

## Parameters of consent

---

### 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:
Sheet No.1	Plan of Proposed Subdivision Lots 448 & 450 D.P.238451	Canty's Surveyors	24 <sup>th</sup> April 2017
16273-C12	Stormwater Detention Catchment Plan and Details	Greg Alderson & Associates	19/4/17 (Rev D)
16273-C02	Access Plan Lot 1-4	Greg Alderson & Associates	19/4/17 (Rev D)
16273-C03	Access Longsection Lot 1-4	Greg Alderson & Associates	19/4/17 (Rev D)
16273-C05	Access Plan Lot 5	Greg Alderson & Associates	4/7/16 (Rev C)
16273-C06	Access Longsection Lot 5	Greg Alderson & Associates	4/7/16 (Rev C)
16273-C10	Stormwater Plan Lot 1-4	Greg Alderson & Associates	19/4/17 (Rev D)

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.

### The following conditions will need to be complied with prior to issue of a Construction Certificate for subdivision works

---

#### 2) Arboricultural Impact Assessment Report

An Arboricultural Impact Assessment Report in accordance with *AS4970-2009 Protection of Trees on development sites* must be prepared for all native trees on and immediately adjacent the site whose Tree Protection Zones will be encroached by any part of the development. Where removal of additional native trees is recommended by the report, additional compensatory plantings will be provided in accordance with *Byron Development Control Plan 2014 Chapter B2*.

#### 3) Tree Removal and Retention

No trees or vegetation to be cleared or removed until a Construction Certificate has been issued.

Any native trees (and their Tree Protection Zones) required to be retained by notation or condition as a requirement of the development consent must be illustrated on all relevant plans submitted with the Construction Certificate application.

#### 4) Vegetation Management Plan

A Vegetation Management Plan is to be submitted and approved by Council with the application for a Construction Certificate. The plan must be prepared by a suitably qualified ecologist or bush regenerator. As a minimum, the Management Plan must include:

- Plans at a scale of 1:200 or better, illustrating the final proposed footprint of all works (to include the full extent of any earthworks, batters and retaining walls, driveways, and services), the location of vegetation required to be removed and the location and extent

of retained vegetation on the site. The plans should also identify all areas where weeds and exotic landscape species exist in the vicinity of the development.

- b) Visual screen plantings adjacent to the boundary with No.89 Orana Road within the 900mm setback, between the driveway and the property boundary.
- c) Details of offset planting in accordance with *Byron Development Control Plan 2014 Chapter B2* for native trees proposed to be removed or which are substantially impacted within Tree Protection Zones.
- d) Weed species management works, including a requirement to remove all exotic or non-local native species from the new allotments created by the development and to landscape with local native species.
- e) A list of species and the number of each species proposed to be planted in rehabilitation work. Provision for specific adequate plantings of plant species native to the local vegetation community.
- f) Means of protection of existing vegetation within and adjoining the site to be preserved during the construction and operational phases of the development.
- g) Performance criteria against which compensatory planting success will be measured, including maintenance over a minimum three-year timeframe.
- h) An implementation table with timeframes outlining when each component of the works, including maintenance will be undertaken, when identified milestones are expected to be achieved, and clear identification of responsibility for each component of the works.

**5) Water and Sewerage - Section 68 approval required**

An Approval under Section 68 of the Local Government Act 1993 to carry out water supply work and sewerage work must be obtained.

**6) Site Waste Minimisation and Management Plan**

Chapter B8 of Byron Shire Development Control Plan 2014 (DCP 2014) aims to facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development. Prior to the issue of a Construction Certificate, a Site Waste Minimisation and Management Plan (SWMMP) must be submitted outlining measures to minimise and manage waste generated during demolition, construction and the ongoing operation and use of the development. The SWMMP must specify the proposed method of recycling or disposal and the waste management service provider.

A template is provided on Council's website to assist in providing this information  
[www.byron.nsw.gov.au/files/publication/swmmp-pro-forma.doc](http://www.byron.nsw.gov.au/files/publication/swmmp-pro-forma.doc)

**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) Driveways**

Sealed driveways, in accordance with Council's rural driveway standards, from the edge of the bitumen to 3 metres within the property boundary to each of the proposed new allotments.

