

ATTACHMENT – CONSENT CONDITIONS REVIEW

CONDITION	HTA RESPONSE
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 47 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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification.
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 <i>Environmental Assessment for Major Project 08_0005 Proposed Extension to the Existing Caravan Park "The Pines", 8 Heames Lake Road, Woolgoolga</i> prepared by Coastplan Consulting on behalf of the AWP Holdings Pty Ltd dated June 2010 c) 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 Heames Lake Road, Woolgoolga</i> prepared by Coastplan Consulting on behalf of the AWP Holdings Pty Ltd dated December 2011 d) The <i>Northrop Engineering Report for Part JA Assessment, The Pines Hearnes Lake Road Woolgoolga</i>, 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 Hearn's Lake Road, Woolgoolga prepared by Ardill Payne & Partners dated February 2018	Proposed change. Approval is sought for the proposed modification to the internal road layout and the modified documents be reflected in Condition B2.
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification.

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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.	Complies. 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
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
B6 Development Consent 207/76 This approval does not alter development consent 207/76 or any modifications pertaining to that consent.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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:	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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a) The contributions are to be paid prior to release of any Construction Certificate unless other arrangements acceptable to Council are made.	
B9 Prescribed Conditions The Proponent shall comply with all relevant prescribed conditions of project approval under Part 6, Division 8A of the Regulation.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
B10 Legal notices Any advice or notice to the approval authority shall be served on the Director-General.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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 <i>Local Government Act 1993</i> (s.68 approval).	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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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 <i>Manual of Uniform Traffic Control Devices</i> and <i>Traffic Control at Works Sites, Version 2</i>, 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.	
CS. 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 <i>Northrop Engineering Report for Part 3A Assessment, The Pines Hearn's Lake Road Woolgoolga, NSW</i> REF: NL080035E01. Dated 12 April 2012. REV C contained in condition 82 and the <i>Concept stormwater management plan prepared by Northrop Consulting Engineers Report NL080035 drawing C01DA Issue B dated 22 January 2010</i> 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 <i>The Northrop Engineering Report for Part 3A Assessment, The Pines Hearn's Lake Road</i>	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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<i>Woolgoolga</i>, NSW REF:NL080035E01. Dated 12 April 2012. REV C contained in condition B2 and drawing C01DA, C02DA and C03DA 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 Hearn's 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 <i>Water Sensitive Urban Design Policy</i> 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 <i>"National Guidelines for Evaluating Options for Water Sensitive Urban Design 2009"</i> d) Stormwater mitigation measures shall be designed to comply with section 120 of the <i>Protection of the Environment Operations Act 1997</i> 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 <i>Australian Rainfall and Runoff</i> 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 <i>Concept stormwater management plan prepared by Northrop Consulting Engineers Report NL080035 drawing C01DA Issue B dated 22 January 2010</i> 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 <i>Managing Urban Stormwater-Soils & Construction Volume 1</i> (2004) by Landcom and also include the following: a) The Plan shall include the <i>Indicative Construction Stage Erosion and Sedimentation Control Notes</i> 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 <i>section 120 of the Protection of the Environment Operations Act 1997</i> 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	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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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 <i>Coffs Harbour Bushland Regeneration Group</i> dated October 2011 prepared by <i>Coffs Harbour Bushland Regeneration Group</i> 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. <i>Calistomen salingnus</i> and <i>Melaleuca Linariifolia</i> 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 <i>Vegetation Management Zones</i> 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	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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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 groundcovers j) Fire management measures and an ecological fire regime in accordance with <i>Planning for Bush Fire Protection 2006</i> (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 01, Issue A dated 26/02/2018, The Pines Concept, prepared by Gateway Lifestyle DA 04, Revision D contained in the Preferred Project Report Section 75W Application Site and Setout Plan by Northrop, Drawing Number C04.00, Revision A, dated 28/08/20 under condition B 2 b) A planting schedule shall be included, listing all plants by botanic and common names a) 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 b) Provide smooth wire fencing to delineate the entire boundary of the caravan park. c) Access points to Hearnese Lake and Double Crossing Creek foreshore shall be restricted in accordance with Drawing 01, Issue A dated 26/02/2018, The Pines Concept, prepared by Gateway Lifestyle DA 04, Revision D contained in the Preferred Project Report Section 75W Application contained in the Preferred Project Report Section 75W Application Site and Setout Plan by Northrop, Drawing Number C04.00, Revision A, dated 28/08/20 under condition B2 d) 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 e) Provide, manage and maintain a pontoon at Hearnese	Modification to condition required. Remove redundant plan reference (strikethrough) and replace with new plan reference (bold).

