

Please Quote
Council Ref: PF3300/25 Pt3 0059/2001S96 DW: 603856

[s96det]

Your Ref No:

For Enquiries
Please Contact: Kate Singleton

Telephone Direct (02) 6670 2459

s96det.doc

3 August 2001

Terranora Group Management Pty Ltd
PO Box 827
MURWILLUMBAH NSW, 2484

Dear Sir

Amendment to Development Consent 96/519 for an integrated tourist resort at Lot 2, DP 867486, Lot 5, DP 822786, Lot 31, DP 850230 Cobaki Road & Marana Street, Bilambil Heights

I refer to your application regarding the above and advise that Council at its meeting of 1 August, 2001 resolved to amend the consent as follows:-

“Condition 1:

1. *The development shall be completed in general accordance with the Statement of Environmental Effects - Volume 1 and attachments A-M and “Addendum Report” prepared by Heilbronn and Partners Pty Ltd and dated 18 December 1996 and 30 April 1997 respectively, except where varied by the following plans prepared by King Design Service and conditions.*

Plan No.	Date
0015-M-1A	10/04/01
0015-S-1B	14/03/01
0015-S-2	9/05/01
0015-S-3	10/04/01
0015-S-4	10/04/01
0015-S-5	10/04/01
0015-S-6	10/04/01
0015-S-7	10/04/01
0015-S-8B	11/04/01
0015-S-9	9/05/01
0015-S-10	9/05/01

Condition 2:

2. *The development to be staged in accordance with the Statement of Environmental Effects prepared by Jim Glazebrook & Associates dated May 2001 and the revised staging plan dated May 2001, except as varied as follows.*
 - a) *In accordance with Council’s standard policy requirement, the linen plan of subdivision will not be released until such time as reticulated water and sewer services are available to each lot within the subdivision.*

(Note: Reticulation of sewer shall be in accordance with Condition 40).

- b) All construction traffic to utilise Cobaki Road/ Grevillea Road access from commencement of Stage 3 until completion of Stage 7 unless otherwise specifically authorised by Council. This may necessitate construction of the Cobaki Road Access at Stage 3 or alternatively, a temporary road of a suitable standard may be constructed over the approved “spine road” alignment. Details to be submitted to and approved by the Director Development Services prior to the commencement of any works for Stage 3.*
- c) Council may accept effluent disposal by septic or other approved method for the Golf Clubhouse in Stage 1 as an interim measure. In the event that Stage 2 of the development does not proceed within three (3) years from the date of occupation of Stage 1, Council may direct that the Golf Clubhouse be connected to Council’s reticulated Sewerage System, and applicable headworks charges to be paid.*
- d) Initial plantings to screen the proposed village square/convention centre are to be undertaken prior to any use or occupation of the proposed permanent golf clubhouse (Stage 3) or linen release, whichever occurs earlier. Details to be submitted with the plans required by Condition 9.*

Condition 32:

- 32. Submission of an application for the subdivision of land under Part 12 of the Local Government Act, 1919, including:*
 - i. The final plan and seven (7) copies together with any applicable Section 88B Instrument, accompanied by linen fees of \$118/lot, ie. 17 lots @ \$118/lot = \$2006.*
 - ii. A detailed development statement in accordance with the requirements of the Community Land Development Act. The Development Statement shall make provision inter alia for the following:-*
 - a) responsibilities and financial liabilities for the on-going management and maintenance of all internal infrastructure and utilities;*
 - b) responsibilities and financial liabilities for the on-going management and maintenance of the proposed Environmental Centre, remnant rainforest areas, rehabilitation/revegetation programs, bushfire management and the Environmental Audit required by Condition No 68(ii);*
 - c) requirements re-inforcing upon lot holders including future strata lot holders, the requirements of Condition No 63 in relation to staff employment contracts;*
 - d) restrictions re-inforcing upon lot holders, including subsequent strata lot holders, the requirements of Condition No 69 in relation to the length of stay in the proposed tourist accommodation units;*
 - e) ensuring that the development operates as an integrated “tourist resort”, with each lot holder primarily providing goods or services or carrying out functions for other lot holders;*

- f) *secures public access to services and facilities such as the Convention facilities, Golf Course, Environmental Centre, walking tracks and Arts and Crafts facilities.*

Condition 45:

45. *Demolition of the existing Terranora Lakes Country Club prior to the linen release for Stage 1 or any use or occupation of Stage 1.*

Condition 46:

46. *The existing Terranora Lakes Country Club Sewage Treatment Plant is to be decommissioned to the satisfaction of the Director Environment and Community Services, prior to any use or occupation of the Stage 3 buildings or linen release for Stage 3, whichever occurs first.*

Condition 53:

53. *A certificate of compliance (CC) under Part 3 Division 2 of the Water Supply Authorities Act 1987 is to be obtained to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Council before approved building plans are released for each stage. Annexed hereto is an information sheet indicating the procedure to follow to obtain a Certificate of Compliance:*

Stage 1

Water : \$243,533

Sewer:– \$203,895

Stage 2

Water: \$76,954

Sewer: \$64,429

Stage 3

Water: \$126,720

Sewer: \$106,095

Stage 4

Water: \$734,950

Sewer: \$615,329

Stage 5

Water: \$182,477

Sewer: \$152,777

Stage 6

Water: \$64,126

Sewer: \$53,691

Stage 7

Water: \$50,688

Sewer: \$42,438

NOTE: If sewerage reticulation to all lots is provided by way of an approved on site sewerage treatment facility (see condition 40) sewer headworks contributions will not apply. Should stages 1 and 2 be connected to Council's reticulated sewerage system at Stage 3, then the charges for sewer will be required to be paid/

These charges to remain fixed for a period of twelve (12) months from the date of this consent and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.

Condition 54:

54. (i) *Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.*

Pursuant to Clause 79H of the Environmental Planning and Assessment Regulations, 1994, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" signed by an authorised officer of Council.

Pursuant to Section 109J of the Environmental Planning and Assessment Act, 1979 a Subdivision Certificate shall NOT be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" signed by an authorised officer of Council.

These charges 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 94 Plan current at the time of the payment.

A copy of the Section 94 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgum Road, Murwillumbah and Brett Street, Tweed Heads.

Stage	TRCP
Stage 1	\$185,278.80
Stage 2	\$71,001.00
Stage 3	\$186,631.20
Stage 4	\$248,697.75
Stage 5	\$344,652.00
Stage 6	\$95,562.60
Stage 7	\$95,562.60
TOTAL	\$1,227,384.75

NOTE: *It should be noted that the contributions for stages 4 to 7 may need to be reviewed at a later date based on more detailed data from the applicant, however, the calculated amounts are considered adequate for the application noting that the total number of vehicle trips generated if 2660vpd is the basis for the total amount payable.*

Condition 56:

56. *Design and construction of a roundabout at the intersection of Gollan Drive/Inlet Drive/Piggabeen Road. Detailed design plans are to be submitted to and approved by the Director Engineering Services prior to construction.*

The roundabout is a scheduled project (item 34) of the TRDS and a “credit value” will be determined after consideration of tender prices received for the project to a maximum value of \$321,555. Construction of the roundabout is to be completed prior to any use of occupation of Stage 4.

