

GREAT LAKES COUNCIL

Breese Parade, Forster
PO Box 450, Forster NSW 2428
DX 7110, Forster

Telephone: (02) 6591 7222
Fax: (02) 6591 7200

7 JUN 2004

Tattersall Surveyors
PO Box 54
RAYMOND TERRACE NSW 2324

Our Reference:

DA-341/2003
GMS : SB

Contact:

Mr Gavin Maberly-Smith
02 6591 7292

7 June 2004

Dear Sir/Madam

APPROVAL FOR MODIFICATION OF DEVELOPMENT CONSENT NO: DA-341/2003
DEVELOPMENT DESCRIPTION: 100 LOT COMMUNITY TITLE SUBDIVISION (STAGED): STAGES 7 & 8
PROPERTY: LOT 17 DP 270100, TOONANG DRIVE, TEA GARDENS NSW 2324
OWNER: CRIGHTON PROPERTIES PTY LTD

Reference is made to your application in respect of the above matter.

In accordance with Section 96(1A) of the Environmental Planning and Assessment Act 1979, Development Consent No: DA-341/2003 is modified by the following:

- *Deleting Conditions 13, 16 & 22*

Section 96(6) of the Environmental Planning and Assessment Act 1979 confers a right of appeal to the Land and Environment Court on any applicant dissatisfied with a decision of Council under that Section. Any appeal must be lodged within twelve (12) months of notification of Council's decision. Appeal forms are available from any Court House.

Yours faithfully

G MABERLY-SMITH
Manager Development Assessment
Planning & Environmental Services

Refer - F-11.

*Regards
Bob*

Mr G Cox
Crighton Properties
DX 7215
GOSFORD NSW 2250

Our Reference: DA 341/2003

Contact: Paul De Szell
Telephone: (02) 6591 7344

5 September 2003

Dear Sir/Madam

**DEFERRED COMMENCEMENT CONDITIONS DEVELOPMENT CONSENT 341/2003 FOR
A 100 LOT COMMUNITY TITLE SUBDIVISION
PROPERTY: PT LOT 22 DP 270100, SHORELINE DRIVE TEA GARDENS**

I refer to the Water Management Plan [Cardno Willing –April 2003, (amended - September 2003)] and the Soil and Water Management Plans (Tattersall Surveyors – April 2003) submitted in order to address deferred commencement conditions 2, 3 and 4 of Development Consent 341 / 2003.

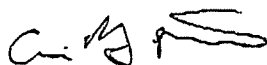
For your information please note that the details submitted are considered to suitably address the requirements of the afore mentioned conditions.

Therefore you are formally advised in accordance with *Clause 95. (5) of the Environmental Planning and Assessment Regulation 2000* that the consent authority (Great Lakes Council) is satisfied that the deferred commencement conditions attached to Development Consent 341 / 2003 have been addressed.

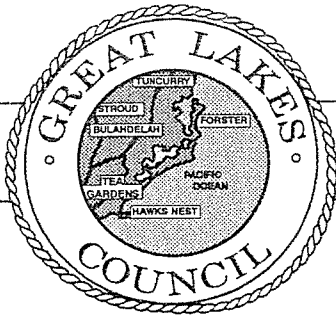
You are also advised that for the purposes of *Section 83 of the Environmental Planning and Assessment Act 1979*, Development Consent 341 / 2003 operates from the 5th of September 2003.

If you have any further queries please do not hesitate to contact Mr Paul de Szell on (02) 65917344.

Yours faithfully



G MABERLY-SMITH
Manager Development Assessment
Planning & Environmental Services



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FILE

Crighton Properties Pty Ltd
DX 7215
GOSFORD NSW 2822

Ref: DA-341/2003

NOTICE OF DETERMINATION (CONSENT) *issued under the Environmental Planning and Assessment Act 1979, Section 92*

Your application for	100 LOT COMMUNITY TITLE SUBDIVISION (STAGED): STAGES 7 & 8
Building Code of Australia Classification	Not Applicable
on land described as	PT LOT 22 DP 270100 SHORELINE DRIVE, TEA GARDENS NSW
was determined on	28-Apr-2003
by	GRANTING DEFERRED COMMENCEMENT CONSENT Subject to conditions attached hereto
Consent operates from	TO BE ADVISED
Consent lapses	FIVE YEARS FROM THE DATE OF ADVICE THAT THIS CONSENT IS OPERABLE; OR AT THE END OF THE TIME SPECIFIED IN THE DEFERRED COMMENCEMENT CONDITIONS

Right of appeal: If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice. *(Not applicable to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry)*

Review of determination: Under S82A of the Act, an applicant may request the council to review a determination of the applicant's application other than:

- * a determination in respect of designated development, or
- * a determination in respect of integrated development.

