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ABN: 93 143 457 210



MP 06_0118 Ferngrove Ballina Modification Report

Lot 121 of DP 1205071 - Located at Elkhorn Parade, Ballina

14 September 2015

Job Number: 14027

DOCUMENT CONTROL RECORD

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PROJECT DETAILS				
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Proponent Contact:	C/- Northern Rivers Land Solutions 76 Tamar Street, Ballina NSW 2478			
Land to be developed:	Lot 121 of DP 1205071, Elkhorn Parade, Ballina			
Project outline:	Application under S75W of the <i>Environmental Planning and Assessment Act</i> 1979 to modify Ministers Approval MP 06_0118			
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EXECUTIVE SUMMARY

Northern Rivers Land Solutions has been engaged for the preparation and lodgement of an application under S75W of the *Environmental Planning and Assessment Act* 1979 to modify Ministers Approval MP 06_0118 in regards to land described as Lot 121 of DP 1205071, Elkhorn Parade, Ballina.

The proposed modifications relate to a number of different elements, including, changing the number of stages within the development and the stage boundaries; changing the numbers of lots contained within each stage; changes to the lot numbers so that they are consecutive, as required by NSW Land and Property Information; changes to the wording of the consent to reflect the modifications, and amended plans to demonstrate the changes.

The proposed modifications are minor in scale and do not substantially alter the development from that approved under MP 06_0118.

1. INTRODUCTION

This section of the report identifies the nature of client instructions, relevant background information and the structure of the report.

1.1 SITE DETAILS

Lot in DP:	Lot 121 in DP 1205071
Property Address:	Elkhorn Parade, Ballina
Registered Owner:	Rayshield Pty Ltd
Applicant:	Northern Rivers Land Solutions, on behalf of the proponent
Local Authority:	Ballina Shire Council

1.2 BACKGROUND

Northern Rivers Land Solutions has been engaged to prepare and lodge an application under S75W of the *Environmental Planning and Assessment Act* 1979 to modify Ministers Approval MP 06_0118 with the Department of Planning in regard to land described as Lot 121 of DP 1205071 at Elkhorn Parade, Ballina.

The modifications, as described herein, will enable the proponent to provide the optimal number of allotments in each stage, to increase the number of stages in the development to provide a greater level of flexibility, and modifying the staging boundaries in order to ensure that construction occurs in a logical and financially viable manner. In addition, the proposed modifications will ensure that the development's lot numbering is in accordance with the requirements of NSW Land and Property Information.

Modifications to the wording of the original approval and conditions will ensure that the development consent accurately reflects the previously mentioned changes and amended plans will clearly demonstrate the proposed changes.

1.3 APPROVED DEVELOPMENT

Major Project application 06_0118 was approved by the Minister for Planning on 14 December 2008. The previous modification to the development was approved by the Department of Planning and Environment on 6 May 2015.

The approval is for a subdivision of land into 237 allotments (providing for up to 270 future dwellings), open space, landscaping, a 2.25Ha playing field, land assigned for a childcare centre, a pedestrian link/cycleway and provision of associated roads (including a link road), infrastructure and services (including recontouring for drainage purposes).

1.4 PROPOSED MODIFICATION

The current application seeks approval to modify a number of aspects of the original approval, as specified in Section 2 of this report.

The intent of the modification relating to the stage boundaries and numbers of lots within the stages is to ensure that construction proceeds in a manner which is financially viable and allows the orderly installation of infrastructure. It will also provide an appropriate number of allotments in each of the remaining stages to ensure that the construction of each stage will be capable of meeting market demands. In addition, the changes to the staging will necessitate renumbering of the lots in accordance with the requirements of NSW Land and Property Information to ensure that the lots are consecutive.

Two (2) areas which will be dedicated to Council have been included in the plan, being the 2.25Ha playing field in Stage 3D and a portion of the bike path (being proposed Lots 153 and 154) in Stage 3E. Both lots will be dedicated to Council as open space and open space/road reserve upon satisfactory completion of works.

The proposed changes to the development will need to be reflected in the wording of the development consent and amended plans clearly demonstrating the proposed modifications will also need to be submitted.

1.5 STRUCTURE AND SCOPE OF REPORT

Section 2 of this report describes the proposed modifications to the approved development. Section 3 addresses the assessment of the modification. The final section of the report undertakes a general review of the project and summation.