Condition 57:

57. *Access to the site via Cobaki Road is to be off Grevillea Road only. A roundabout is to be designed and constructed at the intersection of Cobaki/Robinson/Grevillea Roads in accordance with detailed design plans submitted to and approved by the Director Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 4.*

Condition 58:

58. *Construction of two (2) traffic control devices on Marana Street. The location and detailed design of the devices to be submitted to and approved by the Director Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 1.*

Condition 59:

59. *A “reduce speed” sign (Marana Street) and intersection warning and directional signage are to be installed (by the developer) at the Marana Street/McAllisters Road intersection. Details to be submitted to and approved by the Director Engineering Services prior to installation. Installation to occur prior to any use or occupation of Stage 1.*

Condition 60:

60. *Provision of additional “reduce speed” signs and intersection warning and directional signs at the Scenic Drive/McAllisters Road intersection. Details to be provided with the details required in Condition 59. Installation to occur prior to any use or occupation of Stage 1.*

Condition 61:

61. *Construction of a cul-de-sac turning area at the end of Marana Street adjacent to the site, and dedication of any land required as a public road. The cul-de-sac is to be of sufficient size for a standard 14.0 metre bus to turn in.*

Detailed design plans are to be submitted to and approved by the Director Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 1.

Condition 64:

64. *Cobaki and Piggabeen Roads are to be upgraded between the Cobaki Parkway intersection and the site access providing a 7.0m seal on a 9.0m formation, including pavement rehabilitation and noise reducing open graded AC. Pavement rehabilitation with open graded AC to also be undertaken between Anconia Street and Carramar Drive. Detailed plans are to be submitted to and approved by the*

Director of Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 4.

Condition 68 to be deleted.

Condition 73 to be deleted.

Additional Conditions:

72. *The commencement of Stage 4 of the development is prohibited until the Cobaki Parkway and its connection to Piggabeen Road and the Tugun bypass has been constructed.*

73. *Prior to the issue of the first occupation certificate in respect of Stage 2, a temporary water reservoir with a capacity of at least 50,000 litres is to be commissioned by the applicant. The reservoir shall be privately owned, operated and maintained.*

Detailed engineering plans of the reservoir and proposed connections to Council's reticulated supply are to be submitted to and approved by the Director Engineering Services, prior to the commencement of Stage 2.

The applicant shall decommission the reservoir upon Council commissioning a new reservoir of sufficient capacity to accommodate the development.

74. *A separate approval shall be sought and issued under the provisions of the Protection of the Environment Operations Act for the operation of the PASVEER 1000 Plant and irrigation of treated effluent to the Golf Course.*

75. *All up-grading works as considered necessary to ensure the effluent operation of the PASVEER 1000 Sewage Treatment Plant are to be completed and a report is to be submitted to Council from an appropriately qualified person advising that such Plant is operating to the extent necessary to satisfactorily treat effluent from revised stages 1 and 2 of the Development.*

76. *The Sewage Treatment Plant is to be operated in accordance with a plan of management submitted to and approved by Council's Director Environment and Community Services prior to any occupation or use of Stage 1 of the development.*

77. *All food handling areas where food is prepared for sale are to be constructed to comply with Council's requirements in accordance with the provisions of the Food Act, 1989 and Regulations.*

78. *Any premises used for the storage, preparation or sale of food are to comply with the relevant provisions of the Food Act, 1989 and Council's adopted Code for the construction of Food Premises. Details of fittings and equipment are to be submitted to the Principal Certifying Authority prior to installation.*

79. *Prior to the commencement of work the Principal Certifying Authority is to be provided with and approve details of the kitchen exhaust system. Such details are to include the location of discharge to the air, capture velocity, size of hood and angle of filters. The system shall comply with Australian Standards SAA 1668 Part 2 Ventilation Requirements.*

80. *All walls in the food preparation and food storage areas shall be of solid construction, easily washable, lightly coloured and tiled to a height of at least 2 metres above floor level, or where not tiled, cement rendered to provide a smooth*

*even finish to ceiling. **Note:** Stud framed walls will not be acceptable. Intersections of all floors with walls shall be covered to a radius of not less than 25 millimetres.*

81. *All flooring materials in the food preparation and storage areas are to be impervious, non slip, non abrasive and capable of withstanding heavy duty operation. Where tiling is to be used epoxy grout finished flush with the floor surface is to be used in joints or alternatively all tiles are to be butt joined and free of cracks or crevices.*
82. *Shop fitters are to liaise with the Principal Certifying Authority prior to fitting out of shop.*
83. *Windows and doors opening into food preparation and storage areas are to be fully screened in accordance with Council's adopted code for the construction of food premises."*

Please find enclosed herewith Amended Consent 96/519.

Yours faithfully



Stephen Enders
Acting Manager Development Assessment

Enc

TWEED SHIRE COUNCIL

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**NOTICE TO APPLICANT OF APPROVAL OF A DEVELOPMENT
APPLICATION**

To: Terranora Group Management Pty Ltd
C/- Heilbronn and Partners
PO Box 5585
GOLD COAST MAIL CENTRE QLD 4217

Pursuant to Section 92 of the Act, notice is hereby given of the determination by the Tweed Shire Council of Development Application No. **96/519** relating to land described as:-

Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5 DP 789875 Cobaki Road, Bilambil Heights

to be developed in accordance with plans and details submitted for the purpose of -

INTEGRATED TOURIST RESORT

The Development Application has been determined by the granting of consent subject to the conditions set out in this notice.

The conditions of consent are as follows:-

1. The development shall be completed in general accordance with the Statement of Environmental Effects - Volume 1 and attachments A-M and "Addendum Report" prepared by Heilbronn and Partners Pty Ltd and dated 18 December 1996 and 30 April 1997 respectively, except where varied by the following plans prepared by King Design Service and conditions.

Plan No.	Date
0015-M-1A	10/04/01
0015-S-1B	14/03/01
0015-S-2	9/05/01
0015-S-3	10/04/01
0015-S-4	10/04/01
0015-S-5	10/04/01
0015-S-6	10/04/01
0015-S-7	10/04/01
0015-S-8B	11/04/01
0015-S-9	9/05/01
0015-S-10	9/05/01

2. The development to be staged in accordance with the Statement of Environmental Effects prepared by Jim Glazebrook & Associates dated May 2001 and the revised staging plan dated May 2001, except as varied as follows.
 - a) In accordance with Council's standard policy requirement, the linen plan of subdivision will not be released until such time as reticulated water and sewer services are available to each lot within the subdivision.

