

Broadlands Conditions

1. Section 68

Each manufactured home and associated structures must only be installed on the land in accordance with an approval granted by Council under Section 68 of the Local Government Act 1993.

Condition reason: To ensure compliance with the Local Government Act.

2. Repair & Damage

Prior to the occupation of each and every dwelling, 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 construction works associated with the approved development, must be met in full by the applicant/developer.

Condition reason: To ensure any damage to public infrastructure is rectified.

3. Section 7.11 Contributions

Prior to the issue of a Section 68 for the installation of each manufactured home, a monetary contribution in accordance with the Schedule of Contributions below must be paid to Council. Alternatively, Council may confirm in writing that satisfactory arrangements have been made for the payment of part or all of the contributions (such as Works in Kind, Planning Agreements, etc.).

The contribution levied below has been assessed pursuant to Section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Development Contributions Plan listed in the table below, and have been levied pursuant to section 4.17(1) of the *Environmental Planning and Assessment Act 1979*.

If the works are staged then the contribution must be paid at an amount proportionate to the works within the scope of the relevant Section 68 approval. Council will provide written advice upon request to confirm the amount payable for an identified stage.

Developer Contributions Plans

The specific public amenity or service in respect of which the condition is imposed	The contributions plan under which the condition is imposed	Date of Contributions plan
Community services, open space, bushland, traffic and transport infrastructure, public domain improvements, support services, plans and studies.	South West Rocks Section 94 Contributions Plan 2008	29/02/2008
Administration of developer contributions plans and schemes	Section 94 Contribution Plan: Project Administration	10/08/2007

Schedule of Contributions per Two Bedroom Manufactured Home

Public amenity or service	Type	Units	Rate per unit	Contribution	Applicable until	Codes
Community Services – Library	EP	1.9	\$456.17	\$866.72	30 June 2026	AYC1
Community Services - MPB	EP	1.9	\$559.72	\$1,063.47	30 June 2026	AYC2
Open Space Acquisitions	EP	1.9	\$546.15	\$1,037.69	30 June 2026	AYC3
Open Space Increased capacity	EP	1.9	\$1,761.75	\$3,347.33	30 June 2026	AYC4
Bushland	EP	1.9	\$38.22	\$72.62	30 June 2026	AYC5
Traffic and Transport Mngmt	EP	1.9	\$1,658.21	\$3,150.60	30 June 2026	AYC6
Public Domain Improvements	EP	1.9	\$235.49	\$447.43	30 June 2026	AYC7
Stormwater Management	EP	1.9	\$1,592.85	\$3,026.42	30 June 2026	AYC8
Support Services – Bushfire	EP	1.9	\$44.39	\$84.34	30 June 2026	AYC9
Support Services – Surf Life Savings	EP	1.9	\$54.25	\$103.08	30 June 2026	AYC10
Plan Studies	EP	1.9	\$93.70	\$178.03	30 June 2026	AYC11
			sub-total	\$13,377.73	30 June 2026	
			s94 admin (6%)	\$802.66	30 June 2026	AY
			TOTAL	\$14,180.39	30 June 2026	

Schedule of Contributions per Three Bedroom Manufactured Home

Public amenity or service	Type	Units	Rate per unit	Contribution	Applicable until	Codes
Community Services – Library	EP	2.4	\$456.17	\$1,094.81	30 June 2026	AYC1
Community Services - MPB	EP	2.4	\$559.72	\$1,343.33	30 June 2026	AYC2
Open Space Acquisitions	EP	2.4	\$546.15	\$1,310.76	30 June 2026	AYC3
Open Space Increased capacity	EP	2.4	\$1,761.75	\$4,228.20	30 June 2026	AYC4
Bushland	EP	2.4	\$38.22	\$91.73	30 June 2026	AYC5
Traffic and Transport Mngmt	EP	2.4	\$1,658.21	\$3,979.70	30 June 2026	AYC6
Public Domain Improvements	EP	2.4	\$235.49	\$565.18	30 June 2026	AYC7
Stormwater Management	EP	2.4	\$1,592.85	\$3,822.84	30 June 2026	AYC8
Support Services – Bushfire	EP	2.4	\$44.39	\$106.54	30 June 2026	AYC9
Support Services – Surf Life Savings	EP	2.4	\$54.25	\$130.20	30 June 2026	AYC10
Plan Studies	EP	2.4	\$93.70	\$224.88	30 June 2026	AYC11
			sub-total	\$16,898.17	30 June 2026	
			s94 admin (6%)	\$1,013.89	30 June 2026	AY
			TOTAL	\$17,912.06	30 June 2026	

PLEASE NOTE: The amount to be paid will be adjusted at the time of actual payment, in accordance with the provisions of the relevant Development Contributions Plans and any relevant Council Procedures. The amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment. The applicable contribution rates for specific dates can be obtained by contacting Council during office hours.

