

Council Reference: DA06/0413.13 DA06/0413  
Your Reference:

25 March 2010

Seekchange Pty Ltd  
C/- Darren Gibson Planning  
PO Box 68  
MURWILLUMBAH NSW 2484

Dear Sir/Madam

**Section 96 Application DA06/0413.13 - amendment to DA06/0413  
for a staged seniors living development under SEPP (Seniors  
Living) 2004 comprising 91 independent living units, 94 supported  
living units and 67 beds within a high care facility at Lot 1 DP  
786570 No. 87-89 Tweed Coast Road Hastings Point**

8522  
[S96Notice]

I refer to your application regarding the above and enclose herewith Amended Consent DA06/0413. The consent has been amended as follows: -

**1. Delete Condition 1A and replace with Condition 1AA which reads as follows:**

1AA. The development shall be completed in accordance with the State Environmental Planning Policy (Senior Living) 2004 and the Statement of Environmental Effects and Plans as follows:

- Overall Site Plan TP01 Rev P prepared by R.H Frankland and Associates and dated 20/11/2009;
- Overall Unit Details TP11 Rev B prepared by R.H Frankland and Associates and dated 03/04/2006;
- Control Data TP00 Rev E prepared by R.H Frankland and Associates and dated Dec 2009;

Stage 1:

- ST01 Rev F prepared by R.H Frankland and Associates and dated 22/11/2009,
- TP02 Rev F (marked E) prepared by R.H Frankland and Associates and dated 20/11/2009,
- TP03 Rev F prepared by R.H Frankland and Associates and dated 22/11/2009,
- TP04 Rev F prepared by R.H Frankland and Associates and dated 20/11/2009,
- TP05 Rev G prepared by R.H Frankland and Associates and dated 20/11/2009,
- TP06 Rev G prepared by R.H Frankland and Associates and dated 20/11/2009

Stage 2:

- ST02 Rev D prepared by R.H Frankland and Associates and dated 22/11/2009,
- TP07 Rev G prepared by R.H Frankland and Associates and dated 19/09/2006,
- TP08 Rev D prepared by R.H Frankland and Associates and dated 03/04/2006,

Stage 3:

- ST03 Rev C prepared by R.H Frankland and Associates and dated 02/10/2006,
- TP09 Rev D prepared by R.H Frankland and Associates and dated 03/04/2006,
- TP010 Rev D prepared by R.H Frankland and Associates and dated 19/04/2006, and

Stage 4:

- ST04 Rev B prepared by R.H Frankland and Associates and dated 02/10/2006,

except where varied by the conditions of this consent.

[GEN0005]

**2. Delete Condition 1B and replace with Condition 1BB which reads as follows:**

1BB. The temporary internal access roads as approved by DA06/0413.08 and DA06/0413.13 shall be completed in accordance with the S96 Report and Plans as follows:

- Typical Community Plan – Stage 1, Revision A 17/09/2008;
- Typical Community Plan – Stage 2, Revision A 17/09/2008;
- ST01 Revision F (marked in yellow) prepared by RH Franklin 22/11/2009;
- ST02 Revision D (marked in yellow) prepared by RH Franklin 22/11/2009.

Note: S96 DA06/0413.08 does not approve the southern access across Crown Land, this proposal is subject to a separate application (DA08/0948).

**3. Add new Condition 1C which reads as follows:**

1C. S96 DA06/0413.13 approves the northern internal access road until the completion of Stage 2. This internal access is to be

- Completely within the subject property;
- Sealed to ensure all weather access;
- Located outside the core 20m rehabilitation area;

Additionally the northern property boundary is to be appropriately fenced (from the most eastern boundary down to the start of the rehabilitation area) to ensure access to the Crown land to the north is prohibited from the subject site.

The Crown land to the north is to be rehabilitated (with the Crown's authorisation as owner of the land) to restore any damage done as a result of cars and or construction work on the subject site.

**4. Delete all previous NSW Rural Fire Service General Terms of Approval and replace with the following:**

**General Conditions**

1. Access is to comply with section 4.3.2 Planning for Bushfire Protection 2001.
2. Reticulated water supply shall comply with AS2419 Locations of fire hydrants are to be delineated by blue pavement markers in the centre of the road.
3. The structures of the proposed development are to comply with the requirements of Level 1 construction as required by Australian Standard AS3959-1999 'Construction of buildings in bushfire-prone areas'. External doors in the commercial precincts and clubhouse located in Building B are not required to be screened provided they are designed and constructed to prevent the entry of embers when the door is closed. Weather strips, draught excluders and seals shall be installed and shall be manufactured from materials having a "Flammability Index" no greater than 5.
4. At the commencement of building works and in perpetuity, the Asset Protection Zones are depicted in Appendix 5 – Asset Protection Zones prepared by Bushfiresafe, ref:5052 and dated Oct 2005, shall be maintained as an 'Inner Protection Area' (IPA), as outlined within Planning for Bush Fire Protection and the Service's document 'Standards for asset protection zones'.
5. The existing demountable dwellings are required to be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen. This includes any sub floor areas where applicable and eaves. Roof guttering and valleys are to be screened with non corrosive mesh to prevent the build up of flammable material. Any materials used shall a Flammability Index no greater than 5.
6. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

**General Advice – consent authority to note**

- This letter is in response to additional information submitted and supersedes our previous approval dated 27 April 2007.

For further information regarding this matter please contact Denise Galle on (02) 6670 2459.

Yours faithfully

**Rowena Michel**  
Acting Manager Development Assessment

Enc

**AMENDED CONSENT ISSUED 25/3/2010**

**NOTICE NO. DA06/0413**

**TWEED SHIRE COUNCIL**

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

To: Aeklig Pty Ltd  
C/- Jim Glazebrook & Associates Pty Ltd  
PO Box 827  
MURWILLUMBAH NSW 2484

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by the Tweed Shire Council of Development Application No. **DA06/0413** relating to land described as:-

**Lot 1 DP 786570**  
**No. 87-89 Tweed Coast Road**  
**Hastings Point**

to be developed in accordance with plans and details submitted for the purpose of –

**A STAGED SENIORS LIVING DEVELOPMENT UNDER SEPP (SENIORS LIVING) 2004  
COMPRISING 91 INDEPENDENT LIVING UNITS, 94 SUPPORTED LIVING UNITS AND  
67 BEDS WITHIN A HIGH CARE FACILITY**

The Development Application has been determined by the granting of consent subject to the conditions described below:-

**GENERAL**

1. **DELETED**

1A. **DELETED**

1AA. The development shall be completed in accordance with the State Environmental Planning Policy (Senior Living) 2004 and the Statement of Environmental Effects and Plans as follows:

- Overall Site Plan TP01 Rev P prepared by R.H Frankland and Associates and dated 20/11/2009;
- Overall Unit Details TP11 Rev B prepared by R.H Frankland and Associates and dated 03/04/2006;
- Control Data TP00 Rev E prepared by R.H Frankland and Associates and dated Dec 2009;

Stage 1:

- ST01 Rev F prepared by R.H Frankland and Associates and dated 22/11/2009,
- TP02 Rev F (marked E) prepared by R.H Frankland and Associates and dated 20/11/2009,
- TP03 Rev F prepared by R.H Frankland and Associates and dated 22/11/2009,
- TP04 Rev F prepared by R.H Frankland and Associates and dated 20/11/2009,
- TP05 Rev G prepared by R.H Frankland and Associates and dated 20/11/2009,
- TP06 Rev G prepared by R.H Frankland and Associates and dated 20/11/2009

Stage 2:

- ST02 Rev D prepared by R.H Frankland and Associates and dated 22/11/2009,
- TP07 Rev G prepared by R.H Frankland and Associates and dated 19/09/2006,
- TP08 Rev D prepared by R.H Frankland and Associates and dated 03/04/2006,

Stage 3:

- ST03 Rev C prepared by R.H Frankland and Associates and dated 02/10/2006,
- TP09 Rev D prepared by R.H Frankland and Associates and dated 03/04/2006,
- TP010 Rev D prepared by R.H Frankland and Associates and dated 19/04/2006, and

Stage 4:

- ST04 Rev B prepared by R.H Frankland and Associates and dated 02/10/2006, except where varied by the conditions of this consent.

[GEN0005]

**1B. DELETED**

1BB. The temporary internal access roads as approved by DA06/0413.08 and DA06/0413.13 shall be completed in accordance with the S96 Report and Plans as follows:

- Typical Community Plan – Stage 1, Revision A 17/09/2008;
- Typical Community Plan – Stage 2, Revision A 17/09/2008;
- ST01 Revision F (marked in yellow) prepared by RH Franklin 22/11/2009;
- ST02 Revision D (marked in yellow) prepared by RH Franklin 22/11/2009.

Note: S96 DA06/0413.08 does not approve the southern access across Crown Land, this proposal is subject to a separate application (DA08/0948).

1C. S96 DA06/0413.13 approves the northern internal access road until the completion of Stage 2. This internal access is to be

- Completely within the subject property;
- Sealed to ensure all weather access;
- Located outside the core 20m rehabilitation area;

Additionally the northern property boundary is to be appropriately fenced (from the most eastern boundary down to the start of the rehabilitation area) to ensure access to the Crown land to the north is prohibited from the subject site.

The Crown land to the north is to be rehabilitated (with the Crown's authorisation as owner of the land) to restore any damage done as a result of cars and or construction work on the subject site.

2. In accordance with State Environmental Planning Policy (Seniors Living) 2004, the following restrictions on occupation of senior housing allowed is as follows: -
  - (a) seniors or people who have a disability;
  - (b) people who live within the same household with seniors or people who have a disability;
  - (c) staff employed to assist in the administration of and provision of services to housing provided under this policy

[GEN0005]

- 2A. The proposed temporary access roads (internal of the subject site) as approved by DA06/0413.08 shall not necessitate any additional vegetation to be lopped, damaged or removed, except as strictly necessary to construct the proposed roads.

Furthermore, the road widths shall comply with the requirements of Clause 94 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2005. The access road shall be provided with an all-weather seal and adequately lit to the satisfaction of the General Manager or his delegate.

3. The applicant is to progressively surrender all previous consents as the development stages are complete in accordance with Section 80A(5) of the Environmental Planning and Assessment Act 1979 and Clause 97 of the Environmental Planning and Assessment Regulations 2000.

[GENNS03]

4. Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of new driveway access (or modification of access). Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee.

[GEN0045]

5. The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia.

[GEN0115]

6. All signage is to be fitted with necessary devices capable of permitting the change in intensity of illumination of the sign in order to regulate glare or other like impacts.

[GEN0075]

7. All works shall be completed in accordance with the recommendation of the Environmental Noise Impact Assessment (Jay Carter Acoustic Consultant, January 2006). Prior to occupation or use of the building a validation statement from a suitably

qualified person shall be provided to Council which confirms compliance with requirements for the acoustic wall and acoustic treatment of building facades.

8. Surface water monitoring in Cudgera Creek shall comply with the Environmental Monitoring Program (Bushfiresafe (Aust) P/L, December 2005). Results shall be maintained on site and provided to Council officers upon request.
9. All works shall comply with the Erosion and Sediment Control Plan (Cozens, Regan, Williams, Prove, March 2006).
10. All works shall comply with the management strategies identified under Part 3.5 of the CRG Traffic and Acoustical Consultants letter dated 22 September 2006.
11. **DELETED**
- 11A. Amendments and upgrades to the existing caravan park shall comply with Part 5 Recommendations of the Compliance Report – Caravan Park, HMC March 2006 (Report No.2006.112a) and the stages community maps included in that Report (or any Council approved amended community maps) to the satisfaction of the General Manager or his delegate.
12. **DELETED**
- 12A. The caravan park shall be constructed and operated in accordance with Subdivisions 1–8 of Division 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2005 to the satisfaction of the General Manager or his delegate.
13. The development shall comply with Public Health (Microbial Control) Regulation 2000 and NSW Health Policy Directive PD2006\_078, Microbial Sampling - Warm Water Systems including thermostatic mixing valves (10 October 2006).  
[GENNS01]
14. In accordance with the Tweed Coast Estuaries Management Plan 2004-2008 a buffer between the development and Cudgera Creek shall be provided as indicated on the approved plans. The buffer will comprise a 20 metre core buffer of dense local native vegetation, rehabilitated or replanted as necessary, and ranging from the surveyed top of bank to a line 20 metres to the east; and a residue (up to 30m) outer buffer of planted native vegetation of lesser density which has limited potential for compatible land uses, such as parkland and other recreational uses, and can include asset protection zone and stormwater capture and infiltration functions.
15. This consent does not authorise any clearing of native vegetation, filling or draining of any land within the revised and accepted SEPP 14 boundary as delineated on Plan No 05170 Sheet Number TP16 Revision B dated 18/10/2006 and prepared by RH Franklin & Associates.
16. Advertising structures/signs to be the subject of a separate development application, where statutorily required.  
[GEN0065]
17. Submission of a further Development Application(s) for the first use of the shops, if different in nature to that shown on the approved plans, such to be approved by Council prior to their use or occupation.  
[GEN0055]

18. The front fence shall not exceed 1.2m in height. [GEN0095]
19. The development is to be carried out in accordance with Tweed Shire Council Development Control Plan, Part A5 - Subdivisions Manual and Councils adopted Development Design and Construction Specifications. [GEN0125]
20. All water sensitive design facilities designated in the approved Water Management Plan (WMP) shall be installed in accordance with relevant standards and specifications. The landholder shall operate and maintain in perpetuity all water sensitive design facilities designated in the WMP. This includes retaining in perpetuity the minimum permeable site area and deep planting areas for natural infiltration of stormwater, as specified by Clause 2.2.1(ii) of Tweed Shire Council Development Control Plan, Part A14 Cut and Fill on Residential Land. [GEN0175]
21. Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within or adjacent to the subject property. [GEN0135]

**PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

**22. DELETED**

22A. A certificate of compliance (CC) under Sections 305, 306 and 307 of the Water Management Act 2000 is to be obtained from Council to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Shire Council.

Pursuant to Clause 146 of the Environmental Planning and Assessment Regulations, 2000, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 64 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" and a "Certificate of Compliance" signed by an authorised officer of Council.

Annexed hereto is an information sheet indicating the procedure to follow to obtain a Certificate of Compliance:

**Stage 1**

Water DSP6:	12.6 ET @ \$4598	\$57,934.80
Sewer Hastings Point:	14.4 ET @ \$2863	\$41,227.20

**Stage 2**

Water DSP6:	31.2 ET @ \$4598	\$143,458
Sewer Hastings Point:	39 ET @ \$2863	\$111,657

**Stage 3**

Water DSP6:	45.3 ET @ \$4598	\$208,289
Sewer Hastings Point:	65 ET @ \$2863	\$186,095

These charges to remain fixed for a period of twelve (12) months from the date of the original consent and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.

**A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.**

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an Accredited Certifier.

[PCC0265/PSC0165]

23. **DELETED**

23A. Section 94 Contributions

Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.

Pursuant to Clause 146 of the Environmental Planning and Assessment Regulations, 2000, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 94 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" signed by an authorised officer of Council.

**A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.**

These charges will remain fixed for a period of 12 months from the date of the original consent and thereafter in accordance with the rates applicable in the current version/edition of the relevant Section 94 Plan current at the time of the payment.

A copy of the Section 94 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgum Road, Murwillumbah and Brett Street, Tweed Heads.

**Stage 1**

(a) Open Space (Structured): S94 Plan No. 5	\$29,576.74
(b) Open Space (Casual): S94 Plan No. 5	\$4,745.47
(c) Shirewide Library Facilities: S94 Plan No. 11	\$26,101.21
(d) Eviron Cemetery/Crematorium Facilities: S94 Plan No. 13	\$5,219.83
(e) Community Facilities (Tweed Coast - South) S94 Plan No. 15 South Coast	\$14,405.37
(f) Emergency Facilities (Surf Lifesaving) S94 Plan No. 16	\$4,144.00

- |   |             |
|---|-------------|
| (g) Cycleways<br>S94 Plan No. 22                    | \$4,090.94  |
| (h) Regional Open Space (Casual)<br>S94 Plan No. 26 | \$10,049.67 |

**Stage 2**

- |   |             |
|---|-------------|
| (a) Tweed Road Contribution Plan:<br>S94 Plan No. 4 (Version 4.0)<br>Sector8a_4                       | \$44,069.10 |
| (b) Open Space (Structured):<br>S94 Plan No. 5  | \$27,028    |
| (c) Open Space (Casual):<br>S94 Plan No. 5  | \$6,605     |
| (d) Shirewide Library Facilities:<br>S94 Plan No. 11  | \$23,851    |
| (e) Bus Shelters:<br>S94 Plan No. 12  | \$688.02    |
| (f) Eviron Cemetery/Crematorium Facilities:<br>S94 Plan No. 13  | \$4,770     |
| (g) Community Facilities (Tweed Coast - South)<br>S94 Plan No. 15<br>South Coast                      | \$20,051    |
| (h) Emergency Facilities (Surf Lifesaving)<br>S94 Plan No. 16   | \$6,943     |
| (i) Extensions to Council Administration Offices<br>& Technical Support Facilities<br>S94 Plan No. 18 | \$66,578.50 |
| (j) Cycleways<br>S94 Plan No. 22  | \$12,190    |
| (k) Regional Open Space (Casual)<br>S94 Plan No. 26   | \$29,627    |

**Stage 3**

- |   |          |
|---|----------|
| (a) Tweed Road Contribution Plan:<br>S94 Plan No. 4 (Version 4.0)<br>Sector8a_4 | \$99,285 |
|---|----------|

(b) Open Space (Structured): S94 Plan No. 5	\$13,259
(c) Open Space (Casual): S94 Plan No. 5	\$6,413
(d) Shirewide Library Facilities: S94 Plan No. 11	\$41,852
(e) Bus Shelters: S94 Plan No. 12	\$1,488
(f) Eviron Cemetery/Crematorium Facilities: S94 Plan No. 13	\$8,370
(g) Community Facilities (Tweed Coast - South) S94 Plan No. 15 South Coast	\$19,467
(h) Emergency Facilities (Surf Lifesaving) S94 Plan No. 16	\$4,216
(i) Extensions to Council Administration Offices & Technical Support Facilities S94 Plan No. 18	\$111,124.12
(j) Cycleways S94 Plan No. 22	\$5,980
(k) Regional Open Space (Casual) S94 Plan No. 26	\$36,577

[PCC0265/PSC0165]

24. Where a private certifier is appointed, prior to release of the construction certificate, documentation shall be provided to the satisfaction of Council's General Manager or his delegate detailing the construction of the food premises.

[PCC0745]

25. In accordance with Section 68 of the Local Government Act, 1993, any premises proposing to discharge into Councils sewerage system a waste water other than domestic sewage, shall submit to Council a completed application for a Trade Waste Licence. This application is to be approved by Tweed Shire Council PRIOR to the issuing of a Construction Certificate to discharge to Councils sewerage system.

[PCC1255]

26. Prior to the issue of a Construction Certificate for each stage a Construction management Plan shall be submitted to the satisfaction of the Director of Environment and Community Services. All works shall comply with the approved plan.
27. Prior to the issue of a Construction Certificate for each stage an Acid Sulfate Soils Management plan shall be submitted to the satisfaction of the Director of Environment

and Community Services. Additional soil sampling shall be completed across the site. All works shall comply with the approved plan.

28. Prior to release of the Construction Certificate for each stage Council shall be provided with a groundwater monitoring program to the satisfaction of Director of Environment and Community Services. All results shall be reported to Council on a minimum quarterly basis. All works shall comply with that program. Should any contaminants above relevant thresholds be detected all works shall cease and a remediation action plan shall be submitted for the approval of Director of Environment and Community Services.

[PCCNS01]

29. Prior to issue of the Construction Certificate for Stage 1 a detailed Restoration and Planting Plan for the Creek buffer from Cudgera Creek shall be submitted to the satisfaction of Council. The Restoration and Planting Plan shall incorporate the information supplied within the revised Regeneration Plan by Bushfiresafe (December 2005), shall adhere to the species lists contained within Appendix 1: Work Unit Planting Key of that plan, and shall provide the following additional information:

- (a) A site plan or plans at a scale of 1:1000 or greater for the whole site clearly indicating:
- (i) the 20 metre core buffer and residue (up to 30 metre) outer buffer for the whole site and proposed treatment (restoration or planting) and native plant schedules applying to each;
  - (ii) final building design and locations;
  - (iii) mapped extent of existing vegetation communities;
  - (iv) proposed location, botanical name, mature height and spread of planted shrubs, trees and ground covers;
  - (v) overall density to be achieved, in stems per hectare, for the 20 metre core buffer and 30 metre outer buffer;
  - (vi) density of each life form (tree, shrub and ground cover) proposed for the 20 metre core buffer;
  - (vii) the location of any trees identified for retention in the development application plans;
  - (viii) location of grassed areas, boardwalk (if any), paved areas (if any) and stormwater infrastructure including swales and infiltration basins.
- (b) Planting techniques, maintenance details and timing including all of the following or statements of alternate approaches:
- (i) site preparation;
  - (ii) planting methods;
  - (iii) spacing;
  - (iv) staking, tying and tree guards;
  - (v) mulching, watering and irrigation systems;
  - (vi) maintenance, including fertilising and inspections.

- (c) A program of works to remove invasive weed species including treatment methods for each species;
  - (d) A schedule of timing of proposed works and a maintenance schedule for a period not less than 5 years;
  - (e) Performance indicators and adaptive management techniques to deal with failure;
  - (f) Monitoring and reporting details.
30. A detailed plan of landscaping is to be submitted and approved by Council's General Manager or his delegate prior to the issue of a Construction Certificate, for each stage.
- Watering for maintaining the approved landscaping is to be provided by way of onsite rainwater storage tanks. The capacity and location of the water tanks to be included in the landscaping plan for approval by Council.
31. A detailed plan of colours and finishes is to be submitted and approved by Council's General Manager or his delegate prior to the issue of a Construction Certificate, for each stage.

[PCC0585]

32. Design detail shall be provided to address the flood compatibility of the proposed structure including the following specific matters:
- (a) The habitable and operational areas of the building are to be at a level no less than 500mm above the design flood level of RL 2.4 AHD.
  - (b) The facility should be provided with a back-up power source should electricity supply to the facility be interrupted during flooding emergencies.
  - (c) The facility may be isolated by road during large flood events requiring residents and staff to shelter within the facility for an extended period of time. Contingency plans for the ongoing care of residents throughout a flood emergency, with regard to staffing, continuous medical, food and water supply, sewerage and waste management, options for re-supply, and options for the evacuation of high care and at risk residents due to medical emergency should be discussed with the NSW State Emergency Service (SES), for inclusion within a Flood Management Plan for the facility.

[PCC0705]

33. Any carparking floodlighting shall not spill beyond the boundaries of the site. Lighting shall comply with AS 4282 and other relevant Australian Standards. A plan of the lighting shall be approved by the Principal Certifying Authority PRIOR to the issue of a Construction Certificate, for each stage.

[PCC0055]

34. **DELETED**

- 34A. The developer shall provide a minimum 133 parking spaces and two ambulance parks including parking for the disabled in accordance with Tweed Shire Council Development Control Plan, Part A2, AS 2890 and Austroads Part 11.

Full design detail of the proposed parking and manoeuvring areas including integrated landscaping shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate.

[PCC0065]

35. All imported fill material shall be from an approved source. Prior to the issue of a construction certificate details of the source of fill, documentary evidence that the fill material is free of any contaminants and haul route shall be submitted to Tweed Shire Council for approval.

[PCC0465]

36. The site is to be filled to a minimum level of RL 2.4m AHD. The fill is to be retained by perimeter structural walls with concrete lined perimeter drainage or other approved treatment. Site filling and associated drainage is to be designed to address drainage on the site as well as existing stormwater flows onto or through the site, and minimizing the impact of filling on local drainage. Detailed engineering plans of fill levels and perimeter drainage shall be submitted with a S68 stormwater application for Council approval.