(Note: Reticulation of sewer shall be in accordance with Condition 40).
 - b) All construction traffic to utilise Cobaki Road/ Grevillea Road access from commencement of Stage 3 until completion of Stage 7 unless otherwise specifically authorised by Council. This may necessitate construction of the Cobaki Road Access at Stage 3 or alternatively, a temporary road of a suitable standard may be constructed over the approved "*spine road*" alignment. Details to be submitted to and approved by the Director Development Services prior to the commencement of any works for Stage 3.
 - c) Council may accept effluent disposal by septic or other approved method for the Golf Clubhouse in Stage 1 as an interim measure. In the event that Stage 2 of the development does not proceed within three (3) years from the date of occupation of Stage 1, Council may direct that the Golf Clubhouse be connected to Council's reticulated Sewerage System, and applicable headworks charges to be paid.
 - d) Initial plantings to screen the proposed village square/convention centre are to be undertaken prior to any use or occupation of the proposed permanent golf clubhouse (Stage 3) or linen release, whichever occurs earlier. Details to be submitted with the plans required by Condition 9.
3. Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within the subject property. All associated costs to be borne by the applicant.
4. No soil, sand, gravel, clay or other material shall be disposed of off the site.
5. 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 to the satisfaction of the Director of Engineering Services prior to release of any linen plan of subdivision and/or prior to occupation of the buildings for each stage.
6. Where the construction work is on or adjacent to public roads, parks and drainage reserves the development shall provide and maintain all warning signs, lights, barriers and fences in accordance with AS 1742-1991 (Manual for 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.
7. Submission with the building application or other relevant approval application, engineering plans for Civil Works involving roads, drainage, water supply and sewerage. Council will not "approve" the plans, however they will be checked in terms of access arrangements and service connection points.
8. 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 the following:-
 1. Right of carriageway or easement for access to Council's water Reservoir on Lot 1 DP 595530, providing Council with 24 hour access to its reservoir.

9. (a) Landscaping of the site to be carried out generally in accordance with the conceptual 'landscape masterplan' prepared by EDAW Pty Ltd, Plan no. 4Q191:000-BA-09 dated October 1996 and Plan Nos. 4Q191:000-BA-02 to 08 dated October 1996.

Detailed plans of landscaping are to be submitted to and approved by the Director, Development Services prior to release of the required building approvals and/or prior to the commencement of any works for each stage. Such plans are to detail construction requirements, species lists, pot sizes and the like and shall take account of and address the range of rehabilitation/amelioration requirements in Sections 7.0 and 8.4 of the 'Flora and Fauna Report' prepared by WBM Oceanics (Doc No. 9831:R1:1) Revision 2 dated 11 December 1996 and the letter of Woodward-Clyde contained in the 'Addendum Report' dated 14 March 1997.

All landscaping is to be completed prior to any use or occupation of the buildings for each stage.

- (b) A vegetation rehabilitation/management plan for the on-going management and maintenance of vegetation on the site is to be submitted to and approved by the Director Development Services prior to the release of the linen plan of subdivision and/or prior to the commencement of any works for Stage 4, whichever occurs first.
The plan shall have regard to and address the "Flora and Fauna" Report referred to condition 9(a) above.

10. Off street car parking to be provided in accordance with Table 4.6.1 of the Statement of Environmental Effects (ie. 990 spaces). The layout and construction to be in accordance with Development Control Plan No. 2.

In this regard, a temporary car parking facility is to be provided at the Marana Street access until completion of proposed Stage 4 of the development to ensure sufficient off street parking to cater to Stages 1-3. Details are to be submitted to and approved by the Director, Development Services prior to release of building approval for Stage 1. Layout and construction to be in accordance with DCP2, prior to any use or occupation of Stage 1 or linen release, whichever occurs first.

11. Advertising structures/signs to be the subject of a separate application, where statutorily required.
12. Compliance with all requirements of Council's Environment & Community Services Division, specifically including the following matters:
- a. Submission of a Building Application in accordance with the Local Government Act and the Building Code of Australia.
 - b. Where relevant all surface waters, other than stormwater shall be directed to Council approved pre-treatment facilities before discharge to Council's sewer. Details are to be submitted to and approved by the Director of Environment and Community Services prior to installation.
 - c. A trade waste application form must be completed and approved before discharge to sewer commences. Any tradewaste from commercial, retail, food preparation areas and the like to be the subject of a separate tradewaste approval, prior to discharge to Council's sewer.
 - d. The submission of an "Application for Inspection of Structures for Removal" in respect to the existing Terranora Lakes Country Club building and existing Terranora Lakes Country Club Sewage Treatment Plan and the payment of the relevant fees prescribed on that form. The application is to be submitted and the proposed route approved prior to the release of building approval.

- e. Soil from Golf Course greens (existing Terranora Lakes Country Club Course) No. 11, 12, 14, 15, 16, 17 and 18 is not to be used elsewhere in the development due to the existence of elevated levels of dieldrin. Where any disturbance of these greens is proposed, a management plan is to be submitted to and approved by the Director of Environment and Community Services prior to the release of the relevant building application or in any event, prior to the commencement of any works. Such plan to detail the proposed method of handling, remediating and transportation of the soil.
- f. No works are to be carried out in the area of the former Terranora Lakes Country Club “Gun Club” identified as having elevated levels of Copper, Mercury and Zinc, unless a soil management plan is submitted to and approved by the Director of Environment and Community Services Division prior to release of the relevant building approval or in any event, prior to the commencement of any works. Such plan to detail the proposed method of handling, remediating and transportation of the soil.
- g. No excavations or earthworks are permitted below the 5.0m AHD contour level, unless a soil sampling program has been carried out to establish the presence of potential or actual acid sulphate soils and where necessary, a management plan is submitted to and approved by the Director of Environment and Community Services Division prior to the release of the relevant building approval or in any event, prior to the commencement of any works. Such plan to be prepared in accordance with relevant EPA Guidelines.
- h. Erosion and sedimentation control measures to be implemented both during construction and post construction stages as outlined in the conceptual strategy prepared by Weathered Howe (Ref: G96230C) dated 6 November 1996 as amended by the Addendum report dated 30 April 1997.
In this regard, a detailed construction staging plan for each stage is to be submitted to and approved by the Director of Environment and Community Services in consultation with the Department of Land and Water Conservation prior to the release of the relevant building approval or in any event, prior to the commencement of any works. Such plan is to detail:-
 - (i) proposed sedimentation and erosion control measures, including full working drawings;
 - (ii) construction methodology;
 - (iii) revegetation/rehabilitation measures;
 - (iv) maintenance measures; and
 - (v) “timing of works” scheduleAll measures are to be implemented prior to the commencement of any works on site.
- i. Proposed stormwater storage ponds to be fitted with Gross Pollutant Traps and Nutrient Stripping measures in accordance with the Environment Protection Authority’s draft guidelines “Managing Urban Stormwater” to be submitted with the plans required pursuant to Condition 12(h) above.
- j. No stormwater from the development is to discharge across the site of Charles’ Cattle Dip located adjacent to the development on McAllisters Road, Bilambil Heights.
- k. Stormwater discharged to the receiving waters of Cobaki and Terranora Broadwaters is to be of a quality which is “better than” the existing quality of these waters.
A water quality monitoring program is to be established to monitor the quality of stormwater discharges from the proposed development on an “*event*” basis, and results to be provided to Council’s Environment and Health Unit every six months.
- l. Stormwater storage ponds are to be of sufficient depth to avoid the growth of aquatic plants which encourage biting midge and mosquito breeding.

