

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, I, the A/Executive Director, Infrastructure and Industry Assessments approve the modification of the Project Application referred to in Schedule 1, subject to the conditions in Schedule 2 and the revisions to the Statement of Commitments set out in Schedule 3.



Daniel Keary
A/Executive Director
Infrastructure and Industry Assessments

Sydney 7th AUGUST 2015

SCHEDULE 1

Project Approval:

MP 05 0129 granted by the Minister for Planning on 7 June 2013.

For the following:

Residential subdivision, including:

- 162 allotments consisting of 160 residential allotments, one allotment (lot 141) containing lands for conservation, a Heritage Park and managed open space and 1 allotment (Lot 142) for future development;
- site remediation works;
- earthworks;
- vegetation rehabilitation and management; and
- infrastructure works including roads, drainage, sewerage works and utility services provision.

On land comprising:

Part Lot 164 DP 1170833, Lot 10 DP 1071628, Lot 1 DP 1089778, Lot 2 DP 607602, North Boambee Road and Lakes Drive, North Boambee Valley.

Modification:

MP 05_0129 MOD 1 to permit:

- administrative changes to conditions A2, A3, A4, B1, B2, B6, B10, B11, E1, E3, E5 and E18;
- the insertion of new Condition A4A;
- the deletion of Condition E17; and
- and administrative changes to the Statement of Commitments.

SCHEDULE 2

1. In the 'Definitions' table in Schedule 1, delete the definition of 'Director-General' and replace with the following:

Secretary: Secretary of the Department of Planning and Environment or nominee/delegate.

2. In the 'Definitions' table in Schedule 1, delete the definition of 'Department' and replace with the following:

Department: Department of Planning and Environment, or its successors.

3. In Schedule 2, replace all references to 'Director-General' with 'Secretary'.
4. In Schedule 2, Part A, delete Condition A2 and replace it with the following:

Project Description

- A2 Except as amended by the conditions of this consent, project approval is granted only to carrying out the project as generally described below:
- 160 residential allotments;
 - two allotments (Part Lot 161 and 162) containing lands for koala conservation, a heritage park and managed open space;
 - one superlot for future development (Lot 163);
 - site remediation works;
 - earthworks;
 - vegetation management within part lots 161 and 162 in accordance with a vegetation management plan approved by the Secretary; and
 - infrastructure works including roads, drainage, sewerage, and utility service provision.
5. In Schedule 2, Part A, delete Condition A3 and replace with the following:

Development in Accordance with Plans and Documents

- A3 The Applicant shall carry out the Project generally in accordance with the:
- a) 'Lakes Estate' Residential Subdivision Environmental Assessment Report, prepared by Habitat Planning, dated August 2009; and
 - b) Bushfire Hazard Assessment Report prepared by Building Code and Bushfire Hazard Solutions Pty Ltd, dated March 2013.

As amended by:

- c) Preferred Project Report Lakes Estate Residential Subdivision prepared by GLN Planning, dated August 2012;
- d) Section 75W Modification Lakes Estate Residential Subdivision, prepared by GLN Planning, dated May 2014;
- e) Lakes Estate Residential Subdivision – Submission Report prepared by GLN Planning, dated 5 November 2014; and
- f) The following drawings, except for:

- i) any modifications which are Exempt or Complying Development; or
- ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Astoria Group Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A001	G	Location Plan	27/03/14
A002	G	Surrounding Developments Plan	27/03/14
A003	J	Zoning Plan	27/03/14
A004	J	Koala Habitat Plan	27/03/14
A005	J	Previous Banana Plantation Areas Plan	27/03/14
A006	J	Combined Constraints Plan	27/03/14
A007	K	Open Spaces Plan	27/03/14
A008	K	Roads and Movement Access Plan	27/03/14
A009	J	Services Plan	27/03/14
A010	G	Subdivision Layout Plan (Lot Sizes Mix)	27/03/14
A011	G	Subdivision Staging Plan	27/03/14
A012	F	Subdivision Stage 1 Plan Lots 1-58 and Part Lot 141 (Residual)	27/03/14
A013	G	Subdivision Stage 2 Plan Lots 59-115, Lot 142 and Part Lot 141 (Residual)	27/03/14
A014	G	Subdivision Stage 3 Plan Lots 116-140, Lot and Part Lot 141 (residual)	27/3/14
A015	D	Subdivision Staging Plan_Response to RFS	27/03/14
A016	D	Subdivision Stage 1 Plan_Response to RFS lots 1-58 and Part Lot 141 (Residual)	27/03/14
A017	D	Subdivision Stage 2 Plan_Response to RFS lots 59-115, Lot 142 and Part Lot 141 (Residual)	27/03/14
A018	E	Subdivision Stage 3 Plan_Response to RFS lots 116-140, Lot and Part Lot 141 (Residual)	27/3/14

