

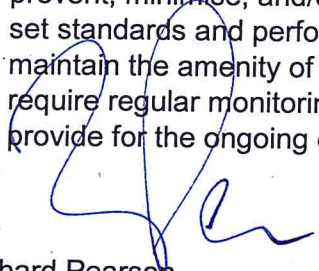
Project Approval

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

I, the Deputy Director-General, Development Assessment and Systems Performance of the Department of Planning and Infrastructure under delegation of the Minister for Planning and Infrastructure dated 14 September 2011, approve the project referred to in Schedule 1, subject to the conditions in Schedule 2 and 3 and the Proponent's Statement of Commitments in Schedule 4.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts
- set standards and performance measures for acceptable environmental performance
- maintain the amenity of the local area
- require regular monitoring and reporting
- provide for the ongoing environmental management of the project.


Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance
Department of Planning and Infrastructure

Sydney

4 June
2012

SCHEDULE 1

Application No:	08_0005
Proponent:	AWP Holdings Pty Ltd
Approval Authority:	Minister for Planning and Infrastructure
Land:	Lot 106 DP 1144462, 8 Hearn's Lake Road, Woolgoolga, located in the Coffs Harbour Local Government Area.
Project:	Extension of the existing caravan park to include an additional 53 long term sites as well as associated infrastructure and amenities, re-vegetation and rehabilitation of native vegetation on the site, landscaping and removal of three existing effluent storage ponds and a water storage dam.

DEFINITIONS

Act, the	<i>Environmental Planning and Assessment Act, 1979.</i>
Advisory Notes	Advisory information relating to the approval but do not form a part of this approval.
BCA	<i>Building Code of Australia.</i>
CA	Certifying Authority
Conditions of Approval	The Minister's conditions of approval for the project.
Council	Coffs Harbour City Council.
Construction	Any works, including earth and building works.
Construction Certificate	Means a person who is authorised by or under section 109D of the Act to issue a construction certificate under Part 4A of the Act.
Department, the	Department of Planning and Infrastructure.
Director-General, the	Director-General of the Department of Planning and Infrastructure (or delegate).
Director-General's Approval	A written approval from the Director-General (or delegate) where the Director-General's approval is required under a condition. The Director-General may ask for additional information if the approval request is considered incomplete.
DPI	Department of Primary Industries.
EA	The <i>Environmental Assessment for Major Project 08_0005 Proposed Extension to the Existing Caravan Park "The Pines", 8 Hearn's Lake Road, Woolgoolga</i> prepared by Coastplan Consulting on behalf of the AWP Holdings Pty Ltd dated June 2010.
EPA	Environmental Protection Authority.
Crown Lands Division	Crown Lands Division – Department of Primary Industries
Minister, the	Minister for Planning and Infrastructure.
Preferred Project Report	The <i>Preferred Project Report and Statement of Commitments in relation to Major Project 08_0005 Proposed Extension to the Existing Caravan Park "The Pines", 8 Hearn's Lake Road, Woolgoolga</i> prepared by Coastplan Consulting on behalf of the AWP Holdings Pty Ltd dated December 2011.
Proponent	AWP Holdings Pty Ltd
Project	Development to which Major Project Application 08_0005 applies.
Publicly Available	Available for inspection by a member of the general public (for example available on an internet site or at a display centre).
Reasonable and feasible	Consideration of best practice taking into account the benefit of proposed measures and their technological and associated operational application in the New South Wales and Australian context. Feasible relates to engineering considerations and what is practical to build. Reasonable relates to the application of judgement in arriving at a decision, taking into account mitigation benefits and cost of mitigation versus benefits provided, community views and nature and extent of potential improvements.
Site	The land to which this approval applies.

SCHEDULE 2

ADMINISTRATIVE CONDITIONS

B1. Development Description

Project approval is granted only to carrying out development described in detail below:

- a) Extension of the existing caravan park to include an additional 53 long term sites as well as associated infrastructure and amenities
- b) re-vegetation and rehabilitation of native vegetation on the site
- c) landscaping
- d) removal of three existing effluent storage ponds and a water storage dam.

B2. Development in Accordance with Plans and Documentation

The Proponent shall carry out the project in accordance with:

- a) Major Project Application 08_0005
- b) The *Environmental Assessment for Major Project 08_0005 Proposed Extension to the Existing Caravan Park "The Pines", 8 Hearnese Lake Road, Woolgoolga* prepared by Coastplan Consulting on behalf of the AWP Holdings Pty Ltd dated June 2010
- c) The *Preferred Project Report and Statement of Commitments in relation to Major Project 08_0005 Proposed Extension to the Existing Caravan Park "The Pines", 8 Hearnese Lake Road, Woolgoolga* prepared by Coastplan Consulting on behalf of the AWP Holdings Pty Ltd dated December 2011
- d) The *Northrop Engineering Report for Part 3A Assessment, The Pines Hearnese Lake Road Woolgoolga*, NSW REF:NL080035E01. Dated 12 April 2012. REV C
- e) The following drawings:

Drawing No.	Revision	Name of Plan by Urban Group	Date
DA-04	D	Overall Site Plan, Detail Site Plan and Staging Plan	March 2009
C01DA	C	Concept Stormwater Plan	18 April 2012
C02DA	B	Typical Road Cross Sections	18 April 2012
C03DA	A	Concept Plan Sheet 1 of 3	6 October 2009
C04DA	B	Concept Sewer Plan Sheet 2 of 3	18 April 2012
C05DA	A	Concept Sewer Plan Sheet 3 of 3	06 October 2009
C07DA	A	Concept Stormwater Plan	18 April 2009

B3. Inconsistencies between Documents

In the event of any inconsistency between the documentation referred to in condition B2, the most recent document shall prevail to the extent of the inconsistency.

