

**APPLICATION TO MODIFY DEVELOPMENT CONSENT 0085/16DM,
MODIFICATIONS TO APPROVED TRANSITIONAL GROUP HOME,
215 RANDALLS ROAD, BUCCA (LOT 13, DP 1161416)**

APPENDIX A

CONDITIONS

Development is to be in Accordance with Approved Plans:

3. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent (Development Consent No. 259/12).

Drawing No.	Prepared by	Dated
DA002, Revision C	Turner & Associates	14 July 2011
DA003, Revision K	Turner & Associates	28 October 2015
DA110, Revision E	Turner & Associates	1 December 2015
DA111, Revision G	Turner & Associates	1 December 2015
DA112, Revision H	Turner & Associates	1 December 2015
DA113, Revision E	Turner & Associates	1 December 2015
DA114, Revision D	Turner & Associates	1 December 2015
DA130, Revision E	Turner & Associates	28 October 2015
DA131, Revision D	Turner & Associates	28 October 2015
DA140, Revision C	Turner & Associates	5 July 2011
DA141, Revision B	Turner & Associates	27 May 2011
DA142, Revision B	Turner & Associates	27 May 2011

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Development in Accordance with Documents:

4. The development shall be undertaken in accordance with the following documents:

Document	Prepared by	Dated
Statement of Environmental Effects	Geoff Smyth Consulting	11 January 2012
On-site Wastewater Management Plan	Whitehead & Associates Environmental Consultants Pty Ltd	14 July 2011
Modification to On-site Wastewater Management Plan	Whitehead & Associates Environmental Consultants Pty Ltd	9 October 2015
Fire Services & Stormwater Management Details	Glenn Haig and Associates	18 July 2011
BASIX Assessment for Staff Residences	Vipac	20 July 2011
Bushfire Protection Assessment Report	Ecological Australia	7 July 2011
Amendment Application	Ecological Australia	10 December 2015

Document	Prepared by	Dated
Bushfire Protection Assessment Report		
Flora & Fauna Habitat Assessment Report	Ecological Australia	10 July 2012
Engineering Issues Report	De Groot and Benson Pty Ltd	August 2011
Upgrading of Randalls Road & Bucca Creek Bridge	De Groot and Benson Pty Ltd	13 October 2015
Social Impact Assessment	Lantz Marshall	May 2012

Limit of Vegetation Approval

- 6A. The vegetation removal approved by this consent is limited to that specified in the plan of Ecological Australia dated 9 November 2015.

Road Design and Services - Works to Randalls Road:

15. The following works for Randalls Road:

- Provide passing bays along Randall Road in accordance with drawings 10193-301 & 10193-302 prepared by de Groot and Benson Pty Ltd and dated 30 July 2015;
- Provide stabilised table drains as necessary.
- Remove sufficient exotic vegetation from the road reserve on the northern portion (the last 260m, approximately, before the bridge) of Randalls Road to reduce shading and improve visibility for motorists travelling north on this section of road.
- Provide a notice on the Bucca Bucca Creek Bridge setting a 20 tonne load limit.
- Provide a gravel turnaround area on the northern side of the Bucca Bucca Creek bridge.

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).

Plans and specifications are to be submitted to Council and approved **prior to the issue of the relevant 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 development consent 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.

Pre Clearing Procedures:

- 20A. 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 Office of Environment and Heritage should be contacted.
- 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).

Compensatory Planting:

- 36A. Compensatory planting being provided at a ratio of 1:3 for every tree removed that is mapped as *Foothills Grey Gum – Ironbark – Mahogany Dry Forest* under the Coffs Harbour Fine Scale Vegetation Mapping Volume 2. The species utilised must be commensurate to the vegetation community (*Tallowood – Small – Fruited Grey Gum Dry Grassy Open Forest*).

Compensatory plantings are to be established by a suitably qualified bush regenerator with professional experience extending beyond 5 years in current bush regeneration, restoration and relocation techniques. Current membership to the Australian Association of Bush Regenerators (AABR) is required.

All compensatory planting is to be completed prior to issue of an occupation certificate for the staff accommodation buildings.

Note: all compensatory tree plantings being undertaken in accordance with the NSW Rural Fire Service '*Planning for Bush Fire Protection 2006*' guidelines.

Integrated Terms of Approval Conditions - NSW Rural Fire Service

54. At the commencement of building works and in perpetuity the property around the staff accommodation dwellings, for the following distances, shall be maintained as an inner protection area (IPA) as outlined within Section 4.2.7 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':
 - North – 31 metres
 - North-east – 40 metres
 - South – 20 metres
 - West – 50 metres