

27/03/2026

AP Ref: N25489

Mr Simon Smith
Chair, NSW Independent Planning Commission
Suite 15.02, Level 15
135 King Street
Sydney, NSW, 2000

MUNDAMIA RESIDENTIAL SUBDIVISION MOD 3

SSD-7169-MOD-3 - LOT 30, DP 1198692

Dear Mr Smith,

We write on behalf of AVID Property Group and the owners of the subject site, Lot 30 in DP 1198692 at Mundamia in relation to the above-referenced Section 4.55 modification application, which is listed for determination by the Independent Planning Commission.

We have reviewed the assessment report and recommended conditions of consent prepared by the Department of Planning Housing and Infrastructure (DPHI). DPHI gave the applicant the opportunity to review the draft conditions of consent, while some of our comments were addressed, others remain unresolved in the recommended conditions. A copy of our comments on the initial feedback is attached (**Attachment 1**).

While some of these comments are of lesser consequence, we wish to formally place on record our objection to the following recommended conditions and request that the Panel consider our concerns prior to its determination of the matter to:

1. Condition C35 (m)- Landscape and Vegetation Management Plan relating to the amendment of the bollards surrounding the areas 'Area A'.
2. Condition C39 - Water Sensitive Urban Design (WSUD) relating to the application of this requirement for stages that do not include permanent water quality, retention and reuse devices.
3. Condition C40 - WSUD condition relating to the ambiguity created with the wording of several conditions.
4. Condition C42 -WSUD condition relating to the timing for the maintenance of devices.

1. CONDITION C35 (M)- LANDSCAPE AND VEGETATION MANAGEMENT PLAN

Recommended Condition C35(m) states the following:

LANDSCAPE AND VEGETATION MANAGEMENT PLAN

C35

Prior to the issue of the first Construction Certificate, a Master Landscape and Vegetation Management Plan for the area identified as 'Area A' in Appendix 2 of this consent, must be submitted to and approved by Council. The plan shall:

...

*(m) ensure **timbersteel** bollards are provided 1 m from the kerb adjacent to the proposed bushland reserve;*



This amendment has been recommended by Shoalhaven City Council (SCC) in their response dated 30 May 2024 (link [here](#)), where Council stated:

“Applicant must demonstrate how they are delineating the boundaries of the APZ areas – such as a concrete edge beam. Council are not willing to accept bollards as a means of delineation due to ongoing maintenance concerns.”

Condition C35 was approved under SSD-7169 with the use of **timber** bollards.

The application did not propose the amendment of Condition C35(m). It was only brought into this application through Council’s 30 May 2024 response.

The Response to Submissions (RtS) report (dated 25/06/2024, Rev. A) addressed this request with the following:

“Existing Condition C35 requires prior to the issue of the first Construction Certificate for a Master Landscape and Vegetation Management Plan for Area A (being the developed area of the site) to be submitted and approved by Council that, among other requirements:

- c) is prepared by a suitably qualified and experienced landscape architect in consultation with the RFS;*
- d) demonstrates planting will be undertaken in accordance with the entrance/gateway requirements and landscape strategy outlined in Chapter NB1 of the Shoalhaven Development Control Plan 2014, the requirements outlined in Appendix 5 of Planning for Bushfire Protection 2006, and the relevant Australian Standards;*
- e) includes timber bollards 1 m from the kerb adjacent to the proposed bushland reserve; and*
- f) ensure no turf is located adjacent to bushland reserves along the site perimeter road.*

These are considered adequate to cover this requirement of Council for the APZ areas to be delineated.

ELA have advised that steel posts are widely used to identify the extent of APZ and there is no policy, legislative or bushfire protection reason to establish a concrete edge beam or similar. Compliance checking of APZ maintenance for government agencies has demonstrated this approach is effective and reliable.

These measures can be further detailed in accordance with C35 at Subdivision Works Certificate (SWC) stage”.

In response, Council’s letter dated 6 June 2024 stated

“In response to the proposal to replace any timber bollards with concrete edge strip to reduce Council’s maintenance burden, the applicant has responded that they are unwilling to accept this change but would accept a change to use steel bollards in lieu of timber. It is noted that bollards of any kind would generally result in the same maintenance requirements in relation to Council being required to whippersnip around each bollard which is a very timely process for not much benefit. Council position on this matter has not changed and remains a strong preference to replace the proposed bollard bordering system with concrete edge strip to delineate the APZ.”

The RtS Report was accordingly updated to include the following (dated 12 August 2024, Rev B):

“For further clarify, it is identified that the Council RFI specifies that “Applicant must demonstrate how they are delineating the boundaries of the APZ areas”, and notes that



“Council are not willing to accept bollards as a means of delineation due to ongoing maintenance concerns”.

To address the APZ boundary delineation request, the above response specifies that Condition C35 already outlines means in which the APZ would be delineated. It is not proposed to amend Condition C35, rather list the parameters included in Condition C35 which would provide scope for steel posts as part of the required Landscape Plan under Condition C35. These measures can be further addressed under the first Subdivision Works Certificate.

The reason for responding to Council's concerns regarding 'bollards' or steel posts, is to highlight that should the Landscape Plan that will be submitted under Condition C35 include steel posts, these are an acceptable industry recognised means to delineate an APZ noting Council's opposition to this in their submission.

Not only is it unreasonable to preclude the use of bollards or steel posts at DA Stage, but it is equally unreasonable to require this level of additional detail under a modification application that has not substantially changed in this regard from the original approved development and when existing conditions of consent make provision of these requirements to occur with the SWC.

It is considered that this request is imposing additional requirements is surplus to the extent of the proposed modifications sought under MOD 3”.

The Department's report states that the applicant has offered to provide steel bollards instead of timber. This response is a narrow view of the response. The Council position was that bollards were not supported – regardless of the material. The point of raising the use of steel bollards was to demonstrate that bollards are an acceptable form of delineation.

Our response to the draft consent conditions on 20 January 2026 raised objection to this condition (included at **Attachment 1**).

Accordingly, the Applicants position remains that:

- no amendment to Condition C35(m) was proposed by the applicant under the subject MOD3 application.
- Council have raised a concern with the existing condition C35(m) of the approval however this is not a relevant matter under this application.
- No amendments to the proposal – including physical changes to the plans, management measures or areas of APZ have been significantly changed compared with the original approval, to require an amendment to the approved condition requiring timber.
- The Section 4.55 process is not intended to provide an opportunity for existing conditions that are unrelated to the application at hand to be amended after the fact.
- Council has used the MOD 3 process as an opportunity to reopen and change an existing, approved condition.
- There is no nexus between the application as proposed and the amendment to Condition C35(m).

A such, it is requested that Condition C35(m) remains as approved with timber bollards.

2. CONDITION C39 – WATER SENSITIVE URBAN DESIGN (WSUD)

Recommended Condition C39 is a new condition that states the following:

WATER SENSITIVE URBAN DESIGN (WSUD)

C39

Prior to the issue of a Subdivision Works Certificate, a detailed design of permanent water quality, retention and reuse devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site generally in accordance with Council's Engineering Design and Construction Specifications is to be approved by Council. Specifications can be found on Council's website

The stormwater treatment, retention and reuse design must consider the following:

- (a) the proposed WSUD strategy must comprise three end-of-line constructed wetlands, three CDS-type GPTs (or approved equivalent by Council), two infiltration trenches, and rainwater tanks on residential lots;*
- (b) rainwater tanks in accordance with BASIX requirements. All rainwater tanks must have a 10kL volume and a minimum of 80% of roof areas contributing to the rainwater tanks;*
- (c) no stormwater infrastructure is permitted in land zoned as Environmental Conservation without Council approval;*
- (d) the WSUD strategy must be able to achieve stormwater pollutant reduction targets as outlined in Revised Stormwater Management Assessment (Martens, February 2024) and demonstrated using MUSIC software. The detailed MUSIC model must be provided to Council for approval;*
- (e) the 50% AEP pre-development peak discharge must be maintained; and*
- (f) the post-development duration of stream forming flows must be no greater than a stream erosion index of 2.*

Condition C39 was originally proposed as Condition F33 in the draft MOD 3 consent and objection was raised at that time on the basis that portions of early works fall outside the treatment drainage catchment, and a potential early works SWC approval would not require the design of basins (see **Attachment 1**).

The Department's consideration at paragraphs 77–79 of the DPHI Assessment Report declined to include the qualifier "within the approved treatment catchment area" on the basis that the applicant had not defined what is inside or outside the drainage treatment catchment.

The Stormwater Management Assessment (Martens, February 2024) included in Appendix 1 of the consent for approval, identifies the treatment catchment areas and the staging of WSUD measures. Stages 0 to 3 do not include any proposed WSUD measures, with the first measures proposed at Stage 4. The treatment catchment boundary is therefore capable of clear definition by reference to the approved engineering documentation, and this definition can be incorporated into the condition or the required MUSIC model documentation. This would provide the certainty DPHI is after.

As drafted, Condition C39 would require a detailed WSUD design — including constructed wetlands, GPTs, infiltration trenches and rainwater tank specifications — to be submitted and approved prior to the issue of a SWC, which would include Stages 0 to 3 where no WSUD infrastructure is proposed or required. This creates an unworkable trigger that has no relationship to the actual staging of works and is likely to generate unnecessary interpretive friction at future SWC stages with Council.

Accordingly, it is requested that the condition be amended to read:

"Prior to the issue of a Subdivision Works Certificate **within the approved treatment catchment area**, a detailed design of permanent water quality, retention and reuse devices..."

The applicant is prepared to provide a plan clearly delineating the treatment catchment boundary to support this amendment and provide the definitional certainty identified in the Department's assessment.

3. CONDITION C40 – WATER SENSITIVE URBAN DESIGN (WSUD)

Recommended Condition C40 is a new condition that states the following:

WATER SENSITIVE URBAN DESIGN (WSUD)

C40

Prior to the issue of a Subdivision Works Certificate, a detailed design of constructed wetland stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site generally in accordance with Council's Engineering Design and Construction Specifications is to be approved by Council. Specifications can be found on Council's website.

