



TWEED
SHIRE COUNCIL

Mayor: Cr K Milne

Councillors: P Allsop
R Byrnes (Deputy Mayor)
C Cherry
R Cooper
J Owen
W Polglase

Minutes

Planning Committee Meeting Thursday 5 July 2018

held at
Harvard Room, Tweed Heads Administration Building, Brett Street, Tweed Heads
commencing at 5.30pm

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 - Section 4.15 Evaluation

(1) **Matters for consideration—general**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
 - (i) any environmental planning instrument, and
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - (iii) any development control plan, and
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
 - (v) any coastal zone management plan (within the meaning of the *Coastal Protection Act 1979*),
that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations, (e) the public interest.

Note. See section 75P(2)(a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A.

(2) **Compliance with non-discretionary development standards—development other than complying development.**

If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the subject of a development application complies with those standards, the consent authority:

- (a) is not entitled to take those standards into further consideration in determining the development application, and
- (b) must not refuse the application on the ground that the development does not comply with those standards, and
- (c) must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards,

and the discretion of the consent authority under this section and section 4.16 is limited accordingly.

(3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:

- (a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and
- (b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard.

Note. The application of non-discretionary development standards to complying development is dealt with in section 4.28 (3) and (4).

(3A) **Development control plans**

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- (a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and
- (b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and
- (c) may consider those provisions only in connection with the assessment of that development application.

In this subsection, **standards** include performance criteria.

(4) **Consent where an accreditation is in force**

A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the *Building Code of Australia* if the building product or system is accredited in respect of that requirement in accordance with the regulations.

- (5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).

(6) **Definitions**

In this section:

- (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided, respectively, pursuant to the grant of consent to a development application, and
- (b) **non-discretionary development standards** means development standards that are identified in an environmental planning instrument or a regulation as non-discretionary development standards.

THIS PAGE IS BLANK

The Meeting commenced at 5.33pm.

IN ATTENDANCE

Cr Katie Milne (Mayor), Cr Reece Byrnes (Deputy Mayor), Cr Pryce Allsop, Cr Chris Cherry, Cr Ron Cooper, Cr James Owen and Cr Warren Polglase

Also present were Mr Troy Green (General Manager), Mr Paul Morgan (for Director Engineering), Mr Vince Connell (Director Planning and Regulation), Ms Tracey Stinson (Director Community and Natural Resources), Mr Michael Chorlton (Executive Manager Finance, Revenue and Information Technology), Mrs Suzanne Richmond (Executive Manager People, Communication and Governance), Mr Shane Davidson (Acting Manager Corporate Governance) and Ms Ann Mesic (Minutes Secretary).

ABORIGINAL STATEMENT

The Mayor acknowledged the Bundjalung Aboriginal Nation with the following statement:

"We wish to recognise the generations of the local Aboriginal people of the Bundjalung Nation who have lived in and derived their physical and spiritual needs from the forests, rivers, lakes and streams of this beautiful valley over many thousands of years as the traditional owners and custodians of these lands."

PRAYER

The meeting opened with a Prayer read by the General Manager.

APOLOGIES

Nil.

DISCLOSURE OF INTEREST

Nil.

ITEMS TO BE MOVED FROM ORDINARY TO CONFIDENTIAL - CONFIDENTIAL TO ORDINARY

Nil.

SCHEDULE OF OUTSTANDING RESOLUTIONS

Nil.

ORDERS OF THE DAY

Nil.

REPORTS THROUGH THE GENERAL MANAGER

Nil.

REPORTS FROM THE DIRECTOR PLANNING AND REGULATION

1 [PR-PC] Development Application DA17/0358 for a Manufactured Home Estate at Lot 1 DP 1074784 No. 136-150 Dry Dock Road, Tweed Heads South

P 37

Cr P Allsop
Cr W Polglase

RECOMMENDED that:

- A. ATTACHMENTS 2 & 3 are CONFIDENTIAL in accordance with Section 10A(2)(d) of the Local Government Act 1993, because it contains:-
(g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.
- B. Development Application DA17/0358 for a manufactured home estate at Lot 1 DP 1074784 No. 136-150 Dry Dock Road, Tweed Heads South be approved subject to the following conditions:

GENERAL

1. The development shall be completed in accordance with the Statement of Environmental Effects and the following plans and documentation except where varied by the conditions of this consent.
 - No 0.3 Community Plan prepared by Prescott Architects and dated 11 May 2018 annotated in red and except where varied by the request amended Community Plan as detailed below;
 - No 0.5 Staging Plan prepared by Prescott Architects and dated 11 May 2018 annotated in red;
 - 2.0 Site Plan Landscaping prepared by RPS Group and dated 11 May 2018 annotated in red;
 - No 1.1 Community Centre Plan Issue E prepared by Prescott Architects and dated 20 April 2017;
 - No 1.2 Community Centre Elevations Issue F prepared by Prescott Architects and dated 27 April 2017;
 - No 1.3 Community Centre Elevations Issue E prepared by Prescott Architects and dated 27 April 2017;
 - No 1.4 Community Centre Sections Issue D prepared by Prescott Architects and dated 27 April 2017;
 - No 5.1 Development Schedule prepared by Prescott Architects and dated 11 May 2018 annotated in red;
 - Additional information received by Council 22 December 2017, 12 January 2018, 11 May 2018 and 14 May 2018;

This consent requires the lodgement of future plans as follows:

- Community Plan consistent with Condition 62(e) and accurate dimension and lot sites.

- Vegetation and Fauna Management Plan;
- Habitat Management Plan;
- Landscape Plan;
- Flood Response Assessment Plan;

These plans are to be lodged with Council for approval. The applicant is to comply with the approved plans.

[GEN0005]

2. This consent approves a manufactured home estate featuring 110 sites developed in the following stages:
 - Stage 1 - Roads, infrastructure and landscaping for 16 dwelling sites, interim flood evacuation road, northern community building, habitat management, vegetation and fauna management, all external works (Fraser Drive) and earthworks works to facilitate.
 - Stage 2 - Roads, infrastructure and landscaping for 29 dwelling sites, retention of interim flood evacuation road, habitat management, vegetation and fauna management and earthworks to facilitate.
 - Stage 3 - Roads, infrastructure and landscaping for 37 dwelling sites, southern community building, pool and pontoon, retention of interim flood evacuation road, habitat management, vegetation and fauna management and earthworks to facilitate.
 - Stage 4 - Roads, infrastructure and landscaping for 28 dwelling sites, completion of flood evacuation road, habitat management, vegetation and fauna management and earthworks to facilitate.

Installation or construction of the dwellings as submitted does not form part of this consent, however on the approved dwelling sites, the dwellings must comprise of the following:

- 103 of the dwellings to be 3 bedrooms or two bedrooms with a study;
- 7 dwellings to be 2 bedrooms.

[GEN0005]

3. The future dwellings are approved for residential use only and not tourist use.

[GEN0005]
4. All dwelling sites are to be located a minimum of 4m from the external property boundaries.

[GEN0005]
5. The development shall be completed in accordance with the plans approved by Council, except where varied by conditions of this consent.

[GEN0015]
6. Approval is given subject to the location of, protection of, and/or any necessary approved modifications to any existing public utilities situated within or adjacent to the subject property.

[GEN0135]
7. Any business or premises proposing to discharge wastewater containing pollutants differing from domestic sewage must submit a Liquid Trade Waste

Application Form to Council. The application is to be approved by the General Manager or his delegate prior to any discharge to the sewerage system. A Liquid Trade Waste Application fee will be applicable in accordance with Council's adopted Fees and Charges.

[GEN0190]

8. Structures proposed/identified within/over the easements on the land are not approved and are to be located external to the easement.

[GEN0255]

9. The owner is to ensure that the proposed buildings are constructed in the position and at the levels as nominated on the approved plans or as stipulated by a condition of this consent, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.

[GEN0300]

10. The manufactured home estate shall be constructed and operated in accordance with the Local Government (Manufactured Home Estate, Caravan Park, Camping Ground and Moveable Dwelling) Regulation 2005.

[GENNS01]

11. Prior to the placement of the community building or any moveable dwellings the operator shall obtain a Local Government Act Section 68 approval to operate the home estate.

[GENNS01]

12. Prior to the placement of any moveable dwellings the operator shall obtain a Local Government Act Section 68 approval to install a manufactured home, moveable dwelling or associated structure on land.

[GENNS01]

13. Prior to commencement of construction or placement of the community building or any moveable dwelling, the applicant shall provide to the Principal Certifying Authority a report from a suitably qualified person which addresses the provisions of the maximum indoor sound levels as prescribed in Table 3.3 of AS2021-2000. The report shall include details on the building components and systems intended to be used in the construction of the buildings with the corresponding STC/RW ratings. Such details shall also reference the window and door systems to be installed with the corresponding STC/RW ratings.

[GENNS01]

14. Prior to the construction or placement of a private sewage ejection pump station, approval to install under Section 68 of the Local Government Act 1993 shall be obtained from Council.

[GENNS01]

15. Prior to the commencement of operation of a private sewage ejection pump station, approval to operate under Section 68 of the Local Government Act 1993 shall be obtained from Council.

[GENNS01]

16. Manufactured homes shall not be placed closer than 4 metres to the external boundaries of the manufactured home estate.

[GENNS01]

17. Signage does not form part of this approval and is subject to a separate development application where statutorily required. [GENNS01]
18. The importation of waste (including fill or soil) to the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the Office of Environment and Heritage "*Waste Classification Guidelines*". The only fill material that may be received at the development is virgin excavated natural material or waste-derived fill material the subject of a resource recovery exemption. Any virgin excavated natural material or waste-derived fill material the subject of a resource recovery exemption must be accompanied by documentation as to the material's compliance and must be provided to the Principal Certifying Authority or Council on request. [GENNS02]
19. The applicant shall not remove, damage or disturb native vegetation unless such activity is carried out in accordance with the approved site based Vegetation and Fauna Management Plan for each stage of the development and where all necessary permits/approvals have been obtained from the relevant authority/s. [GENNS02]
20. The following areas referenced in this consent are to be collectively described as the Conservation Area to be protected and managed for conservation purposes in perpetuity comprising a total area of 2987 square metres identified as 'Offsetable Koala Habitat' shown on Dwg. No. 5.1 Development Schedule dated 11 May 2018 prepared by Prescott Architects:
- a. Area to the south-west of the site - 772m²
 - b. Area positioned centrally along the southern boundary of the site - 903m²
 - c. Area to the east of the site - 1312m²
- [GENNS02]
21. The Conservation Area shall be subject to a habitat restoration program in accordance with the site based Habitat Management and Restoration Plan approved by Council [GENNS02]
22. Erosion and Sediment Control shall be designed, installed and maintained in accordance with Tweed Shire Council Development Design Specification D7 - Stormwater Quality and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works".

Engineering drawings are to include the following additional measures as applicable:

- 1.8m high chain-wire security fence to be installed around the proposed property boundaries. Hessian or a similar product may be fixed to the chain-wire fence for additional screening.
- Sediment fences to be installed downstream of all works and exposed soils.
- In addition to the above silt fencing to be installed across site at minimum 30m spacing's where area has been exposed.

- Minimise the number of site access locations (preference for one only) and provide stabilised site access and shakedown to each access to minimise transport of sediment off site.
- Turf Strips (as required).
- Topsoil all stockpiles and all batters immediately after works have been completed.
- Hydro-mulch all exposed areas immediately after works have been completed.
- All dust generating activities to cease when wind speed reaches 35km/h and above. The contractor is responsible for providing a calibrated wind meter on site.
- Increased watering on site to prevent dust generation, including the temporary sprinklers (as required).
- All sediment and erosion control structures, trenchers etc shall be regularly maintained and inspected for effectiveness.
- Stockpile materials in protected locations away from any overland flow paths and protect with sediment fencing around stockpile. In the event of any rain or high winds, stockpiles are to be covered and secured.
- Reinstatement and turf verge areas (as required) where construction activities have caused disturbance.

