

COUNCIL ASSESSMENT REPORT

NORTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSNTH-305 - Coffs Harbour - 0716/24DA
PROPOSAL	Subdivision (132 residential lots, 2 public reserve lots, associated public roads, infrastructure services, vegetation removal and earthworks).
ADDRESS	Lot 2 DP 1277984, Lot 1 808207, BARK HUT ROAD WOOLGOOLGA NSW 2456
APPLICANT	THE TRUSTEE FOR NEWTON DENNY CHAPELLE UNIT TRUST
OWNER	WPT LAND DEVELOPMENTS 3 PTY LTD
DA LODGEMENT DATE	26/6/24
APPLICATION TYPE	Integrated Development
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 8(1)(b)(i) of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 declares the proposal regionally significant development as Coastal Subdivision
CIV	\$16,168,178.54 (excluding GST)
CLAUSE 4.6 REQUESTS	Nil
KEY SEPP/LEP	<ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Coffs Harbour Local Environmental Plan 2013 Coffs Harbour Development Control Plan 2015.
TOTAL & UNIQUE SUBMISSIONS ISSUES SUBMISSIONS	<p>3 unique submissions</p> <ul style="list-style-type: none"> Preservation of land zoned C2 and C3 needed both during and after subdivision works.

	<ul style="list-style-type: none"> Request to reduce speed limit along Solitary Islands Way from 100km per hour to 60km per hour. Providing safe and adequate pedestrian/cycling link to adjacent sports facility via proposed reserve to be dedicated to the City. The bioretention basin may pose a risk in terms of unsupervised children playing in water.
DOCUMENTS SUBMITTED FOR CONSIDERATION	<ul style="list-style-type: none"> Statement of Environmental Effects Subdivision Plans Traffic Report Biodiversity Development Assessment Report Bushfire Assessment Aboriginal Cultural Heritage Report Stormwater Management Plan Land Use Conflict Risk Assessment Preliminary Site Investigation Landscape Plan Civil Engineering Plans
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (\$7.24)	Nil
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	Yes
SCHEDULED MEETING DATE	20 June 2025
PLAN VERSION	27 May 2025 Amendment. F
PREPARED BY	Gary Cheney
DATE OF REPORT	23 May 2025

EXECUTIVE SUMMARY

The proposal seeks consent for Subdivision (132 residential lots, 2 public reserve lots, associated public roads, infrastructure services, vegetation removal and earthworks).

Specifically, the proposal involves:

- Subdivision (132 residential lots ranging in size from 500sqm to 1018sqm).
- Public Road (collector road) servicing all lots with a T-intersection at Bark Hut Road.
- Bio-retention basin in the south-east section of the site.
- Stormwater pipes to discharge to the bio-retention basin.
- Installation of town water, sewer, electrical and communication services.
- Tree removal
- C2 and C3 zoned land to be revegetated and dedicated to Council as Public Reserves pursuant to s.49 of the Local Government Act 1993

The application is referred to the Northern Regional Planning Panel for determination ('the Panel') as the development is 'regionally significant development', pursuant to Section 2.19(1) and Clause 8(1)(b)(i) of Schedule 6 State Environmental Planning Policy (Planning Systems) 2021. The development is defined as a 'Coastal Subdivision' under this SEPP.

A briefing was held with the NRPP on 21/8/24. A site inspection was also undertaken on 11/10/24. The Panel recommended that assessment of proposal continue with a potential determination date to be confirmed in February 2025. Now that all requested information has been submitted and all referral responses have been received with no outstanding issues to be resolved, the DA is ready for determination.

The proposal is integrated development under s4.46 of the Environmental Planning and Assessment Act 1979. Approval bodies are:

- NSW Rural Fire Service - S100B Rural Fires Act 1997
- DPE-Water – s91 Water Management Act 2000
- DPE-Heritage NSW - s90 National Parks and Wildlife Act 1974

The proposal was put on public exhibition and nearby and adjoining property owners were notified in accordance with Council's Community Participation Plan from 8 July 2024 until 5 August 2024. A total of 3 unique submissions were received. The issues raised in these submissions included the following:

- Preservation of land zoned C2 and C3 needed both during and after subdivision works.
- Request to reduce speed limit along Solitary Islands Way from 100km per hour to 60km per hour
- Providing safe and adequate pedestrian/cycling link to adjacent sports facility via proposed reserve to be dedicated to the City.
- The bioretention basin may pose a risk in terms of unsupervised children playing in water.

The land zoned C2 and C3 is not proposed to be developed. They are proposed to be dedicated to Council as public reserves. They will be required to be rehabilitated via a vegetation management plan prior to the land being dedicated to Council.

The proposed development includes numerous footpaths and shared paths. Where roads are located adjacent to public reserves and public open space, the pathways have been strategically located so that they are on the same side of the road as the adjacent public reserves and public space areas. The proposed pathway network directs active transport (pedestrian and cyclists) to a proposed park and also provides a clear link to the Wiigulga Sports Complex. The proposed shared path network will be extended up to Bark Hut Road and will be further extended within the Tramway Precinct in the future. This shared path network will service not only proposed and future developments, but also the existing large lot and rural properties west of the site.

The following key issues are relevant to the assessment of this application having considered the relevant planning controls and the proposal in detail:

- Subdivision design and layout
- Biodiversity

The subdivision layout is compliant with planning controls. The land zoned C2 and C3 are not proposed to be developed. They are proposed to be dedicated to Council as public reserves. They will be required to be rehabilitated via a vegetation management plan prior to the land being dedicated to Council.

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. This assessment has found that the proposal is consistent with the Act and Regulations.

Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application should be **APPROVED**, subject to the conditions contained at Attachment A of this report.

1. THE SITE AND LOCALITY

1.1 The Site

The site is 16.4ha in size and is generally 510m in length from north to south and 397m wide from east to west. The site generally falls 10-20% from the northwest corner to the southeast corner. The site is vacant and is predominantly clear of vegetation except for parts of the site zoned C2 and C3 which comprises native vegetation. The site is approximately 2.5km from the Woolgoolga town centre.



1.2 The Locality

Nearby and surrounding development comprises rural and rural residential development to the north and west. A community sports facility exists on the adjoining site to the south. A High School exists on the site to the east on the other side of Solitary islands Way. Residential development exists north east of the site on the other side of Solitary Islands Way. The site is approximately 2.5km from the Woolgoolga town centre.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal seeks consent for Subdivision (132 residential lots, 2 public reserve lots, associated public roads, infrastructure services, vegetation removal and earthworks).

Specifically, the proposal involves:

- Subdivision (132 residential lots ranging in size from 500sqm to 1018sqm;
- Public Road (collector road) servicing all lots with a T-intersection at Bark Hut Road;
- Bio-retention basin in the south-east section of the site;
- Stormwater pipes to discharge to the bio-retention basin;
- Installation of town water, sewer, electrical and communication services;
- Tree removal
- C2 and C3 zoned land to be revegetated and dedicated to Council as Public Reserves pursuant to s.49 of the Local Government Act 1993

The key development data is provided in **Table 1**.

Table 1: Key Development Data

Control	Proposal
Site area	16.4ha
Minimum Lot Size	400sqm for land zoned R2 Low Density Residential. 40ha for land zoned C2 and C3
Clause 4.6 Requests	No



Table 2: Development Data

2.2 Background

The development application was lodged on 26 June 2024. A chronology of the development application since lodgement is outlined in **Table 2**.

Table 3: Chronology of the DA

Date	Event
8 July 2024	Exhibition of the application
1 July 2024	DA referred to external agencies and internal sections of Council
21 August 2024	Panel briefing
23 September 2024	Additional information requested from applicant following receipt of all internal and external referral responses and public exhibition
11 October 2024	Site inspection with NRPP and applicant
10 December 2024	Additional information provided by the applicant. Additional information referred to the relevant internal and external sections for review.

19 February 2025	Further information requested from applicant.
23 April 2025	Further information provided by the applicant. Additional information referred to the relevant internal and external sections for review.
11 June 2025	Final referral response received to enable completion of assessment and recommendation for approval.
16 July 2025	Meeting scheduled for determination of development application by the NRPP

2.3 Site History

Lot 2 DP 1277984 has been the subject of a Planning Proposal, whereby Coffs Harbour City Council supported the amendment to the Coffs Harbour Local Environmental Plan 2013 to rezone the land for residential subdivision.

3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

These matters are further considered below.

It is noted that the proposal is considered to be (which are considered further in this report):

- Integrated Development (s4.46)

3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

The relevant environmental planning instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below.

(a) Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Coffs Harbour Local Environmental Plan 2013
- Coffs Harbour Development Control Plan 2015.

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 3** and considered in more detail below.

Table 4: Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Planning Systems) 2021	Chapter 2: State and Regional Development Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 8(1)(b)(i) of Schedule 6. The DA will be therefore determined by the NRPP.	Yes
State Environmental Planning Policy (Biodiversity & Conservation) 2021	A Biodiversity Development Assessment Report has been submitted as required by this SEPP. It has been reviewed by Council's Biodiversity Officer and is supported with conditions. The BDAR meets the requirements of this SEPP.	Yes
State Environmental Planning Policy	Chapter 2: Coastal Management <ul style="list-style-type: none"> • Section 2.10(1) & (2) - Development on land within the coastal environment area • Section 2.12 - Development in coastal zone generally — development not to increase risk of coastal hazards. 	Yes


<p>(Resilience & Hazards) 2021</p>	<ul style="list-style-type: none"> Section 2.13 - Development in coastal zone generally - coastal management programs to be considered. <div data-bbox="384 309 1265 815">  </div> <p>Chapter 4: Remediation of Land Section 4.6 - Contamination and remediation have been considered in the Contamination Report and the proposal is satisfactory subject to conditions.</p>	
<p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p>	<p>Chapter 2: Infrastructure Section 2.48(2) (Determination of development applications—other development) – electricity transmission - the proposal is satisfactory subject to conditions.</p>	<p>Yes, response from Essential Energy provided. No issues, general advice provided.</p>
<p>Coffs Harbour Local Environmental Plan 2013</p>	<p>Clause 2.3 – Permissibility and zone objectives</p> <ul style="list-style-type: none"> Clause 2.3 – Permissibility and zone objectives Clause 4.1 – Minimum Lot Size Clause 4.1A - Minimum subdivision lot sizes for certain split zone Clause 5.10 Heritage conservation Clause 5.21 Flood Planning Clause 7.1 Acid Sulfate Soils Clause 7.2 Earthworks Clause 7.6 Riparian Land and watercourses Clause 7.8 Koala habitat Clause 7.11 Essential Services 	<p>Yes</p>
<p>Coffs Harbour Development Control Plan 2013</p>	<ul style="list-style-type: none"> Component C1 Subdivision of land Component E1 Biodiversity Component E4 Flooding 	<p>Yes</p>

Table 5: Summary of Applicable Environmental Planning Instruments

Consideration of the relevant SEPPs is outlined below

State Environmental Planning Policy (Planning Systems) 2021

Chapter 2: State and Regional Development Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 8(1)(b)(i) of Schedule 6. The DA will be therefore determined by the NRPP.

State Environmental Planning Policy (Biodiversity & Conservation) 2021

The site is mapped as having Biodiversity Values and therefore the above SEPP is relevant to the development application.

Comment:

A Biodiversity Development Assessment Report (BDAR) has been submitted as required by State Environmental Planning Policy (Biodiversity & Conservation) 2021. It has been reviewed by Council's Biodiversity Officer. The BDAR meets the requirements of this SEPP.

State Environmental Planning Policy (Resilience & Hazards) 2021

The site is mapped as being within the coastal zone and coastal environment, and therefore the SEPP is relevant to the development application.

Comment:

Chapter 2: Coastal Management

The Statement of Environmental Effects has adequately demonstrated that the development meets the conditions of the "development within the Coastal Environmental Area" component of the SEPP and there are no objections or conditions from this perspective.

Chapter 4: Remediation of Land

The provisions of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 ('the Resilience and Hazards SEPP') have been considered in the assessment of the development application.

Section 4.6 of Resilience and Hazards SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. In order to consider this, a Preliminary Site Investigation ('PSI') has been prepared for the site.

Comment:

The site has a history of agriculture. According to the City's mapping there is no history of banana land cultivation or any contamination on the site. A preliminary contamination assessment has been undertaken and there were reportedly no signs of soil contamination.

The site is considered suitable for the proposed purpose in its current state without remediation.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause 2.48 of this SEPP requires the consent authority to give written notice to the electricity supply authority when development is in proximity to underground or overhead powerlines or an easement for electricity purposes.

Comment:

The proposed development is in proximity to powerlines. Referred to Essential Energy in accordance with section 2.48 of SEPP (Transport and Infrastructure) 2021. No issues raised, standard advice provided.

Coffs Harbour Local Environmental Plan 2013

The relevant local environmental plan applying to the site is the Coffs Harbour Local Environmental Plan 2013 ('the LEP'). The aims of the LEP include:

- to promote a sustainable growth footprint by directing urban development and growth into the existing urban footprint and identified greenfield investigation areas,
- to protect and sustainably manage areas of high biodiversity, agricultural, scenic, recreational and European and Aboriginal cultural heritage value,
- to promote ecologically sustainable development that supports a strong and diverse local economy both now and into the future,
- to ensure that sensitive land uses and development are sited and designed so that they do not affect the viability of existing uses,
- to provide for the social and economic welfare of the community by facilitating equitable access to public open spaces, community services and facilities that are safe and meet the needs of a diverse population,
- to promote the delivery and maintenance of housing diversity and affordable housing,
- to promote a strong sense of community, identity and place,
- to promote the effective management of natural hazards and risks and the creation of a climate resilient community.

Comment:

The proposal is consistent with these aims as the proposal demonstrates compliance with relevant SEPPs and the LEP in terms of biodiversity impacts, coast and estuary management and impacts and traffic management.

Zoning and Permissibility

The site is located within the R2 Low Density Residential, C2 Environmental Conservation and C3 Environmental Management Zone pursuant to Clause 2.3 of Coffs Harbour Local Environmental Plan 2013. Subdivision is permissible with prior development consent in accordance with clause 2.6.

The zone objectives for each zone are:

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for housing diversity and choice and associated infrastructure that supports the changing housing needs of the population that is consistent with local character.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence in its presentation to the public realm.

Zone C2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Zone C3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To provide opportunities to manage environmental risks and natural hazards.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

Comment:

The proposed subdivision is designed to meet the housing needs of the locality and therefore the objectives of the R2 Zone. The land zoned C2 and C3 is being preserved and restored via a vegetation management plan to ensure consistency with the aims of these zones.

General Controls and Development Standards

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 4** below.

Table 6: Consideration of the LEP Controls

Control	Requirement	Proposal	Comply
Minimum subdivision Lot size (CI 4.1)	400m ²	Each lot has more than 400sqm of land zoned R2.	Yes

Minimum subdivision lot sizes for certain split zone (cl 4.1A)	<p>Land zoned both R2 and C2, C3 must have at least 400sqm of land zoned R2.</p> <p>Development consent must not be granted to the subdivision of land under this clause unless the consent authority is satisfied the subdivision will not compromise the continued protection and long-term maintenance of all land in Zone C2 Environmental Conservation and Zone C3 Environmental Management in the resulting lots.</p>	<p>Proposed lots 501 and 502 will comprise all land zoned C2 and C3 and have at least 400sqm of land zoned R2. The land zoned C2 and C3 will be preserved and restored via a Vegetation management plan. Lot 502 will also be dedicated to the City.</p>	Yes
Heritage (Cl 5.10)	<p>Must demonstrate measures implemented to conserve the heritage significance of heritage items and heritage conservation areas, archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>General Terms of Approval issued by DPE-Heritage NSW under s91 of the National Parks and Wildlife Act, 1974.</p>	Yes
Acid sulphate soils (Cl 7.1)	<p>Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.</p>	<p>An acid sulfate soils management plan has been submitted. Based on the results of the assessment, the site is generally considered to be suitable for residential development.</p>	Yes
Earthworks (cl. 7.2)	<p>Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</p>	<p>The Application has demonstrated sufficient measures to minimise or mitigate the impacts of the bulk earthworks.</p> <p>The City is satisfied that the proposal achieves Clause</p>	Yes

	<p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,</p> <p>(i) the effect of the development on Aboriginal cultural heritage.</p>	7.2 of the LEP, subject to the conditions included in the recommendations of this report.	
Terrestrial Biodiversity (cl 7.4)	<p>Before determining a development application for development on land to which this clause applies, the consent authority must consider—</p> <p>(a) whether the development is likely to have—</p>	A Biodiversity Development Assessment Report has been submitted as required by State Environmental Planning Policy (Biodiversity & Conservation) 2021. It has been reviewed by Council's Biodiversity Officer. The BDAR meets the requirements of this SEPP	Yes

	<p>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</p> <p>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</p> <p>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</p> <p>(iv) any adverse impact on the habitat elements providing connectivity on the land, and</p> <p>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>	and the LEP. The land zoned C2 and C3 will be preserved and restored via a vegetation management plan. Lot 502 will also be dedicated to the City.	
Riparian land and watercourses (cl 7.6)	<p>Before determining a development application for development on land to which this clause applies, the consent authority must consider—</p> <p>(a) whether or not the development is likely to have any adverse impact on the following—</p> <p>(i) the water quality and flows within the watercourse,</p> <p>(ii) aquatic and riparian species, habitats and ecosystems of the watercourse,</p> <p>(iii) the stability of the bed and banks of the watercourse,</p> <p>(iv) the free passage of fish and other aquatic</p>	DPE-Water have confirmed that no General Terms of Approval for works within 40m of a watercourse (s91 controlled activity) is required.	Yes

	<p>organisms within or along the watercourse,</p> <p>(v) any future rehabilitation of the watercourse and riparian areas, and</p> <p>(b) whether or not the development is likely to increase water extraction from the watercourse, and</p> <p>(c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>		
Koala Habitat (cl. 7.8)	<p>Development consent must not be granted to development on land to which this Plan applies unless the development is in accordance with Coffs Harbour City Koala Plan of Management, ISBN 0 7313 6050 8, published in November 1999</p>	<p>A Biodiversity Development Assessment Report has been submitted as required by State Environmental Planning Policy (Biodiversity & Conservation) 2021. It has been reviewed by Council's Biodiversity Officer. The BDAR meets the requirements of this SEPP and the LEP. The land zoned C2 and C3 will be preserved and restored via a vegetation management plan. Lot 502 will also be dedicated to the City.</p>	Yes
Flood planning (Cl 5.21)	<p>This clause applies to land at or below the flood planning level. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <ul style="list-style-type: none"> • is compatible with the flood hazard of the land; • is not likely to significantly 	<p>The Application was referred to the City's Flooding Engineer and no objection was raised subject to conditions.</p> <p>Appropriate measures have been proposed to manage risk to life and property in the event of a flood – Proposed pad levels are located above the flood planning level</p> <ul style="list-style-type: none"> • Is compatible with the flood function and behaviour on the land – It is located outside of any high hazard or floodway areas. • Does not adversely affect flood behaviour in a way that 	Yes

	<p>adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties;</p> <ul style="list-style-type: none"> • incorporates appropriate measures to manage risk to life from flood; • is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses; and is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. 	<p>results in detrimental increases in potential flood affections of other development or properties – The proposal includes a detention basin to mitigate any flood or stormwater impacts downstream.</p> <ul style="list-style-type: none"> • Enables the safe occupation and efficient evacuation of people in the event of a flood – Flood free access is available to the development 	
Essential Services (cl 7.11)	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p>	<p>The proposed development is to be serviced via reticulated water, sewer and electricity. Access is to be provided off Solitary Islands Way and Bark Hut Road. The proposed method for stormwater drainage is considered satisfactory.</p> <p>The development satisfies the requirements of the Clause.</p>	Yes

	(b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access.		
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The proposal is considered to be generally consistent with the LEP.

(b) Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been the subject of public consultation under the EP&A Act that are relevant to the proposal.

(c) Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

Coffs Harbour Development Control Plan 2015 ('the DCP') is relevant to this application. The following components of the DCP are relevant to this proposal:

- C1 Subdivision of land
- E1 Biodiversity
- E4 Flooding
- G14 Woolgoolga North West

These DCP components contain various controls and objectives in relation to subdivision design, ecological preservation and restoration, stormwater and flood management, coastal hazard management, land contamination and heritage conservation. These considerations are also considered separately under the previously mentioned SEPPs and LEP clauses. The proposed subdivision is consistent with the relevant aims and controls of the DCP.

C1 Subdivision of land

Comment:

The proposed subdivision layout is consistent with the objectives and control of this DCP component. All lots will be serviced with reticulated water and sewer. All lots will be accessed via a public road. Electricity and telecommunications will be available to each new lot. Each proposed lot is capable of supporting a dwelling (subject to separate DA) that will be consistent with DCP component D Built Form Controls.

E1 Biodiversity

Comment:

Biodiversity has been addressed in accordance with the relevant statutory requirements. A Biodiversity Development Assessment Report has been submitted as required by State Environmental Planning Policy (Biodiversity & Conservation) 2021. It has been reviewed by Council's Biodiversity Officer and was considered to be satisfactory. The BDAR meets the requirements of this SEPP and the LEP. The land zoned C2 and C3 will be preserved and restored via a vegetation management plan. Lot 502 will also be dedicated to the City.

E4 Flooding

Comment:

The north-eastern portion of the site is identified as a flood planning area. The Application was referred to the City's Flood Engineer and no objection was raised to the proposal subject to recommended conditions.

Appropriate measures have been proposed to manage risk to life and property in the event of a flood. Proposed pad levels are located above the flood planning level.

The proposal is compatible with the flood function and behaviour on the land. It is located outside of any high hazard or floodway areas.

The proposal does not adversely affect flood behaviour in a way that results in detrimental increases in potential flood affections of other development or properties. The proposal includes a detention basin to mitigate any flood or stormwater impacts downstream.

The proposal enables the safe occupation and efficient evacuation of people in the event of a flood. Flood free access is available to the development

G14 Woolgoolga North West

Comment:

The proposed subdivision is consistent with this DCP component in terms of lot yield, road design, provision of pedestrian links and restoration of environmentally sensitive land. This proposed subdivision is contributing to the growth of Woolgoolga with the provision of residential housing that has been planned for this locality in accordance with this DCP component.

(d) Section 4.15(1)(a)(iia) – Planning agreements under Section 7.4 of the EP&A Act

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

(e) Section 4.15(1)(a)(iv) - Provisions of Regulations

Division 1 Part 4 of the 2021 EP&A Regulation contains matters that must be taken into consideration by a consent authority in determining a development application, with the following matters being relevant to the proposal:

Clause 61 of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. The agricultural structures on the site will be removed as part of the proposed development. This matter has been addressed via a condition of consent.

These provisions of the 2021 EP&A Regulation have been considered and are addressed in the recommended draft conditions (where necessary).

3.2 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered.

In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below.

The consideration of impacts on the natural and built environments includes the following:

- Context and setting – The site is suitable for residential purposes. It is located close to a high school, sports ground and the Woolgoolga town centre.
- Access and traffic – The proposed subdivision will be accessed by existing public roads that are capable of supporting the additional traffic generated by 132 residential lots.
- Public Domain – The proposed subdivision will contribute to improving the public domain with the addition of footpaths throughout the subdivision that link the to the adjoining sports facility and Solitary Islands Way.
- Utilities – All essential services will be provided to each of the new residential lots.
- Heritage – The proposed residential subdivision is not likely to have an adverse impact on the significance of Indigenous and non-indigenous heritage. General Terms of Approval issued by DPE-Heritage NSW under s91 of the National Parks and Wildlife Act, 1974.
- Flora and fauna impacts - A Biodiversity Development Assessment Report has been submitted as required by State Environmental Planning Policy (Biodiversity & Conservation) 2021. It has been reviewed by Council's Biodiversity Officer and considered satisfactory. The BDAR meets the requirements of this SEPP and the LEP. The land zoned C2 and C3 will be preserved and restored via a Vegetation management plan. Lot 502 will also be dedicated to the City.
- Social impact – The proposed residential subdivision is likely to provide a positive social and economic impact and contribute the development of the Woolgoolga community.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.3 Section 4.15(1)(c) - Suitability of the site

Accordingly, as the above issues have been addressed it is considered that the proposal is suitable for the site.

3.4 Section 4.15(1)(d) - Public Submissions

These submissions are considered in Section 4.3 of this report.

3.5 Section 4.15(1)(e) - Public interest

Accordingly, as the above issues have been addressed it is considered that the proposal is within the Public Interest.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in Table 5.

There are no outstanding issues arising from these concurrence and referral requirements subject to the imposition of the recommended conditions of consent being imposed.

Table 7: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Concurrence Requirements (s4.13 of EP&A Act)			
N/A			N/A
Referral/Consultation Agencies			
Essential Energy	SEPP (Transport and Infrastructure) 2021, s2.48	No issues raised, general advice provided	Yes
Integrated Development (S 4.46 of the EP&A Act)			
Rural Fire Service	S100B - Rural Fires Act 1997 bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	No objections, bushfire safety authority issued, subject to conditions.	Yes
DPE-Water	Department of Planning and Environment-Water -Water Management Act 2000 s91 controlled activity	General Terms of Approval for a controlled activity is not required.	Yes
DPE-Heritage NSW	National Parks and Wildlife Act 1974 s.90	General Terms of Approval issued	Yes

4.2 Council Officer Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 6**.

Table 8: Consideration of Council Referrals

Officer	Comments	Resolved
Development Engineer	Proposal able to be supported, subject to conditions regarding servicing, road design and stormwater management.	Yes
Environmental Health	Issues regarding acid sulphate soils, land contamination and landuse conflict have been addressed and resolved through imposing conditions (if approved).	Yes
Flood Engineer	The Application was referred to the City's Flood Engineer and no objection was raised to the proposal subject to recommended conditions.	Yes
Coast and Estuary Officer	Proposal adequately addresses SEPP (Resilience and Hazards) 2021.	Yes
Biodiversity Officer	Biodiversity Development Assessment Report is satisfactory. A vegetation management plan will be required to be submitted (condition imposed) for preservation and restoration of the C2 and C3 zoned land.	Yes

There are no outstanding issues arising from these referrals subject to the imposition of the recommended conditions of consent being imposed.

4.3 Community Consultation

The proposal was put on public exhibition and nearby and adjoining property owners were notified in accordance with Council's Community Participation Plan from 8 July 2024 until 5 August 2024. A total of 3 unique submissions were received. The issues raised in these submissions included the following:

Preservation of land zoned C2 and C3 needed both during and after subdivision works.

Comment: The land zoned C2 and C3 is not proposed to be developed. The C2 and C3 zoned areas are proposed to be dedicated to Council as public reserves. The vegetation will be preserved and restored via a vegetation management plan.

A condition has been imposed to require trees on site that are to be retained to be suitably protected in accordance with Australian Standard AS 4970-2009 'Protection of Trees on Development Sites' by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches, during construction of any stage of the project, or in line with the approved Arboriculture Impact Assessment. The approved Arboriculture Impact Assessment must be kept onsite during construction and be made available to relevant contractors as required.

Request to reduce speed limit along Solitary Islands Way from 100km per hour to 60km per hour.

Comment: The section of Solitary Islands Way which the site has frontage to is already limited to 60km per hour with traffic being managed with traffic lights at the intersection with Solitary Islands Way and the new proposed road. The section of Solitary Islands Way that is north of the site and the Bark Hut Road/Solitary Islands Way intersection currently has a speed limit of 100km per hour for the northbound lane and 60km per hour for the south bound lane. It is acknowledged that the proposed subdivision will increase traffic volumes along Solitary Islands Way however changes to the speed limit as a result of the proposed subdivision is not warranted. In the future however, with further development along this road, measures to improve motorist safety will be implemented when considered necessary.

Providing safe and adequate pedestrian/cycling link to adjacent sports facility via proposed reserve to be dedicated to the City.

Comment: The off-road shared path through the proposed reserve will connect to the off-road network of the Wiigulga Sporting Complex at a safe location in accordance with component G14.1.5 of Coffs Harbour Development Control Plan 2015. A condition has been imposed to ensure a pedestrian crossing (across the Wiigulga access road) is in place prior to issue of the subdivision certificate. The new pathway will be designed to slow the speed of cyclists before they cross the Wiigulga access road and will provide adequate vision to drivers of the approaching pedestrians and cyclists.



The bioretention basin may pose a risk in terms of unsupervised children playing in water.

Comment:

A condition has been imposed to ensure adequate signage and safety barriers/features are in place in areas near the bioretention basin to deter children from playing in the water to minimise risk prior to issue of the subdivision certificate.

It is considered that the issues raised in submissions have been addressed.

5. KEY ISSUES

The following key issues are relevant to the assessment of this application having considered the relevant planning controls and the proposal in detail:

- Subdivision design and layout
- Biodiversity

The subdivision layout is compliant with planning controls. The land zoned C2 and C3 are not proposed to be developed. They are proposed to be dedicated to Council as public reserves. They will be required to be rehabilitated via a vegetation management plan prior to the land being dedicated to Council.

6. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.

It is considered that the key issues as outlined in Section 5 have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at **Attachment A**.