- a) the constructed wetland must be located in a treatment train configuration immediately downstream of a GPT that is offline from the stormwater network to allow flows exceeding a 4 Exceedances per Year (EY) event to bypass the GPT;
- b) for proprietary treatment devices, documentation from the supplier providing evidence that the proposed device has been appropriately sized for the contributing catchment must be submitted. Documentation from the supplier confirming the recommended MUSIC pollutant reduction targets must also be provided. The proprietary treatment device must as a minimum have a storage capacity to store 12-month of litter/sediment from the contributing catchment. The invert level of outlet pipes of all proprietary treatment devices must be constructed at or above the Extended Detention Depth (EDD) of the downstream constructed wetland;
- c) **the constructed wetland must be designed in accordance with the latest version (as at February 2026) of the Melbourne Water Wetland Design Manual or a demonstrated equivalent approved by Council;**
- d) the constructed wetland must have a maximum Extended Detention Depth (EDD) of 500mm and a notional detention time between 48 and 72 hours;
- e) **all inflows must enter the upstream end of the constructed wetland to ensure flows pass through the full length of the treatment device without any dead spots or the ability for flows to short-circuit the constructed wetland. A deeper pool is required in the location of both inflow and outflow pipes. A length to width ratio greater than 4:1 is required for the macrophyte zone;**
- f) **proprietary treatment devices are not to be considered in operational stage before at least 90% of upstream catchment is fully developed and disturbed land has been stabilised;**
- g) **the constructed wetland / basins must be brought online with the staged delivery of the subdivision, with the Applicant being**

responsible for the cleaning / maintenance of basins until final handover when at least 90% of upstream catchment is fully developed;

- h) land must be retained around the stormwater system to allow Council to access stormwater infrastructure and conduct maintenance activities. A minimum 3m average width buffer around the stormwater devices (measured from the top of batter) are required for access, landscaping and safety requirements unless an alternative setback is approved by Council. All surfaces with a grade steeper than 1V:4H must be planted;
- i) batter slopes for the sediment basin and constructed wetland that are steeper than 1V:4H including vertical retaining walls, are not permitted unless approved by Council;
- j) a vehicle access ramp must be provided to all GPT and constructed wetland treatment devices for maintenance and operation requirements, such as debris, litter and sediment removal and vegetation reinstatement. Access slopes for maintenance vehicles should not exceed 1V:8H for trucks and 1V:5H for excavators and other maintenance vehicles. Access turnings paths must be demonstrated to comply with AS2890.2 for a medium rigid vehicle (MRV);
- k) land must be made available for decanting in accordance with the Water Management and Disposal requirements of the Guidelines for the Maintenance of Stormwater Treatment Measures;**
- l) landscape details for the constructed wetland and surrounds are to be included on the Landscape Plan and submitted to Council for approval;
- m) stormwater detention is to be provided above the constructed wetland footprint. The maximum permitted depth of stormwater detention (EDD and OSD) is 1200mm. Stormwater bypass flows above the 4 EY event can only enter the OSD storage after the treatment EDD has been filled. The DRAINS model (or approved alternative software accepted by Council) must be provided to Council for approval of the OSD modelling;
- n) rainwater tanks / OSD for each lot within the subdivision are to be provided and fully operational prior to the issue of the first Occupation Certificate for the building on each lot;
- o) detail design of inlet and outlet configurations to be undertaken in consultation with Council to simplify construction, ensure ongoing performance of WSUD and OSD components, and ease of maintenance; and
- p) Council's Engineering Design Specification where relevant.

This condition was originally proposed as Condition F34 in the draft MOD 3 consent (see **Attachment 1**) and objection was raised to the condition, stating Post OC/completion requirements should not be included under the requirement of 'prior to the issue of an SWC'. There it is proposed that items f, g and n should be moved to other conditions (for example n should be a restriction or positive covenant).

In response the condition has been relocated to Part C of the consent, prior to SWC, and with the exception of a few minor changes, no substantial changes have been made in response to those concerns raised. The DPHI response addressed various parts of this condition as outlined below.

Concern is still raised with regard to (c), (e), (f), (g) and (k) of this condition as follows:

- Subcondition (c) condition has amended "the latest version of the Melbourne Water Wetland Design Manual or a demonstrated equivalent approved by Council" with a date qualifier of "". While this is an improvement, referencing 2026 still ties the requirements to a fixed point in time rather than aligning it with the documentation submitted with the application. However, it may be clearer to state:

“Be designed in accordance with the issue of the Melbourne Water Constructed Wetlands Design Manual applicable at the time the revised Stormwater report (Martens, 2024) ...”

It is noted that the DPHI Assessment Report did not address subcondition (c). The proposed amendment to reference the version of the Melbourne Water Constructed Wetlands Design Manual current at the time of the relevant report provided for approval, rather than locking the condition to the February 2026 version, remains appropriate. This will ensure currency is maintained across all stages of a subdivision that will be delivered over an extended period without imposing inconsistency between stages.

- (e) Subcondition (e) provides that *..all inflows must enter the upstream end of the constructed wetland to ensure flows pass through the full length of the treatment device **without any dead spots** or the ability for flows to short-circuit the constructed wetland.*

The DPHI Assessment report however indicates agreement with the Applicant’s response (**Attachment 1**) that this should include the words ‘significant dead spots’. It is assumed that this is a drafting error that should be reflected in the draft notice of determination.

As drafted, the condition imposes an absolute standard that is not achievable in practice and is inconsistent with the Melbourne Water Constructed Wetlands Design Manual — the technical guidance referenced at subcondition (c) — which recognises that some degree of hydraulic variation is inherent in wetland systems and frames the design objective in terms of minimising *significant* dead spots rather than eliminating them entirely. It is requested that the condition be amended to reinstate the qualifier “significant” before “dead spots”, consistent with both the draft condition wording and the Melbourne Water Constructed Wetlands Design Manual.

- (f) Subcondition (f) provides that proprietary treatment devices are not to be considered operational until at least 90% of the upstream catchment is fully developed and disturbed land has been stabilised. In the context of a staged subdivision, this threshold may not be reached for a considerable period, and it remains unclear how this requirement is intended to function across the staging sequence.

The Department’s assessment states that it assumes subcondition (f) is intended to prevent small-scale proprietary devices from comprising more than 10% of wetland management, and is satisfied with the condition on that basis. However, this interpretation is not reflected in the condition as drafted. The condition as written imposes a broad operational restriction tied to a catchment-wide 90% development threshold, which is different to a proportional cap on proprietary device contribution. If that is the intended meaning, the condition should express it directly rather than relying on an undocumented assumption.

Furthermore, considering subcondition (g), the DPHI Assessment Report discussion on subcondition (g), which explicitly recognised that requiring 90% catchment development before water quality controls are brought online would result in an absence of water quality controls during construction. This reasoning applies with equal force to subcondition (f). Proprietary treatment devices serve an active water quality function during construction and early occupation phases when sediment and pollutant loads are typically at their highest. The Department’s satisfaction with (f) is inconsistent with its own stated position on (g) and would produce the same outcome the Department sought to avoid.

It is requested that subcondition (f) be amended to clearly express its intended purpose and provide a workable mechanism for staged developments.

- (g) Subcondition (g) requires that constructed wetlands and basins be brought online with the staged delivery of the subdivision, with the applicant responsible for cleaning and maintenance until at least 90% of the upstream catchment is fully developed.

For Stages 0 to 3, no WSUD devices are proposed, with the first measures not proposed until Stage 4. It is therefore unclear what obligation subcondition (g) imposes on those stages and whether it could be construed as requiring devices to be constructed ahead of the stage in which they are proposed.

Read together with subcondition (f), the two subclauses create an internal conflict with significant practical consequences. Subcondition (g) requires devices to be constructed and brought online progressively with staging. Subcondition (f) however prevents those same devices from being considered operational until 90% of the upstream catchment is developed – a threshold that in a large staged subdivision could be many years away. The practical effect is that the applicant is required to construct and maintain WSUD infrastructure well in advance of Council accepting those devices as operational, with the maintenance obligation running across the full build-out of the upstream catchment including housing delivery. This burden is further compounded by the 3-year maintenance period required under Condition C42, which on a reasonable interpretation would not commence until the 90% threshold is met.

This creates an unreasonable and open-ended maintenance and cost obligation on the applicant that is not proportionate to the stage of development at which each device is required. It is requested that subconditions (f) and (g) be reviewed and reconciled to provide a clear and workable staging framework, with a handover mechanism tied to the completion and Council acceptance of each discrete catchment area rather than a single site-wide development threshold.

- (k) Subcondition (k) requires land to be made available for decanting in accordance with the Guidelines for the Maintenance of Stormwater Treatment Measures, however the condition does not identify this document by full title, authoring body, version, or publication date. The reference as drafted is ambiguous and does not provide sufficient certainty future SWC applications.

It is also noted that this guideline does not appear to have been referenced in Shoalhaven City Council's DCPs, Engineering Design and Construction Specifications, or conditions of consent on comparable developments. No basis has been provided for its introduction into this consent.

It is requested that the condition be amended to either identify the document precisely – including title, author, and version – or remove the reference if it cannot be substantiated as an applicable and Council-adopted standard.

4. CONDITION C42 – WATER SENSITIVE URBAN DESIGN (WSUD)

Recommended Condition C42 is a new condition that states the following:

WATER SENSITIVE URBAN DESIGN (WSUD)

C42

The developer is responsible for all maintenance of the stormwater infrastructure including GPT devices, constructed wetlands, and infiltration trenches for a period of 3 years from construction up until Council's acceptance that the WSUD devices and associated stormwater assets are of a satisfactory condition at the end of the 3-year maintenance period. Approaching hand over at the conclusion of the 3-year maintenance period, a site meeting with Council must be arranged by the developer. The objective of the meeting will be to identify any outstanding actions that require rectification by the developer before asset hand over. Annual reports documenting maintenance activities, implementation

measures, and containing all monitoring results are to be submitted to Council during this phase.