In the event of any inconsistency between conditions of this approval and documents referred to in condition B2, including the Proponent's Statement of Commitments, the conditions of this approval shall prevail.

B4. Lapsing of Approval

This project approval shall lapse five years after the date on which it is granted, unless the works associated with the project have physically commenced.

B5. Statutory Requirements

The Proponent shall ensure that all licences, permits and approvals are obtained and maintained as required throughout the life of the project. No condition of this approval removes the obligation of the Proponent to obtain, renew or comply with such licences, permits or approvals. The Proponent shall ensure that a copy of this approval and all relevant environmental approvals are available on the site at all times during the Project.

B6. Development Consent 207/76

This approval does not alter development consent 207/76 or any modifications pertaining to that consent.

B7. Section 94 Monetary Contributions:

Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

- a) The contributions are to be paid **prior to release of any Construction Certificate** unless other arrangements acceptable to Council are made.
- b) 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 quarterly.
- c) If the project is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

\$ Per Site

- Coordination and Administration	218.30
- Coffs Harbour Road Network	526.15
- Surf Rescue Equipment	61.20
- Development Studies	85.66
- District Open Space	1,972.73
- Neighbourhood Open Space	501.93
- Neighbourhood Open Space – Northern Precinct	221.77
- Transport and Traffic	3,533.42
- Roads and Traffic Facilities – Northern Precinct	7,742.76

The Section 94 contribution is currently \$787,787.92 for the 53 additional sites in the caravan park.

Contributions have been imposed under the following plans:

- a) Regional, District & Neighbourhood Facilities 2008.
- b) Coffs Harbour Road Network 2008.
- c) Surf Rescue Equipment 2008.
- d) Hearnese Lake Release Area Contributions Plan 2008.

The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au.

B8. Section 64 Monetary Conditions

Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

- a) The contributions are to be paid prior to release **of any Construction Certificate** unless other arrangements acceptable to Council are made.

- b) The rates will be adjusted in accordance with the procedures set out in Council's Development Servicing Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.
- c) If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

The current contribution rate is:

	Amount/Site \$	Total \$
Works to satisfy increased demand within the area for 53 additional sites in the caravan park.		
Water	4,134.37	219,121.61
Sewer	3,953.63	209,542.39
TOTAL AMOUNT PAYABLE		428,664.00

Contributions have been imposed under the following plans:

- a) Water Supply Development Servicing Plan 2010.
- b) Waste Water Treatment and Carrier System Development Servicing Plan 2010.

The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au.

B9. Prescribed Conditions

The Proponent shall comply with all relevant prescribed conditions of project approval under Part 6, Division 8A of the Regulation.

B10. Legal notices

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

B11. Construction Certificate

No building or civil works is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifying Authority has been appointed.

Note 1: The Construction Certificate application is to detail all civil works (landform modification, water supply, road works, sewerage pump station, sewer works, stormwater works, retaining walls, parking areas).

Note 2: The Construction Certificate application and accompanying plans and specifications is to address compliance with the relevant provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

---END SCHEDULE 2 ---

SCHEDULE 3

PERFORMANCE CONDITIONS

PRIOR TO APPROVAL UNDER SECTION 68 OF *THE LOCAL GOVERNMENT ACT 1993*

C1. Local Government Act Approvals

Prior to the placement of any structures, the Proponent shall obtain relevant approvals under Section 68 of the *Local Government Act 1993* (s.68 approval).

C2. Utilities

Prior to the issue of a s.68 approval, the Proponent shall provide written evidence to the CA from the relevant service providers for telecommunication, electricity and water, that satisfactory arrangements have been made for the provision of their respective services to the site.

C3. Approval to Operate a Caravan Park

Until such time as the existing Caravan Park Approval, issued under the Local Government (Manufactures House Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 has been amended and approved by Council no structures are to be placed on any new sites under this consent and no new sites are under this consent are to be occupied.

PRIOR TO COMMENCEMENT OF WORKS

C4. Construction Environment Management Plan

The Proponent shall prepare a **Construction Environment Management Plan** to the satisfaction of the CA prior to commencement of any work on site. The site management plan must include the following measures, as applicable to the type of development:

- a) A description of all relevant activities to be undertaken on the site during construction and their timing including an indication of stages of construction, where relevant
- b) Statutory and other obligations that the Proponent is required to fulfil during construction including all relevant approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies
- c) Details of how environmental performance of the construction works will be monitored, and what actions will be taken to address identified potential adverse environmental impacts
- d) A description of the roles and responsibilities for all relevant employees involved in the construction of the project
- e) Complaints handling procedures during construction
- f) Location and construction of protective fencing / hoardings to the site's perimeter, site storage areas/sheds/equipment, building materials for construction, site access
- g) Provisions for public safety
- h) Construction waste management
- i) Noise and vibration management
- j) Traffic management in accordance with *AS1742 Manual of Uniform Traffic Control Devices* and *Traffic Control at Works Sites, Version 2*, RTA, including ingress and egress of vehicles to the site; locations of loading and unloading zones; and pedestrian and traffic management methods
- k) Acid sulphate soils to be managed in accordance with recommendations of the Coffey Geotechnical, Preliminary Geotechnical and Acid Sulphate Soils Assessment dated 14 September 2009 and contained in the EA.

