

Our Reference: DA No. 73/13

2 September, 2014

Rosedale Assoc Incorp
PO Box 4134
Manuka ACT 2603

Dear Sir/Madam

Development Description: Residential Subdivision
Property: 1664 George Bass Drive, Rosedale

Thank you for your submission in relation
to the proposed development.

The issues you have raised have been fully considered in the assessment of the application and a determination made by granting conditional approval to the application.

In particular your concern in relation to the increase in traffic that will come with the development was given due consideration, and the proponent has been required to construct a four way roundabout where the main entrance to the subdivision meets the intersection of George Bass Drive and Rosedale Parade. This will result in lower traffic speeds and improve the situation for Rosedale users of the intersection. Your reference to the Marsim Concept Plan not supporting this outcome is true, however the Marsim Plan has some flaws. It appears to fail in recognising that Burri Road provides a northern connection opportunity, it fails to acknowledge that Bevan Road - George Bass Drive is limited in its capacity to be a functional safe intersection, and it also fails to have catered for any eastern linkages to this subdivision. The current approval attempts to rectify these anomalies by providing opportunity for east-west vehicular and pedestrian linkages to occur. These issues have been brought to the attention of the Marsim proponents, which will require their concept plan to be modified.

The approval has built into it an obligation on the proponent to ensure an environmental management regime is in place and maintained for the life of the development process. Its aim is to facilitate best practice environmental safeguards as well as enhance the identified endangered ecological communities and riparian corridor values of Saltwater Creek.

Should you have any enquiries regarding this approval, please contact either myself or Angelo D'Costa Development Services Manager on 0244 741000.

Yours sincerely

David Meagher
Development Assessment Coordinator

Please Quote

Our Ref: 12.6342.S

19 August 2014

Batemans Bay Property Services
PO Box 897
BATEMANS BAY 2536

Dear Sir/Madam

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION FOR RESIDENTIAL SUBDIVISION (137 LOTS) - NOMINATED INTEGRATED DEVELOPMENT

Pursuant to Section 81(1)(a) of the Environmental Planning and Assessment Act 1979, notice is hereby given of the determination of the consent authority of the development application number 73/13 dated 21 August 2012 and described by plan number 13/73 relating to land described as Lot 4 DP 1155861, Lot 1 DP243483, Lot 12 DP755902, Lot 1 DP403372, Lot 2 DP 144193, & Lot 2 DP 1144193, at 1664 George Bass Drive ROSEDALE.

Date of determination: 19 August 2014
Consent to operate from: 19 August 2014
Consent to lapse on: 18 August 2019

The development consists of the following stages:

Stage 1A:

- Excision of lot for Rosedale Sewerage Pump Station

Stage 1B:

- Creation of 24 residential allotments - Lots 40-44, 57-65, 127-136 & 138.
- Dedication of reserves:
 - George Bass Drive road reserve over Lot 138
 - George Bass Drive road widening over Lots 139 & 140.
 - East of George Bass Drive.
 - Land required to locate Sewage Pump Station
 - Part Road 1 & 6.
 - Road 3 from Bevan Rd to intersection with George Bass Drive.

- Creation of easements for:
 - Interallotment drainage
 - Right of way from Road 1 to Bevia Rd & George Bass Drive
- Design and construction of road infrastructure:
 - Intersection of Road 1 with George Bass Drive/Rosedale Parade to be a roundabout.
 - Road 1 to the frontage of Lot 40.
 - From Lot 40 Road 1 to be constructed through to Bevia Road & George Bass Drive to RFS standards to allow emergency egress.
 - Road 1 construction to include major culverts consistent with the flood report.
 - Road 6 from the junction with Road 1 to the frontage of Lot 127.
- Design and construction of drainage infrastructure:
 - 4 major culverts
 - Road drainage
 - Interallotment drainage
- Design, construction and maintenance of water quality management infrastructure:
 - Water quality basin D3
 - Bio retention DB6
 - Revegetation of all areas identified
- Design and construction of sewer infrastructure
 - Reticulation and necessary base infrastructure to serve all stages of the development
- Design and construction of water supply infrastructure
 - Reticulated water, meters and hydrants servicing all lots.

Stage 2:

- Creation of 21 residential allotments - Lots 29-39, 66-75.
 - Dedication of Road 1 to Lot 29.
- Creation of easements for:
 - Interallotment drainage
 - Lot 56 carriageway easement
- Design and construction of road infrastructure:
 - Extend Road 1 to Lot 29
- Design and construction of drainage infrastructure:
 - Road drainage
 - Interallotment drainage
- Design and construction of sewer infrastructure
 - Reticulated sewerage
- Design and construction of water supply infrastructure
 - Reticulated water, meters and hydrants servicing all lots subject to any lots above 40.0m AHD being serviced by a new reservoir.

Stage 3:

- Creation of 29 residential allotments - Lots 25-28, 76-84, 111-126.
 - Dedication of part Road 1, 3, 4 and 6.
- Creation of easements for:
 - Interallotment drainage
 - Right of way for battle-axe
- Design and construction of road infrastructure:
 - Road 1 from the frontage of Lot 29 to the frontage of Lot 25.

- Road 6 from the frontage of Lot 126 to the frontage of Lot 111.
- Road 4 from the frontage of Lot 84 to the frontage of Lot 78.
- Extend Road 1 to intersection with Road 3 and construct Road 1/3 intersection.
- Road 3 to be constructed to George Bass Drive and 'left in – left out' implemented with median strip separation.
- Battle axe driveways
- Design and construction of drainage infrastructure:
 - Road drainage
 - Interallotment drainage
- Design and construction of sewer infrastructure
 - Reticulated sewerage
- Design and construction of water supply infrastructure
 - Reticulated water and hydrants servicing to all lots

Stage 4:

- Creation of 26 residential allotments - Lots 85-110.
 - Dedication of part Road 4.
- Creation of easements for:
 - Water quality treatment
- Design and construction of road infrastructure:
 - Road 4 from the frontage of Lot 85 to Lots 97,98.
- Design and construction of drainage infrastructure:
 - Road drainage
 - Water quality treatment
- Design and construction of sewer infrastructure
 - Reticulated sewerage
- Design and construction of water supply infrastructure
 - Reticulated water, meters and hydrants servicing to all lots

Stage 5:

- Creation of 12 residential allotments - Lots 45-56.
 - Dedication of Road 5.
- Creation of easements for:
 - water quality treatment
- Design and construction of road infrastructure:
 - Road 5 from the intersection with Road 1 to the property boundary to the west
- Design and construction of drainage infrastructure:
 - Road drainage
 - Water quality treatment
- Design and construction of sewer infrastructure
 - Reticulated sewerage
- Design and construction of water supply infrastructure
 - Reticulated water and hydrants servicing to all Lots

Stage 6:

- Creation of 24 residential allotments - Lots 1-24.

- Dedication of:
 - Road 2.
 - Parks and open space Lots 137, 139 and 140.
- Creation of easements for:
 - Interallotment drainage
- Design and construction of road infrastructure:
 - Road 3 from Road 1 to Burri/Bevian Road.
 - Road 2 from Lot 1 to Lot 11.
- Design and construction of drainage infrastructure:
 - Road drainage
 - Water quality treatment
- Design and construction of sewer infrastructure
 - Reticulated sewerage
- Design and construction of water supply infrastructure
 - Reticulated water, meters and hydrants servicing all lots.

The development application has been determined by granting of consent subject to the conditions set out below. These conditions have been applied to this consent for the following reasons:

- To ensure that the proposed development:
 - (a) achieves the objectives of the Environmental Planning and Assessment Act, 1979;
 - (b) complies with the provisions of all relevant Environmental Planning Instruments;
 - (c) is consistent with the aims and objectives of Council's Development Control Plans, Codes and Policies.
- To ensure that the relevant public authorities have been consulted and their requirements met, or arrangements made, for the provision of services to the satisfaction of those authorities.
- To meet the increased demand for public amenities and services attributable to the development in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.
- To ensure the protection of the amenity and character of land adjoining, and in the locality of the proposed development.
- To minimise any potential adverse environmental, social or economic impacts of the proposed development.
- To ensure that all traffic, car parking and access requirements arising from the development are addressed.
- To ensure the development does not conflict with the public interest.

A. GENERAL CONDITIONS – applying to all stages of the development

1. Approved plans

The development must be carried out in accordance with the plans stamped and numbered 13/73A1 and supporting specifications and documentation, or as modified by any conditions of this consent, or as noted in red by Council on the approved plans.

Plan Nos.	Date of Plan	Prepared by
U12380-Lot Layout Issue D Sheet 1 of 3	03.04.2013	Rygate & West
U12380-Lot Layout Issue D Sheet 2 of 3	03.04.2013	Rygate & West
U12380-Lot Layout Issue D Sheet 3 of 3	03.04.2013	Rygate & West
U12380-Lot Staging Issue D Sheet 1 of 1	04.04.2013	Rygate & West
U12380-Lot DA-D Issue D Sheet 2 of 17	April 2013	Rygate & West

Document title	Date of document	Prepared by
Supplementary Report – Bushfire Compliance – Rosedale Farm, Rosedale	27.02.2013	Bushfire Protection Planning & Assessment Services P. L.
Geotechnical Slope Instability Risk Assessment, Acid Sulphate Soils & Preliminary Contamination Assessment	14.01.2011	ACT Geotechnical Engineers Pty Ltd
Supplementary to Geotechnical Slope Instability Risk Assessment, Acid Sulphate Soils & Preliminary Contamination Assessment	13.11.2012 & 24.01.2013	ACT Geotechnical Engineers Pty Ltd
Flood Impact and Coastal Assessment for Proposed Residential Subdivision, Rosedale (Issue D)	02.04.2013	Storm Consulting Pty Ltd
Stormwater Management Report for Proposed Residential Subdivision, Rosedale (updated & amended – Issue E)	21.05.2013	Storm Consulting Pty Ltd
Biodiversity Assessment for Proposed Residential Subdivision, Rosedale	06.07.2012	NGH Environmental

Supplementary to Biodiversity Assessment for Proposed Residential Subdivision, Rosedale	13.11.2012	NGH Environmental
Supplementary to Biodiversity Assessment for Proposed Residential Subdivision, Rosedale	20.12.2012	NGH Environmental
Impact of Stormwater on EEC, Rosedale	24.05.2013	NGH Environmental
Rosedale Regional Pumping Station Site Plan Plan No. 1400306-4 rev 0		NSW Public Works

Note: Any alteration to the plans and/or documentation may require the lodgement of an application to modify the consent under s96 of the Environmental Planning and Assessment Act (EPA Act) 1979, or a fresh development application. Your Principal Certifying Authority should be consulted prior to any works contrary to this consent being carried out.

