

GENERAL CONDITIONS

1. ***Subdivision Certificate***

A Subdivision Certificate is to be obtained once any works required by this consent are complete. Submission of a completed subdivision certificate application form together with all required documents and fees is required to be made to Council. The application form, checklist and fee detail can be found at www.esc.nsw.gov.au.

2. ***Water Reticulation***

Prior to the issue of a Subdivision Certificate the applicant shall construct water reticulation including 20mm water service connections to each newly created lot in accordance with Plan No: 4753. The limit of the service connection shall be the 20mm M*F stopcock.

The Water Reticulation Plan shall be in accordance with Council's Water and Sewerage specification and is subject to approval and issue of a Construction Certificate with payment of fees applicable under the current fees and charges for the year of issue.

DURING WORKS

3. ***Hours of Construction - NOISE***

If audible at any residence or other sensitive noise receiver, construction may only be carried out between 7.00am and 6.00pm on Monday to Friday, and 8.00am to 5.00pm Saturdays. No construction can be carried out on a Sunday or public holiday if audible at any residence or other sensitive receivers. [20.01]

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

4. ***Independent Servicing***

Prior to the issue of a Subdivision Certificate the applicant must furnish Council with certification from a suitably qualified person or persons, that each lot is separately serviced (water, sewer, stormwater, electricity, telecommunications) and that there are no common provisions in that respect. If encroachments are identified, service easements shall be established to the requirements of the relevant service provider.

5. ***Electricity Supply***

Prior to issue of a Subdivision Certificate the developer/consent holder shall provide to Council written confirmation from the electricity supply authority that all relevant requirements for supply of electricity to all lots have been satisfied including provision for street lighting (where applicable). [12.04]

6. ***Telecommunications Cabling***

Prior to issue of a Subdivision Certificate the applicant shall provide to Council written confirmation from Telstra that arrangements have been made for

telecommunication cabling to all lots including the provision of NBN cabling and conduits. [12.05]

7. **Public Utility Adjustments**

Adjustments to the public utilities necessitated by the development shall be completed prior to occupation of the development and in accordance with the requirements of the relevant authority, all at no cost to Council.

8. **Section 7.12 Contributions Subdivision**

Prior to issue of a Subdivision Certificate the developer/consent holder shall pay Council contributions towards the provision of public amenities and services in accord with Council's Contributions Plan. The contribution rates for the current financial year are as follows:

Roadworks	$\$3,098.15 \times (10-2) = \$24,785.20$
Open Space & Recreation	$\$1,556.90 \times (10-2) = \$12,455.20$
Community & Cultural	$\$90.25 \times (10-2) = \722.00
Shared Pathways	$\$389.75 \times (10-2) = \$2,308.00$
Administration	$\$152.30 \times (10-2) = \$1,218.40$
Waste Facilities	$\$132.25 \times (10-2) = \$1,058.00$

Note: The above contributions are reviewed at least annually and may be subject to increases as a result of indexation or other forces. Contributions can be paid prior to each stage of the subdivision.

9. **Water/Sewer Developer Contributions - Subdivision**

Prior to the issue of a Subdivision Certificate the developer/consent holder will have to under the Water Management Act 2000 contribute:

- a) \$100,000.00 (10 - 2 ET) for the augmentation of water supply mains and storage within Eurobodalla Shire where 1.0 ET = \$12,500.00 (for subdivisions 1.0 ET applies per additional lot <2000m²).
- b) \$87,040.00 (10 - 2 ET) for the augmentation of sewerage within Eurobodalla Shire where 1.0 ET = \$10,880.00.

Note: The above contributions are reviewed at least annually and may be subject to increases as a result of indexation or other forces. Contributions can be paid prior to each stage of the development.

10. **Access Restrictions on Title Required**

Prior to issue of a Subdivision Certificate restrictions on Title under Section 88B of the Conveyancing Act 1919 are required to be imposed. For the purposes of compliance with AS/NZS 2890.1 the restrictions are to prevent driveway cross overs that serve Lots 701, 702 and 705 being located in the areas marked on the attached plan.