This condition was originally proposed as Condition F36 in the draft MOD 3 consent (see **Attachment 1**) and objection was raised to the condition, stating the requirement for a 3-year maintenance period seems onerous given the interpretation that this will not start until following 90% completion of dwellings. A more typical 12-month maintenance period would be appropriate in this context.

DPHI has considered this concern but maintains the 3-year maintenance period on the basis of the extent of the stormwater infrastructure, the creation of constructed wetlands, and the importance that the system functions correctly.

The applicant and developer still have concerns with this approach. The Department's reasoning does not adequately address the interaction between C42 and subconditions (f) and (g) of C40. As outlined in the response to C40 above, the applicant is required under subcondition (g) to construct and maintain WSUD devices progressively with staging, while subcondition (f) prevents those devices from being considered operational until 90% of the upstream catchment is developed. If the 3-year maintenance period under C42 does not commence until Council accepts the devices as operational — which cannot occur until the 90% threshold is met — the combined effect is that the applicant bears full maintenance responsibility from the point of construction through to the 90% threshold, and then for a further 3 years beyond that point.

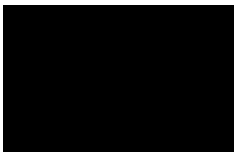
The condition as drafted does not define when the 3-year maintenance period commences, and this ambiguity compounds the concern. It is requested that C42 be amended to clearly define the commencement trigger for the maintenance period, and that it be reviewed in conjunction with subconditions (f) and (g) of C40 to ensure a coherent and workable maintenance and handover framework is established across the consent.

We trust the IPC will give consideration to these concerns prior to its determination of the matter.

We will be available to discuss the above should the IPC require any further information or clarification at next week's briefing on this matter.

Yours faithfully,

Allen Price Pty Ltd



Rebecca Lockart
Principal Planner
(BPlan(Hons) MPIA)

AllenPrice



20/01/2026

AP Ref: N25489

DPHI Ref: SSD7169-MOD3

Department of Planning, Housing and Infrastructure
12 Darcy Street
PARRAMATTA NSW 2150

Attention: Michael Doyle, Senior Planning Officer, Regional Assessments

Dear Mr Doyle

MUNDAMIA RESIDENTIAL SUBDIVISION MOD 3

SSD-7169-MOD-3

LOT 30 DP 1198692, JONSSON ROAD MUNDAMIA

I write to you with regard to the Mundamia Residential Subdivision MOD 3 Section 4.55(2) Application (SSD-7169-MOD-3) currently under assessment by the Department of Planning, Housing and Infrastructure (DPHI). I also refer to your letter dated 19 December 2025 requesting comment on the draft consent conditions.

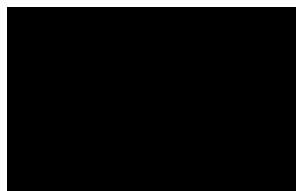
We have reviewed the conditions, with a full review provided at **Attachment 1** to this letter. Several conditions are not agreed to or require further amendment. The reasons are outlined in the attachment. We would welcome the opportunity to meet with DPHI, should further clarification or discussion assist in resolving these matters.

It is also noted that the consolidated consent and the draft modification instrument are inconsistent in some areas. Where inconsistencies have been identified, comments are included in the attached table. Comments provided by Shoalhaven Council with regard to the Voluntary Planning Agreement (VPA) have also been included.

Furthermore, in light of the amendment to allow demolition prior to the issue of a Subdivision Works Certificate / Construction Certificate, the conditions have been further reviewed, with any additional amendments or details required also identified in the attached table in yellow.

We trust the enclosures provide sufficient documentation to allow the modification application to continue to be assessed and proceed to determination.

Kind regards,



Rebecca Lockart
Principal Planner
BPlan(Hons) MPIA

ATTACHMENT 1 – REVIEW OF DRAFT CONSENT CONDITIONS

Condition No.	Proposed Change	Comment	Accepted
Schedule 1	1. Schedule 1, Description of Development is amended by the insertion of the bold and underlined words/numbers and deletion of the strikethrough words/numbers as follows: Application No.: SSD 7169 Applicant: Jemalong Mundamia Pty Ltd Consent Authority: Minister for Planning and Public Spaces Land: Lot 30 in DP 1198692, George Evans and Jonsson Roads, Mundamia Development: A 308-292 lot residential subdivision, a Neighbourhood Safer Place, open space and drainage reserves.	OK – Per proposal	Yes
B16	2. Schedule 2, Part B Administrative Conditions – Condition B16 is amended by the insertion of the bold and underlined words/numbers and deletion of the strikethrough words/numbers as follows: STAGING B16. The development may be carried out in stages as shown in the approved plans. A Construction Certificate may be obtained for each stage, subject to the satisfaction of the relevant conditions.	While the reason for this DPHI condition amendment is recognised (per Michael's email dated 19/12/25) flexibility to deliver later stages in any order and concurrently should from Stage 5 is inconsequential. This is as conditions relating to infrastructure and biodiversity are generally tied to earlier stages 1–5. Demolition should also be singled out not be included in any subdivision stage. Consideration of the following amendment is requested: The development may be carried out in stages as shown on the approved plans. Demolition of structures per Condition C2 may be undertaken separate to any subdivision stage. A Construction Certificate may be obtained for any stage, subject to satisfaction of the relevant conditions of consent. Stages 5–11 may be undertaken in any order and concurrently, subject to compliance with the conditions of consent and to the satisfaction of the Certifier.	No
C2	3. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C2 is amended by the insertion of the bold and underlined words/numbers and deletion of the strikethrough words/numbers as follows: NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE REQUIRED C2 Work must not commence until a relevant Construction Certificate has been issued, with the exception of demolition work relating to existing cottages, outbuildings and sheds.	OK – differs from proposed working but supported.	Yes
C3	4. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C3 is amended by the insertion of the bold and underlined words/numbers and deletion of the strikethrough words/numbers as follows: PLANNING AGREEMENT C3 Prior to the issue of the first Construction Certificate, the Applicant must enter into a Planning Agreement (PA) outlining the cost apportionment and land contributions for the construction of the following works, consistent with the Letter of Offer dated 27 June 2019, and agreed in principle, by Council on 1 July 2019: (a) the roundabouts at the intersection of Road 1 and George Evans Road (b) the roundabout at the intersection of and Road 1 and Road 14 at the entry threshold north of the intersection of Jonsson Road and Road 16 (c) the combined NSP/community hall (d) other bushfire management measures required by this consent. A copy of the PA must be provided to the Planning Secretary within 4 weeks of execution.	Dates to be updated. Agree in principle with the changes.	Yes – subject to final condition being provided for review.
C4	5. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C4 is deleted by the strikethrough words/numbers as follows: HYDROGEOLOGICAL MODELLING AND RECHARGE STORMWATER MANAGEMENT C4 The Applicant must prepare a revised Hydrogeological Report that includes detailed analysis of the hydrogeological conditions and the requirements for the survival of the Nowra Heath-myrtle and the Spring-Tiny Greenhood Orchid on and within proximity of the Etc.	OK – Per proposal	Yes
C5	6. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C5 is deleted by the strikethrough words/numbers as follows:	OK – Per proposal	Yes

Condition No.	Proposed Change	Comment	Accepted
	RECHARGE AND STORMWATER MANAGEMENT SYSTEM C5—The final recharge and stormwater management system must be designed to respond to the recommendations of the revised Hydrogeological Report approved by the Planning Secretary under Condition C4. The final designs of the recharge and stormwater management system must: Etc		
C6	7. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C6 is amended by the insertion of the bold and underlined words/numbers and deletion of the strikethrough words/numbers as follows: GROUNDWATER DEPENDENT ECOSYSTEMS MONITORING AND MITIGATION REQUIREMENTS C6 Within three months of the issue of development consent, the Applicant shall prepare and submit a detailed Monitoring Program, including baseline monitoring, to quantify the off-site impacts of the development on groundwater dependent species (Nowra Heath myrtle, Spring Tiny Greenhood Orchid, the Swamp Paperbark community and small moss gardens). The Monitoring Program must be submitted to the Planning Secretary for approval and must include: (a) parameters to be monitored, frequency and location of monitoring; (b) health of the vegetation; and (c) monitoring of the groundwater and surface water flow regime and water quality parameters to the threatened vegetation species to confirm the system is achieving the design flow regime and water quality targets. <u>Water monitoring and mitigation measures must be consistent with the following requirements:</u> <u>(a) Water Monitoring must occur in accordance with the approved Monitoring Program set out in the Mundamia Post Approval Plan C6 Monitoring Plan (Version 4), prepared by AVID Property Group Pty Ltd and dated 30 October 2025 for the duration of the development construction and continue for a minimum of five years after the issue of the final Subdivision Certificate for the development; and</u> <u>(b) in the event that the water quality trigger values are exceeded, actions / mitigation measures must be carried out in accordance with the recommendations of Section 4.1 of the Revised Stormwater Management Assessment: Lot 30 DP 1198692, Mundamia, NSW (issue 1 FINAL), prepared by Martin and Associates and dated 9 February 2024.</u>	Should be (a) <i>Mundamia Post Approval Plan C6 Monitoring Plan (version 4) prepared by Ecological Australia dated 30 October 2025</i> And (b) ... prepared by Martens and Associates Question for DPHI – in the event Stage 2 Mundamia (on adjacent site) commences and impacts water quality, how is this managed/reflected in the condition?	Yes – subject to editing changes.
C7	8. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C7 is deleted by the strikethrough words/numbers as follows: C7—Prior to the issue of the first Construction Certificate for the construction of the final recharge and stormwater management system approved under Condition C5, the Applicant shall prepare and submit a detailed Recharge and Stormwater Management System Monitoring Program. The Monitoring Program must identify the monitoring and maintenance requirements for the system including: etc	OK – Per proposal Need to delete in consolidated consent.	Yes – note that this is not shown in the consolidated consent to be deleted.
C8	9. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C8 is deleted by the strikethrough words/numbers as follows: C8—Prior to the issue of any Construction Certificate, the Applicant shall submit a Contingency Strategy to the Planning Secretary for approval identifying the measures that must be implemented if the development results in a statistically significant reduction in the number of Nowra Heath myrtle plants or Tiny Greenhood Orchid habitat or plants within the monitoring area, or a reduction in the extent of the Swamp Paperbark community or small moss gardens located within the monitoring area. This Strategy must be prepared in consultation with Council and DPI Water. Etc	OK – Per proposal	Yes