[GENNS03]

23. Internal sewer pump station/s shall be privately owned and operated.

[GENNS05]

24. The design of sewer pressure systems shall comply with the appropriate Water Services Association (WSA) of Australia Code.

[GENNS05]

25. The pump station/s should be designed to pump a minimum of less than every 8 hours to reduce septicity in the pump well and rising mains.

[GENNS05]

26. The pump station/s should be sized for total development requirements.

[GENNS05]

27. At least 24 hours emergency storage capacity shall be provided within the system, or hours of storage equivalent to the operating hours of the commercial property per day.

[GENNS05]

28. The proposed water and sewer infrastructure on the Civil Works Plan submitted are considered to be preliminary and are subject to change to meet Council requirements. An application shall be lodged together with any prescribed fees under Section 68 of the Local Government Act for any water and sewerage works for each stage of the approval. The first stage is to include details of the Master Plan of the development.

[GENNS05]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

29. Any car parking floodlighting / internal driveway shall not spill beyond the boundaries of the site. Lighting shall comply with AS 4282 and other relevant

Australian Standards. A plan of the lighting shall be approved by the Principal Certifying Authority PRIOR to the issue of a Construction Certificate.

[PCC0055]

30. Prior to the issue of a Civil Construction Certificate for each stage of the project, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Principle Certifying Authority. The CEMP shall be consistent with the Guideline for the Preparation of Environmental Management Plans (DIPNR, 2004). A copy of the approved plan shall be submitted to Council. The Plan shall address, but not be limited to, the following matters where relevant:
- a) Hours of work;
 - b) Contact details of site manager;
 - c) Traffic and pedestrian management;
 - d) Noise and vibration management;
 - e) Construction waste management;
 - f) Erosion and sediment control; and,
 - g) Flora and fauna management.

Where construction work is to be undertaken in stages, the Proponent may, subject to agreement with the Principle Certifying Authority, stage the submission of the Construction Environmental Management Plan (CEMP) consistent with the staging of activities relating to that work. The Proponent shall submit a copy of the approved plan to Council.

[PCC0125]

31. Section 7.11 Contributions

Payment of the following contributions pursuant to Section 7.11 of the Act and the relevant Section 7.11 Plan.

Pursuant to Clause 146 of the Environmental Planning and Assessment Regulations, 2000, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 7.11 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" signed by an authorised officer of Council.

A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.

These charges include indexation provided for in the S7.11 Plan and will remain fixed for a period of 12 months from the date of this consent and thereafter in accordance with the rates applicable in the current version/edition of the relevant Section 7.11 Plan current at the time of the payment.

A copy of the Section 7.11 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgun Road, Murwillumbah and Brett Street, Tweed Heads.

Stage 1

- (a) Shirewide Library Facilities:
12.8304 ET @ \$933 per ET \$11,971
(\$792 base rate + \$141 indexation)
S7.11 Plan No. 11
- (b) Bus Shelters:
12.8304 ET @ \$71 per ET \$911
(\$60 base rate + \$11 indexation)
S7.11 Plan No. 12
- (c) Eviron Cemetery:
12.8304 ET @ \$135 per ET \$1,732
(\$101 base rate + \$34 indexation)
S7.11 Plan No. 13
- (d) Community Facilities (Tweed Coast - North)
12.8304 ET @ \$1539 per ET \$19,746
(\$1,305.60 base rate + \$233.40 indexation)
S7.11 Plan No. 15
- (e) Regional Open Space (Casual)
12.8304 ET @ \$1215 per ET \$15,589
(\$1,031 base rate + \$184 indexation)
S7.11 Plan No. 26
- (f) Regional Open Space (Structured):
12.8304 ET @ \$4264 per ET \$54,709
(\$3,619 base rate + \$645 indexation)
S7.11 Plan No. 26

Stage 2

- (a) Banora Point West/Tweed Heads South (DCP Section B3)
Open Space Passive (Casual):
14.4375 ET @ \$2633 per ET \$38,014
(\$2,184 base rate + \$449 indexation)
S7.11 Plan No. 1
- (b) Banora Point West/Tweed Heads South (DCP Section B3)
Open Space Active (Structured):
14.4375 ET @ \$3113 per ET \$44,944
(\$2,504 base rate + \$609 indexation)
S7.11 Plan No. 1
- (c) Shirewide Library Facilities:
25.0676 ET @ \$933 per ET \$23,388
(\$792 base rate + \$141 indexation)
S7.11 Plan No. 11

(d) Bus Shelters: 25.0676 ET @ \$71 per ET (\$60 base rate + \$11 indexation) S7.11 Plan No. 12	\$1,780
(e) Eviron Cemetery: 25.0676 ET @ \$135 per ET (\$101 base rate + \$34 indexation) S7.11 Plan No. 13	\$3,384
(f) Community Facilities (Tweed Coast - North) 25.0676 ET @ \$1539 per ET (\$1,305.60 base rate + \$233.40 indexation) S7.11 Plan No. 15	\$38,579
(g) Regional Open Space (Casual) 25.0676 ET @ \$1215 per ET (\$1,031 base rate + \$184 indexation) S7.11 Plan No. 26	\$30,457
(h) Regional Open Space (Structured): 25.0676 ET @ \$4264 per ET (\$3,619 base rate + \$645 indexation) S7.11 Plan No. 26	\$106,888

Stage 3

(a) Banora Point West/Tweed Heads South (DCP Section B3) Open Space Passive (Casual): 21.125 ET @ \$2633 per ET (\$2,184 base rate + \$449 indexation) S7.11 Plan No. 1	\$55,622
(b) Banora Point West/Tweed Heads South (DCP Section B3) Open Space Active (Structured): 21.125 ET @ \$3113 per ET (\$2,504 base rate + \$609 indexation) S7.11 Plan No. 1	\$65,762
(c) Shirewide Library Facilities: 31.9828 ET @ \$933 per ET (\$792 base rate + \$141 indexation) S7.11 Plan No. 11	\$29,840
(d) Bus Shelters: 31.9828 ET @ \$71 per ET (\$60 base rate + \$11 indexation) S7.11 Plan No. 12	\$2,271

- (e) Eviron Cemetery:
31.9828 ET @ \$135 per ET \$4,318
(\$101 base rate + \$34 indexation)
S7.11 Plan No. 13
- (f) Community Facilities (Tweed Coast - North)
31.9828 ET @ \$1539 per ET \$49,222
(\$1,305.60 base rate + \$233.40 indexation)
S7.11 Plan No. 15
- (g) Regional Open Space (Casual)
31.9828 ET @ \$1215 per ET \$38,859
(\$1,031 base rate + \$184 indexation)
S7.11 Plan No. 26
- (h) Regional Open Space (Structured):
31.9828 ET @ \$4264 per ET \$136,375
(\$3,619 base rate + \$645 indexation)
S7.11 Plan No. 26

Stage 4

- (a) Banora Point West/Tweed Heads South (DCP Section B3)
Open Space Passive (Casual):
22.75 ET @ \$2633 per ET \$59,901
(\$2,184 base rate + \$449 indexation)
S7.11 Plan No. 1
- (b) Banora Point West/Tweed Heads South (DCP Section B3)
Open Space Active (Structured):
22.75 ET @ \$3113 per ET \$70,821
(\$2,504 base rate + \$609 indexation)
S7.11 Plan No. 1
- (c) Tweed Road Contribution Plan:
5.7246 Trips @ \$1489 per Trips \$8,524
(\$1,318 base rate + \$171 indexation)
S7.11 Plan No. 4
Sector2_4
- (d) Shirewide Library Facilities:
24.2032 ET @ \$933 per ET \$22,582
(\$792 base rate + \$141 indexation)
S7.11 Plan No. 11
- (e) Bus Shelters:
24.2032 ET @ \$71 per ET \$1,718
(\$60 base rate + \$11 indexation)
S7.11 Plan No. 12

(f) Eviron Cemetery: 24.2032 ET @ \$135 per ET (\$101 base rate + \$34 indexation) S7.11 Plan No. 13	\$3,267
(g) Community Facilities (Tweed Coast - North) 24.2032 ET @ \$1539 per ET (\$1,305.60 base rate + \$233.40 indexation) S7.11 Plan No. 15	\$37,249
(h) Regional Open Space (Casual) 24.2032 ET @ \$1215 per ET (\$1,031 base rate + \$184 indexation) S7.11 Plan No. 26	\$29,407
(i) Regional Open Space (Structured): 24.2032 ET @ \$4264 per ET (\$3,619 base rate + \$645 indexation) S7.11 Plan No. 26	\$103,202

[PCC0215]

32. A certificate of compliance (CC) under Sections 305, 306 and 307 of the Water Management Act 2000 is to be obtained from Council to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Shire Council.

Pursuant to Clause 146 of the Environmental Planning and Assessment Regulations, 2000, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 64 Contributions have been paid and the Certifying Authority has sighted Council's "Certificate of Compliance" signed by an authorised officer of Council.

BELOW IS ADVICE ONLY

The Section 64 Contributions for this development at the date of this approval have been estimated as:

Stage 1

Water: Nil
Sewer: Nil

Stage 2

Water: Nil
Sewer: Nil

Stage 3

Water: Nil
Sewer: Nil

Stage 4

Water: Nil
Sewer: Nil

[PCC0265]

33. Prior to the issue of a Construction Certificate, a cash bond or bank guarantee (unlimited in time) shall be lodged with Council for an amount based on 1% of the value of the (public infrastructure - insert / delete as applicable) works as set out in Council's fees and charges at the time of payment.

The bond may be called up at any time and the funds used to rectify any non-compliance with the conditions of this consent which are not being addressed to the satisfaction of the General Manager or his delegate.

The bond will be refunded, if not expended, when the final Occupation Certificate is issued.

[PCC0275]

34. In accordance with Section 109F(i) of the Environmental Planning and Assessment Act 1979 (as amended), a construction certificate for BUILDING WORKS shall NOT be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided.

[PCC0285]

35. All imported fill material shall be from an approved source.

Prior to the issue of a Construction Certificate, details of the source of fill, description of material, proposed use of material, documentary evidence that the fill material is free of any contaminants and proposed haul route shall be submitted to Tweed Shire Council for the approval of the General Manager or his delegate (or the Principle Certifying Authority (PCA)) for approval, where the total volume of fill required is 500m³ or greater.

[PCC0465]

36. Submission for approval by the Principal Certifying Authority design detail including surcharge loads for any retaining walls to be erected on the site in accordance with AS 4678, Tweed Shire Council Development Control Plan Part A1 and Councils Development Design and Construction Specifications.

Design detail is to be supported by certification of adequacy of design from a suitably qualified structural engineer.

Please note timber retaining walls are not permitted.

[PCC0475]

37. The site shall be filled such that it complies with the provisions of Council's Tweed DCP - Section A3 *Development of Flood Liable Land* and graded at a minimum of 1% so that it drains to the street or other approved permanent drainage system and where necessary, perimeter drainage is to be provided.

The construction of any retaining wall or cut/fill batter must at no time result in additional ponding occurring within neighbouring properties.

Catch drains shall be provided on the top side of all retaining walls in accordance with Council's Development Design Specification D6 - Site Regrading.

All earthworks shall be contained wholly within the subject land unless approved by Tweed Shire Council. Detailed engineering plans of cut/fill levels and perimeter drainage shall be submitted with a S68 stormwater application for Council approval.