6. In Schedule 2, Part A, delete Condition A4 and replace it with the following:

Staging

- A4. The project is to be constructed in three stages as per drawing A011 Subdivision Staging Plan Revision G dated 27 March 2014, as amended by Condition A4A below.

The scope, order and extent of works within each stage may be varied due to market conditions, servicing constraints, and the requirements of the conditions of approval, as agreed by Council. The progressive release of lots within each stage may occur

subject to separate subdivision certificates. Stage 2h may be subdivided progressively in conjunction with adjoining land.

7. In Schedule 2, Part A, insert the following new condition after Condition A4:

A4A Modifications to Part Lot 162 and the Layout of Stage 3

Prior to the issue of a Construction Certificate for any works within Stage 3, or prior to the commencement of any vegetation management works within Part Lot 162, whichever occurs first, the Proponent shall revise the drawings identified in a) to k) below to incorporate the land zoned 'R2 General Residential' that sits immediately west of the fire trails within lots 143 and 145 to 154 into Part Lot 162:

- a) A003 Zoning Plan, Revision J, prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- b) A004 Koala Habitat Plan, Revision J, prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- c) A005 Previous Banana Plantation Area Plan, Revision J, prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- d) A006 Combined Constraints Plan, Revision J, prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- e) A007 Open Spaces Plan, Revision K, prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- f) A008 Roads and Movement Access Plan, Revision K, prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- g) A009 Services Plan, Revision J, prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- h) A010 Subdivision Layout Plan (Lot Sizes Mix), Revision G, prepared by Astoria Group Pty Ltd, dated 27/3/14;
- i) A014 Subdivision Stage 3 Plan Lots 116-140, Lot and Part Lot 141 (Residual), Revision G, prepared by Astoria Group Pty Ltd, dated 27/3/14; and
- j) A015 Subdivision Staging Plan_Response to RFS, Revision D prepared by Astoria Group, Pty Ltd, dated 27/03/14;
- k) A018 Subdivision Stage 3 Plan_Response to RFS Lots 116-140, Lot and Part Lot 141 (Residual), Revision E, prepared by Astoria Group Pty Ltd, dated 27/3/14.

8. In Schedule 2, Part B, delete parts a), c) and d) of Condition B1.

9. In Schedule 2, Part B, delete Condition B2 and replace with the following:

B2 Cut and Fill

Detailed plans and specifications must be prepared and submitted to the Principal Certifying Authority for earthworks prior to the issue of any Construction Certificate for earthworks on-site.

The plans must illustrate the proposed cut and fill depths and levels and address the site's geotechnical constraints.

In addition, specific consideration must be given to the geotechnical constraints identified in the Coffey Report (dated 27 February 2008) and the measures proposed to address these constraints.

The plans are also to include a clear description of the changes in water movement both to and from the site. The plans must also illustrate the relationship with neighbouring properties at the site boundaries.

If any natural grade level changes are required greater than plus or minus two metres within one metre of the site boundaries, the Secretary's approval is required prior to the Principal Certifying Authority issuing a Construction Certificate.

A copy of the plans and specifications supported by the Principal Certifying Authority shall be submitted to the Secretary for approval prior to the release of any Construction Certificate.

10. In Schedule 2, Part B, delete Condition B6 and replace with the following:

B6 Road Design

The road design must be undertaken by a qualified practicing Civil Engineer. The design must be prepared in consultation with the Council and comply with the Council's development design and construction specifications and relevant policies.

Prior to the construction of Amadeus Place, the Proponent shall demonstrate to the satisfaction of the Secretary that the final road design will not preclude the provision of a road connection between Amadeus Place and Kratz Drive.

Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (roundabouts, median islands etc.) and paved footpaths consistent with the design of existing roads within the estate are required along the full length of the new roads.

Final design plans shall be approved by the Principal Certifying Authority prior to the issue Construction Certificate. In the event that the subdivision works are staged, the Proponent shall ensure the design of the roads the subject of the Construction Certificate being applied for are approved by the Principal Certifying Authority prior to the issue of that Construction Certificate.

