

Council Reference: DA09/0527
Your Reference: MP05_0198

9 October 2009

NSW Department of Planning
Coastal Assessments
GPO Box 39
SYDNEY NSW 2001

Att: Jane Flanagan

Dear Madam

Council Submission on Major Project Application (MP05_0198) for a 84 lot residential subdivision at Lot 1 DP 167380, Lot 2 DP 961928, Lot 1 DP 134787, Lot 5 DP 1117326, Walmsleys Road and Stott Street, BILAMBIL HEIGHTS

40109
[DAFurther]

I refer to the above application for and provide the following submission.

WATER SUPPLY

A 150mm water main traverses the site along the alignment of the future extension of Stott Street. This main supplies the existing development in Stott Street from the Marana Ave, Bilambil Heights reservoir via a pressure reducing valve (PRV) in the vicinity of Lot 38 DP863486. For this development to gain a water supply from this main it will need to also have pressure reduction in place. The Infrastructure Impact Assessment (IIA) suggests either a new PRV or obtaining its supply down stream of the existing PRV. The latter is favoured by the report.

Whilst both options will work, Council requires that the PRV be located in Walmsleys Road near the boundary of Lot 1 DP167380 and Lot 1 DP1034976. The same requirement is to be made of the current application through the current subdivision application adjoining the site (DA09/0288) currently before Council which will also access water supply from this same main. Which ever development proceeds first will have to provide the PRV unless the proponents combine to share the costs. When this is constructed, the existing Stott Street PRV will be decommissioned.

The infrastructure report relies on a "personal communication" with Council officers that this 150 mm main will be adequate to supply this development. While this may be the case, the IIA should demonstrate that head losses at peak flow including fire flow together with other existing and anticipated development demands can be met through this main.

Section 9.2 provides information in relation to Water Sensitive Design Measures, particularly highlighting the BASIX criteria. Council has undertaken a review of IWCM options for Greenfield sites in its Demand Management Strategy which was adopted by Council in February 2009 which has mandated a strategy for Greenfield sites within Tweed Shire in accordance with the following condition:

The subdivision will provide that the following minimum requirements are mandatory for development on each lot created:

Single Dwellings

Minimum 5000L rainwater tank with a minimum 160 m² roof area connected to it.

Multi Dwellings & other buildings Rainwater tanks to be provided on a similar basis connecting 80% – 90% of the roof area

These tanks shall be plumbed to provide water for external uses, toilet flushing and laundry cold water for washing machines.

SEWERAGE

Because of the ridge through the middle of the site, the sewerage system will have to be divided into eastern and western catchments.

The eastern section appears to be able to drain to Council's existing SPS2050 Bolwarra Place pump station. The pump station pumps appear to have been sized to permit the discharge from residential development in this proposals eastern catchment. The storage volume however is less than 8 hours of average dry weather flow and consequently, it is considered that at design stage, it will be necessary to demonstrate that the risk of overflow from this station is acceptable and what additional measures will be required to achieve this low risk of overflow.

One section in the eastern catchment is to be developed as a community title subdivision of 5 dwellings. Sewer constructed within this section shall be the property of the community title development. A manhole should be provided just within the boundary of the community title which will be the end of Council sewer and shall be marked accordingly.

The western catchment provides the developer with a greater challenge as only several lots will be able to drain to an existing sewerage system. The IIA suggests that due to terrain, a pressure sewer system should be considered for this area but acknowledges Council would probably prefer a gravity system with a single sewerage pump station.

Owing to the greater maintenance cost for the pressure sewer system, Council requires that the conventional sewerage system be constructed. Pressure sewer systems are only to be used where it can be demonstrated that a conventional system cannot be installed or in rural residential type developments not suited to conventional gravity sewerage with conventional sewerage pump stations. Council normally has a requirement for sewerage pump stations to serve a minimum of 50 lots, but in this case it would serve only 42 lots in this development. It may be possible for this pump station to serve a number of lots in the adjoining development at 57 Walmsleys Road, thereby averting the need for that development from relying entirely on pressure sewer system. It is required that the developer consider the requirement to service the adjoining land and provide a connection point to maximise amount of the adjoining development that could be served by the system.

S 64 Development Contributions

Council will require payment of development contributions under Section 64 of the Local Government Act with the rate being that applicable in council's Fees and Charges at the time of approval and as varied should payment not be made within twelve months of approval. The rates quoted in the Environmental Assessment Section 7.18 were for the 2008/09 financial year and are now out of date. The number of lots also seem inadequate as there appear to be 85 serviced lots including the community title lots.

