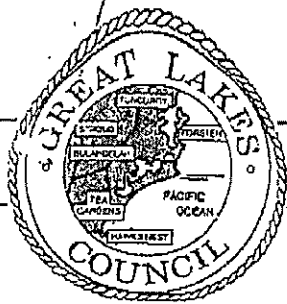


Steve
Refer 7(c)



GREAT LAKES COUNCIL

Breeze Parade, Forster
PO Box 450, Forster NSW 2428
DX 7110, Forster

Telephone: (065) 91 6222
Fax: (065) 91 6200

CRIGHTON PROPERTIES PTY LTD
1 STRATFORD PARK DRIVE
TERRIGAL NSW 2260

OUT CORRESP. NO. 200
REPLY TO FOI NO. 100
ON
OUT CORRESP. INITIATED BY COUNCIL
Ref: DA 232/97

NOTICE OF DETERMINATION (CONSENT)

issued under the Environmental Planning and Assessment Act 1979, Section 92

Your application for	DWELLING
on land described as	LOT 5 DP 270100, TOONANG DRIVE, TEA GARDENS

was determined on	10 FEBRUARY 1997
by	GRANTING CONSENT Subject to conditions attached hereto
Consent operates from	17 FEBRUARY 1997
Consent lapses	FIVE YEARS FROM THE ABOVE DATE

Right of appeal: Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Contact for further advice: MICHELLE OUTHRED 916344

signed on behalf of the consent authority: *[Signature]*
G J HANDFORD 17 FEBRUARY 1997

COPY

CONDITIONS OF CONSENT: DA 232/197

Page 1

1. The development being carried out in accordance with the stamped approved plans and in accordance with the details set out in the development application unless otherwise amended by these conditions of consent.
2. Submission of a building application complying in all respects with the provisions of the Local Government Act and the Building Code of Australia. Work on any building shall not commence until approval to the building application has been granted.
3. No part of the dwelling or carport shall be erected within 150 metres of the Myall River.
4. The development being constructed of low reflective materials and is to be of muted earth toned colours.


Details of all external colours and materials are to be submitted for Council's approval with the building application.
5. To minimise soil erosion and sediment movement during construction, the following measures shall be implemented:
 - (a) Removal and/or disturbance of vegetation shall be confined to the basal area of the approved building, the site of permanent accessways, and land extending a maximum of three (3) metres beyond the outermost projection of the approved building.
 - (b) Topsoil stripped from the construction site shall be stockpiled and protected from erosion until re-use during landscaping.
 - (c) Stockpiles of construction and landscaping materials, and of site debris shall be located clear of drainage lines and in such a position that they are within the erosion containment boundary or are equivalently protected from erosion and do not encroach upon any footpath, nature strip or roadway.
 - (d) Final site spoil shall be disposed of to the satisfaction of the Council.
 - (e) Trenches shall be backfilled, capped with topsoil and compacted to a level at least 75mm above adjoining ground level.
6. Two wheel drive, all weather access being provided to the development. Details are to be submitted with the Building Application for approval.

COPY

CONDITIONS OF CONSENT: DA 232/197

Page 2

7. The following fire protection measures being provided in accordance with Council's Policy for Dwellings in Bushfire Areas:
- (a) Provision of 30 metre fire protection zones around the dwelling. Details to be provided with the Building Application;
 - (b) All access gates shall be a minimum width of 3.65 metres; and
 - (c) Water storage is to be provided for bushfire fighting on-site. If by way of tank, this must be a minimum of 20,000 litres, with an outlet coupled with a 38mm Storz fitting.


.....
Signature on behalf of consent authority

17 FEBRUARY 1997

.....
Date

COPY