11. In Schedule 2, Part B, Condition B10, insert the following new words in paragraph two after the words "(Water Sensitive Urban Design)":

"and the requirements of section 4.1.3(3) *Planning for Bush Fire Protection 2006*".

12. In Schedule 2, Part B, Delete Condition B11 and replace with the following:

B11 Vegetation Management and Landscaping

A Vegetation Management Plan (VPM) must be prepared for all land that is located within part lots 161 and 162 and is:

- l) identified as Koala habitat in the *Coffs Harbour City Koala Plan of Management*; and
- m) zoned 'E2 Environmental Conservation' in the *Coffs Harbour Local Environmental Plan 2013*; and

- n) zoned 'R2 General Residential' in the *Coffs Harbour Local Environmental Plan 2013* and required to be incorporated into Part Lot 162 in accordance with Condition A4A.

The VMP must be prepared in accordance with the Council's *Biodiversity Guideline 1a Preparing Vegetation Management Plan* and the *Coffs Harbour Koala Plan of Management*. In addition, the VMP must also include the following details:

- o) all vegetation rehabilitation works required to offset the loss of vegetation on-site in accordance with *Biodiversity Guideline 4: Compensatory Planting Advice*. Off-site compensatory planting may occur on publicly owned lands, subject to the approval of the landowner;
- p) identify whether any Koala lighting, fencing, or sign posting is required to facilitate compliance with the *Coffs Harbour Koala Plan of Management*;
- q) identify completion criteria for the vegetation rehabilitation works required to offset the loss of vegetation on-site;
- r) identify the management procedures for the management of the vegetation rehabilitated under a) above, once the rehabilitation completion criteria have been achieved;
- s) identify the management measures for the residential zoned land required to be incorporated into Part Lot 162 under Condition A4A in the event that this land is not transferred to the Council;
- t) ensure all recognised buffers are established for threatened species under the EPBC Act 1999;
- u) specific measures to manage edge effects in narrow areas of environmental lands;
- v) specific measures to achieve compliance with the Department of Primary Industry's (Office of Water) *Guidelines for Watercourse Crossings on Waterfront Land* (2012) and *Guidelines for Controlled Activities and Guidelines for Riparian Corridors* (2012); and
- w) specific measures to facilitate the long-term survival of the identified habitat and stag trees.

The vegetation rehabilitation works that are required to offset the impacts of clearing within stages 2 and 3 must start prior to the commencement of works within these stages. Following achievement of the rehabilitation completion criteria, the Proponent shall manage the rehabilitated vegetation for a period of 5 years. All vegetation rehabilitation and maintenance works required by a), d) and e) above must be undertaken by the Proponent at their cost.

The VMP must be prepared in consultation with Council and approved by the Certifying Authority prior to the issue of any Construction Certificate.

Note: In the event that there is outstanding land that is transferred to the Council under DA 575/2003, the Vegetation Management Plan can be amended to remove this land from the provisions of the Plan.

13. In Schedule 2, Part E, delete the advice note at the end of Condition E1 and replace it with the following:

Note: The Proponent may offset its section 94 contribution, subject to it entering into an agreement with the Council that is consistent with the work-in-kind provisions of the North Boambee Valley (East) Release Area Developer Contributions Plan 2013.

14. In Schedule 2, Part E, Delete Condition E3 and replace with the following:

E3 At the issue of Subdivision Certificate for each stage, a restriction to the land use pursuant to section 88B of the *Conveyancing Act, 1919* shall be placed on relevant lots within the subdivision requiring the provision of asset protection zones (APZ), to 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*, as identified on the 'approved plans' and as follows:

- i) the APZ over southern portion of Lot 75 to increased to 9 metres;
- ii) the APZ over southern portion of Lots 82, 83, 84 and 85 be increased to 21 metres;
- iii) include a 10 metre wide APZ along the eastern boundary of Lot 101 – measured from the western edge of the unmanaged vegetation;
- iv) include a 10 metre wide APZ over Lot 163 along the western edge of Lot 86;
- v) the APZ over the eastern portion of lots 137 and 138 being increased to taper from 9 metres wide at the south to 12 metres wide at the north;
- vi) the APZ to the north-west of lots 143, 145 and 146 being increased to 21 metres;
- vii) the APZ over the northern portion of Lot 147 being increased to 13.5 metres; and
- viii) Details of the Restriction(s) are to accompany the application for Subdivision Certificate.

