increases adjusted quarterly and the provisions of the relevant plans. Payments can only be made using a current "Notice of Payment" form. Where a new Notice of Payment form is required, an application in writing together with the current Notice of Payment application fee is to be submitted to Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to ensure that the development positively contributes to public infrastructure networks.
41.	M039 - Satisfactory services certification Prior to the issue of a Subdivision Certificate, evidence to the satisfaction of the Principal Certifier from the electricity and telecommunications providers that satisfactory services arrangements have been made to the lots (including street lighting and fibre optic cabling where required). Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
42.	F005 - Imported fill certification The owner/applicant is responsible for ensuring that any imported fill is either Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM). Prior to the issue of a Subdivision Certificate, certification is to be provided to Council demonstrating that the fill is either VENM or ENM. Condition Reason: To protect public health and safety.
43.	M001 - Bushfire risk measures Prior to the issue of the subdivision certificate, details of compliance with the bushfire safety authority issued by the NSW RFS are to be provided to the Principal Certifier. Condition Reason: To protect public health and safety.
44.	M003 - Bond securities release Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount. Condition Reason: To protect public infrastructure.
45.	M020 - Completion of Section 138 works for subdivision Prior to occupation or the issuing of the Subdivision Certificate provision to the Principal Certifier of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
46.	M042 - Payment of State Infrastructure Levy Prior to issue of any Subdivision Certificate, proof that the State Infrastructure Levy (if applicable) has been paid is to be submitted to the Principal Certifier. Condition Reason: To ensure that appropriate infrastructure is provided to service the

	development.
47.	M043 - Restrictions, easements and/or covenants The plan of subdivision and Section 88B instrument shall establish the following restrictions, easements and/or covenants; with Council having the benefit and having the sole authority to release, vary or modify each restriction, easement and/or covenant. Wherever possible the extent of the land affected by these covenants shall be defined by bearings and distances shown on the plan of subdivision. 1. A restriction on the following lots: • Stage 1 - 35, 37, 39-41, 43-45, 47-48, 50-51, 53 • Stage 2 - 83-84, 86-87, 89-90, 92-96, 98-99, 101-102, 104-105, 107-108 • Stage 3 - 153, 155-157, 159, 161, 165-169, 171-172, 176, 178-179, 181-182, 184 • Stage 4 - 215, 217-218, 220 requiring development to be constructed as per the approved architectural plans provided for in development consent DA2025/424. 2. A restriction on all lots requiring residential development to incorporate category 1 noise control construction elements as set out in 'Development near rail corridors and busy roads - Interim Guideline' 2008 prepared by NSW Department of Planning. 3. A restriction on all lots advising that future residential development will need to be constructed to the Bushfire Attack Levels identified in Table 8 and Appendix 5 of the Bushfire Hazard Assessment Report, Version 2.0, prepared by David Pensini and dated 10 June 2025. 4. A restriction on all lots advising that any swimming pools to be installed must display a stout rope (minimum 50mm diameter), one end of which must be secured to a stable poolside fixture, the other end of which must always trail in the pool. Details are to be submitted to Council prior to issue of the Subdivision Certificate. Condition Reason: To ensure that the development proceeds in accordance with the intent of the approval and does not have any unintended impacts.
48.	F024 - Drainage certification An appropriately qualified and practising consultant is required to certify the following: 1. All drainage lines have been located within the respective easements, and 2. Any other drainage structures are located in accordance with the Construction Certificate. 3. All stormwater has been directed to a Council approved drainage system 4. All conditions of consent/ construction certificate approval have been complied with. 5. Any on site detention system (if applicable) will function hydraulically in accordance with the approved Construction Certificate. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
49.	F025 - Drainage easements Creation of drainage easement between lots (i.e. interallotment) Where stormwater pipelines traverse lots other than those which they benefit appropriate drainage easements shall be created and registered on the title of the relevant lot(s) with the Lands and Property Information NSW. 1. For pipes less than 500mm diameter, the easement width must be a minimum of 1500mm. Easements for larger diameter pipes must be the pipeline diameter plus 1200mm wide, with a minimum width of 2400mm.

	2. Where easements are associated with a subdivision, the easement shall be established with the plan of subdivision and Section 88B instrument. Details to be submitted to Council prior to issue of Subdivision Certificate. Where easements are not associated with a subdivision, the easement shall be approved by Council prior to lodgement at Lands and Property Information (LPI) NSW and evidence of registration shall be submitted to the Principal Certifying Authority prior to any Occupation Certificate. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
50.	F032 - Engineering certification of public infrastructure All works relating to public infrastructure shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC prior to issue of Occupation/Subdivision Certificate or release of the security bond, whichever is to occur first. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
51.	F034 - CCTV inspection of new stormwater infrastructure Prior to Council accepting new stormwater infrastructure, a CCTV inspection of all new and modified stormwater assets must be undertaken in accordance with the Conduit Inspection Reporting Code of Australia WSA 05. A copy of the CCTV inspection footage and inspection report prepared and certified by a suitably qualified person shall be provided to Council prior to the acceptance of works into the nominated 'into maintenance period'. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
52.	M038 - Street lighting Provision of street lighting to all new roads in accordance with AS1158 and compliance with the requirements of the electricity authority regarding provision of electricity to serve the development. Provision shall be made for placement of conduits for future requirements or upgrades. Evidence by way of letter from the electricity provider, indicating compliance with this condition shall be submitted prior to the issue of the Subdivision Certificate. Any proposal to erect non-standard, prestige or Smart Poles (or equivalent) street lighting shall: 1. Forward all plans to the service provider for comment; 2. Include instruction for completion of 'Lighting Requirements'; 3. be referred to Council together with details of the difference in annual charges over a twenty five (25) year period in accordance with Policy R5 – Street Lighting on Public Roads; 4. Supply to Council to keep in stock, one (1) extra pole for every six (6) run of poles, for all poles that are non-standard poles. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
53.	M045 - Works as executed plans Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be

	submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to issue of the Subdivision Certificate. The copyright for all information supplied, shall be assigned to Council. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
54.	Proposed lot 218 to be consolidated with proposed lot 219 Proposed lot 218 shall be consolidation with proposed vacant lot 219 as to create a vacant residential lot of 750m2 in area. Details to shall be clearly illustrated on the plans accompanying the subdivision works certificate and subdivision certificate applications. Condition reason: To ensure the creation of a vacant residential lot meets the minimum lot size provision of 450m2 applicable under the LEP.

BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE FOR THE DWELLINGS

Condition	
55.	B002 - Plumbing permit Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council. The following is to be clearly illustrated on the site plan to accompany the application for Section 68 approval: • Position and depth of the sewer (including junction) • Stormwater drainage termination point • Easements • Water main • Proposed water meter location Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.
56.	B005 - Works in road reserve permit An application pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be submitted to and obtained from Port Macquarie-Hastings Council prior to release of the Construction Certificate. Such works include, but not be limited to: • Civil works • Traffic management • Work zone areas • Hoardings • Concrete foot paving • Footway and gutter crossing • Functional vehicular access Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.

57.	B022 - Bushfire Attack Level The dwellings shall be designed and constructed so as to comply with the Bushfire Attack Levels nominated in table 8 and Appendix 5 of the Bushfire Hazard Assessment Report, Version 2.0, prepared by David Pensini and dated 10 June 2025 and requirements of Australian Standard 3959 and the specifications and requirements of Planning for Bush Fire Protection 2019. Details shall be submitted to the Principal Certifier with the application for Construction Certificate demonstrating compliance. Please note: Compliance with the requirements of the current Planning for Bush Fire Protection Guidelines to prevail in the extent of any inconsistency with the Building Code of Australia. Condition Reason: To protect public safety and building assets.
58.	B040 - Road noise acoustic mitigation Each dwelling shall incorporate category 1 noise control construction elements as set out in 'Development near rail corridors and busy roads - Interim Guideline' 2008 prepared by NSW Department of Planning. Details to be clearly illustrated on the construction certificate plans to the satisfaction of the certifier prior to the issue of a Construction Certificate. Condition Reason: To ensure acoustic amenity for residents.
59.	B051 - Utilities and services including Water and Sewer Before the issue of the relevant Construction Certificate, written evidence of the following service provider requirements must be provided: • A response from Council as a Water Authority as to whether plans accompanying the application for Construction Certificate would affect any Water Authority infrastructure and whether any further requirements need to be met. Condition Reason: To ensure relevant utility and service provider's requirements are provided to the certifier and Water Management Act requirements are met.
60.	B052 - Registration of development lot Prior to the issue of a Construction Certificate for a dwelling, evidence shall be provided to the Principal Certifying Authority confirming the lot to which it is to be constructed upon has been registered with NSW Land Registry Service. Condition Reason: To ensure that the development proceeds in accordance with the approved plans.
61.	Privacy requirements for dwelling on proposed Lot 108 The east facing window (W13) to the activity room on the upper floor of the dwelling on proposed lot 108 shall be provided with either a permanently fixed privacy screen that has 25% openings (max), with no individual opening more than 30mm wide or be a window the whole of which has translucent glass and is not able to be opened. Details demonstrating compliance shall be provided to the satisfaction of the certifying authority on the construction certificate plans prior to release of the construction certificate. Condition Reason: To protect the visual privacy between dwellings.
62.	Design amendments for dwellings

	Before the issue of a construction certificate for the relevant dwelling, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents: • Dwelling on proposed lot 51 - Driveway crossover reduced to maximum 5m in width. Condition reason: To ensure easy and safe access by vehicles and pedestrians.
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BEFORE ISSUE OF AN OCCUPATION CERTIFICATE FOR DWELLINGS

Condition	
63.	F001 - Bushfire risk/acoustic measures installed Prior to occupation or issue of the Occupation Certificate, details of compliance with the bushfire risk assessment and acoustic noise construction requirements are to be provided to the satisfaction of Principal Certifier. Condition Reason: To protect public health and safety.
64.	F003 - Bond securities release Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount. Condition Reason: To protect public infrastructure.
65.	F020 - Completion of works within the road reserve Prior to occupation or the issuing of the Occupation, Certificate provision to the Principal Certifier of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
66.	F031 - Section 68 Certificate of Completion Prior to occupation or the issuing of any Occupation Certificate a Section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council for each S68 Approval related to this development. Condition Reason: To ensure that appropriate infrastructure is provided to service the development.
67.	F035 - Certification of BASIX commitments Written confirmation being provided to the Principal Certifier from any properly qualified person (eg the builder), stating that all commitments made as part of the BASIX Certificate have been completed in accordance with the certificate. Condition Reason: To ensure that BASIX commitments have been provided and the

	development achieves acceptable operating efficiencies.
68.	F033 - Section 307 certificate A Certificate of Compliance under the provisions of Section 307 of the <i>Water Management Act Post Construction</i> must be obtained prior to the issue of any Occupation Certificate. Condition Reason: To ensure that appropriate infrastructure is provided to service the development and/or payment of S64 charges has been made.

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