[PCC0485]

38. A detailed plan of landscaping containing no noxious or environmental weed species and with a minimum 80% of total plant numbers comprised of local native species is to be submitted and approved by Council's General Manager or his delegate prior to the issue of a Construction Certificate for each stage.

[PCC0585]

39. Site filling and associated drainage is to be designed to address drainage on the site as well as existing stormwater flows onto or through the site, and minimising the impact of filling on local drainage. Detailed engineering plans of fill levels and perimeter drainage shall be submitted for Council approval.

[PCC0675]

40. A Traffic Control Plan in accordance with AS1742 and the latest version of the NSW Government Roads and Maritime Services (RMS) publication "Traffic Control at Work Sites" shall be prepared by an RMS accredited person and shall be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate for Subdivision Works. Safe public access shall be provided at all times.

[PCC0865]

41. The footings and floor slab are to be designed by a practising Structural Engineer after consideration of a soil report from a NATA accredited soil testing laboratory and shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate.

[PCC0945]

42. Prior to the issue of a Construction Certificate for any building works, the following detail in accordance with Council's Development Design and Construction Specifications shall be submitted to the Principal Certifying Authority for approval.

- (a) copies of compliance certificates relied upon
- (b) Detailed engineering plans and specifications, prepared in accordance with Development Design Specification D13 - particularly Section D13.09.

Application to be submitted to Tweed Shire Council shall include (but not limited to) engineering plans and specifications undertaken in accordance with Council's Development Design and Construction Specifications for the following external required works:

- (a) A new vehicular access and turning treatments (northern access and southern access) off Fraser Drive in general accordance with Drawing Name "2-Dimensional Concept Functional Layout", being Attachment 1 from the Bitzios' "136-150 Dry Dock Road - Section 96 Assessment - Response To Information Request" document, dated 27 November 2017, accept where varied by this consent or approved otherwise by Council.
- (b) Provision of a northbound indented bus bay on Fraser Drive.
- (c) Provision of pedestrian facilities including a pedestrian refuge across Fraser Drive, to Council's requirements.
- (d) Removal of any disused vehicular laybacks/driveways, with the area reinstated to match adjoining works, as applicable.
- (e) Pram ramps at new access crossings (as applicable).
- (f) A formal 1.2m wide concrete footpath shall be provided from the existing concrete footpath near Kirkwood Road / Fraser Drive intersection and connect with the existing footpath located on the unnamed road reserve south of Lot 1 DP1074784 near Acacia Street / Fraser Drive intersection.
- (g) Kerb and gutter shall be provided along the entire frontage of the site within Fraser Drive including applicable drainage provisions (stormwater pipes and gully pits etc.). Removal of any existing kerb and gutter is to be reinstated.

The above mentioned engineering plan submission must include copies of Compliance Certificates relied upon and details relevant to but not limited to the following:

- Road works / furnishings
- Stormwater drainage
- Sediment and erosion control plans
- Location of all services/conduits
- Traffic Control Plan

And be complimented by a detailed Traffic Impact Assessment, supporting the proposed design.

The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 and Section 138 of the Roads Act to be certified by an Accredited Certifier.

[PCC0985]

43. Each Construction Certificate Application for Bulk Earthworks shall include a detailed Stormwater Management Plan (SWMP) complimentary to the SWMP endorsed under the Concept Plan for the construction and post construction phase of the Bulk Earthworks, prepared in accordance with Section D7.B2 of Council's Development Design Specification D7 - Stormwater Quality. Such plans are to include measures, monitoring and adaptive management actions to ensure appropriate stormwater quality outcomes are achieved.

Permanent Stormwater quality treatment shall comply with the Tweed Urban Stormwater Quality Management Plan and Council's Development Design Specification D7 - Stormwater Quality and Code of Practice for Soil and Water Management on Construction Works.

Variations to these standards shall only be accepted where they are supported by best practice water sensitive urban design principles entailed in the "Water By Design" guidelines (being a program of the South East Queensland Healthy Waterways Partnership).

Treatment basins must be provided with a facility to bypass major stormwater flow events (greater than the Q3 month storm event), or otherwise cater for major storm flows without disturbing captured pollutants or damaging the structure.

Proposed treatment measures other than "deemed to comply" measures as specified in Council's Development Design Specification D7, must be supported by engineering calculations, including MUSIC modelling, to confirm that acceptable capacity and efficiency is achieved, and water quality objectives are achieved.

An Operational Manual for all stormwater quality control devices must be provided as part of the SWMP. This manual must be updated as required during the Defects Liability ("On-Maintenance") Period for the device and the final version of the manual must be handed over to Council at the formal commissioning of the device, at the completion of the Defects Liability Period ("Off Maintenance").

Shake down area/s are to be installed within the property, immediately prior to any vehicle entering or exiting the site, prior to any earthworks being undertaken.

[PCC1105]

44. A Construction Certificate application for works that involve any of the following:

- connection of a private stormwater drain to a public stormwater drain
- installation of stormwater quality control devices
- erosion and sediment control works

will not be approved until prior separate approval to do so has been granted by Council under Section 68 of the Local Government Act.

- a) Applications for these works must be submitted on Council's standard Section 68 stormwater drainage application form accompanied by the required attachments and the prescribed fee. The Section 68 Application must be approved by Council prior to the associated Construction Certificate being issued.
- b) Where Council is requested to issue a Construction Certificate for civil works associated with this consent, the abovementioned works can be incorporated as part of the Construction Certificate application, to enable one single approval to be issued. Separate approval under Section 68 of the Local Government Act will then NOT be required.

[PCC1145]

45. Erosion and Sediment Control shall be provided in accordance with the following:
- (a) The Construction Certificate Application must include a detailed erosion and sediment control plan prepared in accordance with Section D7.07 of *Development Design Specification D7 - Stormwater Quality*.
 - (b) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 - Stormwater Quality* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works".
 - (c) Any works undertaken within the waterbody are to be designed to minimise impacts to marine vegetation and the adjacent Terranora Inlet utilising erosion and sediment control best practice measures.

[PCC1155 MOD]

46. The Manufactured Home Estate is to provide a single bulk water service at the road frontage. Individual metering beyond this point shall be managed by the Manufactured Home Estate. Application for the bulk metre shall be made to the supply authority detailing the size in accordance with NSW Code of Practice - Plumbing and Drainage and BCA requirements.

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act, 2000 to be certified by an Accredited Certifier.

[PCC1185]

47. An application shall be lodged together with any prescribed fees including inspection fees and approved by Tweed Shire Council under Section 68 of the Local Government Act for any water, sewerage, on site sewerage management system or drainage works including connection of a private stormwater drain to a public stormwater drain, installation of stormwater quality control devices or erosion and sediment control works, prior to the issue of a Construction Certificate.

[PCC1195]

48. In accordance with Section 68 of the Local Government Act, application shall be made to Council for any proposed sewerage drainage system. Detail shall include hydraulic drawings, pipe sizes, details of materials and discharge temperatures.

[PCC1225]

49. In accordance with Section 68 of the Local Government Act, 1993 any premises proposing to discharge wastewater into Councils sewerage system other than domestic sewage, shall submit to Council a completed Liquid Trade Waste Application for a Liquid Trade Waste Services Agreement. The Application is to be approved by the General Manager or his delegate PRIOR to the issuing of a Construction Certificate to discharge to Council's sewerage system.

[PCC1255]

50. Prior to the issue of a construction certificate the applicant is required to lodge an application to install/operate an onsite sewerage management system (private ejection pump station) under Section 68 of the Local Government Act 1993, pay the appropriate fee and be issued with an approval.

Any application to install/operate an onsite sewerage management system (private ejection pump station) under Section 68 of the Local Government Act 1993 shall be accompanied by three copies of detailed hydraulic design report certified by a qualified hydraulic engineer and shall address the following criteria:

- * System type and specifications including pump-well volume, pump specifications and rising main size, length and location.
- * Details of operation and maintenance
- * The sewer pump is to be constructed in a flood proof well with electrical equipment located above 1 in 100 ARI flood level.

Any approval to install an on site sewerage treatment system (private ejection pump station) shall comply with the hydraulic design specifications as certified by a qualified Hydraulic Engineer including all recommendations of that report and any addendum to the report to the satisfaction of Councils General Manager or his delegate.

[PCC1295]

51. If the development is likely to disturb or impact upon water or sewer infrastructure (eg: extending, relocating or lowering of pipeline), written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first.

Applications for these works must be submitted on Council's standard Section 68 Application form accompanied by the required attachments and the prescribed fee. The arrangements and costs associated with any adjustment to water and wastewater infrastructure shall be borne in full by the applicant/developer.

The Section 68 Application must be approved by Council prior to the associated Construction Certificate being issued.

[PCC1310]

52. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first.

The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

[PCC1325]

53. As the subject site is located within 40 metres of a watercourse, any required permits are to be obtained from the NSW Office of Water (Department of Primary Industries) pursuant to s.89, 90 and 91 of the Water Management Act 2000, prior to issue of a Construction Certificate.

[PCC1330]

54. Prior to the issue of a Construction Certificate for Works, application shall be made to Council under Section 305 of the Water Management Act 2000 for a certificate of compliance for development to be carried out - i.e.: the provision of water and sewerage to the development.

Note:

- (a) Following this, requirements shall be issued by Council under Section 306 of the Water Management Act 2000.
- (b) Following this, any works needing to be undertaken will require a further application to be made to Council under Section 68 of the Local Government Act for the relevant water / sewer works. Approval of this application will be required prior to/in conjunction with issuing the Construction Certificate.

The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an Accredited Certifier.

[PCC1335]

55. Prior to the issue of any Construction Certificate for the development, Development Consents DA13/0669 and DA05/0696 shall be surrendered pursuant to Section 4.17(1)(b) and 5 of the Act and Clause 97 of the Regulations, that part of the Consent which is not relied upon for the purposes of the development authorised by Development Consent No. DA14/0171 and the general store use.

[PCCNS01]

56. Prior to the issue of a Construction Certificate for the manufactured home estate, documentary evidence shall be provided to Council to confirm the registration of the subdivision under DA17/0270 - 2 lot subdivision with the Lands and Property Information (LPI) (formerly the Lands Titles Office).

[PCCNS01]

57. Prior to issue of the construction certificate the applicant shall submit an acid sulfate soil management plan prepared by a suitably qualified person to the satisfaction of the General Manger or his delegate. All works shall comply with the approved management plan.

[PCCNS01]

58. Prior to application for a Construction Certificate, owners consent shall be obtained from all existing property owners external of the subject allotments, where the development requires physically works to be undertaken within their property.

Landowners consent from Council will be required for any works proposed in the Kirkwood Road reserve. The applicant shall submit final design details of the earthworks proposed in the Kirkwood Road reserve to Council for approval prior to issue of Construction Certificate for each stage. Note: Previous owners consent relates to the lodgement of development application only.

[PCCNS01]

59. Permanent stormwater quality treatment shall be provided in accordance with the following:
- (a) The Construction Certificate Application for building works shall include a detailed detail Stormwater Management Plan (SWMP) for the occupational or use stage of the development prepared in accordance with Section D7.07 of Councils Development Design Specification D7 - Stormwater Quality.
 - (b) Permanent stormwater quality treatment shall comply with section 5.5.3 of the Tweed Urban Stormwater Quality Management Plan and Councils Development Design Specification D7 - Stormwater Quality.
 - (c) It is encouraged that Water Sensitive Urban Design principles such as bio-retention facilities in accordance with "Water By Design" guidelines (being a program of the South East Queensland Healthy Waterways Partnership) are utilised, instead of installing an "end of line" proprietary gross pollutant device.
 - (d) Specific Requirements to be detailed within the Construction certificate application include:
 - (i) Shake down area (if required) shall be installed within the property, immediately prior to any vehicle entering or exiting the site prior to any works being undertaken.
 - (ii) Runoff from all hardstand areas, (including car parking and hardstand landscaping areas and excluding roof areas) must be treated to remove oil and sediment contaminants prior to discharge to the public realm, with treatment provisions designed in accordance with Council's Development Design Specification D7 - Stormwater Quality, Section D7.12.
 - (iii) Roof water does not require treatment, and should be discharged downstream of treatment devices, or the treatment devices must be sized accordingly.