**b) 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) 5 and Right of Way within proposed Lot 1, 2 and 3.**

**c) Inter-allotment Drainage**

Inter-allotment drainage to an approved public drainage system for each of the proposed new allotments where it is not possible to provide a gravity connection of future roofwater to the kerb and gutter.

**d) 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:

- a) Stormwater works on the existing system on adjoining land are limited to a junction pit and connection only
- b) Catchment plan (included in the drawing set);
- c) 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.
- d) Stormwater detention, 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.
- e) Analysis of:
  - (i) Areas upstream of the development that contribute to overland flow through the subject site and how this will be managed,
  - (ii) The impact to overland flow patterns through the subject site due to future development of all lots and how this will be managed,
  - (iii) The impact to downstream properties, structures, infrastructure and downstream receiving systems due to the future development of all lots and how this will be managed.
- f) Identification of the extent of inundation, pre and post development for all lots, due to the 1 in 100 year ARI storm event.
- g) Design details for the diversion of upstream catchment from the proposed detention system/s.
- h) If part of the detention is to be deferred to dwelling construction via a suitable restriction on title, details must be provided to show how all rain events up to and including the 1 in 100 year ARI can be collected and directed to a future detention system (i.e. roof water is normally only collected for up to the 20 year ARI). In addition, the management plan must clearly identify the works to be constructed at subdivision stage and those works to be deferred to building construction (if any).
- i) A risk assessment of the proposed development drainage systems considering the geotechnical constraints of the site.

- j) A maintenance plan (and associated maintenance inspection forms) to be developed as part of the design procedure and included in the stormwater management plan for future lot owners.
- k) A letter must be submitted to accompany the stormwater management plan from a Solicitor, experienced in preparation of easements, restrictions, covenants and LPI requirements, providing draft easements, terms and/or restrictions/covenants for the future maintenance of the detention facilities and for the future construction of any detention facilities (if any).

**8) Acoustic Assessment and Acoustic fencing details and specifications required**

A Construction Certificate must not be issued until Council has advised in writing that it is satisfied that the development can be adequately attenuated to protect neighbourhood amenity.

To satisfy Council in this matter, the applicant must provide a detailed report prepared by a suitably qualified acoustic professional that includes the requirement for acoustic fencing to be located along the western edge of the driveway to be installed on top of the retaining wall. The fencing is required to maximise attenuation of vehicle noise and mitigate intrusion from vehicle headlights. The acoustic engineer must nominate the height and specify the noise attenuation attributes of the proposed acoustic wall/fence.

Details and specifications for acoustic fencing and other measures recommended in the approved acoustic assessment must be submitted to Council for approval prior to the issue of construction certificate for subdivision works. All information in respect of this condition must be prepared by a suitably qualified and experienced acoustic professional.

**9) Erosion and Sedimentation Control Plan**

The plans and specifications to accompany the construction certificate application are to include a sediment and erosion control plan to indicate the measures to be employed to control erosion and loss of sediment from the site. The sediment and erosion control plan is to be designed in accordance with the requirements of the *NSW Department of Housing Manual (1989), Managing Urban Stormwater, Soils and Construction*.

A suitably experienced person must prepare the sediment and erosion control plan. Suitably experienced people include those certified by:

- The Institution of Engineers, Australia, for engineering and hydrology matters.
- The International Erosion Control Association for soil conservation matters.
- The Australian Society of Soil Science for collection or analysis of soil data.

The plan must incorporate (without being limited to) information on general site management, material handling practices, soil stabilisation, water control, sediment control, wind erosion control and access measures.

**10) Geotechnical Report required – Engineering Works**

A certificate from a professional Engineer experienced in soil mechanics is to be provided to the Principal Certifying Authority prior to issue of the construction certificate, certifying that:

- a) the design of the subdivision works, including access driveways, detention systems, retaining walls and/or cut & fill batters, has been assessed as structurally adequate, and
- b) the subdivision works will not be affected by or cause landslip or subsidence either above or below the works.