- m. All fuel storage areas to be suitably bunded in accordance with details submitted to and approved by the Director Environment and Community Services prior to construction.
 - n. Details of the proposed method of waste disposal, including documentary evidence from Council's contractor Solowaste that the proposed arrangements are satisfactory.
13. Suitable covering and protection is to be provided to ensure that no material is removed from the site by wind, causing nuisance to neighbouring properties.
 14. All battered areas are to be topsoiled and grassed, or other suitable protection provided as soon as filling is placed adjacent to neighbouring properties.
 15. All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution.
 16. 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, light spill, dust, fumes or the like.

In this regard, details of proposed external lighting to be submitted to and approved by the Director Environment and Community Services prior to release of the relevant approved building application and/or prior to the commencement of works for each stage, whichever occurs first. Lighting shall be appropriately located and/or shielded to prevent unacceptable light impacts to adjoining properties.

17. Developer to take all necessary precautions to minimise impact from dust during earthworks and construction on the site and also from construction vehicles.
18. Construction site work including the entering and leaving of vehicles is to be restricted to between 7.00am and 7.00pm Monday to Saturday for that part of the site that is zoned residential and is situated on the land formerly owned by the Terranora Lakes Country Club Limited or for any part of the site that is within 250 metres of an existing residential dwelling.

Prior to the commencement of any construction work the applicant will appoint a complaints officer for the site. The complaints officer is to establish an office and a direct telephone line which is to be manned continuously during construction. The identity of the Complaints officer and the telephone number is to be supplied in writing to all property owners and to Council.

The complaints officer shall record all complaints and the action taken in respect of those complaints and provide a record of this to the Director, Development Services at the end of each month. The record of complaints and action taken shall be available at any time for inspection by the Director, Development Services.

The time of works for the balance of the site shall be unrestricted except that no civil works on the balance of the land formerly owned by the Terranora Lakes Country Club Limited can be carried out other than between the hours of 7.00am to 7.00pm Monday to Saturday and excluding Sunday and Public Holidays.

Council reserves the right to stop any works carried out outside the hours of 7.00am to 7.00pm Monday to Saturday should the Director, Development Services reasonably determine that noise levels or other impacts are causing an unacceptable nuisance to neighbouring properties.

19. 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.
L10 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.
L10 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.
20. All vegetation felled during clearing operations is to be chipped and retained on site for use as part of the landscaping/rehabilitation scheme, unless separate approval is obtained from Council's Environmental Health Unit to burn vegetation on site.
21. The burning off of trees and associated vegetation felled by clearing operations is not permitted unless such burning is carried out in a specially constructed pit provided with an air curtain over the top. Separate approval is required prior to any burning.
22. Implementation of the Bushfire Management Plan outlined in the "Addendum Report" dated 30 April 1997 and the letter of Heilbronn and Associates dated 17 April 1997 to the satisfaction of Council's Fire Control Officer. The landscaping plan referred to in Condition 9 above shall provide for "fire retardant" plant species in proximity to the proposed Environmental Centre and Reception Centre Carpark.
23. All stormwater control ponds to be stocked with indigenous luvivorous fish in accordance with details submitted to and approved by Council's Entomologist prior to any use or occupation of the buildings in each stage of the development.
24. Proposed materials utilised on the proposed buildings shall be such that they do not detrimentally effect the visual amenity of the locality. In particular materials shall be of a non reflective nature. Details of same shall be submitted and approved with the building application.
25. All buildings fronting Grevillea Road shall observe a minimum setback of 6.0m from the property boundary.
26. The proposed Golf Club house building to observe a minimum setback of 3.0 metres to the deck and 6m to the wall from the adjoining property boundary (Lot 2 DP 555026). The area between the Club House and property boundary to be densely vegetated and mounded where appropriate to minimise potential visual and aural impacts.
In this regard, details are to be included in the plans required pursuant to Condition 9.
27. The LA10 noise level emitted from the licensed premises shall not exceed the background noise level by more than 5db(A) from 7.00am to midnight at any frequency and shall not exceed the background level at any frequency from midnight until 7.00am. Measurement is taken at the boundary of the worst affected residence.
Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of midnight and 7.00am."
28. Compliance with the recommendations in Sections 8 and 9 of the Geotechnical report (CBT4466) prepared by Border-Tech Pty Ltd dated 1 November 1996.
29. The subdivision is to be carried out in general accordance with Development Control Plan No. 16 - Subdivisions Manual.

30. The linen plan of subdivision will not be endorsed by the General Manager and released for registration until such time as all conditions of Development Consent No. 96/519 relevant to each stage, at the time of release, have been complied with.
31. Pursuant to Section 90(s) of the Environmental Planning and Assessment Act and Clause 65 of the Environmental Planning and Assessment Regulations, 1994 and in pursuance of the provisions of the Disability Discrimination Act, 1992 (Commonwealth) the design of the proposed development shall facilitate access for the disabled in accordance with AS1428-1993 Parts 1 to 4 - Design for Access and Mobility.
32. Submission of an application for the subdivision of land under Part 12 of the Local Government Act, 1919, including:
 - i. The final plan and seven (7) copies together with any applicable Section 88B Instrument, accompanied by linen fees of \$118/lot, ie. 17 lots @ \$118/lot = \$2006.
 - ii. A detailed development statement in accordance with the requirements of the Community Land Development Act. The Development Statement shall make provision inter alia for the following:-
 - a) responsibilities and financial liabilities for the on-going management and maintenance of all internal infrastructure and utilities;
 - b) responsibilities and financial liabilities for the on-going management and maintenance of the proposed Environmental Centre, remnant rainforest areas, rehabilitation/revegetation programs, bushfire management and the Environmental Audit required by Condition No 68(ii);
 - c) requirements re-inforcing upon lot holders including future strata lot holders, the requirements of Condition No 63 in relation to staff employment contracts;
 - d) restrictions re-inforcing upon lot holders, including subsequent strata lot holders, the requirements of Condition No 69 in relation to the length of stay in the proposed tourist accommodation units;
 - e) ensuring that the development operates as an integrated “*tourist resort*”, with each lot holder primarily providing goods or services or carrying out functions for other lot holders;
 - f) secures public access to services and facilities such as the Convention facilities, Golf Course, Environmental Centre, walking tracks and Arts and Crafts facilities.
33. To avoid confusion resulting from duplication of private driveway/accessway name and public road/street names, the applicant shall submit to Council for approval the proposed name(s) of any private driveway/accessways.