Condition reason: To ensure the approved development provides for any increase in demand for community infrastructure the development generates in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979.

4. Section 64 Contributions

Prior to the issue of a Section 68 for the installation of each manufactured home, a Certificate of Compliance under the *Water Management Act 2000* is to be obtained from Council.

A person may apply to Kempsey Shire Council, as the water supply authority, for a Certificate of Compliance pursuant to section 305 of the *Water Management Act 2000*. An application form is available from Council's website www.kempsey.nsw.gov.au or at Council Offices located at 22 Tozer Street, West Kempsey.

Please be advised that as a precondition to the granting of a Compliance Certificate, all infrastructure works to serve the development as listed in the Schedule of Works below, must be completed to the satisfaction of Council, and a monetary contribution in accordance with the following Schedule of Contributions must be paid in full or Council has confirmed in writing that satisfactory arrangements have been made for the payment of contributions.

Schedule of Contributions

Water and Sewer Contributions for Two Bedroom Manufactured Home

Public amenity or service	Type	Units	Rate per unit	Contribution	Applicable until	Codes
Water	ET	0.750	\$12,455.87	\$9,341.90	30 June 2026	AW
Sewer	ET	0.750	\$10,508.06	\$7,881.05	30 June 2026	AS
			TOTAL	\$17,222.95	30 June 2026	

Water and Sewer Contributions for Three Bedroom Residential Home

Public amenity or service	Type	Units	Rate per unit	Contribution	Applicable until	Codes
Water	ET	1.000	\$12,455.87	\$12,455.87	30 June 2026	AW
Sewer	ET	1.000	\$10,508.06	\$10,508.06	30 June 2026	AS
			TOTAL	\$22,963.93	30 June 2026	

Club house and associated facilities

Public amenity or service	Type	Units	Rate per unit	Contribution	Applicable until	Codes
Water	ET	8.150	\$12,455.87	\$101,515.34	30 June 2026	AW
Sewer	ET	8.150	\$10,508.06	\$85,640.69	30 June 2026	AS
			TOTAL	\$187,156.03	30 June 2026	

PLEASE NOTE: The amount to be paid will be adjusted at the time of actual payment, and if applicable any relevant Council Procedures. The amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment. The applicable contribution rates for specific dates can be obtained by contacting Council during office hours.

Schedule of Works

Water Servicing Strategy

A Water Servicing Strategy must be prepared and submitted to Council for approval prior to the issue of any Section 68 approval for water connection. The strategy must demonstrate the serviceability of the proposed water infrastructure to the satisfaction of Council.

Sewer Servicing Strategy

A Sewer Servicing Strategy must be prepared and submitted to Council for approval prior to the issue of any Section 68 approval for sewer connection. The strategy must:

- a. Demonstrate the serviceability of the proposed sewer infrastructure.
- b. Assess the impacts on downstream infrastructure, including but not limited to:
 - i. The gravity main from MH SPC8 (connection MH on drawing 7247_DA1.4) to Sewer Pump Station R23.
 - ii. Sewer Pump Station R23, which must be upgraded prior to the issue of a Section 68 approval. The strategy must confirm the required upgrade sizing.
 - iii. Sewer Pump Station R19 and its associated rising main, which must be upgraded prior to the issue of a Section 68 approval. The strategy must confirm the required upgrade sizing.

Note: Pump station and other infrastructure upgrades identified in servicing strategies and required to serve the development will be detailed in a Section 306 “Notice of Requirements” issued by Council once sizing and scope are confirmed.

Condition reason: To ensure contributions are paid in accordance with Councils Development Servicing Plans.

5. Compliance with Water Management Act 2000 (Sections 305, 306, 307)

- a. The applicant must lodge an application under Section 305 of the Water Management Act 2000 for a Section 307 Certificate of Compliance for water and sewer services.
- b. Prior to the issue of a Section 307 Certificate of Compliance, the applicant must comply with all requirements outlined in the Section 306 Notice of Requirements, including:
 - i. Payment of all applicable developer charges and contributions towards water and sewer management works as determined by Council.
 - ii. Construction of any water and sewer management works required to service the development, as specified by Council.
- c. A Section 307 Certificate of Compliance must be obtained from Kempsey Shire Council prior to the issue of any Section 68 approval or Occupation Certificate.