15. In Schedule 2, Part E, delete Condition E5 and replace with the following:

E5 Prior to the issue of a Subdivision Certificate for Stage 1, a Fire Management Plan shall be prepared with respect to the future undeveloped stages and proposed Lot 161 that addressed the following requirements:

- a) contact person / department and details; and
- b) schedule and description of works for the construction of asset protection zones and their continued maintenance.

16. In Schedule 2, Part E, Delete Condition E17.

17. In Schedule 2, Part E, Delete Condition E18 and replace it with the following:

E18 The residential zoned lands required to be incorporated into Part Lot 162 under Condition A4A shall be the subject of negotiation between the Council and the Proponent. If an agreement cannot be reached over the transfer, the Proponent must manage the land in perpetuity in accordance with the requirements of the Vegetation Management Plan approved under Condition B11.

SCHEDULE 3

1. Delete the Statement of Commitments in Schedule 3 and replace them with the following:

NUMBER	ISSUE	COMMITMENT	RESPONSIBLE	TIMEFRAME
C1	Urban Design and subdivision Layout	The development of the subdivision will be undertaken in accordance with the subdivision layout prepared by Astoria Group Pty. Ltd., dated March 2014 and outlined within this Modification.	Noubia Pty. Ltd.	Construction and operation
C2	Urban Design and subdivision Layout	A Construction Management Plan ("CMP") will be prepared for each stage of civil construction works associated with the subdivision and will be prepared prior to construction of each respective Stage of the proposed subdivision.	Noubia Pty. Ltd.	Prior to construction of stage 1
C3	Infrastructure - Utilities	Construction and operation of the utilities in the proposed residential subdivision will be in accordance with the principles outlined in the Engineering Assessment Engineering Assessment prepared by Resource Design Management in December 2007 and amended in November 2008 as modified for the current proposal.	Noubia Pty. Ltd.	Review 2007 assessment-prior to construction; Construction and operation at construction stage
C4	Infrastructure - Utilities	The proponent commits to providing electricity and telecommunication to all lots in the subdivision. Negotiation will be held with Council and relevant service providers to determine the extent of electricity, gas and telecommunications provision and extension of the existing service.	Noubia Pty. Ltd.	Negotiations and discussions - Prior to construction; Construction and operation at construction stage
C5	Infrastructure - Utilities	The proponent commits to make all necessary allowances to enable adjoining land developers to connect into the 66kV power line and the sewer mains.	Noubia Pty. Ltd.	Construction
C6	Infrastructure -land transfer	In accordance with the provisions of the North Boambee Valley (East) release Area Developer Contributions Plan 2013 (the CP); Lot 161 will be created for the purposes of being acquired by Coffs Harbour City Council. Lot 161 includes bushland and open space land on the subject	Noubia Pty. Ltd.	Lot 161 to be created and registered as part of the subdivision.
		development site. This can occur by way of a private treaty sale of the land to Council as provided for at page 7 of the CP. The proponent further commits to discuss with the Council, the timing of the transfer of this land.		Negotiations and discussions as per the CP - Prior to construction

C7	Infrastructure - land transfer	The proponent commits to transferring to Coffs Harbour City Council, all the land occupied by road carriageways and pedestrian paths (that are not located on lots 161, 162 & 163) as follows: <ul style="list-style-type: none"> ▪ Lakes Drive extension to be acquired by Council, consistent with previous similar negotiations; and ▪ LOCAL roads to be transferred at no cost to Council. 	Noubia Pty. Ltd.	Upon construction of roadworks
C8	Infrastructure – roadway works	The proponent commits to constructing roadworks on the subject site in accordance with the Roads and Movement Access Plan designed and built to the standards provided by Coffs Harbour Council.	Noubia Pty. Ltd.	Construction
C9	Infrastructure – roadway works	The proponent commits to restricting traffic flow and providing koala crossings in culverts under the roadway in the locations identified on the Roads and Movement Access Plan. The purpose of these actions is to minimize risk to koalas and other wildlife. The methods adopted in the various locations will vary according to the other purposes of the road in	Noubia Pty. Ltd.	Construction
C10	Infrastructure – roadway works	Street tree planting will be undertaken in accordance with Council's standard requirements with regards to tree sizes, spacing and methods for planting.	Noubia Pty. Ltd.	Construction and operation
C11	Infrastructure – roadway works	The proponent commits to initiating discussion with Roads and Maritime Services (RMS) for the construction of the Pacific Highway Bypass for the provision of noise mitigation measures. These measures should be undertaken by the RMS as part of the design and construction of the bypass.	Noubia Pty. Ltd.	During construction phase
C12	Infrastructure – Fire trails	The proponent commits to providing fire trails in the locations identified in the Roads and Movement Access Plan.	Noubia Pty. Ltd.	Construction
C13	Infrastructure – open space works	The proponent commits to providing a 'heritage park' in the location identified in the Open Spaces Plan. The heritage park will include any indigenous or non-indigenous heritage items found during the construction process. The purpose of the heritage park will, in addition to general recreation, provide some form of education of the local history. Note:	Noubia Pty. Ltd.	Construction
C14	Infrastructure – open space works	The proponent commits to providing a pedestrian and/or bicycle path network in the locations identified in the Roads and Movement Access Plan.	Noubia Pty. Ltd.	Construction
C15	Infrastructure – development contributions	The proponent commits to the payment of monetary contributions in accordance with the relevant sections of the CP.	Noubia Pty. Ltd.	Prior to release of subdivision certificate.