Condition No.	Proposed Change	Comment	Accepted
C12	10. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C12 is amended by the insertion of the bold and underlined words/numbers and deletion of the strike through words/numbers as follows: DETAILED EARTHWORKS DESIGN PLANS C12 Prior to the issue of a Construction Certificate for each stage of the development, the Applicant shall provide plans, endorsed by a suitably qualified person to the Certifier confirming the earthworks incorporate the recommendations identified in Section 3.5 of the <i>Preliminary Geotechnical and Constraints Assessment Lot 3 DP 568613 & Lot 384 DP 755952 Mundamia NSW</i>, prepared by Martens Consulting Engineers dated November 2008, and the requirements outlined in Attachment C of the Revised Stormwater Management Assessment Lot 30 DP 1198692, Mundamia Urban Release Area, Mundamia NSW (Issue 1 FINAL), prepared by Martens Consulting Engineers dated May 2015 9 February 2024, where relevant. A copy of the civil engineer's endorsement shall be forwarded to the Department and Council prior to works commencing within each stage of the development	OK – Per proposal Consultants should be Martens and Associates not 'Martens Consulting Engineers'.	Yes
C13	11. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C13 is amended by the insertion of the bold and underlined words/numbers and deletion of the strike through words/numbers as follows: UTILITIES AND SERVICES C13 The Applicant must apply under section 305, Division 5, Part 2, Chapter 6 of the <i>Water Management Act 2000</i>, for a Certificate of Compliance from Shoalhaven Water for each stage of the development, inclusive of Stages 0 to 11. Relevant conditions/requirements, including monetary contributions (where applicable), are provided under section 305, Division 5, Part 2, Chapter 6 of the <i>Water Management Act 2000</i>. A Development Application Notice issued by Shoalhaven Water will outline the conditions/requirements that must be adhered to. All relevant conditions listed in the Shoalhaven Water Development Application Notice that are required to be satisfied prior to the issue of a Construction Certificate must be complied with and accepted by Shoalhaven Water. A Construction Certificate for each stage of the development must not be issued until the Certifier has obtained written confirmation from Shoalhaven Water that the conditions of the Shoalhaven Water Development Application Notice applicable to the relevant stage of the development have been complied with.	OK – with minor change: Add in 'demolition' "inclusive of 'demolition and' Stages 0-11" Shoalhaven Water require a Shoalhaven water notice for demolition. .	Yes
C14	12. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C14 is amended by the insertion of the bold and underlined words/numbers and deletion of the strike through words/numbers as follows: C14 Land must be set aside for the provision of a sewerage pumping station (SPS) to service the lands that will drain to this proposed SPS as shown in the approved subdivision plan. The parcel of land for the SPS must:- (a) be adjacent and/or have access to a public road by "axe handle". Where a public road is initially not available, then an easement for access and services over Lot 30 DP 4198692 is to be provided in favour of Shoalhaven City Council; (b) have a minimum easement width of 40 m; (c) have an area of approximately 908 m2 (as shown on Allen Price & Searratts plan Ref 25489-11 Rev 17), or as directed by the Shoalhaven Water; and (d) be transferred to Shoalhaven City Council at no cost upon the registration of the Subdivision Certificate for Stage 1 of the development.	OK – Per proposal	Yes

Condition No.	Proposed Change	Comment	Accepted
C15	13. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C15 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striktthrough words/numbers as follows: DESIGNS STANDARDS C15 Prior to the issue of each Construction Certificate, engineering design plans and specifications for internal works are to be submitted to and approved by the Certifier. Details of all proposed works in the existing road reserve must be submitted to and approved by Council. In addition, the civil and road works must: (a) be designed in accordance with <u>consider</u> the requirements of the Shoalhaven Development Control Plan 2014, Council's Engineering Design Specifications, and Development Construction Specifications, current at the time of construction; (b) be designed by a qualified practising engineer in accordance with and consider Council's Engineering Design Specifications; (c) be carried out by suitably qualified and experienced practitioners, with all work to be in accordance with consider Council's Engineering Design Specifications. In relation to the stormwater drainage design, the minor and major systems must be designed for a 1:5 year and 1:100 year rainfall recurrence intervals respectively, as follows: (i) major systems must be designed by a qualified practising engineer; and (ii) minor systems must be designed by Registered Surveyor or Engineer. Note: Civil engineering work approvals and plans are only current for a period of 2 years. Details of proposed line markings and regulatory signs must be submitted to Council for referral to the Shoalhaven Traffic Committee and subsequent recommendation to Council. Six to eight weeks should be allowed for this.	OK – Per proposal	Yes
C16	14. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C16 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striktthrough words/numbers as follows: ROAD DESIGN AND STANDARDS (URBAN) C16 Prior to the issue of the first Construction Certificate for road forming works, road formation designs must be submitted to and approved by Council. The designs must identify the integral barrier kerb and gutter and layback kerb and gutter specifications for all roads within the subdivision. The road forming works must also comply with the following requirements: (a) provide a 0.5 m berm for cut and fill inside lots from the road boundary; (b) provide subsoil drainage behind the kerb line on both sides of all roads; (c) provide kerb return radii at all intersections suitable for service vehicles and for Austroads 14.5 m buses on bus routes. This may require larger radii kerb returns; (d) have a minimum thickness of 30 mm of 10 mm asphalt concrete (AC10) on a pavement designed in accordance with Council's <i>Engineering Design Specifications</i>; and (e) the road design requirements outlined in <i>Planning for Bushfire Protection 2006</i>; and (f) <u>any areas adjoining public land are required to be constructed with upright kerb and gutter.</u>	OK – Per proposal RTS Report	Yes
C18	15. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C18 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striktthrough words/numbers as follows: C18 The Applicant shall construct design <u>construct</u> an entry threshold on Road 1, north of Road 16 and roundabouts at the intersections of Road 1 with George Evans Road, Road 1 and Road 9, and Road 1 and Road 14 consistent with the PA executed under Condition C3. Details of the above must be shown on the Construction Certificate Drawings. Note: Concept designs for all traffic facilities and traffic calming treatments including all roundabouts, the northern threshold, the shared pathway (cycleway) and all line marking and signage throughout the development will require referral to the Shoalhaven Traffic Committee for approval. A minimum of six to eight weeks should be allowed for this. Any amendments to the designs following these approvals must be shown on the Construction Certificate drawings.	The roundabout at George Evans Road and Road 1 may not be required as per latest VPA discussions. Add wording to provide flexibility if this RAB is not required.	Yes – subject to editing changes.

Condition No.	Proposed Change	Comment	Accepted
C24	16. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C24 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striktthrough words/numbers as follows: STORMWATER DRAINAGE DESIGN C24 Major and minor drainage systems must be designed by a qualified practising engineer in accordance with and consider: (a) Council's <i>Engineering Design Specifications</i> and the <i>Shoalhaven Development Control Plan 2014</i>; and (b) the <u>Revised Stormwater Management Assessment: Lot 30 DP 1198692, Mundamia, NSW (issue 1 FINAL), prepared by Martin and Associates and dated 9 February 2024;</u> and (c) any water management and mitigation measures required under Condition C8(b). The minor and major systems must be designed for 20 % AEP for residential areas and have consideration for the 1 % AEP rainfall events respectively. Details must be shown on the Construction Certificate drawings.	OK – Per proposal Should be 'Martens and Associates'	Yes
C32	17. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C32 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striktthrough words/numbers as follows: CONSTRUCTION TRAFFIC MANAGEMENT PLAN-SUB PLAN C32 Prior to the issue of the Construction Certificate for each stage of the development (i.e. Stages 4 0 to 11), the Applicant shall prepare and submit a Construction Traffic Management Sub-Plan (CTMP) to the Certifier for approval. The CTMP shall: (a) outline the duration of the construction works identified in the relevant Construction Certificate; (b) detail the measures that would be implemented to ensure road safety, network efficiency and access during construction; (c) contain a drivers' code of conduct to: (i) minimise the impacts of construction on the local and regional road network; and (ii) minimise conflicts with other road users; (d) detail heavy vehicle routes, access and parking arrangements for employees and contractors; (e) identify whether maintenance of the haulage routes is required, and the name of the person responsible for such maintenance; (f) demonstrate that access to private properties will be maintained at all times; and (g) if necessary, detail procedures for notifying any nearby residents of any potential disruptions to routes.	OK – Per RTS Report – slight change (does not include the words “or substage” but achieves the same outcome.	Yes

