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**GUIDELINES AND
COUNCIL REQUIREMENTS
FOR
DEVELOPMENT
AND
SUBDIVISION OF LAND**

Edition 2 January 06

GUIDELINES

FOR DEVELOPMENT AND SUBDIVISION OF LAND

This Booklet

This Guidelines Booklet is divided into five sections:

Section I	Introduction
Section A	Application Process
Section R	Council Requirements
Section E	Engineering Requirements
Section S	Provision for Sale of Allotments

Each section has a plain English description of the processes and requirements necessary progressively taking the reader from the decision to subdivide and develop land to the stage where land allotments can be sold. Keywords are provided in the right hand margin to enable readers to conveniently find passages relevant to key issues.

This Guidelines Booklet is an introduction to other documentation prepared by Council to manage Subdivision Development matters. Other documents include:

- Council's Development Control Plans (DCPs)
- Subdivision Code
- Subdivision Design Specifications
- Subdivision Construction Specifications
- Council's Section 94 Contribution Plans
- Development Application Form
- State Environmental Planning Policies (SEPPS)
- Local Environmental Plans (LEPS)

Amendment Record for this Specification Part

This Specification is Council's edition of the AUS-SPEC generic specification part and includes Council's primary amendments.

Details are provided below outlining the clauses amended from the Council edition of this AUS-SPEC Specification Part. The clause numbering and context of each clause are preserved. New clauses are added towards the rear of the specification part as special requirements clauses. Project specific additional script is shown in the specification as italic font.

The amendment code indicated below is 'A' for additional script 'M' for modification to script and 'O' for omission of script. An additional code 'P' is included when the amendment is project specific.

Amendment Sequence No.	Key Topic addressed in amendment	Clause No.	Amendment Code	Author Initials	Amendment Date
1	Services Trench restoration P 21, Paras 1 and 2	R13	A	GS	June 2003
1	Maintenance Bond P 37, Para 3	S3	A	GS	June 2003
1	Major Drainage System/Trunk Drainage P23	R18 (New)	A	GS	June 2003
1	Upstream Drainage P 23	R19 (New)	A	GS	June 2003
1	R18, R19 (New) P 13	Index R	A	GS	June 2003
1	Change "sex" to "six" P 19 2nd last line	R7	M	GS	June 2003
1	Revised Form – replace P 33	Form 14.1	A	GS	June 2003
2	Road Opening Permit P13	R20	A	JC	Jan 2005
2	Road Opening Permit P24	R20	A	JC	Jan 2005
2	Road Construction Details - replace with asset return forms (see Appendix D)	E5.3	M	JC	Jan 2005

3	General – P22	R13	M		
4	Changed 'his' to 'their'	A1	M	NB	Jan 2006
5	E1.2 – Add issue of drawings	E1.2	A	BK	Aug 2007

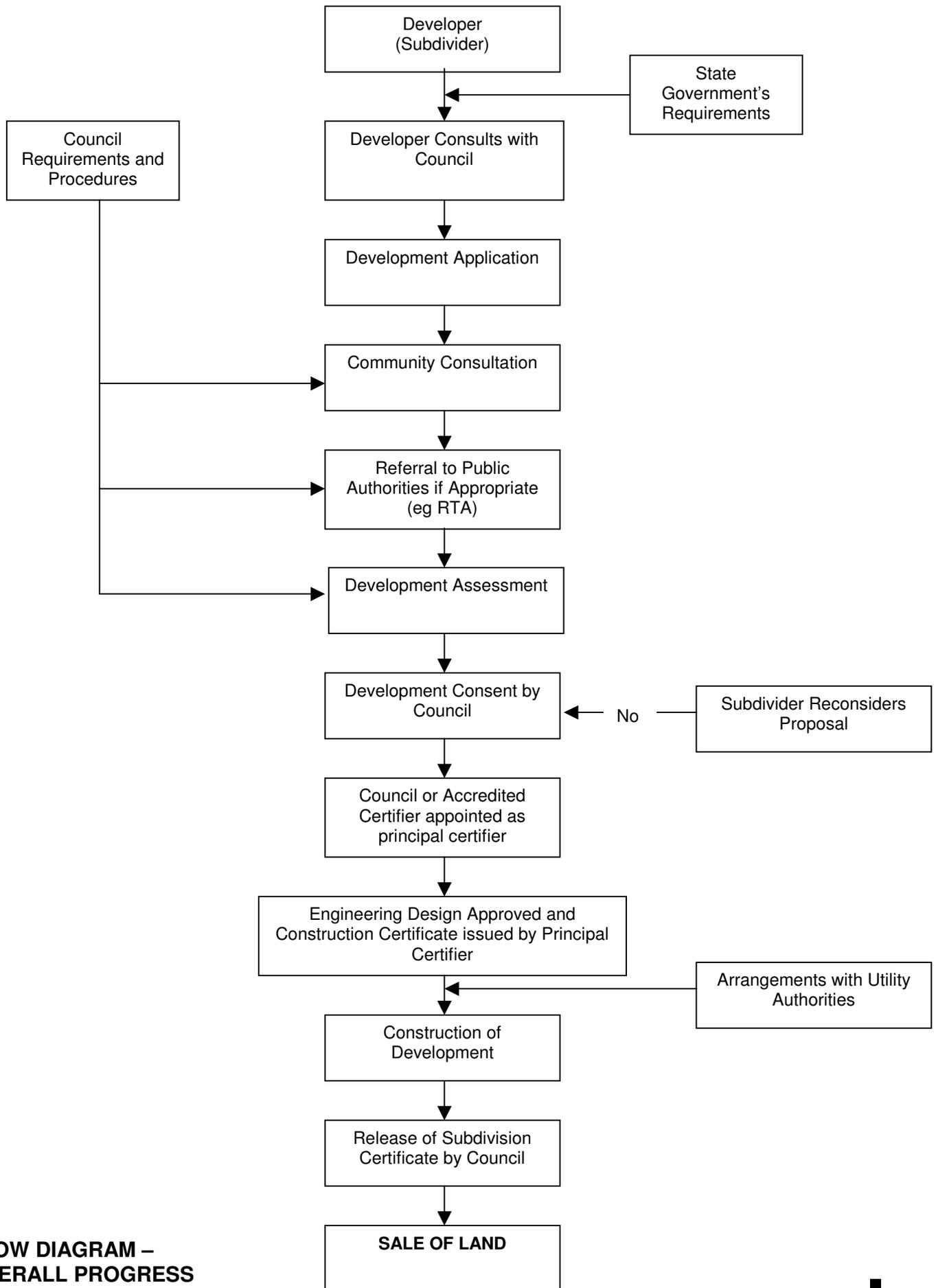
SECTION I

INTRODUCTION

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- Flow Diagram I - Overall Process
- I 1 Council's Objectives
 - I 2 Council's Authority
 - I 3 Restrictions to Council's Activities
 - I 4 Development and Subdivision Processes.





**FLOW DIAGRAM –
OVERALL PROGRESS**



I 1. COUNCIL'S OBJECTIVES

Council has the following objectives in providing for the development and subdivision of land:

- To provide a functional, attractive and safe environment for residents that is consistent with community standards and needs.
- To minimise adverse effects on the natural environment.
- To provide for the needs of future users of the land in respect to building requirements, vehicular and pedestrian access, provision of services and an amenity appropriate to the zoning of the land.
- To assist developers by providing for the economic utilisation of the land resource of the area.
- To achieve a balance between the subdivision of residential land and the amenity of existing residents.
- To provide for an equitable and efficient distribution of public amenities and services.
- To minimise Council's future maintenance costs for roads, services and open spaces.

Council Objectives

This Guidelines Booklet provides an outline of the procedures to be followed and refers to most standards and requirements. It is not intended to be comprehensive or totally definitive. Greater Taree City Council's Subdivision Code, Design Specifications and Construction Specifications provide necessary additional information.

Additional Information

I 2. COUNCIL'S AUTHORITY

Council is the authority responsible for consent to development and approval of developments and subdivisions within Greater Taree City Council area.

Council has declared Development Control Plans (DCPs) which set out Council's necessary provisions for development and subdivision. In some circumstances Council is required to obtain the concurrence of the Department of Planning, and Council must also comply with particular legislative requirements. Compliance with the provisions of Council's DCPs does not necessarily imply that Council is required to consent to, or approve, an application.

Department of Planning DCPs

I 3. RESTRICTIONS TO COUNCIL'S ACTIVITIES

Restrictions to Council's powers to approve the subdivision of land are set out in the various planning instruments, Local Environmental Plans (LEPs), State Environmental Planning Policies (SEPPs), etc which are applicable throughout Council's Area. Advice as to which of these restrictions apply to a property should be initially obtained from Council's Planning and Building Department.

LEPs SEPPs



4. DEVELOPMENT AND SUBDIVISION PROCESSES

It is important to understand that a Development Application is required before land can be "subdivided" and sold. In due course a Development and Construction Certificate Application are required before buildings are commenced.