**11) Compliance required with Building Over Pipelines Policy**

In all new subdivisions and/or developments an easement shall be provided for all pipelines including gravity sewer mains per Clause 3.4 of the Policy 4.20. Pursuant to Section 88B of the Conveyancing Act, 1919 an Instrument shall be prepared for each lot with creation of easement.

Swimming pools are classed as buildings and are required to comply with this policy.

The use of displacement and screw pile construction methods will require approval by Council.

Any brick / masonry fence crossing a sewer main must be supported over the sewer main will require approval by Council.

## **12) Sewerage and Water Mains**

An approval is to be obtained under Section 68 of the Local Government Act 1993 to carry out water supply and sewerage works.

Sewerage and water mains are to be extended to service all residential allotments in the subdivision. All Council gravity sewerage mains are to be a minimum 150 mm diameter and water mains are a minimum 100mm diameter.

Water supply and sewerage works are to comply with Council's latest Standards and Policies including but not limited to:

- Development Design and Construction Manuals, Northern Rivers Local Government, 2009;
- Development Servicing Plan for Water Supply Services, Byron Shire Council, 2011;
- Development Servicing Plan for Sewerage Services, Byron Shire Council, 2011;
- Fire Flow Design Guidelines, Water Directorate, 2011;
- Water and Sewer Equivalent Tenement Policy (13/005), Byron Shire Council, 2013;
- Pressure Sewerage Policy (12/014), Byron Shire Council, 2012.
- Private Sewer Pump Station Policy (12/015), Byron Shire Council, 2012.

## **13) Water service and meter to be connected to each lot**

A water service and water meter must be connected to all residential allotments in the subdivision using an approved backflow prevention device. It is the applicant's responsibility to engage a licensed plumber who shall liaise with council during this process. Any new water service and meter will be at the applicants cost.

## **The following conditions must be complied with prior to commencement of subdivision works**

---

### **14) Subdivision Work**

Subdivision work in accordance with the development consent must not be commenced until a construction certificate has been issued, a principal certifying authority has been appointed and at least 2 days' written notice for the intention to commence works has been made, in accordance with the requirements of the Environmental Planning and Assessment Act and Regulations. The written notice for the intention to commence works must also include names and contact details of the certifying engineer and principal contractor.

**Note.** Subdivision work means any physical activity authorised to be carried out under the conditions of this development consent for the subdivision of land, including earthwork, road work, stormwater drainage work, landscaping work, tree/vegetation removal, erosion and sediment control, traffic control, etc.

**15) Public Liability Insurance**

The developer and/or contractor must produce evidence to the Principal Certifying Authority of public liability insurance cover for a minimum of \$10 million. Council is to be nominated as an interested party on the policy.

**16) Erosion and sediment measures**

Erosion and sedimentation controls are to be in place in accordance with the approved Erosion and Sediment Control Plan.

Additionally the enclosed sign, to promote the awareness of the importance of maintenance of sediment and erosion controls, is to be clearly displayed on the most prominent sediment fence or erosion control device for the duration of the project. No soil or fill material is to be placed within the dripline of a tree so as to cause changes in surface level by more than 50mm from the existing level and such soil is not to be compacted. Such soil fill must not be finer than that being covered in situ, e.g. clay must not be placed over loam soil.

**Note:** Council may impose on-the-spot fines for non-compliance with this condition.

---

**The following conditions must be complied with during construction of subdivision works**

---

**17) Construction times**

Construction works must not unreasonably interfere with the amenity of the neighbourhood. In particular construction noise, when audible on adjoining residential premises, can only occur:

- a) Monday to Friday, from 7 am to 6 pm.
- b) Saturday, from 8 am to 1 pm.
- c) No construction work to take place on Sundays or Public Holidays.