Condition No.	Proposed Change	Comment	Accepted
C33	18. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C33 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striketrough words/numbers as follows: EROSION AND SEDIMENT CONTROL SUB-PLAN C33 A Soil and Water Management Plan (SWMP) and accompanying specifications for the construction phase of the works, must be prepared by a suitably qualified and experienced person and based on the Landcom manual - <i>Soils and Construction, Managing Urban Stormwater, Vol 1, 4th Edition, March 2004</i>, and submitted to the Certifier for approval. The SWMP must be approved prior to the issue of a Construction Certificate. The SWMP must include, but is not limited to: (a) the area proposed to be exposed to the possibility of erosion as used in the calculations; (b) existing and final contours (clearly distinguished and adequately annotated); (c) identification of existing vegetation and current site drainage patterns; (d) nature and extent of proposed clearing, excavation and filling; (e) provision for the diversion of runoff around disturbed areas; (f) location and type of proposed erosion and sediment control measures; (g) location of vegetated buffer strips, unstable slopes, boggy areas, and restricted, "noaccess" areas; (h) approximate location and proposed treatment of haul roads, borrow pits, site sheds and stockpiles; (i) location of, and proposed means of stabilisation of site access; (j) proposed staging of construction and SWMP measures; (k) proposed site rehabilitation measures, including seeding of all bare un-grassed areas, turf where erosion or scouring is likely to occur, and frequency of watering; (l) maintenance program for all soil and water management measures; (m) disposal site for silt removed from sediment traps; (n) all design criteria and calculations used to size erosion and sediment control measures; and (o) standard construction drawings for proposed soil, wind and water management measures; and <u>(p) proposed staging of construction and SWMP measures including the commissioning / decommissioning timing of any proposed temporary sediment basins.</u>	This is a new condition but was expected to be include – Council sked for this at DA stage and we advised that it was a SWC matter. No issues for SWC.	Yes

Condition No.	Proposed Change	Comment	Accepted
C35	19. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C35 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striketrough words/numbers as follows: LANDSCAPE AND VEGETATION MANAGEMENT PLAN C35 Prior to the issue of the first Construction Certificate, a Master Landscape and Vegetation Management Plan for the area identified as 'Area A' in Appendix 2 of this consent, must be submitted to and approved by Council. The plan shall: (a) be prepared by a suitably qualified and experienced landscape architect in consultation with the RFS; (b) identify the location of all existing and proposed infrastructure , including underground services; (c) identify existing site conditions (contours, vegetation, drainage, etc.); (d) identify the approximate location and description of structures and vegetation (in particular any groundwater dependent species) on adjacent properties; (e) identify all vegetation to be retained and removed, including isolated trees or habitats of ecological significance; (f) demonstrate planting will be undertaken in accordance with the entrance/gateway requirements and landscape strategy outlined in Chapter NB1 of the Shoalhaven Development Control Plan 2014, the requirements outlined in Appendix 5 of Planning for Bushfire Protection 2006 , and the relevant Australian Standards; (g) include street trees at the rate of two trees with minimum 35 litre pot size per allotment, or one tree larger tree with a minimum 60 litre pot size located centrally to each lot, unless otherwise agreed to by Council. The following details are to be shown on the plans: (i) each tree is to be protected by a braced structure comprising four timber posts with 75 mm x 75 mm minimum dimensions; and (ii) root barriers placed between the trees and above or below ground civil infrastructure to a minimum depth of 1 m, at least twice the pot size away from the tree and extend along the service for a minimum length of half the mature drip line. (h) a protocol to ensure trees in unformed road reserves, existing or proposed public/drainage reserve areas or pathways, and within lots are assessed by an Arborist, and those trees identified as being dangerous are to be removed. Assessment for removal is to be made based on the degree of risk to public or private property or persons; (i) identify all replacement trees for trees proposed for removal in existing public reserves; (j) specify locations for protective fencing around 'no go areas' and areas where trees will be retained; (k) specify the type of grass seed or turf to be used (Council prefers Australian native grasses in urban developments); (l) a list of: (i) the botanical and common names of all proposed plantings (and cultivar name if applicable); (ii) the size of all plants in litres when planted; (iii) details of the time it will take for each plant species to reach maturity; and (iv) typical plant heights and spread at maturity (to determine possible restriction to sight distance and clearance at intersections and other locations as necessary); (m) ensure timber steel bollards are provided 1 m from the kerb adjacent to the proposed bushland reserve; (n) ensure no turf is located adjacent to bushland reserves along the site perimeter road; and (o) describe on-going measures that will be implemented to maintain landscaping and vegetation within 'Area A' for the life of the development.	All changes accepted except (m) . New change (m) changing 'timber' bollards to 'steel'. No information has been provided as to the nexus between the changes under the approved development and the MOD 3 changes to require this change. Conditions should have a nexus to the subject of the application and this change appears to have none. The external boundary of the site remains largely unchanged and the bushfire assessment of the proposal also remains substantially the same as the original approval.	(m) not accepted. No nexus between change and proposed modification application.
C35A	20. Schedule 2, Part D Prior to Commencement of Works – Condition C35A is insertion by the <u>bold and underlined</u> words/numbers as follows: OPEN SPACE PROVISION <u>C35A. Prior to the issue of the first Construction Certificate, an Open Space Provision report and plan must be submitted to and approved by Council. The plan must:</u> (a) <u>consider Council's draft Community Infrastructure Strategic Plan;</u> (b) <u>classify the central Public Reserve open space as a local level open space; and</u> (c) <u>provide for a local play space in accordance with CISP key performance measures.</u>	This condition cannot be agreed to at this time. No detail has been provided by Council with regard to the implications of this condition and the nexus of the condition and the proposed changes under MOD3. NO 'Open space provision report' was required under the original consent, and no reasoning has been provided regarding why the modifications sought under this application necessitate the additional information. Council's Community Infrastructure Planning Team has also advised that the draft CISP public exhibition is now scheduled for late April 2026. Planning and design of this space will be unreasonably delayed by this condition.	Not accepted. Information not provided with regard to the proposed changes and requirement for this change. Like C35, there is no detail regarding the nexus of the change under MOD3 and the new report requirement.

Condition No.	Proposed Change	Comment	Accepted
C36	21. Schedule 2, Part C Prior to Issue of a Construction Certificate – Condition C36 is amended by the insertion of the bold and underlined words/numbers and deletion of the strikethrough words/numbers as follows: STAGE SPECIFIC LANDSCAPE AND VEGETATION MANAGEMENT PLANS C36. Prior to the issue of each Construction Certificate for works within Stages 1 to 11, a stage specific Landscape and Vegetation Management Plan must be submitted to and approved by Council. The stage specific Landscape and Vegetation Management Plans shall must be consistent with the requirements outlined in the Master Landscape and Vegetation Management Plan and open space details approved under Conditions C35 and C35A above.	New condition however C35A amendment is not agreed.	Yes – subject to C35A
D9	New modification required Insert the words, 'other than demolition works' and delete D12 Prior to the commencement of works, other than 'demolition works' the Applicant must prepare and submit an updated Construction Management Plan (CMP) ...	The condition requires 'approved' plans from conditions C31, to 33 and D11 and D12 to be included in the CMP. C31 -33 are required to be satisfied prior to the issue of a CC. No CC is required for demo work. D11 should be modified to exclude Demo work and D12 is deleted. Condition E7 applies already for demolition work to ensure environmental standards are adhered. RAP outlines construction methodology.	New condition amendment proposed.
D10	22. Schedule 2, Part D Prior to Commencement of Works – Condition D10 is amended by the insertion of the bold and underlined words/numbers and deletion of the strikethrough words/numbers as follows: CONSTRUCTION MANAGEMENT PLAN D10 As part of the CMP required under Condition D9 of this consent, the Applicant shall include the following sub-plans approved under Conditions C31 to 33 and Conditions D11 and D12 of this consent: (a) environmental management; (b) construction traffic; (c) stormwater management; (d) erosion and sediment control; (e) groundwater dependent ecosystems; and (f) community consultation and complaints handling	OK – Per proposal	Yes
D11	Amend to as follows: A Stormwater Management sub-plan must be submitted to the Certifier for approval prior to the commencement of works within each stage Stages 0 – 11 of the development.	To exclude applying to applicable to Demo. Not relevant for demolition works undertaken as early works. E11 has sed and erosion requirements.	
D12	23. Schedule 2, Part D Prior to Commencement of Works – Condition D12 is deleted by the strikethrough words/numbers as follows: GROUNDWATER DEPENDENT ECOSYSTEMS CONSTRUCTION MANAGEMENT SUB-PLAN D12. Prior to the commencement of construction works in each stage of the development, a Groundwater Dependent Ecosystems Management Sub-Plan must be submitted to and approved by Council. This sub-plan must: (a) include a plan identifying the location and type of fencing required to protect vegetation located in 'Area B' as identified in Appendix 2; (b) identify suitable locations for the installation of signage along the perimeter fencing required under (a) above, to ensure the land within 'Area B' is clearly delineated and protected; (c) include measures to ensure sediment laden water is not directed into 'Area B' or any areas where GDEs are located outside the application area; (d) provide locations and design details for all sediment control measures required to ensure silt laden water is intercepted before reaching any sensitive areas the subject of the water quality monitoring required under Condition C6; and (e) include measures to ensure all operational water quality controls constructed for each stage of the development are protected (once the devices become operational) for the duration of the construction works.	OK – Per proposal	Yes