***Development
and Application
Consent***

The Development Application is a requirement of the Environment Planning and Assessment Act (1979) to allow consent to be provided to the concept of the development in relation to Council's controls and requirements eg. land use, community facilities, traffic generation, environmental considerations etc.

After Development Consent is provided the more detailed requirements of the subdivision are investigated during the preparation of Engineering Plans. Satisfactory design will result in the granting of a Construction Certificate as required by the Environmental Planning and Assessment Act (1979).

***Subdivision
Approval***

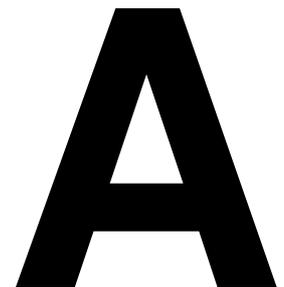


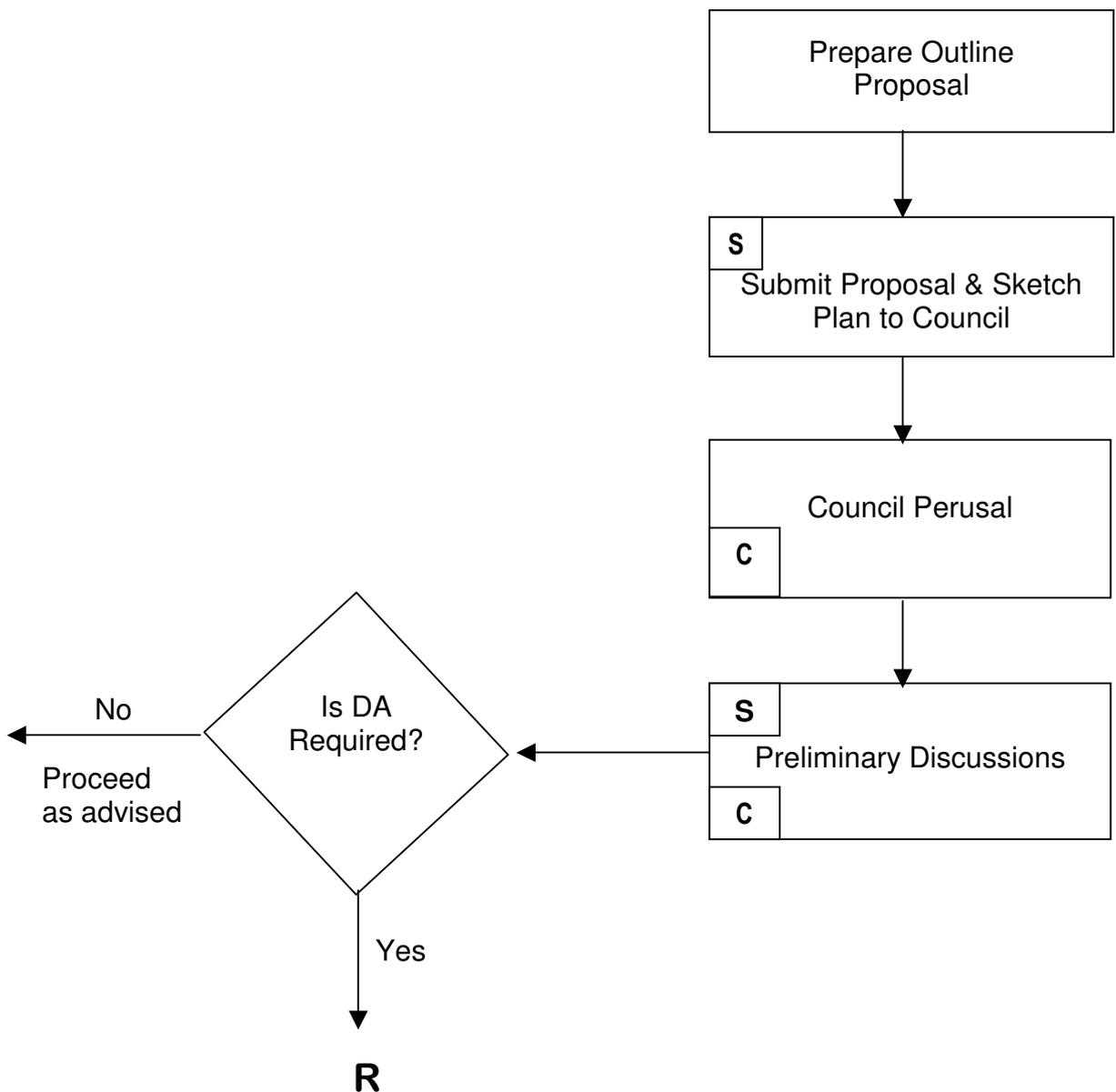
SECTION A

APPLICATION PROCESS

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- Flow Diagram A - Application Process
- A1 Formulating a Development Application for Subdivision.
 - A2 Making Application for Development of a Subdivision.
 - A3 Council's Consideration of Applications for Development of a Subdivision.
 - A4 Time Requirement to Complete Subdivision Works.





Note: **S** denotes Subdivider responsibility

C denotes Council responsibility

R denotes proceed to flow diagram for consideration of Council requirements

FLOW DIAGRAM - APPLICATION PROCESS

A

A1 FORMULATING A DEVELOPMENT AND SUBDIVISION APPLICATION

A person or company making application to develop and/or subdivide an area of land within Greater Taree City Council area will be required to lodge a Development Application on Council's standard application form, and accompany this form with supporting information which will be detailed later.

***Development
Application
Form***

Before formally applying to Council to develop and/or subdivide, a considerable amount of information about the site needs to be sought. The Developer should be aware of the nature of title of the land, easements, topography, slope and aspect, stormwater flows, surrounding development, vegetation, trees, road and traffic situations and other physical characteristics pertinent to the design of the development.

***Developer's
Information***

It is recommended that a preliminary consultation with Council will enable the subdivider to determine which Council codes are applicable, which zone classification applies and which legislative requirements are applicable and most importantly whether professional assistance is required.

***Early
Consultation***

It is advantageous to prepare a sketch plan at this early stage indicating the location, aspect and size of the various elements of the development. The more information shown on the sketch plan, the more likely the consultations with Council and others will benefit both the Subdivider and the Council.

Sketch Plan

The purpose of consultation using sketch plan proposals (which may be accompanied by explanatory reports or background material) are to:

***Purpose of
Consultation***

- assess whether any modifications to the proposal are necessary prior to its being formally submitted;
- identify Council's requirements in regard to the particular Development Application;
- identify any problems which may necessitate the Subdivider reviewing their approach;
- indicate Council's likely subsequent requirements (eg financial contributions for services and amenities).

While consultation with Council at this early stage and the preparation of sketch plans is not mandatory, it is obviously in the Subdivider's interest since it may reduce costs in preparing plans, increase the likelihood of Development Consent, and reduce the time the Council needs to consider the formal application.

A2 MAKING A DEVELOPMENT APPLICATION FOR DEVELOPMENT AND SUBDIVISION

A Development Application is only required if the environmental planning instrument(s) applying to the land so require. Minor subdivisions such as boundary adjustments which meet standards may not require consent. All the necessary information should have been compiled in consultation with Council whilst formulating the application and developing the sketch plan.

***Development
Application
Boundary
Adjustments***

Any works on adjoining properties or disruption of access will require written consent from the affected parties prior to the approval of the Engineering Plans.

***Works on
Adjoining
Properties***

A

The written approval of the owner is required if the application is not by the owner. Greater Taree City Council's scale of fees for Development Applications can be obtained from the Planning and Building Department enquiry desk. (Standard Fees and Charges).

**Owner's
Approval**

A Development Application is required for all types of subdivision. Development Applications are made on Council's standard Development Application form.

**Development
Appl'n Form**

Development Applications are to be accompanied by five (5) copies of subdivision sketch plans drawn on one of the following paper size sheets, A1, A2, A3 or A4.

**Number of
Plan Copies**

The sketch plan shall show the following:

**Plan Detail
Required**

- a. Reduction ratio (preferably 1 : 500).
- b. The location, boundary dimensions, site area and north point of the land.
- c. The existing vegetation and trees on the land.
- d. The location and uses of existing buildings on the land and adjoining properties.
- e. Contours based on existing levels of the site (preferably one metre interval drawn to Australian Height Datum).
- f. Any natural features of the site, including rock formations or cliffs, watercourses, flood levels, wetlands, forest areas and slip areas.

Where the land to be subdivided is subject to flooding, the application is to include details of the method proposed to satisfy the requirements of Council's relevant policy on the development of flood prone lands. The application should include details of the affect that these methods may have on the overall flood patterns of the area and adjoining land.

Flooding

- g. Any existing drains, easements or rights-of-way affecting the site.
- h. Title description of land.
- i. Details of existing and proposed subdivision pattern (including the number of lots and location of roads).
- j. Any Heritage items (buildings and sites), or relics defined by the Heritage Act or considered of local significance.
- k. Where it is proposed to carry out a subdivision by stage development, the initial stage plans must be accompanied by an overall concept plan of the subdivision on which the proposed staging is clearly indicated.