**18) Construction noise**

Construction noise is to be limited as follows:

- a) For construction periods of four (4) weeks and under, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
- b) For construction periods greater than four (4) weeks and not exceeding twenty six (26) weeks, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

**19) Builders rubbish to be contained on site**

All builders rubbish is to be contained on the site in a 'Builders Skips' or an enclosure. Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

**20) Maintenance of sediment and erosion control measures**

Sediment and erosion control measures must be maintained at all times until the site has been stabilised by permanent vegetation cover or hard surface.

**21) Prevention of water pollution**

Only clean and unpolluted water is to be discharged to Council's stormwater drainage system or any watercourse to ensure compliance with the Protection of Environment Operations Act.

**22) Public safety requirements**

All care is to be taken to ensure the safety of the public in general, road users, pedestrians and adjoining property. Council is not held responsible for any negligence caused by the undertaking of the works.

**23) Council Specification**

All works to be constructed to at least the minimum requirements of the “Northern Rivers Local Government Design and Construction Manual”

**24) Approved Plans to remain on site**

A copy of the approved Construction Certificate including plans, details and specifications must remain at the site at all times during the construction of the subdivision.

**25) Protection of Native Trees**

All trees nominated to be retained by notation or condition as a requirement of the development consent shall be maintained and protected during demolition, excavation and construction on the site in accordance with AS 4970-2009 – Protection of Trees on Development Sites.

**The following conditions must be complied with prior to the issue of a subdivision certificate**

**26) Subdivision Certificate application required**

An application for a Subdivision Certificate must be made on the approved form. The Subdivision Certificate fees, in accordance with Council's adopted schedule of fees and charges, must accompany such application.

**NOTE:** The application must address ALL those conditions of consent required to be complied with “Prior to the issue of a subdivision Certificate” with a clear explanation how that condition has been complied with, together with supplying ALL the relevant information/documents/certificate and/or plans that is required by that condition.

The application MUST be one complete, concise package, addressing all those conditions. Failure to provide the abovementioned information in one package, will likely result in the application being refused/rejected and returned to you.

**27) Plan of Subdivision**

The final plan of subdivision must be in accordance with the approved plan/s. A Deposited Plan Administration Sheet (original plus one (1) copy), two (2) copies of the plan of subdivision and any necessary section 88B instrument (original plus one (1) copy) are to be submitted with the application for a subdivision certificate.

An additional copy of the final plan of subdivision is to be submitted showing the location of all buildings and/or other permanent improvements including any fences, internal access driveways/roads, effluent disposal areas and where relevant, the 1 in 100 year flood and flood planning level extents on land within or adjacent to a flood planning area. Where the building/s or improvements are close to boundaries, offset distances are to be included on the additional copy of the plan. This plan must be endorsed by a Registered Surveyor. Any encroachments over new boundaries or on the road reserve must be removed or relocated wholly within the allotment.

**28) Section 88B Instrument**

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:

**a) Inter-allotment Drainage Easements**

The creation of easements for drainage of water, with a minimum width of 1.5 metres, over all inter-allotment drainage pipelines and structures located within the proposed allotments.

**b) Drainage Easements**

The creation of easements for drainage of water over all drainage pipelines, drainage lines and structures located within the proposed allotments in accordance with Council's policy.

**c) Rights of Carriageway**

The creation of suitable rights of carriageway over the access to proposed Lot(s) 3 and 4.

**d) Easement for Services**

The creation of suitable easements for services for proposed Lot(s) 3 and 4.

**e) Restricting Development – On-site Stormwater Detention**

Restricting residential development of each vacant allotment until the proprietor has constructed or made provision for the construction of an on-site stormwater detention system to the requirements of Byron Shire Council.

**f) Positive Covenant – On-site Stormwater Detention**

Creation of a positive covenant over the title of the property to ensure the maintenance of the future on-site stormwater detention system for each vacant allotment.

**g) Restricting development – Dwelling Houses**

Restricting residential development on each allotment to one dwelling only.

**h) Sewer Easements**

The creation of easements for drainage of sewage over all sewage pipelines and structures located within the proposed allotments in accordance with Council's Building Over Pipelines Policy 4.20.