Condition No.	Proposed Change	Comment	Accepted																																																										
	24. Schedule 2, Part B Administrative Conditions – Condition D14 is amended by the insertion of the bold and underlined words/numbers and deletion of the struckthrough words/numbers as follows: BIODIVERSITY OFFSET REQUIREMENTS D14. The Applicant must retire the credits listed in Table 1, or retire credits as otherwise agreed by the Planning Secretary, to offset the ecological impacts of the development in accordance with the NSW Biodiversity Offset Policy for Major Projects (OEI 2014b). The credits must be retired in phases prior to the commencement of works within stages 1, 4 and 7.5 of the development, in accordance with the minimum requirements set out in Table 2 below. Table 1: Total Ecosystem and Species Credits Required to Offset the Development <table><tr><th colspan="3">Summary of Ecosystem Credits</th></tr><tr><th>Plant Community Type</th><th>Impact Area (ha)</th><th>Credits Required</th></tr><tr><td>SR594 Red Bloodwood - Hard-leaved Scribbly Gum - Silvertop Ash heathy open forest on sandstone plateaux of the lower Shoalhaven Valley, Sydney Basin Bioregion (PCT 1082)</td><td>4.27 4.53</td><td>254 266</td></tr><tr><td>OR</td><td></td><td></td></tr><tr><td>SR549 Grey Gum – Blue-leaved Stringybark open forest on gorge slopes, southern Sydney Basin Bioregion and north east South Eastern Highlands Bioregion</td><td></td><td></td></tr><tr><td>SR556 Hairpin Banksia- Kunzea ambigua – Allocasuarina distyla heath on coastal sandstone plateaux, Sydney Basin Bioregion</td><td>2.29</td><td>109</td></tr><tr><td>OR</td><td></td><td></td></tr><tr><td>SR557 Hairpin Banksia - Slender Tea-tree heath on coastal sandstone plateaux, Sydney Basin Bioregion (PCT 882)</td><td></td><td></td></tr><tr><td>SR594 Red Bloodwood - Hard-leaved Scribbly Gum - Silvertop Ash heathy open forest on sandstone plateaux of the lower Shoalhaven Valley, Sydney Basin Bioregion (PCT 1082)</td><td>3.16</td><td>151</td></tr><tr><td>OR</td><td></td><td></td></tr><tr><td>SR595 Red Bloodwood – scribbly gum healthy woodland on sandstone plateaus of the Sydney Basin Bioregion</td><td></td><td></td></tr><tr><td>SR648 Swamp mahogany swamp sclerophyll forest on coastal lowlands of the Sydney Basin Bioregion and South East Corner Bioregion</td><td>0.74</td><td>33</td></tr><tr><td>TOTAL</td><td>40.46 10.72</td><td>544 559</td></tr><tr><th colspan="3">Summary of Species Credits</th></tr><tr><th>Species</th><th>Impact Area (ha)</th><th>Credits Required</th></tr><tr><td>Triplarina nowraensis (Nowra Heath-myrtle)</td><td>0.945 ha-336 stems (BOS - Current approval)</td><td>4,995 5,040</td></tr></table> Table 2: Staging Schedule of for the Retirement of Ecosystem and Species Credits Required to Offset the Development <table><tr><th>Timing</th><th>Biodiversity Offset Commitment</th></tr><tr><td>Prior to development commencing for Stage 1</td><td> 60-203 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1; and </td></tr><tr><td></td><td> 4,006 5,040 species credits must be retired to offset the loss of Triplarina nowraensis. </td></tr><tr><td>Prior to development commencing for Stage 4</td><td> 242-153 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1. </td></tr><tr><td>Prior to development commencing for Stage 7 Stage 5</td><td> 242-203 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1. </td></tr></table>	Summary of Ecosystem Credits			Plant Community Type	Impact Area (ha)	Credits Required	SR594 Red Bloodwood - Hard-leaved Scribbly Gum - Silvertop Ash heathy open forest on sandstone plateaux of the lower Shoalhaven Valley, Sydney Basin Bioregion (PCT 1082)	4.27 4.53	254 266	OR			SR549 Grey Gum – Blue-leaved Stringybark open forest on gorge slopes, southern Sydney Basin Bioregion and north east South Eastern Highlands Bioregion			SR556 Hairpin Banksia- Kunzea ambigua – Allocasuarina distyla heath on coastal sandstone plateaux, Sydney Basin Bioregion	2.29	109	OR			SR557 Hairpin Banksia - Slender Tea-tree heath on coastal sandstone plateaux, Sydney Basin Bioregion (PCT 882)			SR594 Red Bloodwood - Hard-leaved Scribbly Gum - Silvertop Ash heathy open forest on sandstone plateaux of the lower Shoalhaven Valley, Sydney Basin Bioregion (PCT 1082)	3.16	151	OR			SR595 Red Bloodwood – scribbly gum healthy woodland on sandstone plateaus of the Sydney Basin Bioregion			SR648 Swamp mahogany swamp sclerophyll forest on coastal lowlands of the Sydney Basin Bioregion and South East Corner Bioregion	0.74	33	TOTAL	40.46 10.72	544 559	Summary of Species Credits			Species	Impact Area (ha)	Credits Required	Triplarina nowraensis (Nowra Heath-myrtle)	0.945 ha-336 stems (BOS - Current approval)	4,995 5,040	Timing	Biodiversity Offset Commitment	Prior to development commencing for Stage 1	60-203 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1; and		4,006 5,040 species credits must be retired to offset the loss of Triplarina nowraensis.	Prior to development commencing for Stage 4	242-153 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1.	Prior to development commencing for Stage 7 Stage 5	242-203 ecosystem credits must be retired to offset the loss of the PCTs identified in Table 1.	Should be: Triplarina nowraensis : Impact Area (ha): 333 stems (BOS-current approval) See Page 9 of ELA Proposed Table 1 and the RtS Report which addresses this. The numbers included in DPHIs draft consent are incorrect.	No. This change is not per the Ecologists report.
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E9	New amendment – delete ‘excavation’ so applies to demo stage. All excavation works involving the removal and disposal of asbestos	Should apply to all works.	New condition amendment proposed.																																																										

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F2	25. Schedule 2, Part F Prior to the Issue of Subdivision Certificate – Condition F2 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striketrough words/numbers as follows: SECTION 7.11 CONTRIBUTIONS F2 In accordance with Division 6, Part 4 of the Act, the contributions contained in Table 1 below, determined in accordance with the <i>Shoalhaven City Council's Contributions Plan 2019</i>, as at the date of this consent, must be paid to Council <u>for each lot in each stage of the development</u> prior to the issue of a Subdivision Certificate for each stage of the subdivision. Table 1: Contribution Items <table><tr><th>Project</th><th>Description</th><th>Rate</th><th>Qty</th><th>Total</th></tr><tr><td>01AREC2006</td><td>Northern Shoalhaven Sports Stadium</td><td>\$563.30</td><td>1</td><td>\$563.30</td></tr><tr><td>01AREC0009</td><td>Planning Area 1 recreational facilities upgrades</td><td>\$721.31</td><td>1</td><td>\$721.31</td></tr><tr><td>01AREC3007</td><td>Nowra Swimming Pool Expansion</td><td>\$400.98</td><td>1</td><td>\$400.98</td></tr><tr><td>01CFAC0014</td><td>Mundamia URA Community/ChildcareCentre</td><td>\$2,510.39</td><td>1</td><td>\$2,510.39</td></tr><tr><td>01CFAC2012</td><td>Nowra Integrated Youth Services Centre</td><td>\$32.09</td><td>1</td><td>\$32.09</td></tr><tr><td>01OREC0014</td><td>Mundamia URA - Central Open Space</td><td>\$1,946.63</td><td>1</td><td>\$1,946.63</td></tr><tr><td>01ROAD0145</td><td>Mundamia URA Access Roads</td><td>\$4,791.56</td><td>1</td><td>\$4,791.56</td></tr></table> Etc.	Project	Description	Rate	Qty	Total	01AREC2006	Northern Shoalhaven Sports Stadium	\$563.30	1	\$563.30	01AREC0009	Planning Area 1 recreational facilities upgrades	\$721.31	1	\$721.31	01AREC3007	Nowra Swimming Pool Expansion	\$400.98	1	\$400.98	01CFAC0014	Mundamia URA Community/ChildcareCentre	\$2,510.39	1	\$2,510.39	01CFAC2012	Nowra Integrated Youth Services Centre	\$32.09	1	\$32.09	01OREC0014	Mundamia URA - Central Open Space	\$1,946.63	1	\$1,946.63	01ROAD0145	Mundamia URA Access Roads	\$4,791.56	1	\$4,791.56	OK – Per RtS report	Yes
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F8	26. Schedule 2, Part F Prior to the Issue of Subdivision Certificate – Condition F8 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striketrough words/numbers as follows: F8 Prior to the release of a Subdivision Certificate for Stage 1 of the development, access is to be constructed in accordance with the layout approved under <u>Part A</u> of this consent. This includes access via Jonsson Road to George Evans Road and onto Yalwal Road and a new access road internally exiting the site to the south west corner and re-joining George Evans Road. This access is to be constructed/upgraded to be at a minimum, in accordance with section 4.1.3(2) <i>Property Access of Planning for Bushfire Protection 2006</i>, as amended from time to time, and is to be lawfully available to each lot within the subdivision. Note: Where this access road is located outside a road reserve then an easement shall be obtained providing all lots with approval to use this access, or the road is to be relocated within the road reserve boundaries .	OK – Per proposal Note: In consolidated consent version need to delete 'of' in 'layout approved under <u>of</u> this consent'	Yes																																								
F11	27. Schedule 2, Part F Prior to the Issue of Subdivision Certificate – Condition F11 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striketrough words/numbers as follows: F11 Prior to the issue of a Subdivision Certificate for Stage 1 of the development, the Applicant must construct a temporary alternate access road to the site in accordance with drawing 25489-18 <u>Revision P1, prepared by Allen Price and Scarratts, dated 6 July 2016 the approved subdivision plan</u>. This access must be constructed to comply with the minimum requirements outlined in Section 4.1.3(2) of <i>Planning for Bushfire Protection 2006</i> and is to be lawfully available to each lot within the subdivision until it is replaced with a public access road.	OK Note: this change isn't shown in the consolidated consent.	Yes																																								
F12	28. Schedule 2, Part F Prior to the Issue of Subdivision Certificate – Condition F12 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striketrough words/numbers as follows: F12 Prior to the sale of any lots and the release of any Subdivision Certificate <u>for any residential lots</u>, the Applicant must complete the construction of the NSP. The NSP must be constructed at the Applicant's expense to the satisfaction of Council and the RFS.	OK – Per proposal Including Council's feedback would state: F12. Prior to the sale of any lots and the release of any Subdivision Certificate <u>for any residential lots</u> , the Applicant must complete the construction of the <u>community hall to NSP standard NSP</u> . The <u>community hall NSP</u> must be constructed at the Applicant's expense to the satisfaction of Council and the RFS.	Yes with minor changes.																																								
F13	29. Schedule 2, Part F Prior to the Issue of Subdivision Certificate – Condition F13 is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the striketrough words/numbers as follows: F13 Prior to the release of a Subdivision Certificate <u>an Occupation Certificate for any building</u>, the Applicant must provide and install appropriate signage at the NSP detailing the NSP's function and the risk of using George Evans Road during bushfire, to the satisfaction of Council and the RFS.	To change to: Prior to the release of an Occupation Certificate for any residential building. Including Council's feedback the condition would state:	No																																								

