

PARAMETERS OF THIS CONSENT

- 1** The development must be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

| Plan No./ Supporting Document | Version | Prepared by | Dated |
|---|--|--|--------------------|
| PLAN OF LOT 301 DP 754396 LOT 1 DP 1155350 MITCHELL & McINTYRE STREETS SOUTH WEST ROCKS For: TALL - JOB No.: 01527DA01.VCD - SHEET 1 OF 1 | No. 6 "AMENDED LOTS + WIDENING" | M.W. Rogers & Associates Pty Ltd | 24/09/18 |
| NSW Rural Fire Service "general terms of approval" letter | - | NSW Rural Fire Service | 24 October 2018 |

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

- 2** The NSW Rural Fire Service "general terms of approval" dated 24 October 2018 (ATTACHED) form part of this consent and must be complied with at all times.
- 3** All building work must be carried out in accordance with the requirements of the Building Code of Australia as in force on the date the application for the relevant construction certificate or complying development certificate was made.

THE FOLLOWING CONDITIONS MUST BE COMPLIED WITH PRIOR TO
ISSUE OF ANY SUBDIVISION CERTIFICATE

- 4** Prior to the issue of any Subdivision Certificate, water and sewer works to separately service all lots the subject of this Subdivision Certificate must be completed in accordance with approvals under Section 68 of the *Local Government Act 1993*.
- 5** Prior to the issue of any Subdivision Certificate, a Certificate of Compliance pursuant of Section 305 of the *Water Management Act 2000* must be obtained from Council.
- 6** Prior to the issue of any Subdivision Certificate written evidence from the electricity supply authority stating that satisfactory arrangements have been made for the provision of electricity supply to the lot/s the subject of this Subdivision Certificate must be provided to Council.
- 7** Prior to the issue of any Subdivision Certificate the cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development, is to be met in full by the applicant/developer.

- 8** Prior to the issue of any Subdivision Certificate an application for a Subdivision Certificate must be made on the approved form. The Subdivision Certificate application fees, in accordance with Council's adopted schedule of fees and charges, must accompany such application. Seven (7) copies of the plan of subdivision must be submitted with the application for a Subdivision Certificate.

The area of the subject land that is proposed to be dedicated to Council for road widening must be dedicated on the final plan of subdivision as road reserve. This land must be dedicated to Council as road reserve, at no cost to Council.

Section 88B/88E Instrument and one (1) copy are to be submitted with the application for a Subdivision Certificate. The final plan of subdivision and accompanying Section 88B/88E Instrument are to provide for the items listed in the following table:

| Item for inclusion in Plan of Subdivision and/or Section 88B/88E Instrument | Details of Item |
|---|---|
| Easements for Services | The creation of necessary easements for services (water, sewer, electricity, telecommunication, stormwater, etc.). These instruments must benefit and burden proposed allotments and parties as is appropriate, to the satisfaction of Council. |