C16	Infrastructure – development contributions (water and sewerage)	The proponent commits to the payment of development contributions for water supply and sewerage in accordance with the Wastewater Treatment & Carrier System Development Servicing Plan 2008 and Water Supply Development Servicing Plan 2008.	Noubia Pty. Ltd.	Prior to release of subdivision certificate.
C17	Infrastructure – Stormwater drainage management	The proponent commits to providing standard pits and pipes drainage for all residential lots to the ‘five lakes and one wetland system’ designed by Umwelt in 2003, approved by Council and already constructed to manage the post-development peak flows as well as the water quality.	Noubia Pty. Ltd.	Construction and operation
C18	Stormwater drainage management	The proponent commits to obtaining any necessary permits pursuant to Part 3 of the Water Management Act for proposed development close to drainage lines.	Noubia Pty. Ltd.	Construction and operation
C19	Environmental Management	Vegetation removal for development of proposed lots, roads and other infrastructure under this Project Approval within Primary and Secondary Koala habitat areas will be restricted only to those areas identified “Trees proposed to be removed or pruned in a koala designated area” on the plan labelled ‘Koala Habitat Plan’. The proponent commits to compensatory planting on Lot 161 in accordance with the Coffs Harbour Koala Plan of Management.	Noubia Pty. Ltd.	Construction and operation
C20	Environmental Management	The proponent commits to incorporating within the discussions and agreements for the transfer of lot 161, arrangements to ensure that the Council’s relevant Plans of Management for the management of the bushland are complied with.	Noubia Pty. Ltd. & Coffs Harbour City Council	Prior to Construction
C21	Environmental Management	All domestic animals kept in association with future residential development must be registered with Council and not allowed outside the property unless on a lead or other restraint. This will be enforced through use of a covenant applied through s88B Instruments, and advisory signage will also be established within the estate.	Noubia Pty. Ltd.	Operation
C22	Flood management	All future dwellings will be constructed with a freeboard of 500 millimetres above the determined 1 in 100 year flood level. This requirement will be incorporated into any estate design guidelines or development Control Plan that applies to the subject site.	Noubia Pty. Ltd. & Coffs Harbour City Council	Operation

C23	Soil Contamination	<p>The proponent commits for each relevant stage to:</p> <ul style="list-style-type: none"> (a) Undertake a detailed site investigation of the areas of concern identified in Coffey report GEOTCOFH02233AA-AE dated 27 February 2008. The objective of this is to assess the extent and nature of soil contamination, and to inform the preparation of a Remedial Action Plan (RAP). (b) Based on the findings of the investigations prepare a RAP to remediate the areas of soil contamination. (c) Following consultation with Coffs Harbour City Council (CHCC) the need for a development approval to allow implementation of the RAP will be established and the RAP will be implemented on site with appropriate contractors and overseers; 	Noubia Pty. Ltd.	Prior to Construction
-----	--------------------	---	------------------	-----------------------