Condition No.	Proposed Change	Comment	Accepted
		F13. Prior to the release of a Subdivision Certificate an Occupation Certificate for any residential building, the Applicant must <u>secure the approval of the change of use of the community hall to a NSP (and satisfy approval requirements)</u>, provide and install appropriate signage at the NSP detailing the NSP's function and the risk of using George Evans Road during bushfire, to the satisfaction of Council and the RFS. The reason for this is that to be an NSP, the initial building must be approved and built first, and only after changed to be an NSP. Need to have Occupation Certificate for initial building constructed and OC issued first in order to become an NSP.	
F26	30. Schedule 2, Part F Prior to the Issue of Subdivision Certificate – Condition F26 is amended by the insertion of the bold and underlined words/numbers and deletion of the strike through words/numbers as follows: REGISTRATION OF EASEMENTS/ RESTRICTION TO USE/ RIGHT OF CARRIAGEWAY F26 The creation of easement(s) for services, rights of carriage and restrictions as to user as are applicable under Section 88B of the <i>Conveyancing Act 1919</i>, including (but not limited to) the following: (a) easements for sewer, water supply, stormwater drainage, services and all public services/infrastructure on private and public property; (b) drainage easements are to be placed over all subsurface drains, inter allotment drainage and swale drains benefitting and burdening property owners. The width of subsurface drain easements is to be a minimum of 1 metre wide, depending on the depth of pipe (refer to section D5.16 of DCP 2014). Maintenance of inter allotment drains is to be included in the Section 88B instrument; (c) easements for drainage over future land where discharge from constructed stages is required. All easements must extend to a natural watercourse, existing drainage structure or easement, or suitable approved overland flow spreader; (d) except those required by Council, the final plan and associated instruments must not contain a restriction, that prohibits development allowed under the relevant environmental planning instruments applicable to the site; (e) the following restrictions as to user must be identified on the Plan of Subdivision: (i) all slabs and footings must be designed in accordance with the requirements outlined in Attachment C of the Stormwater Management Assessment Lot 30 DP 1198692, Mundamia Urban Release Area, Mundamia NSW, prepared by Martens & Associates Pty Ltd and dated May 2015; (ii) no development is permitted on any allotment that has been filled, unless foundations are designed to the soil classification as stipulated in AS2870; (iii) future landscaping within the approved lots must comply with the principles of Appendix 5 of Planning for Bushfire Protection 2006, as amended from time to time; (iv) all asset protection zones (APZs) must be maintained for the life of the development, consistent with the requirements of Section 4.1.3 and Appendix 5 of Planning for Bushfire Protection 2006 and the RFS' Standards for Asset Protection Zones ; (v) the temporary 100 m wide APZ running along the eastern side of the southern portion of Road 4 and 6 must be maintained as a temporary APZ until the land to the west is developed/cleared to the satisfaction of NSW RFS. temporary APZ and roads are to be provided in accordance with the Staging Plan; (vi) the removal and or disturbance of indigenous vegetation on the property, including canopy trees, understorey and groundcover vegetation, is restricted to that required to construct and maintain the approved development and specified APZ. Trees and other vegetation must be retained within the APZ where it complies with the prescriptions for Planning for Bushfire Protection APZ Guidelines. The removal or disturbance all other indigenous vegetation, including canopy trees, understorey and groundcover vegetation is prohibited without the prior written consent of the Shoalhaven City Council; (vii) landscaping of the property must be in accordance with the approved Landscape and Vegetation Management Plan(s) for 'Area A'. Owners and occupiers must comply with the actions and requirements of the approved Landscape and Vegetation Management Plan(s) for 'Area A'; (viii) cats must be kept completely within a dwelling, or in a cattery or cat run within the dwelling curtilage at all times (day and night); (ix) the following restrictions apply to the keeping of dogs: • a maximum of two dogs are permitted on the property at any time; • dogs must be restrained within the dwelling curtilage during the hours between sunset and sunrise each day by fencing/caging enclosures, leashing or physical restraint; and • dogs are prohibited from entering areas of indigenous vegetation on the property unless restrained (x) boundary and internal fences erected on the property must comply with the following conditions: • barbed-wire fencing is prohibited; • except for fencing to contain domestic pets within the approved APZs, boundary and internal fences must not impede the movement of native fauna;	OK – Per proposal	Yes

Condition No.	Proposed Change	Comment	Accepted
	- the removal of vegetation for fence construction must be undertaken with hand tools only (e.g. brushcutters, lawn mowers), and must be limited to a maximum width of 1 m; and - canopy trees must not be removed for fence construction. (xi) the planting of any species listed on the Weeds Australia NSW weeds list (www.weeds.org.au) on all allotments is prohibited; (xii) exotic perennial grasses listed on the Final Determination of the NSW Scientific Committee Invasion of native plant communities by exotic perennial grasses - key threatening process listing, are prohibited within the outer protection area and the APZs; and (xiii) vehicle access to lots 406 to 408 1001 to 1003 will be restricted to the rear lane adjacent to these lots.		
F33	31. Schedule 2, Part F Prior to the Issue of Subdivision Certificate – Conditions F33 to F37 are added by the insertion of the <u>bold and underlined</u> words/numbers as follows: <u>WATER SENSITIVE URBAN DESIGN (WSUD)</u> <u>F33 Prior to the issue of a Subdivision Works Certificate, a detailed design of permanent water quality, retention and reuse devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site generally in accordance with Council's Engineering Design and Construction Specifications is to be approved by Council. Specifications can be found on Council's website</u> <u>The stormwater treatment, retention and reuse design must consider the following:</u> <u>(a) the proposed WSUD strategy must comprise three end-of-line constructed wetlands, three CDS-type GPTs (or approved equivalent by Council), two infiltration trenches, and rainwater tanks on residential lots;</u> <u>(b) rainwater tanks in accordance with BASIX requirements. All rainwater tanks must have a 10kL volume and a minimum of 80% of roof areas contributing to the rainwater tanks;</u> <u>(c) no stormwater infrastructure is permitted in land zoned as Environmental Conservation without Council approval;</u> <u>(d) the WSUD strategy must be able to achieve stormwater pollutant reduction targets as outlined in Revised Stormwater Management Assessment (Martens, February 2024) and demonstrated using MUSIC software. The detailed MUSIC model must be provided to Council for approval;</u> <u>(e) the 50% AEP pre-development peak discharge must be maintained; and</u> <u>(f) the post-development duration of stream forming flows must be no greater than a stream erosion index of 2.</u>	There are portions of early works that are outside the treatment drainage catchment, and therefore a potential early works approval would not require the design of basins. Therefore propose: “...Prior to the issue of a Subdivision Works Certificate within the approved treatment catchment area, a detailed design...”	Yes – subject to editing changes.
F34	<u>F34 Prior to the issue of a Subdivision Works Certificate, a detailed design of constructed wetland stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site generally in accordance with Council's Engineering Design and Construction Specifications is to be approved by Council. Specifications can be found on Council's website.</u> <u>The constructed wetland design must consider the following:</u> <u>a) the constructed wetland must be located in a treatment train configuration immediately downstream of a GPT that is offline from the stormwater network to allow flows exceeding a 4 Exceedances per Year (EY) event to bypass the GPT;</u> <u>(b) for proprietary treatment devices, documentation from the supplier providing evidence that the proposed device has been appropriately sized for the contributing catchment must be submitted. Documentation from the supplier confirming the recommended MUSIC pollutant reduction targets must also be provided. The proprietary treatment device must as a minimum have a storage capacity to store 12-month of litter/sediment from the contributing catchment. The invert level of all proprietary treatment devices must be constructed at or above the Extended Detention Depth (EDD) of the downstream constructed wetland;</u>	Post OC/completion requirements should not be included under the requirement of 'prior to the issue of an SWC'. There it is proposed that items f, g and n should be moved to other conditions (for example n should be a restriction or positive covenant). b) should specify “...invert level of outlet pipe of all proprietary...” c) should be based on current issue of Melbourne Water Constructed Wetlands Design Manual at time of approval – future versions may make approvals unworkable without knowledge of any possible changes. e) should be “...without significant dead spots.” f) it is unclear what the intention of this condition is. Is this from a blue book perspective? Or staged MUSIC modelling? This could severely compromise performance of the system in a staged release. h) grades steeper than 1V;4H must be planted – please clarify intention – is turfing considered 'planted'? k) should be clarified to make proper documentation references. I believe this may be referring to the NSW 'yellow book' – however in my experience SCC have not referred to this before in similar jobs nor in any dcps/standards/guidelines.	Not in current form. See comments.