**i) Restricting Development – Geotechnical Constraints**

Restricting residential development of proposed lot/s 2 to 5 until the proprietor has made provision in any future building design for the geotechnical constraints of the allotment.

**29) Letter from Solicitor - Stormwater management plan**

A letter must be submitted to accompany the stormwater management plan from a Solicitor, experienced in preparation of easements, restrictions, covenants and LPI requirements, providing draft easements, terms and/or restrictions/covenants for the future maintenance of the detention facilities and for the future construction of any detention facilities (if any).

**30) Completion of All Works**

All subdivision works required by this development consent, and associated Construction Certificate, are to be completed prior to issue of the subdivision certificate. A copy of the final completion letter/s, issued by the Principal Certifying Authority, and final plumbing certificate, issued by the water supply authority, for the relevant subdivision works must be submitted with the application for a subdivision certificate.

**31) CCTV Inspection and Report**

CCTV inspection shall be undertaken on all completed underground pipe systems, **including minor sewer main extensions**, in accordance with Council's specification, currently



DEVELOPMENT CONSTRUCTION SPECIFICATION, C402 - SEWERAGE SYSTEM ([http://www.lismore.nsw.gov.au/cp\\_themes/default/page.asp?p=DOC-IMY-18-62-12](http://www.lismore.nsw.gov.au/cp_themes/default/page.asp?p=DOC-IMY-18-62-12)). Both a hardcopy and electronic copy of the report (submitted in CD or DVD medium in a format suitable to Council) of the CCTV inspection shall be provided to Council for consideration prior to the release of the Subdivision Certificate, Occupation Certificate, Final Inspection for Section 68 Approvals, "Off-maintenance" or Release of Security Bond.

**32) Certificate for services within easements**

The submission of a certificate from a registered surveyor certifying that all pipelines, structures, access driveways and/or services are located wholly within the relevant easements.

**33) Electricity Supply Certificate**

Written evidence from an electricity supply authority is to be submitted with the application for a subdivision certificate stating that satisfactory arrangements have been made for the provision of underground electricity supply throughout the subdivision.

**34) Telephone Supply Certificate**

Written evidence from a telephone supply authority is to be submitted with the application for a subdivision certificate stating that satisfactory arrangements have been made for the provision of underground telephone supply throughout the subdivision.

**35) Geotechnical Report (Lot Classification)**

A certificate from a practicing Geotechnical Engineer must be provided in conjunction with a Lot Classification Report prepared in accordance with Australian Standard AS2870.1. Such certificate must certify that all vacant allotments have a building site of adequate size and shape on each lot that is not subject to slip or subsidence.

**36) Vegetation Management Plan works to be completed**

Plantings and/or restoration works required as compensation for loss of native trees are to be substantially implemented in accordance with the approved Vegetation Management Plan prior to issue of the subdivision certificate. All screen plantings adjacent to the property at No.89 Orana Road are to be completed prior to issue of subdivision certificate.

**37) Developer Contributions to be paid**

Contributions set out in the schedule below are to be paid to Council prior to the release of a subdivision certificate. Contributions are levied in accordance with the Byron Shire Developer Contributions Plan 2012 (as amended). The Plan may be viewed on line at <http://www.byron.nsw.gov.au/> or during office hours at the Council Offices located at Station Street, Mullumbimby. These contributions are to fund public amenities and services as listed in the schedule. Additional details on the specific amenities are to be found in the Byron Shire Developer Contributions Plan 2012 (as amended).

The contributions as set out in the schedule may either be paid in full or they may be paid in stages on a proportional basis dependent on the number of lots to be released in the subdivision certificate. The first credit for a site will be retained on the residual lot. Any additional credits over one (1) will be allocated at the first stage.

The contributions in the schedule are current at the date of this consent. The contributions payable will be adjusted in accordance with the relevant plan and the **amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment.** The schedule contains a date for which the schedule remains valid, after this date you will have to contact Council for an updated schedule.