The request for a review must be made within 28 days after the date on which you receive this notice. The prescribed fee must be paid in connection with a request for a review.

Signed on behalf of Consent Authority: G J HANDFORD 13 May 2003

Per: *Paul de Szell*

Contact for further advice: PAUL DE SZELL ~ PHONE: (02) 6591 7344

Great Lakes ~ Great Service ~ Great Lifestyle

A. DEFERRED COMMENCEMENT CONDITIONS

The following deferred commencement conditions must be satisfied before the commencement of any work:

1. This consent does not operate until Council is satisfied as to the matters relating to conditions 2-5 and no work is to physically commence on the development until such time as council has notified the applicant in writing that these conditions have been satisfied.
2. A management plan is to be prepared by a suitably qualified and experienced hydrologist in order to:
 - ensure that the present hydrological regime of the SEPP 14 Wetland is maintained for the majority of the site;
 - demonstrate that there will be no increase in contaminants entering the SEPP 14 Wetland;
 - ensure that the quality of surface water entering the SEPP 14 Wetland and the quality of the groundwater entering the SEPP 14 Wetland will not be adversely affected;
 - establish a monitoring system for assessing the health of the SEPP 14 Wetland. Monitoring should assess issues such as any changes in the size of the Wetland, relative abundance of species and water quality in sources of input. Monitoring is to be undertaken by a suitably qualified ecologist;
 - demonstrate that the long term effectiveness of any detention system, water quality treatment ponds or other works for protecting the hydrological regime of the Wetlands and the quality of water entering the Wetlands and the groundwater regime of the Wetlands will be maintained to ensure the effective operation of these protective measures;
 - indicate the criteria by which water quality of any Wetland protection mechanisms will be measured and identify the responsibilities of land owners, Council, civil contractors and builders, residents and the Environment Protection Authority. It should also recommend actions if monitoring detects problems with any water quality device or system.

Note: The management plan referred to above is to include provisions for the establishment of base line data for water quality and hydrological regimes for both surface and groundwater. The plan must also provide for a monitoring program to ensure the effective operation of the protective measures.”

3. A soil and water management plan is to be prepared by a suitably qualified and experienced consultant and is to comprise the following principles of stormwater management:
 - Plan for erosion and sediment control concurrently with engineering design and in advance of earthworks, ensuring proper assessment of site constraints and integration of the various needs;
 - Minimise the area of soil exposure;
 - Conserve the topsoil;

- Control water flow from the top of the development area, through the works and out the bottom of the site, for example:
 - divert clean runoff above denuded areas;
 - minimise slope gradient and length;
 - keep runoff at non-erodible velocities;
 - trap soil and water pollutants.
- Rehabilitate disturbed lands quickly; and
- Maintain soil and water management measures at a level to ensure the finally developed site releases water of a quantity and quality equal to, or better than, the pre-developed condition.

Note: The management plan referred to above is to include provisions for the establishment of base line data for a monitoring program to ensure there are no adverse impacts on water quality through changes to surface hydrology and potential acid sulphate soils.

The management plan referred to above should also include Soil and water management measures to meet the performance criteria outlined in the following documents, as updated from time to time:

- Soil and Water Management for Urban Development (Department of Housing, Second Edition, 1993).
- Managing Urban Stormwater: Strategic Framework (Environment Protection Authority for the State Stormwater Coordinating Committee, 1996).
- Managing Urban Stormwater: Construction Activities (Environment Protection Authority for the State Stormwater Coordinating Committee, 1996).
- Managing Urban Stormwater: Treatment Techniques (Environment Protection Authority for the State Stormwater Coordinating Committee, 1996).
- Assessing and Managing Acid Sulphate Soils: guidelines for land management in NSW coastal area (EPA, 1995).
- Great Lakes Council Erosion and Sediment Control Policy

4. A water management plan is to be prepared by a suitably qualified and experienced consultant which specifies the water quality performance criteria to be achieved within the water quality treatment system for the site and the procedures for ensuring that the specified water quality performance criteria are met.