The names shall be approved **PRIOR** to lodgement of any plan of subdivision in respect of the development.

Names which duplicate existing and approved public street names will not be approved.

34. Prior to submission of the linen plan, a properly dimensioned plan shall be lodged with Council showing the relative position of existing fences, road formation and boundaries. Any encroaching road boundary fence is to be relocated to the correct alignment prior to release of the linen plan. Any road widening deemed necessary following submission of the plan shall be dedicated at no cost to Council.

35. No filling is to be placed hydraulically within twenty metres (20m) of any boundary that abuts private land that is separately owned. Fill adjacent to these boundaries is to be placed mechanically. No filling of any description is to be deposited, or remain deposited, within adjacent properties.
36. A bond or bank guarantee of \$20,000 is to be lodged with Council prior to commencement of the earthworks program on the site for each stage. This bond will be drawn on by Council to undertake any rectification work directed but not completed or progressing to the satisfaction of the Director, Engineering Services within seventy two (72) hours from the date of serving any notice. The bond to be released upon completion of all work to the satisfaction of the Director, Engineering Services.
37. All proposed building pads are to be above the Q100 design flood level (3.99m AHD), including provision for any localised overland flow, such that at least 300mm freeboard is provided to the satisfaction of the Director Development Services.
38. The earthworks shall be carried out in accordance with AS 3798-1996, "Guidelines on earthworks for commercial and residential developments". In general, material shall be placed in layers not exceeding 300mm in depth, watered and compacted to achieve the specified density ratio as monitored in Table 5.1 - Guidelines for Minimum Relative Compaction.
39. The earthworks program shall be monitored by a Registered Geotechnical Testing Consultant to a level 2 standard in accordance with Appendix 6, AS 3798-1996.
40. The provision of outfall sewerage reticulation to all lots in accordance with detailed engineering plans to be submitted and approved by the Director of Engineering Services prior to work commencing. Sewer reticulation to be completed prior to any use or occupation of Stage 2 buildings.

Alternatively, sewage reticulation to all lots may be by way of an approved on site sewage treatment facility, prior to any use or occupation of Stage 2 buildings.
41. The provision of Town Water to each lot in accordance with plans submitted to and approved by the Director of Engineering Services prior to the commencement of any works.

In this regard, a suitably sized lot, comprising the upgraded reservoir (4 mL) as agreed with the Director of Engineering Services, is to be dedicated to Council at no cost, prior to any use or occupation of the Stage 2 buildings.
42. Certification by a qualified Engineer that all Civil works have been performed under his/her supervision in accordance with the approved engineering plans and specifications.
43. The production of written evidence from Telstra Australia certifying that satisfactory arrangements have been made for the provision of underground telephone supply.
44. The production of written evidence from Northpower certifying that the reticulation of overhead electricity has been completed.
45. Demolition of the existing Terranora Lakes Country Club prior to the linen release for Stage 1 or any use or occupation of Stage 1.
46. The existing Terranora Lakes Country Club Sewage Treatment Plant is to be decommissioned to the satisfaction of the Director Environment and Community Services, prior to any use or occupation of the Stage 3 buildings or linen release for Stage 3, whichever occurs first.

47. Details of the proposed temporary Golf Club House facility (Stage 1), including proposed method of effluent disposal, to be submitted to and approved by the Director Development Services and Director Environment and Community Services and building approval to be obtained where necessary, prior to release of the building approval for the Golf Clubhouse and/or prior to demolition of the existing Terranora Lakes Country Club building, whichever occurs first.
48. In the event that subdivision under the Community Land Development Act does not occur, the property is to be amalgamated into one (1) lot under one (1) title. The plan of subdivision is to be registered with the Land Titles Office prior to any use of occupation of Stage 3.
49. This consent does not authorise the construction of “walking” tracks through the remnant rainforest area adjacent to the proposed environmental centre at the southern end of the “Norville Property”. A separate Development Application is required in this regard.
50. All fill material to be imported to the site to be obtained from an approved source and haul routes nominated and approved by the Director Engineering Services prior to any haulage.
51. Separate development applications and/or building applications are to be submitted where statutorily required for any ancillary buildings or structures.
52. Compliance with the implementation of the rehabilitation/amelioration measures in Sections 7.0 and 8.4 of the “Flora and fauna Report” prepared by WBM Oceanics 1996 and the letter of Woodward-Clyde contained in the Addendum Report dated 14 March 1997.
53. A certificate of compliance (CC) under Part 3 Division 2 of the Water Supply Authorities Act 1987 is to be obtained to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Council before approved building plans are released for each stage. Annexed hereto is an information sheet indicating the procedure to follow to obtain a Certificate of Compliance:

Stage 1

Water: \$243,533

Sewer: \$203,895

Stage 2

Water: \$76,954

Sewer: \$64,429

Stage 3

Water: \$126,720

Sewer: \$106,095

Stage 4

Water: \$734,950

Sewer: \$615,329

Stage 5

Water: \$182,477

Sewer: \$152,777

Stage 6

Water: \$64,126

Sewer: \$53,691

Stage 7

Water: \$50,688

Sewer: \$42,438

NOTE: If sewerage reticulation to all lots is provided by way of an approved on site sewerage treatment facility (see condition 40) sewer headworks contributions will not apply. Should stages 1 and 2 be connected to Council’s reticulated sewerage system at Stage 3, then the charges for sewer will be required to be paid.

These charges to remain fixed for a period of twelve (12) months from the date of this consent and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.

54. (i) Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.

Pursuant to Clause 79H of the Environmental Planning and Assessment Regulations, 1994, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council’s “Contribution Sheet” signed by an authorised officer of Council.

Pursuant to Section 109J of the Environmental Planning and Assessment Act, 1979 a Subdivision Certificate shall NOT be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council’s “Contribution Sheet” signed by an authorised officer of Council.

These charges 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 94 Plan current at the time of the payment.

A copy of the Section 94 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgum Road, Murwillumbah and Brett Street, Tweed Heads.

Stage	TRCP
Stage 1	\$185,278.80
Stage 2	\$71,001.00
Stage 3	\$186,631.20
Stage 4	\$248,697.75
Stage 5	\$344,652.00
Stage 6	\$95,562.60
Stage 7	\$95,562.60
TOTAL	\$1,227,384.75

NOTE: It should be noted that the contributions for stages 4 to 7 may need to be reviewed at a later date based on more detailed data from the applicant, however, the calculated amounts are considered adequate for the application noting that the total number of vehicle trips generated if 2660vpd is the basis for the total amount payable.

55. Council will accept the construction of the works required by condition 56 in lieu of part payment of the TRDS Contribution as outlined in Condition 56, to the maximum value of \$321,550.

56. Design and construction of a roundabout at the intersection of Gollan Drive/Inlet Drive/Piggabeen Road. Detailed design plans are to be submitted to and approved by the Director Engineering Services prior to construction.

