

Terms of Approval

- Development within bushfire prone land must meet the relevant requirements of the NSW Rural Fire Service and *Planning for Bushfire Protection 2006*
- Development shall not be carried out on slopes greater than 15%. A geotechnical report may be required when subdividing steep land.
- Where subdivision is proposed to be carried out in stages, information is to be supplied detailing the staged release of lots and all infrastructure works (roads, water, sewer and stormwater drainage)
- Demonstrated consideration of whether the land to be subdivided is suitable for the intended purposes in accordance with SEPP 55 Remediation of Land and *Managing Land Contamination Planning Guidelines SEPP55- Remediation of Land* [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)
- All lots in new subdivisions in the RU1, E3 and R5 Zones will be allocated a new rural address number as part of the development consent. The applicant will be required to ensure the rural address number plate is installed for each lot prior to release of the Subdivision Certificate

**Landscaping**

- New subdivisions in the Zones R1, RU5, and IN1 must provide grass cover on verges. Street tree planting to be carried out in accordance with Council's Street Tree Policy. Security bonding for landscape works may be required by Council as a condition of consent.
- A basic landscaping plan showing intended location, type and mature height of trees is required to be submitted with a development application for subdivision
- Street trees must be located so as not to interfere with sight lines from driveways or the location of existing and future utility services

**Utility Services**

- All newly created lots in Zones R1, R5, RU5, RU1, B2 and IN1 are to be supplied with reticulated electricity and telecommunication services.
- Proposed alternative methods of power supply will be considered by Council for subdivision in RU1 Primary Production Zone and R5 Large Lot Residential Zone where the development is more than 1 km from the grid system or the cost to provide electricity exceeds \$30,000.00 per lot subject to a covenant being imposed on the land title stating that the provision of electricity to the allotment is to be provided by the landowner. The approval of alternative methods is at the discretion of Council.

**Vehicle Access**

- All new lots created by a subdivision must have legal and properly constructed access at the applicants cost. Depending on the circumstances, the following options are available for providing access:
  - a) Public Road as defined under the Roads Act 1993
  - b) Construction and dedication of a Crown Road as a Council public road
- Conflict with arterial and distributor roads is to be avoided. Direct access to a classified road will not be permitted where another practical option exists
- Where the subdivision proposes access to a classified road, the access will require concurrence from the RMS, and must be located and constructed in accordance with the relevant road authority requirements at the applicants cost
- Multiple vehicle access points to a property are not encouraged except where alternative access ways are required for bushfire protection mitigation measures.

**Alignment of existing public roads**

- Where the survey carried out for a subdivision determines that an existing public road passing through the land is located outside the road reserve, the submitted title plan shall make provision for widening of the road reserve to accommodate the road and associated drainage and infrastructure