Where there is an inconsistency between the documents approved with this consent and the following conditions, the conditions shall prevail to the extent of that inconsistency. [2.05a]

2. Commencement of Clearing, Construction or Other Associated Activity

A Construction Certificate for Infrastructure is required to be obtained prior to commencement of any clearing, construction or other associated activity for each stage of the development. A fee is applicable for a Construction Certificate charged at the rate for the current financial year at the time of issue, as set in Eurobodalla Shire Council's Fees and Charges.

3. Limitation on Ground Disturbance

All earthworks associated with the construction of the roads and residential allotments are to be contained wholly within the boundaries of the proposed road reserves and allotments.

4. Environmental Matrix/ Plan

Prior to issue of a Construction Certificate or commencement of works, submission to and approval by Council of a table/matrix and plan outlining how and at what stages the recommendations and ameliorative measures outlined within Section 5.3.2, 5.3.3, 5.3.4 and Table 5-6 in the Biodiversity Assessment by NGH Environmental dated 06.07.2012 (and supplementary information dated 13.11.2012 & 20.12.2012), will be implemented/achieved by the consent holder.

5. Streetscape Landscape Plan

Amended plans (overlying the approved subdivision layout) to be submitted to Council for approval consistent with the proposed street tree planting shown on the HLS Pty Ltd Landscape Plans dated 24/07/2012 - Sheets No. L 01, L02 & L03. The amended plans are to be approved prior to issue of any Construction Certificate, and the works to be undertaken and completed prior to the issue of the Subdivision Certificate for each stage of the development.

6. Tree Clearing

The consent holder shall apply the following “best practices” in relation to the disposal of felled timber approved for removal in this consent:

- The harvesting and processing of mill quality timber either on site or through a commercially licensed timber mill;
- The stockpiling of suitable felled timber as firewood for heating purposes;
- The mulching or chipping of stumps, crowns and other herbaceous matter either on site or through a licensed landfill tip or recycling centre providing mulching facilities.

7. ***Burning of Vegetation & Materials***

The burning of trees and associated vegetation felled by clearing operations or builders waste is prohibited. All such materials shall either be recycled or disposed of in a manner acceptable to Council.

8. ***Hollow Bearing Tree (HBT) Removal***

Hollow bearing tree removal (HO1, HO7, HO8, HO9, P11 and P14) to be undertaken in accordance with clause 5.3.2 in the NGH Environmental Biodiversity Assessment Report dated July 2012 at each relevant stage of the development. Hollows salvaged from the HBT trees approved for removal shall be retained and relocated within Lot 137, 139 or 140 in a location as close as possible to the site of removal.

9. ***Restrictions as to User***

The plan of survey subject of a Subdivision Certificate for each stage of the development shall accurately locate and indicate restrictions on the relevant titles under Section 88B of the Conveyancing Act for the following:

- a) All relevant matters provided within the table/matrix endorsed under Condition 4 of this consent, which are to be implemented as ‘restriction as to users’; and
- b) A requirement to implement and manage the areas identified within Lots 56, 137, 139, and 140 for the purpose of conservation in accordance with the Vegetation Management Plan endorsed under condition 36 of this consent.
- c) Identify on the plan of survey the hollow bearing trees (numbered HO2, HO3, HO4, HO5, HO6, H10, P12, P13, P15, and P16) and a restriction as to user requiring their protection and retention in accordance with the Biodiversity Assessment by NGH Environmental dated July 2012.
- d) Individual bio-retention drainage systems to be installed and maintained on Lots 99-110 and 45-52.
- e) All residential lots – require a minimum of 10,000L rainwater tank per dwelling.
- f) All residential lots within sub catchments D1a, D1b, D1c and D4 as illustrated in Storm Consulting’s Stormwater Management Plan P01. In addition catchment D5 shall have this restriction. These lots will be burdened with the operation and maintenance of the minimum 10 m² bio filtration and infiltration device for future dwellings that fall outside their boundaries.

Definition of catchment boundaries may alter with the final stormwater design as approved for each stage.

10. **General Terms of Approval – Office of Water under Sec 91 of the Water Management Act 2000.**

The following are general terms of approval issued by the NSW Department of Primary Industries - Office of Water.

a) These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA 73/13 and provided by Council:

(i) Site plan, map and/or survey

Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.

b) Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.

c) The consent holder must prepare or commission the preparation of:

(i) Vegetation Management Plan.

(ii) Soil and Water Management Plan.

d) All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water guidelines located at www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx

(i) Vegetation Management Plans

(ii) Riparian Corridors

(iii) Outlet structures

(iv) Watercourse crossings

e) The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.

f) The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in

accordance with a plan approved by the NSW Office of Water.

- g) The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.
 - h) The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to the NSW Office of Water as required.
1. The consent holder must provide a security deposit (bank guarantee or cash bond) – equal to the sum of the cost of complying with the obligations under any approval – to the NSW Office of Water as required.
-
1. The consent holder must design and construct all ramps, stairs, access ways, cycle paths, pedestrian paths or other non-vehicular form of access way so that they do not result in erosion, obstruction of flow, destabilisation, or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by the NSW Office of Water.
-
1. The consent holder must not locate ramps, stairs, access ways, cycle paths, pedestrian paths or other non-vehicular form of access way in a riparian corridor other than in accordance with a plan approved by the NSW Office of Water.
-
1. The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not result in erosion, obstruction of flow, destabilisation or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by the NSW Office of Water.
-
1. The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not obstruct water flow and direction, is the same width as the river or sufficiently wide to maintain water circulation, with no significant water level difference between either side of the structure other than in accordance with a plan approved by the NSW Office of Water.
-
1. The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
-
1. The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.

1. The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Office of Water.

1. The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.

- r) The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

- s) The consent holder must ensure that any excavation does not result in (i) diversion of any river (ii) bed or bank instability or (iii) damage to native vegetation within the area where a controlled activity has been authorised, other than in accordance with a plan approved by the NSW Office of Water.

- t) The consent holder must ensure that (i) river diversion, realignment or alteration does not result from any controlled activity work and (ii) bank control or protection works maintain the existing river hydraulic and geomorphic functions, and (iii) bed control structures do not result in river degradation other than in accordance with a plan approved by the NSW Office of Water.

- u) The consent holder must ensure that the surfaces of river banks are graded to enable the unobstructed flow of water and bank retaining structures result in a stable river bank in accordance with a plan approved by the NSW Office of Water.

11. **CAA Approval**
 No Construction Certificate for infrastructure will be issued for any part of the site requiring a Controlled Activity Approval until a copy of such approval has been provided to Council.

12. **General Terms of Approval – NSW Rural Fire Service under Sec100B of Rural Fires Act 1997**
 - a) The development proposal is to comply with the subdivision layout identified on the drawing prepared by Rygate & West numbered U12380, dated 4 April 2013.
 - b) A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919, shall be placed on all lots within the subdivision except Lots 56, 137-140 for a temporary and reciprocal easement for Asset Protection Zone (APZ) maintenance.
 The temporary/reciprocal APZ easement shall remain in place over each individual allotment until such time as that part of the individual allotment becomes fully developed and maintained to a standard that ensures any adjacent residential building

will not be exposed to direct flame contact or radiant heat levels from a bush fire event which may damage or ignite the external building elements on a neighbouring building. Where all the proposed new allotments, or reasonably thereabouts, are fully developed and maintained, the APZ easement over the subject development can be extinguished.

APZ shall be managed as outlined within Section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for Asset protection Zones'.

- c) A restriction to the land use pursuant to Section 88B of the Conveyancing Act 1919 shall be placed on Lot 56 requiring the provision of an Asset Protection Zone (APZ) benefiting Lot 55 in perpetuity for a 30 metre distance from the southern, south eastern and eastern adjoining property boundaries on Lot 55.
- d) Water, electricity and gas to comply with Section 4.1.3 of 'Planning for Bush Fire Protection 2006'. All new or repositioned electrical transmission lines be located underground.
- e) Access
 - Public road access shall comply with Section 4.1.3(1) of 'Planning for Bush Fire Protection 2006'.
 - Stage 1 of the subdivision will see the access road that travels between two points of George Bass Drive constructed to provide through road access to the first and subsequent release of Lots.

f) Design and Construction

The existing building on proposed Lot 138 is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or coverings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

Alternatively, the existing building could be demolished prior to the issue of the Subdivision Certificate or decommissioned as a dwelling prior to the issue of the Subdivision Certificate.

RFS General Advice

This subdivision has been approved following compliance with Table A2.4 of 'Planning for Bush Fire Protection 2006'. The developer should be aware that some lots within this subdivision will not comply with BAL 29 of AS 3959-2009 and will require future dwelling construction to a higher bush fire attack level.

13. **Water**

Any allotment intersected by the 40.0 metre AHD contour will be required to be serviced by a high level water supply precinct serviced by a reservoir designed to Council's requirements. According to the plan approved under Condition 1 of this consent, this affects as a minimum, Lots 25 -30, unless earthworks are undertaken to reduce the landform to 40.0m AHD or less.

14. **Electricity Supply**

Prior to issue of a Subdivision Certificate for each stage of the development the consent holder shall provide to Council written confirmation from the electricity supply authority or electricity provider that all relevant requirements for supply of electricity to all lots have been satisfied including provision for street lighting (where applicable), headworks contributions, payments for extension of supply and creation of easements.

