

NOTIFICATION OF RE-EXHIBITION

Epiq Lennox (formerly Pacific Pines Estate), Lennox Head

Application No	MP 07_0026 MOD 7
Location	Epiq Lennox, Pacific Pines Estate, Lennox Head
Applicant	Clarence Property Corporation Limited
Council Area	Ballina Shire
Consent Authority	Minister for Planning

Description of the development consent

The Concept Plan Approval (MP 07_0026) was approved on 12 November 2008 by the then Minister for Planning for a mixed use development including 505 lots, neighbour centre, community hall, retirement community, green space and road network.

The then Minister for Planning also granted Project Approval for Stage 1 (MP 07_0026) which included subdivision of 63 lots in the first three sub-stages.

Description of proposed modification

The proposal consists of a s75W modification to the Concept Plan and s4.55(2) modification to the Project Approval. It seeks approval to amend Super Lot 5 in Stage 1B to:

- amend the land-use permitted from 'retirement community' to 'small lot integrated housing';
- revise the lot layout to remove 124 seniors/retirement living lots and allow 102 residential lots;
- revise the design guidelines to reflect the changes in land-use;
- amend the road layout to reflect the proposed land use including construction of the four additional roads;
- amend associated bulk earthworks, infrastructure works and landscaping;
- undertake works as a new sub-stage being Stage 1C; and
- undertake administrative changes to conditions and correct a minor typographic error.

Notification Details

The Modification Application, including the amended proposal and accompanying documents will be on notification from **Friday 8 July 2022** until **Thursday 21 July 2022**.

You may view the Modification Application, amended proposal and accompanying documents electronically on the NSW Planning Portal website (<https://www.planningportal.nsw.gov.au/major-projects>).

Have your say

Anyone can make a written submission about the Modification Application during the notification period from **Friday 8 July 2022** until **Thursday 21 July 2022**.

Your submission must reach the Department by Thursday 21 July 2022. Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or telephone the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To make a submission, use the online form if possible. This is available at <https://www.planningportal.nsw.gov.au/major-projects>

If you cannot lodge online, you can write to the address below. If you want the Department to delete your personal information before publication, please make this clear at the top of your letter.

If you post your submission, it needs to be received by the Department before the close of the notification period and include the following:

- Your name and address, at the top of the letter only
- The name of the application and the application number
- A statement on whether you support or object to the proposal
- The reasons why you support or object to the proposal
- A declaration of any reportable political donations made in the previous two years.

To find out what is reportable, and for a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. Note the disclosure requirements apply however a submission is made.

For more information: Contact Michelle Niles on (02) 9274 6272 or 1300 305 695

Department of Planning and Environment



Address: Director – Regional Assessments, NSW Planning, Department of Planning and Environment, Locked Bag 5022, Parramatta NSW 2124