[PCC0675]

37. The basement car parking is to be protected against the inflow of water to a level of 500mm above the design flood level of RL 2.4m AHD in accordance with Tweed Shire Council Development Control Plan, Part A3 - Development of Flood Liable Land. A detailed design of the basement stormwater pump out system is to be provided designed for a storm event with a 10 year average return interval (ARI 10) and the consequences of pump failure and the 100 year ARI storm event must be addressed and included with the above details prior to the issue of a Construction Certificate.

[PCC0685]

38. Application shall be made to Tweed Shire Council under Section 138 of the Roads Act 1993 for any works within the road reserve.

[PCC0885]

39. Application shall be made to Tweed Shire Council under Section 138 of the Roads Act 1993 for works pursuant to this consent located within the road reserve. Application shall include engineering plans and specifications for the following required works: -

- (a) provision of kerb and gutter for the full frontage of the site.
- (b) provision of a bus set down / collection bay in accordance with Austroads Part 11 - Parking.
- (c) provision of sheltered right turn and left turn lanes into the site in accordance with Austroads Pt 5 - Intersections at Grade.
- (d) Provision of vehicular access in accordance with Tweed Shire Council Development Control Plan, Part A2, and AS 2890.

The above mentioned engineering plan submission must include copies of compliance certificates relied upon and details relevant to but not limited to the following: -

- Road works/furnishings
- Stormwater drainage
- Water and sewerage works
- Sediment and erosion control plans
- Location of all services/conduits
- Traffic control plan

[PCC0895]

40. The footings and floor slab are to be designed by a practising Structural Engineer after consideration of a soil report from a NATA accredited soil testing laboratory and shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate.

Certification shall take into consideration the matters raised by Coffey Geosciences within the preliminary geotechnical assessment tabled in the Statement of Environmental Effects

[PCC0945]

41. Prior to the issue of a Construction Certificate the following detail in accordance with Councils adopted Development Design and Construction Specifications shall be submitted to the Principal Certifying Authority for approval.

- (a) copies of compliance certificates relied upon
- (b) four (4) copies of detailed engineering plans and specifications. The detailed plans shall include but are not limited to the following:
- earthworks
  - internal roadworks/pavement design/furnishings
  - stormwater drainage
  - water supply works
  - sewerage works
  - landscaping works
  - sedimentation and erosion management plans
  - location of all service conduits (water, sewer, Country Energy and Telstra)

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 and Section 138 of the Roads Act to be certified by an Accredited Certifier.

[PCC0985]

42. Permanent stormwater quality treatment shall be provided in accordance with the following:

- (a) The Construction Certificate Application shall include a detailed stormwater management plan (SWMP) for the occupational or use stage of the development prepared in accordance with Section D7.07 of Councils *Development Design Specification D7 - Stormwater Quality*.
- (b) Permanent stormwater quality treatment shall comply with section 5.5.3 of the *Tweed Urban Stormwater Quality Management Plan* and Councils *Development Design Specification D7 - Stormwater Quality*.
- (c) The stormwater and site works shall incorporate water sensitive design principles and where practical, integrated water cycle management. Typical water sensitive features include infiltration, maximising permeable/landscaped areas, stormwater retention /detention/reuse, and use of grass swales in preference to hard engineered drainage systems.

- (d) Specific Requirements to be detailed within the Construction certificate application include:
- (i) Shake down area along the haul route immediately before the intersection with the road reserve.
  - (ii) all road, open car parking and basement car parking storm water shall be treated (GPT etc) and infiltrated (infiltration basin etc) before surcharging / overtopping via sheet flow to Cudgera Creek

[PCC1105]

43. Disposal of stormwater by means of infiltration devices shall be carried out in accordance with Section D7.9 of Tweed Shire Councils adopted Development Design and Construction Specification - Stormwater Quality.

[PCC1125]

44. Stormwater

- (a) Details of the proposed roof water disposal, including surcharge overland flow paths are to be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate. These details shall include likely landscaping within the overland flow paths.
- (b) All roof water shall be discharged to infiltration pits located wholly within the subject allotment.
- (c) The infiltration rate for sizing infiltration devices shall be 3m per day:
  - (i) As a minimum requirement, infiltration devices are to be sized to accommodate the ARI 3 month storm (deemed to be 40% of the ARI one year event) over a range of storm durations from 5 minutes to 24 hours and infiltrate this storm within a 24 hour period, before surcharging occurs.
- (d) Surcharge overflow from the infiltration area to the street gutter, inter-allotment or public drainage system must occur by visible surface flow, not piped.
- (e) Runoff is to be pre-treated to remove contaminants prior to entry into the infiltration areas (to maximise life of infiltration areas between major cleaning/maintenance overhauls).
- (f) If the site is under strata or community title, the community title plan is to ensure that the infiltration areas are contained within common land that remain the responsibility of the body corporate (to ensure continued collective responsibility for site drainage).
- (g) All infiltration devices are to be designed to allow for cleaning and maintenance overhauls.
- (h) All infiltration devices are to be designed by a suitably qualified Engineer taking into account the proximity of the footings for the proposed/or existing structures on the subject property, and existing or likely structures on adjoining properties.
- (i) All infiltration devices are to be located clear of stormwater or sewer easements.

[PCC1135]

45. A construction certificate application for works that involve any of the following:-
- connection of a private stormwater drain to a public stormwater drain
  - installation of stormwater quality control devices
  - erosion and sediment control works

will not be approved until prior separate approval to do so has been granted by Council under section 68 of the Local Government Act 1993.

Applications for these works must be submitted on Council's standard s68 stormwater drainage application form accompanied by the required attachments and the prescribed fee.

[PCC1145]

46. Erosion and Sediment Control shall be provided in accordance with the following:
- (a) The Construction Certificate Application must include a detailed erosion and sediment control plan prepared in accordance with Section D7.07 of *Development Design Specification D7 - Stormwater Quality*.
- (b) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 - Stormwater Quality* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works".

[PCC1155]

47. The peak stormwater flow rate that may be discharged from the site to the public realm, in events of intensity up to the ARI 100 year design storm, shall be 200 l/s/ha. OSD devices including discharge control pits (DCP) are to comply with standards in *The Upper Parramatta River Catchment Trust "On-Site Stormwater Detention Handbook, Third Edition, December 1999"* except that permissible site discharge (PSD) and site storage requirements (SSR) in the handbook do not apply to Tweed Shire.

All stormwater must initially be directed to the DCP.

[PCC1165]

48. Medium density/integrated developments will be required to provide a single bulk water service at the road frontage. Individual metering beyond this point shall be managed by occupants. Application for the bulk metre shall be made to the supply authority detailing the size in accordance with NSW Code of Practice - Plumbing and Drainage and BCA requirements.

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act, 2000 to be certified by an Accredited Certifier.

[PCC1185]

49. An application shall be lodged and approved by Tweed Shire Council under Section 68 of the Local Government Act for any water, sewerage or drainage works prior to the issue of a construction certificate.

[PCC1195]

50. Applications for construction certificates shall include detail of all infrastructure to be provided for each stage of development ensuring that adequate stormwater quality control measures, parking and manoeuvring areas and provision of service shall be put in place.

#### **PRIOR TO COMMENCEMENT OF WORK**

51. The erection of a building in accordance with a development consent must not be commenced until:
- (a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
  - (b) the person having the benefit of the development consent has:
    - (i) appointed a principal certifying authority for the building work, and
    - (ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
  - (c) the principal certifying authority has, no later than 2 days before the building work commences:
    - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
    - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
  - (d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
    - (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
    - (ii) notified the principal certifying authority of any such appointment, and
    - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.

[PCW0215]

52. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least 2 days prior to work commencing.

[PCW0225]

53. Residential building work:

- (a) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
  - (i) in the case of work for which a principal contractor is required to be appointed:
    - \* in the name and licence number of the principal contractor, and

- \* the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
  - \* the name of the owner-builder, and
  - \* if the owner-builder is required to hold an owner builder permit under that Act, the number of the owner-builder permit.
- (b) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

[PCW0235]

54. A temporary builder's toilet is to be provided prior to commencement of work at the rate of one (1) closet for every fifteen (15) persons or part of fifteen (15) persons employed at the site. Each toilet provided must be:-

- (a) a standard flushing toilet connected to a public sewer, or
- (b) if that is not practicable, an accredited sewage management facility approved by the council

[PCW0245]

55. Where prescribed by the provisions of the Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

[PCW0255]

56. The building is to be protected from attack by termites by approved methods in accordance with the provisions of Australian Standard AS 3660.1, and:

- (a) Details of the proposed method to be used are to be submitted to and approved by the Principal Certifying Authority prior to start of works; and
- (b) Certification of the works performed by the person carrying out the works is to be submitted to the PCA; and
- (c) A durable notice must be permanently fixed to the building in a prominent location, such as in the electrical meter box indicating:-
  - (i) the method of protection; and

- (ii) the date of installation of the system; and
- (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- (iv) the need to maintain and inspect the system on a regular basis.

Note: Underslab chemical treatment will not be permitted as the only method of treatment unless the area can be retreated without major disruption to the building.

[PCW0775]

57. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Principal Certifying Authority.

[PCW0985]

58. An application to connect to Council's sewer or carry out plumbing and drainage works, together with any prescribed fees including inspection fees, is to be submitted to and approved by Council prior to the commencement of any building works on the site.

[PCW1065]

59. Any business or premises proposing to discharge a pollutant discharge greater than or differing from domestic usage is to submit to Council an application for a Trade Waste Licence. This application is to be approved by Council prior to any discharge to sewer being commenced. A trade waste application fee will be applicable in accordance with Councils adopted Fees and Charges.

[PCW1075]

60. Prior to the commencement of work the Principal Certifying Authority is to be provided with and approve details of the kitchen exhaust system. Such details are to include the location of discharge to the air, capture velocity, size of hood and angle of filters. The system shall comply with Australian Standards SAA 1668 Part 2 Ventilation Requirements.

[PCW0575]

61. **DELETED**

- 61A. Prior to commencement of any stage of the seniors living development, application shall be made to Council to amend the existing caravan park facilities, Section 68 approval to operate and community map. This application shall be supported by a report from a suitable person which details the necessary changes (roads, site layout, self contained dwellings, amenities, parking, fire hose reels etc) and certifies compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2005 to the satisfaction of the General Manager or his delegate. An amended Section 68 approval shall be obtained and the amendments to the caravan park completed to the satisfaction of the General Manager or his delegate, prior to commencement of construction of the relevant stage of the seniors living development.

62. Prior to the removal of existing amenities in the caravan park all remaining dwellings on the site shall be self contained to the satisfaction of Director of Environment and Community Services.

[PCWNS01]

63. Sewer main, stormwater line or other underground infrastructure within or adjacent to the site is to be accurately located and the Principal Certifying Authority advised of its location and depth prior to start of any building works.
- [PCW0965]
64. Prior to the commencement of works a highly visible and durable traffic barrier shall be erected parallel with the surveyed top of creek bank and located at the eastern extent of the dripline of riparian vegetation for the full length of the development site. An exception can be made for the area notated as "existing residential accommodation abutting riparian margin" on the Bushfiresafe plan contained in Appendix 5 of the Marine Flora and Fauna Report (December 2005), until such time as these residences are removed. No machinery shall enter beyond the traffic barrier and no stockpiling or storage of materials, plant or equipment shall occur within this zone, or in any case within 10 metres of the creek top of bank. The traffic barrier is to remain at all times during earthworks and construction activities but may be removed between development stages.
65. Prior to commencement of Stage 3 the applicant and current owners are to fund a formalised viewing and/or access point to the Creek. The final design and development approval shall be co-ordinated through liaising with Tweed Shire Council's Recreational Services Unit and Council's Waterways and Coast Co-Ordinator.
- [PCWNS01]
66. Prior to commencement of Stage 3 the applicant and current owners are to fund an upgrade of beach access opposite the subject site. The final design and development approval shall be co-ordinated through liaising with Tweed Shire Council's Recreational Services Unit and Council's Waterways and Coast Co-Ordinator.

## **DURING CONSTRUCTION**

67. All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate, drawings and specifications.
- [DUR0005]
68. Construction site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council: -
- Monday to Saturday from 7.00am to 7.00pm
- No work to be carried out on Sundays or Public Holidays
- The proponent is responsible to instruct and control subcontractors regarding hours of work.
- [DUR0205]
- 68A. Prior to construction of the new proposed internal roads an application shall be made to Tweed Shire Council under Section 138 of the Roads Act 1993 for works pursuant to temporary access roads servicing the Re-locatable Home Park being maintained on the site. Application shall include engineering plans and specifications for the following required works: -
- (a) The construction of a temporary access road within the site along the northern boundary and vehicular crossing onto Tweed Coast Road

- (b) The construction of a temporary access road along the southern boundary within Lot 7015 of DP1068895 and Lot 1056641 and vehicular access onto Tweed Coast Road.
- (c) The construction of each access road shall have sufficient width to allow passenger vehicles to pass and have a bitumen sealed or equivalent surface.
- (d) Detail shall include measures to ensure no vegetation is damaged or removed from areas external to the footprint of the road pavement as identified in plan No. ST01, Rev E prepared by R H Frankland & Associates dated 12/09/2008..
- (e) The construction of each vehicular access shall be in accordance with Tweed Shire Councils Vehicular Access Design and Construction Specification.
- (f) Signage shall be provided along the existing cycleway within the Tweed Coast Road warning cyclists and pedestrians of entering vehicles.

The above mentioned engineering plan submission must include copies of compliance certificates relied upon and details relevant to but not limited to the following: -

- Road works/furnishings
- Stormwater drainage
- Water and sewerage works
- Sediment and erosion control plans
- Location of all services/conduits
- Traffic control plan

[PCC0895]

68B. Prior to the commencement of use of the new proposed roads (north and south entry) a surface radiation validation statement from a suitably qualified person shall be provided to Council to the satisfaction of the General Manager, which confirms that radiation levels do not exceed relevant NSW EPA Action Level Criteria.

68C. The new proposed roads (north and south entry) shall display conspicuous signage which indicates the direction of travel and the speed limit (15km/hr) to the satisfaction of the General Manager or his delegate.

69. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

[DUR0375]

70. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.

[DUR0395]

71. 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.

[DUR0405]

72. All work associated with this approval is to be carried out so as not to impact on the environment. All necessary precautions, covering and protection shall be taken to minimise impact from: -
- Noise, water or air pollution
  - Minimise impact from dust during filling operations and also from construction vehicles
  - No material is removed from the site by wind
- [DUR1005]
73. Where a building or part of a building is required, under the provisions of Section D of the Building Code of Australia, to be accessible to permit use by people with disabilities, prominently displayed signs and symbols shall be provided to identify accessible routes, areas and facilities. The signage, including Braille or tactile signage, should be installed in accordance with the relevant provisions of the Building Code of Australia and achieve the minimum design requirements provided under AS1428.
- [DUR1695]
74. Where access for people with disabilities is required to be provided to a building, sanitary facilities for the use of the disabled must also be provided in accordance with the provisions Part F-2 of the Building Code of Australia.
- [DUR1705]
75. Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired in accordance with Councils adopted Design and Construction Specifications prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.
- [DUR1875]
76. Swimming Pools (Building)
- (a) The swimming pool is to be installed and access thereto restricted in accordance with Council's "Code for the Installation of New Swimming Pools" and Australian Standard AS 1926-1986 (Copy of code enclosed).
  - (b) Swimming pools shall have suitable means for the drainage and disposal of overflow water.
  - (c) The pool pump and filter is to be enclosed and located in a position so as not to cause a noise nuisance to adjoining properties.
- [DUR2075]
77. Backwash from swimming pool is to be connected to the sewer in accordance with Australian Standard AS 3500.2 Section 10.9.
- [DUR2085]
78. The builder must provide an adequate trade waste service to ensure that all waste material is contained, and removed from the site for the period of construction.
- [DUR2185]
79. A garbage storage area shall be provided in accordance with Council's "Code for Storage and Disposal of Garbage and Other Solid Waste".
- [DUR2195]

80. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
- (a) internal drainage, prior to slab preparation;
  - (b) water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
  - (c) external drainage prior to backfilling.
  - (d) completion of work and prior to occupation of the building.

[DUR2485]

81. Plumbing

- (a) A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.
- (b) The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the NSW Code of Practice for Plumbing and Drainage.

[DUR2495]

82. An isolation cock is to be provided to the water services for each unit in a readily accessible and identifiable position.

[DUR2505]

83. Back flow prevention devices shall be installed wherever cross connection occurs or is likely to occur. The type of device shall be determined in accordance with AS 3500.1 and shall be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard.

[DUR2535]

84. All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-

- \* 43.5<sup>0</sup>C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
- \* 50<sup>0</sup>C in all other classes of buildings.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR2555]

85. Where two (2) or more premises are connected by means of a single water service pipe, individual water meters shall be installed to each premise beyond the single Council water meter (*unless all the premises are occupied by a single household or firm*).

[DUR2615]

86. A hose tap shall be provided adjacent to a grease arrester for cleaning purposes and shall be fitted with a RPZD for the purpose of back flow prevention.

[DUR2675]

87. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

A. Short Term Period - 4 weeks.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

B. Long term period - the duration.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.

[DUR0215]

88. It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with WorkCover 2000 Regulations.

[DUR0415]

89. All demolition work is to be carried out in accordance with the provisions of Australian Standard AS 2601 "The Demolition of Structures" and to the relevant requirements of the WorkCover Authority.

[DUR0645]

90. The use of vibratory compaction equipment (other than hand held devices) within 100m of any dwelling house is strictly prohibited.

[DUR0815]

91. All new residential dwellings (and extensions comprising over 50% of the original floor area) are to fully comply with Councils Energy Smart Housing Policy (DCP39). In order to comply with DCP39 consideration must be given to the building envelope, orientation, insulation, ventilation, thermal mass and zoning.

[DUR0915]

92. Provision to be made for the designation of a minimum of 2 durable and pervious car wash-down area/s. The area/s must be identified for that specific purpose and be supplied with an adequate water supply for use within the area/s. Any surface run-off from the area must not discharge directly to the stormwater system.

[DUR0975]

93. All practicable measures must be taken to prevent and minimise harm to the environment as a result of the construction, operation and, where relevant, the decommissioning of the development.

[DUR1025]

94. All walls in the food preparation and food storage areas shall be of solid construction, easily washable, lightly coloured and tiled to a height of at least 2 metres above floor level, or where not tiled, cement rendered to provide a smooth even finish to ceiling. Note: Stud framed walls will not be acceptable. Intersections of all floors with walls shall be coved to a radius of not less than 25 millimetres.

[DUR1495]

95. All flooring materials in the food preparation and storage areas are to be impervious, non slip, non abrasive and capable of withstanding heavy duty operation. Where tiling is to be used epoxy grout finished flush with the floor surface is to be used in joints or alternatively all tiles are to be butt joined and free of cracks or crevices.
- [DUR1505]
96. Windows and doors opening into food preparation and storage areas are to be fully screened in accordance with Council's adopted code for the construction of food premises.
- [DUR1515]
97. Shop fitters are to liaise with the Principal Certifying Authority prior to fitting out of shop.
- [DUR1525]
98. Separate hand washing facilities must be provided in all food preparation areas with warm water and located in a position where it can be easily accessed by food handlers and be of a size that allows easy and effective hand washing to the satisfaction of the General Manager or his delegate.
- [DUR1545]
99. A floor waste connected to the drainage system shall be provided within 1.5 metres of the opening of the cool room.
- [DUR1565]
100. Where the construction work is on or adjacent to public roads, parks or drainage reserves the development shall provide and maintain all warning signs, lights, barriers and fences in accordance with AS 1742.3-2202 (Manual of Uniform Traffic Control Devices). The contractor or property owner shall be adequately insured against Public Risk Liability and shall be responsible for any claims arising from these works.
- [DUR1795]
101. Appropriate arrangements to the satisfaction of Council's General Manager or his delegate shall be provided for the storage and removal of garbage and other waste materials. A screened, graded and drained garbage storage area shall be provided within the boundary.
- [DUR2205]
102. Construction and operation of all food preparation areas shall comply with the Food Act, 1989 and AS4674, 2004.
103. Following the completion of any excavations or site disturbances greater than 300mm deep below existing surface levels in a development stage and prior to the commencement of any construction works in the stage a surface radiation survey shall be completed and reported to the satisfaction of Director of Environment and Community Services. Each stage and validation statement shall be vetted by an EPA accredited contaminated land auditor. Should NSW Health Action Level Criteria be exceeded then a remediation action plan shall be submitted for the approval of Director of Environment and Community Services. All works shall comply with the approved remediation action plan. All excavated material would be retained on site until validation testing confirms compliance to the satisfaction of Director of Environment and Community Services. Where remediation works are required the relevant stage or future stages shall not continue until the auditor's statement has been received to the satisfaction of Director of Environment and Community Services.

104. Any future excavation on the site greater than 1 metre deep below existing surface levels will require development consent from Council.
105. Materials which have not been monitored for radiation levels and certified to be below NSW Health Action Level Criteria shall not be removed from the property.
106. If a centralised hot water system is utilised that system shall comply with AS3666.1 and AS3666.2 and certification of same shall be provided to Council prior to the commencement of operation of any stage. The premise shall comply with NSW Health Policy Directive PD2006\_078 (10 October 2006) and the Public Health (Microbial Control) Regulation 2000.
107. The existing caravan park residents shall be adequately screened and shielded from construction works such that amenity impacts are minimised.
108. Walls within all food preparation areas such as kitchens and cafes shall be of solid masonry construction to the satisfaction of Director of Environment and Community Services.

[DURNS01]

109. A water quality monitoring program is to be undertaken weekly during any earthworks and construction activity for any runoff from the site, and is to continue until stabilisation of any exposed areas. Parameters to be measured include pH, suspended solids (mg/L), salinity (ppt), Total N and Total P. Any runoff to the creek that breaches ANZECC guidelines for receiving waters shall be reported to Council and will include adaptive management measures proposed to rectify the breach.
110. A marine vegetation monitoring program is to be undertaken annually during October-November for a five-year period from the commencement of construction, using methodology sufficient to determine any significant changes in distribution compared to the baseline plan provided by Bushfiresafe as Appendix 5 of the Marine Flora and Fauna report. An annual report shall be provided to Council by December 31 of each of the five years detailing current distribution. Should loss of seagrass, saltmarsh or mangroves greater than 20% of the baseline distribution occur due to impacts other than stochastic events (major floods etc) and attributable to the development, the applicant will be required to make a payment commensurate with the extent of damage as agreed by DPI Fisheries to be placed into DPI's Fish Conservation Trust Fund where it will be used on projects that are supported by both DPI's Aquatic Ecosystems Unit and Tweed Shire Council to rehabilitate fish habitat in Tweed local government area.
111. Hazardous or industrial waste must be stored and disposed of in a manner to minimise its impact on the environment including appropriate segregation for storage and separate disposal by a waste transporter licensed by the EPA.

[DUR2215]

112. All stormwater gully lintels shall have the following notice cast into the top of the lintel: 'DUMP NO RUBBISH, FLOWS INTO CREEK' or similar wording in accordance with Councils adopted Design and Construction Specification.

[DUR2355]

113. Appropriate measures are to be put in place during the construction period to prevent the transport of sediment from the site. Should any material be transported onto the road or any spills occur it is to be cleaned up prior to cessation of same days work and/or commencement of any rain event.

114. The site shall not be dewatered, unless written approval to carry out dewatering operations is received from the General Manager or his delegate.

115. All waters that are to be discharged from the site shall a pH between 6.5 and 8.5 and suspended solids not greater than 50mg/kg. The contractor shall nominate a person responsible for monitoring of the quality of such discharge waters on a daily basis and the results recorded. Such results shall be made available to Council's Environmental Health Officer(s) upon request.