2. PROPOSED MODIFICATIONS

This section of the report describes the proposed modifications to the approved development.

2.1 OVERVIEW

The key changes proposed for the approved development:

- altering the number of proposed stages and the numbers of lots included within the proposed stages;
- altering the lot numbering within the remaining stages to ensure they comply with the requirement to be consecutive;
- changing the wording of the approval to reflect the proposed modifications, and
- amended plans which reflect the proposed changes.

2.2 DETAILS OF MODIFICATION

2.2.1 ALTERING THE NUMBER OF PROPOSED STAGES & THE NUMBERS OF LOTS INCLUDED WITHIN THE PROPOSED STAGES

The proposed development was approved for subdivision into 237 residential allotments which would provide a maximum of 270 future dwellings. The modifications do not propose an alteration to the overall number of allotments, however they do propose an increase in the number of stages, changes the staging boundaries and changes to the number of lots within each stage. The modification is proposed to ensure that the installation of infrastructure occurs in an orderly manner. It will also regulate the number of lots within the remaining stages to ensure construction is financially viable and in accord with market demands.

The subject development was originally approved to occur in a total of five (5) individual stages which have been further broken up into smaller alphanumeric portions by the proponent in order to allow a greater degree of flexibility and delineation within each stage. Accordingly, the existing Stages 3, 4 and 5 consist of a total of 135 lots, with Stage 3a (consisting of 17 residential lots) having already been constructed. As such, a total of 118 lots are included in the remainder of the development, being 117 residential lots, one (1) open space allotment, a 2.25Ha playing field and a segment of the bike path which will be dedicated as either open space or road reserve.

Currently, Stage 3 consists of 51 lots. It is proposed to change the number of stages, the stage boundaries and number of lots within each stage as per the amended staging plan included in **Appendix A** of this report. This will result in the remaining Stages being Stages 3, 4, 5, 6, 7, 8, 9 and 10; containing lots as per **Table 2.1** below. The additional two (2) areas included in the modified layout are those of the 2.25Ha playing field and a segment of bike path which are to be dedicated to Council as open space and open space/road reserve, respectively.

Table 2.1 Number of Lots in Stages

Stage	Original Layout	Modified Layout
3	51	49
4	46	16
5	38	20
6	-	15
7	-	11
8	-	11
9	-	12
10	-	1
Total	135	135

The proposed changes to the staging will ensure that the infrastructure for each stage can be implemented in an orderly manner which will ensure construction is financially viable. For instance, proposed Stages 3, 4 and 5 can be constructed with gravity fed sewerage mains while the remainder of the development, Stages 6, 7, 8, 9 and 10 will require the installation of a new sewerage pump. In addition, it will allow further flexibility for the proponent to construct a single smaller stage (which is financially viable) or to construct two (2) or more stages at a time (depending on market demands).

Council has identified that the easement which runs along the full length of the western boundary of the site is required to be increased to a minimum width of 5.0 metres to allow for services. This has resulted in issues with the suitability of proposed Lot 240 for residential development. Accordingly, a separate stage, being Stage 10 of the development is requested to allow the remainder of the development to proceed whilst the issues surrounding Lot 240 are investigated.

2.2.2 CHANGES TO LOT NUMBERING

The modification to the approved lot numbers is required given that NSW Land and Property Information cannot register plans which have inconsecutive lot numbers. The original approved development included lot numbers which were not consecutive. As such, the lot numbers have been amended as shown below in **Tables 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 and 2.8**, and the modified plans included in **Appendix A** of this report.

Table 2.2 Stage 3B, 3C, 3D & 3E Lot Number Changes

Original Lot Numbers	Modified Lot Numbers
122	121
123	122
124	123
125	124
126	125
127	126
128	127
129	128
130	129

Lot 121 of DP 1205071 - Elkhorn Parade, Ballina

131	145
132	146
133	147
58	148
59	149
164	150
165	151
166	152
134	141
135	142
136	143
157	144
137	140
138	139
139	138
140	137
141	136
142	135
143	134
144	133
145	132
146	131
147	130

Table 2.3 Stage 4 Lot Number Changes

Original Lot Numbers	Modified Lot Numbers
155	155
154	156
153	157
152	158
151	159
150	160
149	161
148	162
184	163
185	164
183	165
182	166
181	167
190	168
191	169
180	170