C5. Stormwater Management Plan

The Proponent shall engage a suitably qualified person to prepare a **Stormwater Management Plan** to be submitted to the satisfaction of the CA prior to commencement of any work on site. The Plan shall be in accordance with the *Northrop Engineering Report for Part 3A Assessment, The Pines Hearnese Lake Road Woolgoolga*, NSW REF: NL080035E01. Dated 12 April 2012. REV C contained in condition B2 and the *Concept stormwater management plan prepared by Northrop Consulting Engineers Report NL080035 drawing C01DA Issue B dated 22 January 2010* contained in the EA under condition B2 . The Plan shall also include the following measures:

- a) The Plan shall reflect the stormwater drainage design contained *The Northrop Engineering Report for Part 3A Assessment, The Pines Hearnese Lake Road Woolgoolga*, NSW REF:NL080035E01. Dated 12 April 2012. REV C contained in condition B2 and drawing C01DA, C02DA and C07DA contained under condition B2
- b) Detailed engineering designs for stormwater, drainage and water sensitive urban design measures at the site. The stormwater outlet located in the north eastern side of the park that discharges stormwater into Hearnese Lake Road drainage shall be upgraded to include an appropriate water sensitive urban design measure(s) to filter water to criteria set in Council's *Water Sensitive Urban Design Policy* for Total Suspended Solids, Total Phosphorus, Total Nitrogen and Gross Pollutants
- c) Water Sensitive Urban Design measures are to be designed in accordance with the "*National Guidelines for Evaluating Options for Water Sensitive Urban Design 2009*"
- d) Stormwater mitigation measures shall be designed to comply with section 120 of the *Protection of the Environment Operations Act 1997* to prohibit the pollution of waters from the operation of the Project
- e) The works shall be designed so as to prevent interception and/or connection with and/or infiltration of the underlying ground water table.
- f) The hydrology and hydraulic calculations shall be based on models described in the current edition of *Australian Rainfall and Runoff*
- g) A maintenance program for all stormwater mitigation measures including Water Sensitive Urban Design measures to be maintained to their design specifications into perpetuity.

C6. Sediment and Erosion Control Plan

The Proponent shall engage a suitably qualified person to prepare a **Sediment and Erosion Control Plan** in accordance with the *Concept stormwater management plan prepared by Northrop Consulting Engineers Report NL080035 drawing C01DA Issue B dated 22 January 2010* contained in the EA under condition B2. The Plan shall be submitted to the satisfaction of the CA prior to commencement of any work on site. The Plan shall be in accordance with the *Managing Urban Stormwater–Soils & Construction Volume 1* (2004) by Landcom and also include the following:

- a) The Plan shall include the *Indicative Construction Stage Erosion and Sedimentation Control Notes* contained in Drawing C01DA under condition B2
- b) A description of Sediment and Erosion control measures to be used on-site. Measures shall be designed to comply with *section 120 of the Protection of the Environment Operations Act 1997* to prohibit the pollution of waters from the construction of the Project
- c) Measures to monitor and minimise soil erosion and the discharge of sediment and other pollutants to lands and/ or waters during construction activities, particularly during any construction works at or near drainage lines
- d) A contingency plan for any events during construction that have the potential to pollute or contaminate surface water or groundwater, including threshold levels, remediation actions and communication strategies for the effective management of such an event.

- e) Provision for the Plan to be updated on a daily basis in relation to the state of erosion controls and all maintenance and cleaning undertaken
- f) Provision to upgrade the effectiveness of soil erosion control measures should they be found to be ineffective
- g) Indicate the present and proposed drainage systems
- h) The location of existing vegetation to be retained and proposed re-vegetation areas
- i) The location of material stockpiles and storage areas.

C7. Vegetation Management Plan

The **Vegetation Management Plan** prepared by *Coffs Harbour Bushland Regeneration Group dated October 2011 prepared by Coffs Harbour Bushland Regeneration Group* contained in the Preferred Project Report under Condition B2 shall be submitted to and approved by Council prior to commencement of any work on site. The Plan shall also include the following:

- a) The aims and methods of site preparation, including methods for planting, schedule and establishment of fully structured and appropriate native vegetation (trees, shrubs and groundcover species) that consists of local endemic communities. *Callistomen salignus* and *Melaleuca Linariifolia* shall be included amongst the understorey species to be planted
- b) All rehabilitation works are to be undertaken by a suitably qualified Bush Regenerator. All tree protection works are to be undertaken by a suitably qualified arborist
- c) The planting schedule shall be in accordance with the *Vegetation Management Zones* contained in the Plan. Selected weed species may be retained at the discretion of the Bush Regenerator during rehabilitation stages to assist in the re-vegetation process. The management of zone two shall incorporate clump canopy plantings.
- d) Identify trees to be retained and trees to be removed during construction
- e) Rehabilitation works shall occur over no less a time period than five years.
- f) A Security Bond of \$24 670 for the satisfactory completion of rehabilitation works shall be deposited with Council prior to the issue of a Construction Certificate. The Bond shall be released following certification by Council of the practical completion of the works under this Plan such that rehabilitated areas are in a healthy, self sustaining state.
- g) All rehabilitation areas shall be maintained by the Proponent into perpetuity. Long term management post-rehabilitation works shall be described by the Plan
- h) Provision for habitat boxes for the threatened Squirrel Glider at the site and details in relation to the number, location and design of habitat boxes
- i) Details of weed control, installation of sedimentation and erosion control, surface stabilisation and sterile ground covers
- j) Fire management measures and an ecological fire regime in accordance with *Planning for Bush Fire Protection 2006* (RFS)
- k) Detail short term and long term fencing requirements to protect areas to be rehabilitated and conserved during construction.