The roundabout is a scheduled project (item 34) of the TRDS and a “credit value” will be determined after consideration of tender prices received for the project to a maximum value of \$321,555. Construction of the roundabout is to be completed prior to any use or occupation of Stage 4.

57. Access to the site via Cobaki Road is to be off Grevillea Road only. A roundabout is to be designed and constructed at the intersection of Cobaki/Robinson/Grevillea Roads in accordance with detailed design plans submitted to and approved by the Director Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 4.
58. Construction of two (2) traffic control devices on Marana Street. The location and detailed design of the devices to be submitted to and approved by the Director Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 1.
59. A “reduce speed” sign (Marana Street) and intersection warning and directional signage are to be installed (by the developer) at the Marana Street/McAllisters Road intersection. Details to be submitted to and approved by the Director Engineering Services prior to installation. Installation to occur prior to any use or occupation of Stage 1.
60. Provision of additional “*reduce speed*” signs and intersection warning and directional signs at the Scenic Drive/McAllisters Road intersection. Details to be provided with the details required in Condition 59. Installation to occur prior to any use or occupation of Stage 1.
61. Construction of a cul-de-sac turning area at the end of Marana Street adjacent to the site, and dedication of any land required as a public road. The cul-de-sac is to be of sufficient size for a standard 14.0 metre bus to turn in.

Detailed design plans are to be submitted to and approved by the Director Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 1.

62. The works required by Conditions 55 to 61 are to be designed and constructed in accordance with Austroads, Australian Standards, Council Standards and accepted good engineering practice.
63. Employment contracts for staff of the resort below “Senior Staff or Executive Staff” level are to prohibit staff from driving to the site for work purposes and are to provide that staff shall use the resort’s employee bus transport service. The applicant will provide a bus, every day that the resort is open for business, to only convey staff to and from work, from pick up points determined by the applicant, around the lower Tweed and to convey those staff back to those same points at the conclusion of their shift.
64. Cobaki and Piggabeen Roads are to be upgraded between the Cobaki Parkway intersection and the site access providing a 7.0m seal on a 9.0m formation, including pavement rehabilitation and noise reducing open graded AC. Pavement rehabilitation with open graded AC to also be undertaken between Anconia Street and Carramar Drive. Detailed plans are to be submitted to and approved by the Director of Engineering Services prior to construction. Construction to be completed prior to any use or occupation of Stage 4.
65. The owner or contractor must not undertake any work within the public road reserve without giving Council’s Engineering Services Division forty eight (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.

66. Compliance with the requirements of the Environment Protection Authority. In particular, pollution control approval is to be obtained in respect to the installation of construction and post construction stormwater controls and the discharge of any polluted water from the site. Documentary evidence to be submitted to Council.
67. Compliance with the requirements of the Department of Land and Water Conservation, as follows:-
 - (i) An application is to be made for an “*Authority to Destroy Trees*” on areas mapped as “*Protected Lands*” prior to any clearing or works on areas mapped as “*Protected land*”;
 - (ii) Completion of the road closure in respect to Conmurra Avenue and Grevillea Road prior to any works being undertaken;
 - (iii) A 3A permit is to be obtained under the Rivers and foreshores Improvements Act before any works are carried out within 40 metres of the bank of Cobaki creek or any works in or within 40 metres of all streams that have defined banks.
68. Compliance with the requirements of the North Coast Public Health Unit as outlined in its letter of 21 January 1997. In particular -
 - (i) Compliance with the requirements of the Public Health Act 1991 in regard to swimming pool water quality, any acupuncture or skin penetration process carried out at the resort and microbial control (air conditioning cooling tower maintenance).
 - (ii) An Environmental Health Audit is to be conducted on an annual basis at the proponents cost by a suitably qualified and experienced Environmental Health professional which reviews and measures on-going performance of, inter alia, effluent re-use, irrigation and management, stormwater management, sediment/erosion control measures and water quality.
69. This approval does not authorise long-term permanent residential occupation of the proposed accommodation units. The accommodation units are to be used solely for short-term tourist accommodation.
70. No works are to be carried out within 20m of the bank of Cobaki Creek.
71. Compliance with the recommendations (S8.0) of the Archaeological Survey conducted by Adrian Piper dated November 1996.
72. The commencement of Stage 4 of the development is prohibited until the Cobaki Parkway and its connection to Piggabeen Road and the Tugun bypass has been constructed.
73. Prior to the issue of the first occupation certificate in respect of Stage 2, a temporary water reservoir with a capacity of at least 50,000 litres is to be commissioned by the applicant. The reservoir shall be privately owned, operated and maintained.

Detailed engineering plans of the reservoir and proposed connections to Council’s reticulated supply are to be submitted to and approved by the Director Engineering Services, prior to the commencement of Stage 2.

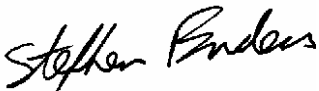
The applicant shall decommission the reservoir upon Council commissioning a new reservoir of sufficient capacity to accommodate the development.
74. A separate approval shall be sought and issued under the provisions of the Protection of the Environment Operations Act for the operation of the PASVEER 1000 Plant and irrigation of treated effluent to the Golf Course.
75. All up-grading works as considered necessary to ensure the effluent operation of the PASVEER 1000 Sewage Treatment Plant are to be completed and a report is to be submitted to Council from

an appropriately qualified person advising that such Plant is operating to the extent necessary to satisfactorily treat effluent from revised stages 1 and 2 of the Development.

76. The Sewage Treatment Plant is to be operated in accordance with a plan of management submitted to and approved by Council's Director Environment and Community Services prior to any occupation or use of Stage 1 of the development.
77. All food handling areas where food is prepared for sale are to be constructed to comply with Council's requirements in accordance with the provisions of the Food Act, 1989 and Regulations.
78. Any premises used for the storage, preparation or sale of food are to comply with the relevant provisions of the Food Act, 1989 and Council's adopted Code for the construction of Food Premises. Details of fittings and equipment are to be submitted to the Principal Certifying Authority prior to installation.
79. Prior to the commencement of work the Principal Certifying Authority is to be provided with and approve details of the kitchen exhaust system. Such details are to include the location of discharge to the air, capture velocity, size of hood and angle of filters. The system shall comply with Australian Standards SAA 1668 Part 2 Ventilation Requirements.
80. All walls in the food preparation and food storage areas shall be of solid construction, easily washable, lightly coloured and tiled to a height of at least 2 metres above floor level, or where not tiled, cement rendered to provide a smooth even finish to ceiling. **Note:** Stud framed walls will not be acceptable. Intersections of all floors with walls shall be covered to a radius of not less than 25 millimetres.
81. All flooring materials in the food preparation and storage areas are to be impervious, non slip, non abrasive and capable of withstanding heavy duty operation. Where tiling is to be used epoxy grout finished flush with the floor surface is to be used in joints or alternatively all tiles are to be butt joined and free of cracks or crevices.
82. Shop fitters are to liaise with the Principal Certifying Authority prior to fitting out of shop.
83. Windows and doors opening into food preparation and storage areas are to be fully screened in accordance with Council's adopted code for the construction of food premises.