Lot 121 of DP 1205071 - Elkhorn Parade, Ballina

Table 2.4 Stage 5 Lot Number Changes

Original Lot Numbers	Modified Lot Numbers
179	171
178	172
177	173
176	174
175	175
174	176
173	177
172	178
171	179
170	180
169	181
168	182
167	183
163	184
162	185
161	186
160	187
159	188
158	189
156	190

Table 2.5 Stage 6 Lot Number Changes

Original Lot Numbers	Modified Lot Numbers
192	191
189	192
188	193
187	194
186	195
213	196
212	197
211	198
210	199
209	200
208	201
207	202
206	203
205	204
204	205

Lot 121 of DP 1205071 - Elkhorn Parade, Ballina

Table 2.6 Stage 7 Lot Number Changes

Original Lot Numbers	Modified Lot Numbers
193	216
194	215
195	214
196	213
197	212
198	211
199	210
200	209
201	208
202	207
203	206

Table 2.7 Stage 8 Lot Number Changes

Original Lot Numbers	Modified Lot Numbers
222	217
221	218
220	219
219	220
218	221
217	222
216	223
215	224
214	225
235	226
Open Space Lot	227

Table 2.8 Stage 9 & 10 Lot Number Changes

Original Lot Numbers	Modified Lot Numbers
236	228
234	229
232	230
233	231
232	232
224	233
225	234
226	235
227	236
228	237
229	238
230	239
231	240

The proposed changes to the lot numbering will allow NSW Land and Property Information to register the plans for each stage without having to make further changes

to the approval in the future.

2.2.3 MODIFICATIONS TO THE WORDING OF THE CONSENT & CONDITIONS

Given the proposed changes to staging and lot numbering, the wording of certain parts of the approval requires modification in order to ensure that the wording of the approval reflects the modifications to the consent and plans. The following conditions relate to the staging of the development-

The original consent under **PART A – ADMINISTRATIVE AND GENERAL CONDITIONS - A2 Staging** Condition 3, 4 and 5 read as follows-

- (3) Stage 3 has an area of 4.67 ha comprising:
 - (a) Subdivision of part Lot 1 DP 1074242 into 51 lots consisting of:
 - (i) 6 duplex allotments;
 - (ii) 12 courtyard allotments; and
 - (iii) 33 traditional allotments;
 - (b) construction of a 2.25 ha playing field.
- (4) Stage 4 has an area of 3.83 ha comprising:
 - (a) Subdivision of par Lot 1 DP 1074242 into 46 lots consisting of:
 - (i) five (5) duplex allotments;
 - (ii) eight (8) courtyard allotments, and
 - (iii) 33 traditional allotments
- (5) Stage 5 has an area of 3.26ha comprising:
 - (a) Subdivision of part Lot 1 DP 1074242 into 38 lots consisting of:
 - (i) one (1) lot allocated for open space;
 - (ii) three (3) duplex allotments;
 - (iii) seven (7) courtyard allotments, and
 - (iv) 27 traditional allotments.

The proposed changes to the development would require the following modifications to the wording of the approval-

- (3) Stage 3 has an area of 5.54 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into 51 lots consisting of:
 - (i) six (6) duplex allotments;
 - (ii) 12 courtyard allotments; and
 - (iii) 31 traditional allotments;
 - (b) Construction and dedication of a 2.25 ha playing field, and
 - (c) Dedication of a portion of the bike path as road reserve.
- (4) Stage 4 has an area of 1.4 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into 16 lots consisting of:
 - (i) one (1) duplex allotment;
 - (ii) three (3) courtyard allotments, and

