

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning , I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Keiran Thomas
Director
Regional Assessments

Sydney

12 April 2022

SCHEDULE 1

Development consent:	MP 08_0005 granted by the Deputy Director-General, Development Assessment & System Performance on 4 June 2012
For the following:	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.
Applicant:	The Pines Resort Management Pty Limited
Consent Authority:	Minister for Planning
The Land:	The Pines Caravan Park, Woolgoolga Lot 106 DP 1144462, 8 Hearn's Lake Road, Woolgoolga, Coffs Harbour Local Government Area.
Modification:	Modification to approved layout, includes internal road modifications, moving proposed Lots 1-8 to the west and providing proposed Lot 9 frontage to 'Road 2'.

SCHEDULE 2

The Consent (MP 08_0005) is modified as follows:

- (a) Schedule 2 – Administrative Conditions, condition B2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

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 Hearnnes 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 Hearnnes 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 Hearnnes Lake Road Woolgoolga*, NSW REF:NL080035E01. Dated 12 April 2012. REV C
- e) The Section 75W Application, Submission to the NSW Department of Planning & Environment to modify the terms and conditions of MP 08_0005, Lot 106 DP 1144462, 8 Hearnnes Lake Road, Woolgoolga prepared by Ardill Payne & Partners dated February 2018
- f) **The Section 4.55(1A) Application, Submission to the NSW Department of Planning and Environment to modify the terms and conditions of MP 08-0005-Mod-1, Lot 106 DP 1144462, 8 Hearnnes Lake Road, Woolgoolga prepared by Hometown Australia Communities dated 17 September 2021.**
- g) The following drawings:

<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan by Northrop</u>	<u>Date</u>
<u>MP01</u>	<u>3</u>	<u>Site Master Plan</u>	<u>17 February 2022</u>
<u>MP02</u>	<u>1</u>	<u>Cut and Fill Plan</u>	<u>17 February 2022</u>
<u>C02.01</u>	<u>B</u>	<u>Erosion & Sediment Control Plan</u>	<u>30 March 2021</u>
<u>C05.00</u>	<u>C</u>	<u>Civil Works Site Plan</u>	<u>30 March 2021</u>
<u>C05.01</u>	<u>C</u>	<u>Inset A Civil Works Plan</u>	<u>30 March 2021</u>
<u>C05.02</u>	<u>C</u>	<u>Inset B Civil Works Plan</u>	<u>30 March 2021</u>
<u>C05.03</u>	<u>C</u>	<u>Inset C Civil Works Plan</u>	<u>30 March 2021</u>
<u>C04.05</u>	<u>C</u>	<u>Typical Road Cross Sections Sheet</u> <u>1</u>	<u>7 June 2021</u>
<u>C04.06</u>	<u>C</u>	<u>Typical Road Cross Sections Sheet</u> <u>2</u>	<u>7 June 2021</u>

<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan by McCallum PFCA</u>	<u>Date</u>
H-03	4	<u>Site and Ground Floor – Sanitary Drainage</u>	<u>2 October 2020</u>
Drawing No.	Revision	Name of Plan by Gateway Lifestyle	Date
01.	A	The Pines Concept	26 February 2018
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

- (b) Schedule 2 – Administrative Conditions, condition B11 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

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, **fire hydrants, fire hose reels**, 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~~ **2021**.

- (c) Schedule 3 – Performance Conditions, condition C3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

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~~ **2021** 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.