STORMWATER

An amended stormwater management plan (SWMP), to address the following issues:

- a) The major system flow path from Road 2 should be relocated to be contained wholly within the public reserve, and located in line with the sag point in Road 2 (approx ch 126m).
- b) Demonstrate that catchments A, B, C, D and E have a lawful point of discharge, as defined by DCP-A5 Subdivision Manual. For catchments discharging from Lot 5 DP 1117326, the SWMP must address the "restriction on the use of land" burdening the neighbouring land Lot 6 DP 1117326 that specifies that "no objection will be raised by the registered proprietor of Lot 6 to stormwater run-off from Lot 5 providing that the registered proprietor of Lot 5 discharges stormwater so that it reflects the existing natural drainage pattern of the catchment".
- c) Discharge arrangements from Road No.3 need to be amended so that piped and overland systems are clear of the future sewage pump station site, and reflect the finished slope of the site.
- d) Details of "the residual lot" and "level spreaders" referenced in discussions relating to Road 3 stormwater drainage should be clarified. All stormwater management measures should be contained wholly within the subject land, unless owner's consent is provided.
- e) Preliminary design of interallotment drainage systems, catering for both minor and major storm events, including easements and restrictions to use to preserve these flow paths.
- f) Discussion of SWMP implementation with respect to the staging of the subdivision.
- g) Verify the site requirements for on site detention / retention of stormwater to mitigate impacts on downstream land. What volume of permanent storage will be provided in rainwater tanks on each lot, and what, if any, storage will be provided in the public domain, and how?
- h) It is noted that a major overland flow path is located over Lot 14 and the proposed public reserve. It is not acceptable to have a Q100 overland flow path located over a future lot. An area dedicated to drainage for a major overland flow path is required at this location.

The plans are to be amended to cater for a Q100 overland flow path at this location. Prior to the issue of the construction certificate the overland flow path is to be contained within a concrete causeway or similar. The width and height of concrete flow path is to be justified by design calculations to ensure that the Q100 flow is contained within the flow path and does not affect proposed Lot 14 or the proposed public reserve.

LANDFORMING

An amended landforming design is required to address the following issues:

- a) Limit retaining walls on the site perimeter to 1.2m height. This specifically applies to walls adjoining Road No.5.
- b) Clearly indicate the nominal height of all retaining walls and batters throughout the site. Wall and batter heights must comply with DCP-A5 Subdivision Manual, and Development Design Specification D6 - Site Regrading.
- c) Where interallotment batters are provided, the plans must demonstrate compliance with Clause D6.06A(2) of Development Design Specification D6 - Site Regrading.

- d) Additional detail of batters used for battleaxe lot accesses, to demonstrate that compliant driveways are possible to all adjoining lots, and that adequate building envelopes are still achievable on those lots containing the batters (specifically Lot 1, 2, 3, 4 and 77 and 79).

ROAD DESIGN

Amended road design details are required to address the following;

- a) Extension of Walmsleys Road

Pavement Width

The application details the proposed extension of Walmsleys Road with a future 11m pavement width.

It is noted that another development application DA09/0288 (21 lot subdivision including demolition of existing structures and demolition of public road) recently lodged with Council is also located off Walmsleys Road. This development application (DA09/0527 for an 84 lot subdivision) and DA09/0288 for a 21 lot subdivision provides an additional 102 allotments which equates to 102 x 6.5 (daily trip rate from Council's Tweed Road Contribution Plan) = 663 vehicles per day.

The road connecting Stott Street and Walmsleys Road will be the main thoroughfare and priority route for traffic. As such its alignment should reflect this priority. The proposed intersection at the southwestern corner should be amended to ensure the minor traffic route (to adjoining subdivision) is required to give way at a "T" intersection. Unfortunately this may cause the applicant to lose a lot or two. An acceptable alternative would be to require a roundabout be constructed at the junction of proposed Road No.1 and Walmsleys Road which may minimise loss of developable land and resolve a street naming issue.

It is noted that Stott Street is about 11 m wide while Walmsleys Road is only 6-7m wide. Two road width transitions should be incorporated into the subdivision design. Road No.1 should match the Stott Street width of 11m and the unconstructed Walmsleys Road should be constructed to 9m (to allow for bus routes). There will need to be two transitions to accommodate these widths within the subdivision and join to the existing Walmsleys Road pavement. A roundabout is a preferred transition point however the applicant may be able to provide other acceptable solutions (long tapers are very undesirable).