[PCCNS02]

60. Habitat Management

A Habitat Management and Restoration Plan ('HM&RP') shall be prepared by a person suitably qualified in Bushland Regeneration or Ecological Restoration and with knowledge and experience in local vegetation communities (e.g. wetlands, rainforest, riparian areas) to address the restoration of the entire collective Conservation Area. The HM&RP shall be prepared in accordance with:

- Tweed Shire Council's Draft Habitat Restoration Plan Preparation Guideline - Site specific guidelines for the ecological restoration and ongoing management of habitat utilised by native flora and fauna dated February 2012; and
- Appendix C - Offset provisions in Tweed Coast Comprehensive Koala Plan of Management dated January 2015 prepared by Tweed Shire Council.

The HM&RP shall be submitted and approved by Council's General Manager or delegate prior to issue of Stage 1 construction certificate or prior to any works commencing onsite whichever occurs first, and shall include the following:

- a. An appraisal of the present condition of areas the subject of restoration activity;
- b. Reference to the following zones:
 - i. Assisted Rehabilitation - areas shown as 'Retained Koala Habitat' and 'Koala Habitat Retained' on Dwg. No. 0.3 Dry Dock Road Tweed Heads dated 11 May 2018 prepared by Prescott Architects;
 - ii. Revegetation - the balance of the Conservation Area.
- c. Plan overlaying an aerial photograph of the site which divides the area into zones for regeneration and zones for planting;
- d. Management strategy for each of the zones, including the approach, methods and techniques to be used for habitat restoration;
- e. A revegetation schedule of one (1) plant per square metre of local native plant species comprised of:
 - i. Species diagnostic of a Subtropical Coastal Floodplain Forest of the NSW North Coast bioregion - Endangered Ecological Community and/or Swamp Sclerophyll forest on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions; and
 - ii. Preferred Koala food trees - *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus robusta* (Swamp Mahogany)
- f. Measures to clearly delineate the Conservation Area (i.e. appropriate fencing, bollards) to restrict access and signage requirements to increase landholder awareness;
- g. Details of any necessary works/measures to enable the Conservation Areas to be free draining to ensure long term health and viability;
- h. Schedule of timing and program of works based on the following management phases:
 - i. Establishment Phase - Minimum of six (6) months
 - ii. Maintenance Phase - Minimum of five (5) years

- i. Details of primary establishment phase works and maintenance phase works as follows (yet may not be strictly limited to):
 - i. Primary Works - All planting, treatment of all environmental weeds (unless otherwise determined by Council), the installation of all fencing, baseline monitoring and reporting;
 - ii. Maintenance works - Supplementary planting (where required), continued treatment and control of environmental weeds, maintenance of fencing, monitoring and reporting;
- j. Set of performance criteria for the establishment and maintenance phase with the objective of achieving site capture at the end of the 5 year maintenance period. The number of treatment rotations shall be adequate to successfully meet the objective;
- k. Maintenance, monitoring and reporting schedule with developer commitment for a period of not less than five (5) years; and
- l. An adaptive management statement detailing how potential problems arising may be overcome and requiring approval of the General Manager or delegate for such changes.

[PCCNS03]

61. A Vegetation and Fauna Management Plan (V&FMP) shall be prepared by a suitably qualified ecologist/environmental scientist in consultation with a qualified arborist (minimum AQF Level 5 arboricultural qualifications) to be implemented during the construction phase and operational phase for all stages of the development. The V&FMP shall be submitted and approved by Council's General Manager or delegate prior to the issue of Stage 1 construction certificate or prior to any works commencing onsite whichever occurs first. The V&FMP shall include (but not be limited to) the following:

Vegetation Management

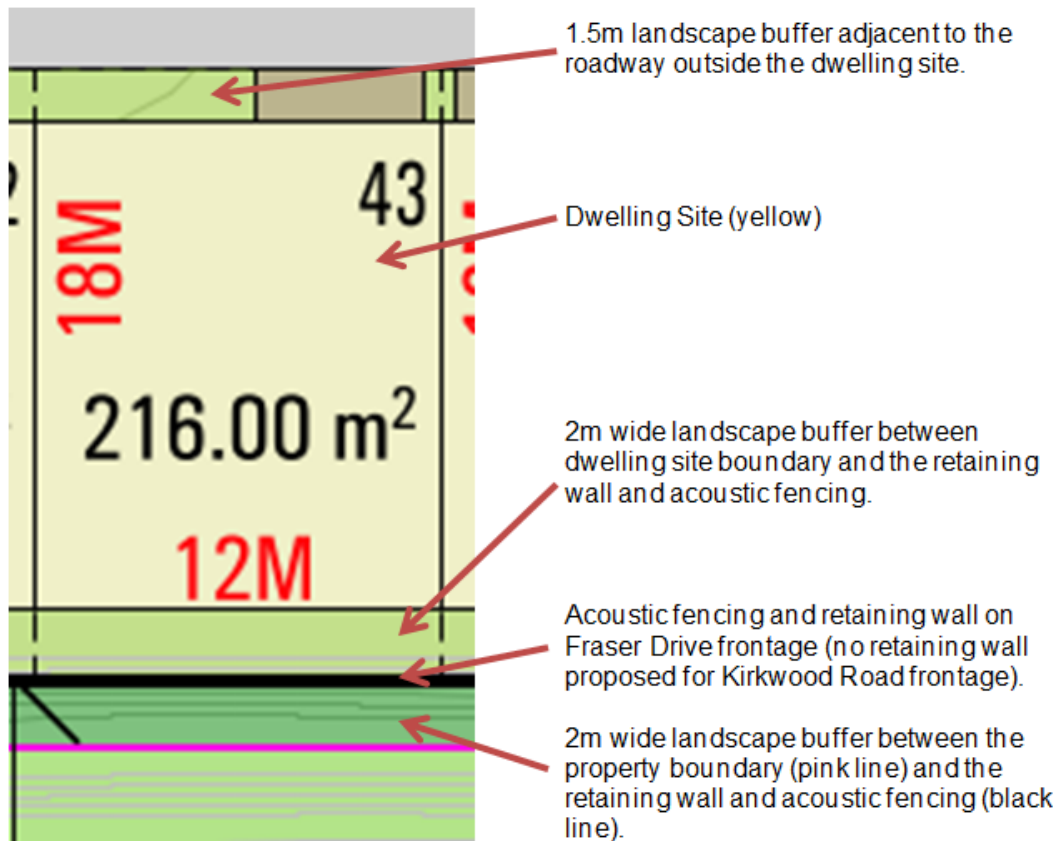
- a. Particulars and locations of vegetation to be removed and vegetation to be retained in order to facilitate the development consistent with the Tree Survey Plan 136-150 Dry Dock Road Tweed Heads South Revision 2 (Dwg. No 1700-1_VMP_001 to Dwg. No. 1700-1_VMP_019) dated 10 May 2018 prepared by Element Ecology
- b. Details of all proposed earthworks, services, stormwater infrastructure, retaining walls, stockpile/set-down areas, equipment storage facilities etc.
- c. Details of strategies and methods to be implemented to protect vegetation to be retained during the construction phase in accordance with *Australian Standard AS 4970-2009 Protection of trees on development sites* and any recommendations made by the consulting arborist
- d. Direction of clearing
- e. Methods for the reuse of felled vegetation from the subject site

- f. Location, alignment and specifications of vegetation protection fencing consistent with *AS4970:2009 Protection of trees on development sites*
- g. Details of protection fencing to be installed around the approved Conservation Areas
- h. Specify that all clearing operations and the installation and maintenance of vegetation protection measures are to be supervised by a Project Arborist (minimum AQF Level 5 arboricultural qualifications)
- i. Provide details of any post construction management measures to be implemented in order to improve and/or maintain the health, long term viability and safety of those trees identified to be retained

Fauna Management

- a. Identification of known and potential habitat trees (displaying values such as hollows, fissures, nests, drays, arboreal termitaria used as nests etc.) and description of fauna species known/likely to utilise habitat features
- b. Information on how trees are to be inspected for denning or nesting animals including constraints for inspecting trees (to provide acceptable alternative methods) and summary of removal and relocation methods for each faunal group (including observed species and species likely to occur in the area to be disturbed)
- c. Considerations relating to time periods for when fauna is to be removed/flushed prior to clearing
- d. Details of special equipment required (such as cameras, elevated platforms etc.)
- e. Identification of general locations that wildlife will be relocated/translocated to if required based on habitat requirements and in accordance with licence/permit conditions
- f. Specify that a suitably qualified ecologist who holds a fauna survey licence is required to manage wildlife onsite during any tree removal and/or disturbance to wildlife habitat. Fauna management methods employed should be generally consistent with the *Draft Queensland Code of Practice for the Welfare of Wild Animals Affected by Clearing and Other Habitat and Wildlife Spotter/Catchers* (Hangar & Nottidge 2009). Where translocation is required the proponent shall seek any relevant permits from the state regulating agency (Office of Environment & Heritage). It is the responsibility of the proponents to ensure all relevant licences have been obtained prior to any fauna interactions
- g. Information on how water-bodies and/or inundation areas that may support aquatic species are to be dewatered and details of appropriate fauna management measures to be employed

- h. Provide details of post clearing reporting by a suitably qualified ecologist engaged to oversee clearing works
- [PCCNS03]
62. A detailed landscape plan shall be submitted and approved by Council's General Manager or delegate prior to the issue of Stage 1 construction certificate or prior to any works commencing onsite whichever occurs first. The detailed landscape plan shall:
- a. Address each stage of the development.
 - b. Provide details of habitat restoration of the area identified as 'EEC Retained' on Dwg. No. 0.3 Dry Dock Road Tweed Heads dated 11 May 2018 prepared by Prescott Architects to include:
 - i. Plant schedule to include scientific names, plant quantities and pot sizes comprising 100% local native species;
 - ii. A minimum average of one (1) local native plant per square metre to apply across the 'EEC Retained' area;
 - iii. A statement of commitment that all environmental weeds are to be treated and controlled prior to issue of occupation certificate;
 - c. Details of landscaping for all areas on-site beyond the 'EEC Retained' area mapped as 'Landscaping' on Dwg. No. 0.3 Dry Dock Road Tweed Heads dated 11 May 2018 to include:
 - i. A plant schedule comprising a minimum of 80% local native species to the Tweed Shire and maximum of 20% Australian native or exotic species to apply to all other plants;
 - ii. The plant schedule is to include plant numbers and stock sizes;
 - iii. The landscaping features as shown in Dwg No. 2.0 Site Plan - landscape rfi response prepared by RPS group dated 11 May 2018;
 - iv. The provision of landscape screening to minimise the visual impact of the retaining wall and fence on the Fraser Drive and Kirkwood Drive Road Reserves;
 - d. Include a statement indicating that all landscape areas the subject of the detailed landscape plan are to be afforded a minimum three (3) months establishment period and nine (9) months maintenance period.
 - e. Clearly show a 4m landscape buffer to the external property boundaries to Fraser Drive and Kirkwood Road (2m either side of the proposed acoustic fence and any retaining structures). This area is to be outside of the individual dwelling site boundaries. In addition, a 1.5m wide front roadway buffer is to be provided between any internal road and the front individual dwelling site boundaries generally in accordance with the following diagram.