C8. Landscaping

The **Landscape Plan** prepared by Moir Landscape Architecture contained in the EA under condition B2 shall to be submitted to the satisfaction of the CA prior to the commencement of any work on site. The Plan shall also include the following:

- a) The Plan shall reflect amendments to the design of the proposed project contained in Drawing DA-04, Revision D *Overall Site Plan, Detail Site Plan & Staging Plan, dated March 2009* prepared by *Urban Group* contained in the Preferred Project Report under condition B2
- b) A planting schedule shall be included, listing all plants by botanic and common names

- c) Details showing the final drainage, edging, paving, surface finishes, retaining wall and any other landscape elements in sufficient detail to fully describe the proposed landscape works
- d) Provide smooth wire fencing to delineate the entire boundary of the caravan park.
- e) Access points to Hearn's Lake and Double Crossing Creek foreshore shall be restricted in accordance with Drawing DA-04, Revision D *Overall Site Plan, Detail Site Plan & Staging Plan, dated March 2009* prepared by *Urban Group* contained in the Preferred Project Report under condition B2
- f) Paths, directional fencing, signage and provision of information to direct caravan park users to the access points described in condition C6 e) shall also be provided on the site
- g) Provide, manage and maintain a pontoon at Hearn's Lake foreshore to the satisfaction of Council and the Crown Lands Division
- h) Landscaping to the site is to comply with the principles of Appendix 5 of '*Planning for Bush Fire Protection 2006*'
- i) Details showing how all landscaping elements under the plan shall be maintained in accordance with the Plan into perpetuity
- j) Provide, manage and maintain a lockable canoe storage facility within the Caravan Park and in proximity to the pontoon access point.

C9. Road Design and Services

The following works:

- (a) Sewer pumping station (including rising main connecting to Council's sewer main in Bosworth Road)
- (b) Half road construction of Hearn's Lake Road for the frontage of the site (including necessary stormwater drainage and footpath works)
- (c) Reticulated water supply works
- (d) Footpath from the Caravan Park entrance to the proposed bus shelter at the South Woolgoolga Interchange.

shall be provided to serve the development, with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

Note:

- a) Sewer pumping station – the proponent shall provide to the satisfaction of Council evidence of appropriate legal agreements with the owner of 13 Hearn's Lake Road (in the case of the permanent sewer pumping station as proposed in Council's Wastewater Treatment and Carrier Systems Development Services Plan 2003) together with all necessary easements or instruments on title for the construction of the sewer pumping station and associated infrastructure over this lot. As well written authority will be required from the RMS with respect to the location of the rising main in the highway road reserve.
- b) Where suitable written evidence and justification is provided to Council that the permanent sewer pumping station in Hearn's Lake Road cannot be constructed, details of an alternate on-site private system is to be provided to Council for approval.
- c) Hearn's Lake Road: prior to the issue of any Construction Certificate for work on this Crown Road:
 - a. The road is to be transferred to Council as a public road.
 - b. The proponent meets all the prescribed fees included in the transfer.

- c. The proponent lodges with Council a bond to cover the cost of the road upgrading.

Plans and specifications are to be submitted to Council and approved **prior to issue of the Construction Certificate**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of project approval shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

C10. Contact Telephone Number

Prior to the commencement of works, the Proponent shall forward to the Department and Council a 24 hour telephone number to be operated for the duration of the construction works.

C11. Construction Management Measures

All measures contained in the **Construction Environment Management Plan** the **Sediment and Erosion Control Plan** are to be implemented prior to the commencement of works and be maintained throughout the duration of the works. A copy of the approved Plans shall be maintained on site and made available upon request.

C12. Water Licensing

Prior to the commencement of works the Proponent shall obtain a license with the Office of Water for the following:

- a) All monitoring bores. The Office of Water shall also be notified by the Proponent where existing unauthorised bores have been constructed on the site.
- b) All areas on the site that require dewatering. All license applications shall include a groundwater management plan developed to the satisfaction of the Office of Water
- c) All works that intersect the aquifer. This includes but is not limited to monitoring bores, groundwater excavations which include dewatering for the earthworks involving filling in the sewerage ponds, wells, spear points, bores, wick drain, trenches or any similar works to manage the groundwater

C13. Aboriginal Cultural Heritage

Prior to the commencement of works the Proponent shall undertake the following:

- a) Consult with and involve registered Aboriginal representative stakeholders as described in the *Aboriginal Cultural Heritage Assessment* prepared by *Jacqueline Collins (Consultant Archaeologist)* contained in the EA, in the ongoing management of any Aboriginal Cultural Heritage matters on site. Evidence of this consultation shall be collated by the Proponent and provided to the Director-General or the EPA upon request
- b) An Aboriginal Cultural Education Program shall be developed for the induction of personnel and contractors involved in the construction activities on site. The program shall be developed and implemented in collaboration with the registered Aboriginal representative stakeholders as described in the Aboriginal Cultural Heritage Assessment contained in the EA.

C14. Vegetation Buffer

Prior to the commencement of works a minimum 50 metre vegetated buffer shall be delineated, fenced and maintained into perpetuity between the outer asset protection zone of the development site and the 3.5 metre Australian Height Datum contour of Hearnese Lake/Double Crossing Creek consistent with the Drawing DA-04, Revision D *Overall Site*

Plan, Detail Site Plan & Staging Plan, dated March 2009 prepared by Urban Group contained in the Preferred Project Report and the Hearnese Lake Sandy Beach Development Control Plan 2005.