The vertical curve that will be created at the interface of the new and old Walmsleys road should be checked for sight distance.

- b) Vertical Alignment

Concern is raised in relation to the vertical alignment of Walmsleys Road. The subdivision layout has not addressed the existing vertical alignment of Walmsleys Road in conjunction with the proposed extension of Walmsleys Road. The current vertical alignment will form an unwarranted peak which will hinder site distance and create a poor road design.

Amended plans are required to address the existing vertical alignment of Walmsleys Road and the proposed vertical alignment of the Walmsleys Road extension to ensure a smooth, safe, vertical transition for the road alignment. Site distance is also required to be addressed for the extension.

c) Property Access

The applicant is requested to demonstrate that ALL lots can access the proposed roads and right of carriageways in accordance with Council's driveway policy i.e. maximum driveway gradient is 25% or 1 in 4.

Where street grades are in excess of 12% the number of properties with frontage to that section shall be limited. Where frontage is provided, the feasibility of gaining safe property access shall be demonstrated, paying regard to driveway grade (including edge line grades) footpath continuity and combined crossfall.

d) Developer to communicate with adjacent land owner (Lot 2 DP 1098348)

Development application DA09/0288 for a 21 lot subdivision (including demolition of existing structures and demolition of public road) is currently with Council for determination. DA09/0288 is also located off the proposed Walmsleys Road extension which is part of this development application.

It is noted that 5 lots from DA09/0288 are proposed adjacent to proposed Road No. 1 (part of this development application).

It is requested that the developer liaise with the land owner or developer of Lot 2 DP 1098348 to ensure that the following occurs;

- i) 5 lots proposed under DA09/0288 have frontage to proposed Road No.1 and,
- ii) The proposed design levels of all roadworks, earthworks and landforming between the two proposed subdivisions align with one another.

e) Road gradients greater than 12%

For gradients greater than 12% the requirements for pedestrians, cyclists, waste collection vehicles and transverse access are to be addressed explicitly in the design.

f) Road No. 1

- i) *Footpaths* - A 1.2m shared cycleway / footpath on one side is shown on the plans. Council's development design specifications require a 1.2m concrete footpath to be located on both sides of the road.
- ii) *Footpath Verge* - The minimum footpath verge proposed for Road No. 1 is 3.5m. Council's standards require the footpath verge to be 5.5m with a 1.2m concrete footpath located on both sides. The plans are to be amended to provide an adequate verge width of 5.5m and concrete footpaths.
- iii) *Road Gradient* - The absolute maximum gradient for a neighbourhood collector road is 12%. The longitudinal section for Road No. 1 shows gradients up to 14.4%. The road gradient is to be amended to a maximum of 12%.

g) Road No. 2, 3 & 4

The minimum footpath verge proposed for Roads Nos. 2, 3, & 4 is 4.25m. Council's standards require the footpath verge to be 5.5m.

h) Road No. 5

- i) *Pavement width* - Proposed Road No. 5 is a community title road with a pavement width of 5m. The pavement width is to be increased to a width of either 5.5m or 6m to allow for the safe passing of two vehicles. Please note that

Council's development design specifications require a minimum pavement width of 6m for a local urban access road to be dedicated as public infrastructure.

- ii) *Footpath verge* - The minimum footpath verge proposed is 1.5m. Council's standards require the footpath verge to be 5.5m with a 1.2m concrete footpath located on one side. The plans are to be amended to provide an adequate verge width of 5.5m.
- iii) *Retaining walls* - The 2.5m high retaining wall above street level does not comply with Council's development design specifications of 1.2m. The retaining wall is to be reduced and the plans amended.