15. ***Telecommunications Cabling***

Prior to issue of a Subdivision Certificate for each stage of the subdivision the consent holder shall provide to Council written confirmation from Telstra that arrangements have been made for telecommunication cabling to all Lots including the provision of NBN cabling and conduits. [12.05]

16. ***Water Reticulation***

Prior to the issue of a Subdivision Certificate for each stage of the development the consent holder shall construct water reticulation including 20mm water service connections to each newly created lot in accordance with Council's Water and Sewer Connection Policy. The limit of the service connection shall be the 20mm M*F stopcock for each lot.

The Water Reticulation Plan shall be in accordance with Council's Water and Sewerage specification and is subject to approval and issue of a Construction Certificate with payment of fees applicable under the current fees and charges for the year of issue.

Work as Executed Plans are to be submitted to Council prior to the issue of the Subdivision Certificate.

Prior to the issue of a Subdivision Certificate for each stage of the development the consent holder shall pay fees to Council in accordance with Council's fees and charges for future provision of 20mm water meters to each newly created Lot. The current fee is \$250 per meter.

17. ***Maintenance Bond***

Prior to issue of a Subdivision Certificate for each stage of the development, the consent holder shall pay to Council a maintenance bond for roadworks, water and sewer service construction works performed by private contractor, being 5% of the contract price and applicable for six months from the date of issue of each relevant Subdivision Certificate.

18. ***Long Service Levy***

Long Service Levy is required to be paid to the NSW Long Service Payment Corporation prior to the issue of each Construction Certificate. The amount to be paid is 0.35% of the cost of buildings and works. [2.03]

19. ***Fill Requirements - Geotechnical Stability***

This approval allows for earthworks to be undertaken subject to issue of Construction Certificate(s) for the purpose of creating level building pads and the erection of retaining walls on each individual lot.

- (a) Prior to the issue of a Subdivision Certificate if any lot in the subdivision is to be filled by over 0.2 metres in depth the entire depth of fill is to be compacted to a minimum dry density ratio of 95%.
- (b) The earthworks-filling program shall be monitored by a Registered Geotechnical Testing Consultant to a Level 1 standard for all residential lots in accordance with Appendix B, AS 3798-2007. In addition the frequency of field testing shall be to a Type 1 standard in accordance with Table 8.1 of AS 3798-2007
- (c) The Geotechnical Report shall be submitted to Council accompanied by a certificate from a registered Geotechnical Engineer certifying that the filling operations associated with creation of allotments comply with AS3798-2007.

Any earthworks will require the measures identified in the approved Acid Sulphate Management Plan to be applied as approved under Condition No. 20.

20. ***Acid Sulphate Soil***

An Acid Sulphate Soil Management Plan shall be prepared by a suitably qualified person in accordance with the NSW Acid Sulphate Manual. The Management Plan shall be submitted to and approved by Council prior to the issue of any Construction Certificate. The actions and measures recommended by the approved plan shall be undertaken to the satisfaction of the Council.

The Plan shall address the issues identified by ACT Geotechnical Engineers Pty Ltd in its report – ‘Geotechnical Slope Instability Risk Assessment, Acid Sulphate Soils & Preliminary Contamination Assessment.’

The Plan shall include detailed work and construction methods that protect all structures, vegetation and waterways both during construction and post construction.

21. ***Bus Stops***

A plan is to be submitted to Council for approval showing location of bus stops prior to the issue of any Construction Certificate.

22. ***Inter-allotment Drainage***

Prior to Issue of a Subdivision Certificate for each stage of the development the consent holder shall, in accordance with design plans approved by Council and subject of a Construction Certificate, construct an inter-allotment drainage scheme for all lots that cannot discharge stormwater to Council’s street or an approved stormwater drainage scheme.

23. ***“Work as Executed” Plans***

Prior to issue of a Subdivision Certificate for each stage of the development, the consent holder shall provide “Work as Executed” plans in accordance with Council’s specification, duly certified by an engineer or registered surveyor, for all construction work required pursuant to a condition of subdivision.

24. **Compliance Certificates**
Prior to issue of a Subdivision Certificate for each stage of the development the consent holder shall apply to Council for a Compliance Certificate for works carried out as a condition of subdivision for which specific design plans were required and a Construction Certificate issued.
25. **Plan of Survey**
At the completion of each stage of the subdivision works an application using Council standard form for Subdivision Certificate (currently \$300.00 plus \$30.00 per Lot created) is required. The application is to include all documents, information and fees as required by the application checklist.
26. **Soil and Water Management Plan**
Prior to issue of any Construction Certificate the consent holder shall prepare a Soil and Water Management Plan (SWMP) to apply in perpetuity for each stage of the subdivision and be incorporated in Engineering Design Plans. The SWMP is to be prepared in accordance with “Managing Urban Stormwater: Soils and Construction – Volume 1, Landcom 2004” and the Stormwater Management Report for Proposed Residential Subdivision, Rosedale (updated & amended – Issue E – 21/05/13) prepared by Storm Consulting Pty Ltd.
27. **Erosion and Sedimentation Control**
During construction install effective soil erosion control measures on the site and prevent silt discharge into drainage systems and waterways in accordance with Council's Policy - Council's Soil and Water Management Code. These controls are to remain in place until the development is completed and/or disturbed areas are stabilised. In this regard, warning signs (minimum of two) for each stage of the development to promote the awareness of the importance of the maintenance of sediment control techniques have been supplied with this consent. You are required to attach the signs to sedimentation fences with wire ties on the most prominent sediment fence or erosion control device, spaced every 20m, for the duration of the project.
Note: Clean Up Notices and/or on-the-spot fines may be imposed by Council for non-compliance with this condition.
28. **Excess Fill**
Any excess clean fill (inert clean waste) removed from the site is to be taken to either:
(a) a public waste disposal facility or
(b) a site approved by Council.
If option (b) is to be used the persons enacting this consent are to advise Council, in writing, of the chosen site and are not to commence any dumping until written approval is granted.
This action will require the measures identified in the approved Acid Sulphate Management Plan to be applied as approved under Condition No. 20.
29. **Retaining Walls**

Details from a Structural Engineer are to be submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate for each stage of the subdivision for all retaining walls, footings, structures or the like. The design should take into consideration the zone of influence on the sewer main or other underground infrastructure.

30. ***Traffic and Pedestrian Management Plan***

Prior to the issue of a Construction Certificate for each stage of the subdivision, a Traffic and Pedestrian Management Plan in accordance with AS1742 and RMS publication 'Traffic Control at Work Sites' shall be prepared by an RMS accredited person, and shall be submitted to and approved by the Certifying Authority. Safe public access shall be provided at all times. The Plan shall address, but not be limited to, the following matters:

1. ingress and egress of vehicles to the site,
1. loading and unloading, including construction zones,
1. predicted traffic volumes, types and routes, and
1. pedestrian and traffic management methods.

The consent holder shall submit a copy of the approved plan to Council.

31. ***Driveways***

The Construction Certificate application for each stage of the subdivision is to demonstrate that all lots can be serviced by a driveway in accordance with Council's design and construction specifications.

32. ***Dust Control Measures***

Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction for each stage of the project. In particular the following measures must be undertaken:

- a) Earthworks and scheduling activities shall be managed to coincide with the next stage of the project to minimise the amount of time the site is left cut or exposed;
- b) The exposed surfaces shall be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;
- c) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;
- d) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive through washing bays;
- e) All topsoil stockpiles are to be sprayed with dust suppression material such as "hydromulch", "dustex" or equivalent. All haul roads shall be regularly watered or treated with dust suppression material or as directed on site.

33. ***Section 94 Contributions Subdivision***

Prior to the endorsement of a Subdivision Certificate for each stage of the subdivision the consent holder shall pay Council contributions per additional lot at the rate current at the time of payment pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, as follows:

a)

Plan Preparations & Admin		total \$19,189.60	
	No. of ET	\$ per ET	Sub total
Stage 1B	24	\$141.10	\$3,386.40
Stage 2	21	\$141.10	\$2,963.10
Stage 3	29	\$141.10	\$4,091.90
Stage 4	26	\$141.10	\$3,668.60
Stage 5	12	\$141.10	\$1,693.20
Stage 6	24	\$141.10	\$3,386.40

b)

Roads		total \$390,388.00	
	No. of ET	\$ per ET	Sub total
Stage 1B	24	\$2,870.50	\$68,892.00
Stage 2	21	\$2,870.50	\$60,280.50
Stage 3	29	\$2,870.50	\$83,244.50
Stage 4	26	\$2,870.50	\$74,633.00
Stage 5	12	\$2,870.50	\$34,446.00
Stage 6	24	\$2,870.50	\$68,892.00

c)

Paths & Cycleways		total \$36,346.00	
	No. of ET	\$ per ET	Sub total
Stage 1B	24	\$267.25	\$6,414.00
Stage 2	21	\$267.25	\$5,612.25
Stage 3	29	\$267.25	\$7,750.25
Stage 4	26	\$267.25	\$6,948.50
Stage 5	12	\$267.25	\$3,207.00
Stage 6	24	\$267.25	\$6,414.00

d)

Waste Disposal		total \$16,660.00	
	No. of ET	\$ per ET	Sub total
Stage 1B	24	\$122.50	\$2,940.00
Stage 2	21	\$122.50	\$2,572.50

Stage 3	29	\$122.50	\$3,552.50
Stage 4	26	\$122.50	\$3,185.00
Stage 5	12	\$122.50	\$1,470.00
Stage 6	24	\$122.50	\$2,940.00

e)

Community & Cultural		total \$11,376.40	
	No. of ET	\$ per ET	Sub total
Stage 1B	24	\$83.65	\$2,007.60
Stage 2	21	\$83.65	\$1,756.65
Stage 3	29	\$83.65	\$2,425.85
Stage 4	26	\$83.65	\$2,174.90
Stage 5	12	\$83.65	\$1003.80
Stage 6	24	\$83.65	\$2,007.60

f)

Open Space & Recreation		total \$196,200.40	
	No. of ET	\$ per ET	Sub total
Stage 1B	24	\$1442.65	\$34,623.60
Stage 2	21	\$1442.65	\$30,295.65
Stage 3	29	\$1442.65	\$41,836.85
Stage 4	26	\$1442.65	\$37,508.90
Stage 5	12	\$1442.65	\$17,311.80
Stage 6	24	\$1442.65	\$34,623.60

Note: The above contributions are reviewed at least annually and may be subject to increases as a result of indexation or other forces.