116. **DELETED**

116A. The provision of a minimum of 133 off street car parking spaces and 2 ambulance spaces including parking for the disabled where applicable. The layout and construction standards to be in accordance with Development Control Plan No. 2 - Parking Controls, the Building Code of Australia and AS 2890. Please note that the 11 car parking spaces along the northern boundary shall be allocated for staff parking only.

117. The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the Developers expense and any such costs are payable prior to the issue of a Subdivision Certificate/Occupation Certificate.

118. Landscaping of the site shall be carried out in accordance with the submitted/approved landscaping plans.

119. Tweed Shire Council shall be given a minimum 24 hours notice to carry out the following compulsory inspections in accordance with Appendix D, Tweed Shire Council Development Control Plan, Part A5 - Subdivisions Manual based on the rates contained in Council's current Fees and Charges:-

Roadworks

- (a) Pre-construction commencement erosion and sedimentation control measures
- (b) Completion of earthworks
- (c) Excavation of subgrade
- (d) Pavement - sub-base
- (e) Pavement - pre kerb
- (f) Pavement - pre seal
- (g) Pathways, footways, bikeways - formwork/reinforcement
- (h) Final inspections - on maintenance
- (i) Off Maintenance inspection

### Water Reticulation, Sewer Reticulation, Drainage

- (a) Excavation
- (b) Bedding
- (c) Laying/jointing
- (d) Manholes/pits
- (e) Backfilling
- (f) Permanent erosion and sedimentation control measures
- (g) Drainage channels
- (h) Final inspection - on maintenance
- (i) Off maintenance

### Sewer Pump Station

- (a) Excavation
- (b) Formwork/reinforcement
- (c) Hydraulics
- (d) Mechanical/electrical
- (e) Commissioning - on maintenance
- (f) Off maintenance

Council's role is limited to the above mandatory inspections and does NOT include supervision of the works, which is the responsibility of the Developers Supervising Consulting Engineer.

The EP&A Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an "accredited certifier".

[DUR1895]

120. The contractor is to maintain a copy of the development consent and Construction Certificate approval including plans and specifications on the site at all times.

[DUR2015]

121. All stormwater discharged from the site including dewatering discharge is to be directed to a sediment pond prior to final discharge into any waterway in accordance with Council adopted Design and Construction Specifications.

[DUR2365]

122. Regular inspections shall be carried out by the Supervising Engineer on site to ensure that adequate erosion control measures are in place and in good condition both during and after construction.

Additional inspections are also required by the Supervising Engineer after each storm event to assess the adequacy of the erosion control measures, make good any erosion control devices and clean up any sediment that has left the site or is deposited on public land or in waterways.

This inspection program is to be maintained until the maintenance bond is released or until Council is satisfied that the site is fully rehabilitated.

[DUR2375]

123. During construction, a "satisfactory inspection report" is required to be issued by Council for all s68h2 permanent stormwater quality control devices, prior to backfilling. The proponent shall liaise with Councils Engineering and Operations Division to arrange a suitable inspection.

[DUR2445]

124. All water drawn from Councils reticulated system shall be via a Tweed Shire Council metered standpipe. The location of the hydrant shall be nominated by Tweed Shire Council and all water shall be only used for the purposes nominated by the applicant for the duration of the construction activities.

[DUR2575]

125. All surface water collected from hard stand parking areas to be directed to Council approved pre-treatment facilities before discharge to approved discharge locations. Stormwater from covered or enclosed carpark areas shall not be discharged to the public sewer unless approved treatment facilities have been provided. Details are to be submitted to and approved by Tweed Shire Council prior to installation

[DUR2735]

### **PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

126. Prior to issue of an occupation certificate, all works/actions/inspections etc required at that stage by other conditions or approved management plans or the like shall be completed in accordance with those conditions or plans.

[POC0005]

127. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

[POC0205]

128. The building is not to be occupied or a final occupation certificate issued until a fire safety certificate has been issued for the building to the effect that each required essential fire safety measure has been designed and installed in accordance with the relevant standards.

[POC0225]

129. Prior to the issue of an occupation certificate,

- (a) Certification of termite protection methods performed by the person carrying out the works is to be submitted to the PCA; and
- (b) A durable notice must be permanently fixed to the building in a prominent location, such as in the electrical meter box indicating:-
  - (i) the method of protection; and
  - (ii) the date of installation of the system; and
  - (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
  - (iv) the need to maintain and inspect the system on a regular basis.

[POC0235]

130. Prior to the occupation or use of any building and prior to the issue of any occupation certificate, including an interim occupation certificate, a final inspection report is to be obtained from Council in relation to the plumbing and drainage works.  
[POC1045]
131. The premises where food is handled or prepared for patrons or occupants is to be notified to NSW Health in accordance with the Registration and notification requirements of the Food Standards Code as called into force by the Food Regulation 2001.  
[POC0605]
132. Prior to commencement of operations and on completion of fit out an inspection is to be arranged with Council's Environmental Health Officer for final approval.  
[POC0615]
133. The premise is to be treated on completion of fit-out and prior to commencement of trading and thereafter on a regular basis by a Licensed Pest Control Operator. A certificate of treatment is to be made available for Council inspection on request.  
[POC0635]
134. All landscaping work is to be completed in accordance with the approved plans prior to any use or occupation of the building.  
[POC0475]
135. A survey certificate signed by a registered surveyor is to be submitted to the PCA at floor stage to certify that the habitable floor level of the building to be at a level of not less than RL 2.7m AHD.  
[POC0565]
136. Prior to the issue of an occupation certificate, the applicant shall produce a copy of the "satisfactory inspection report" issued by Council for all s68h2 permanent stormwater quality control devices.  
[POC0985]
137. Prior to issue of an Occupation Certificate, all water sensitive design facilities are to be completed in accordance with the approved Water Management Plan.  
[POC0995]
138. Prior to the issue of occupation certificates for each approved stage the Council approved restoration and planting of available sections of buffer zone shall be completed. Landscaping and restoration areas shall be maintained at all times to the satisfaction of Council and for a minimum five-year period following planting and/or weed removal works. Trees identified for retention in the development application plans shall not be removed without separate Council approval.
- 138A. At the completion of construction of the facility the applicant shall remove any temporary access roads (as approved by DA06/0413.08 and the related DA08/0948) and restore the areas to their natural state as existed prior to construction of the temporary roads.

## USE

139. Swimming Pools (Building)
- (a) It is the responsibility of the pool owner to ensure that the pool fencing continues to provide the level of protection required regardless of and in response to any

activity or construction on the adjoining premises. Due regard must be given to the affect that landscaping will have on the future effectiveness of the security fencing. (Section 7 Swimming Pool Act 1992).

- (b) The resuscitation poster must be permanently displayed in close proximity to the swimming pool. (Section 17 Swimming Pool Act 1992).

[USE1295]

140. Waste storage and collection shall not be permitted to impact local amenity by way of colour, drainage or noise. The central waste collection point shall be adjacent to buildings B & C and shall not be adjacent to the northern boundary.

141. All cooking gases shall be discharged above the roof line in accordance with AS 1668.

[USENS01]

142. Upon the creek front home sites being vacated the current owners and/or any subsequent land owners are to dedicate (at no cost to Council) 30m of Creek front land to Council (or that part of the setback to the Creek not comprising an APZ) to ensure public access to the Creek is available. In addition a formal right of carriageway is to be formed from Tweed Coast Road through the site to enable access to the Creek.

143. The use to be conducted so as not to cause disruption to the amenity of the locality, particularly by way of the emission of noise, dust, fumes or the like.

[USE0125]

144. All activities associated with the occupancy of the building are to comply with the Protection of the Environment Operations Act, 1997.

[USE0135]

145. All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised, notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of the General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive noise.

[USE0175]

146. All external artificial lighting shall be shielded where required to the satisfaction of Councils General Manager or his delegate to ensure that the spill of light or glare from such lighting does not create a nuisance to any adjoining or neighbouring premises.

[USE0205]

147. All food handling areas and persons engaged in the preparation and handling of food supplied to patrons or occupants are to comply with the provisions of the Foods Act 1989 and the provisions of the Food Standards Code as called into force by the Food Regulation 2001.

[USE0825]

148. All mechanical ventilation shall comply with AS1668.2 Ventilation Requirements.

[USE0845]

149. A food safety program in accordance with HACCP requirements is to be implemented in the conduct and operation of the food preparation area. Advice regarding this can be obtained from the NSW Food Authority.

150. Any area to be used for the purpose of hairdressing shall comply with the requirements of the Local Government (orders) Regulation 1999 and where necessary the Public Health (Skin Penetration) Regulation 2000.

151. The premises shall be maintained in a clean and tidy manner.

152. The premises shall be operated in accordance with the *Public Health (Skin Penetration) Regulation 2000* and current NSW Health Skin Penetration Code of Best Practice and Guidelines.

153. The premises shall be operated in accordance with the *Public Health (Swimming Pools and Spa Pools) Regulation 2000* and the current NSW Health Public Swimming Pool and Spa Pool Guidelines.

154. Clinical wastes shall be separated from the general waste stream and disposed via Council's approved clinical waste collection and disposal service.

155. All hazardous and/or dangerous goods shall be stored in accordance with requirements of WorkCover NSW.

156. All landscaping work is to be completed in accordance with the approved plans prior to any use or occupation of the building.

157. A backflow containment device will be installed adjacent to Councils water meter installation at the property boundary in accordance with AS3500. The device is to be maintained in accordance with the provisions of AS3500 by the owner of the property at the owners expense.

## **GENERAL TERMS OF APPROVAL**

### **PERMIT UNDER PART 3A OF THE RIVERS AND FORESHORES IMPROVEMENT ACT 1948**

1. Erosion and sediment control measures are required to be implemented prior to any works commencing, and must be maintained for as long as necessary after the completion of works, to prevent sediment and dirty water entering Cudgera Creek.
2. Provision of stormwater quality treatment measures (in accordance with the Soil and Stormwater Management Plan) to ensure retention of pollutants and no detrimental water quality impacts downstream.
3. Excavated material may contain potential acid sulfate soils and shall be tested. If present then appropriate management measures shall be employed to control any acid sulfate soil impacts in accordance with the ASMACC Manual.
4. Excavation operations shall be conducted so as not to damage or cause erosion of the adjoining riverbank of Cudgera Creek.

5. Excavation operations and construction activities shall be conducted with minimal impact on riparian vegetation.

**GENERAL TERMS OF APPROVAL UNDER SECTION 205 OF THE FISHERIES MANAGEMENT ACT** (Permit to cut remove damage or destroy marine vegetation on public water land or an aquaculture lease on the foreshore of any such land or lease)

- That stormwater discharge points ie. pipes be located greater than 50 metres from seagrass beds and if possible avoided through the use of appropriate water sensitive urban design and other best management practice measures.

**GENERAL TERMS OF APPROVAL UNDER SECTION 100B OF THE RURAL FIRES ACT 1997**

**General Conditions**

1. Access is to comply with section 4.3.2 Planning for Bushfire Protection 2001.
2. Reticulated water supply shall comply with AS2419 Locations of fire hydrants are to be delineated by blue pavement markers in the centre of the road.
3. The structures of the proposed development are to comply with the requirements of Level 1 construction as required by Australian Standard AS3959-1999 'Construction of buildings in bushfire-prone areas'. External doors in the commercial precincts and clubhouse located in Building B are not required to be screened provided they are designed and constructed to prevent the entry of embers when the door is closed. Weather strips, draught excluders and seals shall be installed and shall be manufactured from materials having a "Flammability Index" no greater than 5.
4. At the commencement of building works and in perpetuity, the Asset Protection Zones are depicted in Appendix 5 – Asset Protection Zones prepared by Bushfiresafe, ref:5052 and dated Oct 2005, shall be maintained as an 'Inner Protection Area' (IPA), as outlined within Planning for Bush Fire Protection and the Service's document 'Standards for asset protection zones'.
5. The existing demountable dwellings are required to be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen. This includes any sub floor areas where applicable and eaves. Roof guttering and valleys are to be screened with non corrosive mesh to prevent the build up of flammable material. Any materials used shall a Flammability Index no greater than 5.
6. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

**General Advice – consent authority to note**

- This letter is in response to additional information submitted and supersedes our previous approval dated 27 April 2007.

The reasons for the imposition of conditions are to minimise any adverse impact the development may cause and to give effect to the objectives of the Environmental Planning and Assessment Act, 1979.

The application was determined on: **8 May 2007**  
The consent to operate from: **14 May 2007**  
The consent to lapse on 14 May 2012 unless commenced prior to that date.

#### **RIGHT OF APPEAL**

If you are dissatisfied with this decision 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.

#### **Signed on behalf of the Tweed Shire Council**


Garry Smith, Manager Development Assessment  
14 May 2007

Townplanning proposal  
for  
**HASTINGS POINT  
SENIORS COMMUNITY**  
at

**COAST ROAD  
HASTINGS POINT**  
for

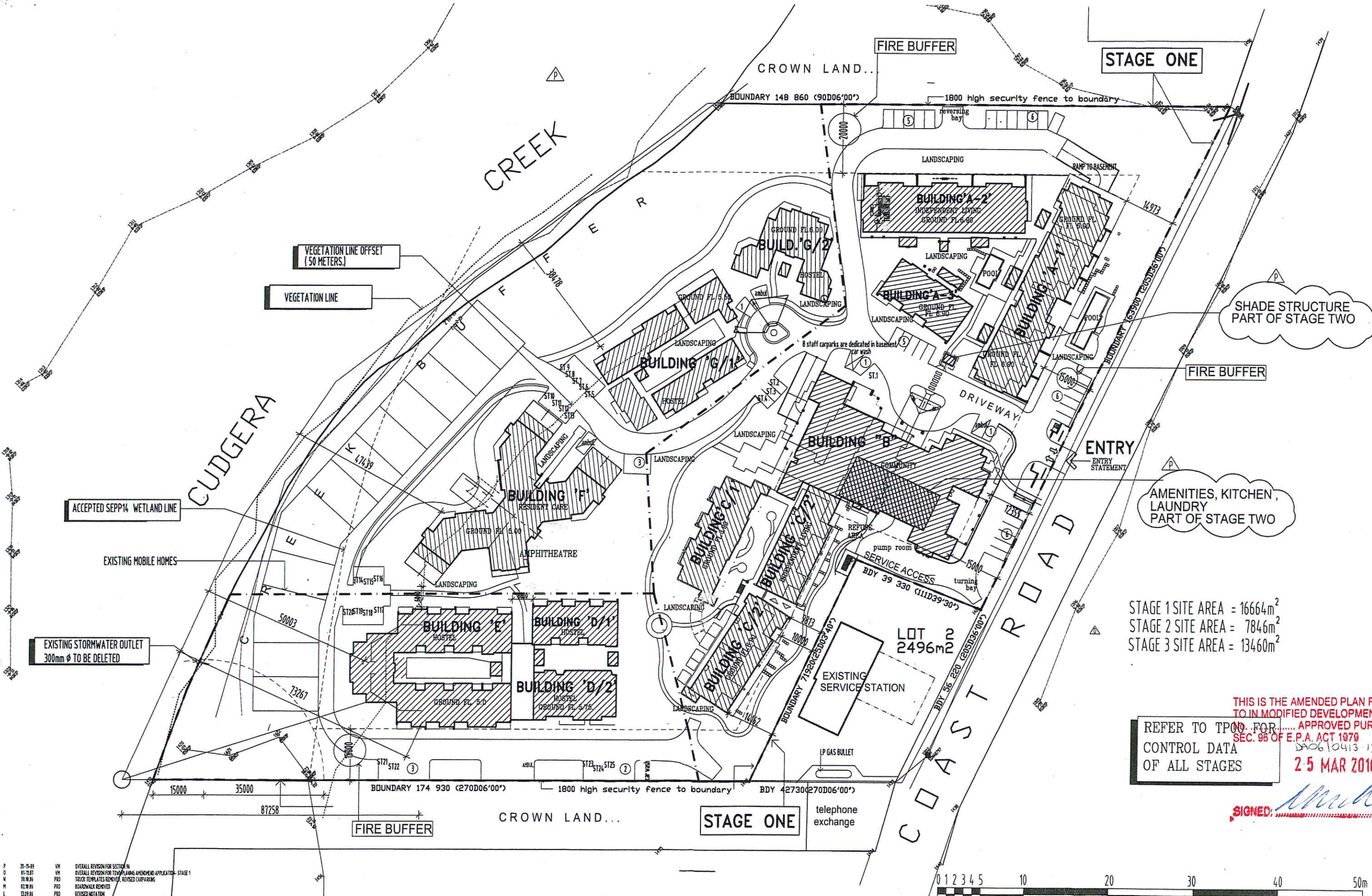
Seek Changepty/ltd

THIS IS THE AMENDED PLAN REFERRED  
TO IN MODIFIED DEVELOPMENT CONSENT  
No. .... APPROVED PURSUANT TO  
SEC. 96 OF E.P.A. ACT 1979  
DAG610413.13  
2-5 MAR 2010

SIGNED: 







STAGE 1 SITE AREA = 16664m<sup>2</sup>  
 STAGE 2 SITE AREA = 7846m<sup>2</sup>  
 STAGE 3 SITE AREA = 13460m<sup>2</sup>

THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT APPROVED PURSUANT TO SEC. 98 OF E.P.A. ACT 1979  
 DA0610413-13  
 2-5 MAR 2010

SIGNED: *[Signature]*

REV.	DATE	BY	DESCRIPTION
P	20-10-09	VM	OVERALL REVISION FOR SECTION 98
O	01-10-09	VM	OVERALL REVISION FOR TOWNPLANNING AMENDMENT APPLICATION - STAGE 1
A	16-07-06	VM	SETTY AND PONTON REVIEWED - BUILDING LAYOUT REVISED TO FIRE REGULATION - IGH SEPARATION
B	16-07-06	VM	TRUCK TEMPLATES REMOVED, REVERSED CARPARKING
C	15-03-06	VM	SUBMISSION TO COUNCIL
D	19-03-06	VM	check revisions
E	23-03-06	VM	CHECK FOR TOWNPLANNING SUBMISSION
F	31-03-06	VM	OVERALL REVISIONS FOR TP
G	4-01-06	VM	REVISIONS TO TOWNPLANNER
H	16-01-06	VM	REFUSE COLLECTION ADDED

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

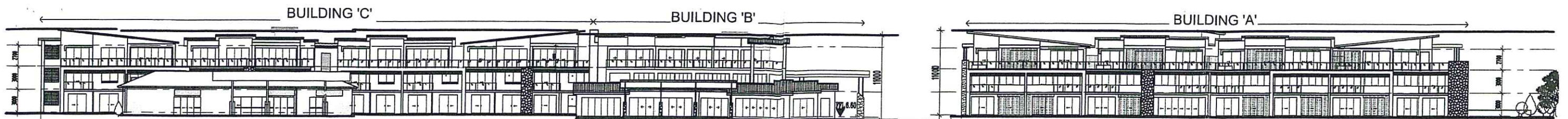
**OVERALL SITE PLAN**

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
 BUILDING AND DESIGN CONSULTANTS  
 2 PHILIPPE PARADE, PALM BEACH, QLD, 4221. PHONE: (07) 5588 2435 FAX: (07) 5588 1233  
 A/CN 810 813 133 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 845334

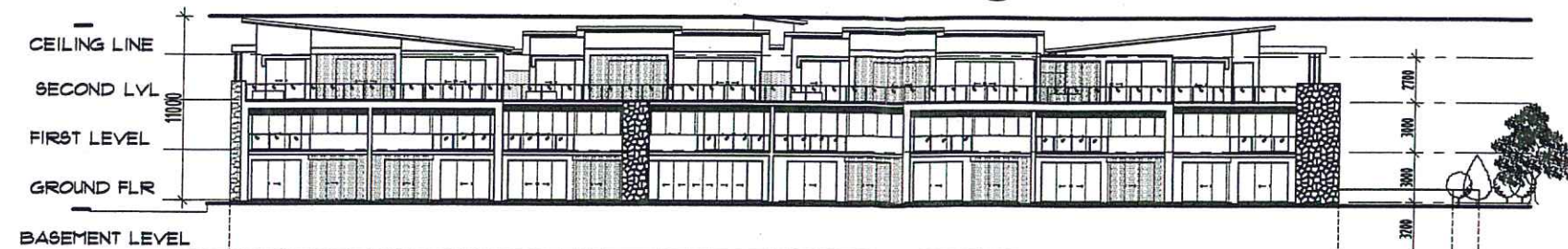
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 PLOTTING SCALE: 1:1  
 CHECKED BY: L.E. FARMER  
 DESIGNED BY: L.E. FARMER  
 DATE: 15/03/06  
 LAYOUT NAME: TP01 SITE  
 CAD FILE: TP01 SITE PLAN.dwg  
 15/03/06 TP-PARTY-SITE PLAN.dwg

PROJECT: PROPOSED HASTINGS POINT SENIORS COMMUNITY AT LOT 1, COAST ROAD- HASTING POINT  
 CLIENT: SEEK CHANGE PTY/LTD  
 TITLE: OVERALL SITE PLAN ALL STAGE COMPLETED