7. RECOMMENDATION

That the Development Application 0716/24DA for Subdivision (132 residential lots, 2 public reserve lots, associated public roads, infrastructure services, vegetation removal and earthworks) be **APPROVED** pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979 subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Draft Conditions of Consent
- Attachment B: Plans

ATTACHMENT A: CONDITIONS

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1	Approved Plans and Supporting Documentation				
	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.				
	Approved Plans				
	Plan number	Revision number	Plan Title	Drawn by	Date of plan
	DA02	E	General Arrangement	de Groot and Benson	24/6/25
	DA03	E	Subdivision Plan	de Groot and Benson	24/6/25
	DA04	E	Road Hierarchy Plan	de Groot and Benson	24/6/25
	DA05	C	Staging Plan	de Groot and Benson	24/6/25
	DA06	E	Typical Road Cross Sections – Sheet 1	de Groot and Benson	24/6/25
	DA07	E	Typical Road Cross Sections – Sheet 2	de Groot and Benson	24/6/25
	DA08	E	Roadworks Concept Plan	de Groot and Benson	24/6/25
	DA09	E	Stormwater Concept Plan	de Groot and Benson	24/6/25

	DA10	E	Detention Basin Concept Plan	de Groot and Benson	24/6/25									
	DA12	E	Sewerage Reticulation Concept Plan	de Groot and Benson	24/6/25									
	DA13	E	Water Reticulation Concept Plan	de Groot and Benson	24/6/25									
	DA14	E	Combined Concept Services Plan	de Groot and Benson	24/6/25									
	DA15	E	Preliminary Earthworks Plan	de Groot and Benson	24/6/25									
	DA18	C	Import Fill Stockpile Concept	de Groot and Benson	24/6/25									
	DA21	B	Concept Retaining Wall Plan	de Groot and Benson	24/6/25									
	DA33	B	Indicative Estate Signage	de Groot and Benson	24/6/25									
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.														
Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.														
2	Compliance with other Department, Authority or Service Requirements													
Development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:														
<table><tr><td>Other Department, Authority or Service</td><td>NSW Planning Portal Reference</td><td>Dated</td></tr><tr><td>NSW Rural Fire Service</td><td>DA20240701002668-S38-1</td><td>6/1/25</td></tr><tr><td>Heritage NSW</td><td>DOC24/953426</td><td>20/11/24</td></tr></table>						Other Department, Authority or Service	NSW Planning Portal Reference	Dated	NSW Rural Fire Service	DA20240701002668-S38-1	6/1/25	Heritage NSW	DOC24/953426	20/11/24
Other Department, Authority or Service	NSW Planning Portal Reference	Dated												
NSW Rural Fire Service	DA20240701002668-S38-1	6/1/25												
Heritage NSW	DOC24/953426	20/11/24												
Note: For a copy of the above referenced document/s, please refer to the NSW Planning Portal.														
Condition reason: To ensure compliance with external agency recommendations and requirements.														

3	<p>Staging of Development</p> <p>This development consent acknowledges that the construction of the project will be staged generally as shown on the approved plan titled 'Staging Plan' Amendment C, Drawing No. DA05, prepared by de Groot and Benson, dated 24/6/25. Note: The staging of the subdivision may vary.</p> <p>Condition reason: To allow the development to be completed and certified in stages during works.</p>
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Subdivision Work

Before issue of a subdivision works certificate

4	<p>Subdivision Works Certificate</p> <p>No civil works are to commence on site until a Subdivision Works Certificate has been issued for the work and the Certifier has been notified that a Principal Certifier has been appointed.</p> <p>Note: Subdivision Works Certificates are required to be applied for through the NSW Planning Portal and may be subject to separate fees and charges.</p> <p>Condition reason: To ensure all civil works to be undertaken are compliant with the legislation.</p>
5	<p>Vegetation Management Plan (Subdivision)</p> <p>Before issue of a Subdivision Works Certificate, and prior to commencement of any works on the site, a detailed Vegetation Management Plan (VMP) in accordance with Council's 'Guideline for Preparing Vegetation Management Plans' in Appendix 2 of the Coffs Harbour Development Control Plan being submitted and approved by Council.</p> <p>The VMP shall be prepared by persons with professional qualifications and/or knowledge and experience in bush regeneration/stream rehabilitation practices and who is eligible for membership to the Australian Association of Bush Regenerators (AABR).</p> <p>The VMP is to be informed by the Arboriculture Impact Assessment, the Biodiversity Development Assessment Report prepared by Biodiversity Australia and dated 19 May 2025, and the draft VMP prepared by Biodiversity Australia and dated December 2024. Fencing to prevent unauthorised access to public reserves must also be included.</p> <p>Condition reason: To eliminate or mitigate environmental impacts.</p>

6	Fauna Protection Plan (Subdivision)									
	<p>Before issue of a Subdivision Works Certificate, and prior to commencement of any works on the site, a detailed Fauna Management Plan being submitted and approved by Council. The Fauna Management Plan, at a minimum, is to detail the following:</p> <div><div>1. Pre-Clearing procedures relevant for potential species occupying the site, and</div><div>2. Details of the number, size and location of all hollows on the site, and</div><div>3. A plan for the replacement of any hollows required to be removed with an emphasis on salvage and reinstallation of natural hollows with any artificial hollows used replaced as per the rates described in Chapter E1.2 of the Coffs Harbour Development Control Plan, and any maintenance requirements for artificial or relocated hollows inducing costing.</div></div> <p>Condition reason: To eliminate or mitigate environmental impacts.</p>									
7	Ecosystem credit retirement – like for like									
	<p>Before the issue of a Subdivision Works Certificate:</p> <p>a) The class and number of ecosystem credits in the table of ecosystem credits required be retired – like for like – non-threatened ecological community must be retired to offset the residual biodiversity impacts of the development; and/or</p> <p>b) the class and number of ecosystem credits in the table of ecosystem credits required to be retired – like for like – threatened ecological community must be retired to offset the residual biodiversity impacts of the development.</p> <p>c) Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority. Table of ecosystem credits required to be retired – like for like- non-threatened ecological community</p> <table><tr><td>Impact plant community type</td><td>Number of ecosystem credits</td><td>Hollow bearing trees (HBTs)</td><td>IBRA subregions from which credits can be used to offset the impacts from development</td><td>Trading group that can be used to offset the impacts from development</td></tr><tr><td>3250-Northern Foothills Blackbutt Grassy Forest</td><td>85</td><td>0</td><td>Coffs Coast and Escarpment, Armidale Plateau, Chaelundi, Clarence Sandstones, Dalmorton, Ebor Basalts,</td><td>Northern Hinterland Wet Sclerophyll Forests <50%</td></tr></table>	Impact plant community type	Number of ecosystem credits	Hollow bearing trees (HBTs)	IBRA subregions from which credits can be used to offset the impacts from development	Trading group that can be used to offset the impacts from development	3250-Northern Foothills Blackbutt Grassy Forest	85	0	Coffs Coast and Escarpment, Armidale Plateau, Chaelundi, Clarence Sandstones, Dalmorton, Ebor Basalts,
Impact plant community type	Number of ecosystem credits	Hollow bearing trees (HBTs)	IBRA subregions from which credits can be used to offset the impacts from development	Trading group that can be used to offset the impacts from development						
3250-Northern Foothills Blackbutt Grassy Forest	85	0	Coffs Coast and Escarpment, Armidale Plateau, Chaelundi, Clarence Sandstones, Dalmorton, Ebor Basalts,	Northern Hinterland Wet Sclerophyll Forests <50%						

				Macleay Gorges, Macleay Hastings and Yuraygir. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	
	4006-Northern Paperbark Swamp Mahogany Saw-sedge Forest	10	0	Coffs Coast and Escarpment, Armidale Plateau, Chaelundi, Clarence Sandstones, Dalmorton, Ebor Basalts, Macleay Gorges, Macleay Hastings and Yuraygir. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	Coastal Swamp Forests <50%
	Condition reason: To ensure that biodiversity impacts are appropriately offset through the retirement of species credits (or payment to the Biodiversity Conservation Fund) before biodiversity impacts occur.				
8	Street Tree Planting (Plan) A detailed landscape plan complying with Council's Street Master Plan shall be submitted to the Principal Certifying Authority before the issue of a Subdivision Works Certificate. The landscape plan to align with the Biodiversity Development Assessment Report prepared by Biodiversity Australia and dated 19 May 2025, and the draft VMP prepared by Biodiversity Australia and dated December 2024. Condition reason: To ensure compliance with the DCP and Council's Street Tree Masterplan				
9	External lighting Prior to the issue of the relevant Subdivision Works Certificate, plans must be submitted to the principal certifying authority showing lighting designed to direct light onto the roads and not adjacent reserves and in line with the National Light Pollution Guidelines for Wildlife. Condition reason: To reduce impact to fauna.				
10	Fill Pad Level (Flood management)				

	<p>The level of the fill pads for Lots 1 to 7 is to be at a minimum of 12.92m AHD (as indicated in the Detention basin Concept Plan Drawing No DA10 amendment E dated 22/4/25. Details of the earthworks and pad levels should be clearly indicated on the plans and must be submitted and approved by the City prior to the issue of a subdivision works certificate.</p> <p>Condition reason: To minimise the risk to life and property in the event of a flood.</p>
11	<p>Civil Engineering Plans prior to issue of a Subdivision Works Certificate</p> <p>Civil engineering plans are to be prepared by a suitably qualified and practicing engineer in accordance with the approved plans, relevant policies and the City's Technical Specification for Infrastructure Design and Construction specifications.</p> <p>Plans must detail the following proposed works:</p> <ol style="list-style-type: none"> 1. Drainage, 2. Stormwater quality and quantity management (incorporating appropriate signage, safety barriers, etc in areas near the bio-retention basin to minimise risk to children); 3. Roads <ol style="list-style-type: none"> a. Intersection and road design within the development site shall incorporate concepts from 'Austroads Guide to Traffic Management Part 8: Local Street Management' to achieve a compliant speed environment for the proposed road network and in accordance with Councils Design Guidelines; 4. Laneways <ol style="list-style-type: none"> a. Bollards - required at both end of the footpath (where there is no vehicular access) 5. Indicative driveway locations <ol style="list-style-type: none"> a. Where driveway locations are restricted, they are to be constructed with the subdivision works 6. Paths <ol style="list-style-type: none"> a. Shared Path On-verge = 2.5m width b. Shared Path Off-road = 3.0m width & 4.0m where also required for access to the Bio Basin c. Footpaths = 1.5m width

	<p>d. The shared path is to link to the Wiigulga Sports Complex via a “wombat” style pedestrian crossing. The location to be confirmed with the asset owner.</p> <p>7. Street Trees</p> <p>8. Earthworks,</p> <p>9. Line Marking & Signage</p> <p>a. Regulatory Signage is required to be submitted for Council approval through the Local Traffic Committee prior to the release of a Subdivision Works Certificate that requires their inclusion.</p> <p>10. Preliminary design for the roundabout on the intersection of Bark Hut Road and Road 2 prior to the release of the Subdivision Works Certificate for the relevant stage.</p> <p>Detailed design drawings and supporting documentation are to be submitted to the Certifier for approval prior to the issue of a Subdivision Works Certificate.</p> <p>Any civil works listed above must be assessed by a suitably qualified Civil Engineer and a design compliance report issued to the certifier to be relied upon for the subsequent Subdivision Works Certificate.</p> <p>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.</p> <p>All work is to be at the developer’s cost unless identified in Council’s Contributions Plan.</p> <p>Note 1: A separate application must be lodged, and consent obtained from Council under Section 138 of the Roads Act 1993 (NSW) (Which can be obtained through a combined Subdivision Works Certificate) for any work being conducted within the road reserve.</p> <p>Note 2: A separate application must be lodged, and consent obtained from Council under Section 68 of the Local Government Act 1993 (NSW) (Which can be obtained through a combined Subdivision Works Certificate) for connection of any water, sewer, or stormwater infrastructure to Council’s System.</p> <p>Condition reason: To ensure adequate civil infrastructure is provided as part of the proposed development in accordance with relevant standards and best practice.</p>
12	Works to be approved by the Roads and Water Authority

Prior to the issue of a Subdivision Works Certificate, an approval is required under Section 68 of the Local Government Act and Section 138 of the Roads Act (Which is obtained through a combined Subdivision Works Certificate) must be obtained from Council for any of the following works:

1. Roadworks within Council Road Reserves:

- a. Road 1 and associated roundabout on the intersection of Road 1 and Road 2.
- b. Planting details for batters over 1V:4H are to be detailed.
- c. Reconstruction of Bark Hut Road along the property frontage to facilitate a 9m wide collector road with kerb and gutter and associated drainage prior to the release of the Subdivision Works Certificate for the relevant stage.
- d. Footpath on Bark Hut Road.
- e. Shared path and footpaths on Road 1.
- f. Any works on Tramway Drive including the intersection with Bark Hut Road to facilitate the Bark Hut Road construction prior to the release of the Subdivision Works Certificate for the relevant stage.
- g. Prior to the release of the Subdivision Works Certificate for the relevant stage, preliminary design for the roundabout on the intersection of Bark Hut Road and Road 2. These designs must include at the least:
 - i. diagram showing compliance with Austroads Part 4B Roundabouts Sight Distance Criteria for all legs of the roundabout other than those within the Tramway Precinct.
 - ii. A concept layout that show how the proposed stormwater drainage pits and pipes will be impacted with the construction of the roundabout.
- h. Intersection of Bark Hut Road and Road 2 prior to the release of the Subdivision Works Certificate for the relevant stage.
- i. Indicative driveway locations
 - i. Where driveway locations are restricted, they are to be constructed with the subdivision works

	<ul style="list-style-type: none"> j. The existing 375 diameter trunk water main along the verge on Solitary Island Way is to be relocated & lowered as required by the roadworks. k. Street Trees in accordance with the Woolgoolga North West Masterplan <ol style="list-style-type: none"> 2. The existing property access points (eg. fence gates) from Solitary Islands Way Way are to be removed and the verge to show no appearance of previous access. 3. Line Marking & Signage <ul style="list-style-type: none"> a. Regulatory Signage is required to be submitted for Council approval prior to the release of a Subdivision Works Certificate that requires their inclusion. 4. Connection of the 4m shared path through the reserve to the shared path network on the southern side of the access road to Wiigulga Sports Complex. <ul style="list-style-type: none"> a. A “wombat” style pedestrian crossing is required to cross the access road. b. Located in a position agreed with the City’s Senior Traffic Officer. 5. Connection into Council’s Infrastructure for water supply, sewerage and stormwater; 6. Construction of all necessary stormwater infrastructure works within the road reserve; 7. Construction of all necessary sewer infrastructure; 8. Construction of all necessary water infrastructure; <p>The following is to be clearly illustrated on the plans to accompany the application:</p> <ol style="list-style-type: none"> 1. Position and depth of relevant infrastructure 2. Connection details <p>Plans are to be prepared by a suitably qualified and practicing engineer in accordance with the approved plans, relevant policies and the City’s Technical Specification for Infrastructure Design and Construction Specifications, with all works at the applicant’s cost.</p>
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	Condition reason: To ensure compliance with the Local Government Act, Roads Act and Water Management Act.
13	<p>Fill:</p> <p>Contour plans indicating the location of proposed fill areas in the subdivision being submitted and approved by Council prior to issue of the Subdivision Works Certificate.</p> <p>Contour plans are to include a clear description of impact of changes proposed on water movement both to and from the site on all adjacent land and to show stormwater discharge points.</p> <p>Condition reason: To ensure cut and fill on site will not have an adverse impact on other properties</p>
14	<p>Vehicle Turning Arrangement</p> <p>Details for the turning of vehicles at the end of each subdivision stage being provided to the satisfaction of Council prior to release of the Subdivision Works Certificate for that stage.</p> <p>Condition reason: To ensure turn around areas are constructed where required.</p>
15	<p>Retaining Walls</p> <p>Detailed design documentation and certification from a suitably qualified and experienced structural engineer must be submitted as part of the Subdivision Works Certificate application for any retaining walls approved by this Notice of Determination that meet any of the following criteria:</p> <ul style="list-style-type: none"> Retaining walls exceeding 600mm in height above existing ground level; <p>Design and Construction Requirements:</p> <ol style="list-style-type: none"> All retaining walls must be located entirely within private property unless approved in writing by Council. Where retaining walls are situated between two properties, the face of the retaining wall must be located at least 50mm within the higher side lot, where practicable. Retaining walls must be designed for a minimum service life of 50 years and be classified as structural classification B in accordance with AS 4678. Acceptable construction materials include natural cut stone, masonry, concrete, or galvanised structural steel.

	<p>5. All works associated with the retaining walls — including backfill, drainage, and footings — must be wholly contained within the allotment boundary.</p> <p>6. Stormwater drainage must be provided behind all retaining walls to collect and divert upslope runoff to the road or inter-allotment drainage network. Where this is not feasible, stormwater must be managed in a way that avoids impact on buildings, does not increase flow to neighbouring land, and prevents erosion or sedimentation issues.</p> <p>Condition reason: To ensure retaining walls are properly regulated</p>
16	<p>Construction Site Management Plan</p> <p>Prior to requesting a pre-start meeting, a construction site management plan must be prepared, and provided to the Certifier. The plan must include the following matters:</p> <ol style="list-style-type: none"> 1. The location and materials for protective fencing and hoardings on the perimeter of the site; 2. Provisions for public safety; 3. Pedestrian and vehicular site access points and construction activity zones; 4. Details of construction traffic management including: <ul style="list-style-type: none"> • Proposed truck movements to and from the site; • Estimated frequency of truck movements; and • Measures to ensure pedestrian safety near the site; 1. Details of bulk earthworks to be carried out; 2. The location of site storage areas and sheds; 3. The equipment used to carry out works 4. The location of a garbage container with a tight-fitting lid; 5. Dust, noise and vibration control measures; 6. The location of temporary toilets; 7. The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: <ul style="list-style-type: none"> • AS 4970 – Protection of trees on development sites;

	<ul style="list-style-type: none"> • An applicable Development Control Plan; • An arborist's report approved as part of this consent (where applicable) <p>A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p>
	<p>Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>

Before subdivision work commences

18	<p>Arboriculture Impact Assessment</p> <p>An Arboriculture Impact Assessment (AIA) prepared in accordance with Australian Standard AS 4970-2009 'Protection of Trees on Development Sites' being submitted and approved by Council prior to the commencement of any works. The AIA is to be prepared by a minimum AQF Level 5 Consultant arborist.</p> <p>The AIA shall be prepared by a qualified Arborist and should identify all significant indigenous native trees, including all trees to be retained and removed in proximity to the work. The Plan should detail protection measures and show the Tree Protection Zones (TPZ) for retained trees and, where impacted, the Structural Root Zones (SRZ).</p> <p>The Assessment will include construction methods to minimise impacts on retained trees where there is encroachment into the TPZ and SRZ following detailed design of the approved layout.</p> <p>Condition reason: To eliminate or mitigate environmental impacts.</p>
19	<p>Erosion and sediment control plan</p> <p>Before site work commences, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the certifier :</p> <ol style="list-style-type: none"> 1. Council's relevant development control plan, 2. the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (the current edition at the time of submission), and 3. the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (the current edition at the time of submission).

	Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
20	<p>Site Notice</p> <p>Before building work commences, 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:</p> <ol style="list-style-type: none"> 1. Details of the Principal Contractor and Principal Certifying Authority for all stages of the development; 2. The approved hours of work; 3. 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 4. To state that unauthorised entry to the site is not permitted. <p>The sign is to be maintained until the building work has been completed and must be erected prior to commencement of work.</p> <p>Condition reason: To ensure site signage requirements under EP&A (Development Certification & Fires Safety) Regulation 2021 s75 are met.</p>
21	<p>Notice to be Given Before Commencement of Works</p> <p>The Principal Certifying Authority and Council shall be given written notice, at least 48 hours prior to the works commencing on the site and a 24-hour telephone number to be operated for the duration of the construction works.</p> <p>The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.</p> <p>Condition reason: To ensure satisfaction of the notice requirements to council and PCA under EP&A Act s6.6 and s6.12.</p>
22	<p>Erosion and Sediment Control Plan Implementation</p> <p>Runoff and sediment erosion controls as designed in accordance with the approved plans and the document Managing Urban Stormwater - Soils & Construction Volume 1 (2004) by Landcom are to be installed prior to the commencement of any site works and incorporate:</p>

	<ol style="list-style-type: none"> 1. Diversion of uncontaminated up-site runoff around cleared and/or disturbed areas. 2. Containment of the downslope perimeter of the cleared and/or disturbed area with a silt fence and/or other devices to prevent sediment and other debris escaping from the land. 3. Maintenance of all erosion control measures at maximum operational capacity until the land is effectively rehabilitated after completion of construction.
	<p>Condition reason: To properly manage soil erosion, water pollution or the discharge of sediment onto surrounding land for the protection of the environment Pursuant to the Section 8 of the Local Government Act 1993.</p>
23	<p>Stormwater</p> <p>No new paving, excavation, filling or other work on the site is to interfere with the existing drainage system so as to pond or divert water onto structures and adjoining properties.</p> <p>Condition reason: For the provision of public amenity and management of stormwater runoff in compliance with Local Government Act 1993.</p>
24	<p>Undertake Works on a Public Road</p> <p>Prior to the commencement of works within the road reserve an approval to Undertake Works on a Public Road is required to be obtained from Council's Transport Services Section in accordance with Section 138 of the Roads Act 1993.</p> <p>Condition reason: To ensure legislation is complied with</p>
25	<p>Haulage Route</p> <p>Prior to commencement of earthworks, including the importation of fill, a dilapidation survey of the haulage route is to be completed and submitted to Council. The scope of the dilapidation survey is to be confirmed with Council prior to commencement. Any damage that occurs along the haulage route as a result of the haulage shall be rectified by the developer at no cost to Council prior to issue of the subsequent Subdivision Certificate.</p> <p>Condition reason: To ensure protection of Council Assets during haulage activities</p>

During subdivision work

26	Protection of Trees on site
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	<p>All trees on site that are to be retained are to be suitably protected in accordance with Australian Standard AS 4970-2009 'Protection of Trees on Development Sites' by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches, during construction of any stage of the project, or in line with the approved Tree Protection Plan / Arboriculture Impact Assessment. Any approved Tree Protection Plan / Arboriculture Impact Assessment must be kept onsite during construction and be made available to relevant contractors as required.</p>
	<p>Condition reason: To reduce environmental impacts.</p>
27	<p>Approved Plans to be on-site</p>
	<p>During Works, a copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.</p>
	<p>Condition reason: To ensure development and works are consistent with the approved plans and consent.</p>
28	<p>Hours of Work</p>
	<p>Construction works are to be limited to the following hours:</p> <p>Monday to Friday 7.00 am - 6.00 pm</p> <p>Saturday 7.00 am - 1.00 pm if inaudible from adjoining residential properties otherwise 8.00 am - 1.00 pm</p> <p>No construction work is to take place on Sunday and Public Holidays.</p>
	<p>Condition reason: To protect the amenity of the surrounding area.</p>
29	<p>Soil Management</p>
	<p>While site work is being carried out, the certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the certifier. 2. All fill material imported to the site must be:

	<ul style="list-style-type: none"> • Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997, or • a material identified as being subject to a resource recovery exemption by the NSW EPA, or • a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA.
	Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants
30	Fill:
	All fill is to be placed with Level 1 Inspection and Testing in accordance with AS3798 and in accordance with the requirements of Council's Development Design and Construction Specifications and the approved Sediment and Erosion Control Plan.
	Condition reason: To ensure fill is placed to an acceptable standard
31	Public Way to be Unobstructed:
	The road reserve must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless approved by Council's Transport Services Section.
	Condition reason: To ensure compliance with the Legislation.

Before issue of a subdivision certificate

3 2	Vegetation Management Plan Report (Subdivision)
	The works (other than maintenance works) prescribed in the approved Vegetation Management Plan (VMP) being completed before issue of a Subdivision Certificate. A report from the consultant who prepared the VMP or other suitably qualified consultant being submitted to the Principal Certifier with the Subdivision Certificate application to the effect that all works except for maintenance works have been completed in accordance with the approved VMP.
	Condition reason: To reduce environmental impacts.
	Fauna Management Plan Report (Subdivision)

3 3	<p>The works (other than maintenance works) prescribed in the approved Fauna Management Plan being completed before issue of a Subdivision Certificate. A report from the consultant who prepared the plan or other suitably qualified consultant being submitted to the Principal Certifier with the Subdivision Certificate application to the effect that the initial works have been completed in accordance with the approved Fauna Management Plan.</p> <p>Condition reason: To reduce environmental impacts.</p>
3 4	<p>Vegetation Management Plan Bond</p> <p>A bond must be lodged with Council before issue of a Subdivision Certificate for 150% of the value of any works described in the approved Vegetation Management Plan (VMP) not yet completed, or an agreement may be reached with Council for the completion of work by Council.</p> <p>Any bond will be retained by Council until the maintenance period of the VMP has concluded. At the end of the maintenance period Council will undertake any works not completed with the cost of this work, inclusive of CPI, taken from the bond.</p> <p>Condition reason: To reduce environmental impacts.</p>
3 5	<p>Neighbouring horticulture activities</p> <p>Prior to the issue of the relevant subdivision certificate, all horticultural activities on Lot 1 DP 808207 must cease including the demolition of associated structures as recommended by the Land Use Conflict Risk Assessment, prepared by Geolink, dated 7/8/2023.</p> <p>Condition reason: To limit land use conflict</p>
3 6	<p>Wildlife signage</p> <p>Prior to issue of the relevant Subdivision Certificate, wildlife signage with the phone number for the Wildlife Injury Rescue and Education Service (WIRES) is to be installed at 2 locations as agreed with Coffs Harbour City Council.</p> <p>Condition reason: To reduce impact to fauna.</p>
3 7	<p>External lighting</p> <p>Prior to the issue of the relevant Subdivision Certificate, external lighting as required by this consent is to be installed.</p> <p>Condition reason: To reduce impact to fauna.</p>
	S7.11 Contributions Payable (Subdivision)

3 8	<p>Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:</p> <p>Note 1 - The contributions are to be paid before issue of a Subdivision Certificate unless other arrangements acceptable to Council are made.</p> <p>Note 2 - The rates will be adjusted in accordance with the procedures set out in Council's Section 7.11 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.</p> <p>Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.</p>			
		\$ Per Lot	Contribution Plan	Indexation Method
	Co-ordination and Administration	236.95	Coffs Harbour Administration Levy 2024	RBI 148.7
	Coffs Harbour Road Network	700.93	Coffs Harbour Road Network 2024	RBI 148.7
	Surf Rescue Equipment	199.68	Coffs Harbour Surf Rescue 2024	RBI 148.7
	District Open Space	5,219.94	Coffs Harbour Open Space 2024	RBI 148.7
	Traffic & Transport - Roads	9,396.52	Woolgoolga North West – Bark Hut Precinct 2023	RBI 148.7
	Traffic & Transport - Roads Recoupment	5,570.41	Woolgoolga North West – Bark Hut Precinct 2023	RBI 148.7
	Traffic & Transport - Cycleways	1,533.78	Woolgoolga North West – Bark Hut Precinct 2023	RBI 148.7
	Woolgoolga Town Centre Works	1,102.52	Woolgoolga North West – Bark Hut Precinct 2023	RBI 148.7
<p>The Section 7.11 contribution is currently \$2,620,000 for the 132 residential lot subdivision development. This includes an existing use credit of \$20,000</p> <p>The Contribution Plans may be inspected on Council's web site, www.coffsharbour.nsw.gov.au.</p>				

	Condition reason: To ensure contributions are paid to address demand for public facilities, amenities, and services in the City of Coffs Harbour by a growing population.																												
39	Water Management Act Certificate of Compliance (Subdivision)																												
	<p>Before issue of a Subdivision Certificate a Certificate of Compliance pursuant to the Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 must be applied for through Council.</p> <p>When you apply for a Certificate of Compliance, your application must be accompanied by:</p> <ol style="list-style-type: none"> 1. Evidence that, <ol style="list-style-type: none"> a) stormwater, water supply, sewerage, drainage and interallotment drainage has been supplied to the development; or b) arrangements satisfactory to Council have been made for the provision of all such services; and 2. Payment (preferably by way of bank cheque) of Council's developer contributions applicable at the time of the application for the Certificate of Compliance. <p>For your information the developer contributions applicable at the date of the development consent are:</p> <p>The current contribution rate is:</p>																												
		<table> <tr> <th></th><th>Amount/Lot</th><th>Total</th></tr> <tr> <th></th><th>\$</th><th>\$</th></tr> <tr> <td>Works to satisfy increased demand within the area for 132 lot(s) of residential subdivision.</td><td></td><td></td></tr> <tr> <td>Water – 1 lot (< 450 sqm)</td><td>11,904.24</td><td>11,904.24</td></tr> <tr> <td>Water – 131 lots (> 450 sqm)</td><td>14,880.30</td><td>1,949,319.1</td></tr> <tr> <td>Less existing use credit</td><td></td><td>(14,880.30)</td></tr> <tr> <td>TOTAL AMOUNT PAYABLE – WATER</td><td></td><td>1,946,343.0</td></tr> <tr> <td>Sewer – 132 lots</td><td>12,500.24</td><td>1,650,031.7</td></tr> <tr> <td>Less existing use credit</td><td></td><td>(12,500.24)</td></tr> </table>		Amount/Lot	Total		\$	\$	Works to satisfy increased demand within the area for 132 lot(s) of residential subdivision.			Water – 1 lot (< 450 sqm)	11,904.24	11,904.24	Water – 131 lots (> 450 sqm)	14,880.30	1,949,319.1	Less existing use credit		(14,880.30)	TOTAL AMOUNT PAYABLE – WATER		1,946,343.0	Sewer – 132 lots	12,500.24	1,650,031.7	Less existing use credit		(12,500.24)
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Less existing use credit		(12,500.24)																											