i) Right of carriageway detail

i) Right of carriageway no. 1

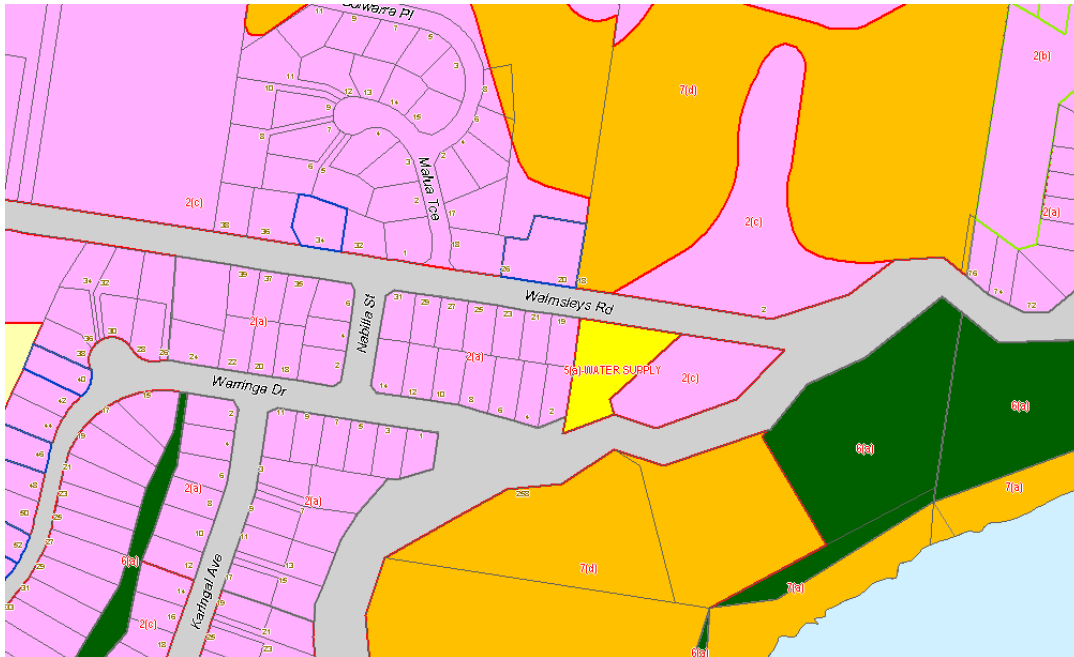
No detail has been provided for the right of carriageway serving proposed Lots 76, 77, 78, 79 and 80. A typical cross section and longitudinal section is to be provided for the proposed right of carriageway to demonstrate compliance with Council's standards.

ii) Right of carriageway no. 2

It is assumed that a right of carriageway is also providing access to proposed lots 70, 71 & 72. A typical cross section and longitudinal section is to be provided for the right of carriageway serving future lots 70, 71 & 72 demonstrating compliance with Council's standards.

j) Future Road Network Connections

Council's Engineering and Operations Division has been investigating future possible road connections in the Bilambil Heights release area. A connection of Walmsleys Road to Scenic Drive to the east along the existing road reserve does not appear likely given the steep terrain. However a future, practical connection might be gained through the 2(c) zoned land at the eastern end (Lot1 DP 1032820). In the interim (and possibly permanently), traffic from the proposed subdivision will need to access Scenic Drive from the Nabilla Street - Warringa Drive dogleg. A traffic report is requested to investigate the existing intersections of Nabilla Street and Walmsleys Road, Nabilla Street and Warringa Drive and Warringa Drive and Scenic Drive to ensure that level of service is adequate for increased traffic. This traffic report should estimate traffic splits of the traffic generated both with and without the proposed Cobaki Parkway and traffic generated by the adjoining proposed subdivision. [The applicant may seek to share costs with the adjoining developer].



PUBLIC OPEN SPACE

Council's subdivision guidelines specify 2.83 hectares of local open space is to be contributed per 1,000 population. This comprises 1.7 ha for structured open space (sportsfields) and 1.13 for casual open space (parks). Being a 74 lot subdivision, 2.4 residents per lot equates to a population of 178. The amount of local open space to be contributed for 178 people is:

- Structured open space (sportsfield): 3,026m²
 No sportsfields are proposed on the site, so the equivalent value should be contributed to the appropriate Contributions Plan.
- Casual local open space – 2,011m²
 A public reserve (Lot 13) of 3,645m² is proposed. The size of this land parcel is acceptable although it exceeds the amount required.

Quality of Proposed Public Open Space

The location of the proposed public reserve (casual open space) has one particular benefit. It has potential for a future connection to an existing area of casual open space around 120m to the east. This would however require dedication of land outside that now proposed for development. A sewer easement now follows the possible future link.

The public reserve must meet the requirements of casual open space in Council's Subdivision Manual (Tweed Development Control Plan, Section A5). In particular, it is noted that the finished slopes proposed for this land exceed Council's maximum slope criteria and is not acceptable.