The management plan shall specify provisions for the establishment of baseline data and for a monitoring program to ensure the long term viability of the water quality treatment system, including details of the monitoring procedure for ensuring the performance of the pollutant control function, with regard to nutrient stripping.

The management plan shall detail the means of restricting the use of the waterbody for secondary contact recreation and shall specify the means of maintaining the visual standard of the water treatment system with particular regard to litter, excessive weed and algal growth.

The management plan shall also identify those persons responsible for the monitoring and maintenance, including responsibility for costs for maintaining scenic and water quality of the water treatment system, and further identifying those persons responsible for any remediation actions or costs required to improve scenic, recreation and water quality of the water quality treatment system.”

5. Details to satisfy conditions 2-5 being submitted within 6 months from the date of determination. If sufficient details are not submitted within this time, the consent will lapse.

B. CONDITIONS OF CONSENT

The following condition/s have been applied to ensure that the development complies with the provisions of the Environmental Planning and Assessment Act and Regulations and Policies of Council:

1. The development being carried out in accordance with the details set out in the Development Application unless otherwise amended by these conditions of consent.
2. Submission of an application for a subdivision certificate complying in all respects with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Amendment Regulation 2000.
3. Existing vegetation is to be retained with in the open space / community areas proposed to be provided as part of the subdivision where possible. Details of vegetation retention are to be show on an amended plan prior to the release of any Subdivision Certificate.
4. The subdivision layout being amended to incorporate the following changes.
 - (i) All allotments are to have a minimum width of 12.6m at the street frontage (except for battleaxe lots);
 - (ii) All lots shall be capable of containing a rectangle suitable for building purposes measuring 8m x 20m or 10m x 16m behind the building line and a private open space area of 40m² with a minimum dimension of 4m.
 - (iii) Proposed lots 74 and 75 must be provided with one shared driveway for access to both front and rear allotments [Driveway design and location must take into account the provisions for parking and driveways in Council's *Residential DCP*].

Details are to be shown on an amended plan and approved by Council prior to the release of any Subdivision Certificate.

5. The proposed subdivision not being released until all roads in association with DA 764/02 have been registered.
6. A variable width easement is to be created from the back of the Bi-Lo site to the nutrient pond, as the existing easement will be dissolved/extinguished with any adjustments to the residue lot.
7. A Certificate of Compliance from Telstra Australia being submitted to verify that satisfactory arrangements have been made and all payments have been finalised for the supply of telephone services to the subdivision.
8. A Certificate of Compliance from Country Energy being submitted to verify that satisfactory arrangements have been made and all payments finalised for the supply of electricity to the subdivision
9. A Certificate of Compliance being received from MidCoast Water prior to the release of the subdivision stating that satisfactory arrangements have been made and all payments have been finalised for the provision of water supply and sewerage to the development.

10. All activities being carried out with minimum harm to the quality- quantity dependant eco-systems that rely on groundwater in the area.
11. The proposed water quality ponds being constructed above the level of the groundwater table to avoid direct connection with groundwater. Note: To further protect groundwater systems water quality ponds must have an impermeable bottom.
12. Any works that intercept the groundwater table will require a licence under Part 5 of the Water Act.
13. A Bush Fire Safety Authority being obtained from the NSW Rural Fire Service under Section 100B of the Rural Fires Act 1997 for the proposed subdivision
14. Recommendations 1-6 of the Bush Fire Threat Assessment prepared by Conacher Travers Pty Ltd (October 2002) being incorporated into the proposed subdivision layout. Details are to be shown on an amended plan and approved by Council prior to the release of any Subdivision Certificate.
15. The subdivision being provided with a fire hydrant system that is capable of servicing the perimeter fire trail system. This system is to be designed in accordance with AS 2419.
16. A plan of the fire hydrant system required by Condition 15 above is to be provided to the Great Lakes Rural Fire Service District Office for approval prior to installation.
17. The proposed perimeter fire trails being constructed in accordance with *Planning for Bushfire Protection 2001* and are to incorporate sufficient and adequate passing bays for fire fighting appliances. All fire trails are to be linked to the internal subdivision road system so as to create through traffic flow from the trails.
18. A plan of the fire trail system required by Condition 17 above is to be provided to the Great Lakes Rural Fire Service District Office for approval prior to installation.
19. The perimeter of the subdivision having a well maintained Asset Protection Zone (APZ) at all times in accordance with *Planning for Bushfire Protection 2001*.
20. Trees within the Inner Protection Area of the APZ must not be continuous or overhang the buildings and there must be a minimum 2m separation distance between tree canopies.
21. Any changes to the positioning of the proposed allotments on the site are to be referred back to the RFS to ensure that adequate bushfire protection measures are incorporated into the final allotment layout.
22. An evacuation plan is to be prepared for the proposed subdivision and include procedures for emergency bushfire situations. This plan is to be provided to the local Rural Fire Service District Office for approval prior to installation.
23. All reasonable measures shall be undertaken to protect vegetation, which is to be retained on the site from damage during construction.

