

Modification of Minister's Approval

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate, under delegation executed on 16 February 2015, I approve the section 75W modification of the Project Approval referred to in Schedule 1, subject to the modified conditions of approval outlined in Schedule 2.


Daniel Keary
Acting Executive Director
Infrastructure and Industry Assessments

Sydney 2 APRIL 2015 File: 09/01545

SCHEDULE 1

- Development Consent:** MP 08_0003 granted by the Deputy Director-General as delegate of the Minister for Planning on 18 June 2012
- For the following:** Residential subdivision and construction of dwellings in 2 stages, including:
- 33 lots under community title (31 residential lots);
 - 2 torrens title lots;
 - Associated site and construction works;
 - Construction of 31 dwellings;
 - Construction and dedication of local collector road; and
 - Dedication of 3.102 ha as public reserve to Council.
- On land comprising:** Lot 211 in DP 1044292 and Lot 1 in DP 262300, 1206D Pacific Highway and 36 Woodhouse Road, Moonee Beach in the Coffs Harbour local government area
- Modification:** MP 08_0003 MOD 2:
- Modification of Condition A8 to reflect the revised section 94 contribution rates in the *Moonee Release Area – Development Contributions Plan 2014*.
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SCHEDULE 2

- 1) In Schedule 2, Condition A3, insert new condition A3(d) immediately after Condition A3(c) as follows:

(d) Modification application MP 08_0003 MOD 2 titled: *Modification Justification prepared by Geoff Smyth Consulting dated November 2014.*

- 2) In Schedule 2, delete Condition A8 in its entirety and replace it with new Condition A8 as follows:

A8 Section 94 Development Contributions

The Applicant shall pay the monetary contributions identified in Table 1 below for the provision of the following public services or facilities:

Table 1 - Contributions

Contribution Category	Amount
Coordination and Administration	\$511.92
Coffs Harbour Road Network	\$518.88
Surf Rescue Facilities	\$70.19
District Open Space	\$3,682.12
Moonee Transport and Traffic	\$1,818.58
Community Facilities	\$1,007.08
Neighbourhood Open Space	\$2,092.07
Moonee Local Roads	\$6,413.00
Urban Planning	\$12.75

The Section 94 contribution is currently \$322,531.80 for lots 7 - 14, Lot 22 and lots 26 – 36.

Contributions have been imposed under the following plans:

- Coffs Harbour Open Space 2014;
- Coffs Harbour Road Network 2014;
- Administration Levy 2014;
- Surf Rescue Facilities 2013; and
- Moonee Release Area 2014.

The Contributions Plans may be inspected at the Council administration offices, 2 Castle Street, Coffs Harbour or on Council's website, www.coffsharbour.nsw.gov.au

Note 1: The contributions are to be paid prior to release of any Construction Certificates for dwellings or any Subdivision Certificates for lots, whichever occurs the sooner, unless other arrangements acceptable to Council are made.

Note 2: The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The proponent is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.

Note 3: If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage

END OF MP 08_0003 MOD 2