SHEET NO: TP01 P  
 FILE NO: 05170



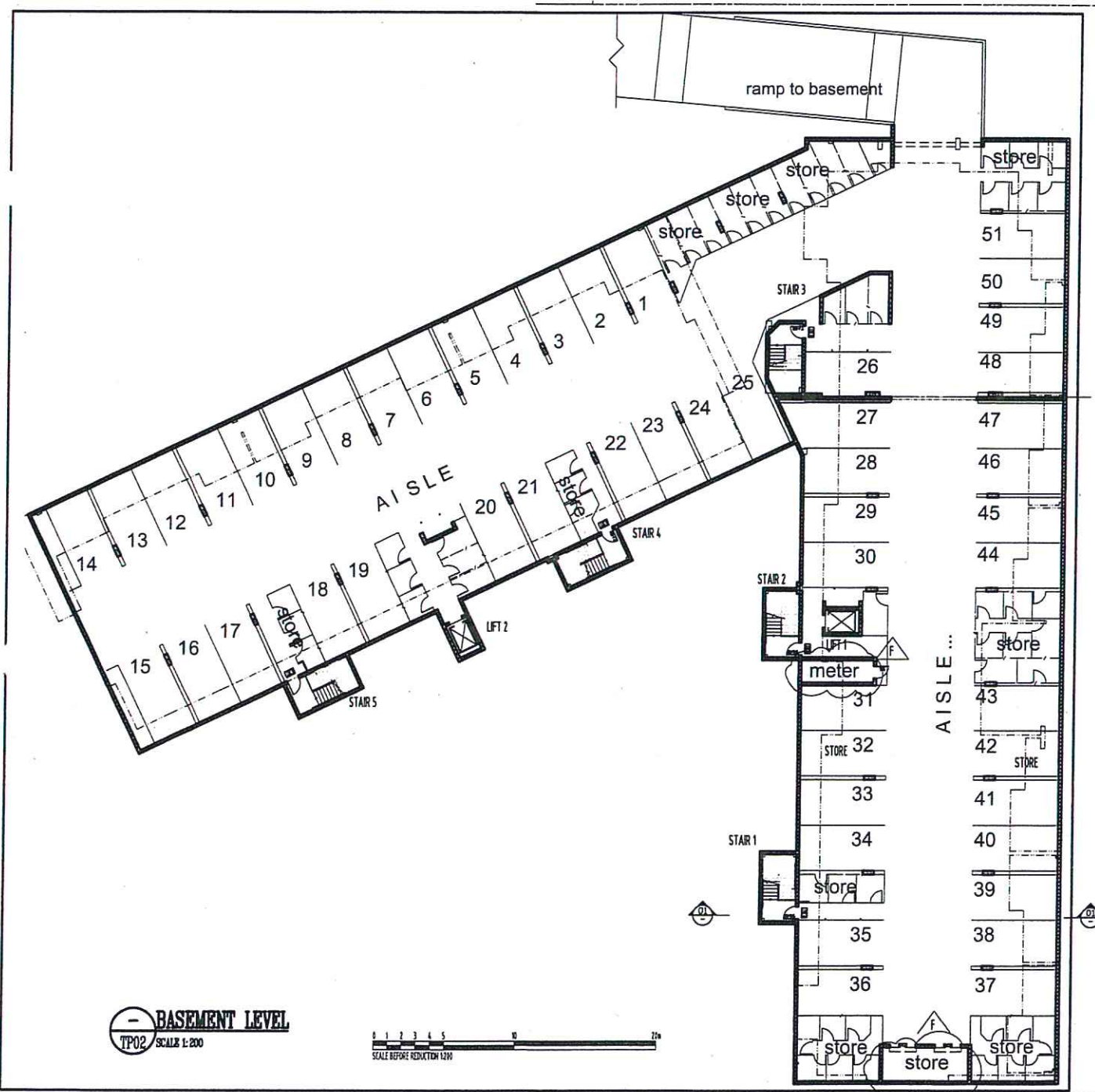
STREET ELEVATION  
TP02 SCALE 1:250



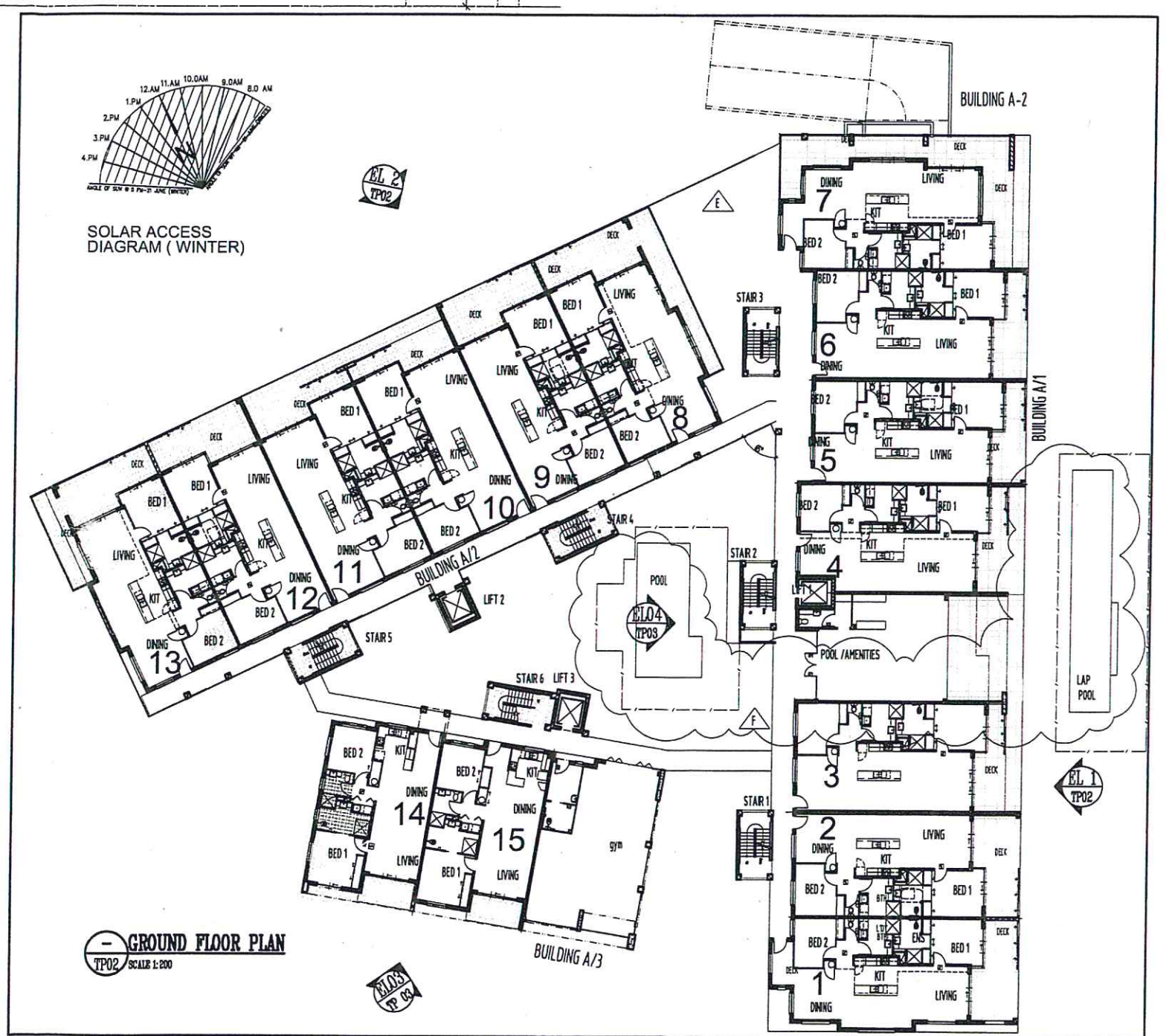
ELEVATION 1  
TP02 SCALE 1:200

THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. .... APPROVED PURSUANT TO SEC. 98 OF E.P.A. ACT 1979  
DAG0413.13  
25 MAR 2010

SIGNED: *[Signature]*



BASEMENT LEVEL  
TP02 SCALE 1:200



GROUND FLOOR PLAN  
TP02 SCALE 1:200

REV.	DATE	BY	DESCRIPTION
A			
B	16-01-01	YH	REVISIONS TO MEETING
C	15-03-01	YH	CHECK FOR TYPING/PLANNING SUBMISSION
D	24-03-01	YH	OVERALL REVISIONS FOR TP
E	27-04-01	YH	OVERALL REVISIONS FOR RESUBMISSION OF TYPING/PLANNING AMENDMENT
F	27-04-01	YH	INTERNAL WATER FEATURE REMOVED, METER ROOM AND STORE REV EXC'D.

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

**BUILDING 'A'**  
INDEPENDENT LIVING

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
2 PHEPPUR PARADE, PALM BEACH, QLD, 4217. PHONE: (07) 5514 5100. FAX: (07) 5514 5103  
ACK: 100 100 770. GREENGLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER: 045531

DRAWING SCALES	AS SHOWN	EXTERNAL REFERENCES (SHEET)	N/A	DESIGNED BY: L.L. FRANKLAND	ALLIANCE LICENSE NUMBER: 045531
PLATTING SCALE	AS SHOWN	SCOPY FILES	N/A	DESIGNED BY: L.L. FRANKLAND	ALLIANCE LICENSE NUMBER: 045531
PLATTING DATE & TIME	AS SHOWN	PRINTED BY	PRD	DESIGNED BY: L.L. FRANKLAND	ALLIANCE LICENSE NUMBER: 045531
LAYOUT NAME	TP02				
DATE	02/02/01				
BY	TP02				

PROJECT: PROPOSED HASTINGS POINT SENIORS' COMMUNITY  
ADDRESS: AT LOT COAST ROAD - HASTING POINT  
CLIENT: PDK DEVELOPMENTS P/L  
TITLE: BUILDING A - BASEMENT - GROUND FLOOR ELEVATIONS

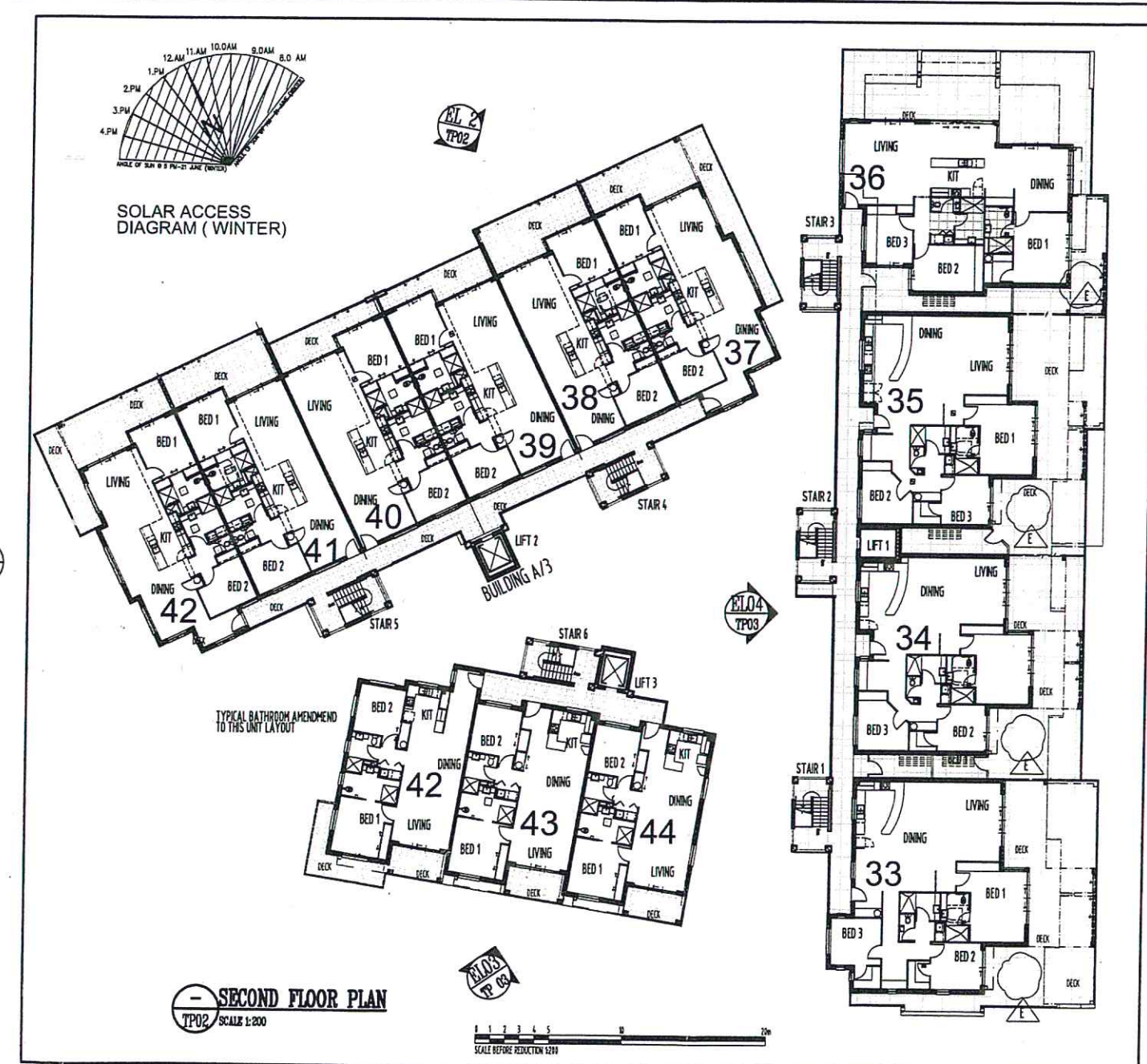
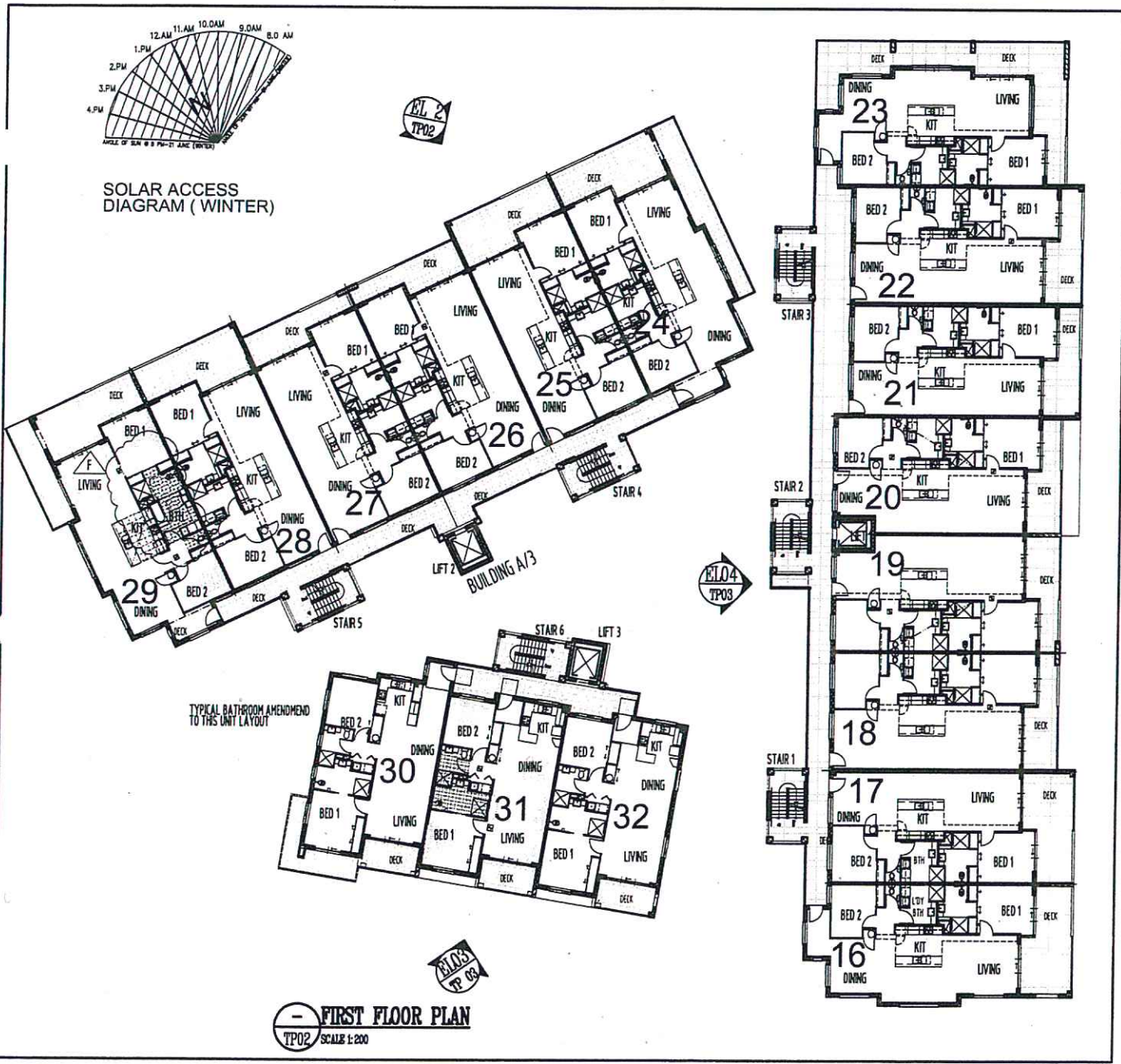
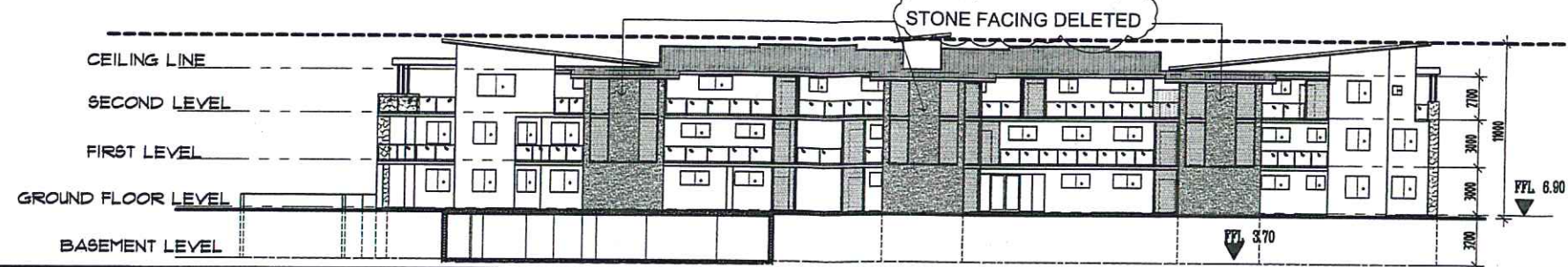
SHEET NO. TP02 E  
REV. 05170



THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. ... APPROVED PURSUANT TO SEC. 96 OF E.P.A. ACT 1979 DA 0610413.13

25 MAR 2010

SIGNED: *[Signature]*



REV.	DATE	BY	DESCRIPTION
A	16-02-10	VH	REVISIONS TO CLIENTS MEETING
B			
C	15-03-10	VH	CHECK FOR TOWNPLANNING SUBMISSION
D	13-01-10	VH	OVERALL REVISIONS FOR TP
E	21-06-07	VH	OVERALL REVISIONS FOR REVISION OF TOWNPLANNING AMENDMENT
F	22-06-07	VH	REVISIONS OF REVISED TOWNPLANNING

**BUILDING 'A'**  
INDEPENDENT LIVING

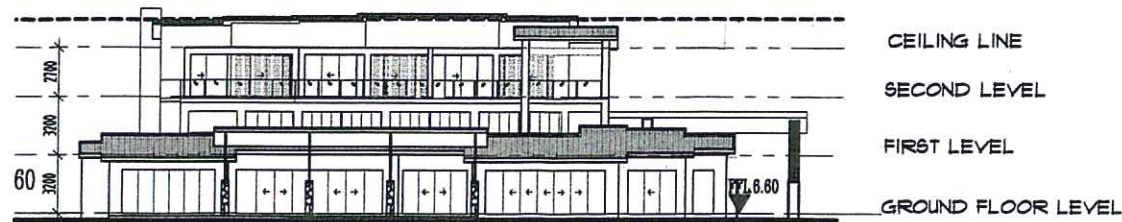
**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
2 PHILIP PARADE, PALM BEACH, QLD, 4225 PHONE: (07) 5514 2425 FAX: (07) 5514 0123  
A/CN 010 723 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 161551

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PLATTING DATE & TIME: TP03	DRAWN BY: VH		
LAYOUT NAME: TP03			
CAD FILE: TP03			
PRINT: TP-PART 2.dwg			

PROJECT: PROPOSED HASTINGS POINT SENIORS 'COMMUNITY AT LOT 1 COAST ROAD - HASTING POINT PDK DEVELOPMENTS P/L

TITLE: BUILDING A - FIRST AND SECOND FLOOR ELEVATIONS

SHEET NO. TP03 F  
REV. 05170



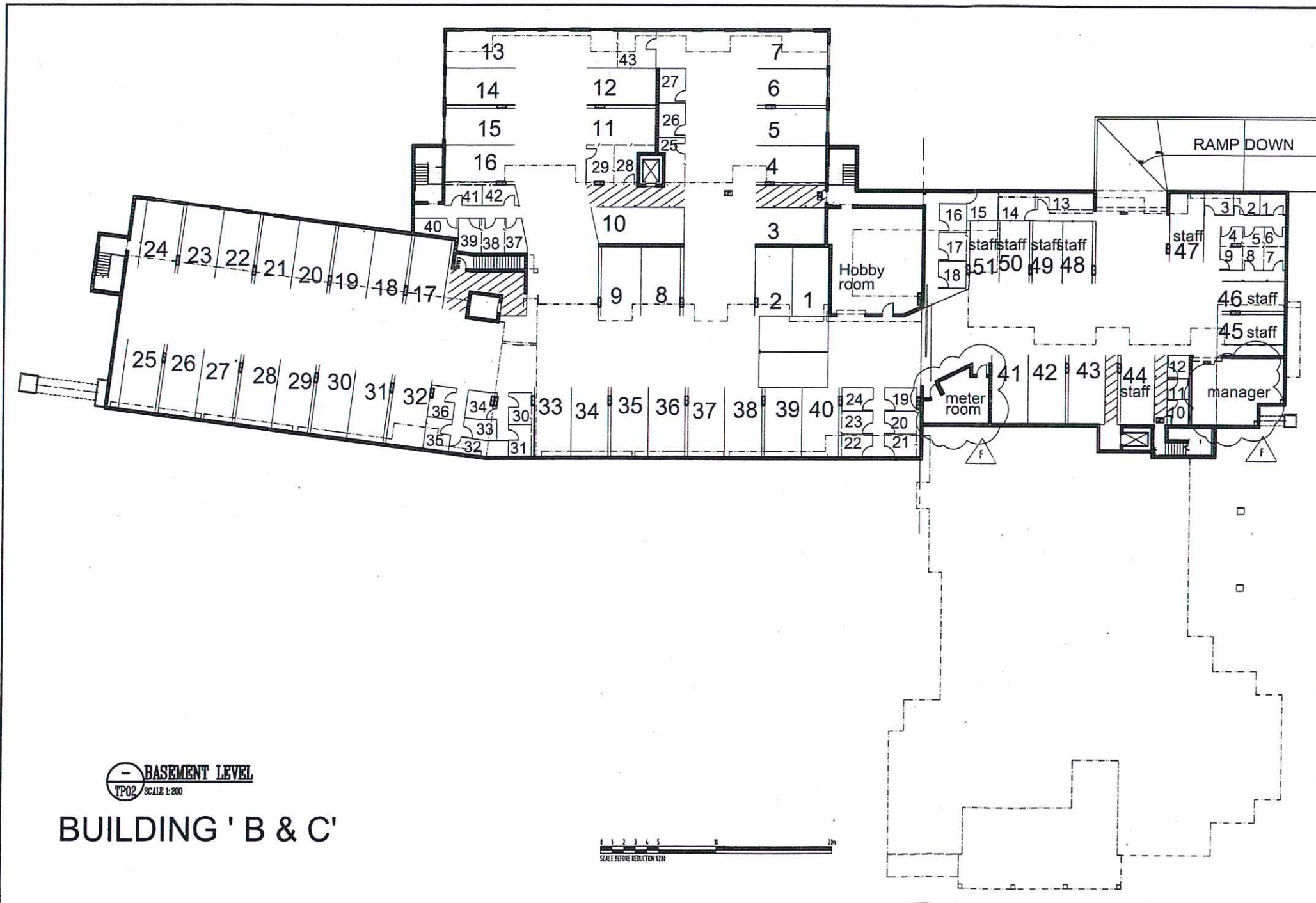
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TPO4 SCALE 1:200



**E1 ELEVATION 2- NORTH ELEVATION**  
TPO4 SCALE 1:200

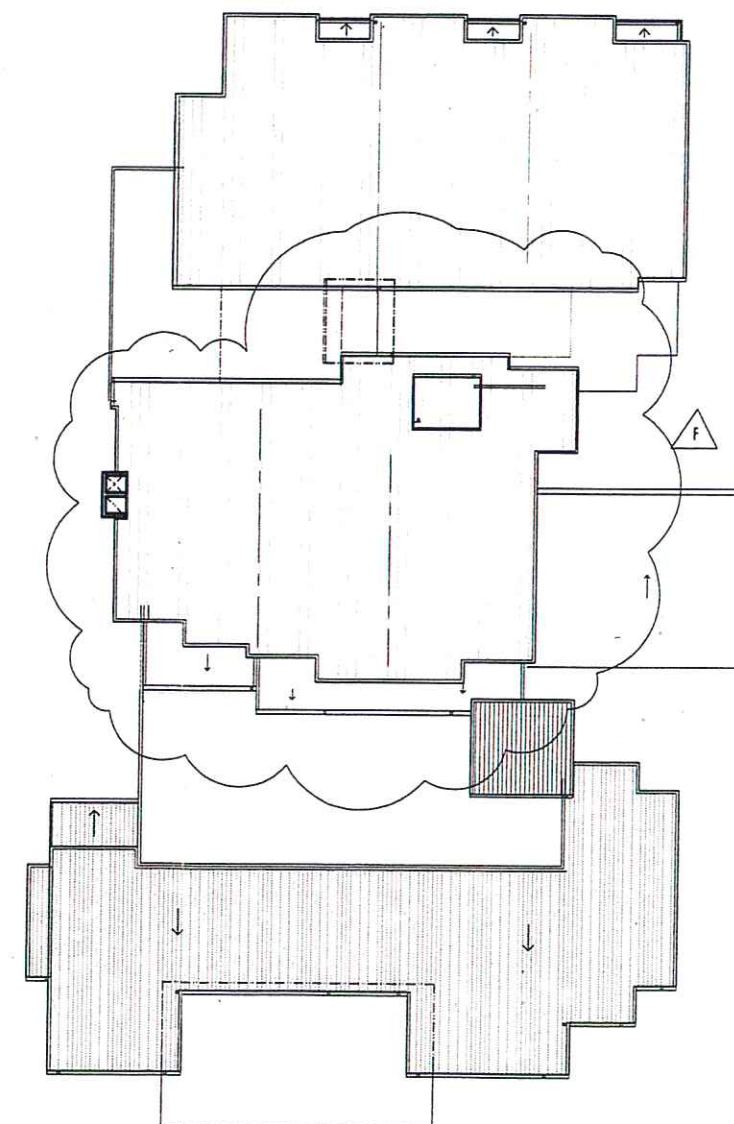
THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. 05170 APPROVED PURSUANT TO SEC. 96 OF E.P.A. ACT 1979  
DAP610413.13  
25 MAR 2010