The eastern boundary of the proposed park has steep slopes falling away to private land below. Drainage and maintenance issues at this boundary are likely to occur.

The slope stability assessment (Appendix 14) describes 2 areas of concern (the 'eastern depression' and 'previous dam site') in the proposed public reserve. In particular the 'previous dam site' is described as having previously been filled and having the potential for 'significant settlement with time'. This is not appropriate for a park as 'settling over time'

creates maintenance, drainage and safety concerns. There is evidence of erosion at this location now.

The applicant should address these concerns.

LANDSCAPE PLAN

The landscape strategy lacks desirable information and an amended landscape strategy prepared by a suitably qualified landscape architect is required. The following amendments or modifications are required to be addressed:

- There are two 'appendix 1'.
- There are two different 'planting details' provided. The strategy should quote Council standard drawings, particularly S.D 701: Tree and Shrub Planting Detail
- The roundabout planting arrangement is not accepted. Low maintenance plantings can be considered, however the proposed hoop pine in the centre represents a safety concern. A concrete safety buffer for maintenance workers is required.
- A scale should be provided on all plans, particularly to assess the 'constructed batter'.
- The 'street tree planting detail' is not acceptable. Mass planting under trees on the streetscape is a maintenance liability and is not supported.
- Concern is expressed at the selection of the threatened species *Lepiderema pulchella* for street trees. Threatened species proposed need to be grown from seed collected in the immediate local area. Planting threatened species from a different gene pool may harm the native gene pool. In addition, maintenance and future works by Council may cause harm to such threatened street trees and would require additional approval and likely compensation.
- Timber garden bed edging is not acceptable.
- There is no indication of plantings or landscape treatment proposed for the public reserve. Details in this regard should be provided.

CONTAMINATION

It is noted that the Gilbert and Sutherland Soil Contamination Assessments submitted with the application are dated September and October 2003. These reports are therefore six (6) years out of date. Further it is noted that the portions of the land have been used for small cropping. It is not known if the use of those portions of the land for this purpose ceased at the time of the contamination assessments or not.

Therefore it should be required that the contaminated land consultants are requested to advise if the land has been subjected to further use for cropping activities that may have contributed to the land being contaminated between the time that the contamination assessment was last carried out and the present, i.e. in the intervening six (6) year period and if necessary advise if further contamination investigations together with the submission of additional contaminated land investigation report(s) are required.

It is also noted that the proposed allotment layout has changed slightly between the times of the contamination investigations in 2003. The contaminated land consultant should be requested to advise if the original contamination investigation in respect to the soil sample regime is still adequate, particularly in respect to the proposed neighbourhood title allotment configurations.

OVERHEAD POWERLINES

It is noted that overhead high voltage power lines traverse both existing lot 2 and lot 5. It is not known if this line will be relocated below ground as a consequence of the proposed development (it is recommended in the bushfire report). In the event that this line remains an above ground line, consideration should be given to requesting a report from a suitably qualified person to assess any potential Electric and Magnetic Radiation (EMR) issue in respect to future residents in the vicinity of this line should the development proceed in its present form.

NOISE

It is noted that an Environmental Noise Impact Report dated 30 October 2007 has been prepared. This report examines both the potential construction noise impacts and traffic noise impacts. Traffic noise impacts are considered to be relatively minor and a construction noise management plan has been prepared to address potential construction noise impacts.

ECOLOGICAL ISSUES

Council does not have the resources to provide a detailed ecological assessment of the proposal, however it is recommended that the Department assess (through independent ecological expert assessment) the following issues and ensure they are adequately addressed:

- The applicant has identified two species of koala feeding species on the site occurring in two areas. Whilst these trees constitute greater than 15% of the total number of trees in the upper strata, the applicant argues that the land does not comprise of core koala habitat as the amount of koala habitat present in the study area is small and no evidence of koalas was found.
- Rare and / or threatened species and endangered ecological communities are located on site (including the Black Walnut, Fine leaved Tuckeroo, Spiny Gardenia, Long-leaved Tuckeroo and Rough-shelled Bush Nut). A seven part test was provided and should be independently assessed. Sufficient buffers should be provided to limit edge effects.
- A regional fauna corridor is located to the west of the site (according to Council's GIS). The impact of the development on the fauna corridor should be investigated.
- A vegetation management plan should be prepared and independently assessed prior to approval of the concept plan.
- Matters in clause 8 of SEPP 71 (Coastal Protection) should be addressed.