- (d) Schedule 3 – Performance Conditions, condition C5 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

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 Civil Works Site Plan drawing C05.00 Consulting Engineers Report NL080035 drawing C01DA Issue C B dated 30 March 2021–22 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 **C05.00, C05.01, C05.02 and C05.02 dated 30 March 2021** 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.
- (e) Schedule 3 – Performance Conditions, condition C6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows

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 **Erosion & Sediment Control Plan dated 30 March 2021** 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 **Erosion & Sediment Control Plan information dated 30 March 2021 referenced** 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.
- (f) Schedule 3 – Performance Conditions, condition C7 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

C7. Vegetation Management Plan

The Vegetation Management Plan prepared by **Geo Link Environmental Management and Design dated August 2021 ‘Revised Vegetation Management Plan The Pines Expansion’** ~~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 salingnus 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~~ **2019** (RFS)

- (k) Detail short term and long term fencing requirements to protect areas to be rehabilitated and conserved during construction.
- (f) Schedule 3 – Performance Conditions, condition C8 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~-words / numbers as follows:

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 **Site Master Plan by Northrop, Drawing Number MP01 dated 17/02/2022** 01, ~~Issue A dated 26/02/2018, The Pines Concept, prepared by Gateway Lifestyle~~ contained in the ~~Section 75W Application~~ **4.55(1A) Application** 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 **all unfenced, readily accessible and non-vegetated boundaries** ~~the entire boundary of the caravan park~~ **unless subject to other treatment under this consent**
 - e) ~~Access points to Hearnes Lake and Double Crossing Creek foreshore shall be restricted in accordance with Drawing Site Master Plan by Northrop, Drawing Number MP01 dated 17/02/2022 01, Issue A dated 26/02/2018, The Pines Concept, prepared by Gateway Lifestyle contained in the Section 75W Application 4.55(1A) Application 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 Hearnes 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~~ **4** of '*Planning for Bush Fire Protection 2006* **2019**'
 - 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.~~
- (g) Schedule 3 – Prior to the commencement of works, condition C14 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~-words / numbers as follows:

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 Hearnes Lake/Double Crossing Creek consistent with the Drawing **Site Master Plan by Northrop, Drawing Number MP01 dated 17/02/2022** 01, ~~Issue A dated 26/02/2018, The Pines Concept, prepared by Gateway Lifestyle~~ contained in the ~~Section 75W Application~~ **4.55 (1A) Application** and the *Hearnes Lake Sandy Beach Development Control Plan 2005*.

- (h) Schedule 3 – Prior to Occupation or Commencement of Use, condition C33 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

C33. Bushfire Protection Zones

At the commencement of construction and in perpetuity, the land to the south of proposed Lots 22, 23 and 41-47 to a distance of ~~30~~ **25** metres, shall be maintained as an **inner** asset protection zone (~~APZ~~) in accordance Drawing **Site Master Plan by Northrop, Drawing Number MP01 dated 17/02/2022** ~~01, Issue A dated 26/02/2018, The Pines Concept, prepared by Gateway Lifestyle and as outlined within section 4.1.3 and Appendix 5 4 of 'Planning for Bush Fire Protection 2006'19'~~ and the NSW Rural Fire Service's document 'Standards for asset protection zones' **including:**

- **tree canopy cover should be less than 15% at maturity;**
- **trees at maturity should not touch or overhang the building;**
- **lower limbs should be removed up to a height of 2m above the ground;**
- **tree canopies should be separated by 2 to 5m;**
- **preference should be given to smooth-barked and evergreen trees;**
- **create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;**
- **shrubs should not be located under trees;**
- **shrubs should not form more than 10% ground cover;**
- **clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;**
- **grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and**
- **leaves and vegetation debris should be removed.**

- (i) Schedule 3 – Prior to Occupation or Commencement of Use, condition C37 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words / numbers as follows:

C37. Bushfire Safety Requirements

Prior to occupation or commencement of use **of the development (including all dwellings)**, the project shall comply with the following bushfire safety requirements:

- a) New construction **and all moveable dwellings installed** within the proposed long term caravan sites shall comply with **Section 3 and Section 7 (BAL-29)** ~~Table 2.4.3 of Australian Standard 3959-2009~~ **2018** 'Construction of buildings in bushfire prone areas' and ~~section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'~~ **or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of 'Planning for Bush Fire Protection 2019'**
- b) Water, electricity and gas are to comply with sections **6.8.3** ~~4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'~~ **2019'**
- c) Internal **access** roads **for special fire protection purpose (SFPP) developments must** shall comply with **general requirements of Table 6.8b** ~~section 4.2.7 of 'Planning for Bush Fire Protection 2006'~~ **19'**.
- d) Arrangements for emergency and evacuation are to comply with section ~~4.2.7~~ **6.8.4** of 'Planning for Bush Fire Protection ~~2006~~ **19'**
- e) Landscaping shall comply with the principles of Appendix ~~5~~ **4** of 'Planning for Bush Fire Protection ~~2006~~ **19'**.

- (j) Schedule 3 – Prior to Occupation or Commencement of Use, condition C38 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words / numbers as follows:

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 by Reverb Acoustics letter dated 2 March 2022 Ref: 08-1223-L3, and as amended by table 4 below** and in accordance with AS/NZS 2107-2000 **2016** “*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) $L_{Aeq(9hr)}$.

Amendments to table 4 of Reverb Acoustic Noise Impact Assessment:

<u>Facade</u>	<u>Room</u>	<u>Description</u>	<u>Required Rw</u>	<u>Typical Glazing System</u>
<u>Lots 1-7, 10-14 29-38 and 43-47</u>				
<u>West</u>	<u>Bed</u>	<u>Window</u>	<u>26</u>	<u>Type B</u>
	<u>Liv/Dine</u>	<u>Window/Sl. Door</u>	<u>24</u>	<u>Type B</u>
	<u>Bath/WC/Lndry</u>	<u>Window</u>	<u><20</u>	<u>No Acoustic Treatment</u>
<u>North/South</u>	<u>Bed</u>	<u>Window</u>	<u>24</u>	<u>Type B</u>
	<u>Liv/Dine</u>	<u>Window/Sl. Door</u>	<u>22</u>	<u>Type A or B</u>
	<u>Bath/WC/Lndry</u>	<u>Window</u>	<u><20</u>	<u>No Acoustic Treatment</u>
<u>East</u>	<u>All</u>	<u>All</u>	<u>:</u>	<u>No Acoustic Treatment</u>
<u>Lots 8-9, 15-17 23-28 and 39-42</u>				
<u>West</u>	<u>Bed</u>	<u>Window</u>	<u>26</u>	<u>Type B</u>
	<u>Liv/Dine</u>	<u>Window/Sl. Door</u>	<u>24</u>	<u>Type B</u>
	<u>Bath/WC/Lndry</u>	<u>Window</u>	<u><20</u>	<u>No Acoustic Treatment</u>
<u>North/South</u>	<u>All</u>	<u>All</u>	<u>:</u>	<u>No Acoustic Treatment</u>
<u>East</u>	<u>All</u>	<u>All</u>	<u>:</u>	<u>No Acoustic Treatment</u>
<u>Lots 18-22</u>				

All All All : No Acoustic Treatment

- (k) Schedule 3 – Prior to Occupation or Commencement of Use, condition C42 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

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 Hearnese 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.
- e) **All retaining walls are to be constructed and completed**
- f) **All earthworks and battered areas are to be completed and suitably stabilised with vegetation**

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.

- (l) Schedule 3 – Post Occupation, condition C43 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

C43. Emergency / Evacuation Plan

Arrangements for emergency and evacuation are to comply with section 4.2.7 **6.8.4** of 'Planning for Bush Fire Protection ~~2006~~ **2019**'. All continuing actions which may be required (e.g. training of staff, signage requirements shall be implemented.

- (m) Schedule 3 – Advisory Notes is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

Local Government (Manufactured Home Estates, Caravan Parks and Camping Grounds and Movable Dwellings) Regulation ~~2005~~2021.

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~~**2021** for the design of the project.