Contributions can be as a whole prior to or paid prior to each stage of the development.

34. **Water/Sewer Developer Contributions**

Prior to the issue of a Subdivision Certificate the developer/consent holder will have to be eligible to obtain a Section 307 Certificate of Compliance under the Water Management Act 2000 /compliance with Section 64 of the Local Government Act 1993. To be eligible, the developer/consent holder will have to contribute:

1. For the augmentation of water supply mains and storage within Eurobodalla Shire

Water Supply	total \$1,633,485.00
--------------	-----------------------------

	No. of ET @ < 2000m2 @ > 2000m2	\$ per ET for lots < 2000m2	\$ per ET for lots > 2000m2	Sub total	Total
Stage 1B	23 1	\$11,585	\$17,377.5	\$266,455.00 \$17,377.50	\$283,832.50
Stage 2	19 2	\$11,585	\$17,377.5	\$220,115.00 \$34,755.00	\$254,870.00
Stage 3	29	\$11,585		\$335,965.00	\$335,965.00
Stage 4	23 3	\$11,585	\$17,377.5	\$266,455.00 \$52,132.50	\$318,587.50
Stage 5	9 3	\$11,585	\$17,377.5	\$104,265.00 \$52,132.50	\$156,397.50
Stage 6	23 1	\$11,585	\$17,377.5	\$266,455.00 \$17,377.50	\$283,832.50

b) For the augmentation of sewerage works within Eurobodalla Shire

Sewerage		total \$1,370,880.00	
	No. of ET	\$ per ET	Total
Stage 1B	24	\$10,080.00	\$241,920.00
Stage 2	21	\$10,080.00	\$211,680.00
Stage 3	29	\$10,080.00	\$292,320.00
Stage 4	26	\$10,080.00	\$262,080.00
Stage 5	12	\$10,080.00	\$120,960.00
Stage 6	24	\$10,080.00	\$241,920.00

The above contribution amounts are subject to change, being reviewed at least annually and may be increased as a result of indexation or other forces.

Contributions can be as a whole prior to or paid prior to each stage of the development.

B. STAGE 1

Stage 1A

35. *Sewer Pump Station Excision*

The consent holder shall dedicate to Council land for the purposes of a Sewer Pump Station in accordance with the area shown on Plan No. 1400306-4 rev 0 (Batemans Bay and Tomakin Sewerage Schemes) or as otherwise agreed. The land shall be provided at no cost to council. The applicant shall provide gravel driveway access to the land until such time as Road 1 is available. The applicant shall provide an easement in favour of Council over this driveway.

Stage 1B

36. ***Vegetation Management Plan***

Prior to the release of any Construction Certificate or commencement of works, submission to and approval by Council of a Vegetation Management Plan (VMP) for Lots 56, 137, 139 & 140. Details of all recommendations contained within the Biodiversity Assessment (including amendments) and Storm Water Management Report (including amendments) for these lots shall be included in this plan. In this regard, the VMP shall include but not be limited to the following matters:

- a) Revegetation of the area identified by hatching in fig 3.1 'Areas of revegetation' as shown in the Stormwater Management Report by Storm Consulting Pty Ltd dated March 2013. The revegetation component of the VMP shall include the following:
 - Species list - In the case of areas adjacent or adjoining mapped EEC, this selection shall be consistent with the final determination of the NSW Scientific Committee for each community.
 - Details of the location, size and density of plantings required.
 - Details of the schedule and method of revegetating the identified areas, including preparation, maintenance and protection of plantings. In this regard all revegetation works must be completed in stage one.
 - Details of ongoing monitoring, benchmarks and requirements for replacement plantings and treatment of areas which do not meet revegetation targets.
- b) Water Quality Protection - Management of water courses and riparian buffers, including requirements for maintenance of sediment basins and bio-retention systems.
- c) Weed Management
- d) Any other matters as specified in the Environmental Matrix required by Condition 4 of this consent.

All revegetation works and management actions within the VMP must be implemented in full as part of Stage 1B, except for the street tree planting to be undertaken in each stage of the subdivision. It is the consent holder's responsibility to implement all management actions and monitoring regime specified in the VMP until the release of the final lot in Stage 6. The conservation area shall be dedicated to Council upon release of the final lot in Stage 6. The VMP shall establish environmental targets which must be achieved within the conservation area prior to its dedication to Council.

36. ***Ecologically sensitive areas to be adequately protected during works***

All buffer areas, conservation areas, riparian buffers, EEC and/or any other ecologically sensitive areas which have been identified as required to be protected during works in any of the plans required by Conditions 4 and 36 of this consent, shall be clearly marked by physical barriers prior to commencement of operations on site, and shall be inspected by the PCA prior to the commencement of any works.

37. ***Tree Plan***

Prior to the release of any Construction Certificate, submission to and approval by Council of a tree plan for Stage 1B of the development. The tree plan shall consist of an accurately drawn site plan which clearly defines the extent of tree removal. Where there are large numbers of trees it may be acceptable to identify only the trees to be retained. Only the minimum extent of clearing necessary to create building envelopes and bushfire asset protection zones will be permitted. In this regard, 15% vegetation can be retained within the inner protection zone and 30% in the outer. The tree plan shall clearly identify the hollow bearing trees which are to be retained as applicable to this stage of the development referred to in the NGH Environmental Biodiversity Assessment Report dated July 2012 .

38. ***Identification and Protection of Trees***

Prior to the commencement of clearing for Stage 1B, trees to be retained shall be clearly identified on site and suitably protected for the period of works on the site. All trees not specifically approved for removal shall be retained. In this regard;

- Trees for retention shall be identified by distinctive temporary taping and where groups of trees are to be retained, these are to be enclosed by temporary fencing.
- Trees for retention shall be protected by way of tree guards, barriers and other measures so as to protect the root system, trunk and branches for the period of works on the site (including demolition, excavation and construction).
- The consent holder is to ensure that there not to disturb soil supporting the retained trees nor impact their root zone or concentrate subsurface flows in the vicinity of the retained trees.
- The retained trees shall be clearly marked onsite and protection measures installed in accordance with AS 4970-2009 'Protection of trees on development sites'. Such measures are to be maintained during all demolition, excavation and construction on the site.

39. ***Easements***

The Plan of Survey subject of a Subdivision Certificate shall create drainage, water, sewer and service easements where required and/or as directed by Council free of all costs to Council. This includes provision for inter allotment drainage easements.

40. ***Road Widening Dedication***

The Plan of Survey subject of a Subdivision Certificate shall include dedication of road widening to Council's standards and/or requirements free of all cost to Council. This includes road widening for 40 metres along the entire frontage of George Bass Drive as well as road dedication of the existing section of George Bass Drive located south of the intersection with Rosedale Parade, within Lot 1 DP403372, as identified in Rygate and West Drawing No. U12380 Site Analysis. The 40 metre road widening dedication in Lot 138 can be excluded from this requirement in the event that an alternative is approved with development on Lot 138 prior to the issue of a Subdivision Certificate for Stage 1B.

41. ***Road Dedication***

The Plan of Survey subject of a Subdivision Certificate shall include dedication of all roads, road widening and pathways in Stage 1B to Council's standards and/or requirements free of all cost to Council. This includes:

- Road dedication shall be for Road 1 from its eastern intersection with George Bass Drive to the frontage of Lot 40. Road 6 from the junction with Road 1 to the frontage of Lot 127.

42. ***Reserve Dedication***

The Plan of Survey subject of a Subdivision Certificate shall include dedication of all reserves free of all costs to Council. The reserve dedication shall be for residual land east of George Bass Drive and south of Rosedale Parade.

43. ***Consolidation of lots***

Lot 2 of DP 1144193 is to be absorbed into the subdivision to avoid being land locked.

44. ***Sewer Reticulation***

The consent holder shall provide a full concept design for sewer reticulation for all stages demonstrating that provides sufficient certainty to ensure every lot can be serviced without having to adjust the selected alignments prior to the release of the Construction Certificate for Stage 1B.

Prior to issue of the Subdivision Certificate the consent holder shall construct sewer reticulation to the new lots in Stage 1B accordance with plans subject of a Construction Certificate to Council's Codes and Specifications and provide certified Works as Executed Plans to Council. The Construction Certificate for the provision of engineering infrastructure for this development will be subject to fees in accordance with Council's Fees and Charges Policy.

The reticulated sewer point of supply will be a future regional pump station. The location of the pump station shall be in the north western quadrant at the proposed roundabout at the intersection of Road 1 and George Bass Drive. If the pump station is not available at the time of subdivision, the consent holder is to provide an alternative to ensure that all sewage generated by the subdivision is to be transferred to the inlet structure of the Tomakin Treatment Plant.

Provision is to be made for connection to service the West Rosedale Precinct subdivision approved by Department of Planning Concept Approval 05-0199 for ultimate upper catchment developments (subject of agreement involving relevant parties).

The sewer crossing of Saltwater Creek shall be located in a location to ensure no impact on Endangered Ecological Communities (EEC) and waterway health can be attributed to this. The location to be approved by Council prior to the release of the Construction Certificate. Construction methodology is to minimise impacts on EECs and waterway health and is to be submitted and approved by Council with the Construction Certificate. These works are to be the subject of the EMP.

In addition to the connection points being made for the 24 residential Lots 40-44, 57-65, 127-136, provision will be made for Lot 138 as well.

45. **Water Reticulation**

Prior to issue of a Subdivision Certificate the consent holder shall design and construct water supply infrastructure and hydrants to service all lots within Stage 1.