PLANNING

- The land is zoned 2 (c) Urban Expansion and 7 (d) Environmental Protection Scenic Escarpment. Clause 26 relates specifically to development in the 7(d) Environmental Protection (Scenic / Escarpment) zone. It seeks to minimise soil erosion and preserve the scenic quality of the land and the locality. No physical works are proposed on the land zoned 7(d) and it is proposed to be contained within one lot, along with approximately 1000m² of 2 (c) land on which a dwelling house can be located. The applicant advises that all land zoned 7(d) is will exclude any disturbance or landform changes. This should be included in the statement of commitments.
- The proposal includes a 'Future Residential Character and Built Form Report' prepared by BDA architecture dated 18 October 2007 proposed to apply to all dwellings. It

includes variations to setbacks of car ports from the frontage (minimum reduced from 2 metres to 1 metre) and variations to rear setbacks. The applicant should provide further justifications to variations proposed to Council's Development Control Plan (DCP) A1 in this regard as well as clarify how the 'Future Residential Character and Built Form Report' is to be interpreted in relation to Council's DCP.

- The applicant has provided details on colours and built forms. These are to be light weight, slope sensitive and use earthy tones. This approach is acceptable and is incorporated into the statement of commitments.
- In terms of the 2 (c) Urban Expansion, residential subdivision is consistent with the purpose. It is noted that the aim of the Tweed Local Environmental Plan (TLEP) is to give effect to the desired outcomes, strategic principles, policies and actions outlined in the Tweed shire 2000+ Strategic Plan. The 2000+ Strategic Plan states that:

The Bilambil Heights Release Area has major infrastructure impediments and requires a comprehensive multi-ownership planning approach. No development approvals for the release of land for residential development will be granted until such time as the Tugun Bypass and Cobaki Parkway are commenced to provide appropriate access to the regional network. Council resolution 17 May 2000.

In this instance, the proposed subdivision is a western smaller portion of 2 (c) zoned land identified in the Bilambil Heights urban release area. Whilst the Cobaki Parkway has not been constructed, trip allocation for access to Kennedy Drive has been allocated to this subdivision (when the DGRs were issued). In this regard, and given the existing subdivision and road pattern to the north and southeast of the proposal, the subdivision is considered to be a logical urban extension providing for connectivity, subject to adequate mitigation of various constraints and engineering issues raised below.

- Socio economic impact Clause 17 of the TLEP relates to social impact assessment. The EA includes an impact assessment in this regard and provides a suitable analysis of impacts.
- Clause 39A of the TLEP relates to bushfire protection and is relevant as the site is bushfire prone. The Department should be satisfied that the proposal complies with the *Planning for Bushfire Protection* policy. The proposed Asset Protection Zones (APZs) should be indicated on a plan in conjunction with existing on-site threatened species and Ecologically Endangered communities for clarity and assessment by ecological experts. Should the Rural Fire Service require a certain standard of dwelling construction, the Department should ensure that this does not conflict with the proposed slope sensitive, light weight building designs.
- Clause 44 of the TLEP relates to development of land within likely or known archaeological sites. The applicant has prepared a Cultural Heritage Report which concludes that the site does not possess the geographical features commonly associated with sites of Aboriginal cultural significance. It is recommended that the Department be satisfied that this advice is sufficient and should consult with the Tweed Byron Aboriginal Land Council.
- Clause 43 of the SEPP (North Coast Regional Environmental Plan) 1988 seeks to ensure residential density is maximised without adversely affecting the environmental features of the land. The EA identifies that the proposed 84 lots result in a yield of approximately 9 lots per hectare. Whilst the North Coast Urban Planning Strategy

identifies a target yield of 15 dwellings per hectare, the on-site constraints and environmental zone land do not allow for a greater yield.

- The Draft Tweed LEP Amendment 21 – Vegetation Management was exhibited in December 2004 to March 2005. It replaced 7 (d) Environmental Protection (Scenic Escarpment) zoning with 7 (a) Environmental Protection (Significant Vegetation and Wildlife Habitat) zone. It also included relocating the 2 (c) / 7 (a) zone boundary to the west on that part of the site east of the aged care complex as well as back zoning the eastern part of Lot 4 from 2 (c) to 7 (a). The major project applicant is not inconsistent with the Draft plan. No lots are proposed within any of the land to be zoned 7 (a).
- It is noted that regionally significant agricultural land is located approximately 250 metres to the north-west of proposed residential lots. The Department should seek advice from the Department of Primary Industries on the potential for land use conflict in this regard.

