

ATTACHMENT – RESPONSE TO SCOPING MEETING MINUTES

DPIE Scoping Meeting Notes	HTA Response
Suitable evidence is to be provided to the Department that Project Application 08_0005 (as modified) has been physically commenced (has not lapsed) in accordance with the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act);	The approval (as modified) was granted on 24 July 2018 with a lapse date of 25 July 2023. HTA confirms that physical commencement has occurred, having regard to the following: i. Condition C14 - Attached to this application is a letter prepared by Environmental Assessment Solutions (dated 31 May 2017) confirming fencing has been constructed to protect the rehabilitation area in accordance with the Condition. ii. Condition C21 – Decommissioning of the on-site waste water treatment system has occurred. iii. Contributions paid Included with this application is Attachment_Commencement of Works, which documents the physical commencement of works.
Clearly identify the relationship between developments approved on the site by Coffs Harbour City Council (Council), the site's Approval to Operate under the <i>Local Government Act 1993</i> , Project Application 08_0005 (as modified) and the proposed modification;	The EIS provides a description of the approval history and the relationship between Consents and the Approval to Operate.
Clearly identify if the proposed allotment reconfiguration will impact any significant vegetation or undisturbed areas which were identified for retention as part of Project Application 08_0005 (as modified). If the proposal results in additional vegetation removal/disturbance, an appropriate flora and fauna assessment will be required;	The EIS details the scope of the proposed modification in relation to the Consent (as modified). It confirms the extent of the development footprint does not change and will not result in additional vegetation removal/disturbance. A copy of an updated Vegetation Management Plan by GeOLINK is attached.
Relevant legislative requirements are to be addressed including (but not limited to): ○ <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>; ○ <i>State Environmental Planning Policy No 21—Caravan Parks</i>; and ○ <i>State Environmental Planning Policy (Coastal Management) 2018</i>;	The EIS provides an assessment of relevant legislative requirements, including (but not limited to) the instruments listed in the meeting minutes.
Provide civil design information (plans, details and reports where required) to confirm the reconfigured allotments can be adequately serviced by reticulated sewer, water and stormwater drainage infrastructure. Any changes to the amount of impervious area between Project Application 08_0005 (as modified) and the proposal must also be clearly identified and supported by suitable stormwater drainage	A copy of civil design information is included in: • Attachment_Civil Design Documents As detailed in the EIS and annotated on the proposed Master Plan, the modification retains and regrades the existing internal road connection at the north-east corner of the expansion area, while removing a section of approved road connection to the north-west of the expansion. The amount of impervious area therefore is reduced and number and size of dwelling sites does not change.

ATTACHMENT – RESPONSE TO SCOPING MEETING MINUTES

information for the Department's consideration as required;	
The Department notes the site is partially impacted by Council's flood planning level on its southern and eastern boundaries. The proposal's relationship to the flood prone nature of the site is to be identified/considered and supported by relevant information (where required);	The approved and proposed development area is not impacted by the mapped flood planning area. Due to the minor nature of the change and retention of existing internal road connection to the expansion, there would be no new impacts to flooding as a result of the proposed modification. The modification will not result in adverse impacts on stormwater quality or alter the flood regime of the site.
Provide a report which demonstrates compliance with applicable provisions of <i>Planning for Bushfire Protection 2019</i> ; and	Please find Attached a Bushfire Hazard Assessment demonstrating compliance with the provisions of <i>Planning for Bushfire Protection 2019</i> and confirming: • No amendments to the approved footprint or setbacks to riparian vegetation are proposed. • The perimeter road remains unchanged and will continue to provide a bushfire buffer. • The submitted Bushfire Hazard Assessment has taken into consideration the design of the approved and modified expansion, existing vegetation, effective slope, local bushfire risk conditions and Fire Danger Index detailed within <i>Planning for Bushfire Fire Protection 2019</i>. • Adequate and appropriate bushfire hazard protection measures are available, and can be implemented, to facilitate the expansion. • The proposed development achieves the deemed-to-satisfy criteria and complies with the aims and objectives of <i>Planning for bushfire Protection</i>. • The modification does not limit or impact HTAs ability to comply with the RFS conditions of Consent.
Details of all owners of the site and their written consent to lodge the modification application.	Owner consent has been submitted with the application.