The Water Reticulation Plan shall be in accordance with Council's Water and Sewerage specification and is subject to approval and issue of a Construction Certificate with payment of fees applicable under the current fees and charges for the year of issue.

Work as Executed Plans are to be submitted to Council prior to the release of the Subdivision Certificate.

The Construction Certificate for the provision of engineering infrastructure for this development will attract fees additional to those levied for the Construction Certificate associated with the structures assessed for compliance with the Building Code of Australia.

46. **Road Works**

Prior to issue of a Subdivision Certificate the consent holder shall construct roadworks to the standards of Council's Development Design Specification D1, including associated drainage and erosion/sediment controls, in accordance with design plans subject of a Construction Certificate. Design and construction to include all service provisions and relocations, drainage, street lighting, pavements, and pedestrian facilities.

The road design and construction shall include:

- Intersection of Road 1 with George Bass Drive/Rosedale Parade. Intersection to be a roundabout. Roundabout to be designed in accordance with Austroads and Council's AUSPEC Specifications. Roundabout to be 1 lane for 70 km/hr speed environment and cater for semi-trailer vehicle movements.
- Road 1 to the junction with Road 5. Road 1 to be constructed at a pavement width of 9.5m. To include shared path of 2.5m width.
- Road 1 from the junction with Road 5 to the frontage of Lot 40 to be constructed at a pavement width of 9.0m and include 1.5m width footpath on one side.
- A temporary turning facility to be installed at the termination of the pavement of Road 1 & Road 6.
- From Lot 40, Road 1 to be constructed and maintained through to Bevia Road/northern George Bass Drive intersection to RFS standard for emergency egress. Emergency access to remain under the control of the consent holder until the road is upgraded in future stages. Bollards and/or gates will need to be installed to ensure exclusive use for emergency vehicles.
- Road 1 construction to include major culverts consistent with the Storm Consulting Flood Impact and Coastal Hazard Assessment.
- Road 6 from the junction with Road 1 to the frontage of Lot 127 and a 1.5m wide concrete footpath on one side.

47. ***Water Quality Management Operation and Maintenance Plan***
Submission to and approval by Council of engineer's design for water quality management infrastructure is required prior to the issue of the Construction Certificate. Plans are to be in accordance with Council's Development Specifications, related Australian Standards and Storm Consulting's Stormwater Management Report.
The consent holder shall design and construct water quality basin D3, bio retention areas D6b and D6a.
The consent holder shall operate and maintain the water quality management infrastructure in accordance with the approved Water Quality Management Operation and Maintenance Plan until all subdivision under this consent is complete.
The consent holder shall provide annual reports to Council demonstrating compliance with the Water Quality Management Operation and Maintenance Plan.

C. STAGE 2

48. ***Revegetation Works***
Prior to commencement of Stage 2, confirmation that the revegetation works and management actions contained with the Environmental Management Plan endorsed under condition 36 have been implemented in full.
49. ***Ecologically sensitive areas to be adequately protected during works***
All buffer areas, conservation areas, riparian buffers, EEC and/or any other ecologically sensitive areas which have been identified as required to be protected during works in any of the plans required by Conditions 4 and 36 of this consent, shall be clearly marked by physical barriers prior to commencement of operations on site, and shall be inspected by the Council prior to the commencement of any works.
50. ***Tree Plan***
Prior to the release of a Construction Certificate, submission to and approval by Council of a tree plan for Stage 2 of the development. The tree plan shall consist of an accurately drawn site plan which clearly defines the extent of tree removal. Where there are large numbers of trees it may be acceptable to identify only the trees to be retained. Only the minimum extent of clearing necessary to create building envelopes and bushfire asset protection zones will be permitted. In this regard, 15% vegetation must be retained within the inner protection zone and 30% in the outer. The tree plan shall clearly identify the hollow bearing trees which are to be retained as applicable to this stage of the development referred to in the NGH Environmental Biodiversity Assessment Report dated July 2012 .
51. ***Identification and Protection of Trees***
Prior to the commencement of clearing for Stage 2, trees to be retained shall be clearly identified on site and suitably protected for the period of works on the site. All trees not specifically approved for removal shall be retained. In this regard;
- Trees for retention shall be identified by distinctive temporary taping and where groups of trees are to be retained; these are to be enclosed by temporary fencing.
 - Trees for retention shall be protected by way of tree guards, barriers and other measures so as to protect the root system, trunk and branches for the period of works on the site (including demolition, excavation and construction).

- The consent holder is not to disturb soil supporting the retained trees nor impact their root zone or concentrate subsurface flows in the vicinity of the retained trees.
- The retained trees shall be clearly marked onsite and protection measures installed in accordance with AS 4970-2009 'Protection of trees on development sites'. Such measures are to be maintained during all demolition, excavation and construction on the site.

52. **Easements**

The Plan of Survey subject of a Subdivision Certificate shall create drainage, water, sewer and service easements where required and/or as directed by Council free of all costs to Council. This includes provision for interallotment drainage easements.

The consent holder shall provide an easement in favour of Council over proposed Lot 56 for the purposes of providing an access road to the west, being the West Rosedale Precinct (Marsim land). The Council shall only allow road access through this allotment if it is satisfied that an alternative access cannot be provided by agreement including a proportionate cost share for provision of Road 1 or as otherwise agreed. This easement will be extinguished when alternative road access is provided for the proposed development of the adjacent Marsim land.

53. **Road Dedication**

The Plan of Survey subject of a Subdivision Certificate for Stage 2 shall include dedication of all roads, road widening and pathways to Council's standards and/or requirements free of all cost to Council.

54. **Sewer Reticulation**

Prior to issue of Subdivision Certificate the consent holder shall construct sewer reticulation to the new Lots in accordance with plans subject of a Construction Certificate to Council's codes and specifications and provide certified Works as Executed Plans to Council. The Construction Certificate for the provision of engineering infrastructure for this development will be subject to fees in accordance with Council's Fees and Charges Policy.

The reticulated sewer point of supply will be Stage 1B reticulated main.

55. **Water Reticulation**

Prior to issue of a Subdivision Certificate the consent holder shall design and construct water supply infrastructure and hydrants servicing all Stage 2 lots. Any allotment intersected by the 40.0 metres AHD contour will be required to be serviced by a high level water supply precinct serviced by a new reservoir to be designed to Council's requirements. According to the plan approved under Condition 1 of this consent, this affects as a minimum, Lots 29 & 30, unless earthworks are undertaken to reduce the landform to 40.0m AHD or less.

56. **Road Works**

Prior to issue of a Subdivision Certificate the consent holder shall construct roadworks to the standards of Council's Development Design Specification D1, including associated drainage and erosion/sediment controls, in accordance with Design Plans subject of a Construction Certificate. Design and construction to include all service provisions and relocations, drainage, street lighting, pavements, and pedestrian facilities.

The road design and construction shall provide:

- Road 1 from the frontage of Lot 40 to Road 3 (Bevian Road) intersection be constructed at a pavement width of 9.0m. To include a 1.5m wide footpath on one side from Lot 40 to Lot 29.
- A temporary turning facility to be installed at the termination of the pavement of Road 1.

57. **Water Quality Management**

Submission to and approval by Council of engineer's design for water quality management infrastructure is required prior to the issue of the Construction Certificate for Infrastructure. Plans are to be in accordance with Council's Development Specifications, related Australian Standards and Storm Consulting's Stormwater Management Report. The consent holder shall design and construct individual bio retention areas D4.

D. STAGE 3

58. **Ecologically Sensitive Areas Protection**

All buffer areas, conservation areas, riparian buffers, EEC and/or any other ecologically sensitive areas which have been identified as required to be protected during works in any of the plans required by Conditions 4 and 36 of this consent, shall be clearly marked by physical barriers prior to commencement of operations on site, and shall be inspected by the PCA prior to the commencement of any works.

59. **Tree Plan**

Prior to the release of a Construction Certificate, submission to and approval by Council of a tree plan for Stage 3 of the development. The tree plan shall consist of an accurately drawn site plan which clearly defines the extent of tree removal. Where there are large numbers of trees it may be acceptable to identify only the trees to be retained. Only the minimum extent of clearing necessary to create building envelopes and bushfire asset protection zones will be permitted. In this regard, 15% vegetation can be retained within the inner protection zone and 30% in the outer. The tree plan shall clearly identify the hollow bearing trees which are to be retained as applicable to this stage of the development referred to in the NGH Environmental Biodiversity Assessment Report dated July 2012 .

60. **Identification and Protection of Trees**

Prior to the commencement of clearing for Stage 3, trees to be retained shall be clearly identified on site and suitably protected for the period of works on the site. All trees not specifically approved for removal shall be retained. In this regard;

- Trees for retention shall be identified by distinctive temporary taping and where groups of trees are to be retained; these are to be enclosed by temporary fencing.
- Trees for retention shall be protected by way of tree guards, barriers and other measures so as to protect the root system, trunk and branches for the period of works on the site (including demolition, excavation and construction).
- The consent holder is not to disturb soil supporting the retained trees nor impact their root zone or concentrate subsurface flows in the vicinity of the retained trees.
- The retained trees shall be clearly marked onsite and protection measures installed in accordance with AS 4970-2009 'Protection of trees on development sites'. Such measures are to be maintained during all demolition, excavation and construction on the site.

61. **Easements**

The Plan of Survey subject of a Subdivision Certificate shall create drainage, water, sewer and service easements where required and/or as directed by Council free of all costs to Council. For Stage 3 this includes interallotment drainage easements and right of carriageway.

62. **Road Dedication**

The Plan of Survey subject of a Subdivision Certificate shall include dedication of all roads, road widening and pathways in Stage 3 to Council's standards and/or requirements free of all cost to Council. It includes:

- Road 3 from Burri Road to George Bass Drive.
- Road 6 from the frontage of Lot 127 to the frontage of Lot 111.
- Road 4 from the frontage of Lot 84 to the frontage of Lot 78.
- Road 1 from Lot 29 to Road 3 & George Bass Drive intersections.

63. **Road Connectivity**

Extend Road 1 to intersection with Road No. 3 and create Road 1/3 intersection. Road 3 is to be constructed to George Bass Drive and the 'left in, left out' configuration implemented by a median strip separation.