- (n) Schedule 4 – Statement of Commitments is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows

Statement of Commitments

General	<ol style="list-style-type: none"> The proposed development will be designed and constructed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation-2005 2021.
Landscaping	<ol style="list-style-type: none"> Management of the buffer area to Hearnies Lake and Double Crossing Creek in accordance with the <u>GeoLink Environmental Management and Design dated August 2021 'Revised Vegetation Management Plan The Pines Expansion'</u> Vegetation Management Plan prepared by Coffs Harbour Bushland Regeneration Group dated October 2014. Fencing will be provided on the boundary between the site and the adjoining public reserve on the eastern side of the site. Access points to Hearnies Lake or Double Crossing Creek foreshore will be restricted to two as indicated on the site plan submitted with the application. A pontoon will be provided adjacent to the foreshore to Hearnies Lake to limit the damage to the foreshore by people accessing the lake. The barbed wire will be removed from the existing fence on the southern boundary of the site and will be replaced with round wire. The site is to be landscaped in accordance with the Landscape Plan prepared by Moir Landscape Architecture, <u>as amended by conditions of this consent</u>.
Soils & water	<p><u>Erosion and Sediment</u></p> <ol style="list-style-type: none"> 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 <u>Erosion & Sediment Control Plan dated 30 March 2021</u>. <p><u>Acid Sulfate Soils</u></p> <ol style="list-style-type: none"> 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. <p><u>Operational Stage Stormwater Management</u></p> <ol style="list-style-type: none"> 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. <p><u>Operational Stage Sewerage Management</u></p> <ol style="list-style-type: none"> 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.
Ecological	<ol style="list-style-type: none"> The sites ecological attributes will be protected through implementation of the recommendations contained within 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

	<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 Companion Animals Act 1998, 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 Vegetation Management Plan (which will facilitate the early establishment of resources in the understorey). <p>As detailed in the original documentation, 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 dogs around the park, including the requirement to be on a leash within common areas; • ongoing education of park residents and visitors regarding their obligations pursuant to the Companion Animals Act 1998 and with respect to native wildlife, by regular letterboxing, community notices and signs; and • complete exclusion of cats from the park.
Traffic Parking &	<ol style="list-style-type: none"> 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. 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.
Lighting Security &	<ol style="list-style-type: none"> 1. Lighting and security is to be provided in accordance with the requirements of the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005. 2. Lighting shall be specifically designed to minimise glare toward the Hearnes Lake foreshore and the Pacific Ocean.
Accessibility	<ol style="list-style-type: none"> 1. Accessibility will be provided in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005 2021 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.

Waste	<ol style="list-style-type: none"> 1. Waste is proposed to be collected, stored and removed in accordance with the Local Government (Caravan Parks and Manufactured Homes) Regulation 2005 2021.
Aboriginal Heritage	<ol style="list-style-type: none"> 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.
Contamination & Remediation	<ol style="list-style-type: none"> 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.
Hazard Mitigation	<p><u>Bushfire</u></p> <ol style="list-style-type: none"> 1. Bushfire Hazard mitigation will be undertaken in accordance with the recommendations of the Bushfire Hazard Assessment prepared by Australian Bushfire Assessment Consultants dated September 2009. 1. <u>Bushfire Hazard Mitigation will be undertaken in accordance with conditions C33 and C37 of this development consent (as modified) and, recommendations of the Bushfire Hazard Assessment, The Pines Caravan Park Expansion, Version 1, dated 25/08/2011.</u> <p><u>Noise</u></p> <ol style="list-style-type: none"> 2. Noise attenuation will be provided in accordance with the recommendations of the Noise Impact Assessment prepared by Reverb Acoustics dated September 2009 and by Reverb Acoustics letter dated 2 March 2022 Ref: 08-1223-L3.
Control of Animals	<ol style="list-style-type: none"> 1. The keeping of cats will be prohibited within the caravan park 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.
Contributions	<ol style="list-style-type: none"> 1. Developer Contributions will be paid in accordance with the relevant contributions plans adopted by Coffs Harbour City Council.

**End of modification
(MP 08_0005 MOD 2)**