Condition reason: To ensure compliance with the Water Management Act 2000.

6. Pump Station Design Standards

All sewer pump stations and rising mains must be designed and constructed in accordance with Kempsey Shire Council’s TS-G-008 Standard Specification – Sewage Pumping Stations & Rising Mains.

Condition reason: To ensure the development is serviced by reticulated sewer

7. Compliance with Industry Standards

All water and sewer designs and servicing strategies must comply with the latest versions of the following standards:

- a) WSA 02-2014-3.2 – Gravity Sewerage Code of Australia (Jan 2022)
 - b) WSA 03-2011-3.2 – Water Supply Code of Australia (Jan 2022)
 - c) WSA 04-2022-3.1 – Sewage Pumping Station Code of Australia (Apr 2022)
- AUS-SPEC 2025 – Kempsey Shire Council Engineering Guidelines for Subdivision and Development.

Condition reason: To ensure relevant utility and service provider’s requirements are provided to the certifier and Water Management Act requirements are met.

8. Infrastructure

Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.

Condition Reason: To ensure infrastructure works meet appropriate industry standards

9. AUSPEC Specifications

The design and construction of all private infrastructure works and public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.

Condition Reason: To ensure infrastructure works meet appropriate industry standards.

10. Bonds

The applicant shall provide security to the Council for the payment of the cost of the following:

- a. making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,
- b. 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,
- c. 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 Works Certificate or Section 138 of the Roads Act, 1993.

The security is to be determined by the consent authority, being an amount of estimated cost plus 150% for public works construction 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.

Condition Reason: To specify the monetary bond required to be paid to protect public infrastructure from damage or defects.

11. 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 Kempsey Council.

Where works are proposed on an TfNSW classified facility, the Road Authority shall obtain TfNSW concurrence prior to any approval.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety gained from Kempsey Council prior to release of the Subdivision Works Certificate.

12. Street Names

Road names proposed for the development shall be submitted to Council prior to release of the Subdivision Works Certificate. A suitable name for any new road/s must be in accordance with Council's adopted policy and the Geographical Naming Board.

Condition reason: To advise the process of having street names approved.

13. Water Service

Provision to each lot of a separate water connection (un-metered and sealed) to Council's main.

Condition Reason: To ensure relevant utility and service provider's requirements are provided to the certifier and Water Management Act requirements are met.

14. Capping of abandoned sewer junctions

Provision to each lot of a separate sewer line to Council's main. All work will need to comply with the requirements of Council's adopted AUSPEC Design and Construction Guidelines and Policies. Any abandoned sewer junctions are to be capped off at Council's sewer main.

Construction details are to be submitted to Kempsey Council with the application for Subdivision Works Certificate.

Condition Reason: To protect public infrastructure.

15. Corner Splay

A 3 x 3m splay corner is to be dedicated as public road reserve at intersection of Gregory St and new internal road at no cost to Council.

Condition Reason: To provide for appropriate and traffic sight distance and to positively contribute to the public domain.

16. Car parking and access certification

The design of all car parking, passing bays and internal access roads is to be in accordance with Australian Standard 2890 (including AS 2890.1, AS 2890.2 and AS 2890.6), Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 and Planning for Bushfire Protection 2019. Certification that the design meets these requirements by a suitably qualified consultant is to be provided to the Principal Certifying Authority prior to release of the Subdivision Works Certificate.

Condition Reason: To ensure that safe and practical accessibility/functionality is provided.

17. Stormwater Drainage Design

The Stormwater network proposed with the application for Subdivision Works Certificate is to include provision to each subdivided lot of a direct point of connection to future piped drainage system.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development.

18. Substation locations

The location of electricity substations are to be clearly illustrated on the Subdivision Works Certificate plans. All substations are to remain on private property unless otherwise agreed to by Kempsey Council.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development.

19. Stormwater Drainage Design

A stormwater drainage design is to be submitted and approved by Council prior to the issue of a Subdivision Works Certificate and be submitted with the applications

pursuant to section 68 of the Local Government Act, 1993 (internal private works) and section 138 of the Roads Act, 1993 (external site works). Drainage plans must be designed by a qualified civil engineer. The design must follow Council's current Development Control Plan, the latest Australian Rainfall and Runoff guidelines, and Council's AUSPEC Specifications. It must also meet all relevant Australian Standards and include the following drainage features.