C15. Protection of Trees – On-site Trees

Prior to the commencement of works all trees on the site that may be threatened by the works and are not approved for removal are to be suitably protected in accordance with AS 4970-2009 *Protection of trees on development sites*, by way of tree guards, barriers or other measures as necessary in order to protect tree root systems, trunks and branches, during construction. Tree protection works shall be carried out by a suitably qualified arborist.

C16. Site Notice

Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:

- a) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
- b) The approved hours of work;
- c) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
- d) To state that unauthorised entry to the site is not permitted.

C17. Notice to be Given Prior to Commencement / Earthworks

- a) The Principal Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of earthworks on the site;
- b) The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the *Environmental Planning and Assessment Act 1979*.

C18. Demolition Works

- a) All works including (where relevant) the handling and disposal of materials containing asbestos, are to be undertaken in accordance with the relevant requirements of WorkCover NSW, the Occupational Health and Safety Act and Australian Standard AS 2601-2001 "The Demolition of Structures".
- b) Prior to demolition all services are to be disconnected and capped off. Disconnection of any sewer drainage lines shall be sealed to prevent ingress of water and debris into the sewerage system.
- c) Where water and sewerage services are no longer required the required fee for disconnection being paid to Coffs Harbour Water prior to the commencement of any demolition work.

C19. Sanitary Plumbing and Draining:

A separate application is to be made to Council by the licensed plumber and drainer prior to the commencement of any sanitary plumbing and drainage work on site.

C20. Pre Clearing Procedures:

Prior to commencement of tree removal, a search for the presence of threatened fauna is to be conducted in the area before commencement of operations each day by a suitably qualified and experienced Ecologist.

Presence includes both physical presence within the proposed tree removal area and occurrence of fresh scat materials.

- a) All hollows shall be searched and all checks shall be carried out a minimum distance of 50m from the tree clearing area
- b) Koala faecal pellets (scats) check is required within a three metres radius of the base of all Koala Feed Trees.
- c) If a threatened arboreal species is located, the tree must be identified (flagged with tape). No further action shall occur until the animal has moved on of its own accord. If after two nights the animal has not moved the NSW Department of Environment Climate Change and Water or Council should be contacted for further advice.
- d) Physical removal of the animal is not an option and shall not be attempted
- e) All injured animals shall be reported to WIRES immediately. To secure any wildlife which may be accidentally injured during clearing process a blanket, heavy duty gloves and a large bin is required on-site (note the bin lid must have holes to permit air passage).
- f) WIRES contacts: Coffs Harbour/ Woolgoolga: (02) 6652 7119.

Note: In relation to Koalas such search should include both lower branches and upper canopy in all listed koala food species (Tallowood, Swamp Mahogany, Broad-leaved Paperbark, Flooded Gum, Blackbutt, Forest Red Gum, Small-fruited Grey Gum, Forest Oak).

C21. Decommissioning of the on-site waste water system

A management plan is to be submitted to Council for approval prior to commencing works to decommission the on-site waste water system. The plan is to detail:

- a) Arrangements for disposal of wastewater
- b) Arrangements for removal of tanks, irrigation lines, pumps, etc.
- c) Measures to neutralize the contaminated area
- d) Worksafe methodology.

The plan is to be prepared by a suitably qualified and experienced environmental engineer/scientist.

Wastewater disposal arrangements are to be determined in consultation with the Marine Parks Authority and Council.

DURING CONSTRUCTION

C22. Contact Telephone Number

The Proponent shall ensure that the 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.

C23. Hours of Work

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive
- b) between 8:00 am and 1:00 pm, Saturdays
- c) No work on Sundays and public holidays
- d) Works may be undertaken outside these hours where:

- a. the delivery of materials is required outside these hours by the Police or other authorities
- b. it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm.

C24. Complaints Procedure

At the commencement of works the Proponent shall ensure that the following are available for community complaints during construction:

- a) A 24 hour telephone number on which complaints about construction activities at the site may be registered
- b) A postal address to which written complaints may be sent
- c) An email address to which electronic complaints may be transmitted
- d) Name, address, contractor licence number and telephone number of the principal contractor, including a telephone number at which the person may be contacted outside working hours
- e) Name, address and telephone number of the Project Manager.

The telephone number, the postal address, email address, the name of the site/project manager and the approved hours of work, shall be displayed on a sign near the entrance to the site, in a position that is clearly visible to the public.

The Proponent shall record details of all complaints received through the means listed under this condition of this approval in an up-to-date Complaints Register.

The Proponent shall provide an initial response to any complaints made in relation to the project during construction within 48 hours of the complaint being made. The response and any subsequent action taken shall be recorded in the Complaints Register.

C25. Incident Reporting

Within 24 hours of detecting an incident during construction that causes (or may cause) harm to the environment, the Proponent shall notify the Council and other relevant agencies of the incident and identify the following:

- a) Describe the date, time, and nature of the incident
- b) Identify the cause (or likely cause) of the incident
- c) Describes what action has been taken to date
- d) Describes any proposed measures to address the incident.

C26. Vegetation Rehabilitation

At the commencement of works, vegetation rehabilitation as required under the **Vegetation Management Plan** shall commence.

C27. Prescribed tree clearing

The burning off of trees and associated vegetation felled by clearing operations or builders waste is prohibited. All such materials shall be chipped on site and used as mulch for re-vegetation in accordance with the **Vegetation Management Plan**.