SHAPE OF PORTE COCHERE CHANGED



**BASEMENT LEVEL**  
TPO2 SCALE 1:200

**BUILDING ' B & C '**



**ROOF LEVEL**  
SCALE 1:200

SIGNED: *[Signature]*

REV.	DATE	BY	DESCRIPTION
A	27-01-06	YH	INITIAL ISSUE
B	27-01-06	YH	OVER ALL REVISIONS FROM REQUESTS
C	05-01-06	YH	CHECK FOR TOWNPLANNING SUBMISSION
D	03-01-06	YH	OVERALL REVISIONS FOR TP
E	25-02-07	YH	OVERALL REVISIONS FOR RESUBMISSION OF TOWNPLANNING AMENDMENT
F	28-11-09	YH	PORTE COCHERE ROOF RESHAPED, ROOF OVER GALLERY ADDED

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

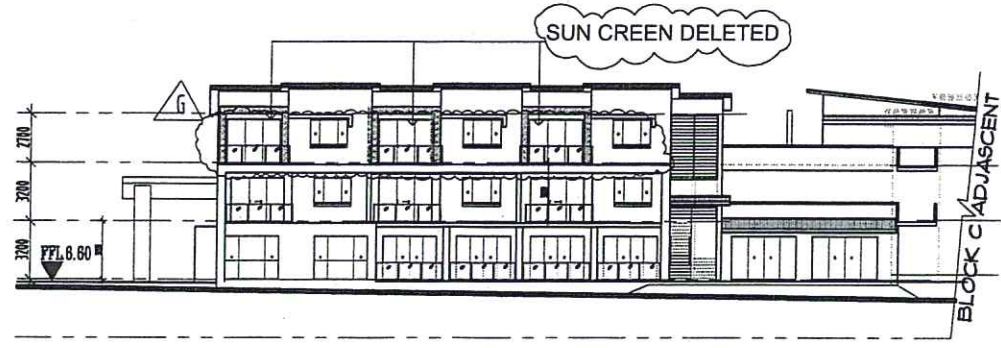
**BUILDING ' B & C '**  
INDEPENDENT LIVING

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
3 PHILIPPA PARADE, PALM BEACH, QLD, 4217 PHONE: 071 559 5100 FAX: 071 559 0333  
AQL 470 077 733 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 945534

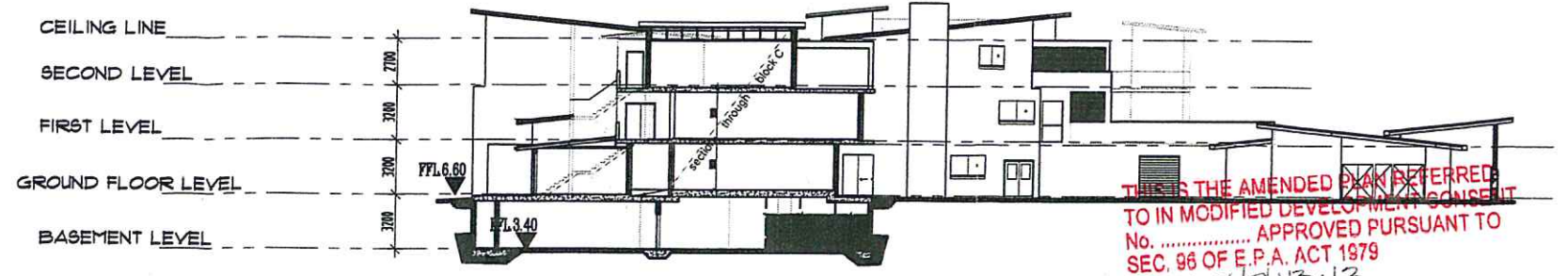
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**CLIENT NAME** TPAL  
**DATE** 05/01/10  
**TP-PART 1.dwg**

**PROJECT** PROPOSED HASTINGS POINT SENIORS' COMMUNITY  
**ADDRESS** AT LOT COAST ROAD- HASTING POINT  
**CLIENT** SEEK CHANGE PTY LTD  
**TITLE** BUILDING ' B & C ' BASEMENT LEVEL AND ELEVATIONS

**PROJECT No.** TP04  
**REV** F  
**PROJECT No.** 05170



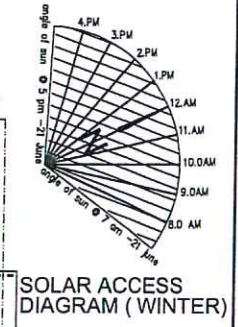
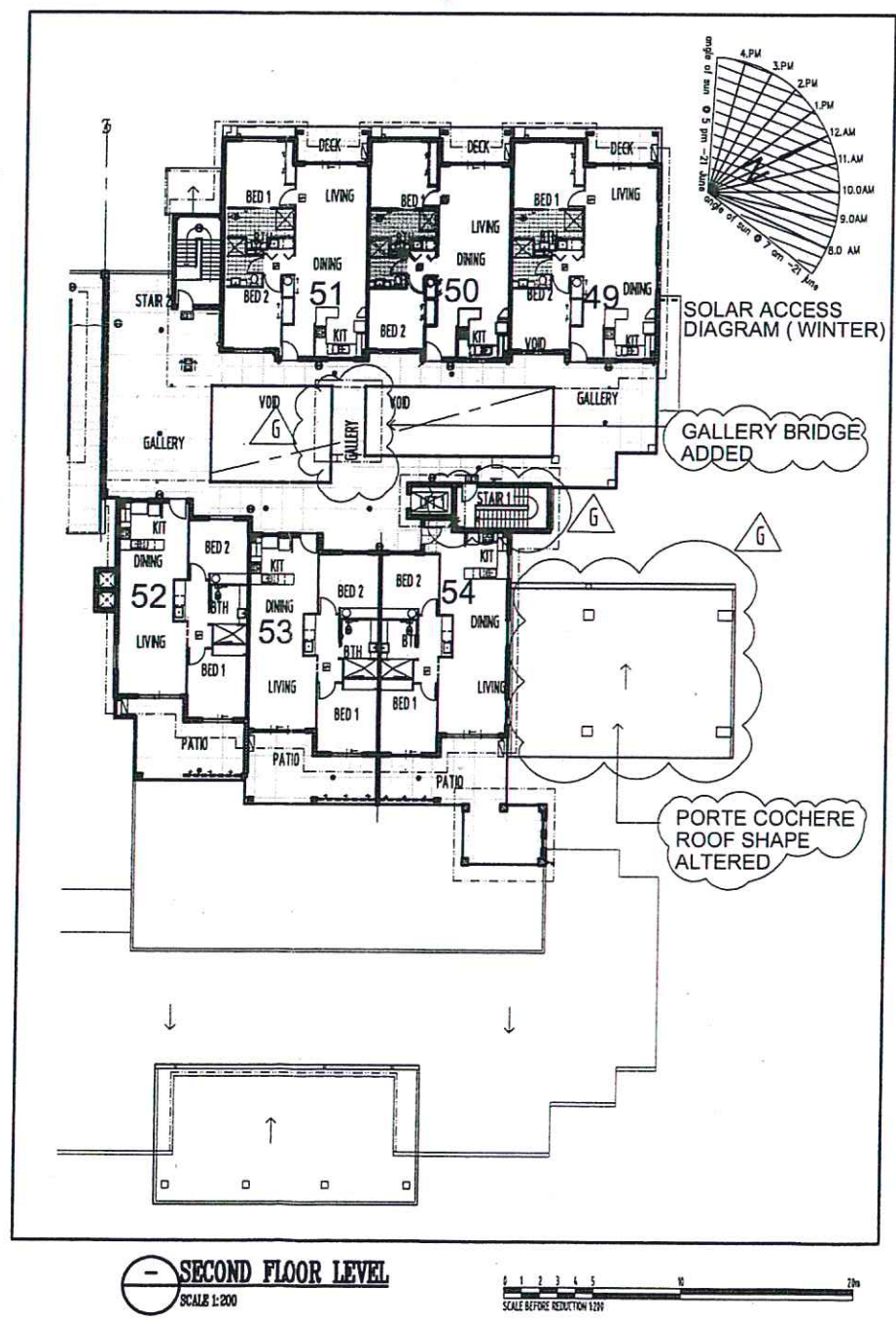
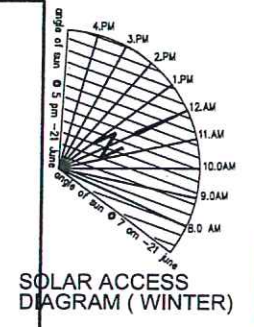
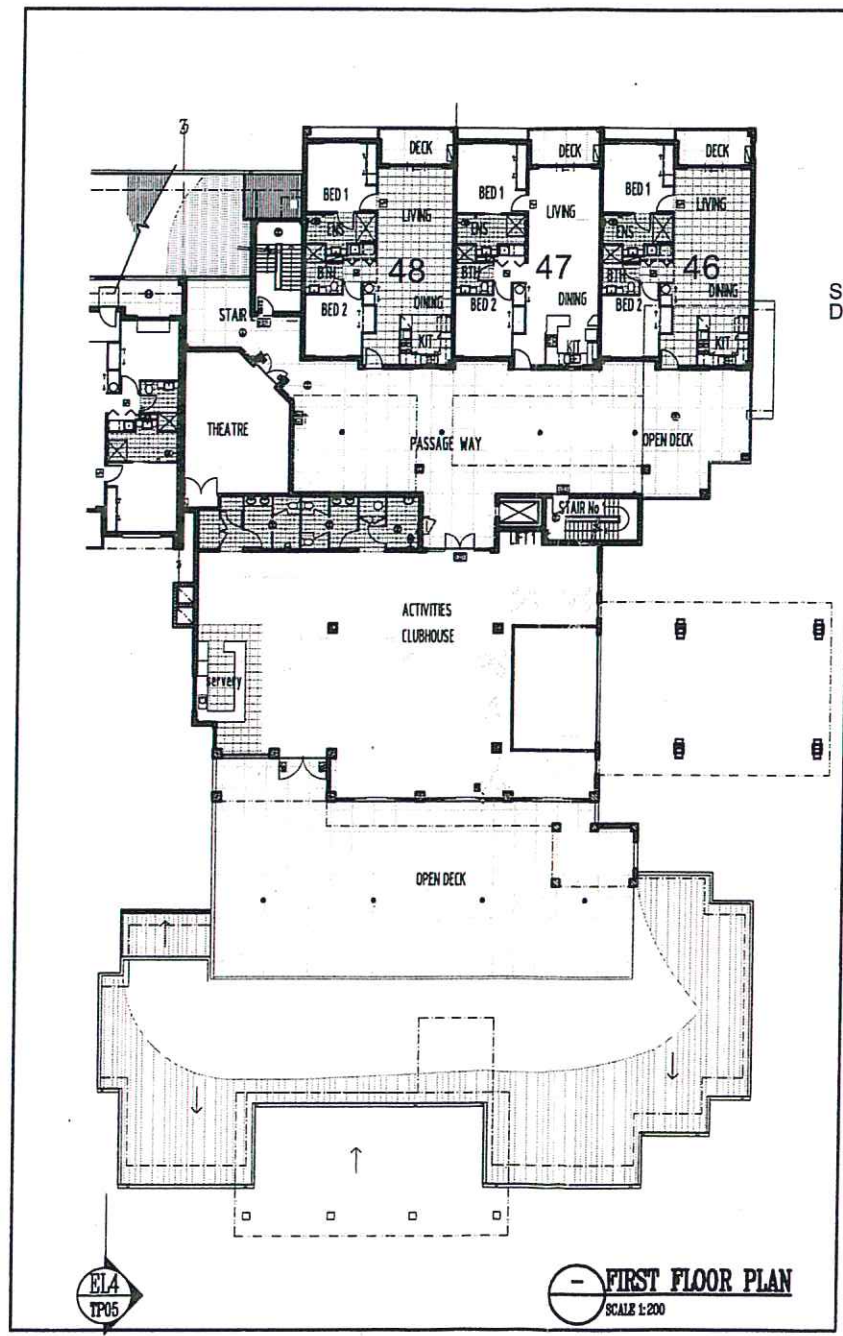
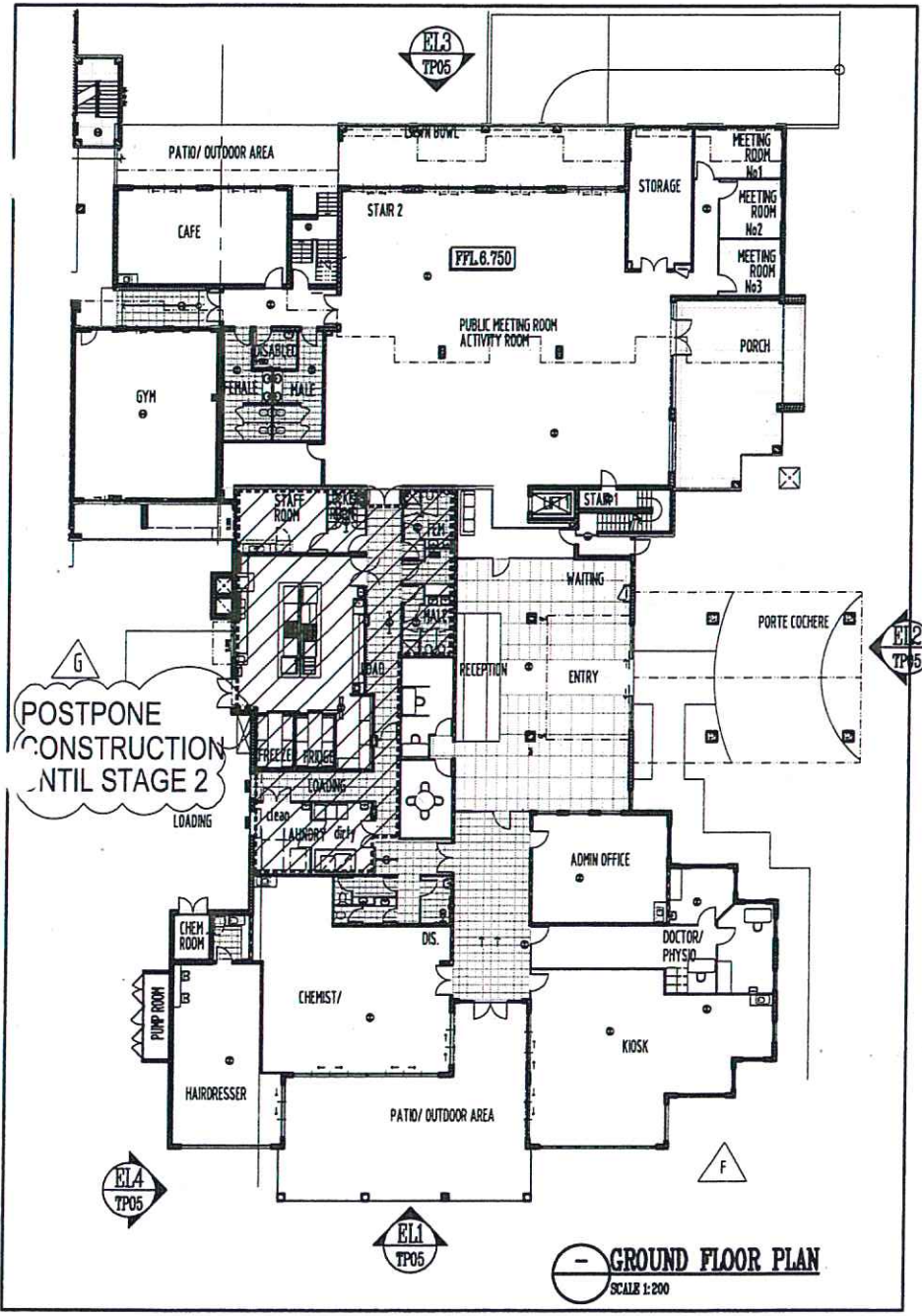
**ELEVATION 3- WEST ELEVATION**  
TP04 SCALE 1:200



**ELEVATION 4- SOUTH ELEVATION**  
TP04 SCALE 1:200

THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. .... APPROVED PURSUANT TO SEC. 96 OF E.P.A. ACT 1979 DA0612413.13  
**25 MAR 2010**

SIGNED: *[Signature]*



REV.	DATE	BY	DESCRIPTION
A			
B	FEB-06	VH	OVERALL REVISIONS, REQUESTS FOR TOWNPLANNING
C	03-01-06	VH	OVERALL REVISIONS FOR TP
D	04-07-06	VH	FRONT PATIO REDUCED TO ACCOMMODATE CARPARKING/DRIVEWAY
E	08-01-06	PRD	REVISED NOTATION, CAFE & WE ADDED
F	31-08-07	VH	OVERALL REVISIONS FOR RESUBMISSION OF TOWNPLANNING AMENDMENT
G	28-10-09	VH	COMMERCIAL AREA-CONSTRUCTION POSTPONE AT STAGE 2

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

**BUILDING ' B '**  
INDEPENDENT LIVING

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
3 PHILIPPE PARADE, PALM BEACH, QLD 4221. PHONE: (07) 5591 8433 FAX: (07) 5511 0323  
404 KING ST 133, GREENLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER: 015131

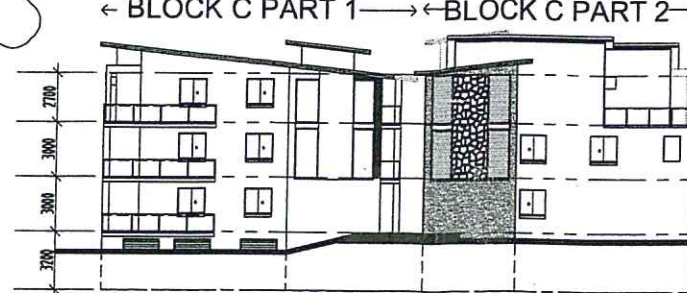
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PLATTING DATE & TIME		DRAWN BY	VH	CHECKED BY	S.E. MAUDY
LAYOUT NAME	TP05				
CDP FILE	05170 TP-PA01 3.dwg				

PROJECT: **PROPOSED HASTINGS POINT SENIOR'S COMMUNITY**  
ADDRESS: **AT LOT COAST ROAD- HASTING POINT**  
CLIENT: **SEEK CHANGE PTY LTD**  
TITLE: **BUILDING ' B ' FIRST FLOOR PLAN**  
**SECOND FLOOR PLAN AND ELEVATIONS**

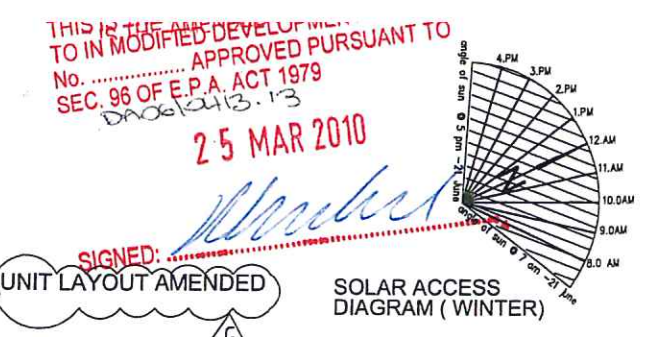
SHEET NO. **TP05** OF **G**  
DRAWING NO. **05170**



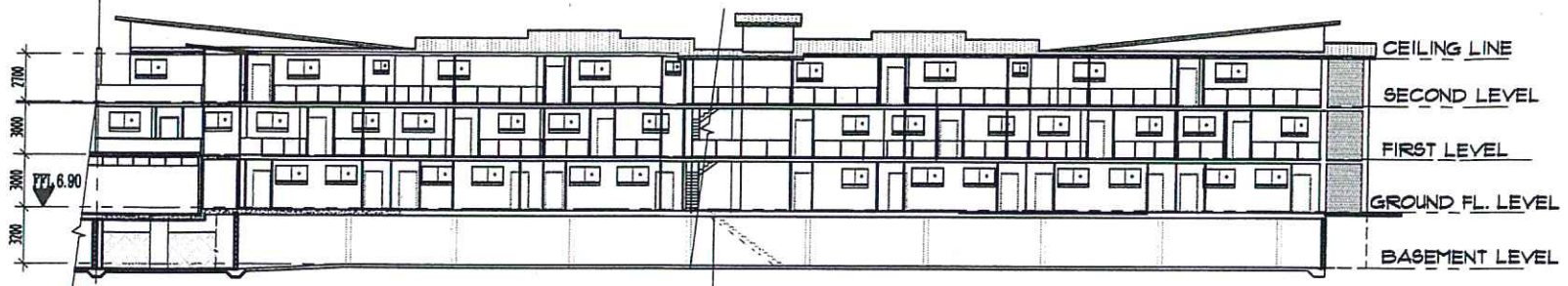
**E11 ELEVATION 1- WEST ELEVATION** BLOCK C PART 1  
TP06 SCALE 1:200



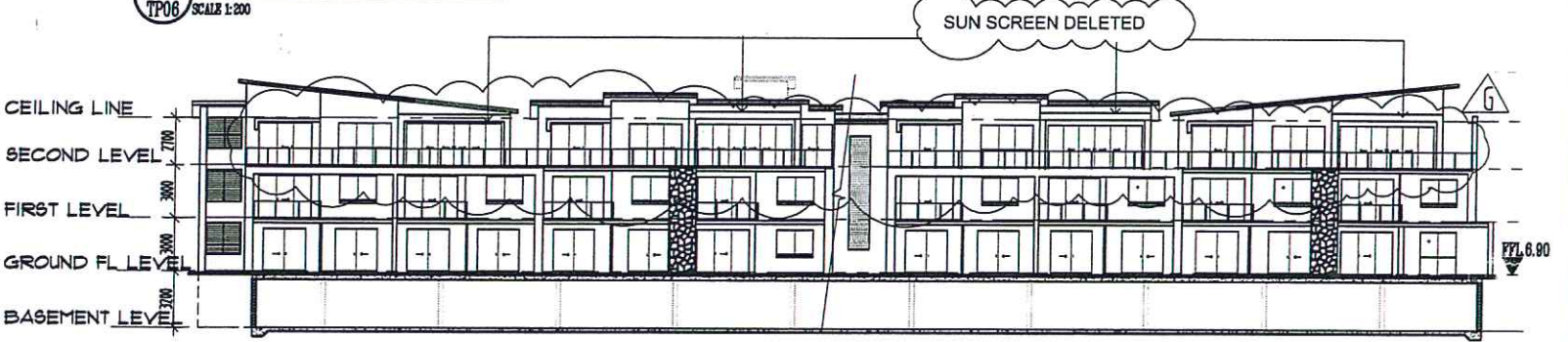
**E14 ELEVATION 4- SOUTH ELEVATION**  
TP06 SCALE 1:200