- a) Detention Basin layout (plan/section with embankment heights, spillway sizing, freeboard, or fencing as required by AUSPEC specification
- b) A stormwater model (prepared using the DRAINS software program) in support of the sizing of the proposed stormwater detention basin and demonstrates that the basin conceptually has capacity to limit peak post development stormwater flows to rates less than pre-development for all storm events up to and including the 100 year ARI event. Note that pre development discharge shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements.
- c) The design requires the provision of interallotment drainage in accordance with AUSPEC D5.
- d) The design shall include water quality controls (MUSIC) designed to demonstrate that the quality of stormwater discharge from the development site achieves compliance with Council's targets specified within AUSPEC D7.
- e) Any vegetated stormwater assets within the subdivision as a result of the proposed development must be located clear of any asset protection zones required for bushfire management purposes.
- f) The design shall be accompanied by detailed modelling of the existing upstream catchment areas of the development site. The modelling shall demonstrate how flows enter, cross and / or are conveyed along to and along Gregory St and shall include an analysis of the

capacity of the existing open drain located adjacent to the site along Gregory St. Any identified overland flowpaths through and / or into the development site shall be mapped.

g) All stormwater being routed through gross pollutant traps to remove gross pollutants as well as fine sediments. GPT selection showing drawings and sizing calculations that shall be suitable for the intended use and future operational/maintenance commitments.

h) Outlet structure detail including structure sizing, invert levels, control devices, and stage-discharge curves for capacity verification.

i) how flows are separated from or integrated into the site's minor/major system without causing bypass or overloading.

j) Details for safe conveyance of >1% AEP flows without property inundation.

k) ESCP drawing or measures (sediment basins, diversion drains, stabilised entry points)

The following additional details shall also be included:

- Hydrology and hydraulic calculations based on the models described in Australian Rainfall and Runoff;
- The calculations shall account for all runoff from neighbouring properties, and shall include measures to safely route all stormwater through the development without impacting upon any proposed lot;
- Consideration of future stormwater drainage systems likely to be associated with future development and the recommendation of the adopted Macleay River Estuary Management Plan;
- The capacity of Council's downstream pipe system on receiving stormwater from the development and any augmentation that may be necessary (at no cost to Council)
- Details of public safety measures suitable to prohibit public access to the bioretention basin, including fencing, signage, side slopes, depth indicators, etc.; and
- Details of future maintenance and access for the bioretention basin.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development.

20. Soil and Water Management Plan

Prior to the issue of any Subdivision Works Certificate, a Soil and Water Management Plan shall be submitted to Council for approval. This Soil and Water Management Plan shall be prepared by an appropriately experienced and qualified professional, in accordance with Council's Development Control Plan 2013 and the most recent version of the Landcom publication "Managing Urban Storm water - Soils and Construction".

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

21. 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.

22. 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.

23. Works proximity to sewer manhole and vertical inspection shafts

Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times. Before during and after construction, the sewer manhole/VIS must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development.

24. Construction Environmental Management Plan (CEMP)

Prior to the commencement of any works, a Construction Environmental Management Plan (CEMP) shall be prepared by an appropriately qualified person in accordance with the Guideline for the Preparation of Environmental Management Plans (Department of Planning and Infrastructure) and shall be submitted to, and approved by, the Principal Certifying Authority. This CEMP must address (as a minimum) construction traffic, construction waste, hoardings, noise, dust, etc.

This CEMP must not include permanent works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

The Application shall submit a copy of the approved CEMP to Council .

Condition reason: To ensure appropriate detail is provided for works required to be undertaken as part of the development.

25. Haulage Routes

Not less than thirty (30) days prior to the commencement of any works, 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:.

- 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;

- Nominated hours of haulage;
- detail which materials are sourced at each location;
- approximate quantity of each;
- Recommended load limits for haulage vehicles and;
- A procedure for monitoring the condition of the pavement during the haulage;
- Bond to guarantee public infrastructure is not damaged as a result of construction activity, and;

Works must not commence until Council has issued written authorization for all haul routes. Only the approved haul routes may be used for all haulage associated with the works.

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.

26. 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) 6566 3200. You must quote your Subdivision Works Certificate number and property description to ensure your inspection is confirmed:

- a. at completion of installation of erosion control measures
- b. prior to installing traffic management works
- c. before commencement of any filling works;
- d. when the sub-grade is exposed and prior to placing of pavement materials;
- e. when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;
- f. at the completion of each pavement (sub base/base) layer;
- g. before pouring of kerb and gutter;
- h. prior to the pouring of concrete for sewerage works and/or works on public property;
- i. on completion of road gravelling or pavement;
- j. during construction of sewer infrastructure;
- k. during construction of water infrastructure;
- l. 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.