Lot 121 of DP 1205071 - Elkhorn Parade, Ballina

- (iii) 12 traditional allotments;
- (5) Stage 5 has an area of 1.59 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into 20 lots consisting of:
 - (i) one (1) duplex allotment;
 - (ii) three (3) courtyard allotments, and
 - (iii) 16 traditional allotments;
- (6) Stage 6 has an area of 1.31 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into 15 lots consisting of:
 - (i) two (2) duplex allotment;
 - (ii) five (5) courtyard allotments; and
 - (iii) eight (8) traditional allotments;
- (7) Stage 7 has an area of 0.9 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into 11 lots consisting of:
 - (i) 11 traditional allotments;
- (8) Stage 8 has an area of 1.16 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into 11 lots consisting of:
 - (i) one (1) lot allocated for open space;
 - (ii) one (1) duplex allotment;
 - (iii) two (2) courtyard allotments, and
 - (iv) seven (7) traditional allotments.
- (9) Stage 9 has an area of 1.18 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into 12 lots consisting of:
 - (i) one (1) duplex allotment, and
 - (ii) 11 traditional allotments.
- (10) Stage 10 has an area of 0.07 ha comprising:
 - (a) Subdivision of part Lot 121 DP 1205071 into one (1) lot consisting of:
 - (i) one (1) traditional allotment.

Given the requirement to change the lot numbers of the remaining Stages to ensure they are consecutive, the wording of conditions within the original consent will also require modification. The conditions which require modification are as follows-

Current Condition –

A6 Staging and Certification

- 1) *Stage 1 (46 lots) of the project is to occur first. The remaining stages are to occur generally in accordance with the following sequence:*
 - a) *Stage 2 (58 lots)*
 - b) *Stage 3 (51 lots)*
 - c) *Stage 4 (46 lots)*
 - d) *Stage 5 (38 lots)*

It is noted that staging may vary in timing according to market forces.

Proposed modification –

A6 Staging and Certification

- 1) *Stage 1 (46 lots) of the project is to occur first. The remaining stages are to occur generally in accordance with the following sequence:*
- 2) *Stage 2 (58 lots)*
- 3) *Stage 3 (49 lots)*
- 4) *Stage 4 (16 lots)*
- 5) *Stage 5 (20 lots)*
- 6) *Stage 6 (15 lots)*
- 7) *Stage 7 (11 lots)*
- 8) *Stage 8 (11 lots)*
- 9) *Stage 9 (12 lots)*
- 10) *Stage 10 (1 lot)*

It is noted that staging may vary in timing according to market forces.

Current condition -

- **Section B7 Stormwater and drainage** - Condition 10) which currently reads as follows-
- 10) *Detailed engineering plans for the western drainage detention basin/ open space area identified in "LM070113-CV2-F" prepared by Landpartners are to be approved by Council prior to issue of the Construction Certificate for Stage 5.*

Proposed modification –

- 10) *Detailed engineering plans for the western drainage detention basin/ open space area identified in "LM070113-CV2-F" prepared by Landpartners are to be approved by Council prior to issue of the Construction Certificate for Stage 8.*

Current condition –

- **Section B8 Roads** - Condition 2) which currently reads as follows-

The below condition was amended as part of the last S75W application, and is required to be amended further to accommodate the changes to the lot numbering. In addition, the Determination of Modification document had some typos regarding the lot numbering as below and accordingly, Lots 70 and 155 are required to be included in the amended condition.

Lot 121 of DP 1205071 - Elkhorn Parade, Ballina

- 2) *Provision is to be made for on-street car parking spaces and a turning bay area within the road reserves of the minor access roads servicing lots 74, 81, 110, 111, 112, 154, 155, 178 and 179 in accordance with the plan entitled 'Plan Showing Nominal Access, Parking and Garbage Bin Collection Point for Lots 70, 74, 81, 110, 111, 112, 154, 155, 178 & 179', Issue A, prepared by Northern Rivers Surveying Pty Ltd, dated 15 April 2015. Details are to be included in the engineering design plans submitted prior to the issue of the Construction Certificate for each stage of the project.*

Proposed modification –

The modified Condition 2) wording should be changed to read as follows-

- 2) *Provision is to be made for on-street car parking spaces and a turning bay area within the road reserves of the minor access roads servicing lots 70, 74, 81, 110, 111, 112, 156, 155, 172 and 171 in accordance with the plan entitled 'Plan Showing Nominal Access, Parking and Garbage Bin Collection Point for Lots 70, 74, 81, 110, 111, 112, 156, 155, 172 & 171', Issue A, prepared by Northern Rivers Surveying Pty Ltd, dated 15 April 2015. Details are to be included in the engineering design plans submitted prior to the issue of the Construction Certificate for each stage of the project.*