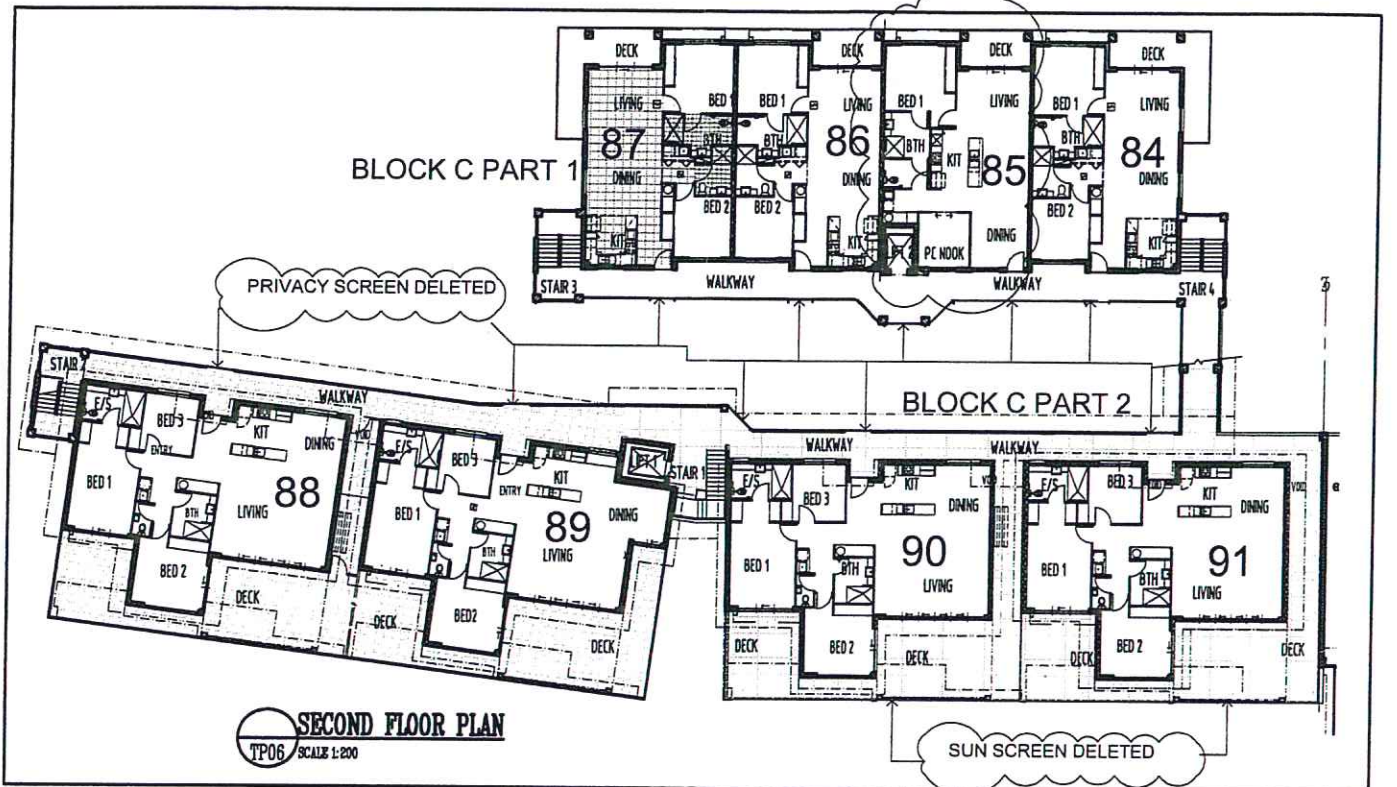
SIGNED: *[Signature]*  
UNIT LAYOUT AMENDED  
SOLAR ACCESS DIAGRAM ( WINTER)



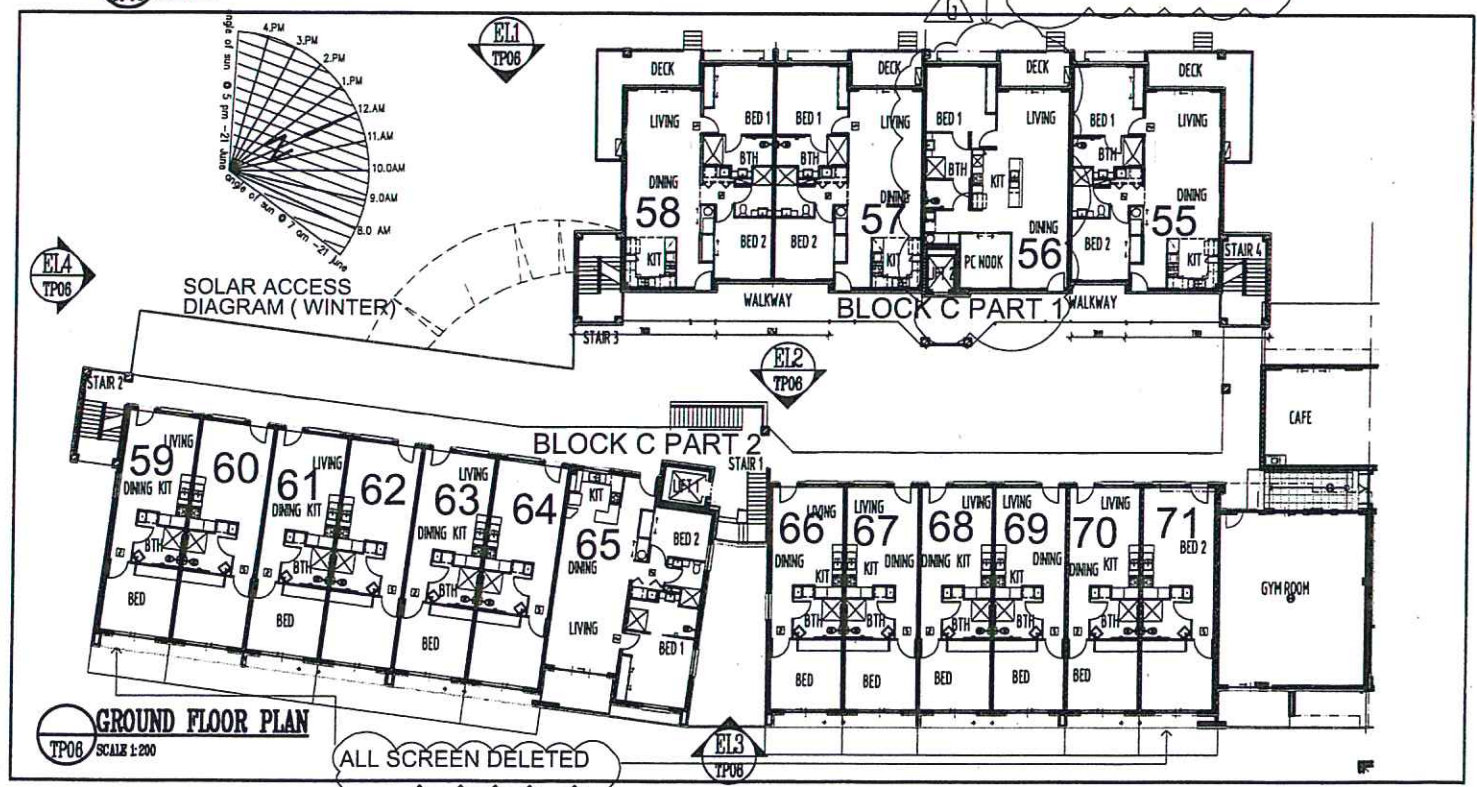
**E12 ELEVATION 2- WEST ELEVATION** BLOCK C PART 2  
TP06 SCALE 1:200



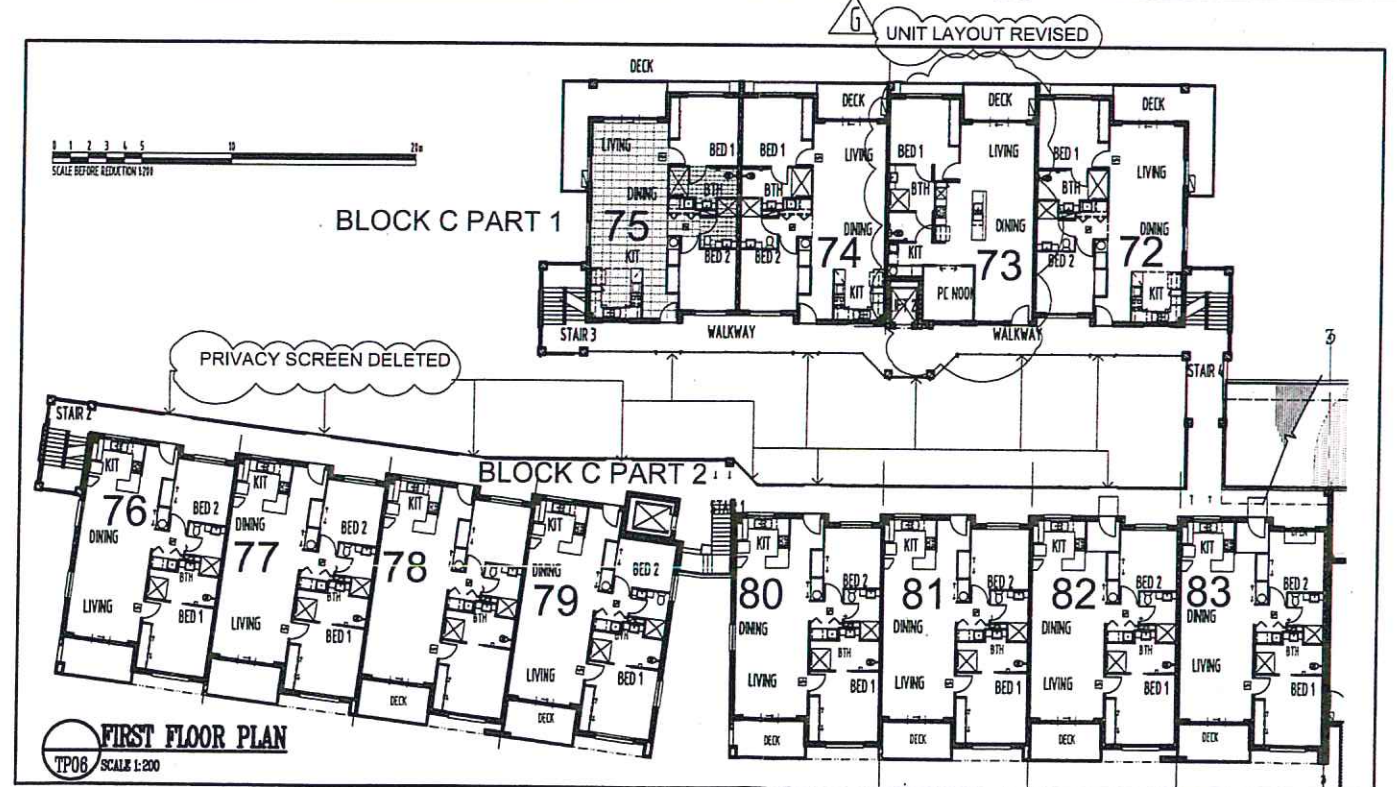
**E13 ELEVATION 3- EAST ELEVATION** BLOCK C PART 1  
TP06 SCALE 1:200



**SECOND FLOOR PLAN**  
TP06 SCALE 1:200



**GROUND FLOOR PLAN**  
TP06 SCALE 1:200



**FIRST FLOOR PLAN**  
TP06 SCALE 1:200

REV.	DATE	BY	DESCRIPTION
A	24-01-06	VH	INITIAL ISSUE
B	04-03-06	VH	LATEST AMENDMENTS
C	04-03-06	VH	CHECK FOR TOWNPLANNING SUBMISSION
D	04-03-06	VH	SPECIAL REVISIONS FOR TP
E	04-03-06	PHD	CAFE ADDED
F	25-02-07	VH	OVERALL REVISIONS FOR RESUBMISSION OF TOWNPLANNING AMENDMENT
G	08-05-09	VH	REVISION FOR SECTION 94 - UNIT LAYOUT REVISED ALTHOUGH SHIFTTILES REMOVED

REFERED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

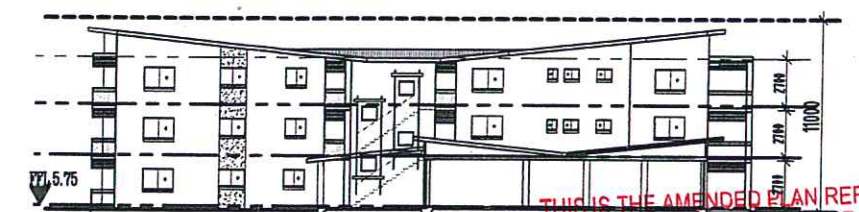
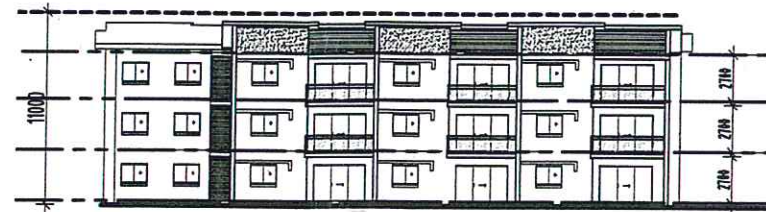
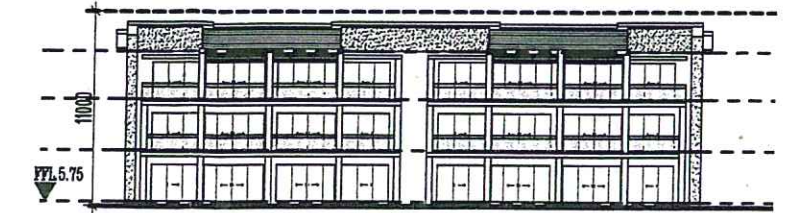
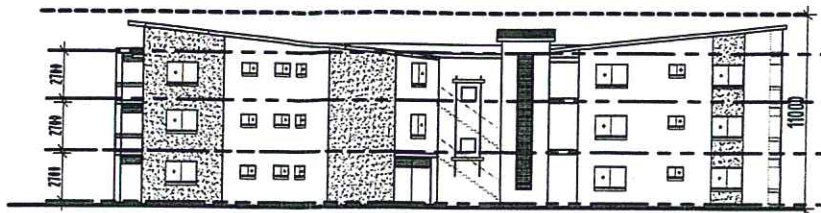
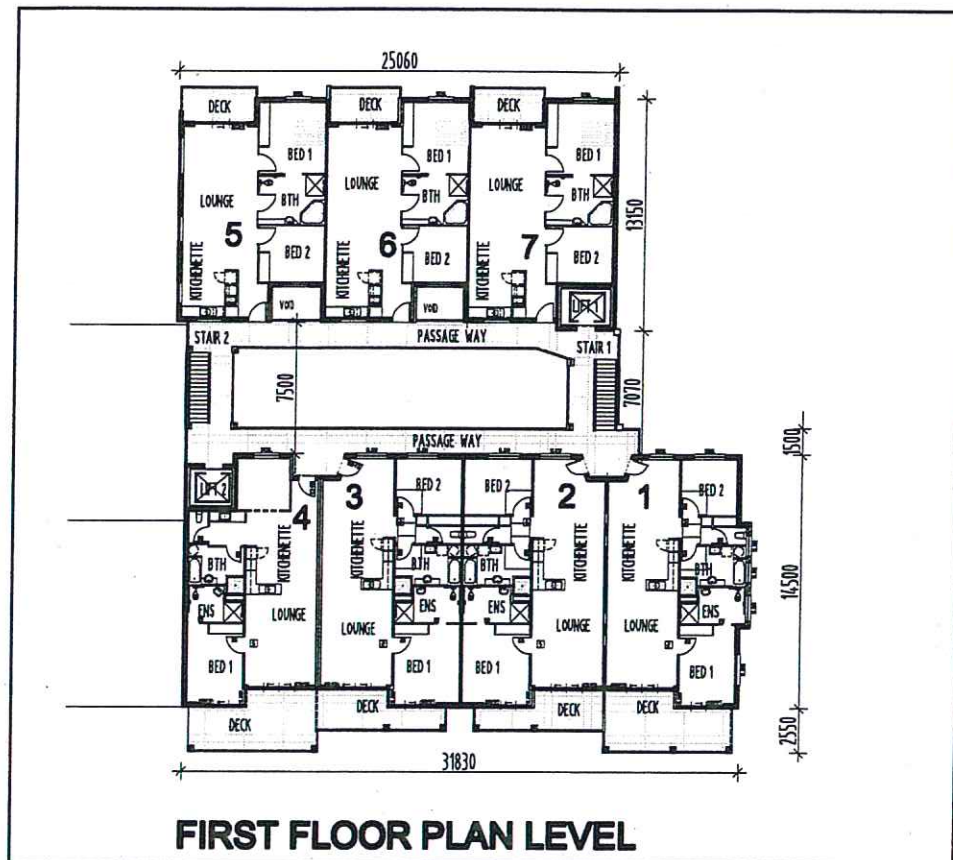
**BUILDING 'C'**  
INDEPENDENT LIVING

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
3 PHILIPPE PARADE, PALM BEACH, QLD, 4221 PHONE: 071 539 7439 FAX: 071 539 0233  
404 010 703 GREENGLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 010334

DRAWING SCALES	EXTERNAL REFERENCED (DEFS)	CHECKED BY: L.A. FRANKLAND	CLASS A CHECK NUMBER: 0000
1:2000	(@ A1)	N/A	
PLATTING SCALE	SCOTT PLOT	N/A	
E1			
PLATTING DATE & TIME	DRAWN BY	CHECKED BY: L.A. FRANKLAND	CLASS A CHECK NUMBER: 0000
	VH		
LAYOUT NAME			
TP06			
TITLE			
REV: TP-PART 3.dwg			

PROJECT: **PROPOSED HASTINGS POINT SENIOR'S COMMUNITY**  
ADDRESS: **AT LOT COAST ROAD- HASTING POINT**  
CLIENT: **SEEK CHANGE PTY LTD**  
TITLE: **BUILDING 'C' FULL SET**

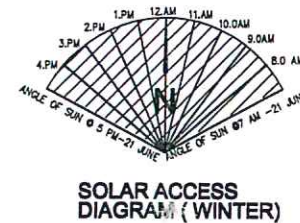
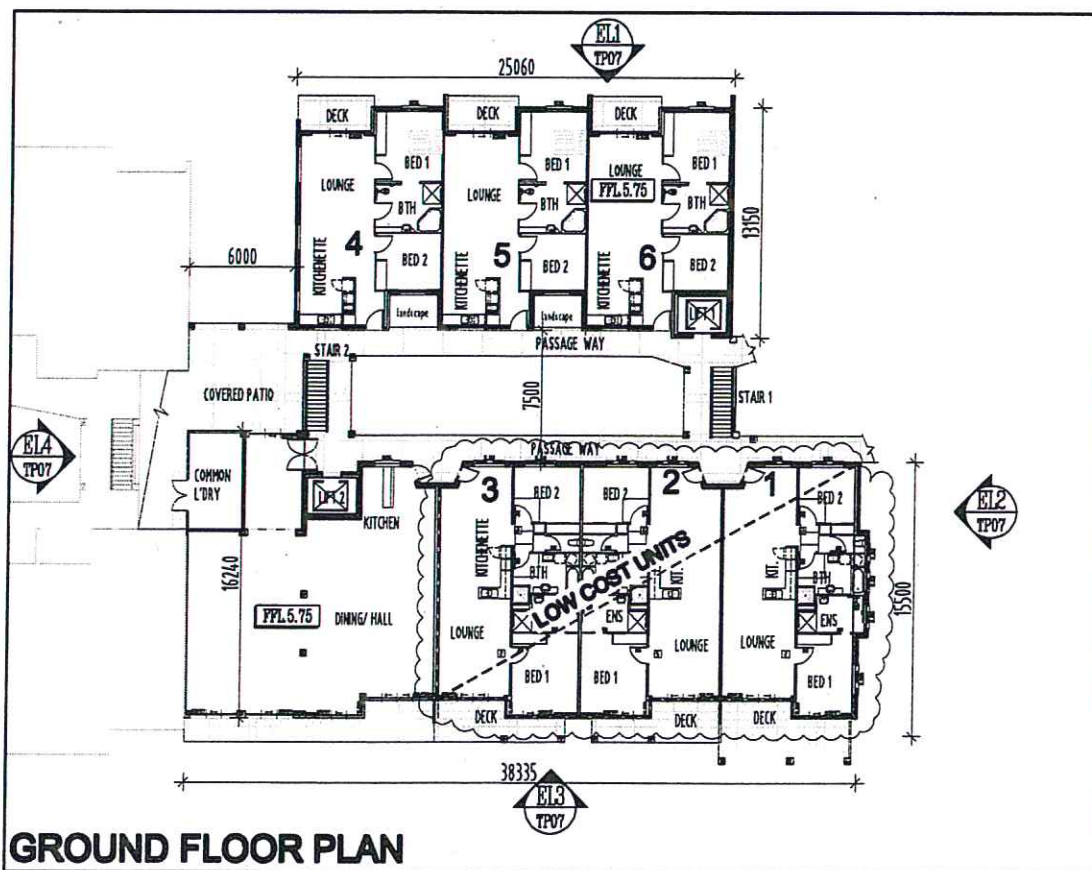
PROJECT NO: **TP06 G**  
DRAWING NO: **05170**



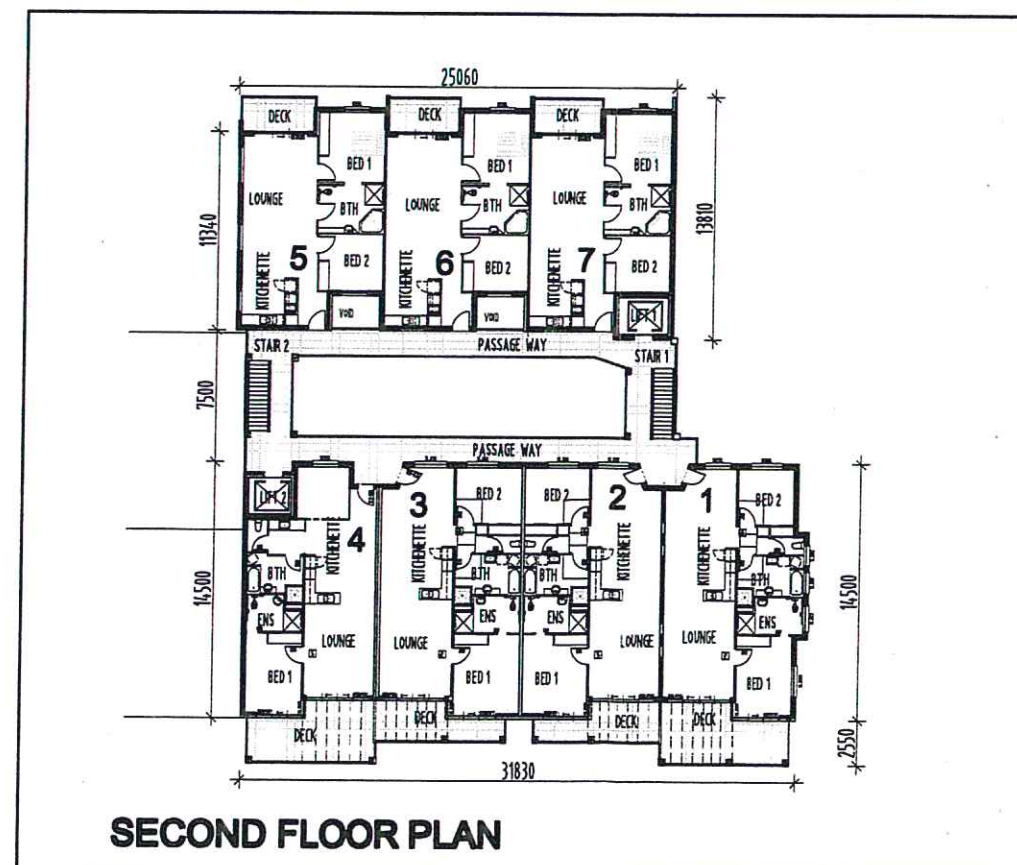
THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. .... APPROVED PURSUANT TO SEC. 96 OF E.P.A. ACT 1979 DA0610413.13

2-5 MAR 2010

SIGNED: *[Signature]*



SCALE BEFORE REDUCTION 1:200



REV.	DATE	BY	DESCRIPTION
A	22-02-04	YN	OVERALL REVISIONS
B	05-03-04	YN	CHECK FOR TOWNPLANNING SUBMISSION
C	03-04-04	YN	OVERALL REVISIONS FOR TP
D	18-04-04	YN	COMMON LAUNDRY ADDED
E	01-11-04	YN	UNIT 12 REMOVED
F	18-03-06	PNZ	LOW COST UNITS NOTED

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS. VERIFY ALL DIMENSIONS ON SITE.