Overall Concept

Details of staged access, drainage, servicing and earthworks must be provided.

Staging

Although Council, in consenting to the initial stage, may have approved an overall concept plan for the subdivision, each subsequent stage must comply with Council's requirements at the time of application for that stage.

A

Where consent has been issued for a subdivision and the developer subsequently wishes to stage the development it will be necessary for written application to be made to Council for approval.

Application for Staging

Council may require a new development application. Advice is to be obtained from Council's Planning and Building Department.

l. When considering applications for rural subdivisions, the matters for consideration apart from allotment sizes and frontages are numerous but include road access, bush fire risk, flooding, acid sulfate soils, slope and stability of the land, adjoining land usage, mineral resources and suitability of the land for agriculture. Advice is to be obtained from Council's Planning and Building Department.

Rural Development Consideration

m. Other details relevant to consideration of the application.

In addition the applicant is to provide details of consultation with public authorities responsible for provision, alteration or amplification of utility services required by the proposed subdivision.

Details of Consultation with Public Authorities

Council may require additional information about the proposed development to be provided where that information is essential to the determination of the Development Application.

Additional information required may include:

- principles, assumptions and calculations behind stormwater drainage proposals;
- rationale for the design of utilities, roads, open space, bicycle and pedestrian ways, bus routes etc;
- evaluation of housing types, house type distribution, building lines, fencing, building materials etc.
- Lots to be designed so that an area remote from any watercourse and below potential home site is available for effluent disposal. Desirable minimum area required 1000 m² depending upon particular site geotechnical advice where necessary. Advice is to be obtained from Council's Planning and Building Department.

Additional Information

Effluent Disposal on Rural Lots

A3 COUNCIL'S CONSIDERATION OF APPLICATIONS FOR DEVELOPMENT AND SUBDIVISION

Council will deal with each application on its merits, however, a number of policies have been adopted on matters not specifically covered by planning legislation to ensure a uniformity of approach.

Council's Subdivision Code deals with minimum design standards. These standards should not be interpreted as relieving the designer of the responsibility to properly assess all conditions and to use sound planning and engineering practices in the development of designs. Council is prepared to consider alternative approaches to subdivision design where the subdivider satisfies Council that its objectives have been achieved.

Design Standards

A

Regulations normally require Council to determine applications within 40 days of receipt of the application. Upon determination of any application, a written notification will be sent to the applicant stating that consent/approval has been granted subject to detailed conditions, or that consent/approval has been refused (with reasons).

***Determination
within 40 days***

Where an Applicant is dissatisfied with the determination of an application, a request for review of the application or of particular conditions of consent may be lodged by the Applicant for Council's determination. A reconsideration fee will be required and details of the reasons for reconsideration must be submitted with the request.

***Re-
consideration***

Alternatively, (and preferably as a last resort), the applicant may lodge an appeal with the Land and Environment Court. Such an appeal is required to be lodged with the Court within twelve months of receipt of Council's determination of the application.

***Appeal to
Court***

Council can revoke or modify approvals in circumstances where there is fraud or failure to comply with the Local Government Act (1993) or conditions of an approval.

***Revocation of
Approvals***

A4 TIME REQUIREMENTS FOR SUBDIVISION WORKS

A subdivision proposal given development consent requires road and drainage works to be commenced within five years of subdivision approval and the subdivision to be fully completed within a reasonable period.

***5 Year Limit
on Roads and
Drainage***

In some cases a development may be of sufficient magnitude that it requires staging. Where staged development is proposed, the subdivider should prepare a sketch plan showing the complete concept so that Council can see the various stages in the overall context. Each stage should comply with the standard requirements.

***Staged
Development***

When all conditions of development consent have been satisfied, the Subdivider will arrange for a Registered Surveyor to prepare the final survey plan. This plan, plus 7 copies, together with any Section 88B Instrument under the Conveyancing Act (detailing easements, restrictions etc) is submitted to Council with the Subdivision Certificate release fee for the General Manager's signature.

***Final Survey
Plan
Linen Plan
Release Fees***

The original plan, plus one copy, together with any Section 88B Instrument, all personally signed by the General Manager, are then released to the Applicant or their Consultant.

***Section 88B
Instrument***

In order to effect registration and the issue of new titles for the proposed subdivision lots, the documents released should then be lodged promptly with the Registrar General's Department.

***Issue of New
Titles***

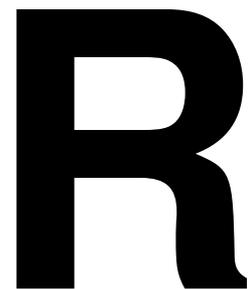
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SECTION R

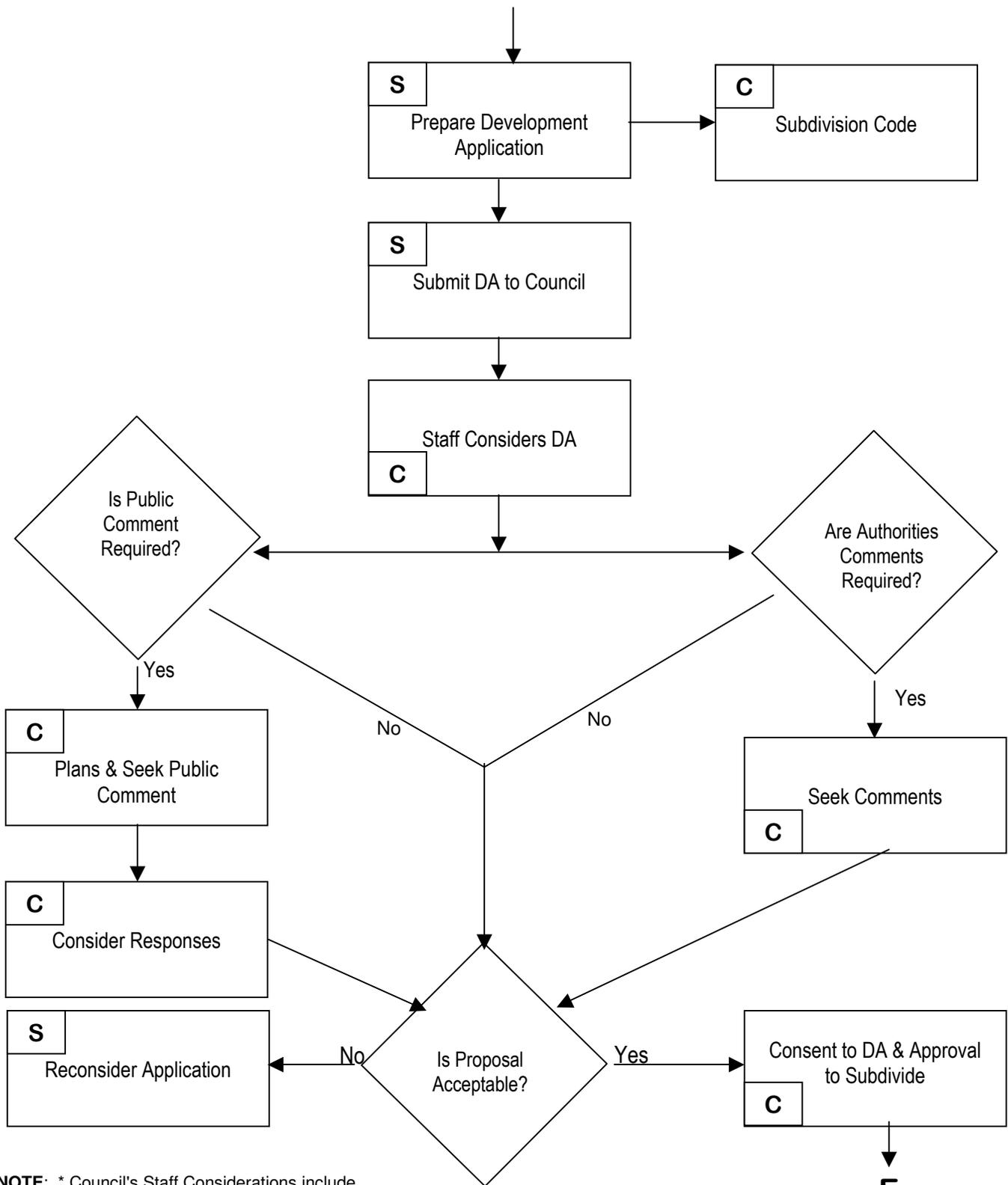
COUNCIL REQUIREMENTS

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 - R10 Acid Sulfate Soils
 - R11 Temporary Road Works
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 - R17 Supervision
 - R18 Major Drainage System/Trunk Drainage
 - R19 Upstream Drainage
 - R20 Road Opening Permit

A large, bold, black letter 'R' is positioned on the right side of the page, partially overlapping the list of requirements. It is a simple, sans-serif font.