	TOTAL AMOUNT PAYABLE - SEWER		1,637,531.48
	<p>The rates will be adjusted in accordance with the Consumer Price Index for Sydney (All Groups). The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.</p> <p>Prior to making your application for the Certificate of Compliance, you should ascertain the level of developer contributions payable from Council's Developer Contributions Coordinator, telephone (02) 6648 4285.</p> <p>If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.</p> <p>Condition reason: To ensure contributions are paid to address demand for water supply and wastewater infrastructure in the City of Coffs Harbour by a growing population.</p>		
40	<p>Restriction on Title</p> <p>Before issue of a Subdivision Certificate, a restriction on title under Section 88B of the Conveyancing Act 1919, being registered on the title of lots 1-7 and 9-12 as shown on the approved plans, to the effect that:</p> <p><i>No vehicular access permitted onto the public reserves from these lots without prior written consent from the City.</i></p> <p>The person named empowered to release, vary or modify the Terms of Restriction being the City (Coffs Harbour City Council).</p> <p>Condition reason: To enable the creation and release of affecting interests upon registration of the plan.</p>		
41	<p>Dedication of Environmental and Drainage Reserves to Council</p> <p>The proponent must make necessary arrangements for the dedication to the City at no cost to the City of Lots 501 and 502 as shown on the approved plans at the time of registration of the Subdivision Certificate.</p> <p>Prior to the issue of a Subdivision Certificate for the relevant stage of the subdivision, a deed of agreement must be prepared with the City to allow the proponent to carry out management and maintenance works on the open space area.</p> <p>All necessary rehabilitation work must be undertaken to the satisfaction of Council prior to management passing to Council.</p> <p>All costs are to be borne by the proponent.</p>		

	Condition reason: To ensure the land is dedicated to the City
4	Section 88B Instrument
2	<p>The applicant must prepare a Section 88B Instrument which incorporates the following easements, positive covenants and restrictions to user where necessary:</p> <ol style="list-style-type: none"> 1. easement to drain water 1.5m wide over interallotment drainage; <ol style="list-style-type: none"> a. Drainage lines installed in the development being maintained by the benefiting property owners; 2. easements for sewer 3m wide over the Council Sewer Mains in favour of Council where the sewer main is not located along the property frontage. <p>The section 88B instrument shall contain a provision enabling such restrictions, easements or rights of carriageway to be revoked, varied or modified only with the consent from Council.</p> <p>Details of the Restriction(s) are to accompany the application for the relevant Subdivision Certificate.</p>
	Condition reason: To enable the creation and release of affecting interests upon registration of the plan
4	Vehicle Access Restriction:
3	<p>Vehicle access to lots 30-35 and 71-72 from Bark Hut Road being prohibited. A restriction as to user which requires Council's consent to any variation or removal is to be imposed on the title of these lots and clearly shown by notation on the Subdivision Certificate.</p>
	Condition reason: To ensure safe vehicular access for all properties.
4	Dedication of Internal Roads:
4	<p>All internal roads shall be constructed by the proponent and dedicated to Council as public roads following registration of the Plan of Subdivision. Upon dedication and at the end of the maintenance period Council will be responsible for the on-going maintenance of the roads.</p>
	Condition reason: To ensure suitable infrastructure is in place for vehicular access.
4	Street Tree Planting:
5	<p>The planting proposed in the approved Street Tree Planting Plan is to be carried out to satisfaction of Council, prior to issue of a Subdivision Certificate for the relevant</p>

	<p>stage unless other arrangements satisfactory to Council for completion at some other stage are made. This may include an agreement being reached with Council for the completion of work by Council.</p> <p>The plantings are to be maintained for twelve (12) months in accordance with Council's Street Tree Master Plan to ensure successful establishment and development. A bond per tree is to be paid to Council prior to the issue of Subdivision Certificate for the relevant stage. The bond will be returned at the end of the twelve month maintenance period provided that plantings have been established successfully. At the end of the maintenance period Council will replace plantings that have failed with the cost of this work taken from the bond.</p> <p>Works as executed plans shall be provided to Council in Digital CAD or Arcview format for all street trees. The information shall be provided on disc prior to the issue of the Subdivision Certificate. Note, the current street tree bond as at 1 July 2024 is \$1,100 per tree and is subject to indexation at the CP/Sydney Index rate.</p> <p>Condition reason: To ensure street trees are provided as part of the proposed development in accordance with relevant standards and best practice.</p>
4 6	<p>Notice of Completion for Civil Works</p> <p>Prior to the issue of each Subdivision Certificate, a Notice of Completion is required to be obtained from the relevant Principal Certifier for the works approved under Civil Engineering Plans prior to the issue of a Subdivision Works Certificate and Works to approved by the Roads and Water Authority to the effect that they have been satisfactorily completed for that subdivision certificate.</p> <p>Where Council Assets have been modified, or are to be dedicated to Council, the Notice of completion is to be issued by the relevant Roads or Water authority.</p> <p>Condition reason: To ensure Civil Works associated with the development have been constructed to the requirements of the asset owner.</p>
4 7	<p>Maintenance Bond</p> <p>Prior to the issue of the relevant Subdivision Certificate, Council will require the lodgement of a maintenance bond.</p> <p>The requirements of the Maintenance Bond and associated release are to be in accordance with Section 1.8.4 of The City's Technical Specification for Infrastructure Design.</p> <p>All work to be dedicated to Council is subject to a maintenance period of twelve (12) months, or as indicated in the relevant Notice of Completion from the date of issue of the Occupation Certificate/Subdivision Certificate, unless otherwise stated in a condition of consent.</p>

	Condition reason: To ensure adequate civil infrastructure is provided as part of the proposed development in accordance with relevant standards and best practice.
48	Vehicle Turning Arrangement
	Arrangement for the turning of vehicles at the end of each subdivision stage being provided to the satisfaction of Council prior to release of the Subdivision Certificate for that stage.
	Condition reason: To ensure lots can be appropriately serviced.
49	Surveyor Certification
	Prior to the issue of each Subdivision Certificate, certification is to be provided to Council by a registered surveyor confirming that all infrastructure (including services, stormwater infrastructure and drainage paths, access) are contained within the respective lots or easements for the lands to be subdivided.
	Condition reason: To ensure accuracy of registered easements.
50	Structural Certification
	Structural Certification from a suitably qualified and experienced Structural Engineer shall be submitted for any retaining structures prior to release of the relevant Subdivision Certificate. Permanent fencing is to be installed on any retaining structure where the structure is greater than 1m in height.
	Condition reason: To ensure retaining walls are properly regulated
51	Contour Plan & Fill - Certification
	Prior to the release of the relevant Subdivision Certificate, a fill report along with a final contour plan including pre and post contours is to be submitted to Council showing the location, depth, and type of fill located on the site. Where no cut or fill has been placed on the site, a written statement to that effect is to be submitted to Council.
	Where fill has been place the fill report must include certification by a practicing Geotechnical Engineer that all lot fill has been inspected and tested to Level 1 Inspection and Testing requirements of AS 3798, and that the minimum compaction has been achieved in accordance with AS3798.
	Condition reason: To ensure earthworks are properly regulated
	Trunk Sewer Network

5 2	<p>The new trunk sewer main from the site is to be completed and commissioned to the Water Authorities satisfaction prior to the release of the Subdivision Certificate for the 42nd lot in the subdivision.</p>
	<p>Condition reason: To ensure lot are appropriately serviced.</p>
5 3	<p>Services</p>
	<p>All lots in the Subdivision being provided with underground reticulated electricity and telephone cables. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity and a letter from the telecommunications provider stating that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision. These letters are to be provided to Council prior to release the relevant Subdivision Certificate.</p> <p>Street lighting being provided to the requirements of the relevant electricity energy provider with all work being completed prior to release of the Subdivision Certificate.</p>
	<p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before subdivision.</p>
5 4	<p>Water Services and Sewer Junction:</p>
	<p>A water service and sewer junction being provided (or being available) within each lot prior to issue of Subdivision Certificate, with the works conforming to the requirements of Coffs Water.</p>
	<p>Condition reason: To ensure services are provided to resultant lots</p>
5 5	<p>Stormwater Asset Bond:</p>
	<p>The bio-retention system cannot be planted out and utilised as a water sensitive urban design measure until 80% of dwellings in the catchment have been constructed.</p> <p>Any bio-retention system contained within land being dedicated to Council that has not been planted out with satisfactory survival rate for 12 months is subject to a Stormwater Asset bond to be lodged with Council prior to the release of the Subdivision Certificate.</p> <p>Where the bio-retention system is still operating as a sedimentation basin, the asset bond will be for a sum of 150% of the cost of construction, establishment and maintenance of the landscaping and 150% of the cost of construction of the uncompleted civil components. The bond will be retained by Council until 80% of</p>

	<p>allotment building phase is established or 4 years following practical completion of the subdivision, whichever occurs first.</p> <p>At this stage, following the completion of the bio-retention by the developer or where the bio-retention basin has been operational for less than 12 months at time of dedication, a bond for 100% of the cost of establishment and maintenance of the vegetation is to be available to Council. The bond will be retained by Council for at least one growing season of 6 to 12 months and vegetation has been established satisfactorily.</p> <p>The Stormwater Asset bond will ensure that the stormwater treatment works are completed and that necessary maintenance works are undertaken within that period by Council in the event that the works are not undertaken by the developer.</p> <p>Condition reason: To ensure the WSUD basin is converted at the appropriate time in accordance with standard practice.</p>
5 6	<p>Preservation of survey marks</p> <p>Before the issue of a Subdivision Certificate, documentation must be submitted by a registered surveyor to the Principal Certifier, which demonstrates that:</p> <ol style="list-style-type: none"> 1. no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or 2. any survey mark(s) that were damaged, destroyed, obliterated or defaced have been re-established in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure. <p>Condition reason: To protect the State's survey infrastructure.</p>
5 7	<p>Repair of infrastructure</p> <p>Before the issue of the relevant Subdivision Certificate:</p> <ol style="list-style-type: none"> 1. any public infrastructure damaged as a result of the carrying out of work approved under this consent must be fully repaired to the written satisfaction of Council, and at no cost to Council; or 2. if the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent. <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
	Subdivision Certificate

5 8	Prior to the registration of a subdivision plan with NSW Land Registry Services, a Subdivision Certificate shall be obtained from Council for each stage under Part 6 of the Environmental Planning and Assessment Act 1979.
	Condition reason: To comply with the provisions of the Environmental Planning & Assessment Act 1979.

Ongoing use for subdivision work

No additional conditions have been applied to this stage of development.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Certifier means a council or a person that is registered to carry out certification work

under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means COFFS HARBOUR CITY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision work certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Northern Regional Planning Panel.



PROPOSED SUBDIVISION

BARK HUT ROAD, WOOLGOOLGA

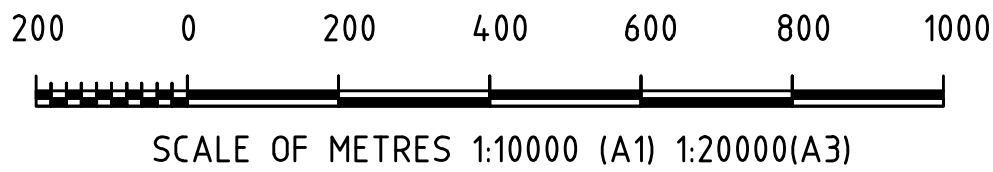
DEVELOPMENT APPLICATION

ATTACHMENT B: PLANS



DRAWING INDEX

DRAWING No.	DRAWING NAME
DA01	COVERSHEET
DA02	PROPOSED DEVELOPMENT GENERAL ARRANGEMENT
DA03	PROPOSED SUBDIVISION PLAN
DA04	ROAD HIERARCHY PLAN
DA05	STAGING PLAN
DA06	TYPICAL ROAD CROSS SECTIONS – SHEET 1
DA07	TYPICAL ROAD CROSS SECTIONS – SHEET 2
DA08	ROADWORKS CONCEPT PLAN
DA09	STORMWATER CONCEPT PLAN
DA10	DETENTION BASIN CONCEPT PLAN
DA11	DETENTION BASIN CONCEPT DETAILS
DA12	SEWERAGE RETICULATION CONCEPT PLAN
DA13	WATER RETICULATION CONCEPT PLAN
DA14	COMBINED CONCEPT SERVICES PLAN
DA15	PRELIMINARY EARTHWORKS PLAN
DA16	SECTION 7.11 INFRASTRUCTURE
DA17	INTERIM SEWER STRATEGY
DA18	IMPORT FILL STOCKPILE CONCEPT
DA19	CONCEPT EARTHWORKS SECTIONS – SHEET 1
DA20	CONCEPT EARTHWORKS SECTIONS – SHEET 2
DA21	CONCEPT RETAINING WALL PLAN
DA22	CONCEPT ROAD CONTROL LINE SETOUT
DA23	ROAD 1 CONCEPT LONGITUDINAL SECTION
DA24	ROAD 1 CONCEPT CROSS SECTIONS – SHEET 1
DA25	ROAD 1 CONCEPT CROSS SECTIONS – SHEET 2
DA26	ROAD 1 CONCEPT CROSS SECTIONS – SHEET 3
DA27	ROAD 2 CONCEPT LONGITUDINAL SECTION
DA28	BARK HUT ROAD CONCEPT LONGITUDINAL SECTION
DA29	CONCEPT SIGHT DISTANCE ASSESSMENT
DA30	CONCEPT LOCAL TRAFFIC MANAGEMENT
DA31	CONCEPT SWEEP PATH ASSESSMENT – DESIGN VEHICLE
DA32	CONCEPT SWEEP PATH ASSESSMENT – CHECK VEHICLE
DA33	INDICATIVE ESTATE SIGNAGE
DA34	POSSIBLE FUTURE ROUNDABOUT CONCEPT SWEEP PATHS
DA35	POSSIBLE FUTURE ROUNDABOUT CONCEPT LAYOUT
DA36	ROAD 1 & ROAD 2 ROUNDABOUT SIGNAGE AND LINEMARKING



E	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM		
D	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM		
C	13/05/24	ISSUE FOR DA		AWM	AWM	GJK	AWM		
B	09/05/24	PRELIMINARY – FOR DISCUSSION		AWM	AWM				
A	11/08/23	PRELIMINARY ISSUE FOR COMMENT		AWM	AWM				
REV.	DATE	REVISION		DRN	DES	CHK	APP		

de Groot &
Benson

Consulting
Engineers &
Planners



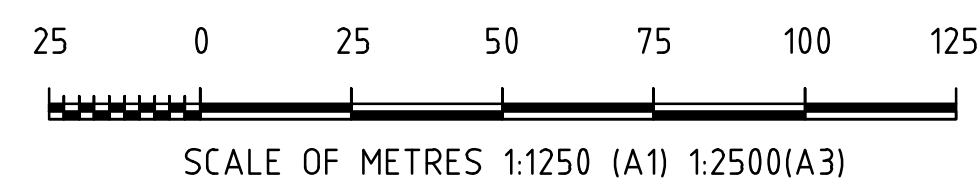
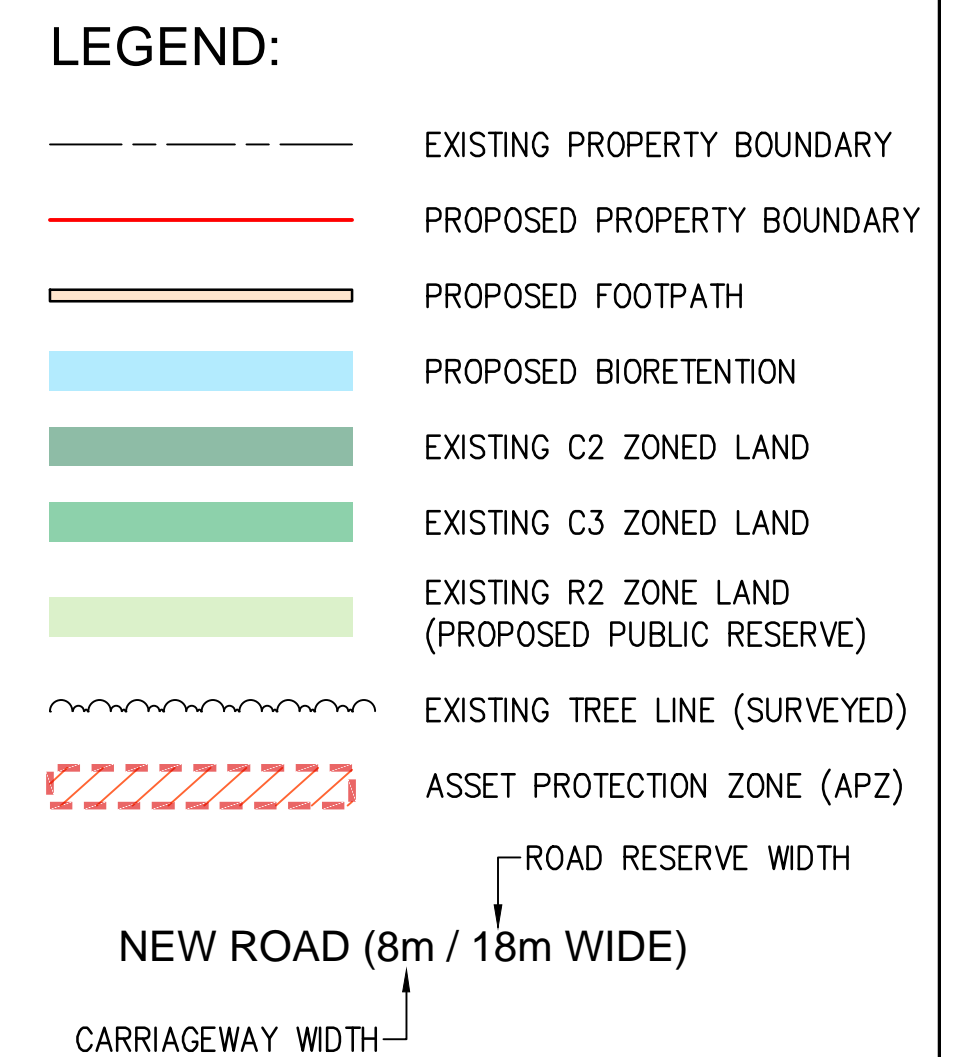
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Scale	AS SHOWN	Cad File No.	21156-DA.dwg
Surveyed	NDC	Datum	MGA / AHD
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Checked	GJK	Approved	AWM
		Date	AUG 2023
		No. of dwgs	

Client:	 CLARENCE PROPERTY People · Capital · Ideas
Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA
Title:	COVERSHEET

Project No.	21156
Drawing No.	DA01
Amendment No.	E

[illegible]

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Checked	Approved	No. of dwgs	
GJK	AWM		

Client:	
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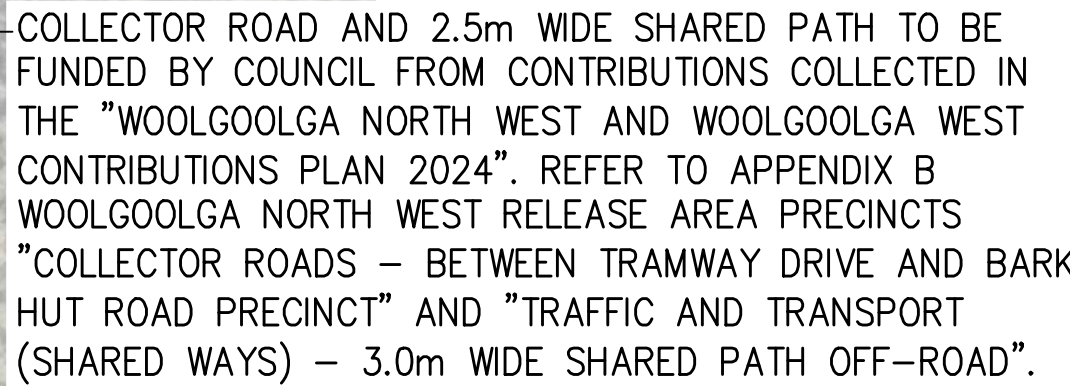
Project:
PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA

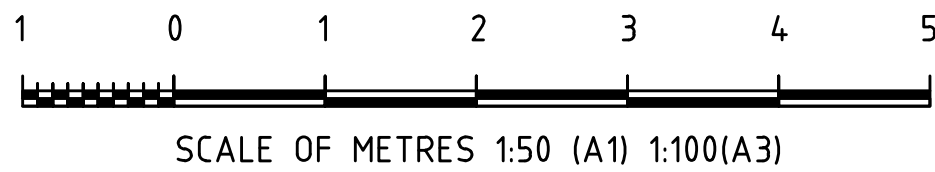
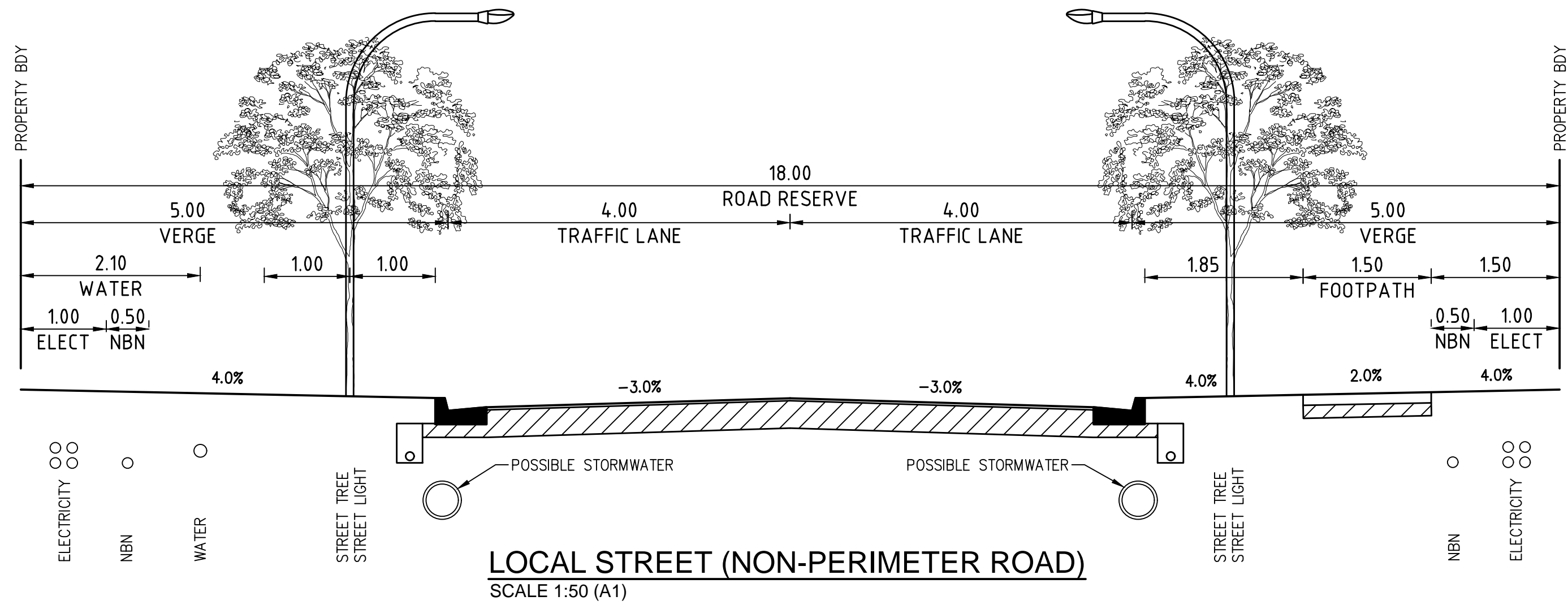
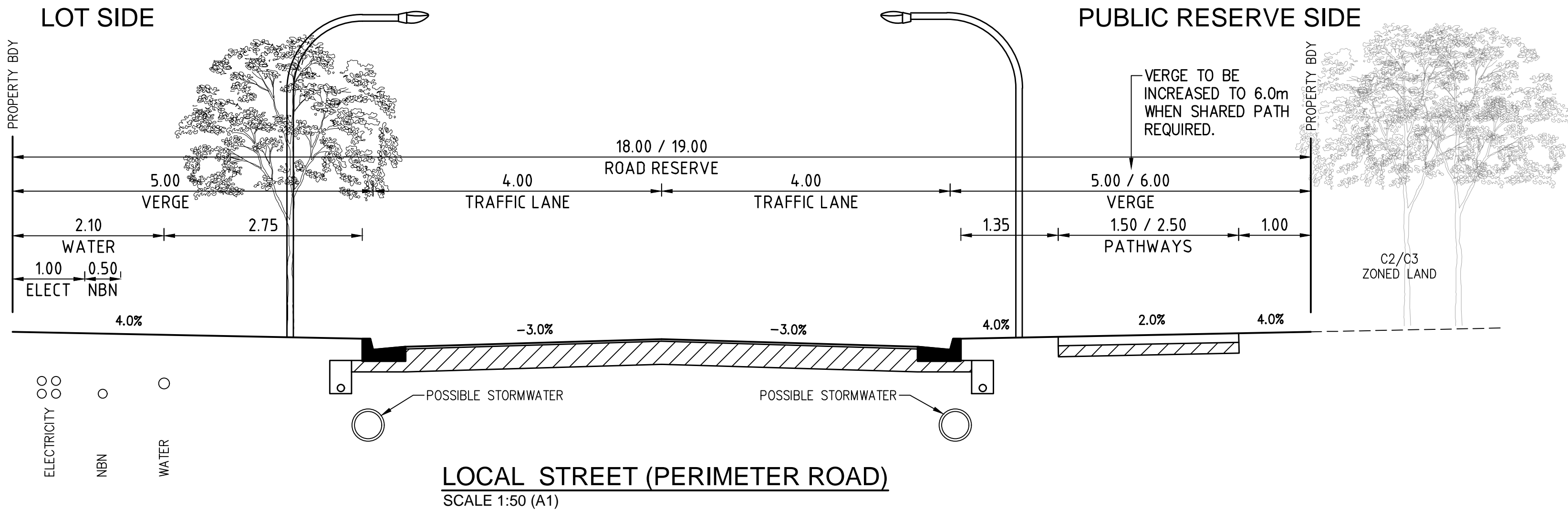
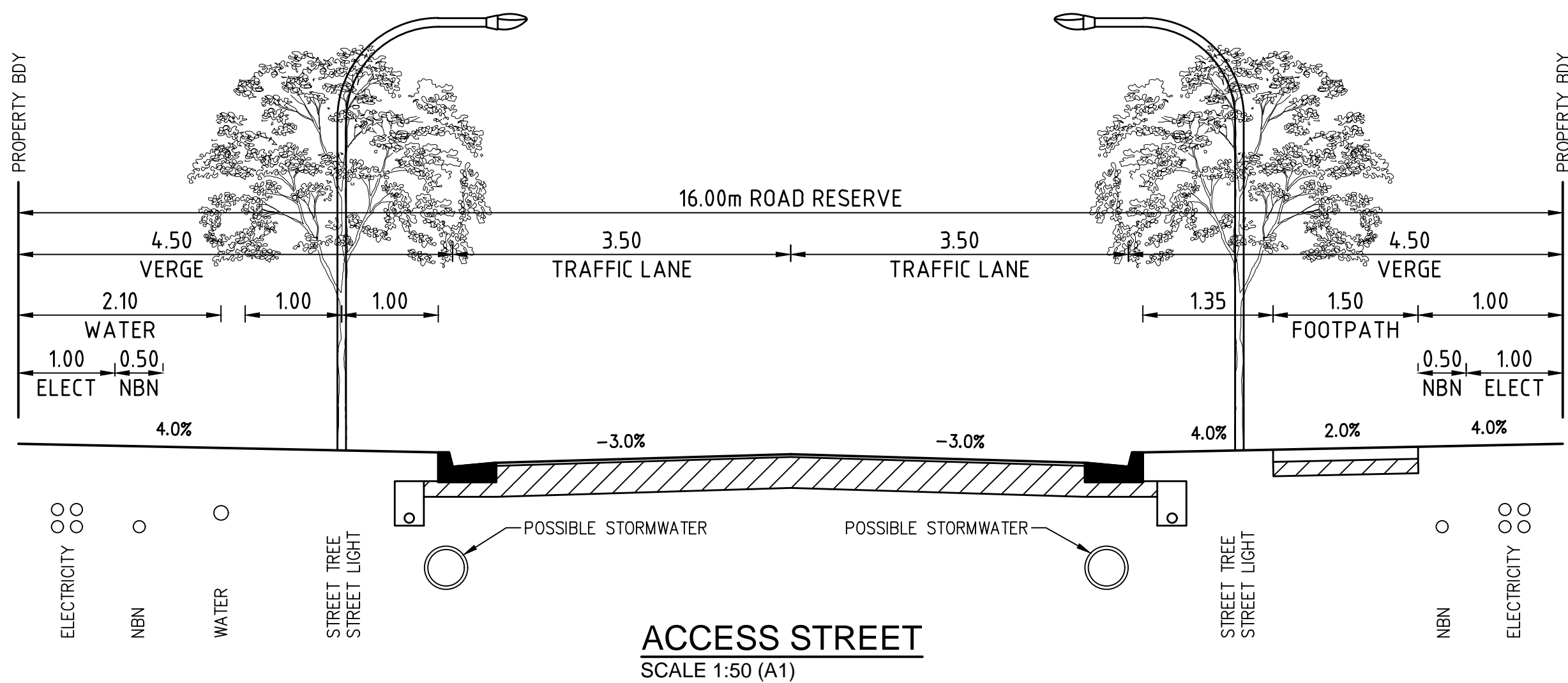
Project No.	21156
Drawing No.	DA02
Amendment No.	—

