

1. **Development is to be in accordance with approved plans**

The development is to be in accordance with plans listed below:

Plan No.	Description	Prepared by	Dated:
1002-DA62	Subdivision Layout Plan	CivilTech	06.09.19 Issue F
1002-OSP3	Overall Site Plan & Stage 6 Residue	CivilTech	15.11.17 Issue A
1002-DA63	Bulk Earthworks and Cut / Fill Depth Plan	CivilTech	06.11.17 Issue C
100-DA65	Stormwater Drainage	CivilTech	04.12.17 Issue C
1002-DA66	Lorikeet Lane Long & Typical Section	CivilTech	06.11.17 Issue C
1002-MO11	External Stormwater Drainage Plan	CivilTech	08.10.19 Issue B
1002-MO12	Stormwater Long Sections Lines 13 External Catchment	CivilTech	08.10.19 Issue B
1002-MO13	Typical Stormwater Pit Details from AUS Pits	CivilTech	19.08.19 Issue A
Figure 3	Stage 1 to Stage 6 Catchment Areas	CivilTech	-
-	Acid Sulfate Soil Management Plan	ENV Solutions	September 2018
-	Rehabilitation Areas Plan	-	November 2019

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

3 **Biodiversity Conservation Management Plan**

The revised and approved Biodiversity Conservation Management Plan for Lot 94 DP1216681, Tallwood Ridge, Mullumbimby NSW prepared by Wetland care Australia; revised and updated by EnviTE Environment August 2016 with Planting Schedule for Management Zone 5 revised November 2016, must be further updated to detail the:

- Location of the stormwater and water main within management zone 5 (MZ5) and
- Addition of Management Zone 11 (MZ11) in accordance with the plan identified as "Rehabilitation Areas Plan dated November 2019" being an area between management zone 9 and management one 7b of at least 2500m² in area and comprising of an open woodland community comprising of native indigenous trees and shrubs and groundcovers providing connectivity with MZ7b and MZ9.
- Timing of MZ 11 to occur with the future stage adjoining Stage 7

At a minimum, the following sections of the Plan must be updated to reflect the changes to management zone detailed above:

- Figure 6: Tallwood Ridge Development Stages (2016) Rehabilitation and Development Areas (2016) and Management Zones;
- Figure 15: Management Zones at Tallwood Ridge;
- Section 5.3 Ecological Restoration Framework;
- Section 6.2 Fencing;

- e) Section 7 Implementation, including implementation timetable;
- f) Section 8 Performance Criteria;
- g) Section 9 Monitoring and Evaluation; and
- h) Appendix 9 – Habitat Restoration Techniques (Planting Plan) – Planting List for Management Zone 5 – Area 19,492m².

The updated Biodiversity Conservation Management Plan must be submitted to Council and approved prior to the issue of the subdivision certificate for the site.

Works are to be undertaken in accordance with the subsequently updated and approved Biodiversity Conservation Management Plan.

7. **Engineering Construction Plans**

Three (3) copies of engineering construction plans and specifications must accompany the construction certificate application demonstrating compliance with Council's standards for the required engineering works. Each set of drawings shall be accompanied by a Certification Report which must be signed by a suitably qualified Civil Engineer or Registered Surveyor. The Certification Report will comprise the certificate and check lists set out in Annexure DQS-A of the Northern Rivers Local Government Development & Design Manuals. The information shown on the drawings shall be logically collected on discrete sheets generally in accordance with Annexure DQS-B and the Sample Drawings of the Northern Rivers Local Government Development & Designs. The drawings are to provide for the following works:

- a) **Kerb & Gutter, Road Shoulder Construction**
Kerb and gutter, road shoulder and associated drainage construction, footpath formation including any necessary relocation of services across the frontage of the subdivision.
- b) **Full Width Road Construction**
Full width road and drainage construction for all proposed roads on the approved plan.
- c) **Access Track Construction**
Minimum 4m wide access track construction for the access track adjacent to the stormwater bio-basin on the approved plan.
- d) **Access Handle**
A three (3) metre wide reinforced concrete driveway (or equivalent), together with all necessary services/service conduits (water, sewer, telephone, power, stormwater) within the access handle of proposed Lot(s) 133 and 134.
- e) **Stripping and Stockpiling**
Stripping and stockpiling of existing topsoil on site, prior to commencement of earthworks, and the subsequent re-spreading of this material together with a sufficient quantity of imported topsoil so as to provide a minimum thickness of 80mm over the allotments and footpaths and public reserves, upon completion of the development works.
- f) **Stormwater Drainage**
Stormwater is to be collected and discharged in accordance with Council's standards, currently Northern Rivers Local Government Development Design & Construction Manuals. A full and detailed stormwater management plan for the site must be provided for Council's records at the time of lodging detailed engineering plans for construction certificate approval. The drawings and management plan shall be accompanied by a Design Submission Checklist as set out in APPENDIX C of the Northern Rivers Local Government Handbook of Stormwater Drainage Design, which must be signed by a suitably qualified Civil Engineer or Registered Surveyor. The drawings and management plan are to include, but not be limited to, the following items:

