

## Attachment E – Modified Conditions of Consent

The above changes necessitate the following modifications to the conditions of consent. Deletions are shown in ~~bold strikethrough~~ and insertions are shown in ***bold italics***

### A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the following documentation:

- Project Application – Environmental Assessment Report – Huntlee Stage 1 Subdivision and Infrastructure Works (by JBA March 2011) and associated appendices as amended by:
- Project Application – Preferred Project Report – Huntlee Stage 1 Subdivision and Works (by JBA September 2012) and its associated appendices
- Statement of Commitments in aforementioned Preferred Project Report (by JBA Planning 2012)
- Amended subdivision plan “121129 Overall Lot Plan\_1 to 3000” (Roberts Day Dec 2012) as to be amended in line with the additional amended subdivision concept plan “Huntlee – Stage 1 Concept Master Plan dwg UD4-401 01.02.13” (Roberts Day Feb 2013)
- Amended subdivision plans prepared by Andrew David McNamara PP DP1197581 sheets 1 and 2, PP DP1197586 sheets 1 to 5, PP DP 1197589 sheets 1 to 5 and PP DP 1199264 sheets 1 to 4
- ***Amended subdivision plan ‘20406 (4) – STAGE 1 - 1 TO 3000 MASTER PLAN’ (Daly. Smith Pty Ltd 2014)***

Except as modified by the conditions of this approval

If there is any inconsistency between the above documents the more recent document shall prevail to the extent of the inconsistency.

### C5. Utility Services

- a) The agreements of all relevant Authorities to extend and connect utility services noting any necessary easements or other approved methods for provision of essential utilities shall be provided to the Certifying Authority prior to the issue of any construction certificate.
- b) Revised developer servicing strategies for water and wastewater (and recycled water if proposed) shall be submitted to and approved by Hunter Water prior to issue of any construction certificate. The applicant is to negotiate relevant servicing arrangements with Hunter Water and seek Hunter Water prior approval for any connections to Hunter Water systems. A Section 50 Compliance Certificate under the Hunter Water Act 1991, should be obtained prior to the issue of the relevant subdivision certificate. Should on site wastewater treatment and/or recycled water systems be proposed on site in lieu of connecting to Hunter Water infrastructure, these would need to be licensed through the Water Industry Competition Act (2006).
- c) All internal site utilities, including electricity and telecommunications, shall be undergrounded, where possible. It is noted that high voltage lead in cables to the proposed zone substation may be overhead.
- d) The method of electricity connection of the development is to be in line with ~~Ausgrid’s ES10 document – ‘Requirements for Electricity Connection to Developments’ to the satisfaction of Ausgrid the relevant document outlining the requirements for electricity connection to developments.~~
- e) The location of the Zone Substation, and ***Ausgrid’s the relevant authorities’*** agreement of the location, shall be submitted to the relevant, Council for information purposes prior to issue of the Subdivision Certificate for the 500th lot.
- f) The location of the proposed water reservoir shall be confirmed with Hunter Water. Evidence of consultation with Hunter Water shall be submitted to the Certifying Authority prior to the issue of the subdivision certificate for the 1050th lot.

- g) Appropriate easements are to be implemented over any substations and associated underground/overhead cables located on private property to the satisfaction of the Certifying Authority.
- h) Prior to the subdivision certificate for 1201st dwelling, a 200 x 200m (4ha) parcel of land, or a size of land otherwise agreed with **Ausgrid the relevant authority**, shall be dedicated to **Ausgrid or** the relevant electricity provider for the zone substation. Evidence of consultation with Hunter Water shall be submitted to the Certifying Authority.
- i) In regard to the connection to, relocation and/or adjustment of the services affected by the construction and proposed works, any costs in the relocation, adjustment or support of services shall be the responsibility of the proponent.
- j) Consideration shall be given to measures to ameliorate the potential impacts on the residential development in ,Substage 1 arising from any existing stormwater or effluent run-off occurring from the adjoining properties in ,North Rothbury.

## E7. Road Network

### a) Road Infrastructure Requirements

The following road infrastructure shall be provided by the proponent during the development of Stage 1 Huntlee.

- i. The interim Wine Country Drive / Village 1 intersection **on the existing Wine Country Drive alignment** shall be designed and constructed as an Austroads Type CHR / CHL intersection or seagull, as determined by RMS. (Required prior to any **occupation certificate or interim occupation certificate for any of the 124 lots within Precinct 1 & Precinct 2, and prior to any subdivision certificate for any further development**)