[PCCNS03]

63. Prior to issue of any construction certificate, the Private Certifying Authority must be satisfied that the detailed civil engineering plans submitted demonstrate how the approved Conservation Areas will remain free draining in the long term post construction works. Any works and measures necessary to maintain free draining conditions shall not compromise the Conservation Area or any associated habitat restoration works

[PCCNS03]

64. The applicant must give security to Council in the form of a performance bond to the amount of \$10,000.00 to ensure vegetation identified to be retained in Tree Survey Plan 136-150 Dry Dock Road Tweed Heads South Revision 2 (Dwg. No 1700-1_VMP_001 to Dwg. No. 1700-1_VMP_019) dated 10 May 2018 prepared by Element Ecology occurring within the Kirkwood Road Reserve is retained, protected and not adversely affected by development works. The performance bond shall:

- a. Be lodged prior to issue of Stage 1 construction certificate
- b. Held by Council for a period of 12 months following issue of Stage 1 occupation certificate where it is demonstrated that tree protection and management obligations have been met to the satisfaction of Council's General Manager or delegate.

[PCCNS03]

PRIOR TO COMMENCEMENT OF WORK

65. The proponent shall accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure within or adjacent to the site and the Principal Certifying Authority advised of its location and depth prior to commencing works and ensure there shall be no conflict between the proposed development and existing infrastructure prior to start of any works. [PCW0005]
66. Prior to the commencement of works, the applicant shall ensure that a Site-Specific Safety Management Plan and Safe Work Methods for the subject site have been prepared and put in place in accordance with either:-
- (a) Occupation Health and Safety and Rehabilitation Management Systems Guidelines, 3rd Edition, NSW Government, or
 - (b) AS4804 Occupation Health and Safety Management Systems - General Guidelines on Principles Systems and Supporting Techniques.
 - (c) WorkCover Regulations 2000 [PCW0025]
67. The erection of a building or site works in accordance with a development consent must not be commenced until:
- (a) a construction certificate for the work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
 - (b) the person having the benefit of the development consent has:
 - (i) appointed a principal certifying authority for the work, and
 - (ii) notified the principal certifying authority that the person will carry out the work as an owner-builder, if that is the case, and
 - (c) the principal certifying authority has, no later than 2 days before the work commences:
 - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
 - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the work, and
 - (d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - (i) appointed a principal contractor for the work who must be the holder of a contractor licence if any residential work is involved, and

- (ii) notified the principal certifying authority of any such appointment, and
- (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the work.

[PCW0215]

68. Prior to work commencing, a "Notice of Commencement of Building or Civil Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least 2 days prior to work commencing.

[PCW0225]

69. A temporary builder's toilet is to be provided prior to commencement of work at the rate of one closet for every 15 persons or part of 15 persons employed at the site. Each toilet provided must be:

- (a) a standard flushing toilet connected to a public sewer, or
- (b) if that is not practicable, an accredited sewage management facility approved by the council

[PCW0245]

70. Where prescribed by the provisions of the Environmental Planning and Assessment Regulation 2000, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

[PCW0255]

71. A flood evacuation plan shall be submitted to Council to the satisfaction of the General Manager or his delegate prior to the commencement of operations. The plan submitted shall have prior approval of the State Emergency Service.

[PCW0535]

72. Prior to the commencement of building work, a certificate signed by a registered professional engineer is to be submitted to the Principal Certifying Authority to certify that adequate consolidation of foundation material has been achieved to support the proposed structure.

[PCW0755]

73. Dilapidation reports detailing the current general condition including the structural condition of the adjoining buildings/sites, infrastructure and driveway are to be prepared and certified by a suitably qualified and experienced structural engineer. The reports are to be submitted to the Principle Certifying Authority prior to commencement of ANY works on the site.

[PCW0775]

74. External works (Fraser Drive) in accordance with a development consent must not be commenced until:

- (a) a Construction Certificate for the works has been issued in accordance with Councils Development Construction Specification C101 by:

- (i) the Consent Authority, or
- (ii) an Accredited Certifier, and

- (b) the person having the benefit of the development consent:

- (i) has appointed a Principal Certifying Authority,
- (ii) has appointed a Certifying Engineer to certify the compliance of the completed works.

The Certifying Engineer shall be a Professional Engineer (Civil) with National Engineering Register (NER) or a Registered Surveyor. Documentary evidence is to be provided to Council demonstrating currency of the above accreditation, and

- (iii) has notified the Consent Authority and the council (if the council is not the Consent Authority) of the appointment,
- (iv) a sign detailing the project and containing the names and contact numbers of the Developer, Contractor and Certifying Engineer is erected and maintained in a prominent position at the entry to the site in accordance with Councils Development Design and Construction Specifications. The sign is to remain in place until the Subdivision Certificate is issued, and

- (c) the person having the benefit of the development consent has given at least 2 days' notice to the council of the person's intention to commence work.

[PCW0815]

75. The proponent shall provide to the PCA copies of Public Risk Liability Insurance to a minimum value of \$10 Million for the period of commencement of works until the completion of the defects liability period.

[PCW0835]

76. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area, where required. These measures are to be in accordance with the approved erosion and sedimentation control plan and adequately maintained throughout the duration of the development.

In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

This sign is to remain in position for the duration of the project.

[PCW0985]

77. All roof waters are to be disposed of through properly jointed pipes to the street gutter, interallotment drainage or to the satisfaction of the Principal Certifying Authority. All PVC pipes to have adequate cover and installed in accordance with the provisions of AS/NZS3500.3.2. Note All roof water must be connected to an interallotment drainage system where available. A detailed stormwater and drainage plan is to be submitted to and approved by the Principal Certifying Authority prior to commencement of building works.

[PCW1005]

78. Prior to the commencement of work an application under section 68 of the Local Government Act for the internal fire hydrant system to the Manufactured Home Estate is to be submitted to and approved by the Building Services Unit of Tweed Shire Council. The application is to be inclusive of the internal fire hydrant system which is to be designed by a suitably qualified hydraulic engineer in accordance with the Local Government (Manufactured Home estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 and AS 2419.1.

[PCWNS01]

79. All pre-construction vegetation and fauna management measures for all stages of the development shall be satisfactorily completed in accordance with the approved Vegetation and Fauna Management Plan.

[PCWNS02]

80. A project arborist who holds an Australian Qualification Framework Level 5 Arboriculture certificate must be appointed prior to commencement of any works onsite for each stage of the development to:

- a. Ensure all approved vegetation management measures are satisfactorily implemented
- b. Supervise tree removal, limb/root pruning
- c. Recommend and supervise any required remedial works
- d. Certify works on completion of the project

[PCWNS02]

81. A suitably qualified ecologist who holds a fauna survey licence (NSW) must be appointed prior to commencement of any works onsite for each stage of the development. The appointed ecologist shall:

- a. Undertake a pre-works inspection immediately before any vegetation clearing or dewatering
- b. Supervise all approved vegetation and fauna management activities onsite for each stage of the development

- c. Immediately following completion of vegetation clearing and/or dewatering activity associated with each stage of the development, provide a final report to Council to include the following:
- i. Brief summary of any fauna handling, mortality or other relevant fauna related incidents that may have occurred during tree removal
 - ii. Inventory of species encountered during tree removal
 - iii. If relocation was required, list of species and relocation location
- [PCWNS02]
82. Prior to commencement of work the applicant must provide evidence of a contractual agreement made between the applicant and an ecological restoration contractor (Minimum Certificate IV in Conservation and Land Management) to implement and complete all establishment and maintenance phase works specified in the approved Habitat Management and Restoration Plan for the establishment period and minimum 5 year maintenance period.
- [PCWNS02]
83. Prior to any filling works on site, a *Detailed Geotechnical Investigation* shall be undertaken by an appropriately qualified practising professional Geotechnical Engineer, unless considered unjustified by the Geotechnical Engineer and supported in writing and endorsed by the Principle Certifying Authority.

The investigation shall identify any areas of compressible clay materials, loose sands, landslip, instability, subsidence, uncontrolled fill or reactive soil profiles etc which may impact on construction or building activities, as well as providing site classification information.

If unsuitable materials are identified the investigation shall provide recommendations such as a preloading, remediation works or other forms of treatment necessary to achieve safe and stable building sites in accordance with AS 2870 (current version).

All consolidation resulting from preloading shall be monitored by settlement plates or detailed survey to determine consolidation/settlement characteristics.

[PCWNS02]

DURING CONSTRUCTION

84. All proposed works are to be carried out in accordance with the conditions of development consent, approved management plans, approved construction certificate, drawings and specifications.
- [DUR0005]
85. Should any Aboriginal object or cultural heritage (including human remains) be discovered all site works must cease immediately and the Tweed Byron Local Aboriginal Land Council (TBLALC) Aboriginal Sites Officer (on 07 5536 1763) are to be notified. The find is to be reported to the Office of Environment and Heritage. No works or development may be undertaken until the required investigations have been completed and any permits or approvals obtained, where required, in accordance with the National Parks and Wildlife Act, 1974.

[DUR0025]

86. Commencement of work, including the switching on and operation of plant, machinery and 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.

[DUR0205]

87. 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.

$L_{Aeq, 15 \text{ min}}$ 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.

$L_{Aeq, 15 \text{ min}}$ 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.

[DUR0215]

88. If window systems to be used are not openable or are required to remain closed in order to satisfy the requirements of AS2021-2015 for indoor noise levels then a system of mechanical ventilation complying with the relevant provisions of the Building Code of Australia shall be installed to service all habitable areas of the dwelling.

[DUR0295]

89. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

[DUR0375]

90. The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 6.6 of the Environmental Planning and Assessment Act 1979.

[DUR0405]

91. 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 Work Health and Safety Regulation 2011.

[DUR0415]

92. Excavation

- (a) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with WorkCover 2000 Regulations.
- (b) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

[DUR0425]

93. During filling operations,

- No filling is to be placed hydraulically within twenty metres (20m) of any boundary that adjoins private land that is separately owned. Fill adjacent to these boundaries is to be placed mechanically.
- All fill and cut batters shall be contained wholly within the subject land.
- No filling of any description is to be deposited, or remain deposited, within adjacent properties.
- All cut or fill on the property is to be battered at an angle not greater than 45° within the property boundary, stabilised and provided with a dish drain or similar at the base in accordance with Tweed Shire Councils Design and Construction Specifications and to the satisfaction of the Principal Certifying Authority.

and upon completion,

- all topsoil to be respread and the site to be grassed and landscaped including battered areas.

[DUR0755]

94. All earthworks and filling shall be carried out in accordance with AS 3798 (current version) to a Level 1 inspection regime and testing in accordance with Table 8.1.

The earthworks and filling shall also be undertaken in accordance with the recommendations provided in the *Geotechnical Investigation* (as required by Consent Condition 83) and monitored by a Registered Geotechnical Testing Consultant.

Notwithstanding earthworks and filling, the frequency of field density tests for trenches, including all trenches for services, shall be undertaken in accordance with Table 8.1 of AS 3798 (current version).

[DUR0795]

95. The use of vibratory compaction equipment (other than hand held devices) within 100m of any dwelling house, building or structure is strictly prohibited.

[DUR0815]

96. The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to

remove material from the roadway will be at the Developers expense and any such costs are payable prior to the issue of a Occupation Certificate.

[DUR0995]

97. 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.

[DUR1005]

98. A concrete footpath 1.2 metres wide and 100 millimetres thick is to be constructed on a compacted base along the entire frontage of the site in accordance with Councils Development Design and Construction Specifications and Standard Drawing SD013.

