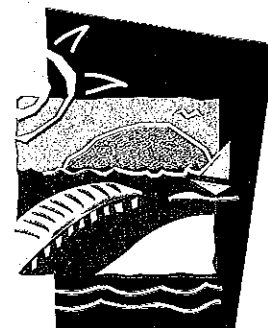


COFFS HARBOUR CITY COUNCIL



NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979* Section 81

Development Application No.

1165/09

Applicant:

Coastplan Consulting
PO Box 6179
KINCUMBER NSW 2251

land to be developed:

Lot 2, DP1031968, No. 8 Hearnese Lake road,
Woolgoolga

proposed development

**Camp or Caravan Site (convert existing amenities
building to community building)**

date of determination

22 September 2009

determination

Consent granted subject to the attached conditions

Consent to operate from

22 September 2009

Consent to lapse on

22 September 2014

other approvals

NSW Rural Fire Service – Section 100B Bushfire Safety
Authority

Except as otherwise provided in this consent, the development is to be carried out in accordance with the proposals described in this development application.

The conditions of this consent have been determined by Council following consideration of Section 79C of the Environmental Planning and Assessment Act 1979, the Building Code of Australia and Council's Policies and Guidelines as are of relevance to this development proposal.

Signed

On behalf of the consent authority

PM Salter

Director

Land Use, Health & Development

Per: 

GMC:sms
(D)

22 September 2009

right of review

For a determination other than for designated development or for integrated development, you are entitled to request reconsideration of this determination under Section 82A of the Environmental Planning and Assessment Act, 1979. The request for review of the determination must be made to Council in writing and is to be accompanied by the fee as prescribed under Clause 257 of the Environmental Planning and Assessment Regulation 2000.

The request for a review may be made at any time:

- a) *prior to the time limited for the making of an appeal under Section 97 expires, if no such appeal is made against the determination, or*
- b) *prior to an appeal under Section 97 against the determination is disposed of by the Court, if such an appeal is made against the determination.*

It is recommended that you discuss any request for a review of the determination with Council staff before lodging such a request.

right of appeal

If you are dissatisfied with this decision, section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Development Application No. 1165/09

Schedule of Conditions

Prescribed Conditions:

1. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development is to be in accordance with approved plans:

2. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent (Development Consent No. 1165/09).

Plan No. / Supporting Document(s)	Prepared by	Dated
Site Plan, Drawing No. DA-01 Revision A.	AM	May 2009
Existing Floor Plan, Drawing No. DA-02 Revision A.	AM	May 2009
Proposed Floor Plan, Drawing No. DA-03 Revision B.	AM	May 2009

Development Application No. 1165/09

Schedule of Conditions

Plan No. / Supporting Document(s)	Prepared by	Dated
Elevations North and South, Drawing No. DA-04 Revision A.	AM	May 2009
Elevations East and West, Drawing No. DA-05 Revision A.	AM	May 2009
Section A and Perspective View, Drawing No. DA-06 Revision A.	AM	May 2009

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Additional Details or Applications:

3. Access and facilities for disabled persons being provided in accordance with the Building Code of Australia provisions. The developer's attention is drawn to the provisions of the Disability Discrimination Act 1992.
4. Work on any building must not commence until such time as a Construction Certificate has been obtained.

Tree Removal:

5. No tree is to be removed from within the site or from adjoining open space areas **without prior approval from Council** (including any tree removal or maintenance works required for bush fire asset protection zones).

Bushfire Safety:

6. At the commencement of building works and in perpetuity the entire property shall be managed as an asset protection zone as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document "Standards for Asset Protection Zones".
7. Arrangements for emergency and evacuation are to comply with section 4.2.7 of "Planning for Bushfire Protection 2006".

Signage:

8. A sign indicating the name, address and telephone number of the Principal Certifying Authority, and the name and telephone number of the principal contractor (if any) must be erected in a prominent position on the site and maintained until the building work has been completed. The sign must also state that unauthorised entry to the site is prohibited. The signage must be erected prior to commencement of work.