Current condition –

- Section **D3 Covenant Restrictions - residential** Condition 5) which currently reads as follows-
- 5) *The lots facing the Pacific Highway/Link Road as identified in 'Plan Showing Conditions D3(5) and D3(6)' prepared by Northern Rivers Surveying Pty Ltd and dated 24 April 2015, shall have recorded on the Certificate of Title a covenant restriction stating that the building design and construction requirements at the ground and/or upper levels shall be in accordance with the requirements of AS 3671 – 1989 'Road Traffic noise instruction – Building siting and construction'.*

Proposed modification –

The modified Condition 5) wording should be changed to read as follows-

- 5) *The lots facing Tamarind Drive and Ferngrove Drive as identified in 'Plan Showing Condition D3(5)' prepared by Northern Rivers Land Solutions and dated 24 April 2015, shall have recorded on the Certificate of Title a covenant restriction stating that the building design and construction requirements at the ground and/or upper levels shall be in accordance with the requirements of AS 3671 – 1989 'Road Traffic noise instruction – Building siting and construction'.*

Current condition –

Schedule 3 Statement of Commitments Section VII Prior to Construction
Condition 16. Which currently reads as follows-

“In regards to the road design provision must be made for on-street car parking spaces and a turning any area within the road reserves of the minor access roads servicing proposed lots 77, 87, 102, 110, 11, 112, 154, 155, 178 and 179. Details are to be included on the engineering design plans submitted prior to the issue of the Construction Certificate for that stage.”

Proposed modification –

The modified Condition 16. wording should be changed to read as follows-

In regards to the road design provision must be made for on-street car parking spaces and a turning nay area within the road reserves of the minor access roads servicing proposed lots 71, 74, 81, 110, 111, 112, 156, 155, 171 and 172. Details are to be included on the engineering design plans submitted prior to the issue of the Construction Certificate for that stage.

These modifications will ensure that the development approval reflects the proposed changes to the development and correctly references the lots and plans.

2.3 MODIFIED PLANS

Set out below is a summary of the approved plans relating to staging, lot numbering residential covenants and nominal access, parking and garbage bin collection. The amended plans clearly demonstrate the proposed modifications to the approved development.

Table 2.3 Approved and Amended/New Plans

Approved Plan	Updated/New Plan
<i>Plan Showing Dimensions and Areas As At 24th March 2015</i>	Plan Showing Dimensions and Areas
<i>Plan Showing Nominal Access, Parking and Garbage Bin Collection Point For Lots 71, 74, 81, 110, 111, 112, 154, 155, 178 & 179.</i>	Plan Showing Nominal Access, Parking and Garbage Bin Collection Point For Lots 70, 74, 81, 110, 111, 112, 156, 155, 171 and 172.
<i>Plan Showing Conditions D3(5) and D3(6)</i>	Plan Showing Condition D3(5)
Riveroaks Ballina Staging Plan	Staging Layout Plan Ferngrove Estate, Ballina

The proposed amended plans are attached in **Appendix A**.

3. ASSESSMENT OF MODIFICATION

This section of the report addresses the assessment of the proposed modification to the approved development.

3.1 SUBSTANTIALLY THE SAME DEVELOPMENT

As previously discussed, the proposed changes to the staging would not result in change to the overall number of lots, however they would result in changes to the staging boundaries and accordingly, the number of lots included in each stage. The changes to the staging boundaries are to ensure that the construction of the development is financially viable and that it occurs in a logical manner.

Two (2) additional areas are shown on the plan to be dedicated to Council being the 2.25Ha playing field in Stage 3D as open space, and the portion of the bike path in Stage 3E as either open space or road reserve. Both lots will be dedicated to Council upon satisfactory completion of works.

The consecutive numbering of lots will not affect the development however it will allow NSW Land and Property Information to register the plans.

The amended plans and wording of the consent will clearly demonstrate the proposed changes to the development and ensure that the consent reflects what is constructed.

In the context of the overall development, the modifications are considered a refinement. The key component parts of the development remain unaltered as does its nature and scale. Overall, it is concluded that the development as modified is substantially the same as that approved.

3.2 CONSISTENCY WITH APPROVALS

As detailed in the previous sections, the modifications have been proposed in order to allow the infrastructure for the development to be installed in an orderly manner and to ensure that each stage is financially viable to construct. The modifications are consistent with the original approval and will not result in a different number of allotments. Although two (2) additional areas of land will be created for the 2.25Ha playing field and a portion of the bike path, both of these will be dedicated to Council as open space and open space/road reserve, respectively.