- i. Catchment plan (included in the drawing set);
- ii. Hydrological and hydraulic calculations based on the methods outlined in the Queensland Urban Design Manual (QUDM) and Australian Rainfall & Runoff (AR&R) 1987. A summary of the calculations must be included on the drawings consistent with the Sample Drawings of the Northern Rivers Local Government Development & Design Manuals.
- iii. Stormwater detention/retention, designed so that the peak flow from the proposed development for the 5, 10, 20, 50 and 100 year ARI events, for durations from 5 minutes to 3 hours, does not exceed the existing peak flow from the site i.e. post-development flows must not exceed pre-development flows.
- iv. Stormwater management structures/facilities that have minimum impact on Council's maintenance program. All maintenance activities must be specified in a maintenance plan (and associated maintenance inspection forms) to be developed as part of the design procedure and included in the stormwater management plan.
- v. The development must accept the external catchment of 8.17ha northwest of the development. The system must be designed to cater for a Q100 Year ARI. The design shall generally be in accordance with CivilTech drawing MO11, MO12 and MO13. The system must be contained in an easement.

g) Stormwater Outlets

An energy dissipating pit with a suitably installed locked grated outlet to all pipes or any other drainage structures. Grates must be of galvanised weldlock construction.

h) Stormwater Quality

Stormwater quality must be suitable for discharge in accordance with Council's standards, currently Chapter 1: Part N - Stormwater Management of Development Control Plan 2010 and Northern Rivers Local Government Development Design & Construction Manuals. The proposed water quality management devices and treatment train must have minimum impact on Council's maintenance program. All maintenance activities must be specified in a maintenance plan (and associated maintenance inspection forms) to be developed as part of the design procedure and submitted with the construction certificate documentation.

i) Access to Stormwater Structures

Satisfactory access to all drainage discharge points and filter controls for maintenance purposes.

31A. Preservation of Tallowwood tree on Proposed Lot 130

The final plan of subdivision and accompanying Section 88B Instrument are to provide for dedication of proposed Lot 130 to Council as public reserve.

Note: The local open space contributions will be updated to take into account the agreed value of Lot 130 and agreed embellishments.

45A Certificates for engineering works

The submission of all test certificates, owners manuals, warranties and operating instructions for civil works, mechanical and/or electrical plant, together with a certificate from a suitably qualified engineer certifying that all works have been constructed in accordance with the approved plans and Council's current "Northern Rivers Local Government Design and Construction Manuals and Specifications".

SCHEDULE 3

INTEGRATED DEVELOPMENT APPROVAL – NSW RURAL FIRE SERVICE

General Terms of Approval are now re-issued, under Division 4.8 of the Environmental Planning and Assessment Act 1979, and a Bush Fire Safety Authority, under section 100B of the Rural Fires Act 1997, are now issued subject to the following conditions:

General Conditions

1. The development proposal is to comply with the subdivision layout identified on the drawing titled 'Subdivision Layout Plan' prepared by CivilTech, numbered 1002-DA62 (Issue F), dated 6 September 2019, except as modified by the following conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the issue of subdivision certificate and in perpetuity, the entire area of all residential lots shall be managed as an inner protection area (IPA) 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'.
3. A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed over Lots 128, 129, 133, 134 and 136 to 145 (inclusive) to prohibit the construction of a dwelling or Class 10 building within 10 metres of a dwelling, in the area identified as APZ (asset protection zone) on the plan titled 'Subdivision Layout Plan' prepared by CivilTech, numbered 1002-DA62 (Issue F), dated 6 September 2019.

Access – Public Roads

The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

4. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006', except that:
 - a perimeter road is not required; and
 - the dead end road may be greater than 200 metres.

Access – Property Access

The intent of measures is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

5. A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed over Lots 128, 133, 134 and 136 to 145 (inclusive) requiring pedestrian access to be maintained to the rear of the lots for fire fighting activities.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

6. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Landscaping Assessment

The intent of measures is for landscaping. To achieve this, the following conditions shall apply:

7. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – Consent Authority to Note

Asset protection zone distance calculations for certain perimeter lots have been based on site specific modelling of

potential bush fire impacts provided by Bushfire Certifiers. Some of these lots may not have a building envelope able to meet the deemed-to-satisfy separation distances for BAL 29 under AS3959-2009. In these circumstances, future proposals for complying development may be affected and any application for development on the land may be required to provide site specific modelling of potential bush fire impacts to demonstrate the ability to comply with 'Planning for Bush Fire Protection 2006'.

Water payments under the Water Management Act 2000

Charges will be calculated based on the additional water and sewerage load that the proposed development generates, shown in Equivalent Tenements (ET) by the following table:

ADDITIONAL WATER & SEWER LOAD OF DEVELOPMENT **(ET Policy 2018)**

<u>Water</u>	17.20 ET
<u>Sewer</u>	17.00 ET

NB: Information regarding Development Servicing charges can be found on the Byron Shire Council website (<http://www.byron.nsw.gov.au/development-contributions-plans-section-94-and-64>). These charges will enable you to calculate the total contribution charges payable when you are ready to pay them. Developer charges will be calculated in accordance with the Development Servicing Plan applicable at the date of payment.