C28. Aboriginal Cultural Heritage

Aboriginal Cultural Heritage matters during construction are to be addressed in the following manner:

- a) In the event that surface disturbance identifies a new Aboriginal site, all works shall halt. The Proponent shall immediately notify the EPA and obtain any necessary approvals to continue the work. The Proponent shall consult with the Aboriginal

representative stakeholders as identified under condition C15 and the EPA to develop and implement management strategies for all objects/Aboriginal sites. Further works on the Aboriginal site shall not occur without prior written notification from the EPA

- b) Impacts to areas containing Aboriginal Cultural heritage values are to be avoided. Should unavoidable impacts be expected to occur, mitigation measures shall be arranged to the satisfaction of Aboriginal representative stakeholders.

C29. Dust Mitigation

The Proponent shall construct and operate the project in a manner that minimises dust emissions from the site, including wind-blown and traffic-generated dust. All activities on the site shall be undertaken with the objective of preventing visible emissions of dust from the site. Should such visible dust emissions occur at any time, the Proponent shall identify and implement all feasible dust mitigation measures, including cessation of relevant works, as appropriate, such that emissions of visible dust cease.

C30. Construction Waste Management

During construction, waste management shall include the following measures:

- a) Storage of waste shall occur within the boundaries of the site, by way of a screened area of silt stop fabric, shade cloth or waste disposal bin; provided to Council specifications
- b) Any waste materials removed from the site shall only be directed to a waste management facility lawfully permitted to accept the materials
- c) The Proponent shall maximise the treatment, reuse and/or recycling on the site of any excavated soils, slurries, dusts, aggregate and sludges associated with the project, to minimise the need for treatment or disposal of those materials outside the site
- d) The Proponent shall not cause, permit or allow any waste generated outside the site to be received at the site for storage, treatment, processing, reprocessing, or disposal on the site, except as expressly permitted by a licence under the *Protection of the Environment Operations Act 1997*, if such a licence is required in relation to that waste.

C31. Fill

During construction, the Proponent shall employ a suitably qualified geotechnical practitioner to identify and stockpile suitable fill materials on site. Any fill on the site is to be placed in accordance with AS 3798 *Guidelines on Earthworks for Commercial and Residential Developments*. Unless sourced from within the site, only 'Virgin Excavated Natural Material' (VENM) shall be imported to the site. No fill or retaining walls shall be located within any drainage easement located within the site.

C32. Sediment and Erosion Control Measures

The Sediment and Erosion Control measures contained in the **Sediment and Erosion Control Plan** shall be maintained at or above design capacity for the duration of the works, and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

After each storm event a suitably qualified person shall assess the adequacy of the erosion control measures and make good any damaged erosion control devices and clean up any sediment that has left the site.

C33. Bushfire Protection Zones

At the commencement of construction and in perpetuity, the land to the south of proposed Lots 17, 25, 26, 34, 41, 47 and 53 to a distance of 30 metres, shall be maintained as an asset protection zone (APZ) in accordance Drawing DA-04, Revision D *Overall Site Plan, Detail Site Plan & Staging Plan, dated March 2009* prepared by *Urban Group* contained in the Preferred Project Report under condition B2 and as outlined within section 4.1.3 and

Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

C34. Engineering and Design requirements for works

All engineering other structural works or natural landscaping proposed shall be designed, constructed and operated by suitably qualified professionals, recognised in that specialised field. The designs and construction methods and activities are to result in NIL or minimal harm to aquatic and riparian environments.

C35. Excavated Material

Where excavated material is to leave the site it is to be disposed of at an approved landfill facility.

Alternatively, where it is proposed to dispose of the excavated material at another location no material is to leave the site until:

- a) Council has been advised in writing of the destination site(s); and
- b) Council has been advised of the quantity and makeup of the material; and
- c) Council has issued written approval for disposal to the alternate location(s).

Note: The exportation of fill or soil from the site must be in accordance with the provisions of the Protection of the Environment Operations Act (POEO) 1997 and the DECCW "Waste Classification Guidelines" and shall comply with the terms of any approval issued by Council.

C36. Waste And Contamination

The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the Department of Environment Climate Change and Water "Waste Classification Guidelines".

Any new information that comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority.

PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

C37. Bushfire Safety Requirements

Prior to occupation or commencement of use, the project shall comply with the following bushfire safety requirements:

- a) New construction within the proposed long term caravan sites shall comply with Table 2.4.3 of Australian Standard 3959-2009 'Construction of buildings in bushfire prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'
- b) Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'
- c) Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

C38. Noise Management

Moveable dwellings shall include in their design noise reduction construction materials as recommended in the *Reverb Acoustic Noise Impact Assessment* contained in the EA and in accordance with AS/NZS 2107-2000 "Acoustics-Recommended Design Sound Levels and Reverberation Times for Building Interiors" such that all habitable rooms under ventilated conditions within moveable dwellings other than sleeping rooms comply with the noise objectives of 45dB(A) $L_{Aeq(15hr)}$ and 40dB(A) $L_{Aeq(9hr)}$. All sleeping rooms within moveable dwellings are to comply with the noise objective of 35dB(A) $L_{Aeq(9hr)}$.

C39. Accessibility

Prior to any occupation or commencement of use the proponent shall provide a 10 seat bus for a regular service for occupants of the caravan park to access services outside of the site.

The proponent, in consultation with the occupants of the caravan park, shall develop a bus service plan that includes details of the bus service, including the routes and destinations of the service, the frequency of operation and any other relevant criteria. The plan should include provision for regular reviews. The bus service plan is to be provided to the Director-General for approval.