The proposed changes to lot numbering were triggered as the NSW Land and Property Information are unable to register subdivision plans with inconsecutive lot numbering. The proposed changes to the wording of the original consent are required in order to ensure that the consent reflects the modified development. Finally, the amended plans will clearly demonstrate the proposed modifications relating to staging and lot numbering.

Lot 121 of DP 1205071 - Elkhorn Parade, Ballina

Accordingly, the proposed modifications do not result in a substantially different development from that approved under MP 06_0118, in that there are no changes to the number of lots within the development and the changes to lot numbering are required by NSW Land and Property Information. The proposed changes to the staging will ensure that each stage is financially viable and that construction occurs in a logical manner. The changes to the wording of the consent and amended plans are directly as a result of the proposed modifications.

4. CONCLUSION

The application seeks consent under S75W of the *Environmental Planning and Assessment Act* 1979 to modify Ministers Approval MP 06_0118 in regards to land described as Lot 121 of DP 1205071, Elkhorn Parade, Ballina.

The modifications as proposed will result in an improved development which will allow infrastructure to be installed in an orderly manner; ensure each stage is financially viable to construct; satisfies the requirements of NSW Land and Property Information and ensures the consent is consistent with the modified development. The changes are minor in scale and consistent with the existing approvals, in that the overall number of lots created by the development will remain unchanged.

The modifications do not substantially alter the nature or scale of the approved development.

APPENDIX A Modified Plans



TAMARIND DRIVE

FERNGROVE DRIVE

LOT 1
DP 578477

LOT 2
DP 1074242

LEGEND:

DP 1148641	DP 1188484
DP 1074242	DP 1191975
DP 1184390	DP 1196040
DP 1182610	DP 1198731

IMPORTANT:
AREAS AND DISTANCES SHOWN HEREON ARE APPROXIMATE
ONLY AND SUBJECT TO FINAL DESIGN AND APPROVAL.



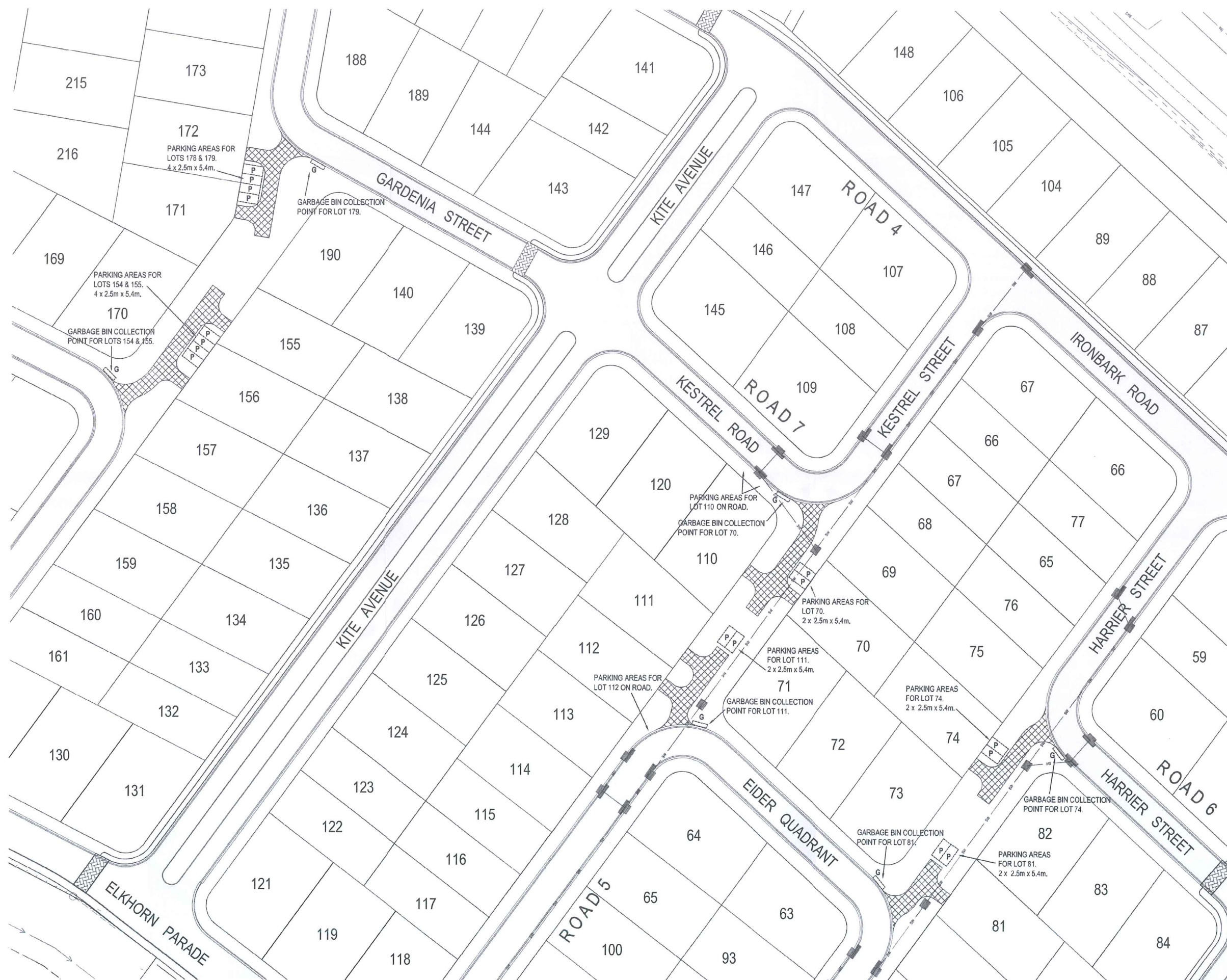
SCALE: 1:2000 (A3)
SURVEYOR: BJT
DRAWN: azaCAD
DATE: 14th SEP '15
CAD REF: 12027-07