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Lake foreshore to the satisfaction of Council and the Crown Lands Division f) Landscaping to the site is to comply with the principles of Appendix 5 of <i>'Planning for Bush Fire Protection 2006'</i> g) Details showing how all landscaping elements under the plan shall be maintained in accordance with the Plan into perpetuity h) 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 c instruction 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	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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Construction Certificate for work on this Crown Road: - The road is to be transferred to Council as a public road. - The proponent meets all the prescribed fees included in the transfer. 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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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.	Not Noted. No change to this condition is proposed or required to facilitate the proposed modification ed
C12. Water Licensing Prior to the commencement of works the Proponent shall obtain a license with the Office of Water for the following: <u>All monitoring bores.</u> The Office of Water shall also be notified by the Proponent where existing unauthorised bores have been constructed on the site. <u>All areas on the site that require dewatering.</u> All license applications shall include a groundwater Management plan developed to the satisfaction of the Office of Water <u>All works that intersect the aquifer.</u> 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	Noted. No change to this condition is proposed or required to facilitate the proposed modification
C13. Aboriginal Cultural Heritage	Noted. No change to this condition is proposed

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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 <i>Aboriginal Cultural Heritage Assessment</i> prepared by <i>Jacqueline Collins (Consultant Archaeologist)</i> 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 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.	or required to facilitate the proposed modification
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 Hearn's Lake/Double Crossing Creek consistent with the Drawing 01, Issue A dated 26/02/2018, The Pines Concept, prepared by Gateway Lifestyle DA 04, Revision D contained in the Preferred Project Report Section 75W Application Site and Setout Plan by Northrop, Drawing Number C04.00, Revision A, dated 28/08/20 and the Hearn's Lake Sandy Beach Development Control Plan 2005.	Modification to condition required. Remove redundant plan reference (strikethrough) and replace with new plan reference (bold).
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 <i>Protection of trees on development sites</i>, 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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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;	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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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 <i>Environmental Planning and Assessment Act 1979</i>.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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 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	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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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 <i>moved</i> 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, Black<.butt, Forest Red Gum, Small-fruited Grey Gum, Forest Oak). experienced Ecologist.	
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
C23. Hours of Work	Noted. No change to this condition is proposed

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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.	or required to facilitate the proposed modification
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
C25. Incident Reporting Within 24 hours of detecting an incident during	Noted. No change to this condition is proposed or required to facilitate the proposed

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construction that causes <i>(or may cause)</i> 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.	modification
C26. Vegetation Rehabilitation At the commencement of works, vegetation rehabilitation as required under the Vegetation Management Plan shall commence.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
C28. Aboriginal Cultural Heritage Aboriginal Cultural Heritage matters during construction are to be addressed in the following manner: 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 a) 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. 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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification

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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 <i>Protection of the Environment Operations Act 1997</i>, if such a licence is required in relation to that waste.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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 <i>Guidelines on Earthworks for Commercial and Residential Developments</i>. 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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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 asset protection zone (APZ) in accordance Drawing 01, Issue A	Modification to condition required. An updated Bushfire Hazard Assessment (Attached) has been prepared and submitted with this application. Illustration 3.1 in the Bushfire Hazard Assessment shows the

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dated 26/02/2018 The Pines Concept, prepared by Gateway Lifestyle 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' with the Bushfire Hazard Assessment, by GeoLINK dated 23 August 2021 and the NSW Rural Fire Service's document 'Standards for asset protection zones'.	alignment of a 25m APZ in relation to Lots 22, 23 and 41-47.
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
C36. Waste And Contamination The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the <i>Protection of the Environment Operations Act 1997</i> 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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Modification to condition required. An updated Bushfire Hazard Assessment (Attached) has been prepared and submitted with this application. The Recommendations of the Bushfire Hazard Assessment included updated references to the 'Planning for Bushfire Protection 2019' and Condition C37 should

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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' 6.8.2 of 'Planning for Bushfire Protection 2019'. d) Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006' 6.8.4 of 'Planning for Bushfire Protection 2019'. e) Landscaping shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006' Appendix 4 of 'Planning for Bushfire Protection 2019'.	therefore be updated for consistency.
C38. Noise Management Moveable dwellings shall include in their design noise reduction construction materials as recommended in the <i>Reverb Acoustic Noise Impact Assessment</i> contained in the EA and in accordance with AS/NZS 2107-2000 "<i>Acoustics-Recommended Design Sound Levels and Reverberation Times for Building Interiors</i>" such that all habitable rooms under ventilated conditions within moveable dwellings other than sleeping rooms comply with the noise objectives of 45dB(A) LAeq(1ShrJ and 40dB(A) LAeqf9hrJ All sleeping rooms within moveable dwellings are to comply with the noise objective of 35dB{A)	Noted. No change to this condition is proposed or required to facilitate the proposed modification
C39. Accessibility Prior to any occupation or commencement of use the proponent shall provide a 10 seat bus tor 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 plan is to be provided to the Director- General for approval.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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	Noted. No change to this condition is proposed or required to facilitate the proposed modification
C41. Stormwater Prior to occupation or commencement of use, the	Noted. No change to this condition is proposed or required to facilitate the proposed

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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.	modification
C42. Road Design and Services The following works are to be completed prior to the issue of an Occupation Certificate: - ai 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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification
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' 6.8.4 of 'Planning for Bushfire Protection 2019'.. All continuing actions which may be required (e.g. training of staff, signage requirements shall be implemented.	Modification to condition required. An updated Bushfire Hazard Assessment (Attached) has been prepared and submitted with this application. The Recommendations of the Bushfire Hazard Assessment included updated references to the 'Planning for Bushfire Protection 2019' and Condition C43 should therefore be updated for consistency.
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.	Noted. No change to this condition is proposed or required to facilitate the proposed modification