**BUILDING 'D'**  
HOSTEL

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
2 PHILLIPPS PARADE, PALM BEACH, QLD, 4151 PHONE: 07 5511 3435 FAX: 07 5511 1123  
400 FLEET STREET, GREENLAND, QUEENSLAND SERVICE AUTHORITY LICENSE NUMBER 145551

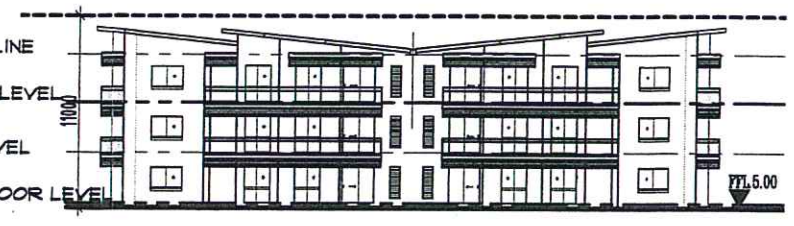
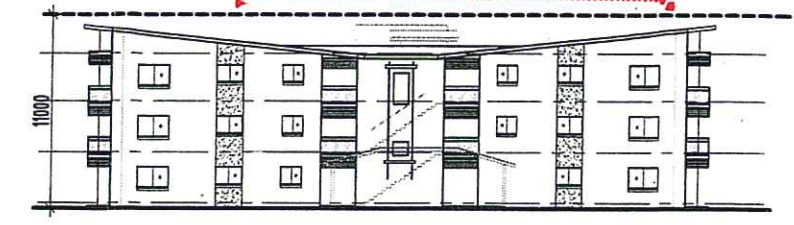
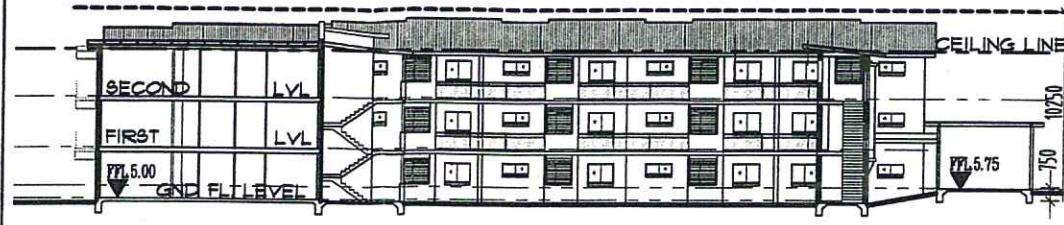
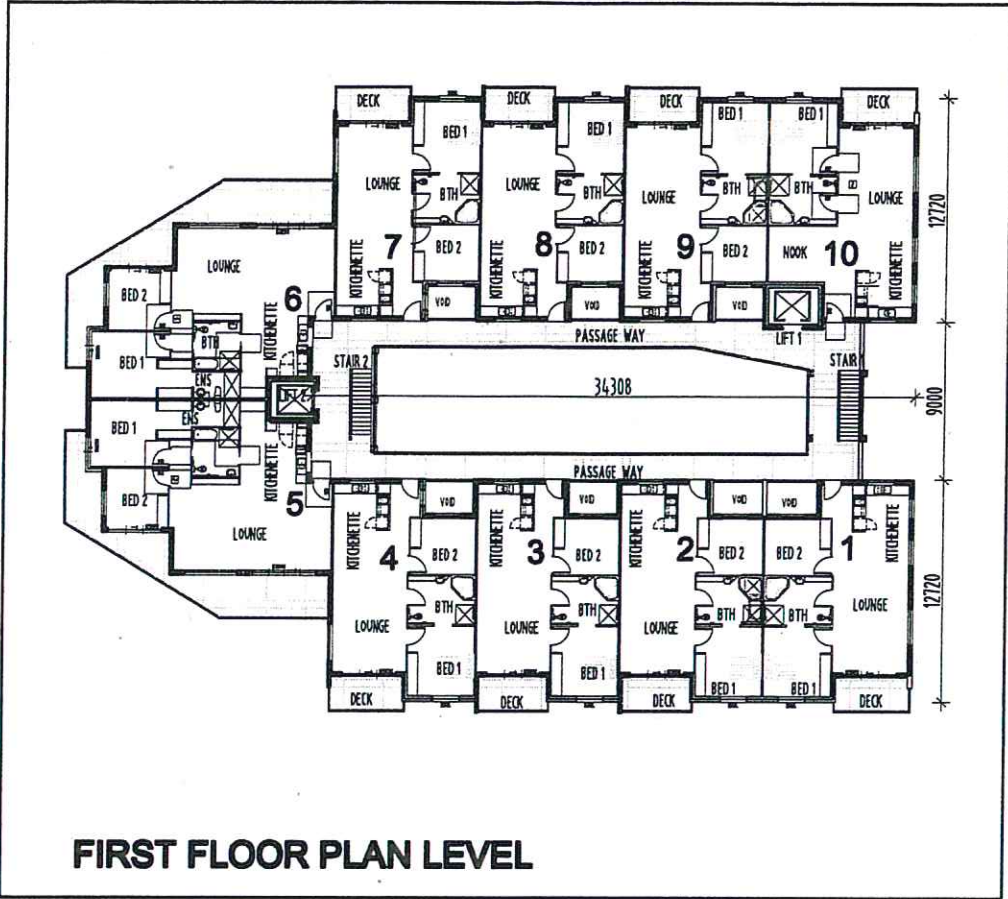
DRAWING TITLE	ESTIMATED BUDGET (\$)	DESIGNED BY	REGISTERED ARCHITECT
5208	N/A	TP07	N/A
PLANNING SCALE	COPY FILED	DESIGNED BY - LE NARDY	N/A
S1	N/A		
PLANNING DATE & TIME	MARKET		
	YN		
LAYOUT NAME			
TP07			
COPY FILED			
15/09/07 TP-PAINT & GATE			

PROPOSED HASTINGS POINT SENIOR'S COMMUNITY  
AT LOT COAST ROAD- HASTING POINT  
SEEK CHANGE PTY/LTD  
BUILDING 'D'

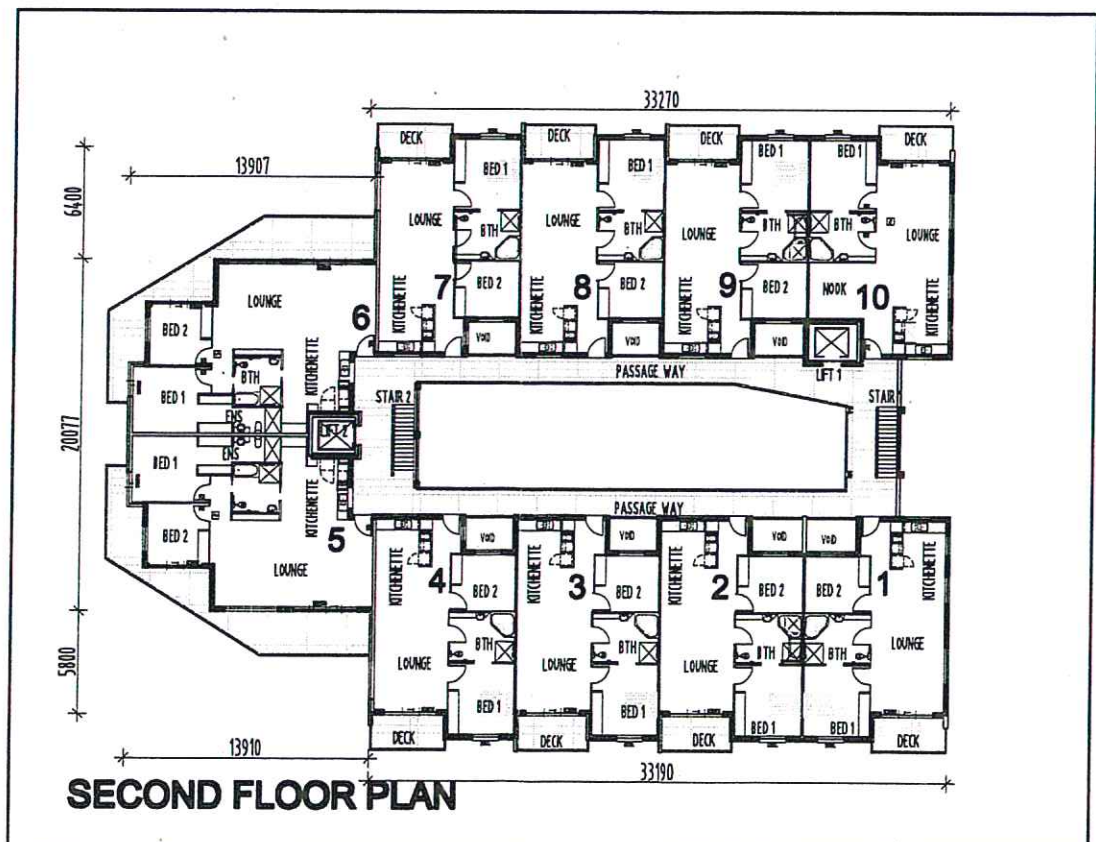
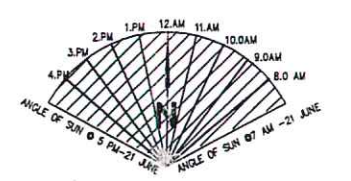
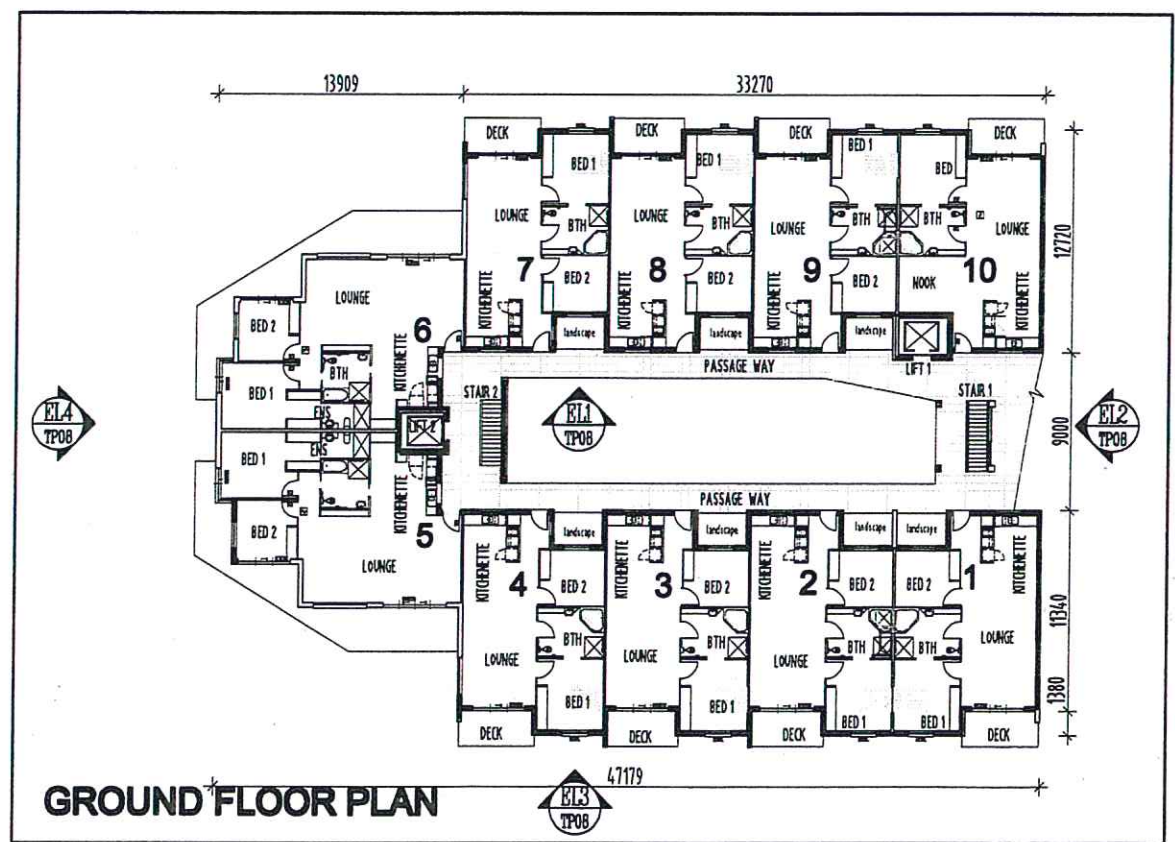
TP07 G  
05170

NO. .... APPROVED PURSUANT TO  
 SEC. 96 OF E.P.A. ACT 1970  
 DATED 10/13/13  
 25 MAR 2010

SIGNED: *[Signature]*



**ELEVATIONS**



REV	DATE	BY	DESCRIPTION
A	22-12-11	VH	OVERALL REVISIONS
C	15-11-11	VH	CHECK FOR SUBMISSION
D	01-11-11	VH	OVERALL REVISIONS FOR TP

FORWARD DIMENSIONS TO BE TAKEN IN PREFERENCE TO SEALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

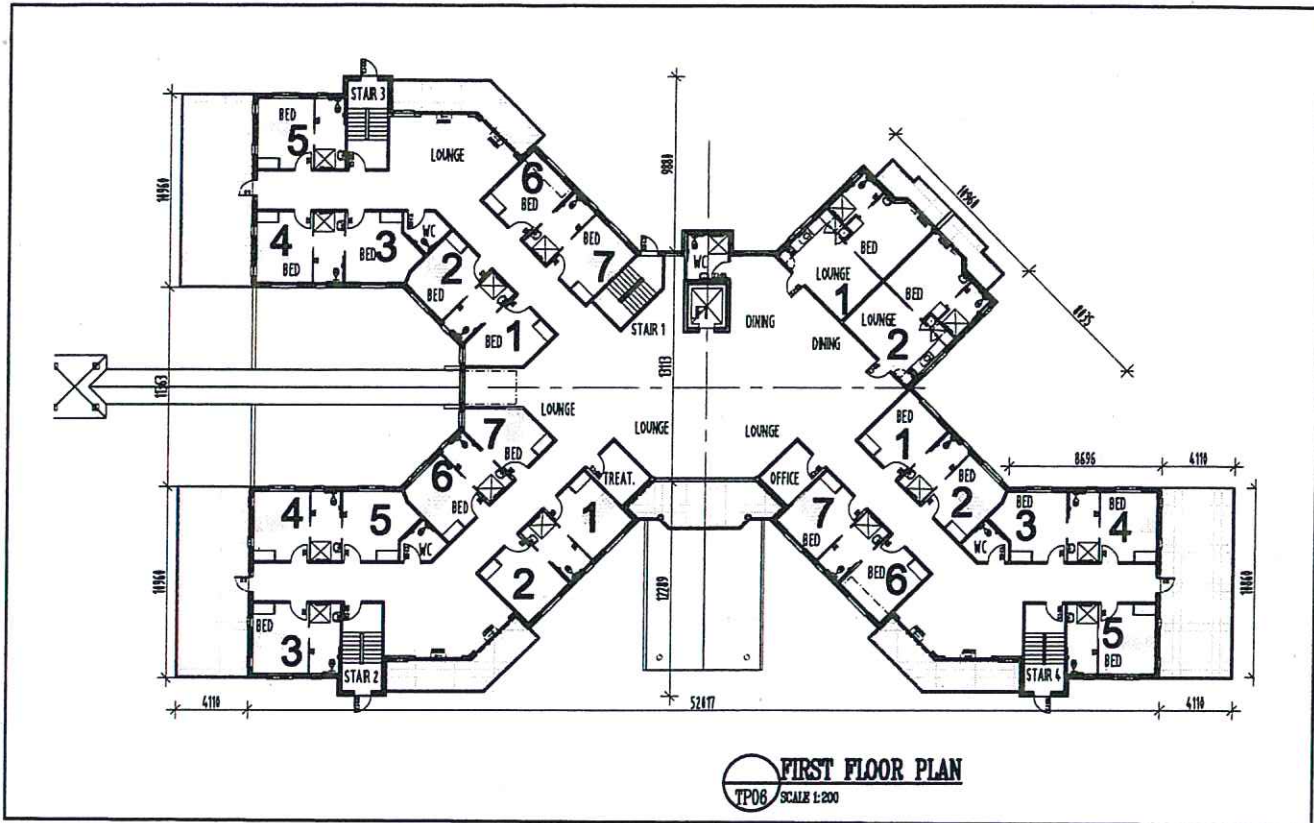
**BUILDING 'E'**  
 HOSTEL

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
 BUILDING AND DESIGN CONSULTANTS  
 3 PHILIPPE PARADE, PALM BEACH, QLD 4811. PHONE: 07 5519 2432. FAX: 07 5519 2433  
 A/CN 114 110 133. SUBCONTRACTOR: BUILDING SERVICES AUTHORITY LICENSE NUMBER: 40533A

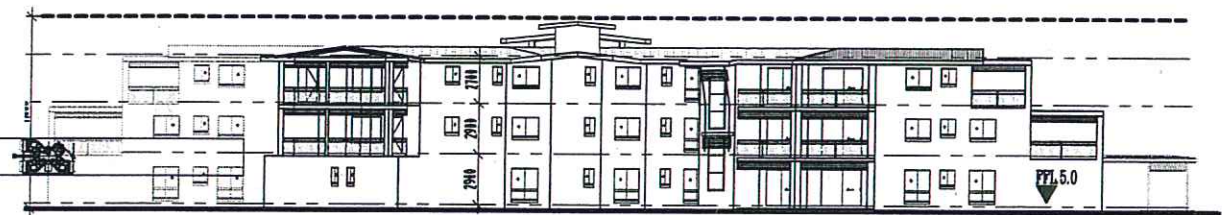
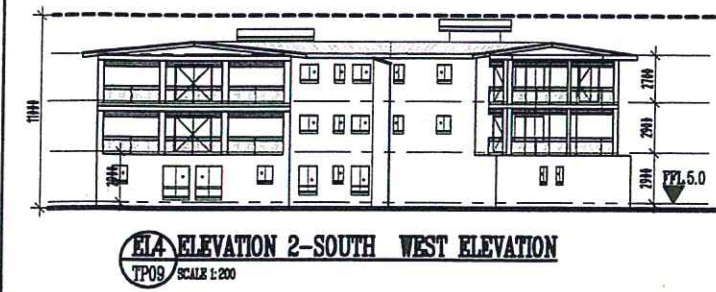
MAXIMUM FLOOR	5/211	DESIGNED BY: A.H. FRANKLAND	DESIGN CHECKED BY: R.H. FRANKLAND
PLANNING PERMIT	N/A	CONTRACT NO.	
PERMIT NO.	51	ISSUED BY: S.E. HARTY	ISSUED DATE: 09/09/11
PERMIT DATE & TIME	15/11/11		
LIFT MAKE			
DATE			
EST. TP-PLAN 2.dwg			

PROPOSED HASTINGS POINT SENIOR'S COMMUNITY  
 AT LOT COAST ROAD- HASTING POINT  
 SEEK CHANGE PTY/LTD  
 BUILDING 'E'

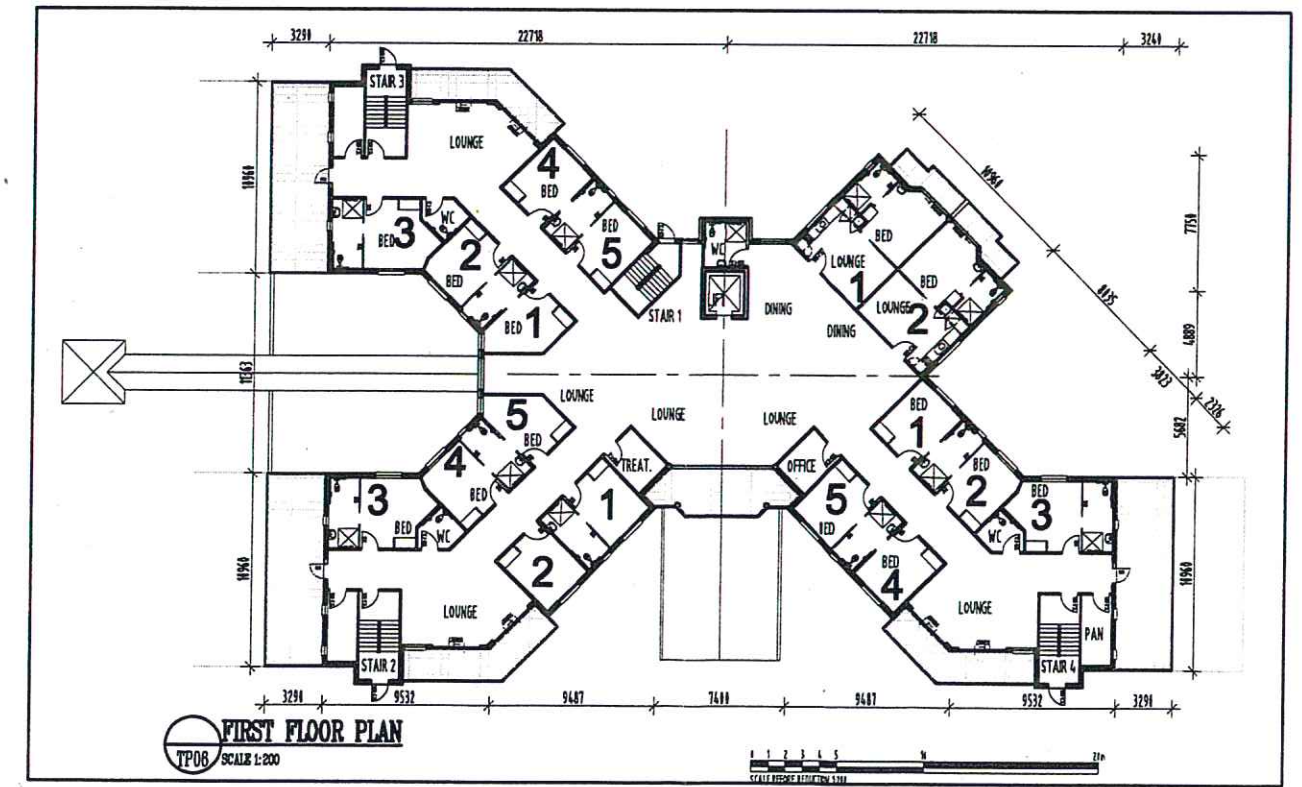
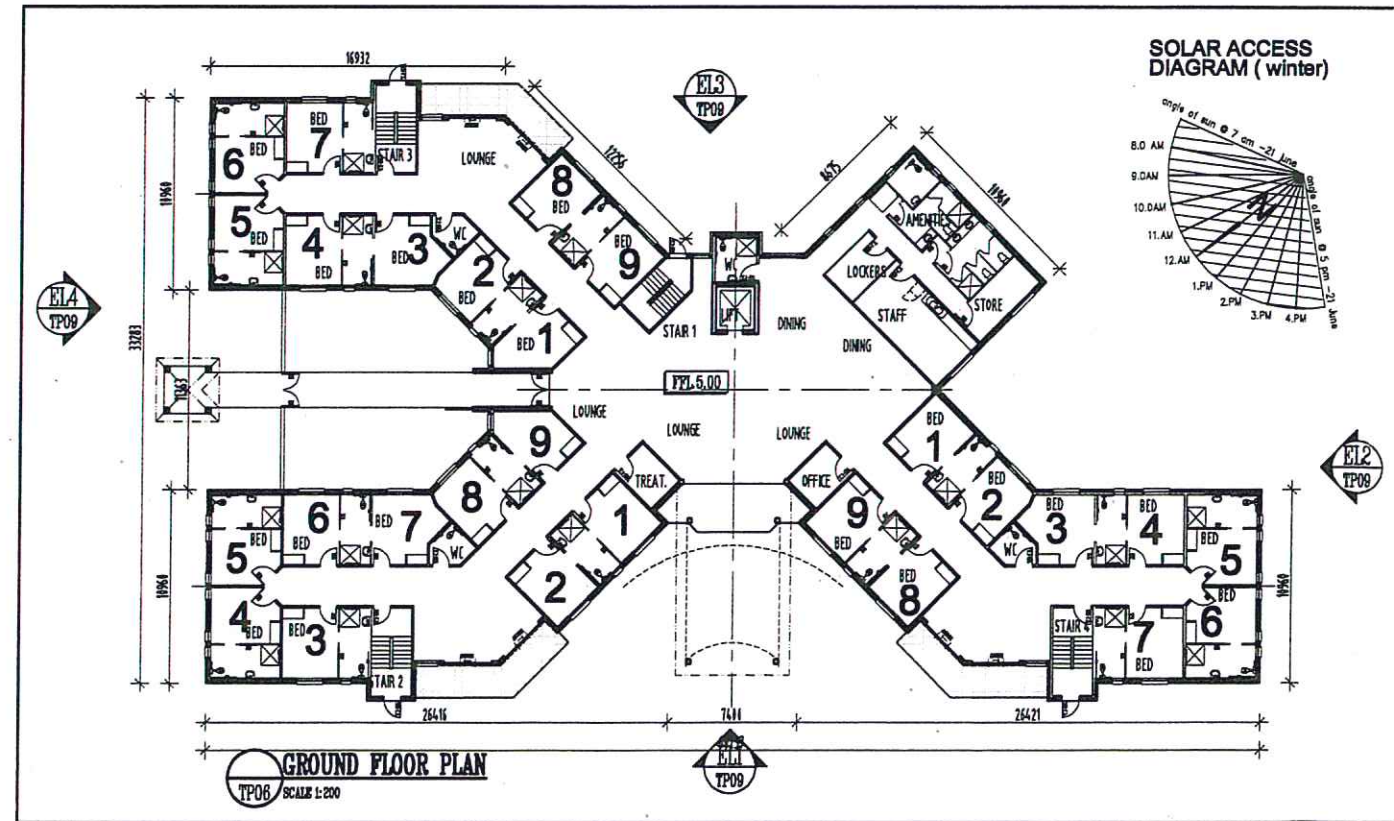
TP08 D  
 05170



SIGNED: *[Signature]*



**ELEVATIONS**



KEY	DATE	BY	DESCRIPTION
A	15-11-11	YM	OVERALL MEETING LESIONS
B	15-11-11	YM	CHECK FOR SUBMISSION
C	15-11-11	YM	OVERALL REVISIONS FOR TP

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE.