Where any damage is caused, remedial action shall be carried out to the specifications of a horticulturalist.

24. All useable trees and shrubs shall be salvaged for re-use either in log form, or as woodchip mulch for erosion control and/or site rehabilitation. Non-salvageable material, such as roots and stumps, may be disposed of in an approved form at sites nominated by Council.
25. Vegetation (including trees) not being disposed of by burning unless specifically approved by both Council and the NSW Rural Fire Service.
Details of the means of tree disposal are to be submitted for Council's approval prior to the commencement of subdivision works.
26. The landscaping plan submitted with the Development Application being amended to comply with Council's Standard Drawing 172 and Council's letter dated 12/03/03. All landscaping other than street trees is to be deleted from Council's road reserves. An amended plan incorporating the amendments is to be submitted prior to the issue of any subdivision construction certificate.
27. One advanced street tree is to be planted in the road reserve in front of each lot. This tree is to be surrounded by an effective tree guard to protect the planting from damage during subsequent building works. Two trees (one on each frontage) are to be provided for corner lots.
28. Street tree planting is only to be undertaken by the developer when the subdivision is at an advanced stage, roads and main service lines are in place and the location of footpaths and driveway crossings has been identified.
29. The submission, prior to the issue of a subdivision construction certificate, of a Geotechnical Report by a qualified consultant on the suitability of the land for residential development and also engineering works. The Geotechnical Report is to include details of any special building practices and pavement design for the proposed road within the subdivision.
An 88B Instrument may be required to be noted on the approved subdivision plan.
30. Soil surveys being undertaken over the course of the development of the subdivision to verify the presence or absence of actual or potential acid sulphate soils.
Where actual or potential acid sulphate soil conditions are identified, the generic Acid Sulfate Soils Management Plan prepared by Coffey and Partners (ref no. N07628/01-BF) is to be adopted, if soils exceeding the action criteria are to be disturbed.
31. Erosion and sediment control measures shall be implemented on the land to the satisfaction of Council in accordance with the specifications and standards contained in the Erosion and Sediment Control Plan (ESCP) (prepared in accordance with Council's ESC Policy) submitted to satisfy the deferred commencement conditions.
32. The capacity and effectiveness of runoff and erosion control measures shall be maintained at all times to the satisfaction of Council.
33. Measures shall be applied, to the satisfaction of Council, to prevent site vehicles tracking sediment and other pollutants onto any sealed roads serving the development. Details are to be submitted with the ESCP.
34. All disturbed areas shall be rendered erosion-resistant by turfing, mulching, paving or otherwise suitably stabilised within seven (7) days of completion of all bulk earthworks. Details are to be submitted with the Erosion and Sediment Control Plan. Disturbed areas without such protection are not to exceed 1.5 hectares.