CLIENT: RAYSHIELD Pty Ltd
PROJECT: FERNGROVE ESTATE
LGA: BALLINA

PLAN SHOWING DIMENSIONS AND AREAS

FERNGROVE ESTATE, BALLINA

(THIS PLAN MAY NOT BE THE LATEST ISSUE) ISSUE: E



0 20m

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PLANNER: MAM
DRAWN: azaCAD
DATE: 14th SEP 15
CAD REF: 12027-07

CLIENT: RAYSHIELD Pty Ltd
PROJECT: FERN GROVE ESTATE
LGA: BALLINA
SOURCE: RAYSHIELD Pty Ltd

**PLAN SHOWING NOMINAL ACCESS, PARKING AND GARBAGE BIN COLLECTION POINT
FOR LOTS 70, 74, 81, 110, 111, 112, 155, 156, 171 & 172
FERN GROVE ESTATE, BALLINA**

(THIS PLAN MAY NOT BE THE LATEST ISSUE) **ISSUE: B**



TAMARIND DRIVE

FERNGROVE DRIVE

LOT 1
DP 578477

LOT 2
DP 1074242

LEGEND:

CONDITION D3(5) - COVENANT RESTRICTIONS GROUND AND UPPER LEVEL

IMPORTANT:
AREAS AND DISTANCES SHOWN HEREON ARE APPROXIMATE
ONLY AND SUBJECT TO FINAL DESIGN AND APPROVAL.

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SCALE: 1:2000 (A3)
PLANNER: MAM
DRAWN: azaCAD
DATE: 14th SEP 15
CAD REF: 12027-07

CLIENT: RAYSHIELD Pty Ltd
PROJECT: FERNGROVE ESTATE
LGA: BALLINA
SOURCE: RAYSHIELD Pty Ltd

PLAN SHOWING CONDITIONS D3(5)

FERNGROVE ESTATE, BALLINA

(THIS PLAN MAY NOT BE THE LATEST ISSUE) ISSUE: B



LEGEND:

- TRADITIONAL
- DUPLEX
- COURTYARD

IMPORTANT:

AREAS AND DISTANCES SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO COUNCIL APPROVAL AND REGISTRATION OF SURVEY PLANS. LANDSCAPE LAYOUT IS INDICATIVE ONLY.

0 40m

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CLIENT: RAYSHIELD Pty Ltd
PROJECT: FERNGROVE ESTATE
LGA: BALLINA

STAGING LAYOUT PLAN

FERNGROVE ESTATE, BALLINA

(THIS PLAN MAY NOT BE THE LATEST ISSUE) ISSUE: C