A



NOTE: * Council's Staff Considerations include.

- Environmental Assessment
 - is an Environmental Impact Statement (EIS) or Review of Environmental Factors (REF) required?
 - is a geotechnical or hydrological report required?
 - is a tree preservation or heritage preservation an issue?
- Zoning requirements.
- Infrastructure requirements (roads, water, sewer, drainage).
- Easements.
- LEP & DCP compliance

Note: E denotes proceed to a flow diagram for engineering requirements (E)

FLOW DIAGRAM - COUNCIL CONTROL AND REQUIREMENTS

R

R1 ENVIRONMENTAL CONSIDERATIONS

Statement of Environmental Effects

A Statement of Environmental Effects is required for most development applications. This statement normally addresses such matters as:

Information

- suitability of the land
- access
- traffic generation
- risk of flooding
- threatened species (Threatened Species Conservation Act 1995)
- native vegetation (Native Vegetation Conservation Act 1997)
- local amenity
- koala habitat (State Environmental Planning Policy No 44)

Tree Preservation

The proposed plan of subdivision shall identify vegetation that is significant to the overall landscape of the area. Trees to be removed shall also be identified on the plan of subdivision.

Trees are not to be lopped, damaged or removed without the prior consent of Council.

*Tree
Preservation*

Any significant tree/s identified by Council shall be protected at all times during excavation and/or construction.

Heritage Items

Any sites of Aboriginal carvings or relics or sites significant to heritage for other reasons shall be identified in the application. The National Parks and Wildlife Service should be contacted for details and verification.

*Aboriginal and
other Relics*

All recognised heritage items, including natural features of the site and man-made buildings, works and sites are to be identified and retained, wherever possible. The Heritage Council should be contacted for details and verification. Adequate area is to be retained around any heritage item to protect its setting.

R2 SUBDIVISION DESIGN - Urban Residential Areas

Urban residential land is defined as land within areas zoned residential, village or township. Applicants will be required to provide fully serviced subdivisions including the provision of a sealed road system with drainage, and kerb and gutter to adequately and safely provide both vehicular and pedestrian access to each allotment. The applicant will be required to meet the full cost of kerb and guttering across all road frontages of any subdivision in urban areas except where direct vehicular access is restricted. Roads adjoining a reserve are to be provided with kerb and gutter.

*Full Service
Kerb & Gutter*

R

There are statutory requirements and Council requirements pertinent to lot sizes, lot widths, building line set backs etc, and the supply of services to allotments. Greater Taree City Council's Subdivision Code sets out these requirements for each zone type. The designer of a subdivision is required to provide for the requirements of Council's Development Control Plans (or Interim Development Orders). Council will have requirements on access to subdivisions with the objectives of:-

Lot Size

- providing for flow of through traffic with least disruption;
- establishing a hierarchy of roads in accordance with function and usage;
- providing a variation in alignment to allow for existing natural features and create interest in the streetscape;
- providing a network of safe pedestrian and cycle paths.

Road Traffic

Pedestrians and Cyclists

Legal easements of width as determined by the Council Codes are to be provided over stormwater drains, watercourses and embankments or cutting that extend into the lots.

Applicants will be required to extend and meet the full cost of water and sewerage reticulations within subdivisions plus the cost of connecting to existing services.

Water and Sewerage

Electricity services are to be extended to the subdivision at no cost to and in accordance with the requirements of the electricity authority. Underground power will be required except where it can be shown that it is not appropriate. Underground telephone cables, where underground electricity is used, are to be provided by the applicant.

Electricity

Applicants will be required to provide for Telephone facilities within the design.

Telephone

Urban stormwater runoff will need to be assessed in terms of satisfactory performance both within the development and external to the development.

Stormwater Runoff

Downhill cul-de-sacs should be avoided and length of cul-de-sac should be limited to a maximum length of 150 metres.

Cul-de-Sacs

R3 SUBDIVISION DESIGN - Rural Residential Areas

Rural residential land is defined as rural homesite and hobby farm land.

Kerb & Gutter

In rural residential subdivisions where longitudinal grades of proposed roads exceed 2% concrete dish drains shall be provided. Where longitudinal grades are less than 2% suitable measures must be placed to ensure no scouring occurs on road shoulders and batters. Reference is made to Standard Drawing SD 48.

Rural Residential Table Drains

There are both statutory requirements and Council requirements pertinent to lot sizes, lot widths, building line set backs etc and the supply of services to allotments. Greater Taree City Council's Subdivision Code set out these requirements for each zone type. The designer of a subdivision is required to comply with the requirements of Council's Development Control Plans (or Interim Development Orders).

Lot Size

R

Effluent disposal will normally be by way of appropriate on-site disposal. However where the development is in near proximity to an existing sewerage area or where in the opinion of the Department of Health or Council's Community Development & Health Department, the land is unsuitable for site disposal of effluent, sewerage reticulation will be required. A geotechnical report to support sewerage treatment proposals is to accompany an application for this type of development.

Sewerage

The configuration of the subdivision is to have consideration for natural features such as rivers, creeks, topography of the land, tree groupings and prominent natural features.

Natural Features

Sites considered to be environmentally sensitive, such as estuarine wetlands, rainforests, dunal areas, steep slopes and flood prone lands will not be considered for subdivisional development.

Sensitive Environments

R4 SUBDIVISION DESIGN - Rural Development Areas

Rural land is defined as that land other than urban and rural residential. Rural land generally comprises larger holdings zoned rural. Applicants will be required to provide an all-weather road system to provide a functional and safe vehicular access to each allotment.

All Weather Roads

The designer of a subdivision is required to provide for the requirements of Council's Subdivision Code, Development Control Plans (and any Interim Development Orders).

When considering applications for rural subdivisions, the matters for consideration apart from allotment sizes and frontages are numerous but include road access, bush fire risk, flooding, slope and stability of the land, adjoining land usage, mineral resources and suitability of the land for agriculture. Advice is to be obtained from Council's Planning and Building Department.

Rural Development Consideration

Sealing of the road system will be required on all new roads and existing roads which will be an extension of existing sealed roads. Council will not approve the subdivision of lands proposing non-dedicated road access (eg private road systems) however consideration will be given to the creation of a right-of-way to serve allotments not having dedicated road access and such right-of-way is to link directly to an existing or proposed dedicated road.

Sealing of Roads

Minor subdivisions in isolated rural areas require a reasonable standard of all-weather access road suitable for all year round access for essential services, ie school bus, ambulance etc. Each proposal will be considered on its merits in accordance with Council's Development Control Plan and the following guidelines:

R

- (a) The status of the road.
- (b) Existing road surface condition.
- (c) Cost of upgrading.
- (d) Flooding frequency and hazards of creek or river crossings.
- (e) Potential population catchment.

The extension of electricity mains to the subdivision is required. Subdivisions in areas remote from electricity mains may be relieved of this requirement, only if special circumstances prevail and details of such circumstances are submitted to Council by the Applicant, together with the written agreement from the electricity authority.

Electricity

R5 SUBDIVISION DESIGN - Industrial/Commercial Areas

The Local Environment Plan (LEP) identifies various types of Commercial and Industrial zones. All proposed Commercial and Industrial subdivisions would be anticipated to be located in these zones. It is essential that early consultation with Council Officers is sought to determine that the proposed subdivision is in an allowable zoning and is in conformity with Council's planning principles for the area.

LEP

The designer should cater for a range of lot sizes for the needs of large as well as small developers. Any lot should be large enough for parking and landscaping as well as the specific industrial or commercial use. Industrial subdivisions should generally comply to the standards in the State Planning Authority Technical Bulletin No. 6 "Design and Standards for New Industrial Areas" (June 1974). Both commercial and industrial subdivisions will need to comply with the Development Control Plan (DCP) for the area.

Lot Sizes

Engineering Road Design and Pavement Design will need to cater for heavy traffic conditions as specified by Council.

Pavement for Heavy Traffic

Applicants will be required to extend and meet the full cost of water and sewerage reticulations within subdivisions plus the cost of connecting to existing supplies. Electricity services are to be extended to the subdivision in accordance with the requirements of the electricity authority at full cost to the Subdivider/Developer. Underground power and telephone services will be required and are to be provided by the applicant at full cost to the applicant. Determination of the maximum loading of the electricity service and whether the service is provided above ground or underground will be made by the electricity authority. Evidence of conformity with the electricity authority and telephone service requirements must be submitted prior to release of the final plan of survey (Subdivision Certificate).

Water and Sewerage Electricity Telephone

R6 SUBDIVISION DESIGN - Natural Hazard Areas

Subdivisions of land susceptible to tidal inundation or coastal erosion are considered Designated Developments and require Environmental Impact Statements in accordance with the Director of Department of Planning requirements.

Flooding Coastal Erosion

The subdivision of flood prone land is to comply with the requirements of Council's Interim Management Flood Prone Land Policy (1987) and the New South Wales Government's Floodplain Development Manual, 2001.