C40. Landscaping

Upon completion of landscape works, and prior to the commencement of use, evidence is to be obtained from a suitably qualified professional in the Landscape/Horticultural industry, and submitted to and approved by the Council that certifies landscaping has been completed in accordance with the **Landscaping Plan**. The Proponent shall also ensure that this landscaping is maintained in accordance with the approval and in a healthy and vigorous state into perpetuity.

C41. Stormwater

Prior to occupation or commencement of use, the Proponent shall provide a **Work as Executed Plan** to Council that shows relevant construction works including all Water Sensitive and Urban Design measures as required under the Stormwater Management Plan under condition C2 have been satisfactorily completed. The Plan shall be endorsed by a Registered Surveyor or Designing Engineer.

C42. Road Design and Services

The following works are to be completed **prior to the issue of an Occupation Certificate**:

- a) Sewer pumping station (including rising main connecting to Council's sewer main in Bosworth Road)
- b) Half road construction of Hearn's Lake Road for the frontage of the site (including necessary stormwater drainage and footpath works)
- c) Reticulated water supply works
- d) Footpath from the Caravan Park entrance to the proposed bus shelter at the South Woolgoolga Interchange.

The works, being provided to serve the development, shall conform with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (WSUD).

All work is to be at the developer's cost.

POST OCCUPATION

C43. Emergency / Evacuation Plan

Arrangements for emergency and evacuation are to comply with section 4.2.7 of '*Planning for Bush Fire Protection 2006*'. All continuing actions which may be required (e.g. training of staff, signage requirements) shall be implemented.

C44. Impacts on Native Vegetation and Riparian Zones

Operation of the facility shall not damage or interfere in any way with:

- a) Native vegetation and habitat within the riparian corridors
- b) The stability of adjacent or nearby bed or banks of waterfront land
- c) The stability of waterfront land and its associated environment

- d) The flow of watercourses within waterfront land or
- e) The quality of water within waterfront land.

ADVISORY NOTES

AN1 Compliance with Building Code of Australia

The Proponent is advised to consult with the CA about any modifications needed to comply with the BCA prior to submitting the application for a Construction Certificate.

AN2 Stormwater drainage works or effluent systems

A construction certificate for works that involve any of the following:

- a) water supply, sewerage and stormwater drainage work
- b) management of waste

as defined by Section 68 of the Local Government Act, 1993 will not be issued until prior separate approval to do so has been granted by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

AN3 Temporary Structures

An approval under Section 68 of the Local Government Act 1993 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the Local Government Act 1993 to certify the structural adequacy of the design of the temporary structures.

AN4 Disability Discrimination Act

This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

AN5 Approvals Under Section 68 of the Local Government Act 1993

The Proponent is required to obtain all relevant approvals as required under *Section 68 of the Local Government Act 1993* from Council.

AN6 Local Government (Manufactured Home Estates, Caravan Parks and Camping Grounds and Movable Dwellings) Regulation 2005.

The Proponent shall comply with all applicable requirements of the Local Government (Manufactured Home Estates, Caravan Parks and Camping Grounds and Movable Dwellings) Regulation 2005 for the design of the project.

AN7 Compliance Certificate, Water Supply Authority Act, 2000

Prior to issuing a Subdivision Certificate, a Compliance Certificate shall be provided to the approval authority showing that the project has met with the detailed requirements of the relevant water supply authority for the region that the subject site is located within.

The developer shall obtain the Compliance Certificate from the relevant local water supply authority and produce this to the satisfaction of the certifying authority before release of the Construction Certificate.

--- END SCHEDULE 3 ---

SCHEDULE 4
STATEMENT OF COMMITMENTS

Statement of Commitments		Responsibility	Timing
General	1. The proposal will be carried out in accordance with the Environmental Assessment prepared by Coastplan Consulting dated August 2010 and the relevant accompanying plans and reports and Preferred Project report prepared by Coastplan Consulting dated October 2011 and the accompanying plans and reports.	Owner	On going
	2. The proposed development will be designed and constructed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005.	Owner/ contractors	Details to be submitted with S68 application
Construction times	Construct ion work will be confined to 7.00 am to 6.00 pm Monday to Fridays and 7.00 am to 4.00 pm on Saturdays, with no construct ion taking place on Sundays or public holidays, unless prior approval is obtained from the relevant authority.	Owner and contractors	For the duration of the construction works
Landscaping	1. Management of the buffer area to Hearn's Lake and Double Crossing Creek in accordance with the Vegetation Management Plan prepared by Coffs Harbour Bushland Regeneration Group dated October 2011.	contractor	Area to be revegetated upon removal of the effluent ponds and dam and fenced upon completing of rehabilitation works
	2. Fencing will be provided on the	Owner	ongoing

	boundary between the site and the adjoining public reserve on the eastern side of the site.		
	3. Access points to Hearn's Lake or Double Crossing Creek foreshore will be restricted to two as indicated on the site plan submitted with the application	Owner	ongoing
	4. A pontoon will be provided adjacent to the foreshore to Hearn's Lake to limit the damage to the foreshore by people accessing the lake.	Owner	Prior to the completion of Stage 2
	5. The barbed wire will be removed from the existing fence on the southern boundary of the site and will be replaced with round wire.	Owner	Prior to the completion of stage 1
	6. The site is to be landscaped in accordance with the Landscape Plan prepared by Moir Landscape Architecture.	Owner	Landscaping to be completed at the end of each stage
Soils & water	<u>Erosion and Sediment</u> 1. Construction stage erosion and sediment control is to be managed in accordance with the recommendations of Northrop Consulting Engineers Report NL080035E01 dated January 2010 Rev B.	Contractors	For the duration of the construction work