The reasons for the imposition of conditions are to minimise any adverse impact the development may cause and to give effect to the objectives of the Environmental Planning and Assessment Act, 1979.

Dated 7 day of **JULY 1997**


DR JOHN GRIFFIN
GENERAL MANAGER

(N.B. Refer to Notes attached to this Notice)

per



TWEED SHIRE COUNCIL

**SECTION 94, SECTION 64 & OTHER DEVELOPER
CONTRIBUTIONS SHEET**

**THIS FORM MUST ACCOMPANY PAYMENT OF CONTRIBUTIONS TO
COUNCIL**

Development: Integrated tourist resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5
 DP 789875 Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt3
Date: 14 December 2006
Paid by:
Stage: Stage 1

Contribution Payable	S94 Contribution Plan Number	Area CP5 Only	Units/lots or rate/ha	Rate (valid until) _/_/_	Amount	Rate at Time of Payment after _/_/_	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
WATER HEADWORKS (includes Burringbar)	S64				243,533.00				B0240.001	40
SEWERAGE HEADWORKS	S64				203,895.00				D0193.001	85
TRCP - BILAMBIL HEIGHTS COMMERCIAL	4				185,278.80				A7454 .301	1
TOTAL AMOUNT DUE					\$632,706.80					

Please forward receipt to

Name: _____

Address: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	----- Signature	----- print name	----- date
	Checked by:	----- Signature	----- print name	----- date
Amended Contribution Amounts	Prepared by:	----- Signature	----- print name	----- date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/ CC release) (Authorised Council ⁽¹⁾ Officer)	----- Signature	----- print name	----- date

Note:(1) Authorised Council Officers are:-

- * **Town Planners**
- * **Subdivision Engineers**
- * **Building Surveyors**



TWEED SHIRE COUNCIL

**SECTION 94, SECTION 64 & OTHER DEVELOPER
CONTRIBUTIONS SHEET**

**THIS FORM MUST ACCOMPANY PAYMENT OF CONTRIBUTIONS TO
COUNCIL**

Development: Integrated tourist resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5 DP 789875 Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt3
Date: 14 December 2006
Paid by:
Stage: Stage 2

Contribution Payable	S94 Contribution Plan Number	Area CP5 Only	Units/lots or rate/ha	Rate (valid until) _/_/_	Amount	Rate at Time of Payment after _/_/_	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
WATER HEADWORKS (includes Burringbar)	S64				76,954.00				B0240.001	40
SEWERAGE HEADWORKS	S64				64,429.00				D0193.001	85
TRCP – BILAMBIL HEIGHTS COMMERCIAL	4				71,001.00				A7454 .301	1
TOTAL AMOUNT DUE					\$212,384.00					

Please forward receipt to

Name: _____

Address: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Checked by:	-----	-----	-----
		Signature	print name	date
Amended Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/ CC release) (Authorised Council ⁽¹⁾ Officer)	-----	-----	-----
		Signature	print name	date

Note:(1) Authorised Council Officers are:-

- * **Town Planners**
- * **Subdivision Engineers**
- * **Building Surveyors**



TWEED SHIRE COUNCIL

**SECTION 94, SECTION 64 & OTHER DEVELOPER
CONTRIBUTIONS SHEET**

**THIS FORM MUST ACCOMPANY PAYMENT OF CONTRIBUTIONS TO
COUNCIL**

Development: Integrated tourist resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5 DP 789875 Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt3
Date: 14 December 2006
Paid by:
Stage: Stage 3

Contribution Payable	S94 Contribution Plan Number	Area CP5 Only	Units/lots or rate/ha	Rate (valid until) _/_/_	Amount	Rate at Time of Payment after _/_/_	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
WATER HEADWORKS (includes Burringbar)	S64				126,720.00				B0240.001	40
SEWERAGE HEADWORKS	S64				106,095.00				D0193.001	85
TRCP - BILAMBIL HEIGHTS COMMERCIAL	4				186,631.20				A7454 .301	1
TOTAL AMOUNT DUE					\$419,446.20					

Please forward receipt to

Name: _____

Address: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Checked by:	-----	-----	-----
		Signature	print name	date
Amended Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/ CC release) (Authorised Council ⁽¹⁾ Officer)	-----	-----	-----
		Signature	print name	date

Note:(1) Authorised Council Officers are:-

- * **Town Planners**
- * **Subdivision Engineers**
- * **Building Surveyors**



TWEED SHIRE COUNCIL

**SECTION 94, SECTION 64 & OTHER DEVELOPER
CONTRIBUTIONS SHEET**

**THIS FORM MUST ACCOMPANY PAYMENT OF CONTRIBUTIONS TO
COUNCIL**

Development: Integrated tourist resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5
 DP 789875 Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt3
Date: 14 December 2006
Paid by:
Stage: Stage 4

Contribution Payable	S94 Contribution Plan Number	Area CP5 Only	Units/lots or rate/ha	Rate (valid until) _/_/	Amount	Rate at Time of Payment after _/_/	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
WATER HEADWORKS (includes Burringbar)	S64				734,950.00				B0240.001	40
SEWERAGE HEADWORKS	S64				615,329.00				D0193.001	85
TRCP - BILAMBIL HEIGHTS COMMERCIAL	4				248,697.75				A7454 .301	1
TOTAL AMOUNT DUE					\$1,598,976.75					

Please forward receipt to

Name: _____

Address: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	----- Signature	----- print name	----- date
	Checked by:	----- Signature	----- print name	----- date
Amended Contribution Amounts	Prepared by:	----- Signature	----- print name	----- date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/ CC release) (Authorised Council ⁽¹⁾ Officer)	----- Signature	----- print name	----- date

Note:(1) Authorised Council Officers are:-

- * **Town Planners**
- * **Subdivision Engineers**
- * **Building Surveyors**



TWEED SHIRE COUNCIL

SECTION 94, SECTION 64 & OTHER DEVELOPER CONTRIBUTIONS SHEET

THIS FORM MUST ACCOMPANY PAYMENT OF CONTRIBUTIONS TO COUNCIL

Development: Integrated tourist resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5 DP 789875 Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt3
Date: 14 December 2006
Paid by:
Stage: Stage 5

Contribution Payable	S94 Contribution Plan Number	Area CP5 Only	Units/lots or rate/ha	Rate (valid until) _/ _/ _	Amount	Rate at Time of Payment after _/ _/ _	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
WATER HEADWORKS (includes Burringbar)	S64				182,477.00				B0240.001	40
SEWERAGE HEADWORKS	S64				152,777.00				D0193.001	85
TRCP - BILAMBIL HEIGHTS COMMERCIAL	4				344,652.00				A7454 .301	1
TOTAL AMOUNT DUE					\$679,906.00					