Policies

R

Council will only support subdivisions of rural properties, part of which are flood prone, if in Council's opinion there are adequate flood free homestead and stock-holding areas on each allotment as well as access to higher ground. Development will not be allowed to significantly alter flooding patterns, accordingly development of internal roads etc will not be permitted to form significant embankments. Each case to be treated on its merits.

Embankments

The subdivision of urban land, other than boundary adjustments, will only be considered where it can be clearly demonstrated that flood free allotments can be provided and that the creation of these allotments will not adversely affect flood patterns or levels in the area.

Subdividers will be required to provide suitable protection zones and access for fire fighting vehicles and maintenance vehicles so as to minimise the risk of bushfire damage.

Bushfire Protection

R7 SUBDIVISION DESIGN - ROADS

Roads are to be constructed in accordance with Tables D1.5 and D1.8. However, where yield is only obtained from one side of an existing road or where two owners/developers share a roadway and timing/staging is not co-ordinated then the first developer must construct half width plus three metres of carriageway, one metre gravel shoulder and table drain.

Half Road Construction

In the case of a rural residential subdivision, the provision of a sealed access road connection with at least a six metres wide seal on an eight metres wide formation will be required between the proposed subdivision and nearest existing sealed public road.

Access Road Connection

R8 PROVISION OF OPEN SPACE AND OTHER CONTRIBUTIONS

In residential subdivision (both rural and urban) Council requires the creation of an area of public reserve (open space) useable for recreation, or payment of a monetary contribution in lieu of land or a combination of both.

Public Reserve and Contributions

Applicants will also be required to contribute towards the augmentation of water supply, sewerage headworks, local and arterial roadworks where upgrading requirements can be attributed to the development.

Council's authority to impose conditions of contribution is derived from the Environmental Planning and Assessment Act 1979, Section 94. Accordingly Council's contribution requirements will be in accordance with a "Section 94 Contributions Plan".

Section 94 Contributions

Public reserve will not normally be required in rural subdivision, unless the subdivision contains significant areas of special scenic or public recreational value.

In rural subdivisions, and commercial or industrial subdivisions contributions of open space are less often required, however contributions towards upgrading roads, community facilities and bushfire protection will be required as determined by the appropriate "Section 94 Contributions Plan".

Bushfire Protection

R9 GEOTECHNICAL CONSIDERATIONS

Slope stability problems may be encountered in some areas of Greater Taree and developers should give due consideration to this aspect in the preparation of subdivision layout and design. Further, in areas suspected of containing low strength soils which may require special foundation design for future building construction, geotechnical investigation will be required to identify lots so affected.

General

R

Accordingly, where in the opinion of Council, it is considered that the proposed construction of the subdivision requires further investigation of a geotechnical nature, the developer will be required to submit a geotechnical report prior to the consideration of the subdivision. This report is to be prepared by persons suitably qualified and experienced in the field of Geotechnical investigations.

**Geotechnical
Investigations**

Building areas containing natural ground slopes of an excessively steep nature, (ie greater than 15%) shall be brought to the attention of Council for investigation of dwelling types proposed.

Steep Slopes

The consultant shall consider the implications of site regrading in relation to the existing natural environment. Generally site regrading shall be minimised.

**Natural
Environment**

R10 ACID SULFATE SOILS & POTENTIAL ACID SULFATE SOILS

All sites are to be assessed against the Acid Sulfate Soil Risk Maps prepared by the Soil Conservation Service of NSW (June 1995).

A management plan for acid sulfate soils must be prepared for all developments likely to disturb acid sulfate soils and potential acid sulfate soils. A full description of the management procedures to be applied must provide a framework for the ongoing management and monitoring of the impacts of acid soil material throughout the construction and after completion of any development.

An acid sulfate soil management plan (where applicable) is an essential component of development application.

If acid sulfate material is exposed, then the appropriate works are to be undertaken by the developer at their expense and in accordance with the guidelines prepared by the Environment Protection Authority and advice from the Department of Land and Water Conservation.

In aggressive soil conditions external protection of concrete structures may be required.

R11 TEMPORARY ROAD WORKS

Where a developer constructs roadworks which form a stage in a larger scope of works, temporary turning circles are to be constructed where directed by Council. For urban areas temporary turning circles are to be provided with a two coat bitumen seal.

R12 CROWN ROADS

Prior to any development of a Crown Road, the developer is to liaise with the Department of Land and Water Conservation. Where the Department concurs with the construction of a road within the Crown Reserve, and Council is nominated as the future Road Authority, the road is to be constructed to the standards as outlined in this guide. This will include the submission of plans and specifications for the approval of Council. All fees and costs involved in such construction shall be met by the developer.

R

SERVICES AND EASEMENTS

R13 GENERAL

Adequate provision shall be made within developments for the installation of all services in conjunction with the relevant authorities. The developer shall bear the cost of all fees and charges associated with the provision of these services. **Provision of Services**

The services to be provided for all subdivisions shall be as outlined below:

Description	Electricity	Street Lighting	Sealed Road	Kerb & Gutter	Footpath Paving	Water	Sewer (where available)	Stormwater Easements Piped
Urban Lots	Yes	Yes	Yes	Yes	*Yes	Yes	Yes	Yes
Rural Residential	Yes	at specific location	Yes	edge scour protection where specified	No	Yes	Yes	as appropriate
Other non urban 40ha or less	Yes	No	depending on road class	No	No	Yes - where in close proximity	No	No
Other non urban	No	No	No	No	No	Yes - where in close proximity	No	No

(* an overall footpath strategy will be worked out for each new release area)

The extension of electricity to the proposed development will be the subject of negotiation between the developer and the electricity authority. **Electricity**

The developer will be responsible for installation of street lighting in subdivision proposals where new roads are to be opened. Such lighting shall be installed and connected to the supply complete with all control equipment but not commissioned. Council will arrange the latter when it is considered appropriate. **Street Lighting**

Arrangements in writing, satisfactory to Council, are to be made by the developer with Telstra for the location of telephone services. **Telephone**

The location of services in residential footpaths shall be in accordance with the current Guide to Codes & Practices for Streets Opening Confernece NSW. **Location of Services**

Conduits must be laid under road pavements to provide for future provision of water, electricity and telephone services to the requirements of the relevant authorities. **Conduits**

Sub soil drainage lines are to be provided adjacent to all pavements and below the invert of any service crossing. **Drainage**

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The developer shall be responsible for the restoration of footpaths and roadways after the installation of services till the end of the maintenance period. A road opening permit is required and the fee paid prior to opening any existing pavement.

Road Opening Permit/Restoration

Stabilised fine crushed rock or other approved granular material shall be used under road pavements to backfill trenches from the top of the sand or metal fines layer surrounding the conduits to the underside of the road pavement. Such backfill shall be compacted by approved means to a density 95% of standard compaction density. See Guide to Codes & Practices for Streets Opening NSW.

The developer will be required to provide legal easements or drainage reserves of widths as determined by Council over all stormwater drains, sewerage mains and services. The following standards shall be generally adopted.

Easements

System Type		Easement Width (rounded up to nearest 0.5 m)
Drainage	Single pipe	3.0 m (minimum)
	Multiple pipes Box culverts Open channels	Overall outside width of pipe group +2 m Overall width of box + 2 m Width including free board +2 m (generally restricted to drainage reserves)
	Surcharge paths Interallotment Drainage	Width including free board + 2 m 1.5 m (minimum)
Other services		Liaise with appropriate authority

Easements over interallotment drainage are to be created in favour of the lots being serviced, not in favour of Council.

Easement for Interallotment Drainage Easement for Support

The developer shall make provision for the necessary easements for support to cover all embankments or cuttings that extend into the development.

Building over drainage easements is generally prohibited.

Where it is proposed to construct footings or foundations in the vicinity of a drainage easement, Council may impose such conditions as it considers necessary to protect the structural integrity of the existing or proposed drainage structure.

Footings Close to an Easement

R14 NEW ROADS

Warning signs including the words "Roads under Construction - Not Open to the Public" will be erected and maintained during the construction of new roads at each road junction of proposed new road with existing roads. These signs will be located so as to be clearly visible in daytime and at night to approaching motorists and will be professionally sign written with 150 mm minimum height lettering on a contrasting coloured background and will be maintained until the roadwork and all openings in the new roads have been restored or made safe.

Signage

R15 DAMAGE TO ACCESS ROAD CAUSED BY DEVELOPMENT

Where any damage is caused to any road used for access during construction of the development, such damage shall be restored prior to release of subdivision certificate.

All roads used for access shall be maintained in a trafficable condition during construction of such works.

R

R16 EFFLUENT DISPOSAL

Lots are to be designed so that an area remote from any watercourse and below potential home sites is available for effluent disposal. Desirable minimum area required 1000 m² depending upon particular site geotechnical advice where necessary. Advice is to be obtained from Council’s Planning and Building Department.

Effluent Disposal on Rural Lots

R17 SUPERVISION

Council will hold responsible the applicant to whom the development approval is issued, to complete or to cause the completion of all development works in accordance with the terms of the development approval and the approved plans and specifications.