	<u>Acid Sulfate Soils</u> 2. The management of potential and actual acid sulphate soils is to be undertaken in accordance with the recommendations of Coffey Geotechnical, Preliminary Geotechnical and Acid Sulphate soils assessment dated 14 September 2009.	Contractors	For the duration of the construction work
	<u>Operational Stage Stormwater Management</u> 3. Stormwater management is to be undertaken in accordance with the concept stormwater management plan prepared by Northrop Consulting Engineers Report NL080035E01 dated January 2010 Rev B.	Drainage contractor	Details to be submitted with S68 applicaion
	<u>Operational Stage Sewerage Management</u> 4. Prior to commencement of construction, the existing effluent disposal system will be removed and the existing and proposed caravan park sites will be connected to reticulated sewerage in accordance with the requirements of the relevant authorities.	Owner	Prior to the placement of moveable dwellings on the site
Ecological	1. The sites ecological attributes will be protected through implementation of the recommendations contained within	Owner	Prior to the completion of each stage

	<p>the Ecological Issues Report by SLR consulting dated 18 May 2010 and the Part 3A Project Response Report dated 13 October 2011. These include the following</p> <ul style="list-style-type: none"> • provide regular letterboxing of residents and visitors regarding responsible pet ownership; • erect signs to inform residents and the public about the requirements of responsible pet ownership in accordance with the <i>Companion Animals Act 1998</i>, such as those outlined above; and • provide educational signage about the Little Tern and the Sooty Oystercatcher. • the salvage of the single tree-hollow and its re-erection in the offset area; • the installation of artificial nest boxes in the offset area and other parts of the subject land where trees are to be retained; and • implementation of the <i>Vegetation Management Plan</i> (which will facilitate the early establishment of resources in the understorey). 		
	<p>2. As detailed in the EA, controls on pet ownership within the park should include:</p> <ul style="list-style-type: none"> • an assessment of pet dogs for socialisation and general health by Park managers; • strict rules regarding the control of 	Manager	Policy to be prepared by the park prior to the completion of stage 1

	<p>dogs around the park, including the requirement to be on a leash within common areas;</p> <ul style="list-style-type: none"> ongoing education of park residents and visitors regarding their obligations pursuant to the <i>Companion Animals Act 1998</i> and with respect to native wildlife, by regular letterboxing, community notices and signs; and <p>complete exclusion of cats from the park.</p>		
Traffic & Parking	<p>1. Access and parking is to be designed in accordance with the recommendations of GHD Traffic Impact Assessment dated September 2009 and the requirements of the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005.</p>	Owner and contractor	Prior to the completion of each stage
	<p>2. A bus stop will be provided within the road reserve should the existing bus stop not be relocated by the RTA as a result of the highway upgrade. A footpath will be provided from the entry to the caravan park to the bus stop.</p>	owner	<p>Bus stop to be provided at the end of construction work on the upgrade of the Highway.</p> <p>Footpath to be provided prior to the occupation of sites in Stage 1</p>
Lighting & Security	<p>1. Lighting and security is to be provided in accordance with the requirements of the Local Government (Caravan Parks</p>	contractor	Lighting to be provided with

	<p>and Manufactured Homes) Regulation 2005.</p> <p>2. Lighting shall be specifically designed to minimise glare toward the Hearnese Lake foreshore and the Pacific Ocean.</p>		each stage
Accessibility	<p>1. Accessibility will be provided in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005</p>	contractor	Access to be completed at the end of each stage
	<p>2. A 10 seat bus will be provided for use by the occupants of the caravan park to improved accessibility to services at Woolgoolga and Coffs Harbour by the residents of the caravan park.</p>	owner	At the completion of stage 1
Waste	<p>1. Waste is proposed to be collected, stored and removed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005</p>	Contractor / owner	A garbage storage area to be provided at the completion of stage 1
Aboriginal Heritage	<p>1. Impacts of Aboriginal heritage will be managed in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment prepared by Jacqueline Collins dated September 2009.</p>	Contractors	During construction works
Contamination & Remediation	<p>1. Remediation and decommissioning of the existing effluent disposal ponds will be undertaken in accordance with the recommendations of Coffey Geotechnics Phase 1 Environmental Assessment dated 14 September.</p>	Contractor	
Hazard Mitigation	<p><u>Bushfire</u></p> <p>1. Bushfire Hazard mitigation will be</p>	Owner	Prior to the placement of moveable

	undertaken in accordance with the recommendations of the Bushfire Hazard Assessment prepared by Australian Bushfire Assessment Consultants dated September 2009.		dwellings on any site
	<u>Noise</u> 2. Noise attenuation will be provided in accordance with the recommendations of the Noise Impact Assessment prepared by Reverb Acoustics dated September 2009.	Contractor/ owner	Prior to the placement of moveable dwellings on the site
Control of Animals	1. The keeping of cats will be prohibited within the caravan park	Owner	ongoing
	2. The keeping of pet dogs will be permitted in accordance with the strict controls that currently relate to the keeping of dogs with in the caravan park.	Owner	Ongoing
Contributions	Developer Contributions will be paid in accordance with the relevant contributions plans adopted by Coffs Harbour City Council.	Owner	Prior to the issue of the S68 approval to operate at the completion of each stage