35. In conjunction with the approved Erosion and Sediment Control Plan, the following construction measures shall be implemented in the sequence outlined:
- a) Approved run-off and erosion controls shall be installed prior to clearing of site vegetation (other than that associated with the construction of the controls). These shall be as shown on an Erosion and Sediment Control Plan approved by Council.
 - b) Topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping.
 - c) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage line or easement, natural or artificial water body, footpath, kerb or road surface and shall have measures in place to prevent the movement of such materials onto the areas mentioned.
 - d) Uncontaminated runoff shall be intercepted upsite and diverted around all disturbed areas and other areas likely to be disturbed. Diversion works shall be adequately stabilised.
 - e) Runoff detention and sediment interception measures shall be applied to the land. These measures will reduce flow velocities and prevent topsoil, sand, aggregate, road base, spoil or other sediment escaping from the site or entering any downstream drainage easements or natural or artificial water bodies.
36. Measures must be implemented to ensure effective dust suppression during construction of the subdivision. These measures include use of water carts and/or seeding. Details of the measures proposed to be implemented are to be included as part of any ESCP implemented on the site.
37. The developer, at no cost to Council, making any necessary alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision.
38. The provision by the developer of works-as-executed drawings of all engineering works prior to the issue of the subdivision certificate. Where the design is carried out utilising computer aided design CAD, all cad computer files are required to be provided on 3.5 inch format disks with the final drawings.
- The provision by the developer of CAD files which include all lot and road boundaries, lot numbers and easements, prior to the issue of the subdivision certificate. The data is to be supplied to the requirements of Council's GIS Officer.
39. All engineering works being provided to serve all lots with the works complying with Council's Engineering Specifications, Standards, Codes and Policies.
- All work is to be at the developer's expense. No engineering works are to commence on the development until a subdivision construction certificate has been issued. Detailed design plans are to be submitted with the application for a construction certificate, and approved by the Director of Engineering prior to a construction certificate being issued. The work is to be completed in accordance with the registered plans prior to the issue of a subdivision certificate. Included in the engineering works is to be the following:
- a) The provision of kerb and gutter, ancillary drainage, relocation of services, footpath levelling and turfing, and road construction with full width AC seal for the full frontage of all new roads.
 - b) Deletion of the Shoreline Drive central median.
 - c) Formation of the footpath area, construction of 1.2m and 2m m wide concrete footpaving and topdress and grass the remainder of the footway on the frontage of the following streets

- Shoreline Drive - 1.2m footpath (northern) and 2m cycleway (southern)
 - Road 1 – 2m cycleway
 - Road 2 - 1.2m footpath
 - Road 3 – delete concrete footpath
- d) All necessary traffic control during construction.
- e) Street name signs at the intersections of all roads in the subdivision. The names for new streets are to be approved by Council and are to be shown on the final plan of subdivision.
- f) Street lighting being provided to the requirements of Council with all work being completed, and payments being made, prior to release of the subdivision certificate.
- g) Provision of pipes and drains for the conveyance, within public roads, public reserves, or adjoining land, of stormwater from the development to a discharge outlet approved by Council.
- h) An interallotment drainage system for all lots that cannot drain to the street.
40. A traffic control plan complying with the requirements of the Roads & Traffic Authority is to be submitted prior to the issue of a subdivision construction certificate.
41. The staging plan being amended so that road 2 terminates at the common boundary of Lot 32 and Lot 33. Lots 31, 32, 42 and 43 are to be released in stage 2.
42. Detailed calculations for the sizing of the open drain being submitted for approval with the subdivision construction certificate.
43. The community title plan is to clearly indicate that Council is not responsible for the maintenance of the open drain. *FA*
44. Construction of a concrete driveway within the access handle to lot 75 with the creation of a reciprocal right-of-carriageway for proposed lot 74 in accordance with Council's Subdivision DCP.
45. Construct a layback and a residential / industrial / commercial type footpath crossing at the entry/exit to Lot 75 in accordance with Council's Standard Drawing No 26 (Standard Urban Vehicular Crossing).
46. Roads in the adjoining subdivision, required to give access to this subdivision, being dedicated before the issue of the subdivision certificate.
47. Provision, at no cost to Council, of the following public transport facilities:
- (i) A Bus shelter and roadway signage
 - (ii) Provision of additional land where the shelter cannot be located within the road reserve to the satisfaction of Council's Manager Transport Asset.
 - (iii) Provision of bus indent in accordance with NAASRA guidelines and any road widening that may be required to facilitate this indent.
48. The creation or obtaining of the following easements/reserve by the developer at no cost to Council:
- a) Easements to drain sewerage in favour of MidCoast Water over existing and necessary sewer mains and associated works.

- b) Easements to drain stormwater in favour of Great Lakes Council over existing and proposed channels, pipelines and associated works.
- c) The easement required to be created by Condition 6 of this consent.