64. **Sewer Reticulation**

Prior to issue of Subdivision Certificate the consent holder shall construct sewer reticulation to the new lots in accordance with plans subject of a Construction Certificate to Council's codes and specifications and provide certified Works as Executed Plans to Council.

The reticulated sewer point of supply will be Stage 1 and 2 reticulated main.

65. **Water Reticulation**

Prior to issue of a Subdivision Certificate the consent holder shall design and construct water supply infrastructure and hydrants servicing all Stage 3 lots. Any allotment

intersected by the 40.0 metres AHD contour will be required to be serviced by a high level water supply precinct serviced by a new reservoir to be designed to Council's requirements. According to the plan approved under Condition 1 of this consent, this affects as a minimum, Lots 25 – 28, unless earthworks are undertaken to reduce the landform to 40.0 m AHD or less.

66. **Road Works**

Prior to issue of a Subdivision Certificate the consent holder shall construct roadworks to the standards of Council's development Design Specification D1, including associated drainage and erosion/sediment controls, in accordance with Design Plans subject of a Construction Certificate. Design and construction to include all service provisions and relocations, drainage, street lighting, pavements, and pedestrian facilities.

The road design and construction shall provide:

- Road 1 footpath 1.5m wide on one side.
- Road 6 from the frontage of Lot 127 to the frontage of Lot 111 to be constructed at a pavement width of 7.5m. To include 1.5m width footpath on one side.
- Road 4 from the frontage of Lot 84 to the frontage of Lot 78 to be constructed at a pavement width of 7.5m. To include 1.5m width footpath on one side.
- Road 3 from Road 1 intersection to George Bass Drive including roundabout and pavement width of 9.0m and footpath on one side.
- Road 3 to connect with Burri Road at T junction. Priority to be to Road 3 – Burri Road.
- Road 3 – George Bass Drive intersection be a 'left in – left out' configuration using a median strip separation.

67. **'Battle Axe' Access**

Prior to issue of a Subdivision Certificate the consent holder shall construct a sealed access to "battle axe" shaped Lots and including provision for drainage, sediment and erosion control measures in accordance with sound engineering practice. The works to be subject of a Construction Certificate shall produce a 3.0 metre wide sealed pavement with 0.5 metres wide shoulders plus table drains.

The Plan of Survey subject of a Subdivision Certificate shall indicate restrictions on Title under Section 88B of the Conveyancing Act 1919 for those lots sharing battle axe driveways creating:

- (a) a right of carriageway in favour of the Lot(s) for which access is to be provided being of a width adequate to accommodate the full width as constructed;
- (b) A restriction as to user whereby it is noted that responsibility for construction and/or maintenance of the right of carriageway is with the owner(s) of the Lots benefited.

68. **Water Quality Management**

Submission to and approval by Council of engineer's design for water quality management infrastructure is required prior to the issue of the Construction Certificate. Plans are to be in accordance with Council's Development Specifications, related Australian Standards and Storm Consulting's Stormwater Management Report.

The consent holder shall design and construct bio retention areas D2.

E. STAGE 4:

69. *Ecologically Sensitive Areas Protection*

All buffer areas, conservation areas, riparian buffers, EEC and/or any other ecologically sensitive areas which have been identified as required to be protected during works in any of the plans required by Conditions 4 and 36 of this consent, shall be clearly marked by physical barriers prior to commencement of operations on site, and shall be inspected by the PCA prior to the commencement of any works.

70. *Tree Plan*

Prior to the release of a Construction Certificate, submission to and approval by Council of a tree plan for Stage 4 of the development. The tree plan shall consist of an accurately drawn site plan which clearly defines the extent of tree removal. Where there are large numbers of trees it may be acceptable to identify only the trees to be retained. Only the minimum extent of clearing necessary to create building envelopes and bushfire asset protection zones will be permitted. In this regard, 15% vegetation can be retained within the inner protection zone and 30% in the outer. The tree plan shall clearly identify the hollow bearing trees which are to be retained as applicable to this stage of the development referred to in the NGH Environmental Biodiversity Assessment Report dated July 2012 .

71. *Identification and Protection of Trees*

Prior to the commencement of clearing for Stage 4, trees to be retained shall be clearly identified on site and suitably protected for the period of works on the site. All trees not specifically approved for removal shall be retained. In this regard;

- Trees for retention shall be identified by distinctive temporary taping and where groups of trees are to be retained; these are to be enclosed by temporary fencing.
- Trees for retention shall be protected by way of tree guards, barriers and other measures so as to protect the root system, trunk and branches for the period of works on the site (including demolition, excavation and construction).
- The consent holder is not to disturb soil supporting the retained trees nor impact their root zone or concentrate subsurface flows in the vicinity of the retained trees.
- The retained trees shall be clearly marked onsite and protection measures installed in accordance with AS 4970-2009 'Protection of trees on development sites'. Such measures are to be maintained during all demolition, excavation and construction on the site.

72. *Easements*

The Plan of Survey subject of a Subdivision Certificate shall create drainage, water, sewer and service easements where required and/or as directed by Council free of all costs to Council. For Stage 4 this includes interallotment drainage easements and right of carriageway.

73. **Road Dedication**

The Plan of Survey subject of a Subdivision Certificate shall include for Stage 4 dedication of all roads, road widening and pathways to Council's standards and/or requirements free of all cost to Council. This includes Road 4 from the frontage of Lot 84 to the frontage of Lot 97/98.

74. **Reserve Dedication**

The Plan of Survey subject of a Subdivision Certificate shall include dedication of a 3 metre wide walkway reserve between the common boundary of Lots 98 and 99.

75. **Sewer Reticulation**

Prior to issue of Subdivision Certificate the consent holder shall construct sewer reticulation to the new Lots in accordance with plans subject of a Construction Certificate to Council's codes and specifications and provide certified Works as Executed Plans to Council.

The reticulated sewer point of supply will be the Stage 3 reticulated main.

76. **Water Reticulation**

Prior to issue of a Subdivision Certificate the consent holder shall design and construct water supply infrastructure and hydrants servicing all Stage 4 lots.

77. **Road Works**

Prior to issue of a Subdivision Certificate the consent holder shall construct roadworks to the standards of Council's Development Design Specification D1, including associated drainage and erosion/sediment controls, in accordance with Design Plans subject of a Construction Certificate. Design and construction to include all service provisions and relocations, drainage, street lighting, pavements, and pedestrian facilities.

The road design and construction shall provide Road 4 from the frontage of Lot 84 to the frontage of Lot 97/98 to be constructed at a pavement width of 7.5m. At the termination of at the frontage to Lots 97, 98 a 9.5m cul-de-sac will be provided. A 1.5m width footpath on one side is also to be provided.

78. **Water Quality Management**

Submission to and approval by Council of engineer's design for water quality management infrastructure is required prior to the issue of the Construction Certificate. Plans are to be in accordance with Council's Development Specifications, related Australian Standards and Storm Consulting's Stormwater Management Report.

The consent holder shall design and construct individual bio retention areas D1a, D1b and D1c.

F. STAGE 5:

79. ***Ecologically Sensitive Areas Protection***

All buffer areas, conservation areas, riparian buffers, EEC and/or any other ecologically sensitive areas which have been identified as required to be protected during works in any of the plans required by Conditions 4 and 36 of this consent, shall be clearly marked by physical barriers prior to commencement of operations on site, and shall be inspected by the PCA prior to the commencement of any works.

80. ***Tree Plan***

Prior to the release of a Construction Certificate, submission to and approval by Council of a tree plan for Stage 5 of the development. The tree plan shall consist of an accurately drawn site plan which clearly defines the extent of tree removal. Where there are large numbers of trees it may be acceptable to identify only the trees to be retained. Only the minimum extent of clearing necessary to create building envelopes and bushfire asset protection zones will be permitted. In this regard, 15% vegetation can be retained within the inner protection zone and 30% in the outer. The tree plan shall clearly identify the hollow bearing trees which are to be retained as applicable to this stage of the development referred to in the NGH Environmental Biodiversity Assessment Report dated July 2012 .

81. ***Identification and Protection of Trees***

Prior to the commencement of clearing for Stage 5, trees to be retained shall be clearly identified on site and suitably protected for the period of works on the site. All trees not specifically approved for removal shall be retained. In this regard;

- Trees for retention shall be identified by distinctive temporary taping and where groups of trees are to be retained; these are to be enclosed by temporary fencing.
- Trees for retention shall be protected by way of tree guards, barriers and other measures so as to protect the root system, trunk and branches for the period of works on the site (including demolition, excavation and construction).
- The consent holder is not to disturb soil supporting the retained trees nor impact their root zone or concentrate subsurface flows in the vicinity of the retained trees.
- The retained trees shall be clearly marked onsite and protection measures installed in accordance with AS 4970-2009 'Protection of trees on development sites'. Such measures are to be maintained during all demolition, excavation and construction on the site.

82. ***Easements***

The Plan of Survey subject of a Subdivision Certificate shall create drainage, water, sewer and service easements where required and/or as directed by Council free of all costs to Council. For Stage 5 this includes interallotment drainage easements and right of carriageway.

83. ***Road Dedication***

The Plan of Survey subject of a Subdivision Certificate shall dedicate Road 5 to the eastern boundary of Marsim land free of all cost to Council.

84. ***Sewer Reticulation***

Prior to issue of Subdivision Certificate the consent holder shall construct sewer reticulation to the new Lots in accordance with plans subject of a Construction Certificate to Council's codes and specifications and provide certified Works as Executed Plans to Council. The Construction Certificate for the provision of engineering infrastructure for this development will be subject to fees in accordance with Council's Fees and Charges Policy.

The reticulated sewer point of supply will be Stage 1B reticulated main.

85. ***Water Reticulation***

Prior to issue of a Subdivision Certificate the consent holder shall design and construct water supply infrastructure and hydrants servicing all Stage 5 lots.