27. Pavement works material report

Prior to commencement of any pavement works on public road a material quality report from the proposed supplier shall be submitted to Council. The pavement materials shall meet Council's current specifications at the time of construction.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development

28. 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:

- a. CBR test results, and
- b. 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

29. Storage of materials

No storage of materials, waste, plant or other construction materials is permitted within any Council road reserve.

Condition Reason: To protect public infrastructure

30. 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 an Occupation 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.

31. Private and Public infrastructure works and AUSPEC

Prior to issue of a Section 68 for the installation of each manufactured home the following works shall be completed:

- Road works along the Gregory St frontage of the development in accordance with approved application plan (to include, but not limited to):
 - Pavement widening
 - Footpath minimum 1.5m wide
 - Table drain
 - Landscaping
 - pedestrian central refuge with associated kerb ramps and build out (kerb extension).
- Upgrade of Racemosa Ct in accordance with AUSPEC Specification.
- Earthworks.
- Sewerage reticulation.

- Water supply reticulation.
- Water supply plans shall include hydraulic plans for internal water supply services and associated works in accordance with AS 3500, Plumbing Code of Australia and Kempsey Council Policies.
- Stormwater systems.
- Erosion & Sedimentation controls.
- Landscaping.
- Traffic management control plan.
- Provision of a pedestrian accessways in accordance with Council's adopted Pedestrian and Access Mobility Plan (PAMP). Approaches to kerb ramps and other hazards or changes in direction shall be fitted with Tactile Ground Surface Indicators to the extent recommended by AS/NZS 1428.4
- Provision of 1.5m wide concrete footpaths within the Manufactured Home Estate in accordance with the approved application plan. Such access ways to include a concrete pathway including kerb ramps where necessary in accordance AUS-SPEC standards
- Detailed intersection layout at the junction of Gregory St and new internal road in accordance with the current version of the AUSTROADS guidelines for Intersection design, giving particular attention to sight distance.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development and to protect public health and safety.

32. 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.

33. Completion of works within the road reserve

Prior to issue of a Section 68 for the installation of each manufactured home provision to the Principal Certifying Authority of documentation from Kempsey 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.

34. Satisfactory service certification

Prior to issue of a Section 68 for the installation of each manufactured home written evidence to the satisfaction of the Certifying Authority from the electricity and telecommunications providers that satisfactory services arrangements have been made to the future dwellings and street lighting.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development.

35. Works as executed

Prior to issue of a Section 68 for the installation of each manufactured home a works-as-executed plans for all relevant public works, certified by a suitably qualified engineer or a registered surveyor, are to be submitted to Council. The submission shall include copies of all computer aided design (CAD) electronic files for all final drawings, in accordance with the requirements of Council's GIS Officer. Any test certificates, owner's manuals, warranties and operating instructions, mechanical and/or electrical plant, engineer certification, etc., shall be submitted with the works-as-executed plans. A certificate from a registered surveyor shall be included which certifies that all pipelines, structures, access driveways and/or services are located wholly within the relevant easements.

Condition Reason: To ensure that appropriate infrastructure is provided to service the development.

36. Repair of Infrastructure

Prior to issue of a Section 68 for the installation of each manufactured home or after completion of all site work:

- a) any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of council, and at no cost to council, or
- b) if the works in (a) are not carried out to council's satisfaction, council may carry out the works required and the costs of any such works must be paid as directed by council and in the first instance will be paid using the security deposit required to be paid under this consent.

Condition Reason: To ensure any damage to public infrastructure is rectified.

37. 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 an Occupation 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.

38. Onsite stormwater detention management

On completion of the on-site stormwater detention system (OSD), the owner of the property is responsible for:

- a. Maintaining and keeping clear all pits, pipelines, screens, orifice and other structures associated with the on-site stormwater detention facilities ("OSD").
- b. Having the OSD inspected annually by a competent person.

The Council shall have the right to enter the development lot, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order any structures or components in or upon the land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the landowner.

Condition Reason: To ensure that appropriate infrastructure is provided and maintained to service the development

39. Stormwater quality control maintenance

On completion of the stormwater water quality control device (SQID), the owner of the property is responsible for:

- a. Maintaining and keeping clear all components of and structures associated with the SQID in accordance with the maintenance plan so as to ensure the system achieves the nominated performance targets.
- b. Having the SQID inspected annually by a competent person.

The Council shall have the right to enter upon the development lot, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all components or structures in or upon the said land which comprise the SQID and recover the costs of any such works from the landowner.

Condition Reason: To ensure that appropriate infrastructure is provided and maintained to service the development