C24	Geotechnical Engineering	<p>The proponent commits at each relevant stage to:</p> <ul style="list-style-type: none"> (a) Investigate the locations of proposed individual features such as retaining walls and road infrastructure, to allow structural engineers to undertake design of the features. Works would include preparation of detailed design parameters and pavement thickness designs as well as providing advice on foundations for culverts and other water sensitive infrastructure. (b) Provide guidance on where controlled filling should be undertaken to meet the guidelines of AS3798-2007 Guidelines on earthworks for commercial and residential developments. (c) Prepare site classification assessments to AS2870-2011 Residential Slabs and Footings. The site classification assessments can then be used to assess the site constraints at subdivision certificate stage. Where “P” classifications are noted, the reports shall include specific engineering advice on how to develop the site for residential use. This may include recommending further investigation an slope risk assessments on individual lots, or further investigation to allow provision of specific parameters and founding levels. (d) Investigate individual lots where site classifications note the need. Slope risk assessments should be undertaken in accordance with the Australian Geomechanics Society Practice. <p>Note: Guidelines for Landslide Risk Management (known as AGS 2007). The risk assessment process should include definition of site specific development guidelines for the individual lots. Based on the lot layout provided we do not expect a significant number of lots to be affected by slope stability constraints.</p>		
-----	--------------------------	--	--	--

C25	Roadway - activities	<p>The proponent acknowledges the unnamed Crown public road on its north western boundary and commits to ensuring that they or their representatives do not undertake the following activities on that road:</p> <ul style="list-style-type: none"> ▪ Encroachment upon the road; ▪ Removal of any vegetation from the road; or ▪ Stockpiling of any materials or the storing of any equipment, machinery or plant on the road. 		
C26	Bushfire protection	The proponent commits to the management of bushfire risk by reference to the Asset Protection Zone as identified by Australian Bushfire Protection Planners Pty Ltd (ABPP) on plans A012-A014.	Noubia Pty. Ltd.	Construction and operation
C27	Bushfire protection - Covenant	An 88B Covenant, in accordance with the provisions of the Conveyancing Act 1919, shall be created on the title of the future lots burdened by the Asset Protection Zones to ensure the ongoing management of the landscaped gardens/residual vegetation, in accordance with the prescriptions of an Inner Asset Protection Zone.	Noubia Pty. Ltd.	Construction of each stage.

C28	Bushfire protection – Additional provisions	<ol style="list-style-type: none"> 1. The ongoing management of the estate will include maintenance of the Asset Protection Zone as an Inner Protection Area in accordance with Appendix 5 of Planning for Bushfire Protection 2006 and the NSW Rural Fire Service’s “Specifications for Asset Protection Zones”. 2. All future dwellings erected on those lots which are adjacent to the bushfire prone vegetation and which are impacted by the provision of the recommended Asset Protection Zones shall be constructed with a minimum construction standard of Level 3, in accordance with the specifications of Australian Standard A.S 3959 - Second Edition 1999 and Amendment 1, 2000, “Construction of Buildings in Bushfire Prone Areas”. 3. The development will include public access constructed to comply with the deemed-to-satisfy provisions of Section 4.1.3(a) of Planning for Bushfire Protection 2006. 4. The development will include extension of the existing water supply main to service the future residential development, in accordance with the specifications of Australian Standard A.S 2419.2. All hydrants shall have a flow rate of 10 litres / second with blue pavement marks provided to locate hydrant positions. 5. The development will ensure all fire hydrants shall be accessible and located such that a tanker can park within a maximum distance of 20 metres from the hydrant and the habitable building must be located such that a fire at the furthest extremity can be attacked by fire-fighters using two 30 metre hose lines and a 10 metre water jet. The hydrants will be allocated with regard to allowing a clear unobstructed path of 90 metres between the hydrant and the most distant point of the building. 6. The development will include blue hydrant markers to locate the positions of the hydrants and shall be positioned on the hydrant side of the centreline of the road pavement. 	Noubia Pty. Ltd.	<p>Operation</p> <p>to 6. Construction of each stage.</p>
-----	---	---	------------------	---

	Heritage – Indigenous and Non- indigenous	<p>The proponent commits to providing and designating an area as “Heritage Park” as shown on the modified subdivision plan. Any artefacts uncovered during the development process will be relocated to this area.</p> <p>The proponent further commits to transferring this land to the Council to ensure that the reserve can be protected in perpetuity.</p>	Noubia Pty. Ltd.	Construction and operation
--	---	---	------------------	----------------------------

END OF MP 05_0129 MOD 1

APPENDIX B – PROPONENT'S EA AND RTS

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6478

APPENDIX C – SUBMISSIONS

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6478