86. ***Road Works***

Prior to issue of a Subdivision Certificate the consent holder shall construct roadworks to the standards of Council's development Design Specification D1, including associated drainage and erosion/sediment controls, in accordance with Design Plans subject of a Construction Certificate. Design and construction to include all service provisions and relocations, drainage, street lighting, pavements, and pedestrian facilities.

Stage 5 requires the road design and construction of Road 5 from the intersection with Road 1 to the eastern boundary of West Rosedale Precinct (Marsim land). At the time of construction if Road 5 is not required to function as a link road, it will be constructed at a pavement width of 7.5m with a 9.5m cul-de-sac and a 1.5m width footpath on one side. If it is to function as a link road it will be the constructed to 9.5m width and a 2.5m wide footpath on one side (subject to a contributions agreement with Marsim land owners).

87. ***Water Quality Management***

Submission to and approval by Council of engineer's design for water quality management infrastructure is required prior to the issue of the Construction Certificate. Plans are to be in accordance with Council's Development Specifications, related Australian Standards and Storm Consulting's Stormwater Management Report.

The consent holder shall design and construct individual bio retention areas D5.

G. STAGE 6:

88. ***Ecologically Sensitive Areas Protection***

All buffer areas, conservation areas, riparian buffers, EEC and/or any other ecologically sensitive areas which have been identified as required to be protected during works in any of the plans required by Conditions 4 and 36 of this consent, shall be clearly marked by physical barriers prior to commencement of operations on site, and shall be inspected by the PCA prior to the commencement of any works.

89. **Tree Plan**

Prior to the release of a Construction Certificate, submission to and approval by Council of a tree plan for Stage 6 of the development. The tree plan shall consist of an accurately drawn site plan which clearly defines the extent of tree removal. Where there are large numbers of trees it may be acceptable to identify only the trees to be retained. Only the minimum extent of clearing necessary to create building envelopes and bushfire asset protection zones will be permitted. In this regard, 15% vegetation can be retained within the inner protection zone and 30% in the outer. The tree plan shall clearly identify the hollow bearing trees which are to be retained as applicable to this stage of the development referred to in the NGH Environmental Biodiversity Assessment Report dated July 2012 .

90. **Identification and Protection of Trees**

Prior to the commencement of clearing for Stage 6, trees to be retained shall be clearly identified on site and suitably protected for the period of works on the site. All trees not specifically approved for removal shall be retained. In this regard;

- Trees for retention shall be identified by distinctive temporary taping and where groups of trees are to be retained; these are to be enclosed by temporary fencing.
- Trees for retention shall be protected by way of tree guards, barriers and other measures so as to protect the root system, trunk and branches for the period of works on the site (including demolition, excavation and construction).
- The consent holder is not to disturb soil supporting the retained trees nor impact their root zone or concentrate subsurface flows in the vicinity of the retained trees.
- The retained trees shall be clearly marked onsite and protection measures installed in accordance with AS 4970-2009 'Protection of trees on development sites'. Such measures are to be maintained during all demolition, excavation and construction on the site.

91. **Easements**

The Plan of Survey subject of a Subdivision Certificate shall create drainage, water, sewer and service easements where required and/or as directed by Council free of all costs to Council. For Stage 6 this includes interallotment drainage easements and right of carriageway.

92. **Road Dedication**

The Plan of Survey subject of a Subdivision Certificate shall include for Stage 6 dedication of all roads, road widening and pathways to Council's standards and/or requirements free of all cost to Council. This includes Road 2 from Lot 1 to Lot 11.

93. **Sewer Reticulation**

Prior to issue of Subdivision Certificate the consent holder shall construct sewer reticulation to the new lots in accordance with plans subject of a Construction Certificate to Council's codes and specifications and provide certified Works as Executed Plans to Council.

The reticulated sewer point of supply will be Stage 2 and 3 reticulated main.

The proposed sewer main at the rear of Lots 17-21 & 29-31 shall be located within the residential property boundaries to avoid disturbance to the Saltwater Creek riparian corridor.

94. ***Water Reticulation***

Prior to issue of a Subdivision Certificate the consent holder shall design and construct water supply infrastructure and hydrants servicing all Stage 6 lots.

95. ***Road Works***

Prior to issue of a Subdivision Certificate the consent holder shall construct roadworks to the standards of Council's development Design Specification D1, including associated drainage and erosion/sediment controls, in accordance with Design Plans subject of a Construction Certificate. Design and construction to include all service provisions and relocations, drainage, street lighting, pavements, and pedestrian facilities. The road design and construction shall provide:

- Road 3 footpath on one side.
- Road 2 from Lot 1 to Lot 11 to be 7.5m pavement width and 1.5m wide footpath on one side.

96. ***Water Quality Management***

Submission to and approval by Council of engineer's design for water quality management infrastructure is required prior to the issue of the Construction Certificate. Plans are to be in accordance with Council's Development Specifications, related Australian Standards and Storm Consulting's Stormwater Management Report.

The consent holder shall design and construct water quality basin D8.

97. ***Reserve Dedication***

The Plan of Survey subject of a Subdivision Certificate shall include dedication of all reserves free of all costs to Council. This includes the reserve dedication of the residual lots, namely Lot 137, 139, and 140.

The dedication shall be in accordance with Council's Dedication of Land to Council Policy.

ADVISORY NOTES

(i) Agreement

Some of the works referred to in this consent are to be the subject of a legal agreement between the consent holder and the owner(s) of land known as West Rosedale Precinct (Marsim Land with current Department of Planning Subdivision Concept Approval 05-0199) for purposes of providing access to road, water and sewer infrastructure sufficient to service the development of the West Rosedale Precinct. The agreement is to deal with the funding arrangement for the design and construction of the following:

- Intersection of Road 1 with George Bass Drive/Rosedale Parade. Intersection to be a roundabout. Roundabout to be designed in accordance with Austroads and Council's AUSPEC Specifications. Roundabout to be 1 lane for 70 km/hr speed environment and cater for semi-trailer vehicle movements.
- Road 1 to the junction with Road 5. Road 1 to be constructed at a pavement width of 9.5m. To include shared path of 2.5m width. Road 1 construction to include major culverts consistent with the Storm Consulting Flood Impact and Coastal Hazard Assessment.
- Intersection of Road 1 with Road 5. When collector road link created to Western Rosedale Precinct, the intersection priority is to shift with Road No. 1 (north) being the subordinate arm of the 'T' intersection. Alternatively, subject to separate planning approval, the link road may be through Lot 56.
- The final formation width and the location of the collector road in Lot 56 (road No 5).
- Sewer connection and provision for sufficient sewer capacity through to the Regional Pump Station for Department of Planning Concept Approval 05-0199 for ultimate upper catchment development. (This component of the agreement will include the Eurobodalla Shire Council as a third party).
- Intersection of Road 3 with George Bass Drive. Intersection to be a 'left in – left out' and to be designed in accordance with Austroads and Council's AUSPEC Specifications.
- Road 3 from George Bass Drive to the Burri Road. Road 3 to be constructed at a pavement width of 9.0m.
- Intersection of Road 3 with Burri Road/Bevian Road. Intersection to be designed in accordance with Austroads and Council's AUSPEC Specifications.

ii) Aboriginal Heritage Permit

Aboriginal Heritage Impact Permit No. 1132221 issued on 12 July 2013 applies to the land.

iii) Underground Utility Services Check

The applicant shall contact the "Dial Before You Dig" service on telephone (02) 1100, fax number 1300-652-077 or email mocsinfo@mocs.com.au, prior to the commencement of excavation, to ascertain the presence and type of underground utility services in the vicinity of the development.

iv) Discovery of a Relic

If Aboriginal relics or objects are uncovered during work, excavation or disturbance of the area, any such activity must stop immediately. The Environmental Protections and Regulation Group of the Office of Environment and Heritage is to be immediately

contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area.[13.07]

(v) ***Commonwealth Environment Protection & Biodiversity Conservation Act 1999***

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on:

- (a) A matter of National Environmental Significance (NES); or
- (b) Commonwealth land without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this application has not involved any assessment of the application under the Commonwealth legislation.

It is the consent holder's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe the grant of consent as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

If you are dissatisfied with this decision, Section 97 of the Act gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this Notice.