Details of the above are to be indicated on the final subdivision plan and copies of any respective Section 88B Instruments are to be submitted with the application for a subdivision certificate.

49. Payment of the following fees, charges and/or bonds with the application for a construction certificate:

- a) A defects liability bond of 6% of all public engineering works associated with the development, as required by this approval, with a minimum of \$2300. This bond will be lodged in a Council Trust Fund to cover any defects in the works subsequent to their acceptance by Council. Three (3) years after the acceptance of these works by Council or release of the subdivision plan, whichever is later, the bond will be refunded if, at an inspection arranged by the applicant, no defects are apparent.

The defects liability bond is reviewed periodically and may change prior to the release of the subdivision. The fees and maintenance period shall be determined from Council's current requirements at the time of the subdivision release.

- b) Engineering supervision fees in accordance with Council's Schedule of Fees at the time of lodgement of plans.

50. The lodgement, with the application for a subdivision certificate, of proper plans of subdivision and seven copies, prepared by a Registered Surveyor and suitable for registration by the Land Titles Office, including any necessary Section 88B Instruments. Note: Council will not endorse restrictions as to user other than those required under these conditions or as approved in the Development Application. The plans of survey are to show connections to at least two survey control permanent marks where such exist in the vicinity of the subdivision or where practical. Existing and proposed street names are to be shown on the plans.

51. The developer shall restore, replace or reconstruct any damage caused to road pavements, surfaces, street furniture, roadside drainage, street lighting or underground facilities on the haulage routes used for the construction of the subdivision.

Haulage routes for the construction shall be as agreed with the Director Engineering Services. Written agreement shall be made prior to the issue of a construction certificate.

52. The use of the premises and the operation of all plant and equipment shall not give rise to any offensive noise as defined in the Protection of Environment Operations Act.

53. Hours of operation are to be restricted to 7.00 am to 5.30 pm Monday to Friday and 8.00 am to 4.00 pm Saturdays, with no work/activities on Sundays or public holidays.

54. Where the development is to be staged, the contributions may be paid in full prior to the release of the first subdivision certificate or on a pro rata basis for each unit or lot that is contained in each staged release.

55. Payment of a contribution of 4.3 cents per cubic metre of material per kilometre hauled, prior to the issue of the construction certificate, in accordance with Council's Sec 94 Plan for Road Haulage. The levy is to be used for maintenance/repairs of damage caused to public roads by the above work.

The applicable contribution rate is subject to review. Any new rates become applicable immediately following such review and all contributions shall be paid at the rate determined at the most recent review.

Copies of the Contributions Plan may be inspected at Council's offices in Breese Parade, Forster.

56. In accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and the Great Lakes Wide Section 94 Contributions Plan, a monetary contribution shall be paid to Council prior to the issue of a Construction Certificate/Subdivision Certificate. The services and facilities for which the contributions are levied and the respective amounts payable are:

	Stage 1	Stage 2
a) Library Stock	\$ 3,813.82	\$ 5,395.16
b) Administration of Sec 94 Contributions	\$ 989.74	\$ 1,400.12
c) Preparation of Sec 94 Contribution Plans	\$ 33.62	\$ 47.56
d) Rural Fire Fighting Facilities	\$45,838.00	\$64,844.00

The applicable contribution rate is subject to review. Any new rates become applicable immediately following such review and all contributions shall be paid at the rate determined at the most recent review.

Copies of the Contributions Plan may be inspected at Council's offices in Breese Parade, Forster.

57. In accordance with Section 94 of the Environmental Planning and Assessment Act and the Tea Gardens and Hawks Nest Section 94 Contributions Plan, a monetary contribution shall be paid to Council prior to the issue of a subdivision certificate. The services and facilities for, which the contributions are levied and the respective amounts payable are:

	Stage 1	Stage 2
a) Arterial Roads	\$40,710.95	\$57,591.10
b) Community Facilities	\$18,349.55	\$25,957.90
c) Open Space Acquisition	\$12,961.74	\$18,336.12
d) Open Space Embellishment	\$29,607.33	\$41,883.54
e) Cycleways	\$ 7,533.34	\$10,656.92
f) s94 Studies	\$ 282.49	\$ 399.62

The applicable contribution rate is subject to review. Any new rates become applicable immediately following such review and all contributions shall be paid at the rate determined at the most recent review.

