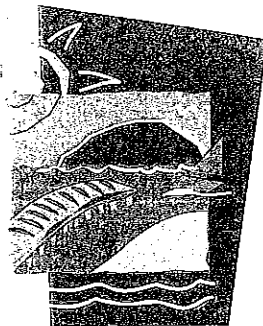


COFFS HARBOUR CITY COUNCIL



Our Ref: 1620409 (P/N 2203875; DA 207/76)

7 August 2008

The Secretary
Coastplan Consulting
PO Box 6179
KINCUMBER NSW 2251

Dear Sir/Madam

**Approval to variation of Development Consent No. 207/76
Lot 2, DP 1031968, Hearn's Lake Road, Woolgoolga**

Reference is made to your application dated 7 December 2006 in respect of the above matter.

In accordance with Section 96 of the Environmental Planning and Assessment Act, (1979), Development Consent No. 207/76 is amended by the following:

Sites 25, 27, 29 and 31

- A. The existing relocatable homes and associated outbuildings, structures, services, parking, etc located on Sites 25, 27, 29 and 31 as shown on drawing 09-11-06 "The Pines and Waterside Cabins Community Plan" being removed by no later than 1 April 2011. These sites shall revert to an environmental buffer area.
- B. Where the relocatable homes are relocated to within this caravan park notice of the installation of the homes and/or associated structures being submitted to Council in accordance with Clause 160 of the Local Government (Manufactured Home Estates Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995.
- C. Submission to Council for approval of a Vegetation Management Plan (VMP) covering Sites 25, 27, 29 and 31 by no later than 1 January 2011. The VMP shall be prepared by persons with professional qualifications and/or knowledge and experience in bush regeneration and who are members of the Australian Association of Bush Regenerators (AABR). The VMP must:
 - (i) Include a site plan at basic scale identifying the rehabilitation area.
 - (ii) Include a plan showing contours, perimeter roads, Asset Protection Zones, identify and map all native vegetation, including abundance codes and outline the methodology for removal and ongoing management of all noxious weeds.

- (iii) Detail plantings, to include local provenance species, densities, zonation of plantings, quantities.
- (iv) Include costing in table format of initial works required and required maintenance works required for rehabilitation for 5 years.
- (v) Include information regarding the timing of the works.

The approved VMP works (initial works) must be completed by no later than 3 months following site vacation. Where the sites are vacated on a staged basis the VMP works are to be undertaken on a site by site basis (the initial works to be completed for each site within 3 months of site vacation).

A certificate of satisfactory compliance detailing accordance with the VMP of the initial works is to be submitted to Council by the bush regeneration consultant within one month of the completion of the initial VMP works for all sites.

Bushfire Risk

- D. Sites 8 – 24 and 25, 27, 29, 31 (up until the removal of relocatable homes from sites 25, 27, 29 and 31) shall be managed as an *"Inner Protection Area"* as outlined in *"Planning for Bushfire Protection 2006"*.
- E. The relocatable homes on sites 8 – 24 and 25, 27, 29, 31 are to fully comply with the requirements of Level 1 construction as required by Australian Standard AS 3959-1999 *"Construction of Buildings in Bushfire Prone Areas"*. Particular attention to the use of exposed timbers, understorey protection against ember attack and outward opening doors/windows that cannot be screened on the outside is required.
- F. Roofing of relocatable homes on sites 8 – 24 and 25, 27, 29 and 31 shall be gutterless or have leafless guttering and valleys which are to be screened with non-corrosive mesh to prevent the build up of flammable material. Any materials used shall have a Flammability Index of no greater than 5.
- G. Internal access roads (from the main entry to the southern part of the site) shall comply with Section 4.2.7 of *"Planning for Bushfire Protection 2006"*.
- H. Hydrants shall be installed in accordance with Australian Standard AS 2419-2005. Locations of fire hydrants are to be delineated by blue pavement markers offset 100mm from the centre of the road. The direction of offset shall indicate on which side of the road the hydrant is located.

Where the existing reticulated water supply is not compliant or is considered unreliable, then a 5000 litre dedicated water supply tank (non-flammable or shielded from the threat) shall be provided for each existing dwelling for fire fighting purposes. A 65mm Storz outlet with a gate or ball valve shall also be provided to each tank.

Separate approval shall be obtained from Coffs Harbour Water prior to installation/amendment to the existing hydrant system or for the installation of the *"dedicated water supply tank(s)"*.

- I. Works specified in conditions D, E, F, G and H, above, being completed within 180 days of the date of this determination, with the Bushfire Assessment Planning Consultant providing a report to Council confirming compliance with the terms of these conditions (D – H) within one month of the completion of the works.
- J. A Bush Fire Management Plan (BFMP) is to be prepared for the site. The BFMP is to address the following requirements and be prepared by the Bushfire Assessment Planning Consultant.
 - a) Contact person/department and details.
 - b) Schedule and description of works for the construction of Asset Protection Zones and their continued maintenance.
 - c) Management strategies, proposed schedule and description of works of any remnant bushland within the property boundary.
 - d) Details of access through any gate/fire trail system for remnant bushland areas.
 - e) Review period and reporting changes of contact details.
 - f) Reporting of works completed.

A copy of the BFMP is to be submitted to Council within 180 days of the date of this determination.

- K. An Emergency Evacuation Plan is to be submitted to the NSW Rural Fire Service - Local District Office. The evacuation plan is to detail the following:
 - a) Under what circumstances will the complex be evacuated.
 - b) Where will all persons be evacuated to.
 - c) Roles and responsibilities of persons co-ordinating the evacuation.
 - d) Roles and responsibilities of persons remaining with the complex after evacuation.
 - e) A procedure to contact the NSW Rural Fire Service District Office/NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.

This Plan is to be submitted to the Rural Fire Service Local District Office within 180 days of the date of this determination.

Sites 8, 10, 12, 14, 16, 18, 20, 22, 24

- L. Notice of installation of relocatable homes and/or associated structures being submitted to Council in accordance with Clause 160 of the Local Government (Manufactured Homes Estates Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 for the above sites (except where already received by Council).

Community Map

- M. Submission of an amended "*Community Map*" to Council in accordance with Clause 125 under the Local Government (Manufactured Homes Estates Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

Stormwater Management

- N. Removal of all stormwater drainage pipes from Council's reserve within 180 days of the date of this determination, with the submission of details to Council for approval of an alternate drainage/dispersal system for road runoff prior to works commencing. New drainage works are to comply with the approved plans. The drainage works are in the vicinity of the Managers Residence (installed by previous owner without Council approval).

Development Consent 207/76

- O. This conditional approval to the application for modification of Development Consent 207/76 shall be read in conjunction with the terms and conditions of Development Consent 207/76 dated 26 May 1977.

Modification application

- P. This application for modification of Development Consent 207/76 references:
- Statement of Environmental Effects December 2006 prepared by Coastplan Consulting.
 - Plan 09-11-06 "*The Pines and Waterside Cabins Community Plan*".
 - Bushfire Assessment November 2006 prepared by Australian Bushfire Consultants.
 - Correspondence from Coastplan Consulting dated 22 January 2008.
 - Correspondence from NSW Rural Fire Service dated 14 May 2007.

Section 96(6) of the Environmental Planning and Assessment Act (1979) confers a right of appeal to the Land and Environment Court on any applicant dissatisfied with a decision of Council under that Section. Appeal forms are available from any Court House.

For further information please contact Mark Hannon on (02) 6648 4631.

Yours faithfully

PM Salter
Director
Land Use, Health and Development

per:

MSH:njj