The Applicant

“Approved” means that the plans and specifications meet Council’s requirement. This does not absolve the developer of the responsibility of rectifying any errors or omissions in the plans and specifications which may become evident during construction.

Approved Plans and Specifications

Where the development involves construction of civil engineering works, the developer shall nominate a superintendent who shall be responsible for the execution of the works. No work shall commence until the developer has advised Council in writing the name of the superintendent.

The Superintendent

The superintendent shall be a qualified civil engineer or registered surveyor as appropriate and have had suitable experience in the supervision of such works and shall not be engaged by or have any financial interest in the contractor undertaking the works.

Qualifications

The superintendent must properly supervise the works and inspect them with sufficient frequency to ensure that the materials and workmanship conform to the requirements of the approved plans and specifications.

Frequency of Inspection

The Superintendent must nominate haul routes to be used during construction. These routes must be approved by Council. During construction, any damage to road pavements, services or street furniture along the route identified as being caused by the contractor must be repaired to the satisfaction of Council. Where safety is compromised Council may expect the work to be made safe immediately or carry out any necessary work at the contractor’s expense.

Haulage Routes

Disturbance of survey marks (permanent marks) will be the liability of the developer and/or contractor.

Survey Marks

R18 MAJOR DRAINAGE SYSTEM/TRUNK DRAINAGE

Major system drainage should not be confused with trunk drainage. The minor system is the gutter and pipe network capable of carrying runoff from minor storms. The major sytem comprises the many planned and unplanned drainage paths which convey runoff from major storms to trunk drainage systems, when the capacity of the minor system is exceeded

Major Drainage System

R19 UPSTREAM DRAINAGE

All surface runoff from the proposed development/subdivision and surface runoff from upstream catchments developed to their future potential shall be carried through the development/subdivision. For the case of residential subdivisions with lots up to 4000 m² in area, and elsewhere as required by the Director Engineering, stormwater runoff will generally be conveyed through the development/subdivision in pipes. Open channels will be considered for lots of a larger area subject to the constraints of the site.

Upstream Drainage

The developer shall accept the full cost of works required to drain the fully developed runoff from, and within, his development and the upstream catchment assuming it is developed to its current zoning potential.

R

R20 ROAD OPENING PERMIT

***Road Opening
Permit***

All construction works proposed on Council's road reserves require submission of a Road Opening Permit including payment of the appropriate fee prior to the commencement of work. (See Appendix C).

R

SECTION E

ENGINEERING REQUIREMENTS

CONTENTS

Flow Diagram E - Engineering Requirements

E1 Engineering Plans and Specifications

E2 Commencement of Work

E3 Inspection and Testing

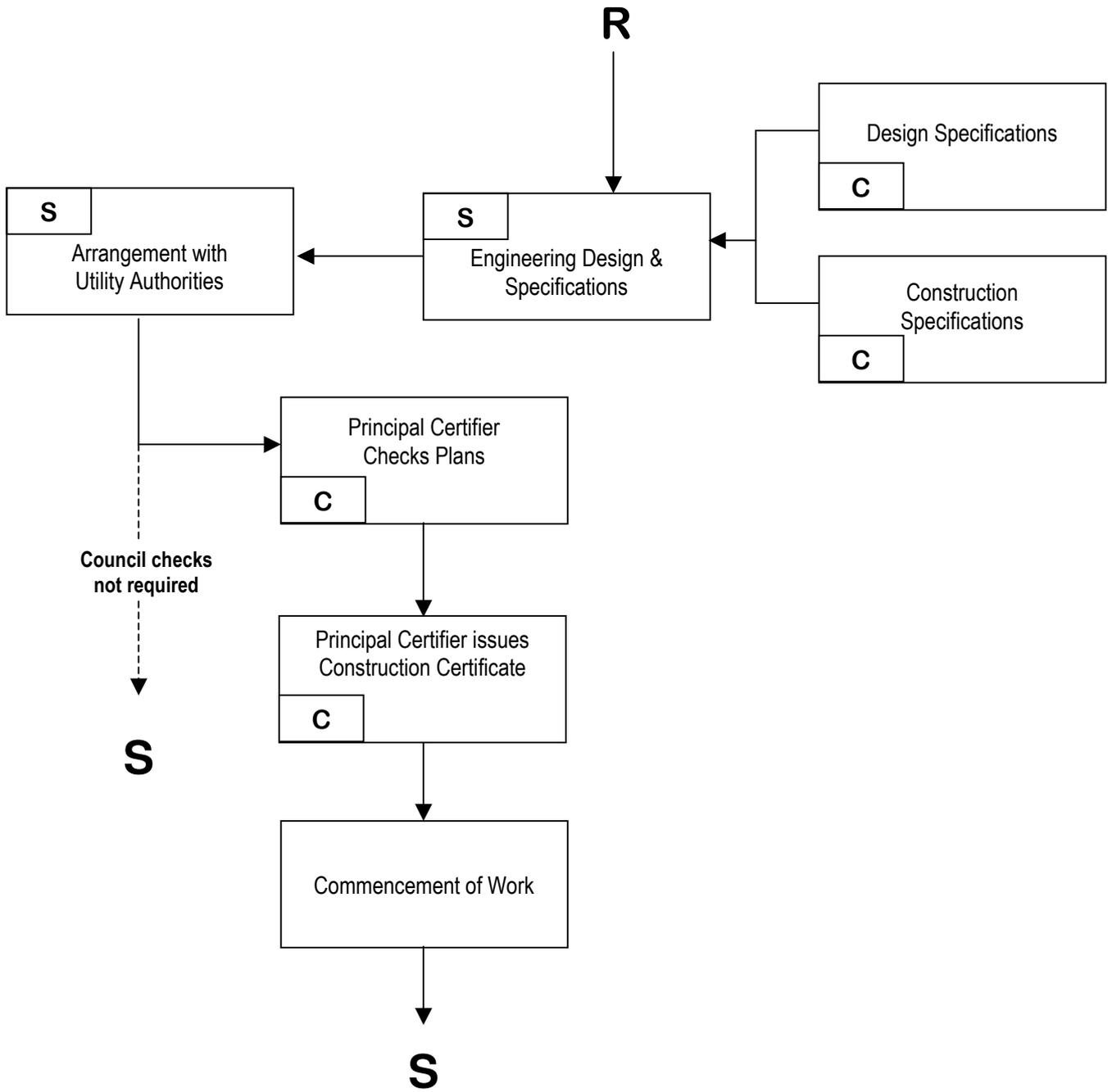
E4 Insurances

E5 Work-as-executed Plans

E6 Quality Assurance Principles

E

R



Note: **S** denotes proceed to flow diagram for the Provision for Sale of Allotments (S)

FLOW DIAGRAM – ENGINEERING REQUIREMENTS

E

E1.1 ENGINEERING PLANS AND SPECIFICATIONS

All plans for earthworks (site regrading), roadworks, drainage works, water supply, sewerage works, and foreshore works are to be certified by a Civil Engineer or Registered Surveyor. All plans for bridgeworks, retaining walls, other major structures and pumping stations are to be certified by a Civil Engineer.

Qualification of Designers

Standard Drawings, Design Specifications and Construction Specifications have been prepared by Council and can be purchased for use in subdivisions. Specifications other than those supplied by Council are required to be prepared by a Civil Engineer or registered surveyor and will need to be submitted to Council or accredited certifier for approval with each set of engineering designs.

Council's Specifications

The engineering survey shall be carried out using the MGA coordinate reference system and is intended to accurately show the landform to facilitate the best possible design and construction of roadworks and drainage consistent with minimum interference to the existing amenity of the area.

MGA Coordinates

All levels should be to Australian Height Datum (AHD). The origin of levels, Permanent Marks (PM), State Survey Marks (SSM) and other Benchmarks are to be shown.

Datum

All surveys, investigations, excavations and inspections necessary to obtain the required information shall be undertaken by the developer as part of the design cost. Any such excavations must be left in a safe condition and should be reported immediately to Council's Maintenance Engineer for permanent restoration of the disturbed area.

Survey Investigation

All lengths and level measurements are to be shown to the nearest 10 mm or 0.01 m, with the exception of Bench Mark levels which are to be expressed to the third decimal place.

Accuracy

In summary the requirements for design plans are as follows:

- a) Earthworks (site regrading)
- b) Roadworks
- c) Road Pavement
- d) Road Furnishings
- e) Stormwater Drainage
- f) Foreshore Works
- g) Water Supply Works }
h) Sewerage Works } MidCoast Water
- i) Landscaping Works
- j) Erosion Control Works

E1.2 SUBMISSION OF CONSTRUCTION PLANS

One copy of the preliminary construction plans and specification (including geotechnical report) plus the Engineering Plan Checking and Supervision Fee shall be forwarded to the Engineering Department for approval.