24 hours notice is to be given to Council's Engineering Division before placement of concrete to enable formwork and subgrade to be inspected.

[DUR1735]

99. The existing concrete footpath is to be saw cut and removed to facilitate the construction of the concrete driveway access.

[DUR1745]

100. Where the construction work is on or adjacent to public roads, parks or drainage reserves the development shall provide and maintain all warning signs, lights, barriers and fences in accordance with AS 1742 (Manual of Uniform Traffic Control Devices). The contractor or property owner shall be adequately insured against Public Risk Liability and shall be responsible for any claims arising from these works.

[DUR1795]

101. Before the commencement of any road construction widening or kerbing on Fraser Drive, pavement design detail including reports from a Registered NATA Consultant shall be submitted to Council for approval and demonstrating.

- (a) That the pavement has been designed in accordance with Tweed Shire Councils Development Design Specification, D2.
- (b) That the pavement materials to be used comply with the specifications tabled in Tweed Shire Councils Construction Specifications, C242-C245, C247, C248 and C255.
- (c) That site fill areas have been compacted to the specified standard.
- (d) That supervision of Bulk Earthworks has been to Level 1 and frequency of field density testing (including trenches for services) has been completed in accordance with Table 8.1 of AS 3798-1996 2007.

[DUR1805]

102. During the relevant stages of road construction, tests shall be undertaken by a Registered NATA Geotechnical firm. A report including copies of test results shall be submitted to the PCA prior to the placement of the wearing surface demonstrating:
- (a) That the pavement layers have been compacted in accordance with Councils Development Design and Construction Specifications.
 - (b) That pavement testing has been completed in accordance with Table 8.1 of AS 3798 including the provision of a core profile for the full depth of the pavement.
- [DUR1825]
103. The proponent must not undertake any work within the public road reserve without giving Council's Engineering Division 48 hours notice of proposed commencement. Failure to comply with this condition may result in a stop work notice being issued and/or rejection of the works undertaken.
- [DUR1845]
104. Pram ramps are to be constructed at road intersections in accordance with Council's Standard Drawing No. SD 014 within all kerb types including roll top kerb.
- [DUR1855]
105. The footpath area is to be graded to the kerb and turfed for the full frontage of the site.
- [DUR1865]
106. Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired in accordance with Councils Development Design and Construction Specifications prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.
- [DUR1875]
107. Tweed Shire Council shall be given a minimum 24 hours notice to carry out the following compulsory inspections in accordance with Tweed Shire Council Development Control Plan, Part A5 - Subdivision Manual, Appendix D. Inspection fees are based on the rates contained in Council's current Fees and Charges:
- Roadworks
- (a) Pre-construction commencement erosion and sedimentation control measures
 - (b) Completion of earthworks / "boxing"
 - (c) Excavation of subgrade
 - (d) Pavement - sub-base
 - (e) Pavement - pre kerb
 - (f) Pavement - pre seal
 - (g) Pathways, footways, cycleways - formwork/reinforcement
 - (h) Final Practical Inspection - on maintenance
 - (i) Off Maintenance inspection

Water Reticulation, Sewer Reticulation, Drainage

- (a) Excavation
- (b) Bedding
- (c) Laying/jointing
- (d) Manholes/pits
- (e) Backfilling
- (f) Permanent erosion and sedimentation control measures
- (g) Drainage channels
- (h) Final Practical Inspection - on maintenance
- (i) Off maintenance

Council's role is limited to the above mandatory inspections and does NOT include supervision of the works, which is the responsibility of the Developers Supervising Consulting Engineer.

The EP&A Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an "accredited certifier".

The fee for the abovementioned inspections shall be invoiced upon completion of all external works, and subject to the submission of an application for a 'Compliance Certificate'.

[DUR1895]

108. Where the kerb is to be removed for driveway laybacks, stormwater connections, pram ramps or any other reason, the kerb must be sawcut on each side of the work to enable a neat and tidy joint to be constructed.

[DUR1905]

109. The developer/contractor is to maintain a copy of the development consent and Construction Certificate approval including plans and specifications on the site at all times.

[DUR2015]

110. The works are to be completed in accordance with Tweed Shire Councils Development Control Plan, Part A5 - Subdivision Manual and Design & Construction Specifications, including variations to the approved drawings as may be required due to insufficient detail shown on the drawings or to ensure that Council policy and/or good engineering practices are achieved.

[DUR2025]

111. Swimming Pools (Building)

- (a) The swimming pool is to be installed and access thereto restricted in accordance with Australian Standard AS 1926.1 - 2012 & AS 1926.3 -2010 & AS 1926.2-2007, the Swimming Pool Act 1992 and the Swimming Pool Regulation 2008.
- (b) Swimming pools shall have suitable means for the drainage and disposal of overflow water.
- (c) The pool pump and filter is to be enclosed and located in a position so as not to cause a noise nuisance to adjoining properties.

(d) Warning notices are to be provided in accordance with Part 3 of the Swimming Pool Regulations 2008.

(e) Once your pool or spa is complete please register it at www.swimmingpoolregister.nsw.gov.au.

[DUR2075]

112. Backwash from the swimming pool is to be connected to the sewer in accordance with Australian Standard AS 3500.2 Section 10.9.

[DUR2085]

113. The swimming pool is to be sited at least one metre horizontally clear of sewer main on site. Any part of the structure within the area of influence of the sewer main is to be designed by a practising Structural Engineer. The engineer is to submit a certification to the Principal Certifying Authority that the design will ensure that all loads will be transferred to the foundation material and will not affect or be affected by the sewer main.

[DUR2095]

114. All stormwater gully lintels shall have the following notice cast into the top of the lintel: 'DUMP NO RUBBISH, FLOWS INTO CREEK' or similar wording in accordance with Councils Development Design and Construction Specifications.

[DUR2355]

115. The site shall not be dewatered, unless written approval to carry out dewatering operations is received from the Tweed Shire Council General Manager or his delegate.

[DUR2425]

116. During construction, a "satisfactory inspection report" is required to be issued by Council for all s68h2 permanent stormwater quality control devices, prior to backfilling. The proponent shall liaise with Councils Engineering Division to arrange a suitable inspection.

[DUR2445]

117. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:

- (a) internal drainage, prior to slab preparation;
- (b) water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
- (c) external drainage prior to backfilling.
- (d) completion of work and prior to occupation of the building.

[DUR2485]

118. Plumbing

- (a) A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.
- (b) The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the Plumbing Code of Australia and AS/NZS 3500.

[DUR2495]

119. Back flow prevention devices shall be installed wherever cross connection occurs or is likely to occur. The type of device shall be determined in accordance with AS 3500.1 and shall be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard.

[DUR2535]

120. Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level.

[DUR2545]

121. All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:

- * 45°C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
- * 50°C in all other classes of buildings.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR2555]

122 All water drawn from Councils reticulated system shall be via a Tweed Shire Council metered standpipe. The location of the hydrant shall be nominated by Tweed Shire Council and all water shall be only used for the purposes nominated by the applicant for the duration of the construction activities.

[DUR2575]

123. Works in the vicinity of public infrastructure must comply with the following requirements:

- a) No portion of any structure may be erected within any easement or within one meter where no easement exists for public infrastructure over the subject site. All structures shall be designed and sited such that all structure loads will be transferred to the foundation material outside of the zone of influence of any public infrastructure.
- b) Surface treatment over the sewer pipe shall be limited to soft landscaping, non-interlocking paving, concrete slab with construction joints along the alignment of the sewer easement (or one metre from the sewer if no easement exists) or similar treatments as specified by Council officers, to allow ready access to the pipe for excavation. Council will not be responsible for the reinstatement of plantings, unauthorised structures or decorative surfacing in the vicinity of the pipe in the event of pipe excavation or other maintenance works.
- c) Any fencing erected across the sewer main shall be designed and constructed with removable panels and footings located at least 1.0 metres horizontally clear of sewer main.

- d) Trees and other landscaping that will grow to over one metre in height at maturity are not permitted within the sewer easement or within one metre of the sewer if no easement exists, to prevent the tree roots intruding into sewer mains and internal sewer pipes. Landscaping over the sewer shall be of a minor nature designed to ensure they do not damage or interfere with any part of the pipeline.

[DURNS01]

124. Any works undertaken within the waterbody are undertaken in a manner to minimise impacts to marine vegetation and the adjacent Terranora Inlet by limiting the footprint of works to necessary areas of disturbance and utilising best practice in relation to works within waters and erosion and sediment control.

[DURNS02]

125. All vegetation and fauna management measures detailed in the approved site based Vegetation and Fauna Management Plan shall be implemented to the satisfaction of Council's General Manager or delegate.

In the event that any threatened species, populations, ecological communities or their habitats not addressed as part of the development application are discovered/encountered during operations appropriate Plans of Management for those species must be prepared to the satisfaction of the General Manager or delegate and/or if required the NSW Department of Environment and Heritage. No further site clearing will take place until any respective Plan(s) of Management is/are approved.

[DURNS02]

126. Works shall be undertaken in accordance with the approved Habitat Management and Restoration Plan.

[DURNS02]

127. The applicant must comply with any directions given by the project arborist and/or appointed ecologist with respect to vegetation and fauna management measures employed onsite in order to minimise any adverse environmental impacts. Where directions are inconsistent with the approved Vegetation and Fauna Management Plan approval from Council's General Manager or delegate shall be sought before implementation.

128. All landscaping works shall be carried out in accordance with the approved detailed landscape plan for each respective stage of the development as required under Condition 62.

[DURNS02]

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

129. Prior to issue of an Occupation Certificate for any stage of building works, all external works on Fraser Drive (inspections / actions / fees etc.) as required shall be completed.

[POC0005]

130. Prior to the issue of an Occupation Certificate a Defect Liability Bond (in cash or unlimited time Bank Guarantee) shall be lodged with Council for all external works within the road reserve.

The bond shall be based on 5% of the value of the public infrastructure works (as set out in Councils Fees and Charges current at the time of payment) which will be held by Council for a period of 6 months from the date on which the Occupation Certificate is issued.

It is the responsibility of the Proponent to apply for refund following the remedying of any defects arising within the 6 month period.

[POC0165]

131. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 6.9 and 6.10 unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

[POC0205]

132. The building is not to be occupied or a final occupation certificate issued until a fire safety certificate has been issued for the building to the effect that each required essential fire safety measure has been designed and installed in accordance with the relevant standards.

[POC0225]

133. A final occupation certificate must be applied for and obtained within 6 months of any Interim Occupation Certificate being issued, and all conditions of this consent must be satisfied at the time of issue of a final occupation certificate (unless otherwise specified herein).

[POC0355]

134. Prior to the issue of an Occupation Certificate, the applicant shall produce a copy of the "final inspection - satisfactory inspection report" and "provide a receipt of payment for all inspections" issued by Council for all works required under the Construction Certificate external works within Fraser Drive road reserve.

[POC0745]

135. Upon completion of all construction works (external works within Fraser Drive road reserve), Work as Executed plans are to be provided to Council in accordance with Councils Development Design Specification, D13 as well as a CCTV inspection of the stormwater pipes and sewerage system that are to be dedicated to Council as public infrastructure including joints and junctions to demonstrate that the standard of the system is acceptable to Council.

The plans are to be endorsed by a Registered Surveyor OR Consulting Engineer certifying that:

- a) The plans accurately reflect the work as executed.
- b) All stormwater lines, sewer lines, services and structures are wholly contained within the relevant easements or boundaries.

Note: Where works are carried out by Council on behalf of the developer it is the responsibility of the DEVELOPER to prepare and submit works-as-executed plans.