Title: PROPOSED DEVELOPMENT GENERAL ARRANGEMENT

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D	21/11/24	DA RFI RESPONSE	AWM	AWM	GJK	AWM
C	13/05/24	ISSUE FOR DA	AWM	AWM	GJK	AWM
B	09/05/24	PRELIMINARY - FOR DISCUSSION	AWM	AWM		
A	11/08/23	PRELIMINARY ISSUE FOR COMMENT	AWM	AWM		

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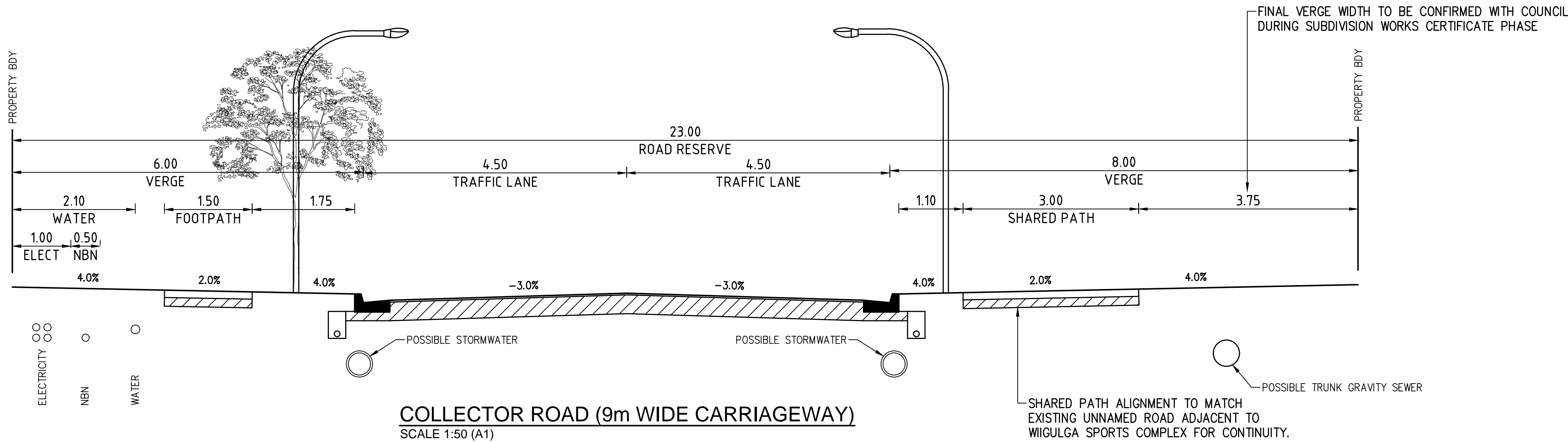
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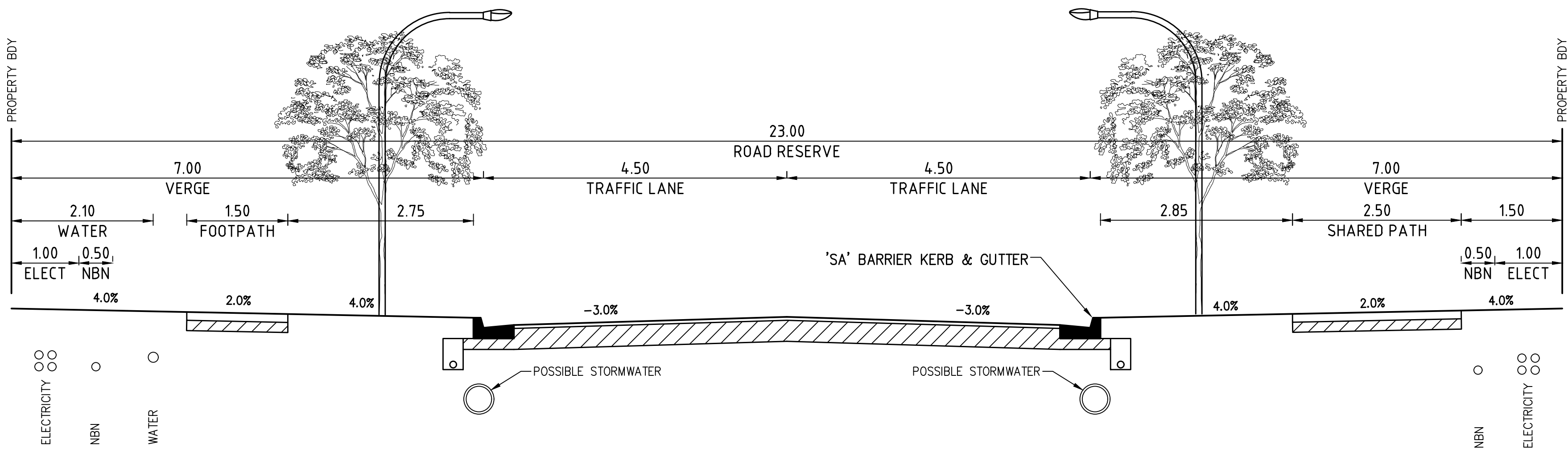
Client: **CLARENCE PROPERTY**
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Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA	Project No.	21156
		Drawing No.	DA06
		Amendment No.	E

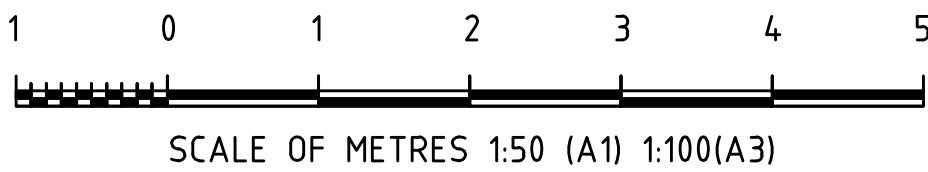
Title: **TYPICAL ROAD CROSS SECTIONS - SHEET 1**



COLLECTOR ROAD (9m WIDE CARRIAGEWAY)
SCALE 1:50 (A1)



BARK HUT ROAD (9m WIDE COLLECTOR ROAD)
SCALE 1:50 (A1)



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C	13/05/24	ISSUE FOR DA	AWM	AWM	GJK	AWM
B	09/05/24	PRELIMINARY - FOR DISCUSSION	AWM	AWM		
A	11/08/23	PRELIMINARY ISSUE FOR COMMENT	AWM	AWM		

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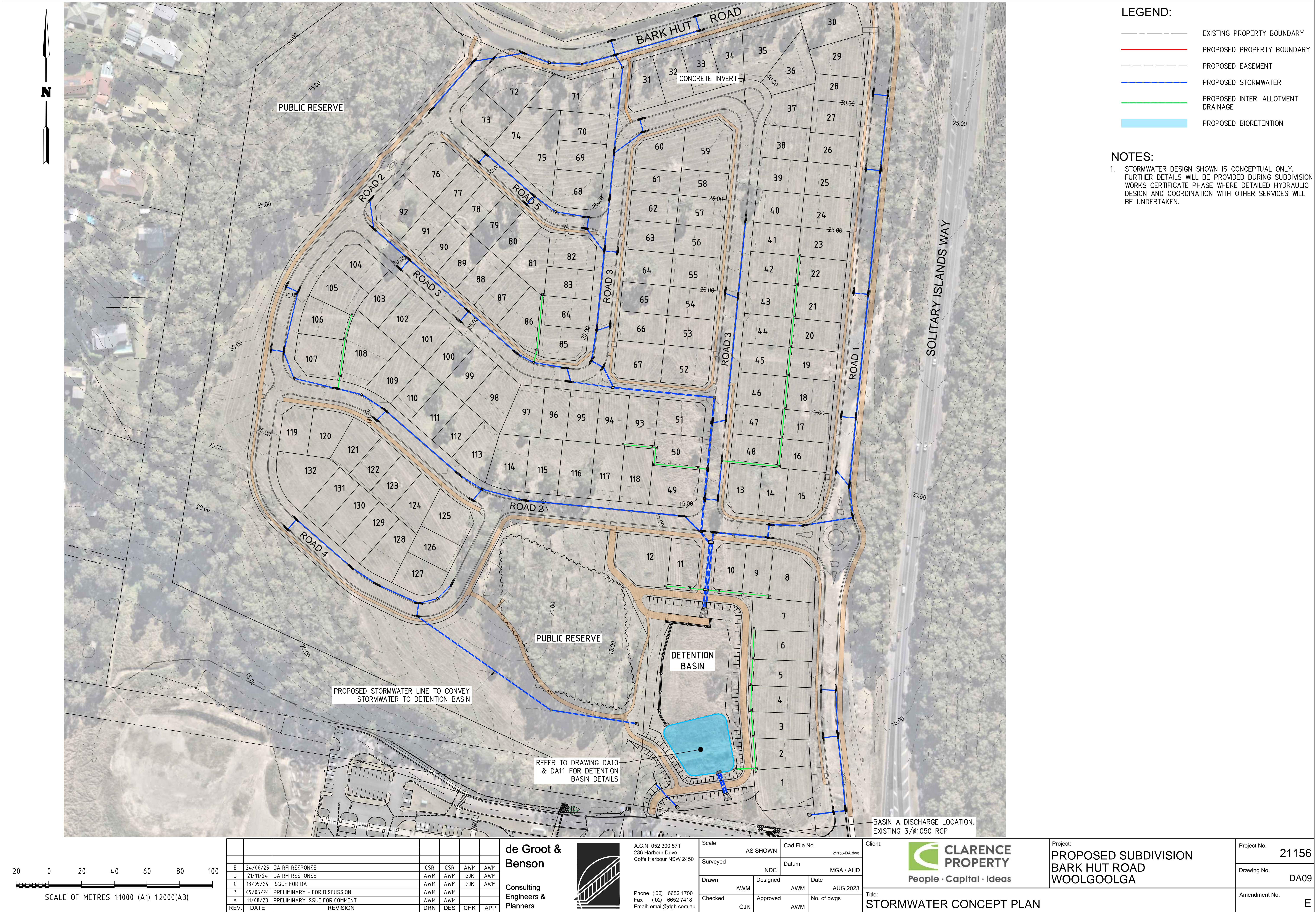
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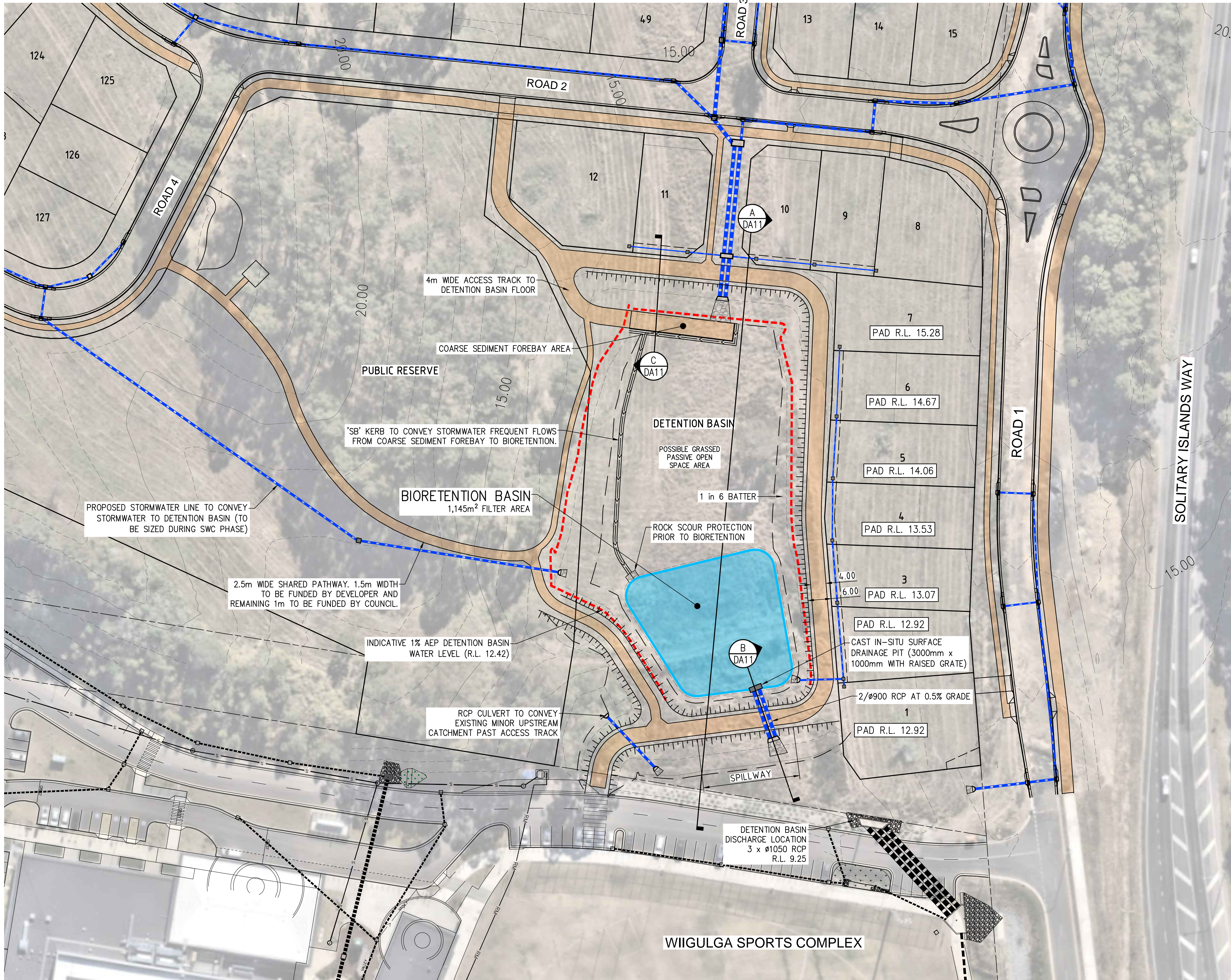
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Drawn	AWM	Designed	AWM
Checked	GJK	Approved	AWM
		Date	AUG 2023
		No. of dwgs	

Client:	 CLARENCE PROPERTY People · Capital · Ideas
Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA
Title:	TYPICAL ROAD CROSS SECTIONS - SHEET 2

Project No.	21156
Drawing No.	DA07
Amendment No.	E

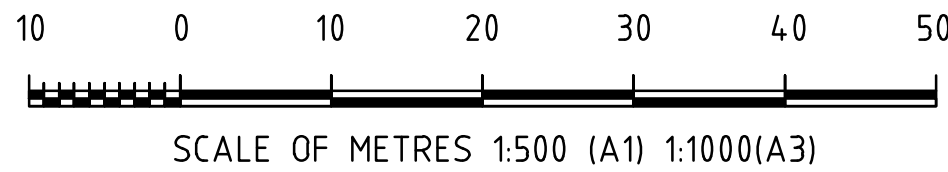






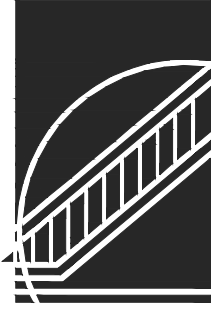
- LEGEND:**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED EASEMENT
 - PROPOSED STORMWATER
 - PROPOSED BIORETENTION

- NOTES:**
- STORMWATER DESIGN SHOWN IS CONCEPTUAL ONLY. FURTHER DETAILS WILL BE PROVIDED DURING SUBDIVISION WORKS CERTIFICATE PHASE WHERE DETAILED HYDRAULIC DESIGN AND COORDINATION WITH OTHER SERVICES WILL BE UNDERTAKEN.
 - REFER TO STORMWATER MANAGEMENT PLAN FOR FURTHER DETAILS ON STORMWATER QUALITY (WSUD) AND STORMWATER QUANTITY (ON-SITE DETENTION).



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C	13/05/24	ISSUE FOR DA	AWM	AWM	GJK	AWM
B	09/05/24	PRELIMINARY - FOR DISCUSSION	AWM	AWM		
A	11/08/23	PRELIMINARY ISSUE FOR COMMENT	AWM	AWM		

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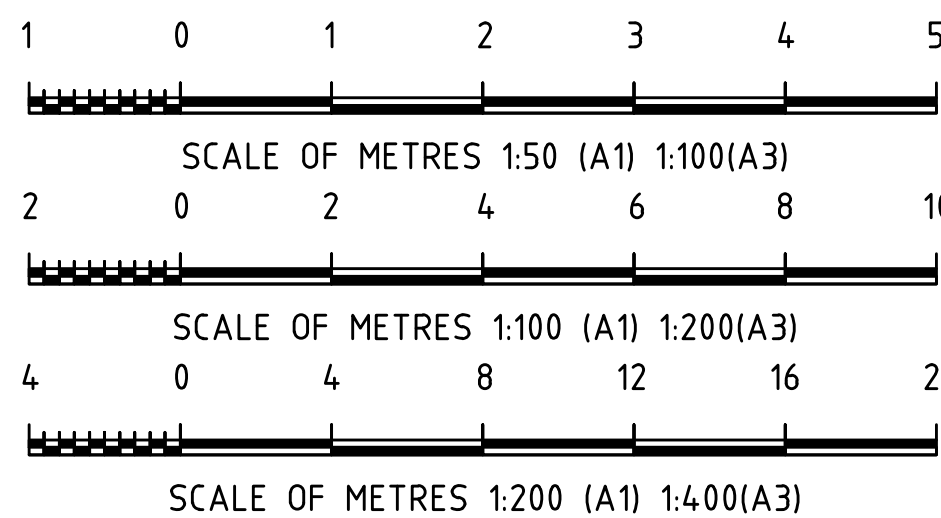
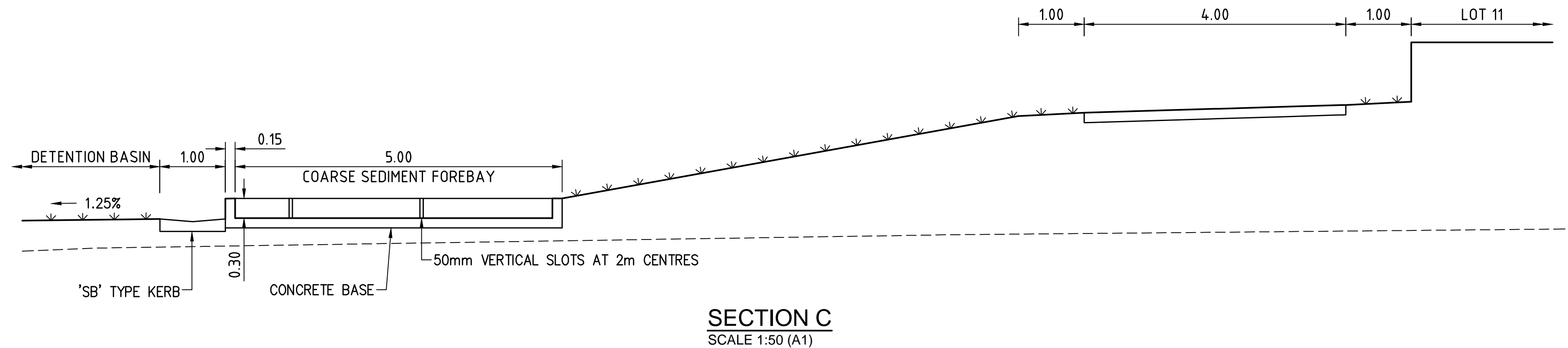
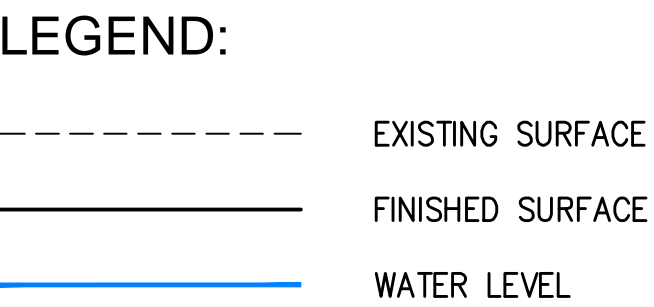


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Surveyed	NDC	Datum	MGA / AHD
Drawn	AWM	Designed	AWM
Checked	GJK	Approved	AWM
		Date	AUG 2023
		No. of dwgs	

Client:	CLARENCE PROPERTY People · Capital · Ideas
Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA
Title:	DETENTION BASIN CONCEPT PLAN

Project No.	21156
Drawing No.	DA10
Amendment No.	E

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Surveyed NDC		Datum MGA / AHD	
Drawn AWM	Designed AWM	Date AUG 2023	
Checked GJK	Approved AWM	No. of dwgs	



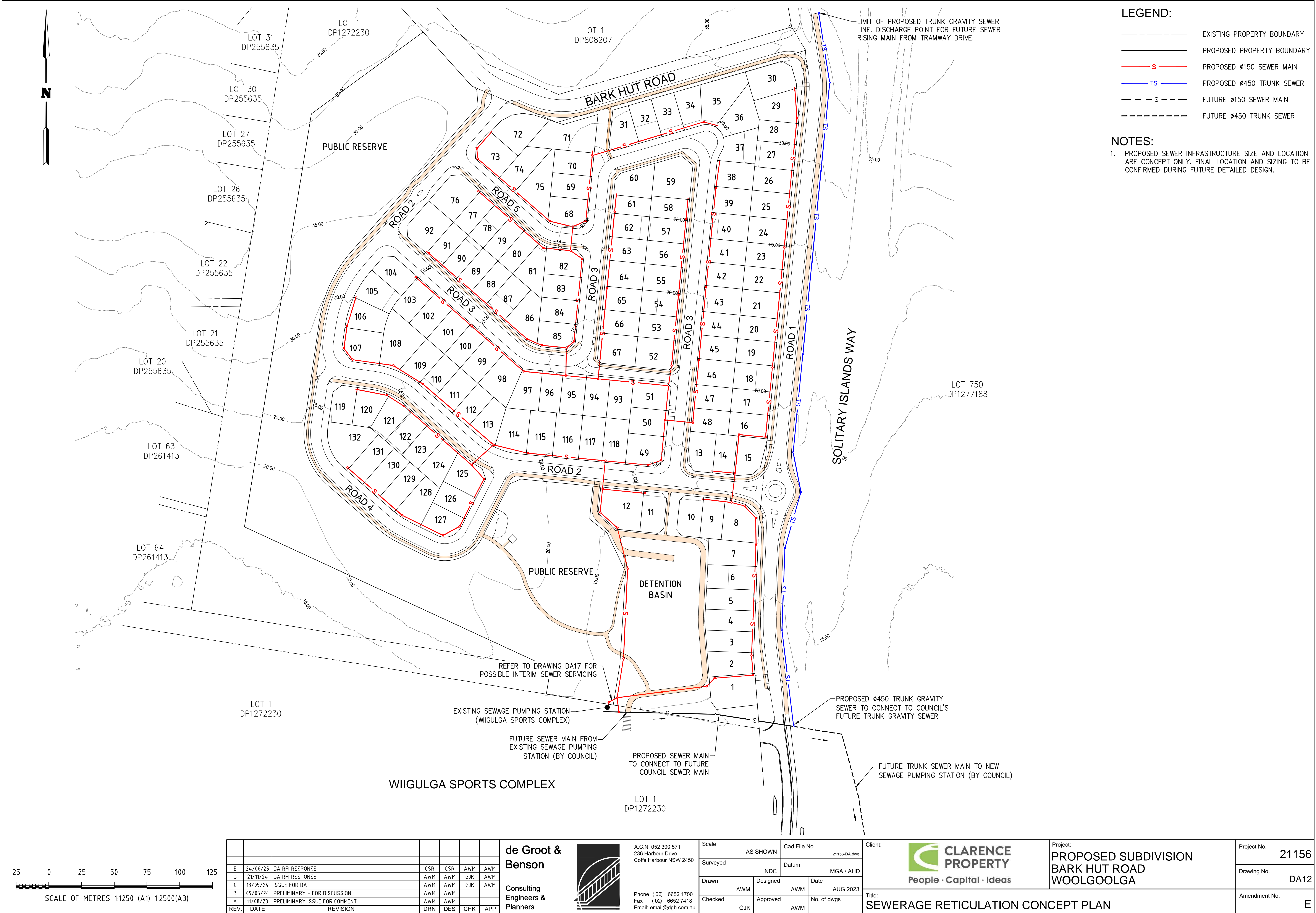
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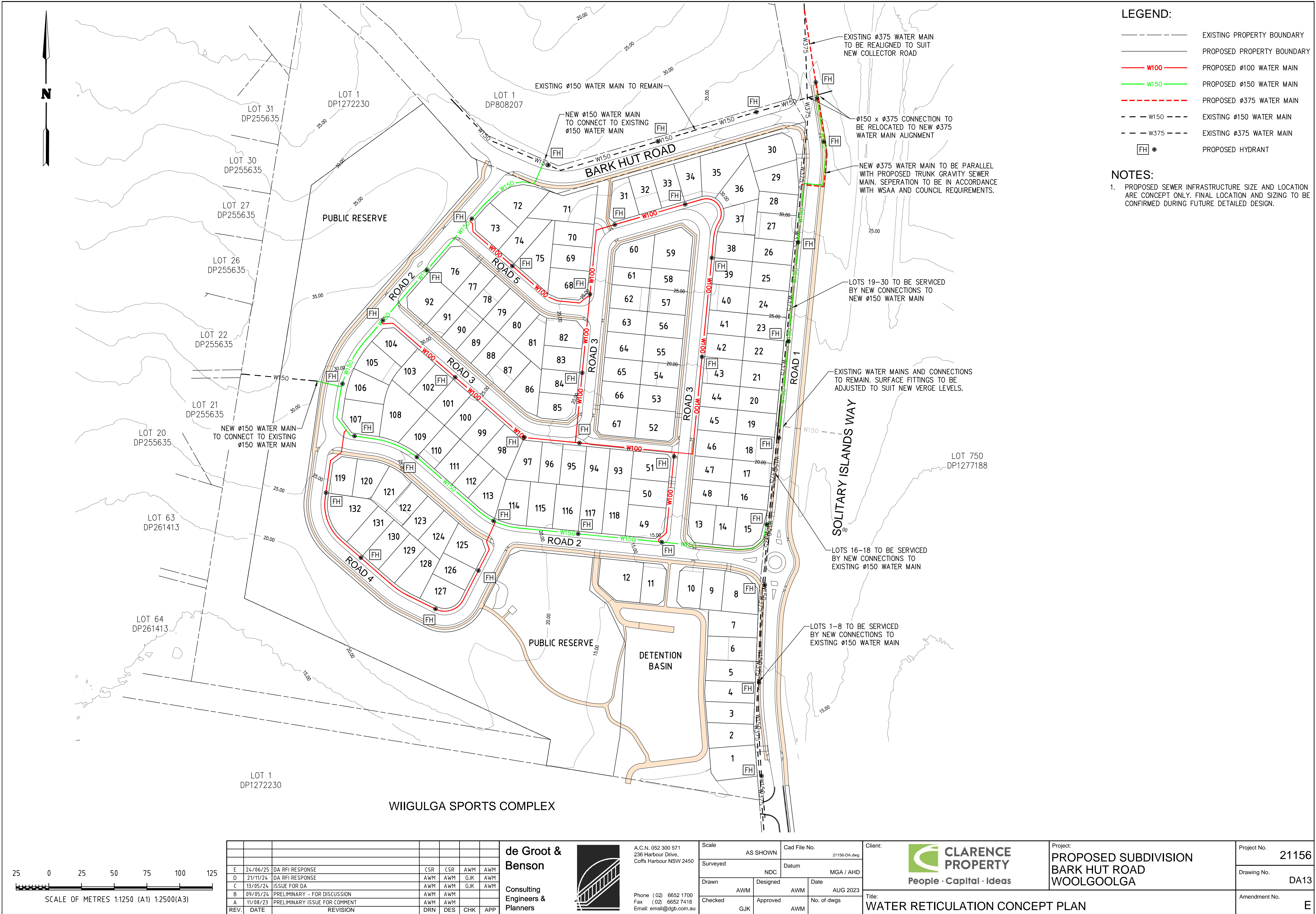
PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA

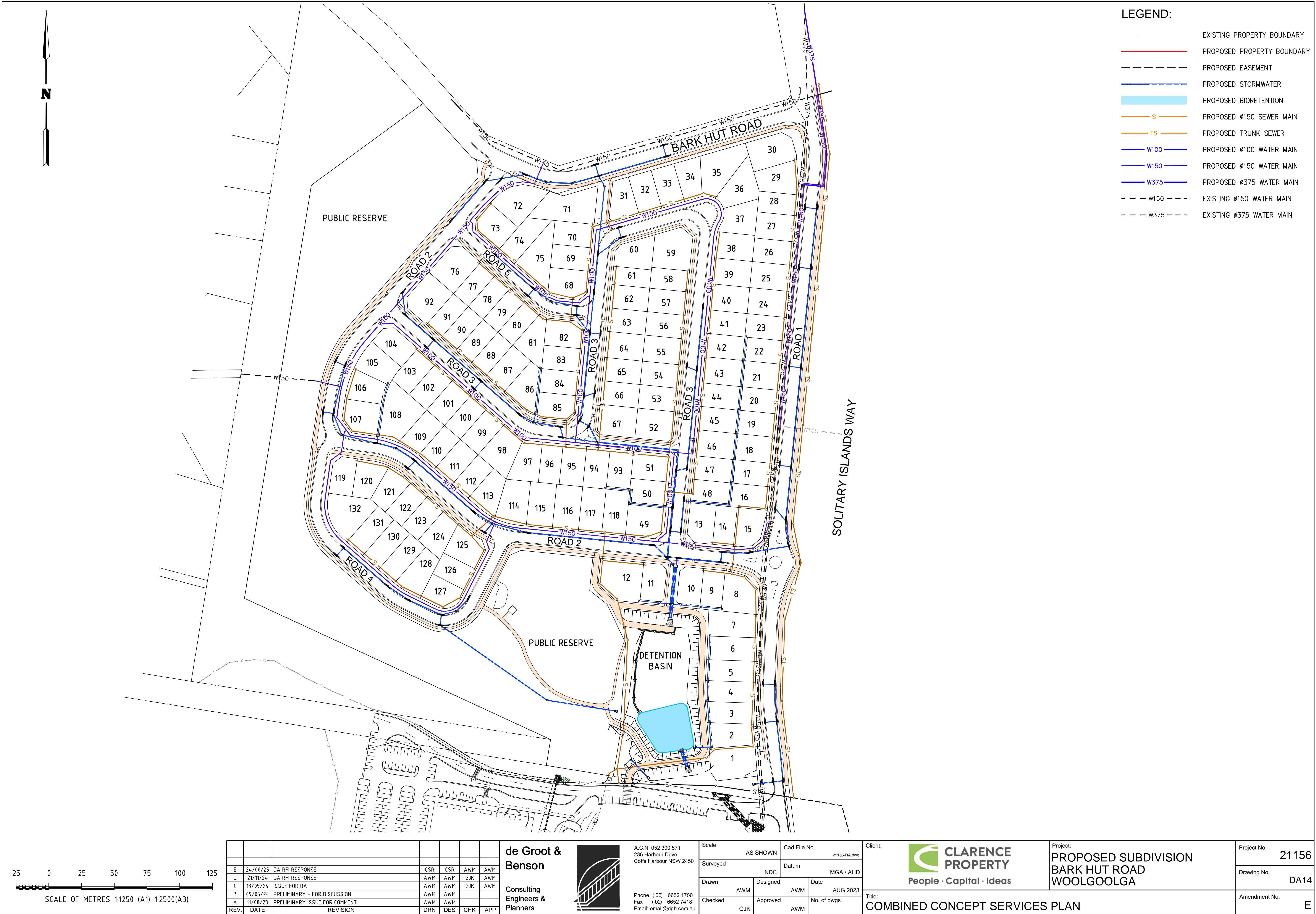
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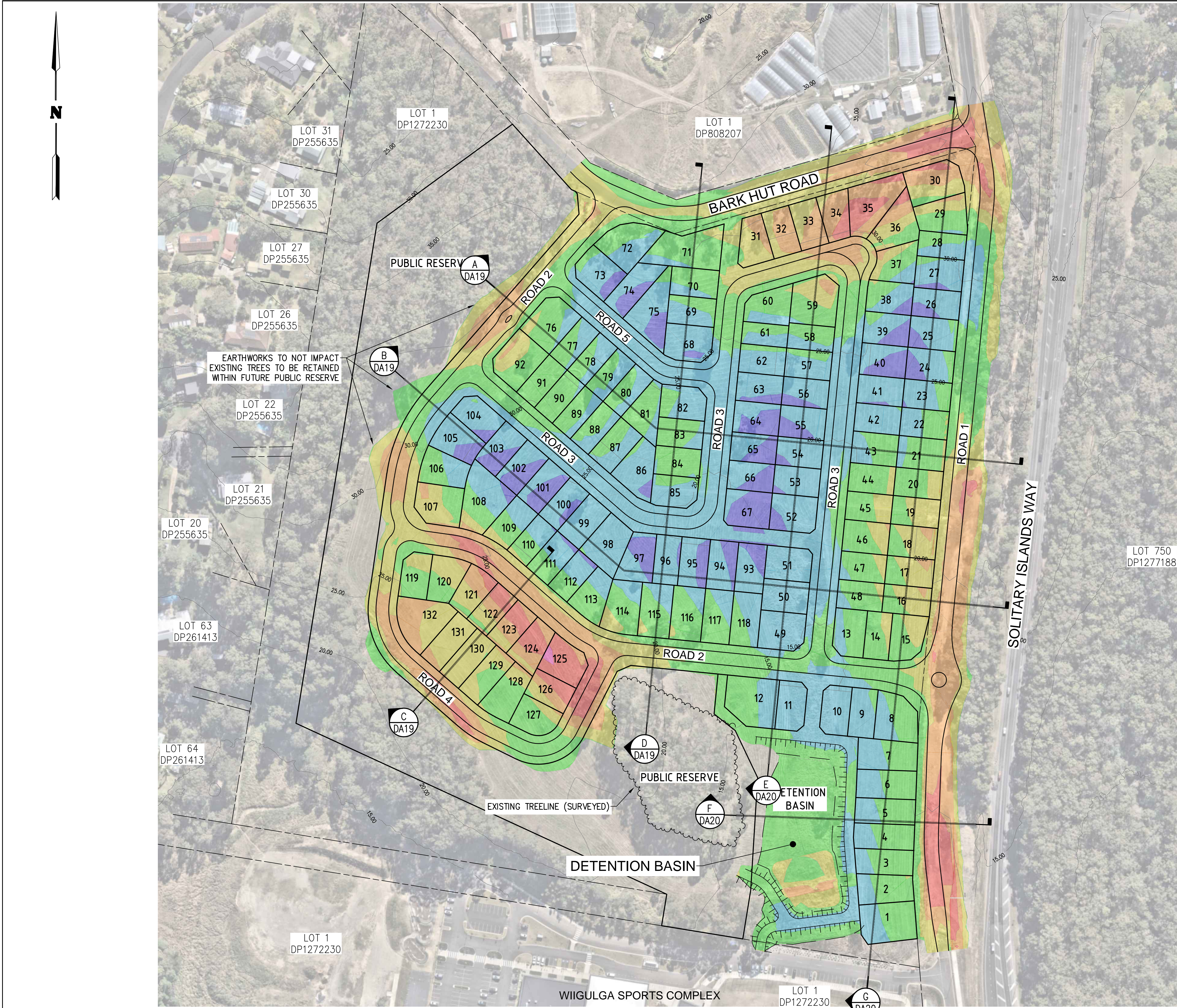
Amendment No.

Title: **DETENTION BASIN CONCEPT DETAILS**









LEGEND:

EXISTING PROPERTY BOUNDARY

PROPOSED PROPERTY BOUNDARY

> 3.0m CUT

2.0 – 3.0m CUT

1.0 – 2.0m CUT

0.0 – 1.0m CUT

0.0 – 2.0m FILL

2.0 – 4.0 FILL

4.0 – 6.0m FILL

> 6.0m FILL

EARTHWORKS HATCHING

NOTES:

- THIS PLAN IS TO BE PLOTTED IN COLOUR.
- EARTHWORKS SHOWN IS CONCEPTUAL ONLY. EARTHWORKS WILL BE FURTHER OPTIMISED AND REFINED DURING FUTURE DESIGN.
- TOPSOIL STRIP DEPTH IS ASSUMED TO BE 200mm BASED ON PRELIMINARY GEOTECHNICAL INVESTIGATIONS
- REFER TO DRAWINGS DA19 & DA20 FOR EARTHWORKS SECTIONS..

CONCEPT EARTHWORKS VOLUMES	
INDICATIVE VOLUME OF CUT TO FILL	47,000m ³
INDICATIVE VOLUME OF MATERIAL TO IMPORT	150,000m ³
NOTE – CONCEPT EARTHWORKS VOLUMES SHOWN ARE NET VOLUMES (NO BULKING APPLIED).	

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D	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM		
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B	09/05/24	PRELIMINARY – FOR DISCUSSION		AWM	AWM				
A	11/08/23	PRELIMINARY ISSUE FOR COMMENT		AWM	AWM				
REV.	DATE	REVISION		DRN	DES	CHK	APP		

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Surveyed	NDC	Datum	MGA / AHD
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Checked	GJK	Approved	AWM
		Date	AUG 2023
		No. of dwgs	

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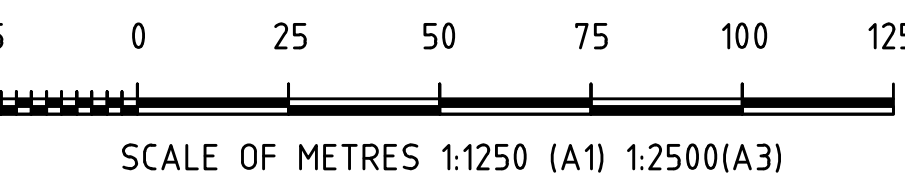
Title:

PRELIMINARY EARTHWORKS PLAN

Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA	Project No.	21156
		Drawing No.	DA15
		Amendment No.	E

Document Set ID: 8706975
Version: 1, Version Date: 25/06/2025

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B	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
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Scale	AS SHOWN	Cad File No.	21156-DA16-DA17.dwg
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Drawn	Designed	Date	MAY 2024
AWM	AWM		
Checked	Approved	No. of dwgs	
GJK	AWM		



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PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA

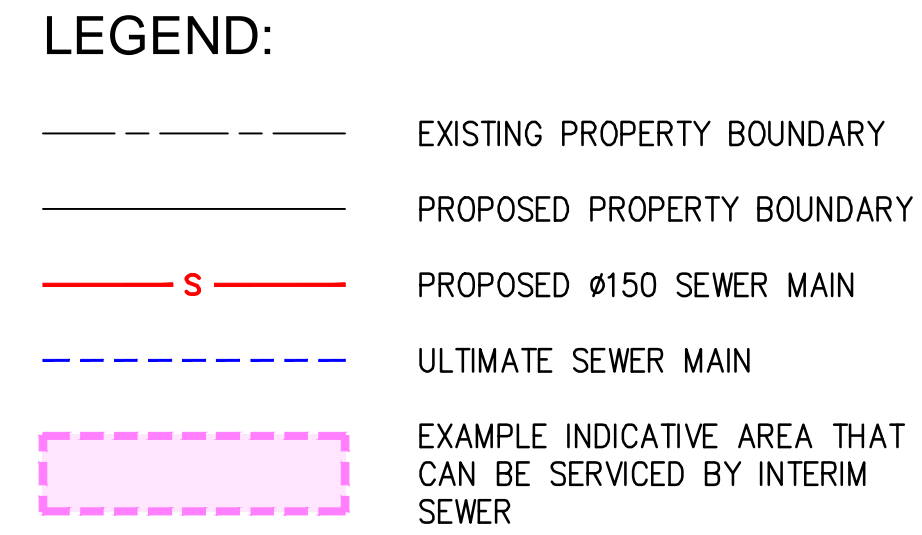
Drawing No. DA16

Amendment No.

ASSET ID	DESCRIPTION OF WORKS	LENGTH	DRIVER	NOTES
Various	Trunk Sewerage Infrastructure	N/A	Required to deliver first lots	Refer to "Sewerage Master Plan 2020/21 – Northern Beaches Modelling Program" dated 29 August 2022 by GHD.
CR_01a	New collector road (9m wide carriageway)	210m	Required to deliver first lots	Refer to Woolgoolga North West and Woolgoolga West Contributions Plan 2024 – Appendix B Woolgoolga North West Release Area Precincts "Collector Roads – From north–east corner of to the south–east corner of the Bark Hut Road Precinct".
SP_01a	New shared path (3.0m wide)	210m	Required to deliver first lots	Refer to Woolgoolga North West and Woolgoolga West Contributions Plan 2024 – Appendix B Woolgoolga North West Release Area Precincts "Traffic and Transport (Shared ways) – 3.0m wide shared path off–road".
CR_01b	New collector road (9m wide carriageway)	355m	Required for development of Lots 16–30	Refer to Woolgoolga North West and Woolgoolga West Contributions Plan 2024 – Appendix B Woolgoolga North West Release Area Precincts "Collector Roads – From north–east corner of to the south–east corner of the Bark Hut Road Precinct".
SP_01b	New shared path (3.0m wide)	355m	Required for development of Lots 16–30	Refer to Woolgoolga North West and Woolgoolga West Contributions Plan 2024 – Appendix B Woolgoolga North West Release Area Precincts "Traffic and Transport (Shared ways) – 3.0m wide shared path off–road".
CR_02	New collector road (9m wide carriageway) ¹	261m	Required for development of Lots 30–36, 71 & 72	Refer to Woolgoolga North West and Woolgoolga West Contributions Plan 2024 – Appendix B Woolgoolga North West Release Area Precincts "Collector Roads – Between Tramway Drive and Bark Hut Road Precinct".
SP_02	New shared path (2.5m wide)	230m	Required for development of Lots 30–36, 71 & 72	Refer to Woolgoolga North West and Woolgoolga West Contributions Plan 2024 – Appendix B Woolgoolga North West Release Area Precincts "Traffic and Transport (Shared ways) – 2.5m wide shared path on–verge".

1. CR_02 IS SHOWN AS A COLLECTOR ROAD (11m WIDE CARRIAGEWAY) IN THE WOOLGOOLGA NORTH WEST AND WOOLGOOLGA WEST CONTRIBUTIONS PLAN 2024 – APPENDIX C: WORKS PLAN. AT A PRE-LODGEEMENT MEETING WITH COUNCIL (01/02/2024), IT WAS ADVISED THAT THE CARRIAGEWAY WIDTH CAN BE REDUCED TO 9m WIDE IF NO DIRECT LOT ACCESS IS PROPOSED. THE REDUCTION IN CARRIAGEWAY WIDTH WILL RESULT IN COST SAVINGS TO COUNCIL AND HAS BEEN ADOPTED BY THE DEVELOPMENT.

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SEWER CALCULATIONS			
PARAMETER	WIGULGA SPORTS COMPLEX (WSC)	SUBDIVISION	WSC + SUBDIVISION
SEWAGE FLOW			
Equivalent Tenements (ET)	–	41	–
Equivalent Population (EP) ³	–	98.4	
Area, ha	–	3.53	–
Average Dry Weather Flow, ADWF (L/s)	0.578 ¹	0.207	0.785
Design Flow (L/s)	2.85 ¹	3.597	6.447
EMERGENCY STORAGE			
Storage Time (hrs)	8	8	8
Required Storage Volume (m ³)	16.7	6.5	22.6 ²
SEWER RISING MAIN			
Static Head, H _s (m)	3.22	–	3.22
Friction Head Loss, H _f (m)	14.13	–	45.63
Fitting Head Loss, H _f (m)	0.48	–	2.48
Total Mean Head, H (m)	17.84	–	51.33
Velocity, V (m/s)	0.98	–	2.21

NOTES:

1. SEWAGE FLOWS ADOPTED AS PART OF THE WILGULGA SPORTS COMPLEX PROJECT.
2. EMERGENCY STORAGE IN EXISTING #2250 WET-WELL AND UPSTREAM UNDERGROUND SEWERAGE INFRASTRUCTURE.
3. ASSUMES EP/ET RATIO OF 2.4 BASED ON AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD (AUSTRALIAN BUREAU OF STATISTICS).

INTERIM PHASE:

PROPOSED SEWER TO DRAIN TO MANHOLE UPSTREAM OF EXISTING SPS. SEWAGE IS THEN PUMPED VIA EXISTING SEWER RISING MAIN TO THE EXISTING DISCHARGE LOCATION (#225 SEWER MAIN ALONG SOUTHERN SIDE OF POUNDYARD CREEK).

EXISTING PUMPS ARE TO BE UPGRADED TO PUMP 6.45 L/S @ 51.33m HEAD.

ULTIMATE PHASE:

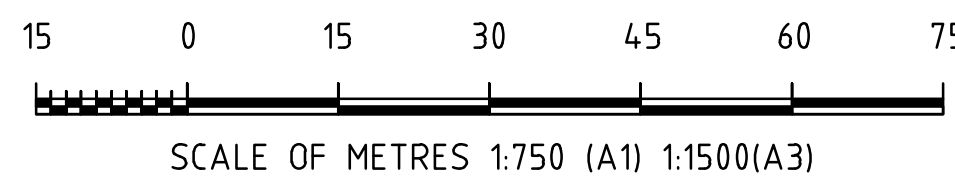
SEWER MAIN TO BE DIVERTED TO FUTURE GRAVITY SEWER AS PART OF COUNCIL'S
PLANNED TRUNK INFRASTRUCTURE. REDUNDANT SEWER TO BE ABANDONED.

THE INTERIM PHASE SEWER MEASURES PROPOSED DO NOT PREVENT THE ULTIMATE SEWER STRATEGY FOR THE WOOLGOOLGA NORTH WEST BARK HUT PRECINCT.

EXISTING SEWAGE PUMPING STATION (SPS)
WET-WELL = $\varnothing 2250$
FLOOR R.L. 7.598m
INCOMING EXISTING SEWER = I.L. 9.097m

TEMPORARY GRAVITY SEWER MAIN. SEWER
TO BE REDIRECTED AND ABANDONED ONCE
DOWNSTREAM TRUNK SEWER IS LIVE.

POSSIBLE ADDITIONAL GRAVITY SEWER
(ULTIMATE SCENARIO) IF SEWER ALONG
ACCESS TRACK IS TO BE ABANDONED.



C	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
B	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
A	22/05/24	FOR DISCUSSION		AWM	AWM		
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Scale AS SHOWN		Cad File No. 21156-DA17.dwg	
Surveyed NDC		Datum MGA / AHD	
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Checked GJK	Approved AWM	No. of dwgs	

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Project:

PROPOSED SUBDIVISION
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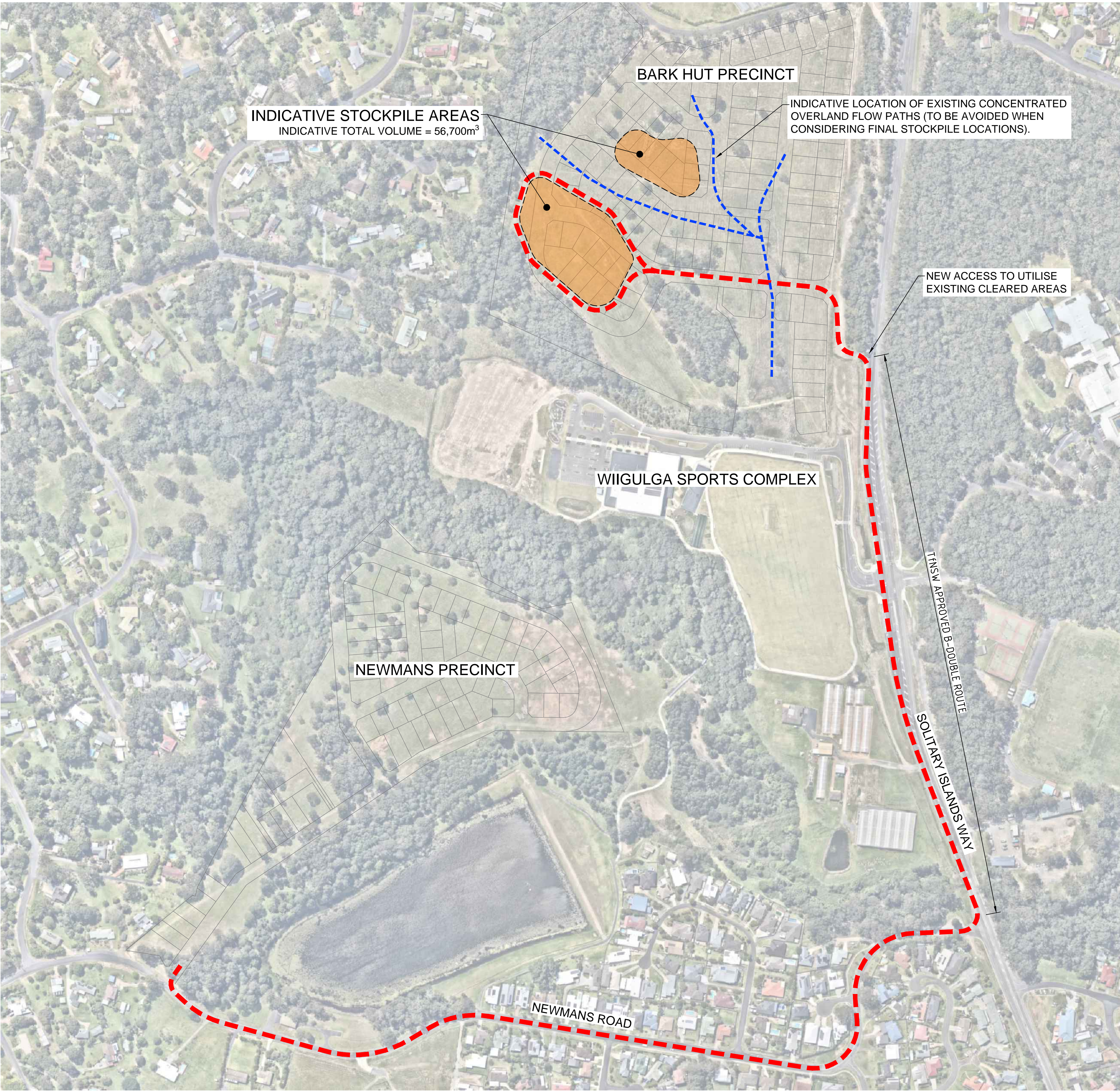
Project No. 21156

Drawing No. DA17

Amendment No.

Title: **INTERIM SEWER STRATEGY**

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LEGEND:

INDICATIVE EXISTING OVERLAND FLOW PATH

INDICATIVE HAUL ROUTE

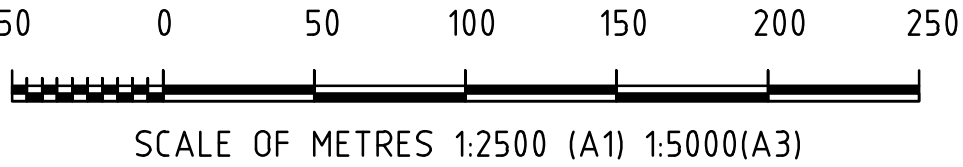
- STOCKPILE NOTES:
1.

STOCKPILES AND HAUL ROADS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO DETAILED DESIGN.
2.

A DILAPIDATION SURVEY AND REPORT IS TO BE UNDERTAKEN FOR NEWMANS ROAD BY A SUITABLY QUALIFIED AND EXPERIENCED PROFESSIONAL AND APPROVED BY COUNCIL PRIOR TO COMMENCING ANY HAULAGE ACTIVITIES.
3.

A TRAFFIC MANAGEMENT PLAN IS TO BE PREPARED BY A SUITABLY QUALIFIED AND EXPERIENCED PROFESSIONAL AND APPROVED BY COUNCIL PRIOR TO COMMENCING ANY HAULAGE ACTIVITIES.
4.

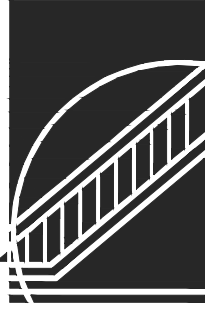
STOCKPILE LOCATIONS AND HAUL ROUTES TO INCORPORATE EROSION & SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND THE 'BLUE BOOK'.



SCALE OF METRES 1:2500 (A1) 1:5000(A3)

C	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
B	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
A	04/11/24	FOR DISCUSSION		AWM	AWM		
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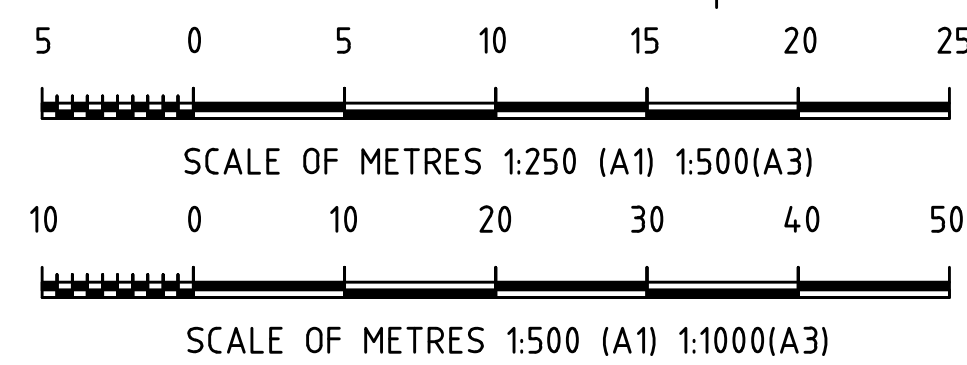
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Scale	AS SHOWN	Cad File No.	21156-DA18.dwg
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Checked	Approved	Date	NOV 24
		No. of dwgs	

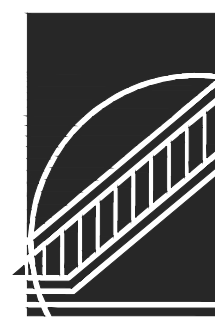
Client:		Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA	Project No.	21156
				Drawing No.	DA18
Title:	IMPORT FILL STOCKPILE CONCEPT			Amendment No.	C

----	EXISTING SURFACE
————	DESIGN SURFACE
■	CUT
■	FILL



B	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
A	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
REV.	DATE	REVISION		DRN	DES	CHK	APP

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Scale	AS SHOWN		Cad File No.	21156-DA19-DA21.dwg
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Checked	GJK	Approved	AWM	No. of dwgs



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**PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA**

Drawing No.	DA20
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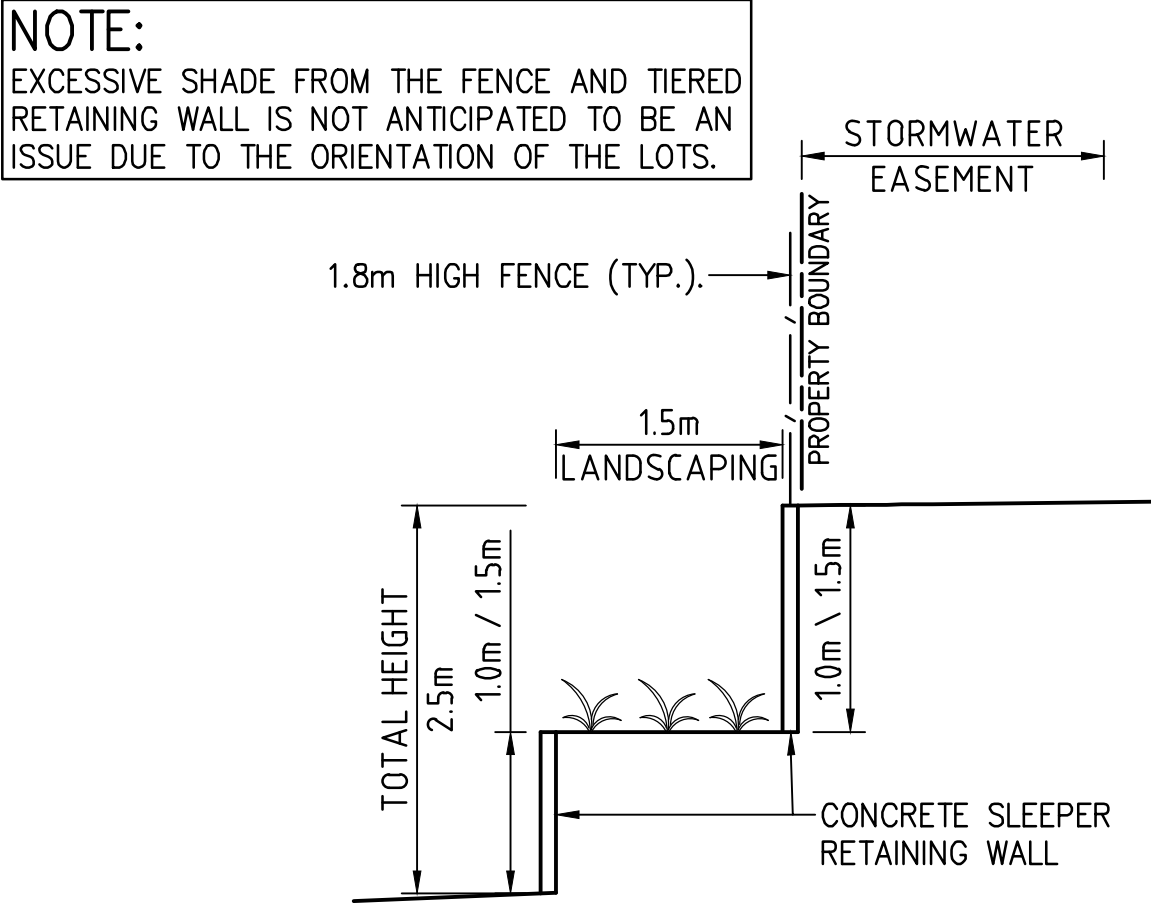
Amendment No.