Initial Plans

If the plans require amendment, the Principal Certifier will return the plans for amendment. One copy of the amended plans should then be forwarded to the Principal Officer and so on until the plans are approved.

Amendment Plans

E

All drawings issued:

- have a sequential revision number or letter as part of the drawing number
- any changes on revised drawings are highlighted with a “cloud”, and
- a dated revision table summarising any changes is included on each drawing.

This is important in maintaining drawing registers and ensuring project accuracy. This also applies to any contract drawings.

A further three copies will be required for signature of the Principal Certifier. Two stamped, signed copies will then be returned. The other copy will be retained by Council.

Final Plans

Note: Engineering Plan Checking and Supervision Fee must be submitted along with initial plans otherwise plans will not be reviewed (provided that Council is nominated as the Principal Certifier)

E2 COMMENCEMENT OF WORKS

Notwithstanding approval to the Construction Certificate, no engineering works are to be undertaken until the design plans and specifications are formally approved by the Principal Certifier. The Contractor(s), and their quality testing organisation are to be nominated and will also require approval by the Council or accredited certifier.

Necessary Conditions

The superintendent shall advise the Principal Certifier in writing a minimum of seven days in advance of the anticipated date of commencement of construction. Prior to that date it will be necessary that:

Notice of Commencement

- all engineering plans and specifications have been approved and endorsed by the Principal Certifier;
- the contractor proposed to be engaged has been approved by the Principal Certifier for the type and nature of the works.

Approval to the subdivision will stipulate whether the subdivision is to be constructed as a "Quality Assured Contract" in which case a Quality Plan will need to be submitted to cover all construction works in accordance with Council's Contract Quality System Requirements Specification. Acceptance of the submitted Quality Plan will be required prior to commencement of works.

Quality Assurance

Where a Quality Assurance contract is not a requirement and a Quality Plan is not therefore provided, it will be necessary as a minimum requirement that the Principal's Superintendent or Superintendent's Representative under the Contract be nominated and approved as suitably qualified and experienced.

Contractors or any person who undertakes development construction works shall be reliable, competent and suitably experienced with demonstrated expertise in performing the type of works proposed. Where a proposed contractor is unknown to the Principal Certifier details shall be submitted of recent works of a similar nature performed by the contractor and names of referees supplied. The Principal Certifier may request that appropriate Public Risk and WorkCover Insurance is demonstrated.

Approval of Contractor

E3 INSPECTIONS AND TESTING

Whether the subdivision proceeds under Quality Assurance Contract or not, the full cost of all testing is to be met by the Subdivider. Test results will be required to ensure that the material supplied and the work carried out conforms with the approved specification.

Cost of Quality Testing

E

Similarly joint inspections at key stages of construction will be required to be carried out by representatives of both the Principal Certifier and the Developer.

Inspections

The whole of the work is to be carried out to the satisfaction of the Principal Certifier. Uninterrupted access is to be available at all times. The Principal Certifier's role should be regarded as "overseeing supervision" which is secondary to that required by the superintendent.

The superintendent or their nominated representative as approved by the Principal Certifier is to give not less than twenty four (24) hours notice of any inspection. Inspections are to comply with Council's Inspection & Test Plans (ITP) Checklist (see Appendix B).

The developer will be required to meet the full cost of any inspections required outside normal Council working hours and will be required to agree in writing to meet those costs prior to any such work being authorised.

Out of Hours Inspections

A final completion inspection will be undertaken when all works are completed in accordance with the approved plans and specifications, and all utility services installed. All lots must be pegged at the time of this inspection.

Final Completion Inspection

At the end of the maintenance period an inspection will be conducted by the Principal Certifier and the developer's representative to enable release of the maintenance bond.

Maintenance Bond Inspection

Council will insist on uninterrupted access at all times for the Principal Certifier or their representative so as to enable audit inspections or testing. Records of all test results required by Council will be made available to the Principal Certifier promptly when requested and tests will be undertaken strictly to prescribed test procedures by testing organisations approved by the Principal Certifier prior to work commencement.

Final Inspection Records of Testing and Inspections

E4 INSURANCES

The Supervising Consultant shall take out professional indemnity insurance for himself and Council. The Supervising Consultant will also provide the Principal Certifier with evidence that all contractors have obtained appropriate third party and public risk insurance for a minimum value of \$10 million. A copy of the policy documents are to be submitted to the Principal Certifier prior to commencement of construction.

Third Party Insurance Public Risk

E5 WORK-AS-EXECUTED PLANS

General

Following completion of the work, a full set of *work-as-executed* (WAE) plans is to be submitted and retained by Council. Works-as-executed figures (where there is a variation from the design) shown boxed on plan and longitudinal sections.

Where staged development is involved a good quality print suitable for microfilming will be acceptable provided the originals are submitted for the whole job upon completion of the final stage.

Format Requirements of Submission

All sheets within the WAE plan set should be clearly numbered with separate sheets numbered as part of the set. The first sheet of the plan set shall be numbered as sheet 1 and shall include the sheet index. All drawing sheets shall have an allocated space in the bottom right hand corner for an assigned number provided by Council (18 characters). Any 'works as executed' plans subsequently lodged with Council shall not be numbered as additional sheets to the original approved plan set.

Works-as-executed Plans must be lodged prior to final completion inspection by the Principal Certifier.

E

The Subdivision Certificate will not be processed until the works-as-executed Plans have been received and verified.

The works-as-executed Plans must be certified by a Registered Surveyor or Chartered Professional Civil Engineer responsible for the preparation of the works-as-executed Plan. **Certification**

The Registered Surveyor responsible for the preparation of the Subdivision Certificate of survey covering the subdivision is to supply a signed certificate stating that all pipes and associated pits and services are located wholly within the respective easements.

The following certificate is to be appended to the plans and signed by the supervising surveyor or engineer:

"I hereby certify that engineering works shown on this plan have been constructed generally in accordance with the plans and specifications approved by the Principal Certifier".

Name: _____

Signature:

Capacity:

Date:

Development Application Reference:.....

When possible, the engineering consultant is requested to supply the works-as-executed on 3.5/1.4 mb high capacity, double density floppy disks, the data to be in ASCII or DXF format suitable for transfer to Council's Geographical Information System (GIS). Details of the procedure can be obtained from Council's Survey and Design Coordinator.

E5.2 INFORMATION TO BE SHOWN ON WORKS-AS-EXECUTED DRAWINGS

Footpath widths are to be shown to face of kerb at:

Roadworks

- all TP's
- centre of curves
- beginning and end of construction
- intermediate points on long straights no more than 100 m intervals, where variation exceed +10% from the approved width.

Gutter invert levels to be shown at:

- all TP's
- crests
- sags
- end of straight grades
- as required on flat grades

E

Invert levels of all pipelines at entrance and exit of all pits and headwalls.

**Stormwater
Drainage**

Pipe sizes at entrance and exits to all pits and headwalls.

Actual locations, levels and junction positions of interallotment drainage lines are to be shown as offset square to the nearest boundary.

The location of all pits and pipes within lot boundaries are to be shown by distances to nearest boundary intersections.

The location of conduits, subsoil lines and stubs for further extensions.

Details of overland flow provision.

All other details which have a bearing on the extent of works and their acceptance by the Principal Certifier.

Compaction certificates, lot filling and lot classification which have been prepared by a NATA laboratory. A lot fill diagram shall be provided where lots have been filled. Such diagram shall apply to all lots that have been filled in excess of 300 mm.

Site Regrading

Finished surface levels are to be recorded by spot levels of the regraded area and the natural surface area adjacent.

Spot levels are to taken and recorded on plans at:

- allotment corners
- centre of front and rear boundaries
- 12 metres from front alignment on side boundaries and centre of lot

Major site regrading (ie cut or fill over 0.5 m in depth) is to be recorded by new contours.

Depths of fill to be indicated by shading or crosshatching to intervals of 0.5 m (for use by Council's Planning and Building Department in determining the depth of piered footings).

Spot levels are required on all lots within flood prone areas.

**Flood Prone
Areas**

E5.3 INFORMATION TO BE SUBMITTED WITH WORKS-AS-EXECUTED DRAWINGS

Compaction Certifications (from NATA registered laboratory) for all roadwork pavement construction

- subgrade level
- subbase level
- base level

Material Compliance Certificates for all road pavement

- subbase material
- base material

Bitumen spraying records

E

In order to add to Council's asset management register, it is required that the consultant complete the Asset Return Form (Appendix D) for all roads in the development. This form is to be typed and lodged with the Works-as-Executed plans.

The actual fiscal contract values of all assets (Roads, stormwater drainage, open space, etc) dedicated to the public shall be submitted.

E6 QUALITY ASSURANCE PRINCIPLES

Unless otherwise advised by Council the principles of Quality Assurance procedures will be applied by Council to all subdivision works. In major or otherwise significant subdivisions the provisions of Australian Standard AS/NZS ISO 9000 series (1994) will be required to be fully applied to the construction project. This will involve the submission of a Quality Plan for all Works associated with the project. The requirement to comply with AS/NZS ISO 9000 series (1994) will be determined prior to the preparation of design plans. In all cases the Principal Certifier will require the Subdivider to organise and pay for inspection and testing services such that bona fide certification to the quality of all workmanship and materials can be assured progressively during construction.