[POC0765]

136. Submission to the Principal Certifying Authority, Certification for the structural integrity of any retaining structures in excess of 1.2m erected on the site by a suitably qualified structural engineer.

[POC0815]

137. Upon completion of all internal works on the site and prior to the issue of any Occupation (including interim) Certificate, a further dilapidation report is to be prepared and certified by a suitably qualified and experienced structural engineer detailing the condition including the structural condition of the adjoining buildings/sites, infrastructure and roads. The dilapidation reports shall take into consideration the findings of the original reports and advise if any damages have occurred that could be attributed to the work the subject of this development consent. If damages have occurred the PCA is to be provided with evidence that the damages have been satisfactorily repaired prior to the issue of an Occupation Certificate (including interim).

A copy of the dilapidation report is to be provided to the Principle Certifying Authority/Council.

[POC0825]

138. The creation of easements for services, rights of carriageway and restrictions as to user as may be applicable under Section 88B of the Conveyancing Act including (but not limited to) the following:

- (a) Easements for sewer, water supply and drainage over ALL public services/infrastructure on private property.
- (b) Positive Covenant over the subject land (as applicable) to ensure that the required provisions of the "Planning for Bushfire Protection 2006 "Guidelines and the General Terms of Approval of the Consent as imposed under Section 100B of the Rural Fires Act 1997 are enforced in perpetuity.
- (c) Provide a 10m wide stormwater easement in favour of Tweed Shire Council (to discharge from the unformed Kirkwood Road reserve) and Lot 201 DP11011907 between Lots 70-75 and 88-90 and Lots 87 and 98. In addition provide an easement over the existing lake up to Terranora Creek in favour of Tweed Shire Council (to discharge unformed Kirkwood Road reserve) and Lot 201 DP11011907 Refer to plan "Stormwater Drainage Post Development Catchment Plan Sheet 2 of 2" dated 22/02/17 revision A by ADG Engineers and drawing number DWGE952P marked "B" by Stewart McIntyre & Associates dated 23/02/18.
- (d) Provide a 3m wide stormwater easement on the northern property boundary adjacent to Lot 201 DP1101907 to benefit the relevant surrounding properties. Refer to plan "Stormwater Drainage Post Development Catchment Plan Sheet 2 of 2" dated 22/02/17 revision A by ADG Engineers.
- (e) The dwellings within the manufactured home estate shall be used for residential use only.
- (f) All measures in the "Flood Response Assessment Plan" shall be enforced in perpetuity, to ensure compliance with flood emergency response provisions

of Council's Development Control Plan Section A3 - Development of Flood Liable Land and Council's Flood Risk Management Policy.

Pursuant to Section 88BA of the Conveyancing Act (as amended) the Instrument creating a Right Of Carriageway or Easement shall make provision for maintenance of the Right Of Carriageway / or Easement by the owners from time to time of the land benefited and burdened and are to share costs equally or proportionally on an equitable basis (as applicable).

Any Section 88B Instrument creating Restrictions as to user, Right Of Carriageway or Easements which benefit Council shall contain a provision enabling such Restrictions, Easements or Rights Of Carriageway to be revoked, varied or modified only with the consent of Council.

Privately owned infrastructure on community land may be subject to the creation of statutory restrictions, easements etc in accordance with the Community Land Development Act, Strata Titles Act, Conveyancing Act, or other applicable legislation.

[POC0860]

139. Council's standard "Asset Creation Form" shall be completed (including all quantities and unit rates) and submitted to Council. Written approval from Council's General Manager or his delegate must be issued prior to the issue of an Occupation Certificate.

[POC0865]

140. Upon completion of the pool the builder is to submit to the Principal Certifying Authority a certificate stating that the "Water Recirculation System" has been installed in accordance with AS 1926.3-2010.

[POC0905]

141. Prior to the issue of an occupation certificate, the applicant shall produce a copy of the "satisfactory inspection report" issued by Council for all s68h2 permanent stormwater quality control devices.

[POC0985]

142. Prior to the occupation of any building and prior to the issue of any occupation certificate approval to operate the on-site sewage management facility under Section 68 of the Local Government Act 1993 shall be obtained from Council.

[POC1040]

143. Prior to the occupation or use of any building and prior to the issue of any occupation certificate, including an interim occupation certificate a final inspection report is to be obtained from Council in relation to the plumbing and drainage works.

[POC1045]

144. Prior to the issue of a final occupation certificate, all conditions of consent are to be met.

[POC1055]

145. The swimming pool or spa is required to be registered at www.swimmingpoolregister.nsw.gov.au prior to the issue of any occupation certificate for the swimming pool or spa.

[POC1100]

146. On completion of all external works, a certificate signed by a practicing National Engineering Register (NER) Civil Engineer is to be submitted to the Principal Certifying Authority to certify compliance with the applicable conditions of consent and good engineering practice.

In addition on completion of all external works, Council must undertake a Final Practical Inspection of the works and be satisfied that all conditions of consent have been complied with.

[POCNS01]

147. Prior to an Occupation Certificate being issued for the community building or occupation of any moveable dwelling, a Post Construction Noise Impact Compliance Assessment report prepared by a suitably qualified acoustic consultant shall be submitted for consideration and approval by Council's General Manager or delegate. The assessment report shall confirm that the development meets the maximum indoor sound levels in all dwellings and community buildings as prescribed in Table 3.3 of AS2021-2000, and include any recommended noise amelioration measures to be carried out by the applicant. The applicant shall carry out any such recommendations as provided within the Post Construction Impact Compliance Assessment report to the satisfaction of the General Manager or delegate within 30 days from the date of the acoustic assessment, provided that the General Manager or delegate may extend the time period for the carrying out of any recommended acoustic treatment to a date which may be determined by the General Manager or delegate.

[POCNS01]

148. Prior to the release of an occupation certificate for any stage, acoustic barriers as specified in Part 5 of the CRG Acoustics Report dated 22 December 2017 (CRGref: 16175 Letter 19.12.17) and CRG Acoustics addendum, 11 May 2018 (CRGref16175 Letter 11-5-18 rev 1) and shall be constructed and certified by an acoustic engineer to the satisfaction of the General Manager or his delegate.

[POCNS01]

149. Prior to issuing an Occupation Certificate, reticulated water supply and outfall sewerage reticulation shall be provided in accordance with Tweed Shire Council's Development Control Plan Part A5 - Subdivisions Manual, Councils Development Design and Construction Specifications and the Construction Certificate approval.

The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act, 2000 to be certified by an Accredited Certifier.

[POCNS02]

150. Prior to the issue of an Occupation Certificate, a Flood Response Assessment Plan shall be submitted to and approved by Council, demonstrating compliance with the Emergency Response Provisions of Council's DCP Section A3 *Development of Flood Liable Land*.

[POCNS02]

151. The development must at all times have a high level flood evacuation route to land above PMF as per Dwg No 0.5 Staging Plan prepared by Prescott Architects dated 11 May 2018. Should the early stages of the development be disconnected

from this high land, as a minimum, a high level evacuation route must be provided at a rising grade above design flood level capable of passing vehicles. Any interim evacuation route must be a minimum of 3m wide with an all-weather pavement and turnaround facilities at each end.

[POCNS02]

152. At the completion of the earthworks/filling and prior to the issue of the Occupation Certificate for each stage, an appropriately qualified practising professional Geotechnical Engineer shall provide an Engineering Certification that clearly states the following:

1. All earthworks and filling have been supervised to a Level 1 standard in accordance with AS 3798 (current version) and in accordance with the recommendations of the detailed Geotechnical Investigation (as required by Consent Condition 83).
2. All allotments have achieved design bearing capacity strength in accordance with AS2870 (latest version) and are suitable for building purposes.
3. Trenches, including all trenches for services, have been compacted in accordance with Council's Construction Specifications.

The submission shall include copies of all undertaken test results, along with a site diagram identifying the location of each undertaken test.

[PSC0395/POCNS02]

153. All establishment phase habitat restoration works shall be completed to a level specified in the approved Habitat Management and Restoration Plan prior to the issue of the first occupation certificate issued for Stage 1 of the development. The habitat restoration works shall be maintained at all times to the satisfaction of the Council's General Manager or delegate.

[POCNS03]

154. Prior to the issue of the first occupation certificate for Stage 1, the Conservation Area pursuant to C shall be registered under a restrictive statutory covenant for conservation purposes. The covenant shall be made under Section 88B of the *Conveyancing Act 1919* burdening Future Lot 11 pursuant to DA17/0270, for the benefit of the Tweed Shire Council on the terms specified below:

- a. The area described as Conservation Area must be subject to a habitat restoration program undertaken in accordance with an approved Habitat Management and Restoration Plan and managed as a natural area for conservation purposes in perpetuity;
- b. The following activities are not permitted within the Conservation Area unless otherwise specified in (c) of this condition:
 - i. Clearing, lopping or removal of any native plants, whether existing at the date of this approval or planted pursuant to conditions of this consent
 - ii. Erection of any fixtures or improvements, including buildings or structures

- iii. Construction of any trails or paths;
 - iv. Depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area
 - v. Keeping or permitting the entry of domestic animals or any other animals that are not indigenous to the conservation area; and
 - vi. Performance of any other acts which may have detrimental impact on the values of the conservation area.
- c. Earthworks may be carried out in the Conservation Area only to the extent of that shown on Dwg. No. DA02 Preliminary Bulk Earthworks Layout Plan Sheet 2 of 2 Revision D dated 09 May 2018 prepared by ADG. Upon completion of earthworks any fill batters shall be revegetated in accordance with the approved Habitat Management and Restoration Plan.

[POCNS03]

155. Prior to the issue of an occupation certificate for each stage of the development, an arboricultural certification report prepared by the project arborist ((Minimum AQF Level 5 Arborist) shall be submitted to Council demonstrating compliance with:
- a. The approved Vegetation and Fauna Management Plan (tree protection requirements only)
 - b. *Australian Standard AS4970 - 2009 Protection of trees on development sites*; and
 - c. Any other tree management measure to protect retained vegetation as directed by Council's General Manager or delegate or Project Arborist during the construction period

[POCNS03]

156. The applicant must provide to Council immediately prior to the issue of occupation certificate for each stage of the development certification from a suitably qualified ecologist that all works/measures have been completed in accordance with the following approved plans:
- a. Vegetation and Fauna Management Plan;
 - b. Habitat Management and Restoration Plan;

All landscaping shall be completed in accordance with the approved detailed landscape plan prior to the issue of occupation certificate. Landscaping must be maintained at all times to the satisfaction of Council's General Manager or delegate.

[POCNS03]

USE

157. The use to be conducted so as not to cause disruption to the amenity of the locality, particularly by way of the emission of noise, dust and odours or the like.
158. All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised.

Notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of the General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive or intrusive noise.

[USE0175]

159. All externally mounted artificial lighting, including security lighting, is to be shielded to the satisfaction of the General Manager or his delegate where necessary or required so as to prevent the spill of light or glare creating a nuisance to neighbouring or adjacent premises.

[USE0225]

160. Upon receipt of a noise complaint that Council deems to be reasonable, the operator/owner is to submit to Council a Noise Impact Study (NIS) carried out by a suitably qualified and practicing acoustic consultant. The NIS is to be submitted to the satisfaction of the General Manager or his delegate. It is to include recommendations for noise attenuation. The operator/owner is to implement the recommendations of the NIS within a timeframe specified by Council's authorised officer.

[USE0245]

161. The disposal of all wash water, oil, grease or other pollutants from the business shall be disposed of to the satisfaction of Council's General Manager or his delegate as outlined in the Liquid Trade Waste Services Agreement and General Conditions of Approval.