Please forward receipt to

Name: _____

Address: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Checked by:	-----	-----	-----
		Signature	print name	date
Amended Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/ CC release) (Authorised Council ⁽¹⁾ Officer)	-----	-----	-----
		Signature	print name	date

Note:(1) Authorised Council Officers are:-

- * **Town Planners**
- * **Subdivision Engineers**
- * **Building Surveyors**



TWEED SHIRE COUNCIL

**SECTION 94, SECTION 64 & OTHER DEVELOPER
CONTRIBUTIONS SHEET**

**THIS FORM MUST ACCOMPANY PAYMENT OF CONTRIBUTIONS TO
COUNCIL**

Development: Integrated tourist resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5
 DP 789875 Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt3
Date: 14 December 2006
Paid by:
Stage: Stage 6

Contribution Payable	S94 Contribution Plan Number	Area CP5 Only	Units/lots or rate/ha	Rate (valid until) _/_/_	Amount	Rate at Time of Payment after _/_/_	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
WATER HEADWORKS (includes Burringbar)	S64				64,126.00				B0240.001	40
SEWERAGE HEADWORKS	S64				53,691.00				D0193.001	85
TRCP - BILAMBIL HEIGHTS COMMERCIAL	4				95,562.60				A7454 .301	1
TOTAL AMOUNT DUE					\$213,379.60					

Please forward receipt to

Name: _____

Address: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Checked by:	-----	-----	-----
		Signature	print name	date
Amended Contribution Amounts	Prepared by:	-----	-----	-----
		Signature	print name	date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/ CC release) (Authorised Council ⁽¹⁾ Officer)	-----	-----	-----
		Signature	print name	date

Note:(1) Authorised Council Officers are:-

- * **Town Planners**
- * **Subdivision Engineers**
- * **Building Surveyors**



TWEED SHIRE COUNCIL

**SECTION 94, SECTION 64 & OTHER DEVELOPER
CONTRIBUTIONS SHEET**

**THIS FORM MUST ACCOMPANY PAYMENT OF CONTRIBUTIONS TO
COUNCIL**

Development: Integrated tourist resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 Marana Street and Part Lot 5
 DP 789875 Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt3
Date: 14 December 2006
Paid by:
Stage: Stage 7

Contribution Payable	S94 Contribution Plan Number	Area CP5 Only	Units/lots or rate/ha	Rate (valid until) _/_/_	Amount	Rate at Time of Payment after _/_/_	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
WATER HEADWORKS (includes Burringbar)	S64				50,688.00				B0240.001	40
SEWERAGE HEADWORKS	S64				42,438.00				D0193.001	85
TRCP - BILAMBIL HEIGHTS COMMERCIAL	4				95,562.60				A7454 .301	1
TOTAL AMOUNT DUE					\$188,688.60					

Please forward receipt to

Name: _____

Address: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	----- Signature	----- print name	----- date
	Checked by:	----- Signature	----- print name	----- date
Amended Contribution Amounts	Prepared by:	----- Signature	----- print name	----- date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/ CC release) (Authorised Council ⁽¹⁾ Officer)	----- Signature	----- print name	----- date

Note:(1) Authorised Council Officers are:-

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- * **Subdivision Engineers**
- * **Building Surveyors**

TWEED SHIRE COUNCIL
PO BOX 816, MURWILLUMBAH NSW 2484

PROCEDURE FOR ISSUE OF CERTIFICATE OF COMPLIANCE

Under Part 3 Division 2 Water Supply Authorities Act 1987

DETAILS

Applicants Name: Terranora Group Management
Applicants Address: C/ PO Box 827, Murwillumbah 2484
Description of Development: Lot 5 DP 822786, Lot 31 DP 850230 & Lot 2 DP 867486 Cobaki Road and Marana Street, Bilambil Heights
Date of Council Approval: 1 August 2001
Council File Reference: PF3300/25 Pt3

APPLICATION

To: The General Manager

Application is hereby made for a Certificate of Compliance under Part 3, Section 26, Division 25 of the Water Supply Authorities Act, 1987, in respect of the consent/approval issued by Council.

Signature of Applicant

Date

**NOTICE OF COUNCIL'S REQUIREMENTS UNDER SEC. 27
DIVISION 2, PART 3**

Works required: a) *Water & Sewer headworks augmentation*

Contributions required:	Water	Sewer
	Stage 1 \$243,533	\$203,895
	Stage 2 \$76,954	\$64,429
	Stage 3 \$126,720	\$106,095
	Stage 4 \$734,950	\$615,329
	Stage 5 \$182,477	\$152,777
	Stage 6 \$64,126	\$53,691
	Stage 7 \$50,688	\$42,438

Note: The fees and charges quoted above will remain fixed for a period of twelve (12) months from the date of Development Consent No. 96,519, dated 7/7/97 and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Supplies Authorities Act, 1987 to be certified by an Accredited Certifier.

General Manager

Date

CERTIFICATE OF COMPLIANCE

Section 26 Division 2 Part 3 of Water Supply Authorities Act 1987

This is to certify that water supply and sewerage works have been carried out, or security provided to Council's satisfaction for their completion and such other contributions have been paid or secured to satisfy notice of Council's requirements in respect of water supply and sewerage for the abovementioned consent dated 7/7/97 on file PF3300/25 Pt1.

General Manager

Date

FEE SHEET

THIS FORM MUST ACCOMPANY PAYMENT OF FEES

TO BE PAID TO COUNCIL

The General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Development: Integrated Tourist Resort
Development Consent No. 96/519
Location: Lot 5 DP 822786, Lot 31 DP 850230 and Pt Lot 5 DP 789875 Marana Street and Cobaki Road, Bilambil Heights
Applicant: Terranora Group Management
Owner: As above
Council File: PF3300/25 Pt1
Date: 14 December 2006
Paid by:
Stage:

OFFICE USE ONLY

Contribution Payable	Rate (valid until) _/_/_	Amount	Rate at Time of Payment after _/_/_	Amount at Time of Payment \$	Receipt Number	Ledger Number	Bank Account
PLAN CERTIFICATE FEE		\$2006.00				A1075.026	1
TOTAL AMOUNT DUE		\$2006.00					

Please forward receipt to

Name: _____

Address

: _____

Note: Refer to separate Fee Sheet for Application Fees

Original Contribution Amounts	Prepared by:	----- Signature	----- print name	----- Date
	Checked by:	----- Signature	----- print name	----- Date
Amended Contribution Amounts	Prepared by:	----- Signature	----- print name	----- Date
	Original/amended amounts Checked & Certified by: (to enable SC release/BA release/CC release) (Authorised Council ⁽¹⁾ Officer)	----- Signature	----- print name	----- Date

Note:(1) Authorised Council Officers are:-

* **Town Planners**

* **Subdivision Engineers**

* **Building Surveyors**