Title: CONCEPT EARTHWORKS SECTIONS - SHEET 2

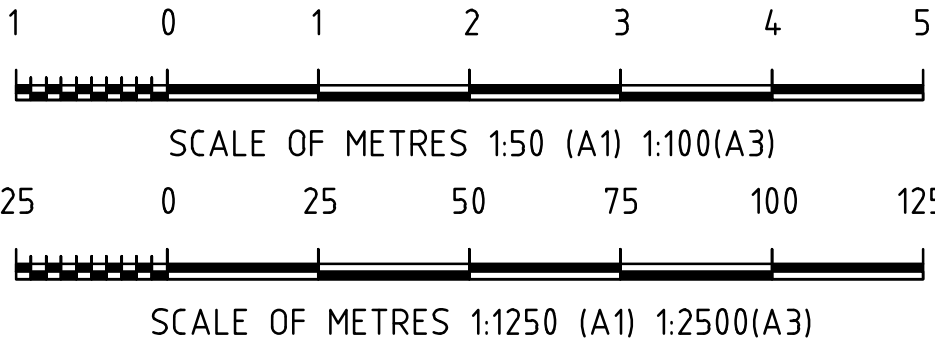


- LEGEND:
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - RETAINING WALL (0 – 1.0m HIGH)
 - RETAINING WALL (1.0 – 1.5m HIGH)
 - TIERED RETAINING WALL (1.5m MAX HEIGHT PER TIER)

- NOTES:
- PROPOSED RETAINING WALL HEIGHTS ARE CONCEPT ONLY. PAD LEVELS AND RETAINING WALLS WILL BE FURTHER OPTIMISED THROUGH FUTURE DETAILED DESIGN.



TYPICAL TIERED RETAINING WALL DETAIL
SCALE 1:50 (A1)



B	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
A	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
REV.	DATE	REVISION		DRN	DES	CHK	APP

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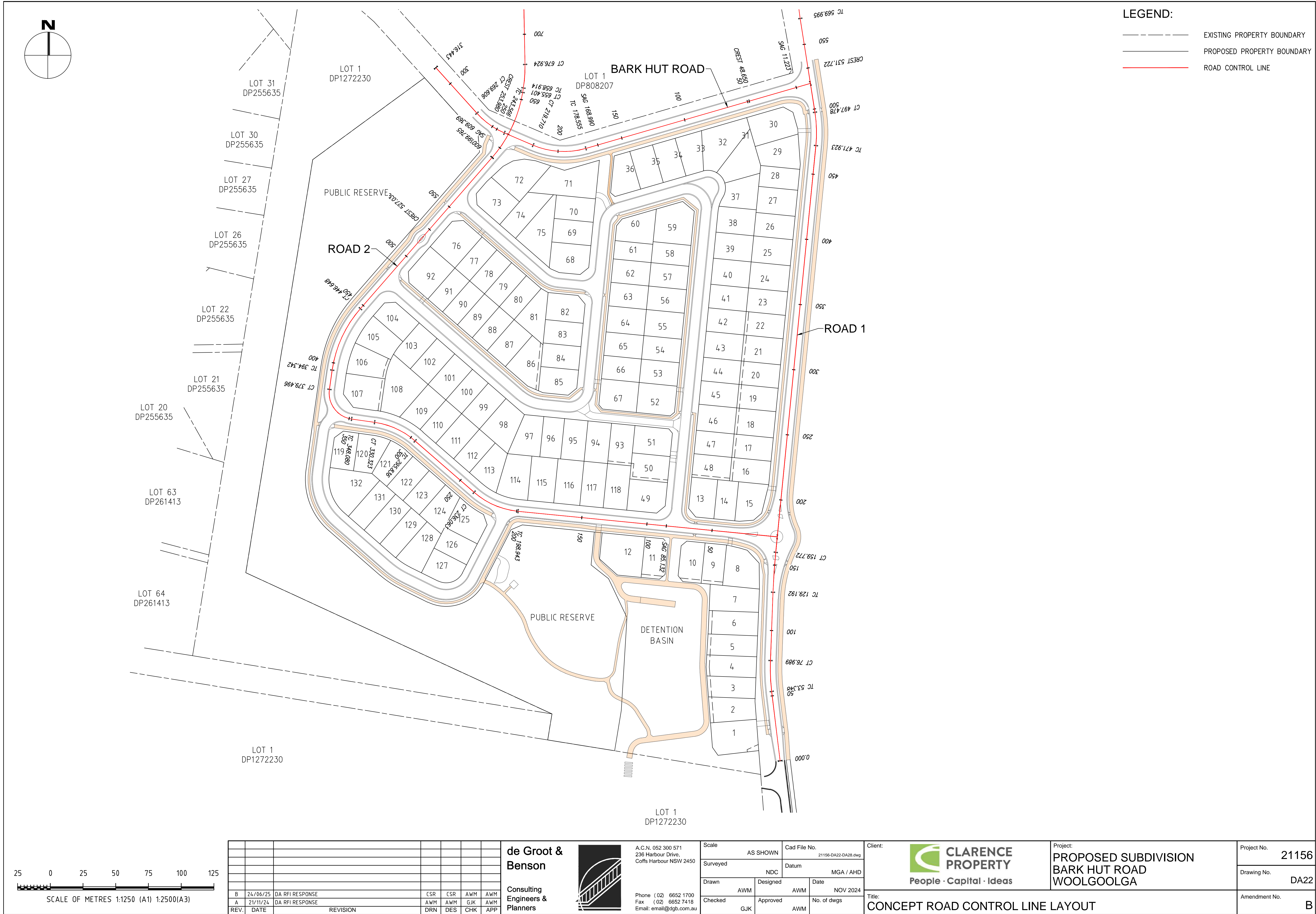


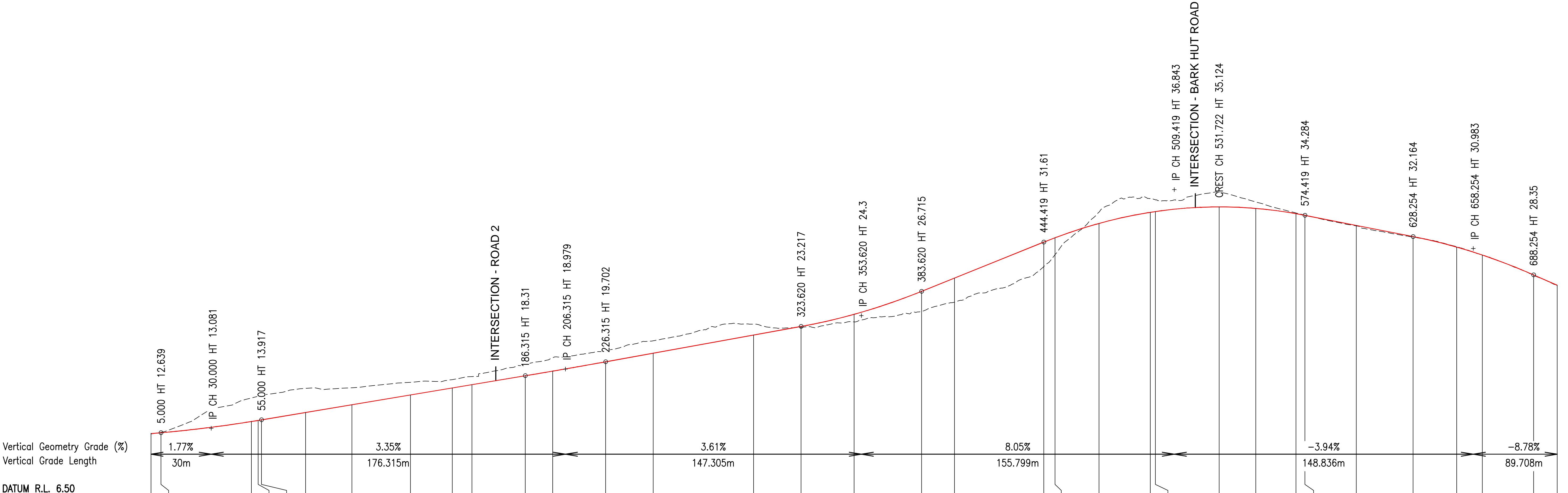
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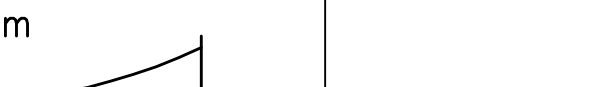

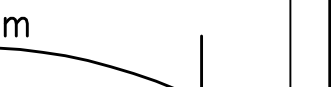




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Surveyed	NDC	Datum	MGA / AHD
Drawn	AWM	Designed	AWM
Checked	GJK	Approved	AWM
		Date	NOV 2024
		No. of dwgs	

Client: **CLARENCE PROPERTY**
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Title: **CONCEPT RETAINING WALL PLAN**

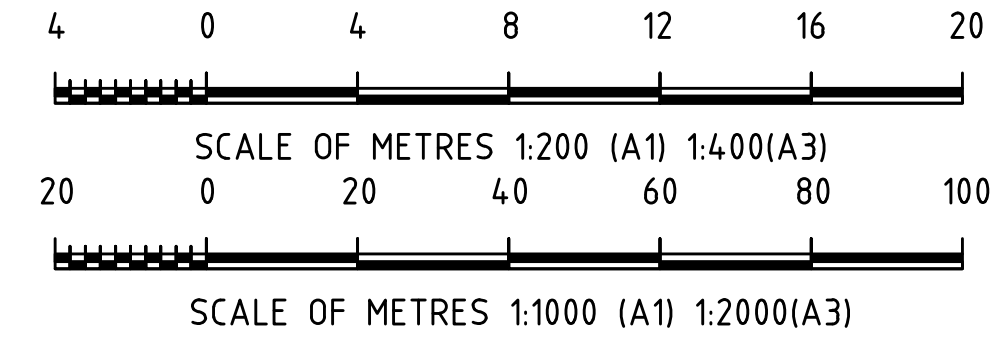
Project: PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA	Project No. 21156
	Drawing No. DA21
	Amendment No. B





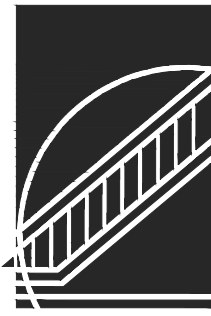
VERTICAL CURVE DATA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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DESIGN HEIGHT	12.550	12.639		13.754	13.862	13.917	14.653		15.423		16.399			17.095	17.422		18.310	18.774		19.702		20.557			22.363			23.217		24.427		26.715	28.034			31.610	32.045		33.476		34.584	34.680		35.124		34.970	34.449	34.284																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

ROAD 1 CONCEPT LONGITUDINAL SECTION
HORIZONTAL SCALE 1:1000 (A1)
VERTICAL SCALE 1:200 (A1)



REV.	DATE	REVISION	DRN	DES	CHK	APP
B	24/06/25	DA RFI RESPONSE	CSR	CSR	AWM	AWM
A	21/11/24	DA RFI RESPONSE	AWM	AWM	GJK	AWM

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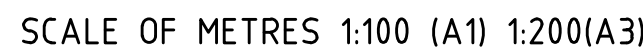
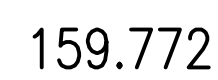
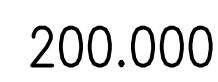
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Drawn		Designed		Date		NOV 2024	
AWM		AWM					
Checked		Approved		No. of dwgs			
GJK		AWM					

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Project: **PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA**

Project No. **21156**
Drawing No. **DA23**
Amendment No. **B**

- - - - - EXISTING SURFACE
 _____ DESIGN SURFACE



B	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
A	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
REV.	DATE	REVISION		DRN	DES	CHK	APP

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Checked	GJK	Approved	AWM	No. of dwgs

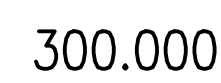
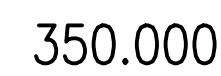


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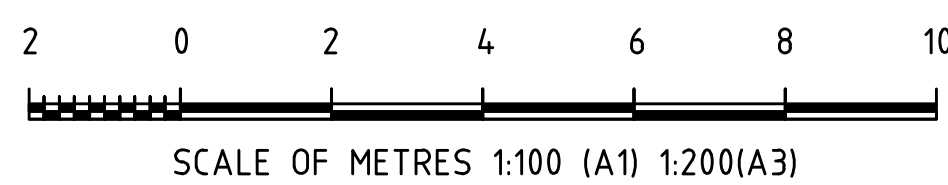
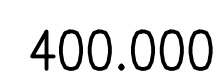
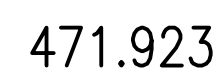
PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA

Drawing No. DA25

Amendment No.

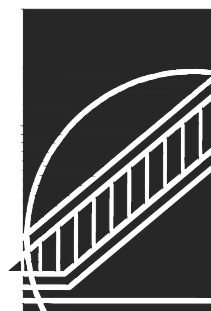


- - - - - EXISTING SURFACE
 _____ DESIGN SURFACE



B	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
A	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
REV.	DATE	REVISION		DRN	DES	CHK	APP

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			21156-DA22-DA28.dwg
Surveyed	NDC		Datum
			MGA / AHD
Drawn	Designed	Date	
AWM	AWM	NOV 2024	
Checked	Approved	No. of dwgs	
GJK	AWM		



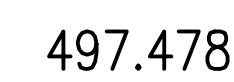
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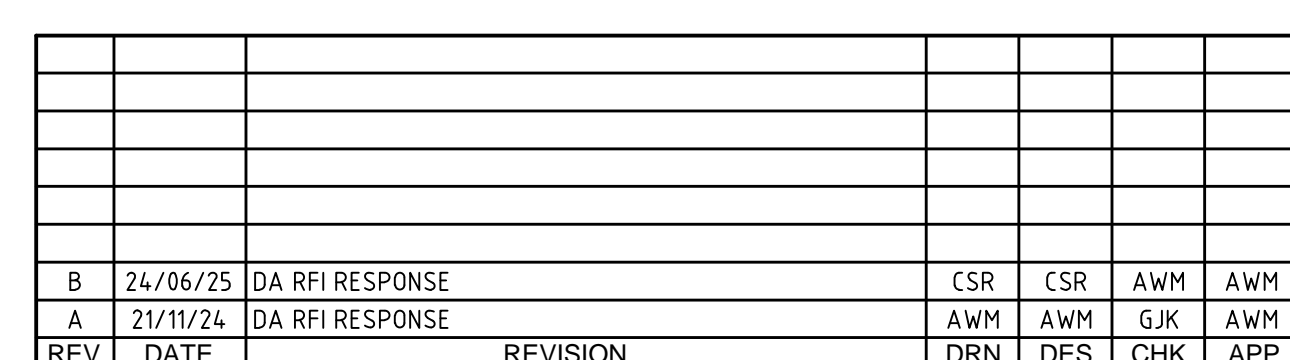
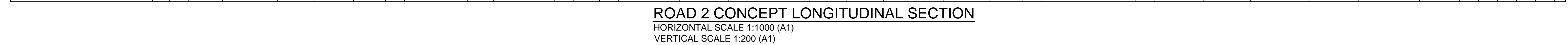
PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA

21156 |

DA26

B





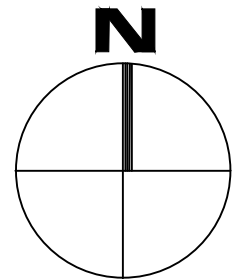
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Client:  **CLARENCE
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Title: ROAD 2 CONCEPT LONGITUDINAL

Project: PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA	Project No.	21156
	Drawing No.	DA27
L SECTION	Amendment No.	B



LEGEND:

- SIGHT LINE
SISD
ASD

NOTES:

1. SIGHT LINE ARE FROM A MINIMUM 3m BEHIND KERB LINE.
2. SISD = SAFE INTERSECTION SIGHT DISTANCE
3. ASD = APPROACH SITE DISTANCE

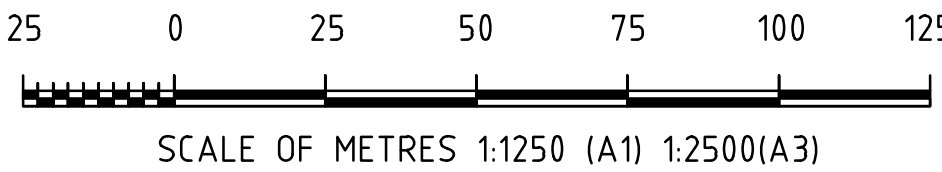
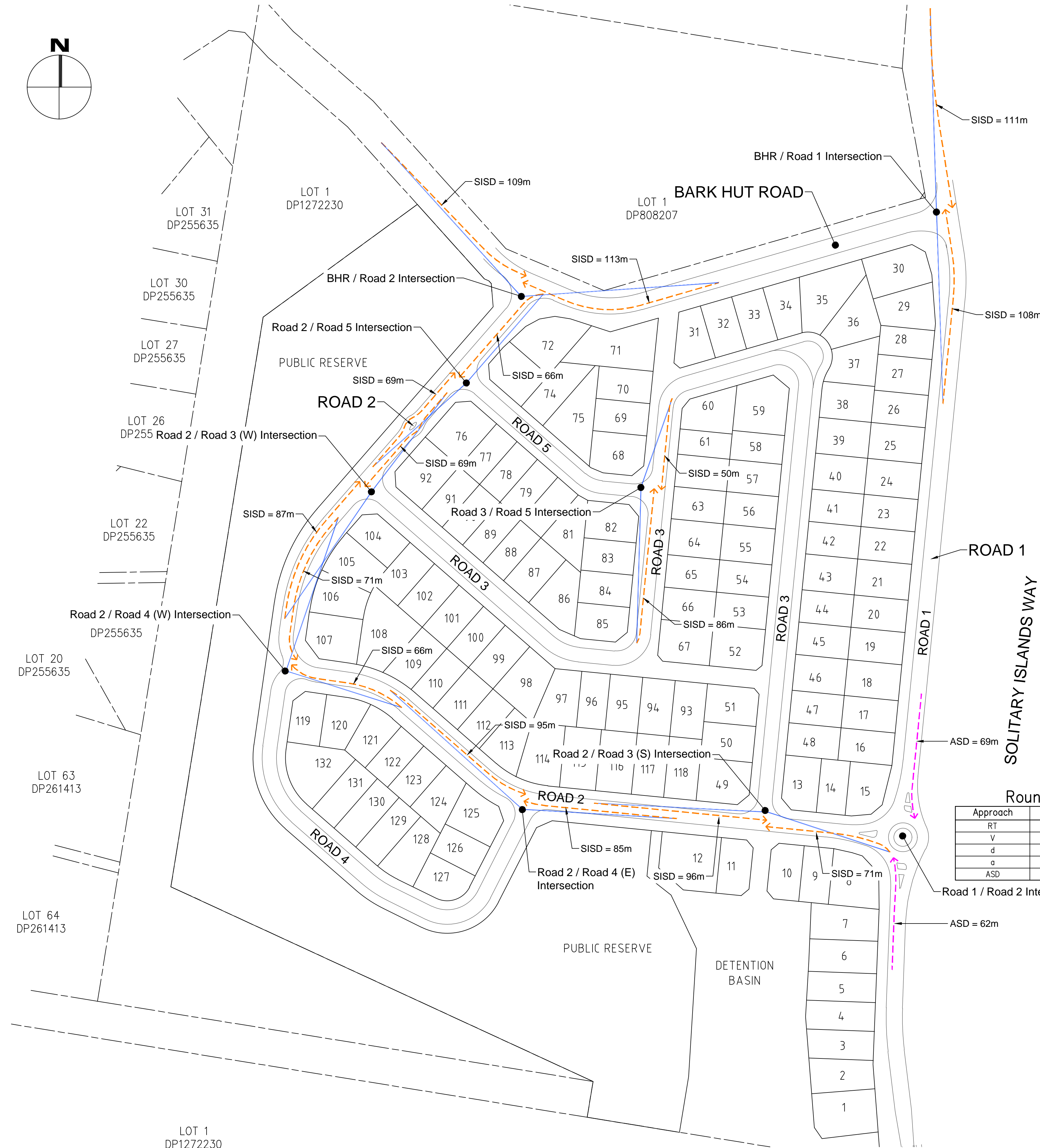
Safe Intersection Sight Distances (SISD)

Intersection	Road 1 / Road 2		Road 2 / Road 3 (S)		Road 2 / Road 4 (E)		Road 2 / Road 4 (W)		Road 2 / Road 3 (W)	
Approach	S	N	E	W	E	W	E	N	SW	NE
DT	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
v ¹	60	60	40	50	50	50	40	40	50	40
d	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36
a	3.5	-3.5	-5.2	-6.2	9.4	-5.5	5	-5	5	-2
SISD (m)	111	119	71	96	85	95	66	71	87	69
	Road 2 / Road 5		Road 3 / Road 5		BHR / Road 1		BHR / Road 2			
Approach	SW	NE	S	N	S	N	E	W		
DT	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		
v ¹	40	40	50	30	60	60	60	60		
D	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36		
A	-2	5	6	-6.2	8	4	1.3	6.75		
SISD (m)	69	66	86	50	108	111	113	109		

1. V = OPERATING (85th PERCENTILE) SPEED (km/h) HAS BEEN ESTIMATED ON A CASE-BY-CASE BASIS, BASED ON ANTICIPATED LOCAL TRAFFIC MANAGEMENT AND CONSIDERS ITEMS SUCH AS SMALL HORIZONTAL CURVES AND TRAFFIC CALMING MEASURES THAT ARE INTENDED TO REDUCE SPEEDS BELOW THE POSTED SPEED LIMIT.

Roundabout ASD

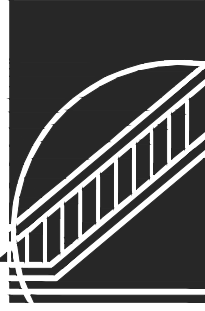
Approach	S	N
RT	1.5	1.5
V	60	60
d	0.36	0.36
a	3.3	-3.5
ASD	62m	69m



B	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
A	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
REV.	DATE	REVISION		DRN	DES	CHK	APP