### 38) **Certificate of Compliance – Water Management Act 2000**

A Certificate of Compliance will be issued upon payment of developer charges for water and sewer as calculated in accordance with Byron Shire Council and Rous Water Development Servicing Plans.

Byron Shire Council acts as Rous Water's agent in this matter and will issue a Certificate of Compliance on behalf of Rous Water upon payment of the Rous Water Development Servicing Charge to this Council.

**Note:** Copies of the application forms for Certificates of Compliance are available on Council's website [http://www.byron.nsw.gov.au/files/Forms/Section\\_305\\_Certificate.pdf](http://www.byron.nsw.gov.au/files/Forms/Section_305_Certificate.pdf) or from Council's Administration Office. Copies of Byron Shire Council's Development Servicing Plans are available at Council's Administration Office.

Developer charges will be calculated in accordance with the Development Servicing Plan applicable at the date of payment. A check must be made with Council to ascertain the current rates by contacting Council's Principal Engineer Systems Planning, Water on 02 6626 7081.

Applicable charges can be found on Council's website:

<http://www.byron.nsw.gov.au/development-contributions-plans-section-94-and-64>

**The contributions payable will be adjusted in accordance with relevant plan and the amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment. Payment by Personal or Company Cheque will not be Accepted**

### 39) **Acoustic Certification**

Certification by a suitably qualified acoustic professional is to be provided to Council to affirm the installation of all acoustic treatments have been completed in accordance with the approved acoustic assessment report.

## **Notes**

---

### **Civil Works**

The civil works shall be designed and constructed in accordance with Council's Engineering Standard current at the time of submission of Engineering Plans for approval by Council. Approval of Engineering Plans will be current for a period of two years after which time Council may require the alteration to the Engineering Design to comply with standard current at that date.

### **Protection of the Environment Operations Act 1997**

It is an offence under the provisions of the Protection of the Environment Operations Act 1997 to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice ("on-the-spot fine") or prosecution.

### **Schedule of Development Contributions**

The following contributions are current at the date of this consent. The contributions payable will be adjusted in accordance with the relevant plan and the **amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment.** The current contribution rates are available from Council offices during office hours. **Payments will only be accepted by cash or bank cheque.**

**Section 94 contributions Schedule for  
Ocean Shores  
Catchment**

This schedule was calculated in spreadsheet #E2015/28112

1 bedroom units =	0	@	0.55 SDU	=	0
2 bedroom units =	0	@	0.75 SDU	=	0
3 bedroom units/dwellings =	0	@	1 SDU	=	0
Allotments =	5	@	1	=	5
Less Site Credits =	2	@	-1	=	-2

Total SDU = 3

Schedule valid until **24/10/2016**

**After this date contact Council for  
CPI update.**

Local Open Space & Recreation	(OS-OS)	3.00 SDU @	\$ 1,647.31	=	\$ 4,941.93
LGA Wide Open Space & Recreation	(OS-SW)	3.00 SDU @	\$ 713.04	=	\$ 2,139.12
LGA wide Community Facilities	(CF-SW)	3.00 SDU @	\$ 1,044.32	=	\$ 3,132.96
Local Community Facilities	(CF-OS)	3.00 SDU @	\$ 1,422.29	=	\$ 4,266.87
Bikeways & Footpaths	(CW-OS)	3.00 SDU @	\$ 449.13	=	\$ 1,347.39
Shire Wide Bikeways & Footpaths	(CW-SW)	3.00 SDU @	\$ 76.60	=	\$ 229.80
Urban Roads	(R-OS)	3.00 SDU @	\$ -	=	\$ -
LGA Wide Roads	(R-SW)	3.00 SDU @	\$ 215.76	=	\$ 647.28
Rural Roads	#N/A	3.00 SDU @	\$ -	=	\$ -
Administration Levy	(OF-SW)	3.00 SDU @	\$ 1,078.53	=	\$ 3,235.59
<b>Total</b>				=	<b>\$ 19,940.94</b>

**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 No:13/005)**

Water	2.80 ET
Bulk Water	2.80 ET
Sewer	3.00 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.