Condition No.	Proposed Change	Comment	Accepted
	(c) <u>the constructed wetland must be designed in accordance with the latest version of the Melbourne Water Wetland Design Manual or a demonstrated equivalent approved by Council;</u> (d) <u>the constructed wetland must have a maximum Extended Detention Depth (EDD) of 500mm and a notional detention time between 48 and 72 hours;</u> (e) <u>all inflows must enter the upstream end of the constructed wetland to ensure flows pass through the full length of the treatment device without any dead spots or the ability for flows to short-circuit the constructed wetland. A deeper pool is required in the location of both inflow and outflow pipes. A length to width ratio greater than 4:1 is required for the macrophyte zone;</u> (f) <u>proprietary treatment devices are not to be considered in operational stage before at least 90% of upstream catchment is fully developed and disturbed land has been stabilised;</u> (g) <u>the constructed wetland / basins must be brought online with the staged delivery of the subdivision, with the Applicant being responsible for the cleaning / maintenance of basins until final handover when at least 90% of upstream catchment is fully developed;</u> (h) <u>land must be retained around the stormwater system to allow Council to access stormwater infrastructure and conduct maintenance activities. A minimum 3m average width buffer around the stormwater devices (measured from the top of batter) are required for access, landscaping and safety requirements unless an alternative setback is approved by Council. All surfaces with a grade steeper than 1V:4H must be planted;</u> (i) <u>batter slopes for the sediment basin and constructed wetland that are steeper than 1V:4H including vertical retaining walls, are not permitted unless approved by Council;</u> (j) <u>a vehicle access ramp must be provided to all GPT and constructed wetland treatment devices for maintenance and operation requirements, such as debris, litter and sediment removal and vegetation reinstatement. Access slopes for maintenance vehicles should not exceed 1V:8H for trucks and 1V:5H for excavators and other maintenance vehicles. Access turning paths must be demonstrated to comply with AS2890.2 for a medium rigid vehicle (MRV);</u> (k) <u>land must be made available for decanting in accordance with the Water Management and Disposal requirements of the Guidelines for the Maintenance of Stormwater Treatment Measures;</u> (l) <u>landscape details for the constructed wetland and surrounds are to be included on the Landscape Plan and submitted to Council for approval;</u> (m) <u>stormwater detention is to be provided above the constructed wetland footprint. The maximum permitted depth of stormwater detention (EDD and OSD) is 1200mm. Stormwater bypass flows above the 4 EY event can only enter the OSD storage after the treatment EDD has been filled. The DRAINS model (or approved alternative software accepted by Council) must be provided to Council for approval of the OSD modelling;</u> (n) <u>rainwater tanks / OSD for each lot within the subdivision are to be provided and fully operational prior to the issue of the first Occupation Certificate for the building on each lot;</u> (o) <u>detail design of inlet and outlet configurations to be undertaken in consultation with Council to simplify construction, ensure ongoing performance of WSUD and OSD components, and ease of maintenance; and</u> (p) <u>Council's Engineering Design Specification where relevant.</u>		
F35	<u>F35 Compliance checklists are to be prepared by the WSUD Designers and submitted to Council before the issue of the relevant Subdivision Works Certificate. The checklists must incorporate all checks and certifications that are required to be carried out during the civil construction phase, asset protection phase, landscape practical completion phase and final compliance inspection before final handover.</u>	OK – Per proposal	Yes
F36	<u>F36 The developer is responsible for all maintenance of the stormwater infrastructure including GPT devices, constructed wetlands, and infiltration trenches for a period of 3 years from construction up until Council's acceptance that the WSUD devices and associated stormwater assets are of a satisfactory condition at the end of the 3-year maintenance period. Approaching hand over at the conclusion of the 3-year maintenance period, a site meeting with Council must be arranged by the developer. The objective of the meeting will be to identify any outstanding actions that require rectification by the developer before asset hand over. Annual reports documenting maintenance activities, implementation measures, and containing all monitoring results are to be submitted to Council during this phase.</u>	The requirement for a 3-year maintenance period seems onerous given the interpretation that this will not start until following 90% completion of dwellings. A more typical 12-month maintenance period would be appropriate in this context.	Yes – subject to editing changes.

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F37	F37 The following conditions are required to be considered for WSUD devices to be handed over to Council. (a) the WSUD infrastructure has been designed and constructed in accordance with Council guidelines, the approved design drawings, and specifications; (b) all WSUD infrastructure has been maintained in accordance with the approved WSUD Operation and Maintenance Manual. This includes but is not limited to, the removal of all sediment and litter from GPT devices, removal of any weeds and reinstatement of any dead or unhealthy plants; (c) any accumulated sediment has been removed to the as-built invert levels of the constructed wetlands; (d) for the infiltration trenches, an infiltration test has been undertaken to validate the saturated hydraulic conductivity is in accordance with the approved design. The infiltration test must be observed by Council's Development Engineering Coordinator or delegate; (e) any identified defects have been rectified to the satisfaction of Council at the developers cost; and (f) work as executed (WAE) drawings have been provided to and accepted by Council.	Item d could be deleted as the infiltration trenches are largely nominal (now that it has been established GDEs are not present downstream) to introduce as much infiltration as possible. Infiltration from the trench will be limited by the ksat value of the surrounding ground – which is as per the existing state.	Yes – subject to editing changes.																																																																																													
Appendix 1	32. Appendix 1 – Schedule of Approved Documents is amended by the insertion of the <u>bold and underlined</u> words/numbers and deletion of the strike through words/numbers as follows: APPENDIX 1 - SCHEDULE OF APPROVED DOCUMENTS (AS AMENDED BY THE CONDITIONS OF CONSENT) <table><tr><th>Drawing ref/Report Title</th><th>Drawing/Report Author</th><th>Date</th></tr><tr><td colspan="3">Environmental Assessment Report</td></tr><tr><td>Environmental Assessment Report</td><td>Cowman Stoddart</td><td>April 2013</td></tr><tr><td>Preliminary Geotechnical and Constraints Assessment</td><td>Martens and Associates</td><td>November 2008</td></tr><tr><td>Stage 1 Contamination Assessment</td><td>Martens and Associates</td><td>March 2009</td></tr><tr><td>Stage 2 Environmental Site Assessment</td><td>Martens and Associates</td><td>April 2013</td></tr><tr><td>Remediation Action Plan</td><td>Martens and Associates</td><td>April 2013</td></tr><tr><td>Hydrogeological Assessment</td><td>Martens and 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March 2024</td></tr><tr><td>Amending Appendix 2 VMP Areas Letter</td><td>Eco Logical Australia</td><td>22 June 2023</td></tr></table>	Drawing ref/Report Title	Drawing/Report Author	Date	Environmental Assessment Report			Environmental Assessment Report	Cowman Stoddart	April 2013	Preliminary Geotechnical and Constraints Assessment	Martens and Associates	November 2008	Stage 1 Contamination Assessment	Martens and Associates	March 2009	Stage 2 Environmental Site Assessment	Martens and Associates	April 2013	Remediation Action Plan	Martens and Associates	April 2013	Hydrogeological Assessment	Martens and Associates	June 2011	Aboriginal Heritage Assessment	South-East Archaeology	December 2008	Transport Report	CBHK	May 2012	Utilities Investigation Report	Allen Price and Associates	14 November 2012	Construction Management Plan (Brief Outline)	Allen Price and Associates	April 2011	Preferred Project Report			Preferred Project Report	Cowman Stoddart	January 2015	Stormwater Management 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Addendum – dated 11 December 2023 - Delete “Post Approval Plans C6 Monitoring Plan, Ecological Australia, 2 July 2020” – this was replaced with the new 30 October 2025 (Version 4) report. - Post Approval Plans C6 Monitoring Plan, 30 October 2025 (Version 4) is prepared by Ecological Australia, not AVID. - Delete “& Scarratts” from Drawing Reference N25489-SK109 Issue 1 Open Sace Area Mundamia Growth Area, 24 Sept 2025. New title block used. - Delete ‘Indicative Super lot Subdivision Plan N25489-SK107’ – this plan is indicative only and will be subject to future DAs with Council.	Accepted in principal with noted editing changes.
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N25489-SK107</td><td>Allen Price and Scarratts</td><td>24 September 2025 18 December 2023</td></tr></table>	Landscape Concept Package	Taylor Brammer	15 December 2023	Post Approval Plans C6 Monitoring Plan	Eco Logical Australia	2 July 2020	Recharge and Stormwater Management System Monitoring Program - Consent Condition C7	Martens	21 June 2022	Mundamia Post Approval Plan C6 Monitoring Plan (Version 4)	AVID Property Group Pty Ltd	30 October 2025	SCC- Heads of Agreement for Revised Letter of Offer for VPA & WKA	Allen Price and Scarratts	30 October 2023	Drawings			Drawing reference 25489-08 Rev-02-3 Plan Showing Typical Erosion and Sediment Controls	Allen Price and Associates Scarratts	2 June 2015 8 November 2023	Drawing reference N25489-11 Rev-22A-31 Plan Showing Proposed Subdivision Layout	Allen Price and Scarratts	48 October 2024-18 December 2023	Drawing reference 25489-12 Rev-P0-P1 Proposed Road Layout Plan	Allen Price and Scarratts	July 2016 8 November 2023	Drawing reference 25489-13 Rev P0-P1 Typical Road Cross Sections Sheets 01, 02 and 03	Allen Price and Scarratts	July 2016 8 November 2023	Drawing reference 25489-14 Rev P0-P1 Typical Road Cross Sections Sheets 02-04 and 05	Allen Price and Scarratts	July 2016 8 November 2023	Drawing reference 25489-18 Rev-P4 Interim Bushfire Measures	Allen Price and Scarratts	6 July 2016	Drawing reference 25489-19 Rev P0-P1 Preliminary Design Contours Layout Plan	Allen Price and Scarratts	July 2016 8 November 2023	Drawing reference 25489-20 Rev P1-P3 Preliminary Cross Sections Sheet 04 Basin Layout Plan Sheets 01 to 03	Allen Price and Scarratts	20 February 2017 13 December 2023	Drawing reference 25489-21 Rev P0-P4 Preliminary Cross Sections Sheet 01 to 03	Allen Price and Scarratts	July 2016 21 June 2024	Drawing reference 25489-22 Rev 4-3 Plan Showing Footpath & Cycleway Concept Plan	Allen Price and Scarratts	20 February 2017 18 June 2023	Drawing reference 25489-23 Rev P0-P1 Preliminary Design Drainage Layout Plan	Allen Price and Scarratts	July 2016 8 November 2023	Drawing reference 25489-SK07 Rev P4P2 Preliminary Roundabout Layout Plan	Allen Price and Scarratts	January 2017 25/09/2025	Drawing reference N25489-31 Rev A Plan Showing Proposed Temporary APZ's Sheets 01 to 13	Allen Price and Scarratts	9 May 2024	Drawing reference N25489-SK109 Issue 1 Open Space Area Mundamia Growth Area Indicative Superlot Subdivision Plan - 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