[USE1055]

162. A backflow containment device will be installed adjacent to Council's water meter installation at the property boundary in accordance with AS3500. The device is to be maintained in accordance with the provisions of AS3500 by the owner of the property at the owners expense.

[USE1455]

163. The manufactured home estate is to be in accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

[USENS01]

164. Operating hours for activities in the community building shall be 7am to 10pm unless otherwise approved in writing by Council's General Manger or his delegate.

[USENS01]

165. The community facilities are to be used solely for the private use of residents and their guests in association with the accommodation on site. Any commercial ventures are required to seek separate development approval where statutorily required.

[USENS01]

166. The kitchen within the community facilities building is not to be used for the commercial preparation and sale of food. Any such activity is subject a separate Development Application.

[USENS01]

GENERAL TERMS OF APPROVAL UNDER SECTION 89, 90 or 91 of the Water Management Act 2000 (Controlled Activity Approval)

The GTA issued by Department of Industry - Water (DoI Water) do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to DoI Water for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.

Condition Number	Details
GT0013-00001	<p>Design of works and structures</p> <p>A. Any proposed controlled activity carried out under a controlled activity approval must be directly supervised by a suitably qualified person.</p> <p>B. A copy of this approval must be:</p> <ul style="list-style-type: none"> i. kept at the site where the controlled activity is taking place, and ii. provided to all personnel working on the controlled activity.
GT0018-00003	<p>Before constructing or carrying out any proposed controlled activity, an application must be submitted to Crown Lands and Water Division, and obtained, for a controlled activity approval under the Water Management Act 2000.</p>
GT0019-00002	<p>Any proposed excavation on waterfront land must be undertaken in accordance with a plan submitted as part of a controlled activity approval, to be approved by Crown Lands and Water Division.</p>
GT0006-00001	<p>Erosion and sediment controls</p> <p>The following plan(s): - Erosion and Sediment Controls Plan must be:</p> <p>A prepared in accordance with Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004), as amended or replaced from time to time, and</p> <p>B. submitted with an application for a controlled activity approval.</p>
GT0014-00004	<p>A. The consent holder must ensure that any proposed materials or cleared vegetation, which may:</p> <ul style="list-style-type: none"> i. obstruct water flow, or ii. wash into the water body, or iii. cause damage to river banks, are not stored on waterfront land, unless in accordance with a plan held by Crown Lands and Water Division as part of a controlled activity approval.

	<p>B. When the constructing of the controlled activity has been completed, surplus materials must be removed from waterfront land.</p>
GT0021-00002	<p>The proposed erosion and sediment control works must be inspected and maintained throughout the construction period of the controlled activity and must not be removed until the site is fully stabilised.</p>
	<hr/> <p>Plans, standards and guidelines</p>
GT0002-00202	<p>A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application 2017.0358 provided by Council to Crown Lands and Water Division.</p> <p>B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Crown Lands and Water Division, Grafton Office, must be notified in writing to determine if any variations to the GTA will be required.</p>
GT0003-00028	<p>The application for a controlled activity approval must include the following document(s):</p> <ul style="list-style-type: none">- outlet structures; Erosion and Sediment Control Plan.
	<hr/> <p>Rehabilitation and maintenance</p>
GT0007-00003	<p>When the proposed controlled activity is completed, and the rehabilitation plan has been implemented, maintenance of the site must be carried out for a period of 2 years in accordance with that rehabilitation plan submitted as part of the controlled activity approval, and approved by Crown Lands and Water Division.</p>
GT0011-00001	<p>A rehabilitation plan for the waterfront land must be provided as part of a controlled activity approval application.</p>
	<hr/> <p>Reporting requirements</p>
GT0020-00002	<p>The consent holder must inform Crown Lands and Water Division in writing when the proposed construction of the controlled activity has been completed.</p>

The Motion was **Carried**

FOR VOTE - Unanimous

2 [PR-PC] Development Application DA17/0805 for a Helipad at Lot 1 DP 735658 No. 477 Urliup Road, Urliup

ALTERNATE MOTION

P 38

**Cr W Polglase
Cr P Allsop**

PROPOSED that Development Application DA17/0805 for a helipad at Lot 1 DP 735658 No. 477 Urliup Road, Urliup be deferred to the Planning Committee meeting of 2 August 2018.

AMENDMENT 1

P 39

**Cr K Milne
Cr C Cherry**

RECOMMENDED that Development Application DA17/0805 for a helipad at Lot 1 DP 735658 No. 477 Urliup Road, Urliup be deferred to the Planning Committee meeting of 2 August 2018 and that the proponent be requested to provide log books for helicopter movements to date from this property.

Amendment 1 was **Carried**

**FOR VOTE - Cr K Milne, Cr C Cherry, Cr R Cooper, Cr R Byrnes
AGAINST VOTE - Cr W Polglase, Cr J Owen, Cr P Allsop**

Amendment 1 on becoming the Motion was **Carried** - (Minute No P 39 refers)

**FOR VOTE - Cr K Milne, Cr C Cherry, Cr R Cooper, Cr R Byrnes
AGAINST VOTE - Cr W Polglase, Cr J Owen, Cr P Allsop**

3 [PR-PC] Development Application DA18/0001 For a Rural Land Sharing Community Comprised of 13 Dwelling Sites Over 5 Stages at Lot 1 DP 1054943 No. 54 Wallum Court, Clothiers Creek

ALTERNATE MOTION

P 40

**Cr P Allsop
Cr W Polglase**

RECOMMENDED to defer this application for a workshop with 3 representatives of the adjoining owners or submission objectors and the applicant and bring back a report to the Planning Committee meeting of 2 August 2018.

The Motion was **Carried**

FOR VOTE - Unanimous

4 [PR-PC] Update on Parking Contribution Waiver - Murwillumbah CBD/South Murwillumbah

P 41

**Cr W Polglase
Cr P Allsop**

PROPOSED that Council notes this report and that the waiver applying to Council's carparking contribution plan for Murwillumbah CBD and Prospero Street concluded on 31 May 2018.

AMENDMENT 1

P 42

**Cr P Allsop
Cr R Byrnes**

RECOMMENDED that the carparking contribution plan for Murwillumbah CBD and Prospero Street be continued for another 12 months as the trial existed to expire 30 June 2019.

Amendment 1 was **Carried**

***FOR VOTE - Cr C Cherry, Cr R Cooper, Cr P Allsop, Cr R Byrnes
AGAINST VOTE - Cr K Milne, Cr W Polglase, Cr J Owen***

Amendment 1 on becoming the Motion was **Carried** - (Minute No P 42 refers)

***FOR VOTE - Cr C Cherry, Cr R Cooper, Cr P Allsop, Cr R Byrnes
AGAINST VOTE - Cr K Milne, Cr W Polglase, Cr J Owen***

5 [PR-PC] Rural Land Strategy

ALTERNATE MOTION

P 43

Cr C Cherry

Cr K Milne

RECOMMENDED that this item be deferred to be considered at the next meeting of the Planning Committee to be held 2 August 2018 for a workshop and to invite a representative of the Department of Primary Industries to address Councillors and staff regarding the Department's submission to the draft Strategy.

The Motion was **Carried**

FOR VOTE - Unanimous

6 [PR-PC] Draft Aboriginal Cultural Heritage Management Plan 2017

P 44

Cr W Polglase

Cr J Owen

RECOMMENDED that Council:

1. Adopts the final Aboriginal Cultural Heritage Management Plan 2018, amended as discussed within this report and provided in Attachment 2, noting and including the recommended actions within Section B6 and the exhibited mapping;
2. Commences a Planning Proposal to amend the Tweed City Centre Local Environment Plan 2012 and the Tweed Local Environmental Plan 2014 to incorporate the amendments as discussed in this report and within the Aboriginal Cultural Heritage Management Plan 2018;
3. Investigates the potential to amend the Tweed Local Environmental Plan 2000 to incorporate the amendments as discussed in this report and within the Aboriginal Cultural Heritage Management Plan 2018;
4. Repeals the Cobaki Terranora Broadwater Aboriginal Cultural Heritage Management Plan 2006 upon adoption of the Aboriginal Cultural Heritage Management Plan (ACHMP) 2018;
5. Provides public notice of the adoption of the Aboriginal Cultural Heritage Management Plan 2018 and the repeal of the Cobaki Terranora Broadwater Aboriginal Cultural Heritage Management Plan 2006; and

6. Holds a workshop with the Tweed community and invites the Tweed Byron Local Aboriginal Land Council to the workshop.

The Motion was **Carried**

FOR VOTE - Unanimous

- 7 **[PR-PC] Variations to Development Standards under State Environmental Planning Policy No. 1 - Development Standards**

P 45

**Cr W Polglase
Cr K Milne**

RECOMMENDED that Council notes the June 2018 Variations to Development Standards under State Environmental Planning Policy No. 1 - Development Standards.

The Motion was **Carried**

***FOR VOTE - Cr K Milne, Cr W Polglase, Cr J Owen, Cr R Cooper, Cr P Allsop, Cr R Byrnes
AGAINST VOTE - Cr C Cherry***

ADDENDUM ITEMS

Nil.

LATE ITEMS

LATE ITEM

P 46

**Cr K Milne
Cr C Cherry**

RESOLVED that Item 8 being an Addendum item be dealt with and it be ruled by the Chairman to be of great urgency.

The Motion was **Carried**

FOR VOTE - Unanimous

8 LATE [PR-PC] Dunloe Park Sand Quarry Mod 2 - TSC Submission to the Department of Planning & Environment (DA08/1247)

ALTERNATE MOTION

P 47

**Cr K Milne
Cr R Cooper**

RECOMMENDED that:

1. Council endorse the comments contained within this report and the draft submission in Attachment 1 of this report and that in addition to providing the staff submission Council formally advises the Department of Planning that Council does not support the Dunloe Sands Modification due to concerns raised by the staff submission and particularly:
 - Significant concerns with traffic intensity on these local roads, including impacts on the residential amenity of existing residents and the future Dunloe Park development, and impacts on koalas including koalas crossing the road during the day.
 - That another Exhibition Notice be advertised, allowing for a further 14 day submission period, so that the misleading information contained in the original Exhibition Notice can be rectified and the general public be given an opportunity to respond.
 - That another Holcim community newsletter be distributed, informing the general public of the discrepancy in the proposed hourly heavy vehicle movements and advising them of the further 14 day submission period to respond.
 - That the proposal to triple the number of truck movements be considered a 'radical transformation' and that section 75W cannot be relied upon because the proposed changes cannot be considered a 'modification'.
2. The Council resolution and endorsed submission be forwarded to the Department of Planning and Environment with regard to the proposed modifications of the Dunloe Park Sand Quarry Approval (MP06_0030 Mod 2).

AMENDMENT 1

P 48

**Cr J Owen
Cr W Polglase**

PROPOSED that:

1. Council endorse the comments contained within this report and the draft submission in Attachment 1 of this report; and
2. The endorsed submission be forwarded to the Department of Planning and Environment with regard to the proposed modifications of the Dunloe Park Sand Quarry Approval (MP06_0030 Mod 2).

Amendment 1 was **Lost**

FOR VOTE - Cr W Polglase, Cr J Owen, Cr P Allsop

AGAINST VOTE - Cr K Milne, Cr C Cherry, Cr R Cooper, Cr R Byrnes

The Motion was **Carried**

FOR VOTE - Cr K Milne, Cr C Cherry, Cr R Cooper, Cr R Byrnes

AGAINST VOTE - Cr W Polglase, Cr J Owen, Cr P Allsop

ADJOURNMENT OF MEETING

Adjournment for dinner at 7.03 pm.

RESUMPTION OF MEETING

The Meeting resumed at 7.46pm

There being no further business the Planning Committee Meeting terminated at 7.46pm.

