

APPENDIX B

The following conditions have been imposed in accordance with the requirements of Section 80A of the *Environmental Planning and Assessment Act 1979* having regard to the relevant matters identified under Section 79C of the Act.

PARAMETERS OF THIS CONSENT

- 1** The development shall be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan No./ Supporting Document	Version	Prepared by	Dated
SUBDIVISION JOB No. 16053DA01.VCD SHEET 1 OF 2	1	M W ROGERS AND ASSOCIATES	18/11/16
SUBDIVISION JOB No. 16053DA01.VCD SHEET 2 OF 1	1	M W ROGERS AND ASSOCIATES	18/11/16

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

- 2** This consent does not permit any works, unless they are directly required to comply with this consent or the Building Code of Australia. If required, works shall not commence until such time as a Construction Certificate has been obtained and the appointment of a Principal Certifying Authority.
- 3** Any building work must be carried out in accordance with the requirements of the Building Code of Australia as in force on the date the application for the relevant construction certificate or complying development certificate was made.

This condition does not apply:

- a) To the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
- b) To the erection of a temporary building.

THE FOLLOWING CONDITIONS MUST BE COMPLIED WITH PRIOR TO ISSUE OF ANY SUBDIVISION CERTIFICATE

- 4** Prior to the issue of any Subdivision Certificate evidence shall be provided to the satisfaction of Council that all existing buildings on Proposed Lots 211, 212 and 213 comply with fire rating requirements of the Building Code of Australia.
- 5** Prior to the issue of any Subdivision Certificate a Certificate of Compliance pursuant of Section 305 of the *Water Management Act 2000* shall be obtained from Council for the lot/s the subject of this Subdivision Certificate.

- 6** Prior to the issue of any Subdivision Certificate an application for a Subdivision Certificate shall made on the approved form. The Subdivision Certificate application fees, in accordance with Council's adopted schedule of fees and charges, shall accompany such application. Seven (7) copies of the plan of subdivision shall be submitted with the application for a Subdivision Certificate.

A certificate from a registered surveyor is to be submitted to Council certifying that any pipelines, structures, access driveways and/or services are located wholly within the relevant easements.

A Section 88B Instrument and one (1) copy are to be submitted with the application for a Subdivision Certificate. The final plan of subdivision and accompanying Section 88B Instrument are to provide for the items listed in the following table:

Item for inclusion in Plan of Subdivision and/or Section 88B Instrument	Details of Item
Easements for Services	The creation of any necessary easements for services (including water, sewer, stormwater, electricity, telecommunication, etc.). The instrument shall benefit and burden proposed allotments and parties as is appropriate, to the satisfaction of Council.
Rights of way	The creation of access easements to service all lots. The instrument shall benefit and burden lots as appropriate, to the satisfaction of Council.

- 7** Prior to the issue of any Subdivision Certificate the cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of any required works associated with the approved development, is to be met in full by the applicant/developer.

ADVICE

- A** All earthmoving contractors and operators should be instructed that, in the event of any bone, or stone artefacts, or discrete distributions of shell, being unearthed during earthmoving, work must cease immediately in the affected area, and the Local Aboriginal Land Council and officers of the National Parks and Wildlife Service, informed of the discovery. Work must not recommence until the material has been inspected by those officials and permission has been given to proceed. Those failing to report a discovery and those responsible for the damage or destruction occasioned by unauthorised removal or alteration to a site or to archaeological material may be prosecuted under the *National Parks and Wildlife Act 1974*.

Right of Appeal

If you are dissatisfied with this decision, Section 97AA of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this Notice.

You are further advised that pursuant to Section 82A of the *Environmental Planning and Assessment Act 1979*, a request may be made to review a determination at any time within six (6) months of the date of notification. This right of review does not apply in respect to designated development, integrated development or an application by the Crown.

Signature:

Leigh Cave
TOWN PLANNER
SUSTAINABLE ENVIRONMENT

Date:

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