Copies of the Contributions Plan may be inspected at Council's offices in Breese Parade, Forster.

58. In accordance with Section 94 of the Environmental Planning and Assessment Act and the Section 94 Contributions Plan for Surf Life Saving Equipment, a monetary contribution shall be paid to Council prior to the issue of a Construction Certificate/Subdivision Certificate. The services and facilities for which the contributions are levied and the respective amounts payable for Acquisition of Surf Life Saving Equipment at Hawks Nest are:

Stage 1	Stage 2
\$4,174.21	\$5,904.98

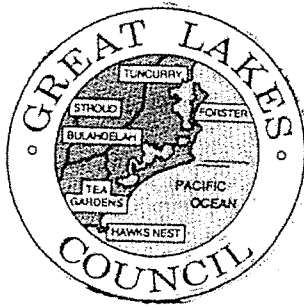
The applicable contribution rate is reviewed annually and new rates, if applicable, become payable from 1 July each year. All contributions shall be paid at the rate determined at the most recent review.

Copies of the Contributions Plan may be inspected at Council's offices in Breese Parade, Forster.

Date: 13 May 2003

G J HANDFORD
Director Planning & Environmental Services

Per: *Paul De Szell*



Breese Parade, Forster NSW 2428
Phone: 0265917222 Fax 0265917200
ABN 60 343 393 217