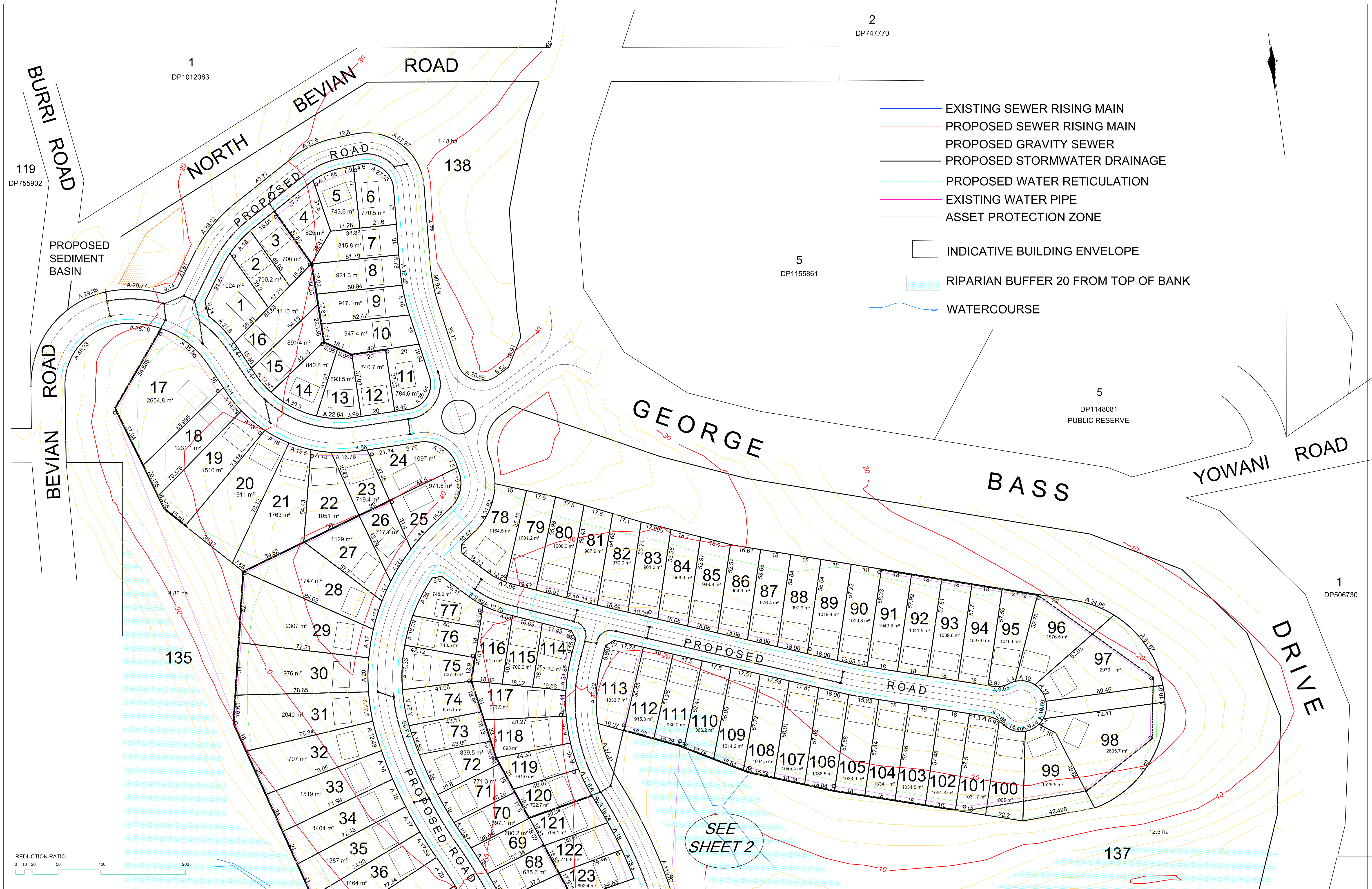
If you require further information, please contact me on 44741059 between the hours 8.30am and 11.00am.

Yours faithfully

Dave Meagher
DEVELOPMENT ASSESSMENT COORDINATOR



AERIAL PHOTO SHOWING LOCATION OF DEVELOPMENT SITE



REDUCTION RATIO 1:1000 AT A1
 DATUM : AUSTRALIAN HEIGHT DATUM
 CONTOUR INTERVAL : 2
 ORIGIN : SSM
 RL
 DATE : 20.04.11

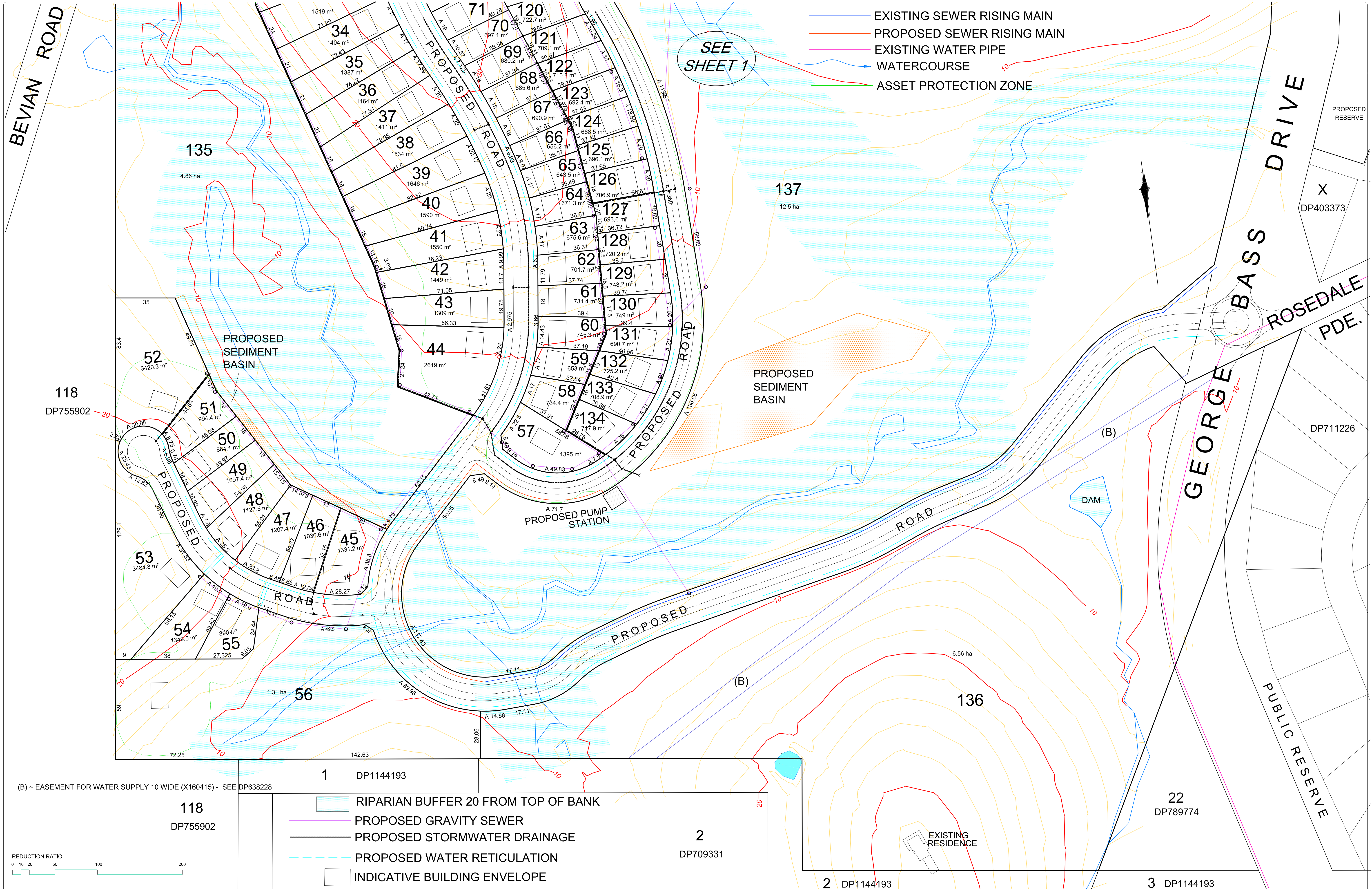
SURVEYED		AMENDMENTS		BY	DATE
B.B.	LOT LAYOUT	C.C.	28.02.2012		
G.B.	POSITION OF BUILDING ENVELOPES	C.C.	02.04.2012		
J.B.	LOT LAYOUT AND POSITION OF BUILDING ENVELOPES	C.C.	06.06.2012		
G.B.					

RYGATE & WEST
 (ULLADULLA) ABN 56 056 675 355
 CONSULTING SURVEYORS, PLANNERS,
 ROAD & DRAINAGE ENGINEERS
 P.O. BOX 107, ULLADULLA NSW 2539
 266 GREEN STREET PH 02 44542137 FAX 02 44552916
 mail@rygateandwest.com.au

**ROSEDALE FARM
 PTY LIMITED**

PLAN
 OF INDICATIVE LOT LAYOUT OF PROPOSED SUBDIVISION OF
 LOT 1 DP243483, PT. LOT 1 DP403372, LOT 4 DP1155861 & LOT 12 DP755902.
 ROSEDALE SHIRE OF EUROBODALLA

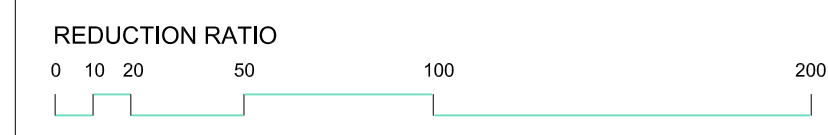
REFERENCE No. U12380
 DRAWING No. U12380_Bldg. Siting 1.dwg
 ISSUE C
 SHEET 1 OF 2 SHEETS



- EXISTING SEWER RISING MAIN
- PROPOSED SEWER RISING MAIN
- EXISTING WATER PIPE
- WATERCOURSE
- ASSET PROTECTION ZONE

SEE SHEET 1

118 DP755902



(B) - EASEMENT FOR WATER SUPPLY 10 WIDE (X160415) - SEE DP638228

- RIPARIAN BUFFER 20 FROM TOP OF BANK
- PROPOSED GRAVITY SEWER
- PROPOSED STORMWATER DRAINAGE
- - - PROPOSED WATER RETICULATION
- INDICATIVE BUILDING ENVELOPE

REDUCTION RATIO 1:1000 AT A1
 DATUM : AUSTRALIAN HEIGHT DATUM
 CONTOUR INTERVAL : 2
 ORIGIN : SSM
 RL

SURVEYED	B.B.
DESIGNED	G.B.
DRAWN	J.B.
CHECKED	G.B.

AMENDMENTS	
LOT LAYOUT	
POSITION OF BUILDING ENVELOPES	
LOT LAYOUT AND POSITION OF BUILDING ENVELOPES	

BY	DATE
C.C.	28.02.2012
C.C.	02.04.2012
C.C.	06.06.2012

RYGATE & WEST
 (ULLADULLA) ABN 56 056 675 355
 CONSULTING SURVEYORS, PLANNERS,
 ROAD & DRAINAGE ENGINEERS
 P.O. BOX 107, ULLADULLA NSW 2539
 266 GREEN STREET PH 02 44542137 FAX 02 44552916
 mail@rygateandwest.com.au

**ROSEDALE FARM
 PTY LIMITED**

PLAN
 OF INDICATIVE LOT LAYOUT OF PROPOSED SUBDIVISION OF
 LOT 1 DP243483, PT. LOT 1 DP403372, LOT 4 DP1155861 & LOT 12 DP755902.

ROSEDALE
SHIRE OF EUROBODALLA

REFERENCE No. U12380
 DRAWING No. U12380_Bldg. Siting 2.dwg
 ISSUE C
 SHEET 2 OF 2 SHEETS