Quality Plan

E

FORM 14.1

ROAD CONSTRUCTION DETAILS

Plan No	File No
---------------	---------------

1 Location Information (Whole Road)

Road Name Locality.....

Start At (A)..... Finishes at

2 Construction Details

Start Chainage from (A) Finish Chainage from..... (A)

Length

Cross Section Details	
Traffic Lanes	
Width	
Shoulder Width	
Kerb and Gutter	Yes/No

3 Pavement Details

Design Subgrade

Design Traffic ESA

Pavement*Show type of material and source

Basecourse Thickness mm

 Material*

Subbase Thickness*

 Material*

4 Surfacing

Type

Spray Rate 1st Coat

 2nd Coat.....

Asphalt Thickness mm

Date of Surfacing / /.....



SECTION S

ALLOTMENTS FOR SALE

CONTENTS

Flow Diagram S - Provision of Allotments for Sale

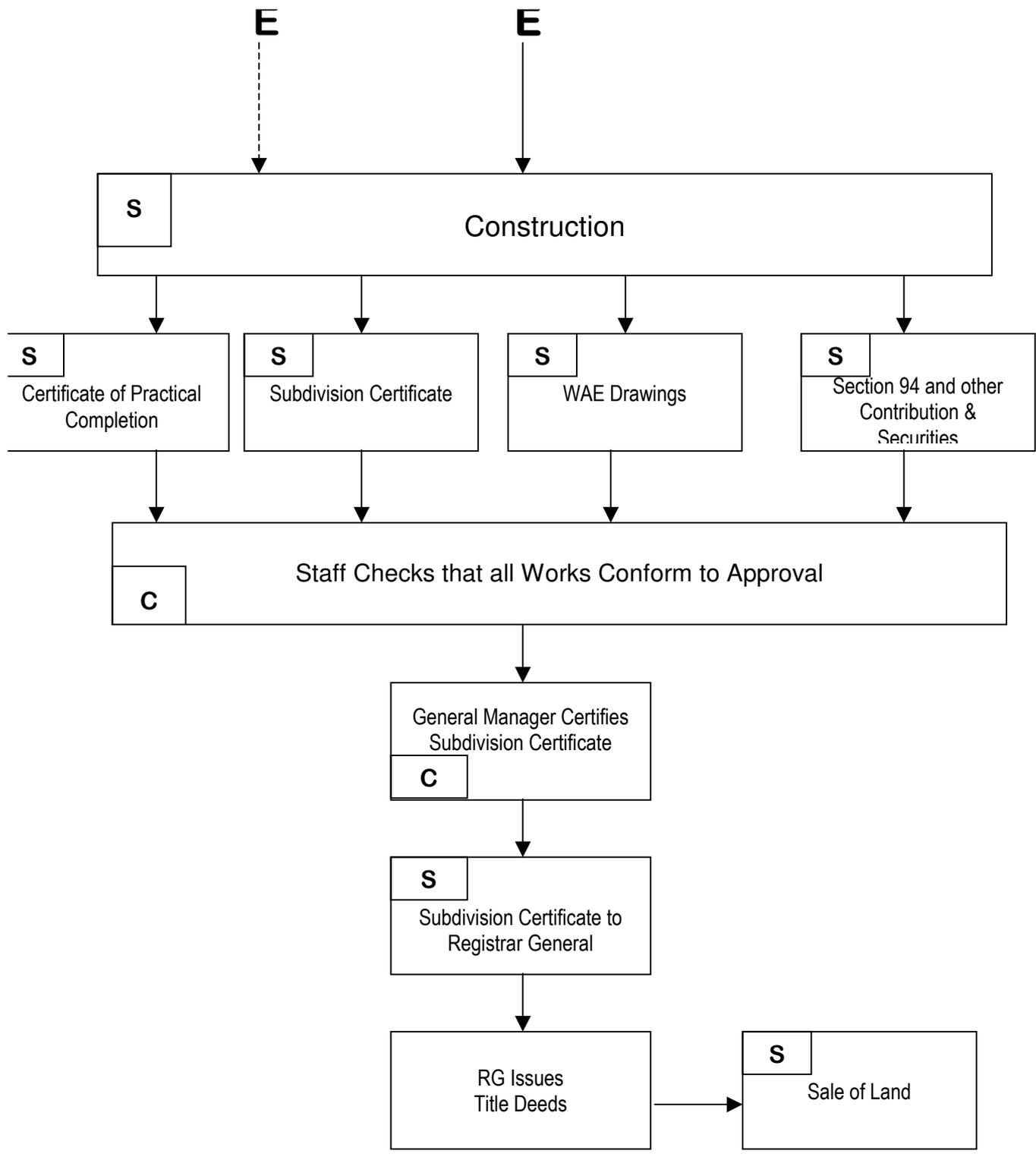
S1 Subdivision Certificate

S2 Early Release of Allotment by Application of Engineering Bonds

S3 Maintenance Bonds

S4 Contributions for Subdivision and Development

S



Note: RG denotes Register General
 WAE denotes Works-as-Executed and describes plans and drawings showing as-built details

FLOW DIAGRAM – PROVISION OF ALLOTMENTS FOR SALE

S1 COMPLETION OF WORKS AND CERTIFICATION

On practical completion of construction works the Supervising Consultant is to advise the Principal Certifier to that effect in writing and certify that the whole of the works have been carried out in accordance with the approved plans and specification. If the whole of the works are considered satisfactory the Principal Certifier will agree to a date (the date of practical completion) on which the whole of the works are considered to have entered into the maintenance period. Unless otherwise approved this date will be the date of release of the subdivision certificate.

***Maintenance
Period***

At this stage the Subdivider's Surveyor completes the final property survey and prepares the final plan of subdivision which is known as the "Subdivision Certificate". The final plan of subdivision shall be submitted for endorsement by Council as an original transparency and seven (7) copies. Detailed requirements for these plans are set out in Council's Subdivision DCP No 44. This plan will later be lodged by the Developer with the Registrar General who will prepare title deeds and advise Council of a deposited plan (DP) number so that sale of allotments of land may proceed.

Final Survey

S2 EARLY RELEASE OF ALLOTMENTS BY APPLICATION OF ENGINEERING BONDS

Council may give consideration to the acceptance of a bond for outstanding engineering works to enable the early release of a subdivision certificate.

***Guarantee
Bonds***

Bonds shall be either a cash security deposit or Bank Guarantee and generally limited to a period of twelve months. All bonds will be calculated at the rate of 1.5 times the contract sum for carrying out the outstanding works.

A bond may be considered to guarantee satisfactory completion of bitumen sealing of roadways where applicable.

Asphaltic concrete surfaces may be bonded provided a temporary seal is placed over the pavement and suitable provision for drainage (eg gutter slots) are provided.

Minor associated work such as street signs, medians, linemarking etc may be bonded.

Minor Works

Before Council will consider accepting a bond, the following engineering works within the subdivision must be completed.

- All sewer and water supply works have been completed to MidCoast Water's requirements.
- Electricity has been provided to the electricity authorities requirements.
- All major engineering problems have been overcome to the satisfaction of the Principal Certifier.
- All works that involve the safety of the public (eg road junctions, flood control structures) are completed.
- Any geotechnical reports regarding the suitability of land for development as required by the Development Consent and Construction Certificate are to be submitted.
- Payment of all fees and contributions required as conditions of development consent are complete.

S3 MAINTENANCE BOND

Following practical completion of all construction works required as a condition of development approval, the developer shall maintain the works to the satisfaction of Council for a period of

***Maintenance
of Works***

twelve (12) months.

The developer shall rectify any omissions, defects or other faults in the works which become apparent during the maintenance period under normal use of the works and which are due to any cause, including design, workmanship or materials.

To ensure that the contractor satisfactorily carries out all maintenance and repairs required during this period the contractor must deposit with Council (or lodge a Bank Guarantee) for a period of twelve months from the date of practical completion a sum equal to 5% of the cost of engineering works prior to release of the Subdivision Certificate. Bank Guarantees will only be accepted if they are "open ended", ie without expiry dates.

***Maintenance
Bond***

Upon final inspection and satisfactory completion of the maintenance period, the bond shall be released or refunded by Council.

***Release of
Bond***

S4 CONTRIBUTION FOR SUBDIVISIONS AND DEVELOPMENTS

Contribution for certain items must be lodged prior to the release of the linen plan of subdivision as detailed in the Development Consent.

The Greater Taree City Council Section 94 Contribution Plans have been produced in accordance with the requirements of the Environmental Planning and Assessment Act and Regulations.

***Section 94
Contributions
Plan***

For detailed information on Council's Section 94 and Section 64 Contributions Plans, the developer is advised to liaise with Council's Planning and Building Department.