STATEMENT OF COMMITMENTS

The following additions and modifications to the statement of commitments is requested.

Telecommunications

- The applicant shall undertake in the Statement of Commitments to provide "fibre to the home" (FTTH) telecommunications infrastructure throughout the subdivision, in accordance with the requirements of Council and the relevant service providers."
- Construction site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council: - Monday to Saturday from 7.00am to 6.00pm, No work to be carried out on Sundays or Public Holidays. The proponent is responsible to instruct and control subcontractors regarding hours of work.
- All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:
 - A. Short Term Period - 4 weeks.

LAeq noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.
 - B. Long term period - the duration.

LAeq noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.
- It is the responsibility of the applicant to restrict public access to the construction works site, construction works or materials or equipment on the site when construction work is not in progress or the site is otherwise unoccupied in accordance with WorkCover NSW requirements and Occupational Health and Safety Regulation 2001.
- All work associated with this approval is to be carried out so as not to impact on the neighbourhood, adjacent premises or the environment. All necessary precautions, covering and protection shall be taken to minimise impact from: -
 - Noise, water or air pollution

- dust during filling operations and also from construction vehicles
- material removed from the site by wind.
- The burning off of trees and associated vegetation felled by clearing operations or builders waste is prohibited. Such materials shall either be recycled or disposed of in a manner acceptable to Councils General Manager or his delegate.

Sewer and Water

Water Supply	<ul style="list-style-type: none"> ● The proponents shall provide a water supply system capable of serving all lots in the development by connection to the Tweed Shire Water Supply System including all works necessary in accordance with the provisions of Tweed Shire Council Development Design Specification D11
Rainwater Tanks	<ul style="list-style-type: none"> ● The subdivision will provide that the following minimum requirements are mandatory for development on each lot created: Single Dwellings: Minimum 5000L rainwater tank roof area connected to it. Multi Dwellings & other buildings: Rainwater tanks to be provided on a similar basis connecting 80% – 90% of the roof area These tanks shall be plumbed to provide water for external uses, toilet flushing and laundry cold water for washing machines.
Sewerage/Effluent Disposal	<ul style="list-style-type: none"> ● The subdivision shall be seweraged by conventional gravity sewerage including the construction of a sewerage pump station to service the lots west of Stott Street. The gravity sewer shall provide a connection point for further development to the south. A review of the risk of overflow at SPS2050 Bolwarra PI shall be carried out and any works required to ensure a low risk will be provided. Sewerage shall be designed in accordance with the provisions of Tweed Shire Council Development Design Specification D12.
S 64 Development Contributions	<ul style="list-style-type: none"> ● Development contributions under S64 of the Local Government Act shall be made in accordance with Council requirements and at the prevailing rates.

Environmental

- No physical works occur in any current or future (Draft as advertised) Environmental Protection zones. This includes clearing, roads, fences, provision of services, erosion and sediment control devices and access.

- An acceptable vegetation management plan is required prior to approval of concept plan.
- The development shall be undertaken in accordance with approved staging plan.
- The high voltage power lines should be diverted underground as identified in the bushfire assessment prepared by Biolink.

CONDITIONS

The following conditions are recommended. Additional conditions will be provided after review of the Preferred Project Report

Sewer

These conditions are considered to be appropriate in the event that individual privately owned sewage ejection pump stations or other onsite sewage management systems will be installed on allotments within the proposed subdivision.

Prior to the installation of any private sewage ejection pump station or other on-site sewage management system the applicant shall obtain approval to install under Section 68 of The Local Government Act 1993 or to the satisfaction of the Tweed Shire Council General Manager or Delegate.

Prior to the issue of the subdivision certificate the applicant shall obtain approval to operate under Section 68 of The Local Government Act 1993 to the satisfaction of the Tweed Shire Council General Manager or Delegate for any private sewage ejection pump station or other on-site sewage management system installed within the property boundary.

Should you have any further enquiries in relation to this matter, please contact Rowena Michel of Council's Development Assessment Unit (07) 6670 2468 or rmichel@tweed.nsw.gov.au.

Yours faithfully

Lindsay McGavin
Manager Development Assessment