

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
MODIFICATION OF DEVELOPMENT CONSENT
PURSUANT TO SECTION 80 OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979
(FILE NO. S03/00398)

I, the Minister for Infrastructure and Planning, pursuant to Section 96 (1A) of the *Environmental Planning & Assessment Act, 1979*, modify the development consent referred to in the attached Schedule 1 subject to conditions in the manner set out in the attached Schedule 2.

The reasons for the imposition of conditions are:

- (1) amend the approved set of plans relating to the development
- (2) alter the level of developer contributions payable for the development

Craig Knowles MP
Minister for Infrastructure and Planning
Minister for Natural Resources

Sydney,

2003

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
MODIFICATION OF DEVELOPMENT CONSENT GRANTED UNDER SECTION 80
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
(FILE NO. S03/00398)

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), pursuant to Section 96 (1A) of the *Environmental Planning & Assessment Act, 1979*, modify the development consent referred to in the attached Schedule 1 in the manner set out in the attached Schedule 2.

The reasons for the imposition of conditions are:

- (1) amend the approved set of plans relating to the development
- (2) alter the level of developer contributions payable for the development

Diane Beamer MP
Minister for Juvenile Justice
Minister for Western Sydney
Minister Assisting the Minister for Infrastructure and Planning
(Planning Administration)

Sydney,

2003

SCHEDULE 1 –THE DEVELOPMENT

PART A—TABLE

Development Application:	DA 474-12-2002
On land comprising:	51 Collingwood Street, Coffs Harbour Lots 1 & 2 in DP 6615 and Lot 1 in DP 725815
For the carrying out of:	A two level, 116 guest 'backpacker style' tourist accommodation facility
Development consent granted by:	Minister Assisting the Minister for Infrastructure and Planning (Planning Administration)
On:	16 May 2003
Type of development:	State Significant Development
S.119 public inquiry held:	No
As modified:	Consent not previously modified

PART B—NOTES RELATING TO THE MODIFICATION OF DEVELOPMENT CONSENT NO. 474-12-2002

Responsibility for other approvals / agreements

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only available within 3 months after the date on which the applicant received this notice.

Legal notices

Any advice or notice to the consent authority shall be served on the Director-General.

Section 94 Conditions

This development consent contains revised levies for development imposed under section 94 of the Act. The revised levies were imposed in accordance with North Coffs Harbour S94 Contributions Plan. The North Coffs Harbour S94 Contributions Plan may be inspected at the following location:

- Coffs Harbour City Council Administration Building, Coffs Harbour

The specific public amenity or service or both are identified in the monetary contributions conditions in Schedule 2.

PART C—DEFINITIONS

The definitions within this modification are consistent with the definitions in Schedule 1 of the consent to development application 474-12-2002.

SCHEDULE 2

MODIFICATION OF DEVELOPMENT CONSENT TO DEVELOPMENT APPLICATION NO.474-12-2002

The development consent is modified as follows:

- (a) Insert at the end of Condition 1 the following:

As modified by:

Architectural (or Design) Drawings prepared by <i>Frank Scahill Architect</i>			
Drawing No.	Revision	Name of Plan	Date
03/1/13		SEC 96 SUBMISSION	23/10/03
03/1/14		SEC 96 SUBMISSION	23/10/03
03/1/15		SEC 96 SUBMISSION	23/10/03
03/1/16		SEC 96 SUBMISSION	23/10/03

- (b) Condition 14 is replaced by the following:

A Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is to be produced to Council prior to the issue of the construction certificate.

Note: The application for a Certificate of Compliance must be accompanied by:

1. Evidence that:

- a) stormwater, water, sewer, drainage and interallotment drainage has been supplied to each Lot in the development; or
- b) arrangements satisfactory to Council have been made for the provision of all such services; and

2. Payment, by way of a bank cheque, of Council's Developer contributions applicable at the time of the application for the Certificate of Compliance. The current developer contribution rate is \$63,855.00. This includes a two lot contribution rate credit of \$18,920.00.

- (c) Condition 22 is replaced by the following:

The fourteen (14) car parking spaces and vehicular manoeuvring areas are to be constructed in accordance with Council's Off-Street Carparking Development Control Plan. Details are to be provided to Council prior to the issue of the construction certificate.

- (d) Condition 26 is replaced by the following:

In accordance with section 94 of the Environmental Planning and Assessment Act 1979 and the North Coffs Harbour Contributions Plan, a sum of \$30,202.76 is to be paid by way of a bank cheque to Council for the purpose of public amenities and services.

Note: This amount includes a two lot contribution rate credit of \$1,450.81.

The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.

The contributions are to be paid prior to release of any construction certificate unless other arrangements acceptable to Council are made.