SECTION 94 CONTRIBUTIONS

PLEASE RETURN THIS FORM WITH PAYMENT

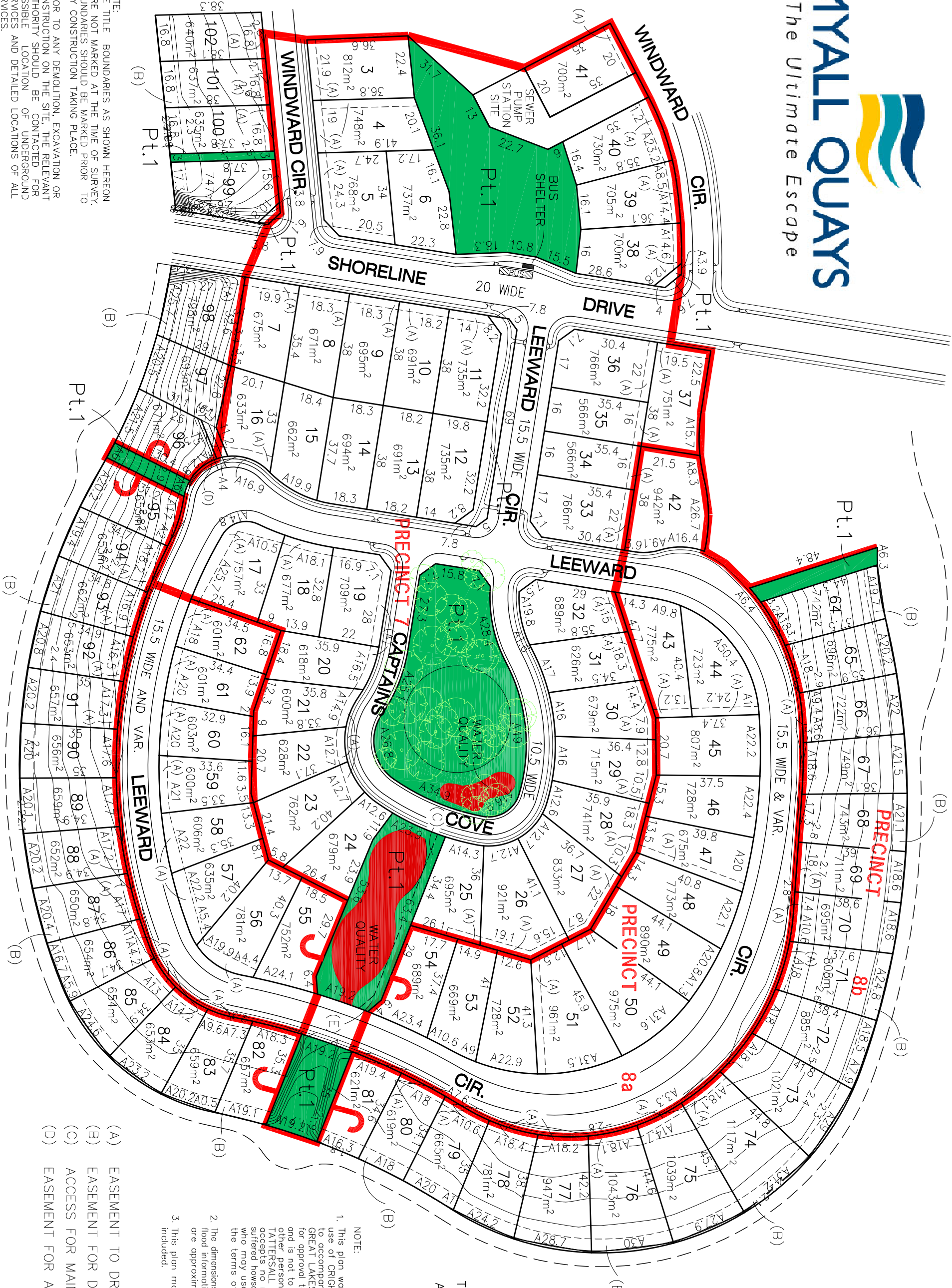
13-May-2003

DA-341/2003

Crighton Properties Pty Ltd
DX 7215
GOSFORD NSW 2822

	Stage 1	Stage 2
GLW - Provision of Library Stock	3,813.82	5,395.16
GLW - Section 94 Administration	989.74	1,400.12
GLW - Section 94 Preparation	33.62	47.56
GLW - Bushfire Contributions - Coastal Precinct	45,838.00	64,844.00
T. Gardens/H. Nest - Arterial Roads	40,710.95	57,591.10
T. Gardens/H. Nest - Community Facilities	18,349.55	25,957.90
T. Gardens/H. Nest - New Urban - O.S. Acquisition	12,961.74	18,336.12
T. Gardens/H. Nest - Infill - O.S. Embellishment	29,607.33	41,883.54
T. Gardens/H. Nest - Cycleways	7,533.34	10,656.92
T. Gardens/H. Nest - Section 94 Studies	282.49	399.62
Hawks Nest - SLS Facilities	4,174.21	5,904.98
TOTAL PAYABLE:	\$164,294.79	\$232,417.02

Note: This invoice applies to the current financial year and is subject to indexation.



TOTAL SITE AREA = 10.4 ha
 AREA LOT 1 = 11377m²
 (PRECINCT PROPERTY)

- NOTE:
1. This plan was prepared for the purpose and exclusive use of CRIGHTON PROPERTIES PTY LTD to accompany an application to GREAT LAKES COUNCIL for approval to subdivide the land described in the plan and is not to be used for any other purpose or by any other person or corporation. TATTERSALL SURVEYORS accepts no responsibility for any loss or damage suffered whatsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses 2 or 3 hereof.
 2. The dimensions, area, size and location of improvements, flood information (if shown) and lots shown on this plan are approximate only and may vary.
 3. This plan may not be photocopied unless this note is included.

- (A) EASEMENT TO DRAIN SEWAGE 3 WIDE & VAR.
- (B) EASEMENT FOR DRAINAGE 5 WIDE
- (C) ACCESS FOR MAINTENANCE 3 WIDE
- (D) EASEMENT FOR ACCESS 6 WIDE

NOTE:
 THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY. BOUNDARIES SHOULD BE MARKED PRIOR TO ANY CONSTRUCTION TAKING PLACE.
 PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
 THIS PLAN IS PREPARED FOR THE EXCLUSIVE USE OF CRIGHTON PROPERTIES PTY LTD AND SHOULD NOT BE USED OR RELIED UPON BY ANY OTHER PERSON.
 THIS PLAN IS LIMITED TO THE MATTER DESCRIBED BY THE PLAN HEADING AND IS PROTECTED BY COPYRIGHT.



PLAN	OF PROPOSED SUBDIVISION OF	Locality	TEA GARDENS
	DEVELOPMENT LOT 22 IN DP 270100		
Client	CRIGHTON PROPERTIES	Council	GREAT LAKES
Sheet No.	1	of	1
Date	13-08-08	Scale	1:1500
Ref.	201117 201478		

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