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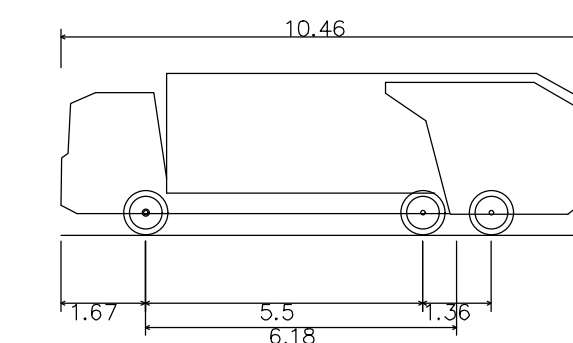
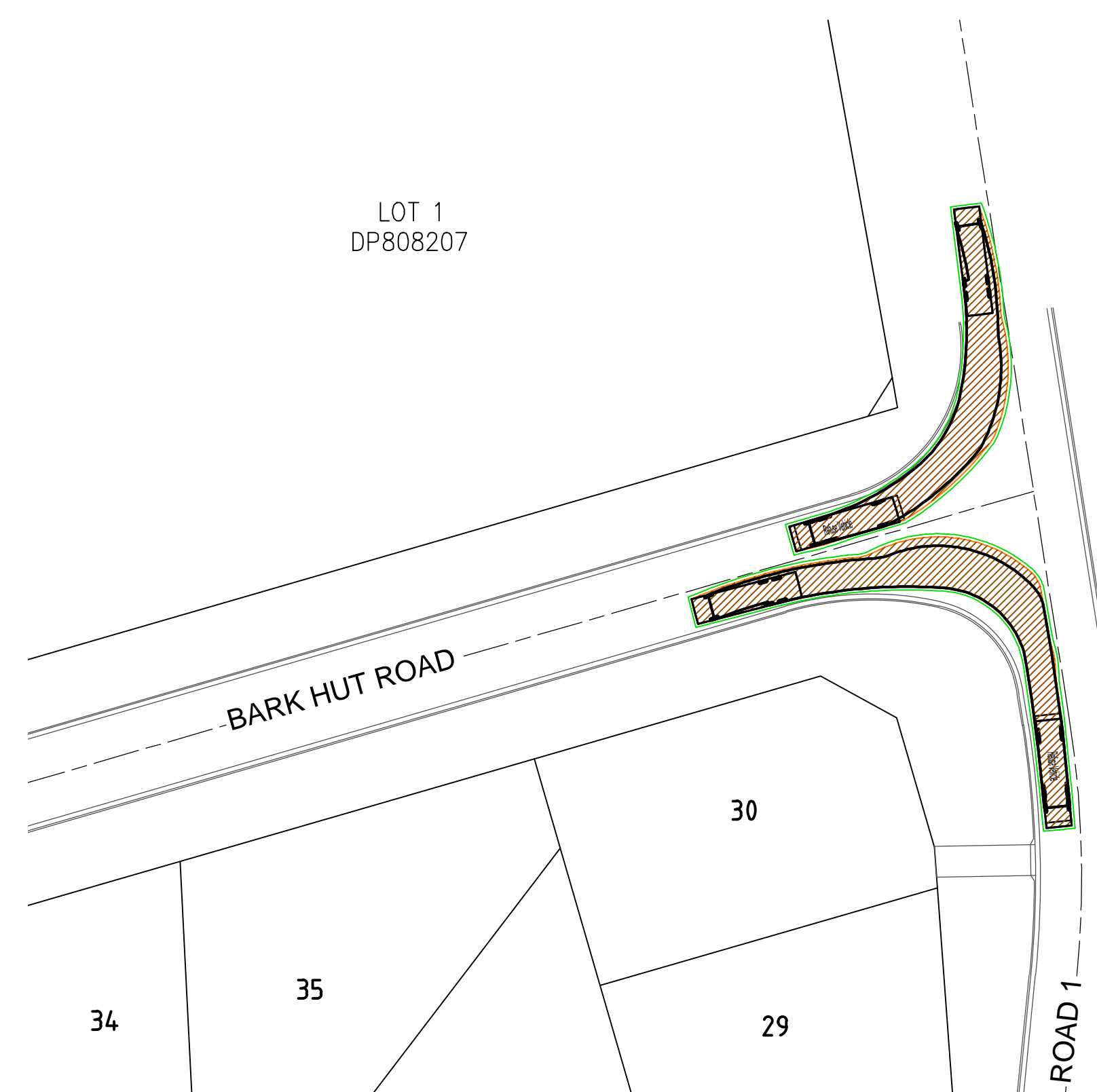
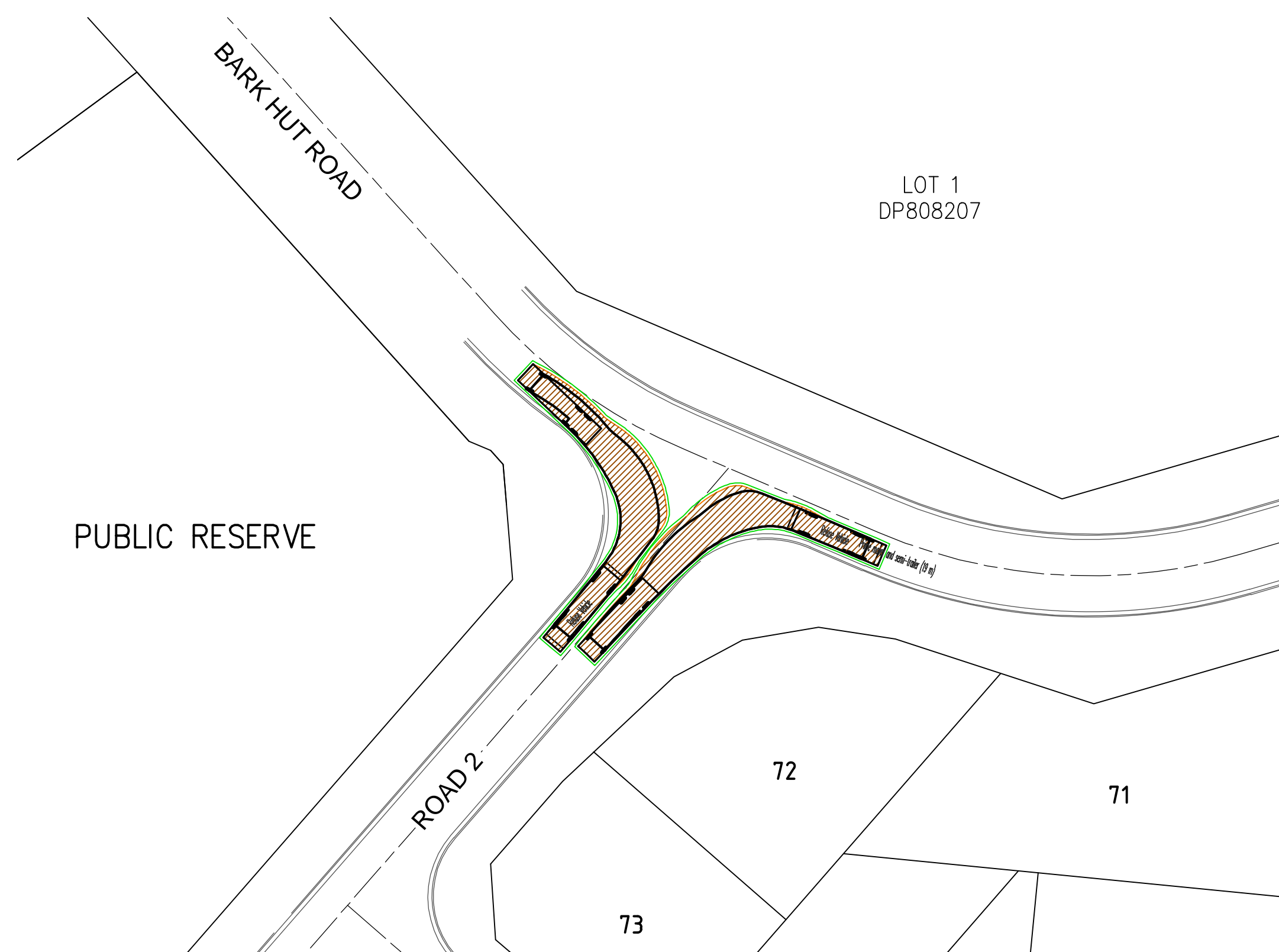
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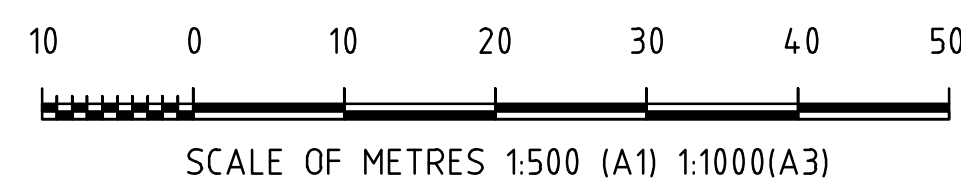
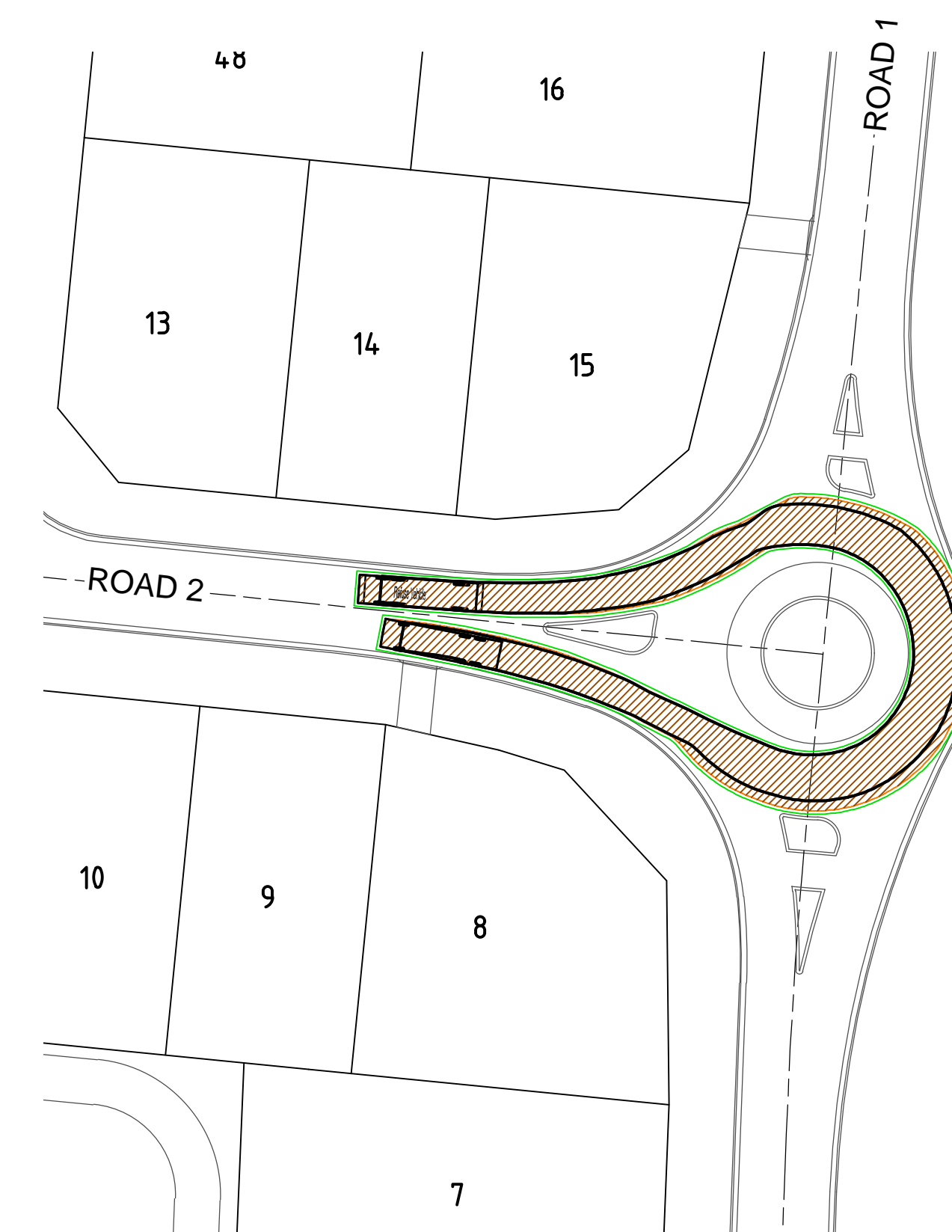
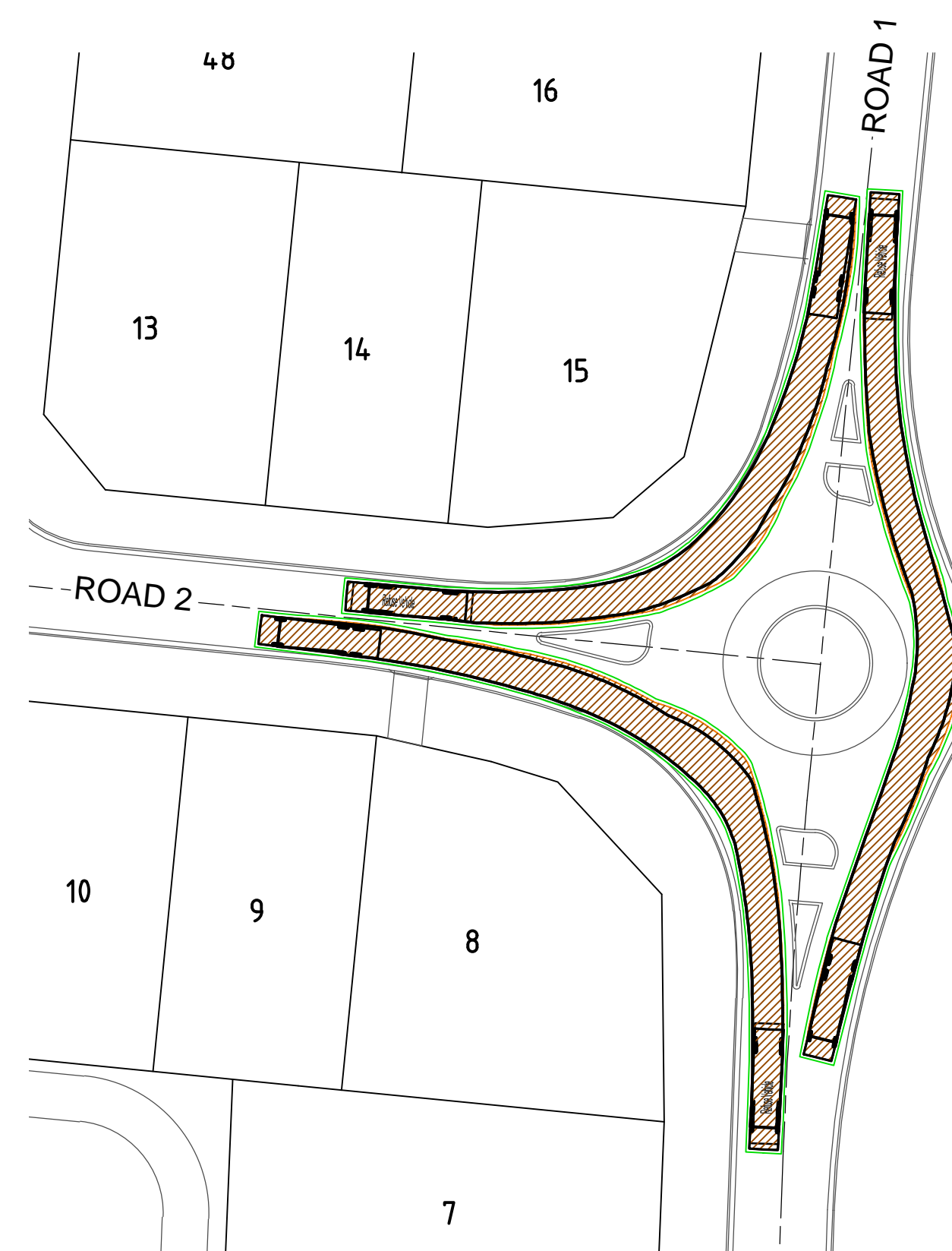
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Drawn		Designed		Date			
AWM		AWM		NOV 2024			
Checked		Approved		No. of dwgs			
GJK		AWM					

Client:	 CLARENCE PROPERTY People · Capital · Ideas
Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA
Title:	CONCEPT SIGHT DISTANCE ASSESSMENT

Project No.	21156
Drawing No.	DA29
Amendment No.	B



Refuse Vehicle	
Overall Length	10.460m
Overall Width	2.500m
Overall Body Height	3.205m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.700m



B	24/06/25	DA RFI RESPONSE			CSR	CSR	AWM	AWN	
A	21/11/24	DA RFI RESPONSE			AWM	AWM	GJK	APP	
REV.	DATE	REVISION			DRN	DES	CHK	APP	

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Scale	AS SHOWN	Cad File No.	21156-DA31-DA32aw
Surveyed	NDC	Datum	MGA / AHD
Drawn	Designed	Date	NOV 2024
AWM	AWM		
Checked	Approved	No. of dwgs	
GJK	AWM		

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Client:



Title: CONCEPT SWEEP PATH ASSESSMENT - DESIGN VEHICLE

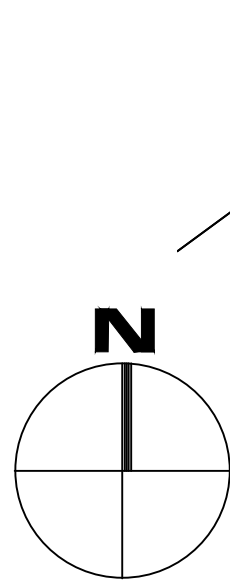
Project:

PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA

Project No.	21156
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Drawing No.	DA31
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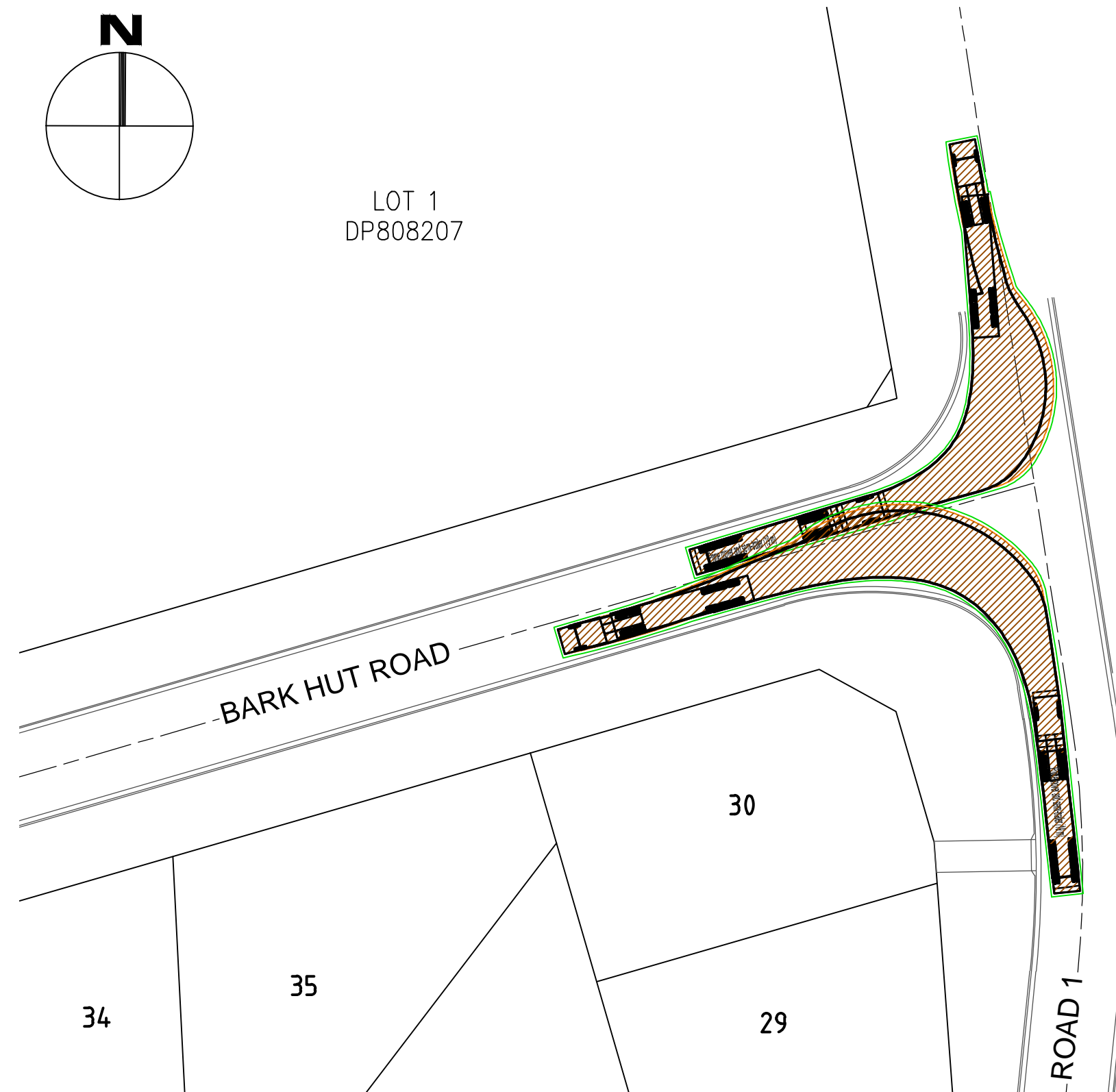
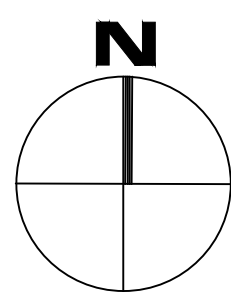
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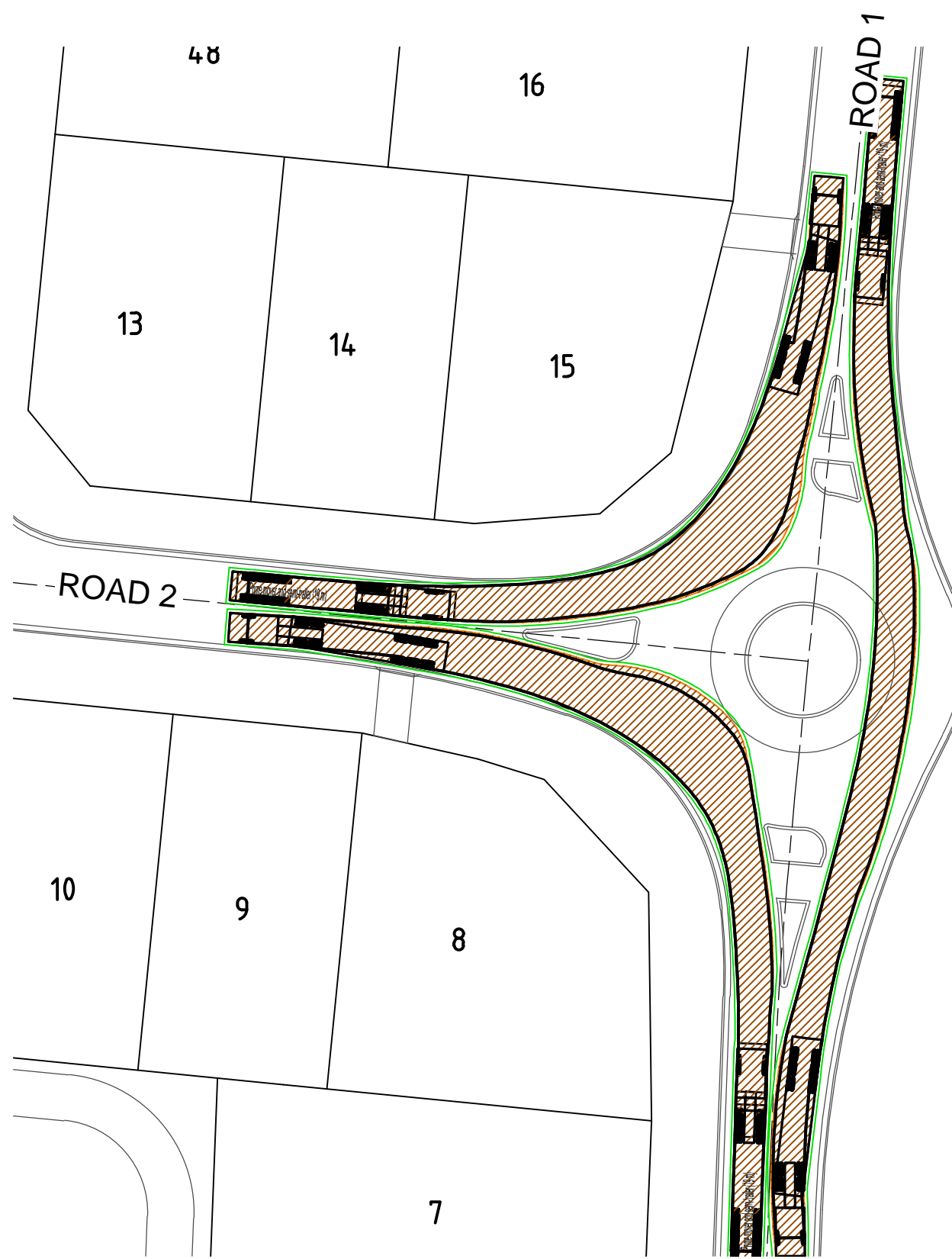
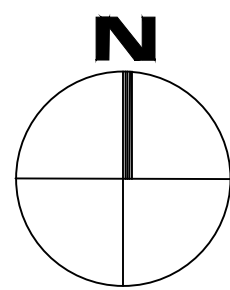
PUBLIC RESERVE



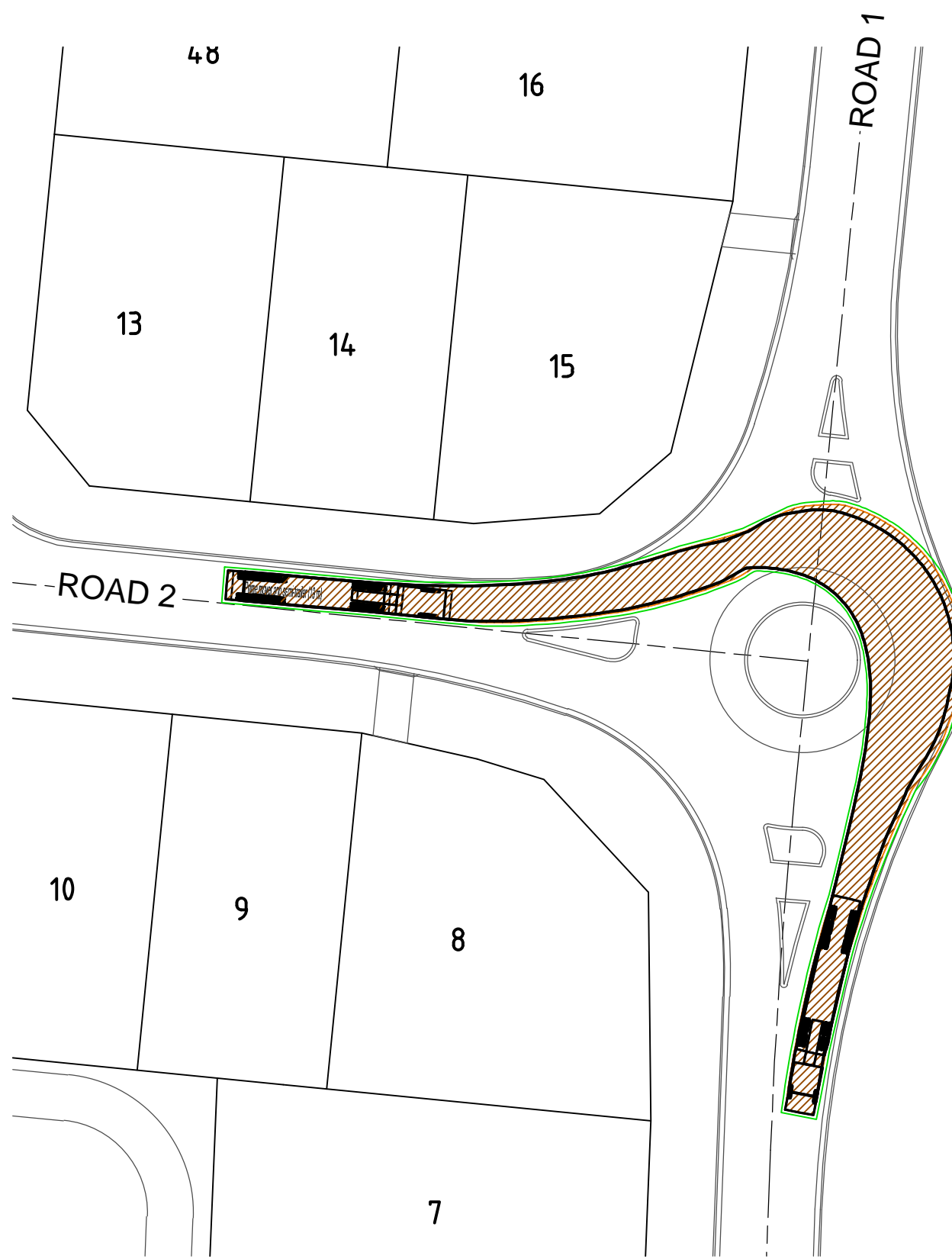
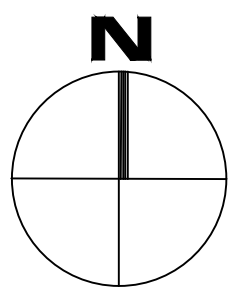
ROAD 2 / BARK HUT ROAD INTERSECTION
SCALE 1:500 (A1)



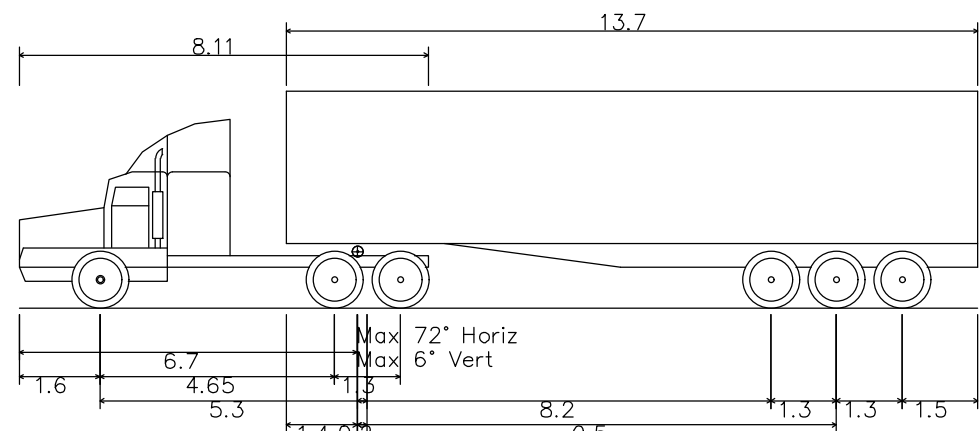
ROAD 1 / BARK HUT ROAD INTERSECTION
SCALE 1:500 (A1)



ROAD 1 / ROAD 2 INTERSECTION - 1
SCALE 1:500 (A1)

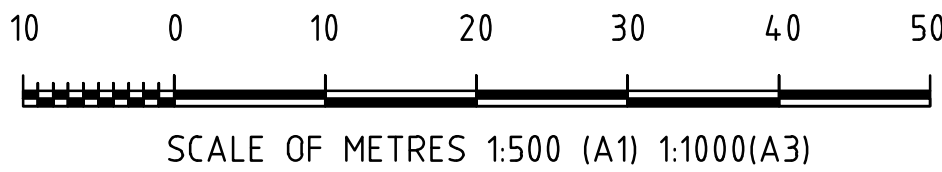


ROAD 1 / ROAD 2 INTERSECTION - 2
SCALE 1:500 (A1)



Prime mover and semi-trailer (19 m)
Overall Length 19.000m
Overall Width 2.500m
Overall Body Height 4.500m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m

CHECK VEHICLE PROFILE - 19m SEMI-TRAILER
NOT TO SCALE



B	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
A	21/11/24	DA RFI RESPONSE		AWM	AWM	GJK	AWM
REV.	DATE	REVISION		DRN	DES	CHK	APP

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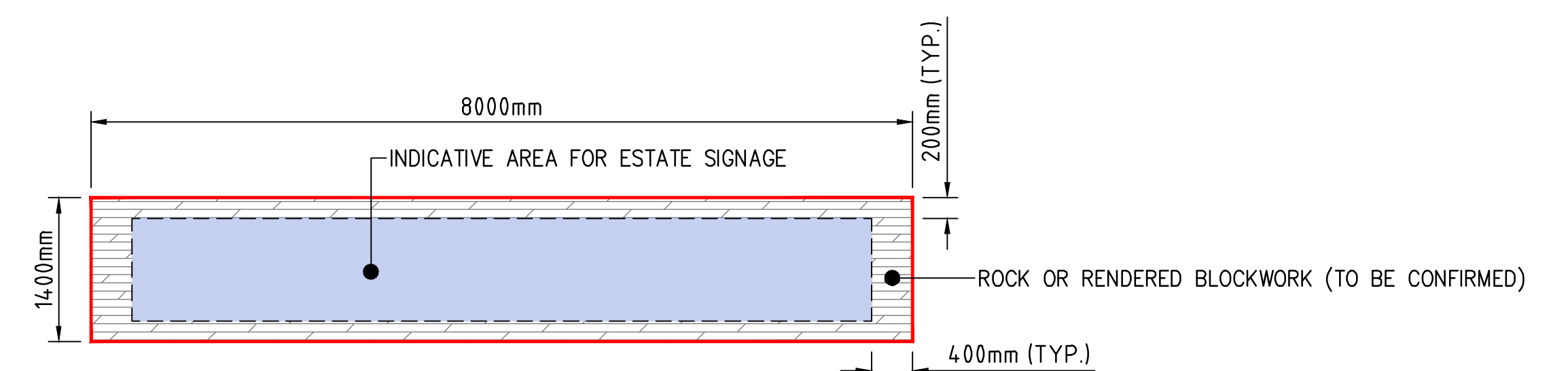
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Drawn		Designed		Date	
AWM		AWM		NOV 2024	
Checked		Approved		No. of dwgs	
GJK		AWM			

Client:	 CLARENCE PROPERTY People · Capital · Ideas
Project:	PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA
Title:	CONCEPT SWEEP PATH ASSESSMENT - CHECK VEHICLE

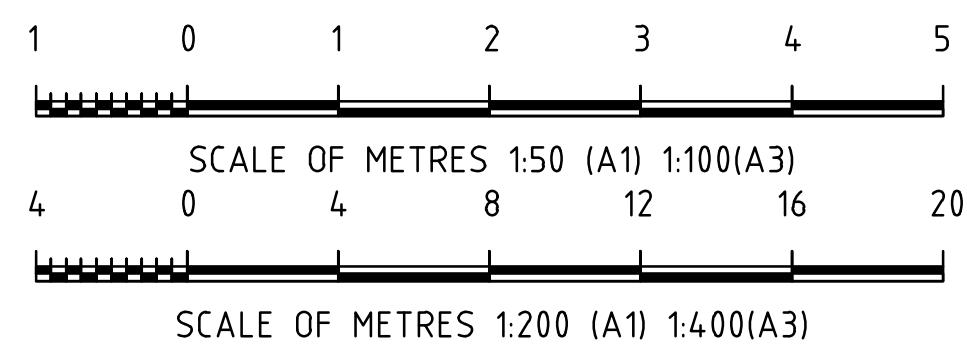
Project No.	21156
Drawing No.	DA32
Amendment No.	B



ESTATE SIGN LOCALITY
SCALE 1:200 (A1)



ESTATE SIGN TYPICAL ARRANGEMENT



B	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM	AWM
A	27/05/25	FOR APPROVAL		AWM	AWM	AWM	AWM
REV	DATE	REVISION		DWN	DFS	CHK	APP

de Groot & Benson



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Scale	AS SHOWN	Cad File No.	
		21156-DA33.0w	
Surveyed	NDC	Datum MGA / AHD	
Drawn	Designed	Date	
AWM	AWM	JUNE 2022	
Checked	Approved	No. of dwgs	
AWM	AWM		

Client:	
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Project:

**PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA**

Project No.

