

13. The developer shall be responsible for the design and installation of public street lighting within the development. All street lighting must be designed in accordance with AS/NZS 1158 and based on the installation of Country Energy Style 1 lanterns fitted with high pressure sodium lighting. Engineering design plans and specifications must be submitted to and approved by Council. All works must be completed and commissioned in accordance with the approved plans, prior to the release of the Subdivision Certificate.
14. The developer shall be responsible for the installation of all road signage including street name signs. All road signs must comply with the requirements of Australian Standards 1742, 1743 & 1744. All road signs must be approved by Council's Development Engineer on telephone 02 6686 4444 prior to their manufacture and installation. All signage works are to be completed prior to issue of the Subdivision Certificate.
15. Construction of all approved water, sewer works and reclaimed water systems for this development are to be completed before a Certificate of Compliance is issued by Council under Section 21 of the Local Government (General) Regulation 2005. All water, sewer works and reclaimed water systems are to be completed with inspections and approvals given by Council for these works prior to issue of this Certificate. This Certificate is to be issued prior to issue of a Subdivision Certificate.
16. Prior to the issue of a Subdivision Certificate certification is to be provided to Council that all stormwater works have been provided in accordance with the approved plans and the approved Stormwater Management Plan lodged with the Development Application. This certification is to be provided by a registered certified practicing Civil Engineer competent in the field of stormwater design and familiar with all aspects of the project.
17. Prior to issue of a Subdivision Certificate, Council is to be provided with a comprehensive maintenance and management plan for all stormwater controls and assets to be inherited by Council. This management plan is to be prepared by a suitably qualified registered practicing engineer experienced in stormwater management.
18. The completion of all water supply and sewer works in accordance with the approved plans and in accordance with Councils Subdivision Code (as current at the time of construction works commencing). All works are to be approved by Council prior to issue of the Subdivision Certificate.
19. Prior to the issue of a Subdivision Certificate, certification is to be provided that electricity and telephone services have been provided to each lot to the satisfaction of the relevant authorities.
20. Prior to the issue of a Subdivision Certificate, the developer must submit for Council's approval a list of proposed road names for all new roads created as a result of the subdivision. The developer must give consideration to the requirements of the Department of Lands document "Guidelines for the Naming of Roads".

21. Prior to the release of the Subdivision Certificate, those allotments that have frontage to the Pacific Highway & Western Arterial Road shall have a 0.5 metre wide access restriction strip preventing vehicular access to these roads recorded on the Land Title affected as a covenant restriction.
22. Prior to the issue of a Subdivision Certificate, the following maintenance bond must be paid to Council which includes the amount of Goods and Services Tax payable. The bond is subject to review and may vary at the actual time of payment: - Maintenance Bond: Equal to 5% of the estimated cost of the civil works (min \$1000)
23. A maintenance period of 12 months will apply from the date of issue of a Subdivision Certificate. The bond may be used by Council to maintain, repair or rectify works that are failing. The bond will be refunded upon completion of the 12 month period should no such failure occur.
24. Prior to the release of the Subdivision Certificate, the applicant shall submit to Council a copy of a 'Works-as-Executed' (WAE) drawing and a computer disk copy of the WAE information. Separate drawings shall be provided for sewer and stormwater drainage. Such drawings are to be at a scale of 1:500 on transparent material. The applicant shall be deemed to have indemnified all persons using such drawings against any claim or action in respect of breach of copyright.
25. In connection with the "Works-As-executed" drawings the proponent shall submit an electronic listing of all road, stormwater, water and sewer assets generated by the development. The developer shall be required to contact Council's Engineer to obtain an electronic copy of the information required and the template to be used.
26. Where permanent survey marks have been placed or existing survey marks have been connected to the Australian Height Datum under the requirements of the Surveying Regulation 2006, those values are to be provided to Council and shown on the Works-as-Executed drawings.
27. Easements shall be created prohibiting the erection of buildings\structures over or adjacent to sewer and stormwater pipelines. The prohibition on the erection of buildings\structures shall extend horizontally on each side of the pipeline for a distance equal to the depth of the pipeline from the invert level to finished surface level. The minimum width of such easement shall be 3.0 metres. Details are to be in accordance with the policy "Building over Council Assets" and approved by council prior to issue of the Subdivision Certificate.
28. Prior to issue of the Construction Certificate, the following information must be submitted to and approved by Council:
29. Residential allotments that are located over soft clay areas shall be required to be constructed with foundations that are designed and certified by a suitably qualified Engineer to achieve a low susceptibility to settlement in accordance with the Soils Surveys Engineering report dated November 1997 submitted under DA 2002/566. These details must be included in the Section 88B instrument and recorded on the title of the affected allotments prior to issue of the Subdivision Certificate.

30. The proposed playing fields shall be required to be operational prior to the release of the Subdivision Certificate that will release the 150th lot for the total Riveroaks development as approved under DA 2002/566. The playing field shall be required to be constructed to the following standards to the satisfaction of Council's Manager Open Spaces & Reserves:
- Provision of a sealed access, turnaround area and twenty (20) sealed car parking spaces.
 - Provision of an additional all weather overflow parking area for a further 20 vehicles.
 - Fields capable of accommodating a junior sized, synthetic pitch cricket oval.
 - The orientation of the fields is to be between true north and 15 degrees east of north.
 - The playing fields shall be graded with cross fall with an optimum surface slope of 1 in 70 or 1 in 80 subject to the satisfaction of Council.
 - The playing surface shall consist of clean topsoil of nominal 150mm depth and within a pH range of 6.0-7.0. The clean topsoil shall be laid upon a further 150mm of free draining sand medium. The mixing of topsoil with sand will depend on the quality of the soil and shall be to the satisfaction of Council's Manager Open Spaces & Reserves.
 - The grass cover shall be of species suitable for the site and to the satisfaction of Council's Manager Open Spaces & Reserves.
 - The playing fields, curtilage and site on which facilities are to be located, shall be developed and filled to a flood immunity level of 1 in 10 year ARI storm event, with the only filling to occur above this level, being for field design and drainage purposes (i.e. shaping of the fields).
 - An automatic irrigation system for the reclaimed water.
 - The developer shall actively maintain, mow, water and further embellish the playing field surface in the period between commencement of construction and dedication. A bond for 5% of the cost of the works shall be lodged with Council at the time of dedication, which may be used to maintain, repair or rectify works that are failing. The bond will be refunded after a 12 month period, should no rectification works be required.
31. Traffic calming devices will be incorporated within the design of internal subdivision roads. LandPartners Limited has already prepared Civil Engineers drawings of the Stage 1 and Stage 2 roads and traffic calming devices are noted on their drawings LM070113-RD3-RevA and LM070113-RD16-RevA. It is intended to use similar devices where deemed necessary in Stages 3, 4 and 5.
32. Landpartners have completed detailed road and intersection design drawings for stages 1 & 2 (LM070113-RD1-Rev.A to LM070113-RD25-Rev.A). These roads and intersections have been designed to Ballina Shire standards and have been submitted to Council for review. Similar details are proposed for Stages 3, 4 and 5 and will be provided to Council upon application for construction certificate.

33. Bus route/bus stops will be provided in accordance with Ballina Shire Council requirements. An appropriate bus route will be provided within the development. Bus stops will be located at intervals within an approximate 400m radius. Council has indicated that a single bus shelter within stages 1 & 2 would be appropriate.
34. A pedestrian cycle route through the subdivision will be provided. A pedestrian/cycleway is also proposed for the connection of the internal cyclway to the existing track along North Creek Canal as shown on Ardill Payne Dwg 6316-CE01 .
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