21156

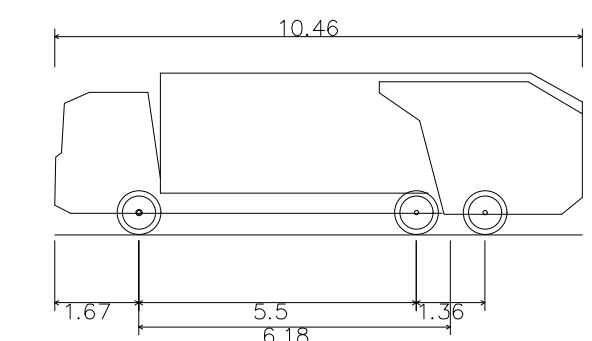
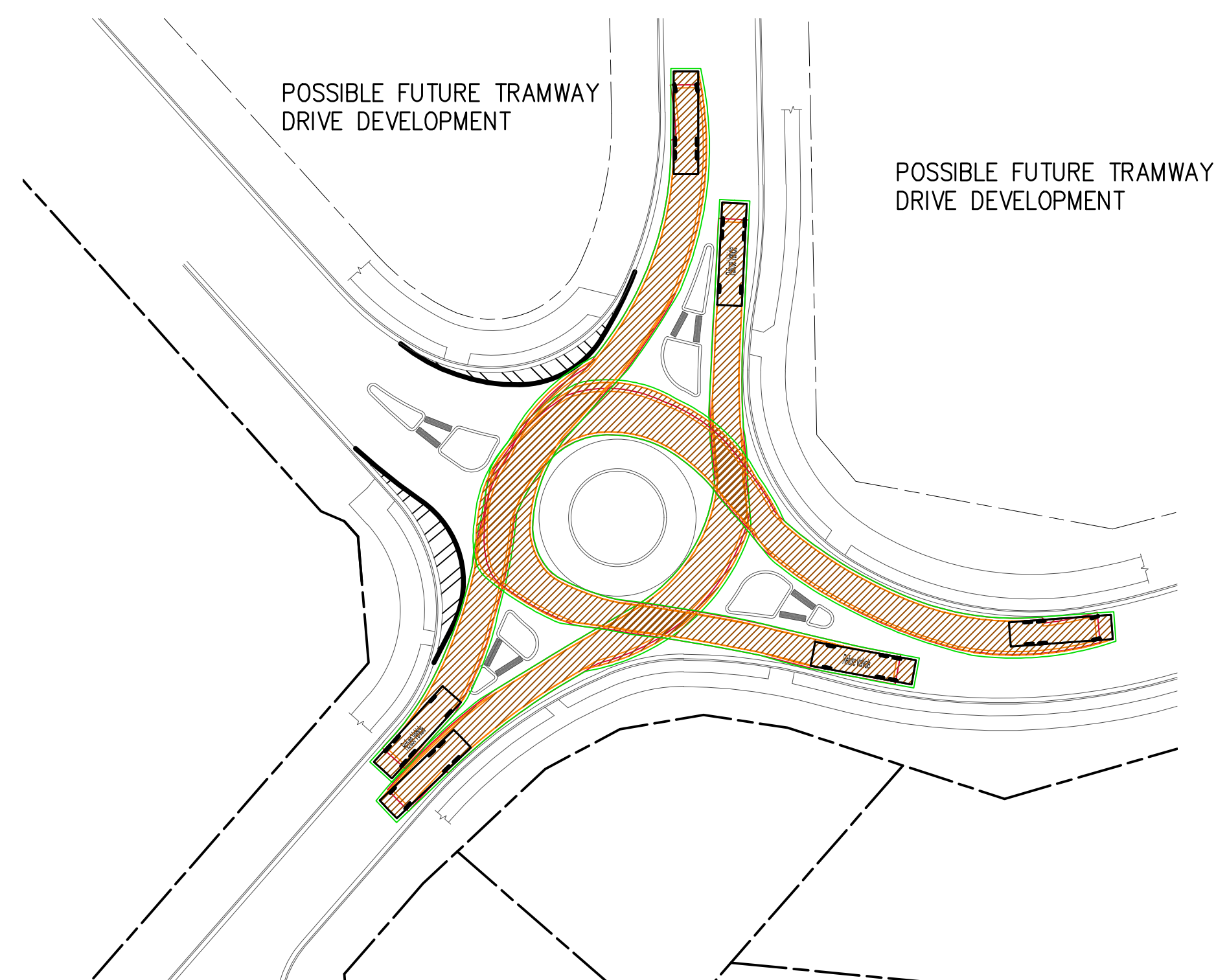
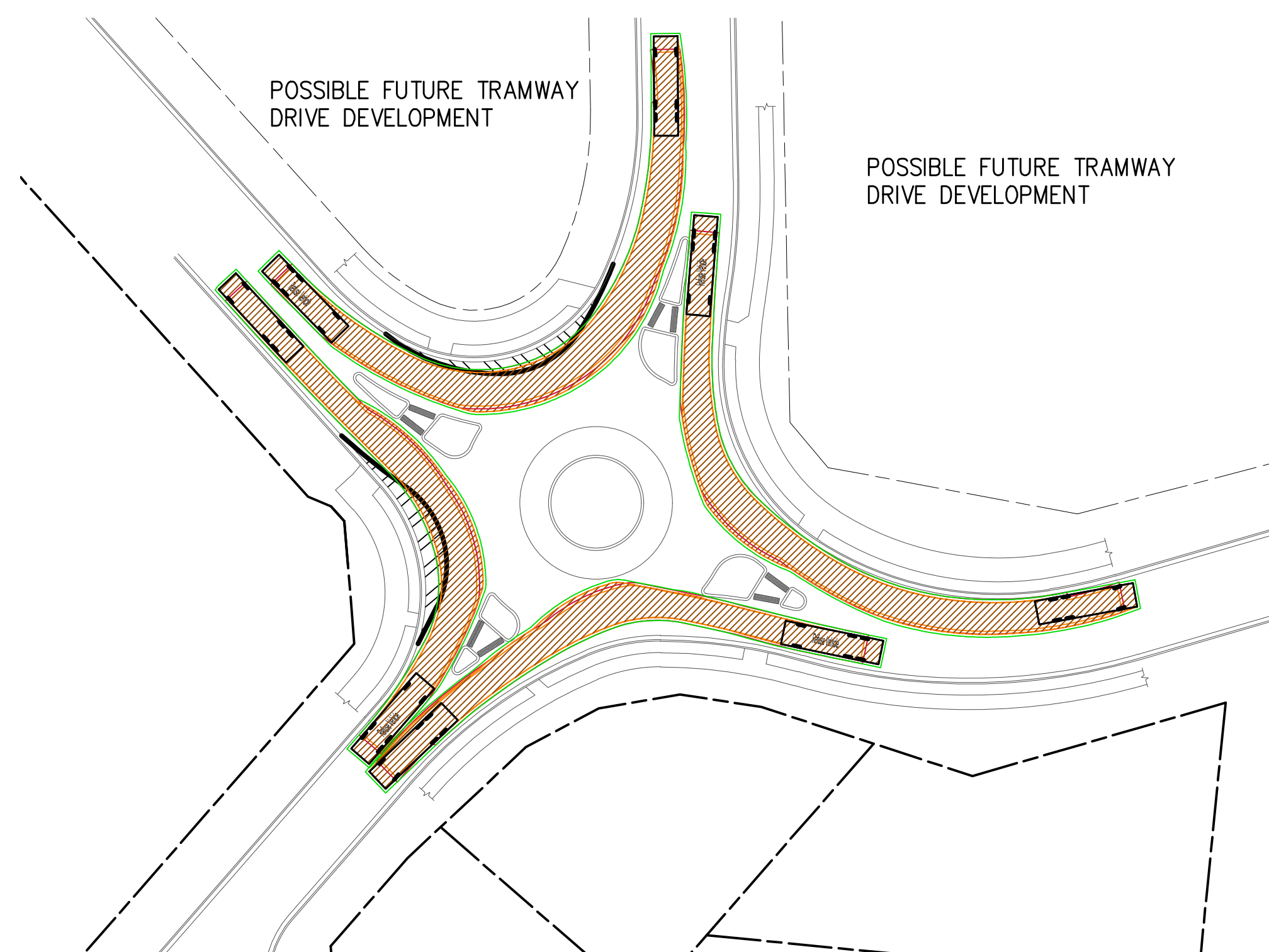
Drawing No.

DA33

Amendment No.

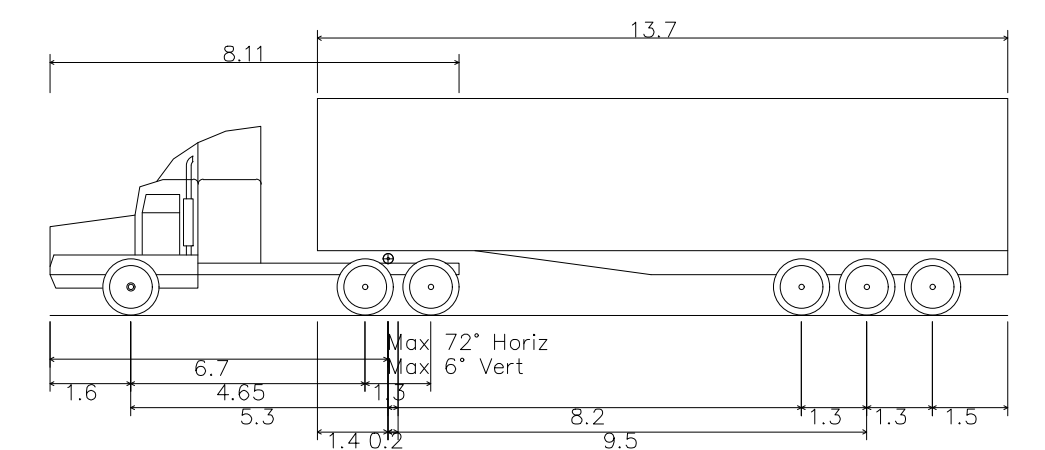
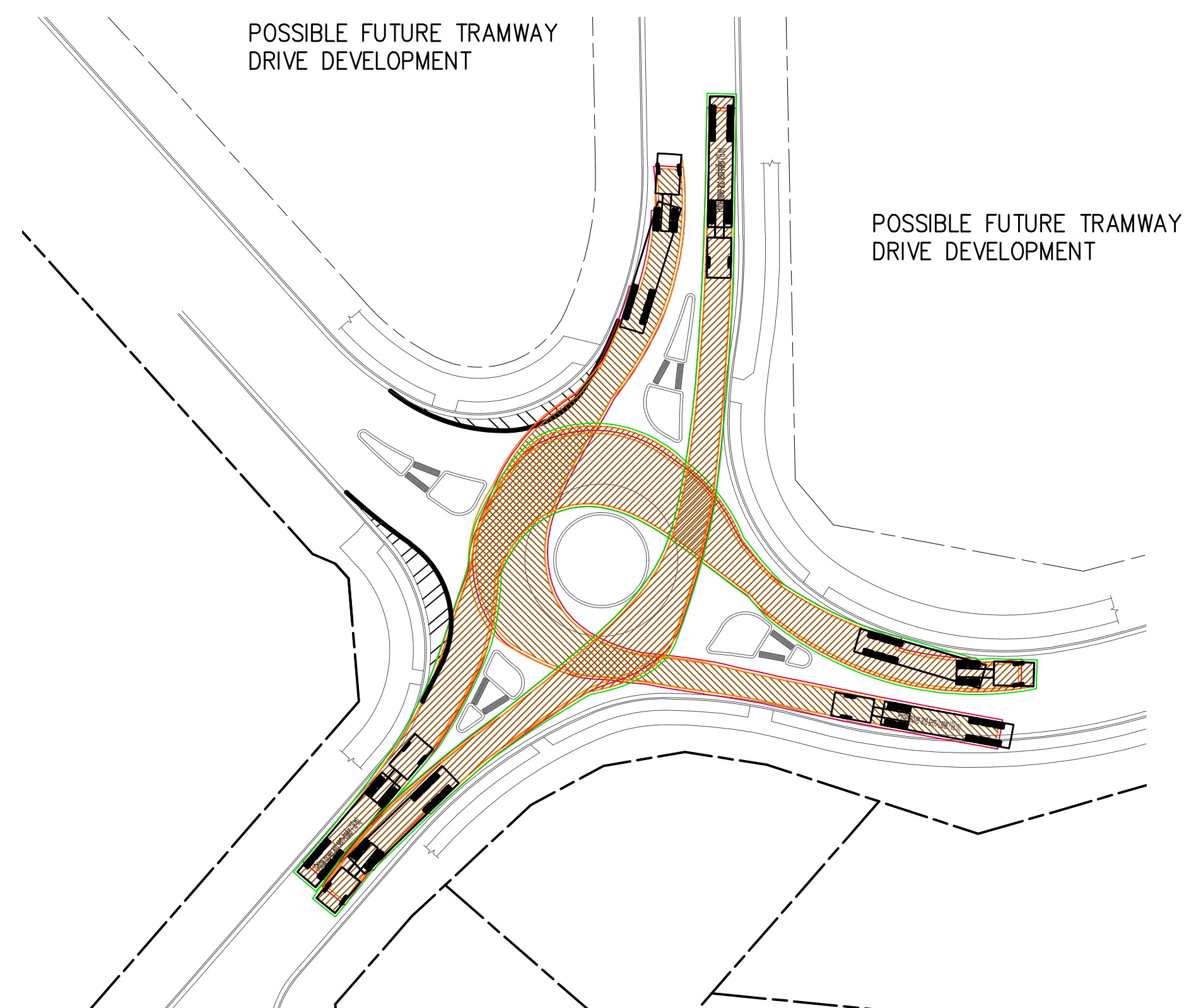
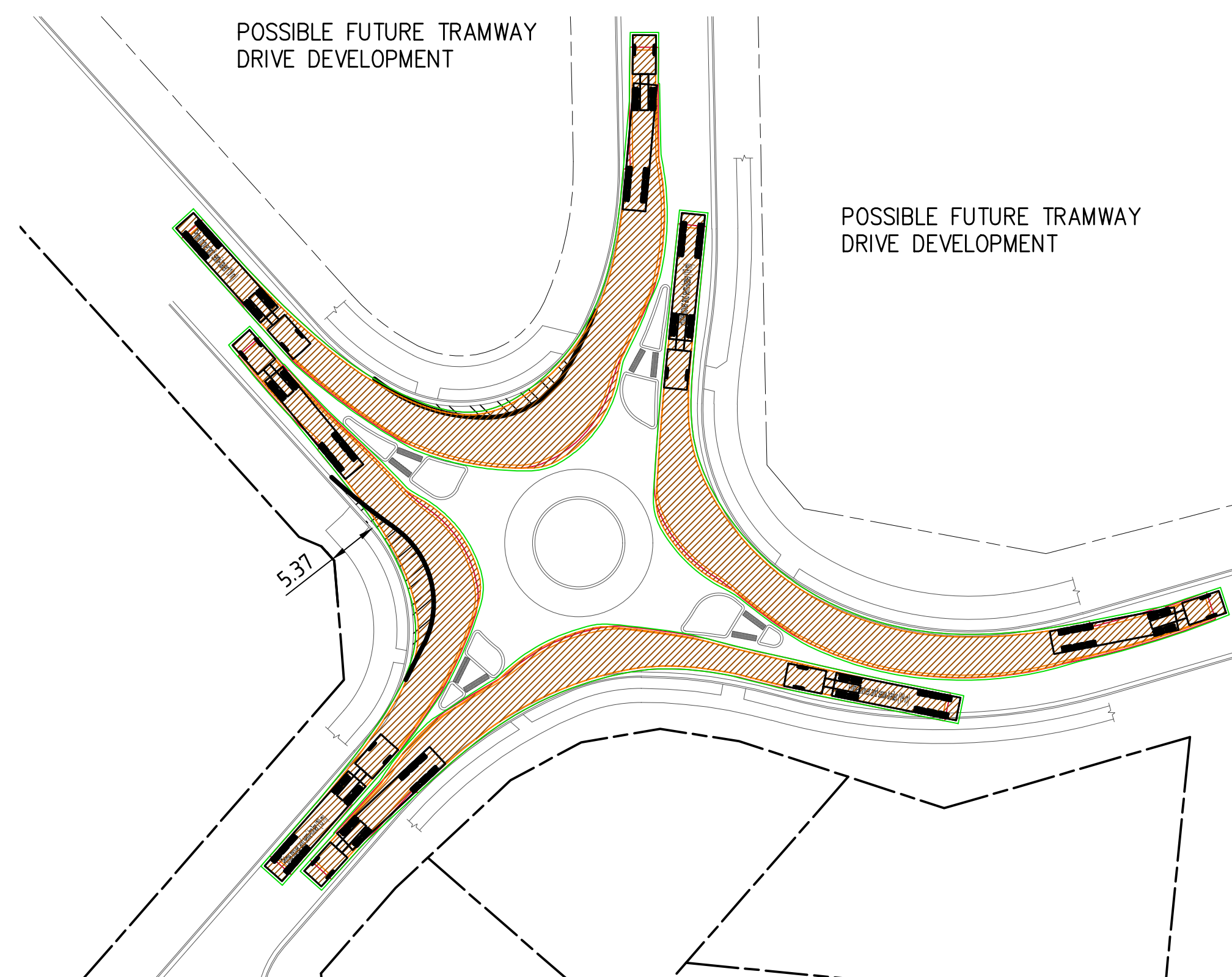
B

Title: **INDICATIVE ESTATE SIGNAGE**



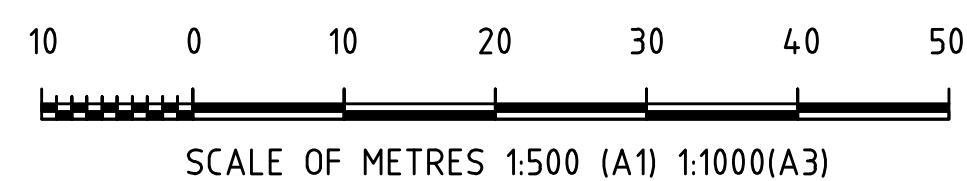
Refuse Vehicle	
Overall Length	10.460m
Overall Width	2.500m
Overall Body Height	3.205m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.700m

NOTE:
THE ROUNDABOUT SHOWN ON THIS PLAN IS CONCEPTUALLY SHOWN ONLY AND SUBJECT TO POTENTIAL DEVELOPMENT OF THE TRAMWAY DRIVE PRECINCT. THE PURPOSE OF THE INFORMATION SHOWN IS TO DEMONSTRATE THAT THE PROPOSED BOUNDARIES FOR DEVELOPMENT 0716/24DA CAN ACCOMMODATE A POTENTIAL FUTURE ROUNDABOUT AT THE LOCATION SHOWN. FURTHER DETAILS ON ANY ROUNDABOUT AT THIS LOCATION WILL BE PROVIDED AS PART OF ANY RELEVANT DEVELOPMENT APPLICATION ASSOCIATED WITH THE TRAMWAY DRIVE PRECINCT.



Prime mover and semi-trailer (19 m)	
Overall Length	19,000m
Overall Width	2,500m
Overall Body Height	4,300m
Min Body Ground Clearance	0,540m
Track Width	2,500m
Lock-to-lock time	6,00s
Curb to Curb Turning Radius	12,500m

CHECK VEHICLE PROFILE - 19m SEMI-TRAILER
NOT TO SCALE



A	24/06/25	DA RFI RESPONSE				CSR	CSR	AWM	AWM
REV.	DATE	REVISION				DRN	DES	CHK	APP

de Groot & Benson

Consulting
Engineers &
Planners



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Scale	AS SHOWN	Cad File No.	21156-DA34-DA35.dwg
Surveyed	NDC	Datum	MGA / AHF
Drawn	Designed	Date	
AWM	AWM	JUNE 2020	
Checked	Approved	No. of dwgs	
AWM	AWM		

Client:



Project:

**PROPOSED SUBDIVISION
BARK HUT ROAD
WOOLGOOLGA**

Project No. _____

21156

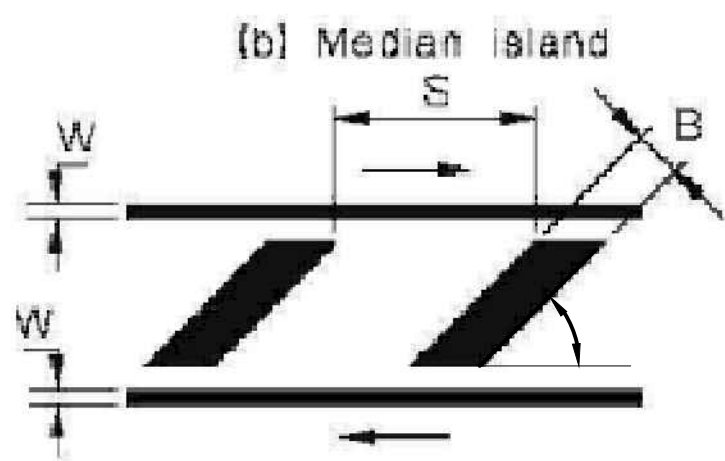
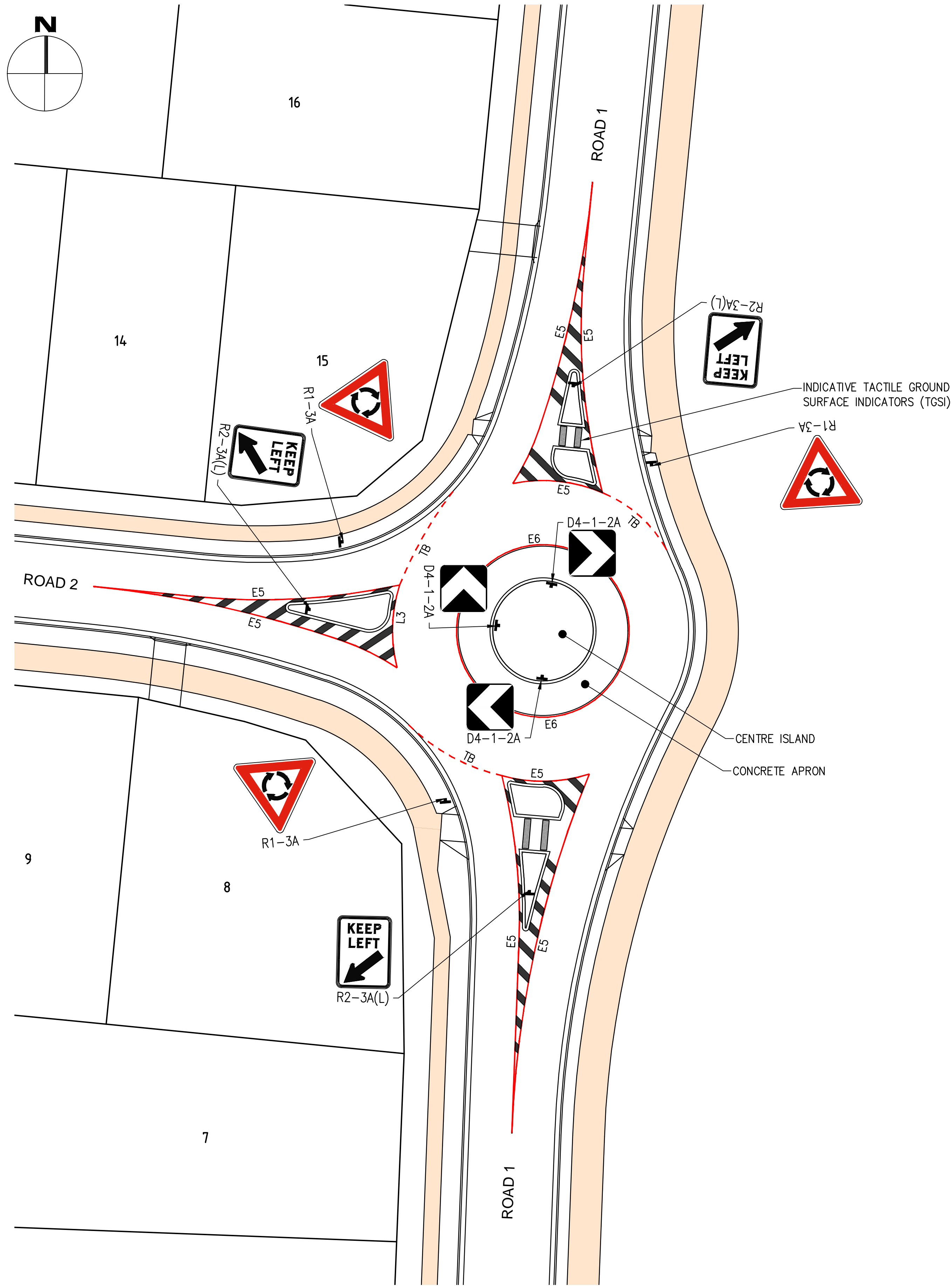
Drawing No.

DA34

Amendment No.

1

Title: POSSIBLE FUTURE ROUNDABOUT CONCEPT SWEEP PATHS

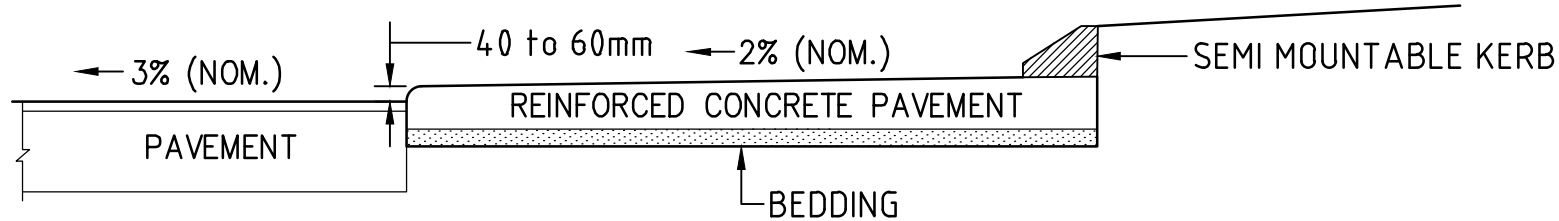


LEGEND
B = NOM 1.2m
S = NOM 2.4m
W = 150mm
= 45°

LINEMARKING LEGEND

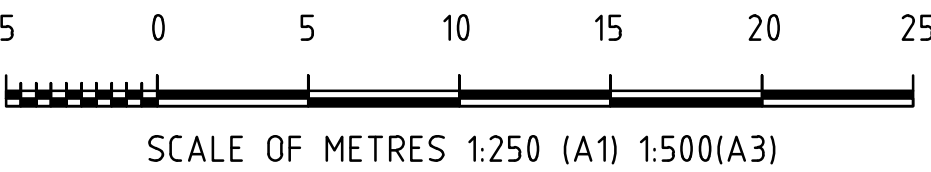
TYPE ¹	DESCRIPTION	PATTERN AND DIMENSIONS ²	WIDTH (mm)
E5/E6	LANE LINE		150
TB	GIVE WAY LINE		300

1. LINEMARKING TYPES IN ACCORDANCE WITH RMS STANDARDS. REFER TO RMS QA SPECIFICATION R145 "PAVEMENT MARKINGS (PERFORMANCE BASED)" FOR FURTHER DETAILS.
2. PATTERN AND DIMENSIONS SHOWN ARE INDICATIVELY DRAWN. REFER TO DIMENSIONS SHOWN.



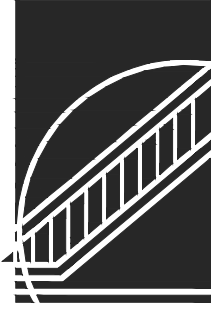
EXAMPLE TYPICAL SECTION - CONCRETE APRON
NOT TO SCALE

ROAD 1 & ROAD 2 ROUNDABOUT SIGNAGE AND LINEMARKING
SCALE 1:250 (A1)



REV.	DATE	REVISION	DRN	DES	CHK	APP
A	24/06/25	DA RFI RESPONSE		CSR	CSR	AWM

de Groot & Benson
Consulting Engineers & Planners



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Scale	AS SHOWN	Cad File No.	21156-DA36.dwg
Surveyed	NDC	Datum	MGA / AHD
Drawn	AWM	Designed	AWM
Checked	AWM	Approved	AWM
		Date	JUNE 2025
		No. of dwgs	

Client:  **CLARENCE PROPERTY**
People · Capital · Ideas

Title: **ROAD 1 & ROAD 2 ROUNDABOUT SIGNAGE AND LINEMARKING**

Project: PROPOSED SUBDIVISION BARK HUT ROAD WOOLGOOLGA	Project No. 21156
	Drawing No. DA36
	Amendment No. A