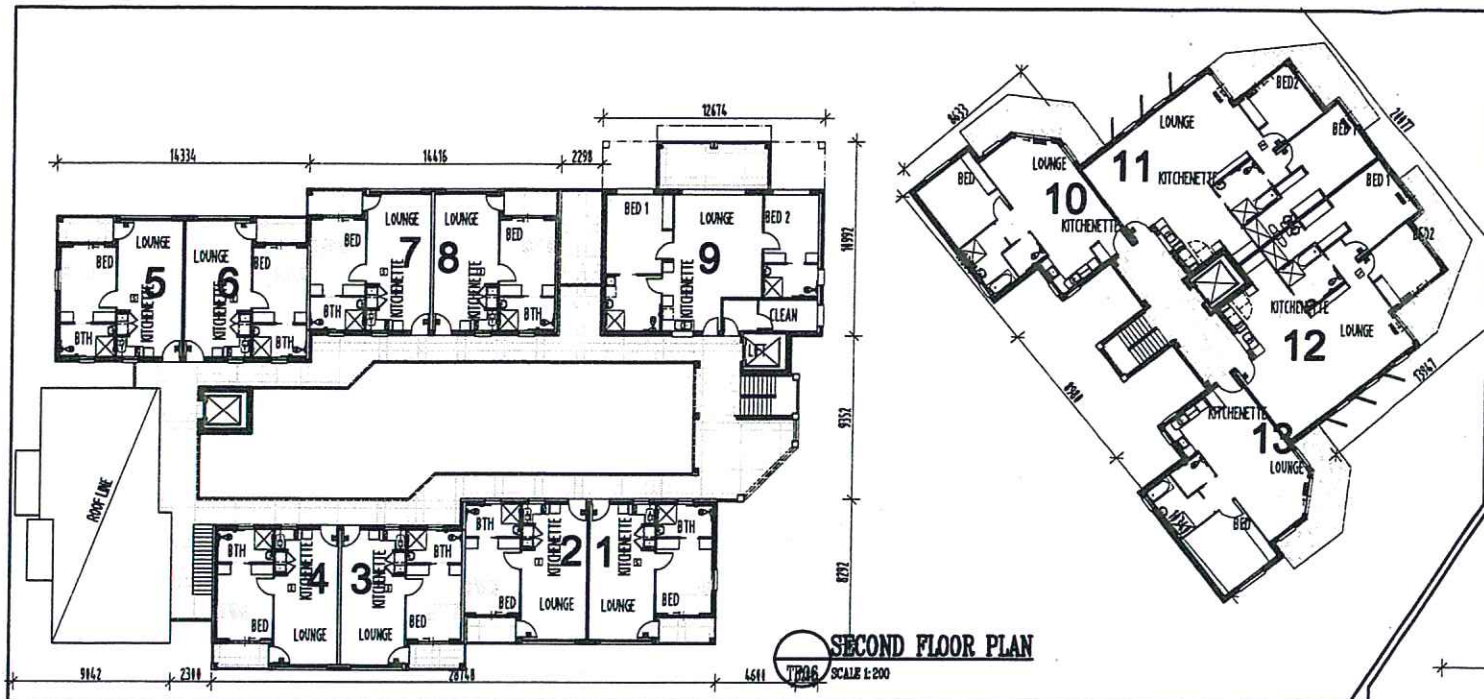
**BUILDING 'F'**  
HOSTEL

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
1 PHILLIPS PARADE, PALM BEACH, QLD, 4217. PHONE: 07 5591 1433. FAX: 07 5591 1433  
ACN 101 907 333. QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER: 643334

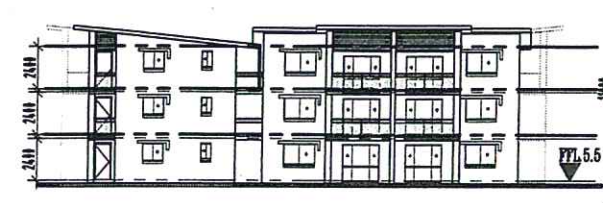
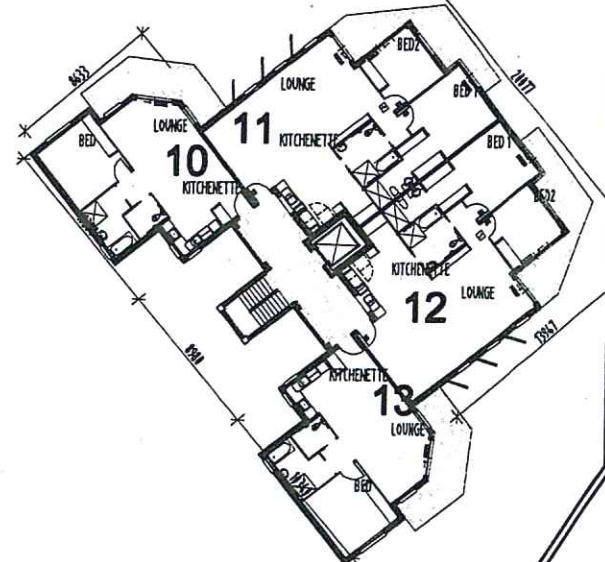
MAXIMUM SCALE	E2M	LEGEND REFERRED DRAW	LO A1	DESIGNED BY: R.H. FRANKLAND	DATE: 15/11/11
PLANNING SCALE	S1	DESIGNED BY: R.H. FRANKLAND	DATE: 15/11/11	DATE: 15/11/11	DATE: 15/11/11
PLANNING SCALE & TYPE	S1	DESIGNED BY: R.H. FRANKLAND	DATE: 15/11/11	DATE: 15/11/11	DATE: 15/11/11
DATE: 15/11/11	DATE: 15/11/11	DATE: 15/11/11	DATE: 15/11/11	DATE: 15/11/11	DATE: 15/11/11

PROJECT: PROPOSED HASTINGS POINT SENIOR'S COMMUNITY  
AT LOT COAST ROAD - HASTING POINT  
CLIENT: PDK DEVELOPMENTS P/L  
PROJECT: BUILDING 'F'

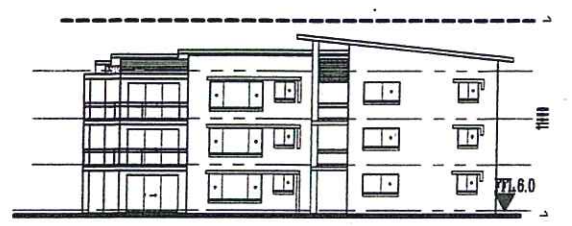
TP09 D  
05170



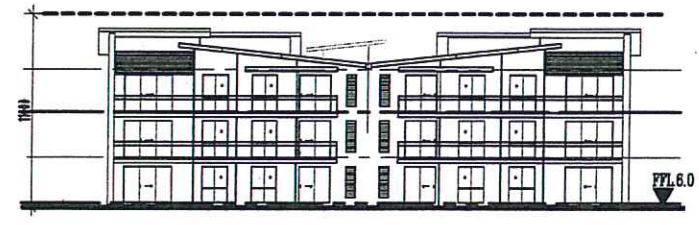
SECOND FLOOR PLAN  
TP06 SCALE 1:200



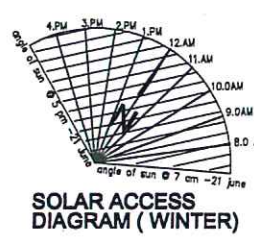
E1A ELEVATION 1- SOUTH WEST ELEVATION  
TP10 SCALE 1:200



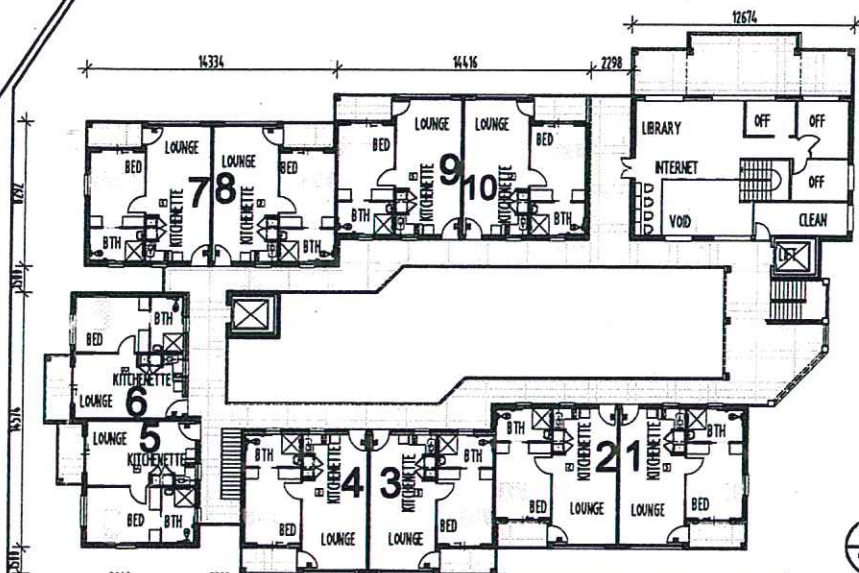
E1A ELEVATION 4- WEST ELEVATION  
TP10 SCALE 1:200



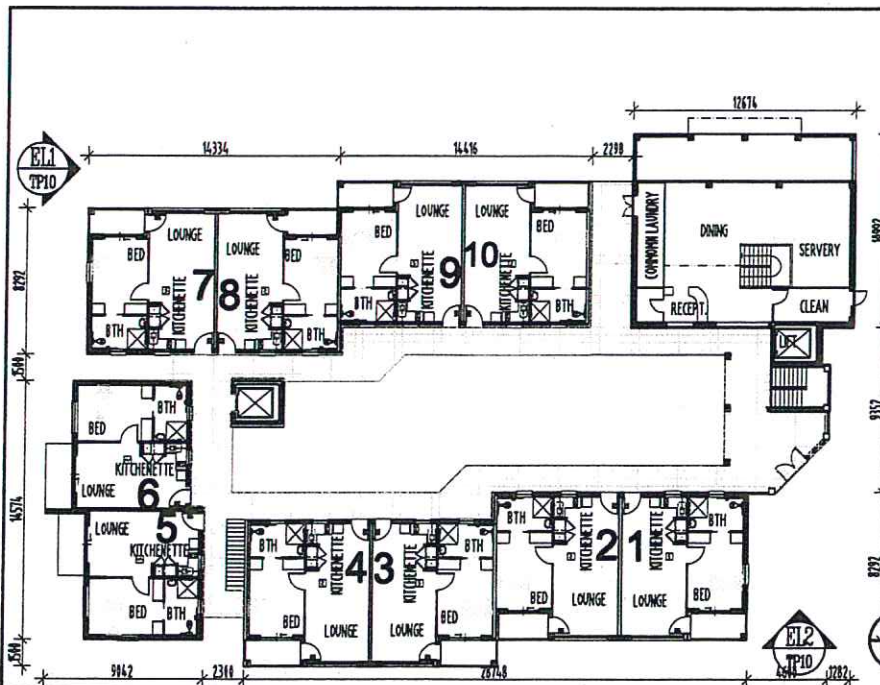
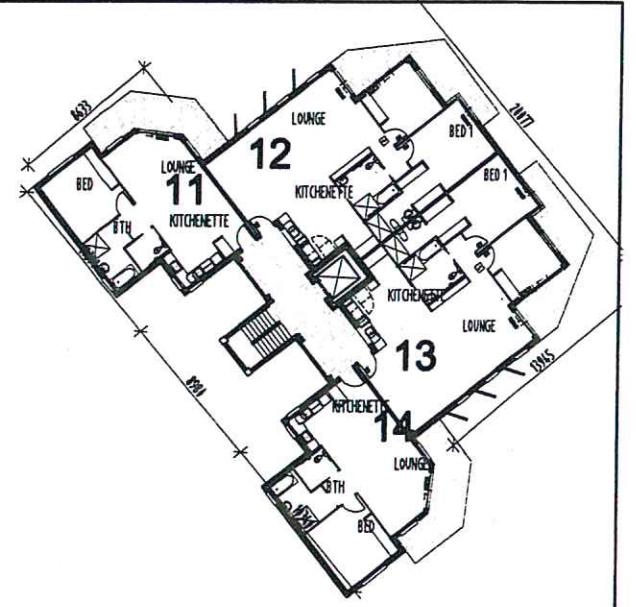
E1B ELEVATION 3- NORTH ELEVATION  
TP10 SCALE 1:200



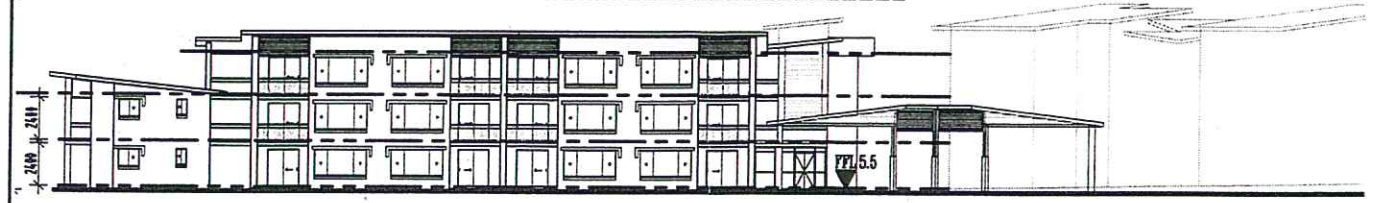
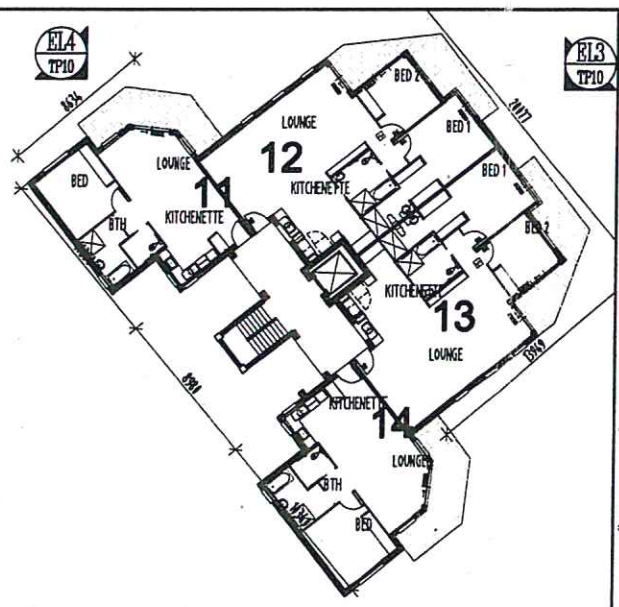
SOLAR ACCESS DIAGRAM (WINTER)



FIRST FLOOR PLAN  
TP06 SCALE 1:200



GROUND FLOOR PLAN  
TP06 SCALE 1:200



E1B ELEVATION 2- SOUTH ELEVATION  
TP10 SCALE 1:200

THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. .... APPROVED PURSUANT TO SEC. 96 OF E.P.A. ACT 1979  
DA06/2413.13  
25 MAR 2010

SIGNED: *[Signature]*

REV	DATE	BY	DESCRIPTION
A	5-11-11	VH	CHECK FOR SUBMISSION
B	3-11-11	VH	OVERALL REVISIONS FOR TP
C	11-11-11	VH	COMMON LAUNDRY

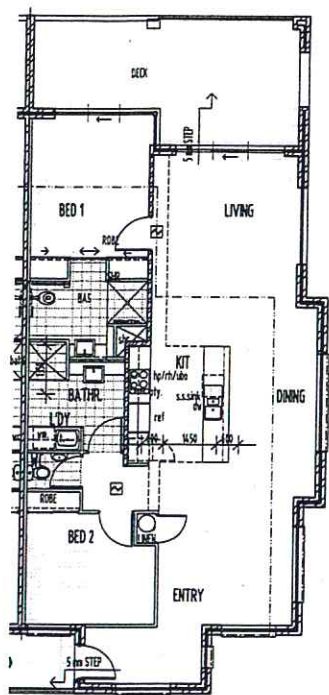
**BUILDING 'G'**  
HOSTEL

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
4 PHILIPPE PARADE, PALM BEACH, QLD, 4217 PHONE: 075 554 5435 FAX: 075 554 5433  
404 111 111 111 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 143334

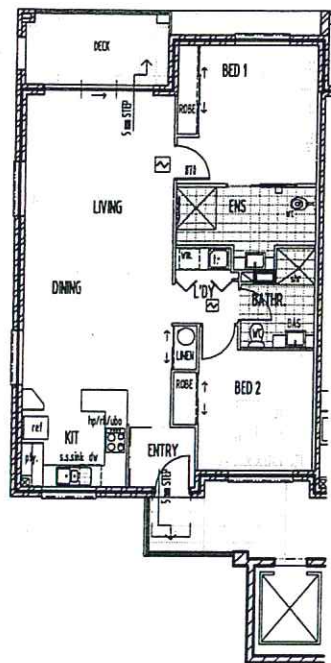
PROJECT NAME	PROPOSED HASTINGS POINT SENIOR'S COMMUNITY AT LOT COAST ROAD- HASTING POINT
CLIENT	PKD DEVELOPMENTS P/L
DATE	15/01/12
SCALE	1:200

PROPOSED HASTINGS POINT SENIOR'S COMMUNITY AT LOT COAST ROAD- HASTING POINT  
PKD DEVELOPMENTS P/L  
BUILDING 'G'

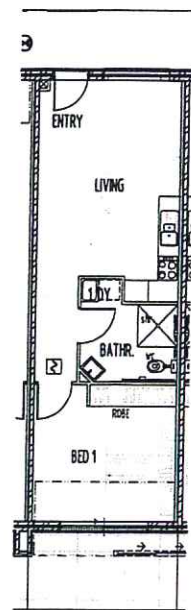
TP10 D  
05170



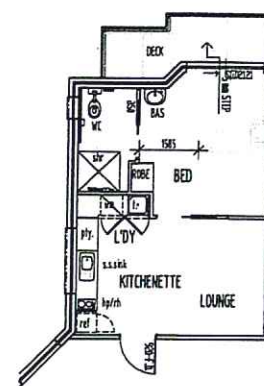
**UNIT TYPE 2 & 1 modified**  
 TP02 SCALE 1:100  
 INDEPENDENT LIVG.  
 --- circulation space



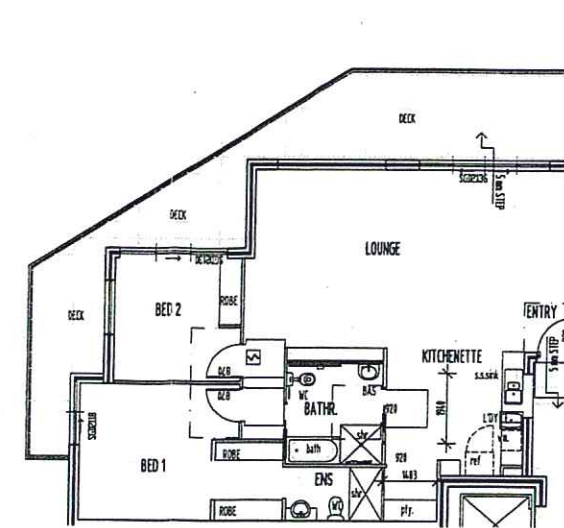
**UNIT TYPE 3**  
 TP05 SCALE 1:100  
 INDEPENDENT LIVG.  
 --- circulation space



**1 BED BUDGET UNIT**  
 TP05 SCALE 1:100  
 INDEPENDENT LIVG.  
 --- circulation space



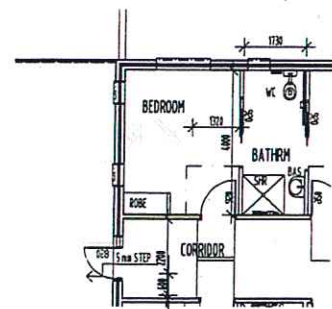
**1 BED RESIDENTIAL CARE**  
 TP09 SCALE 1:100  
 RESIDENTIAL CARE  
 --- circulation space



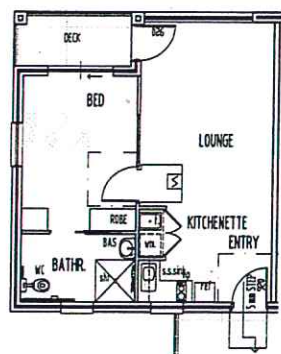
**UNIT TYPE 11**  
 TP08 SCALE 1:100  
 HOSTEL  
 --- circulation space

THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. .... APPROVED PURSUANT TO SEC. 98 OF E.P.A. ACT 1979 DA0610413.13  
**25 MAR 2010**

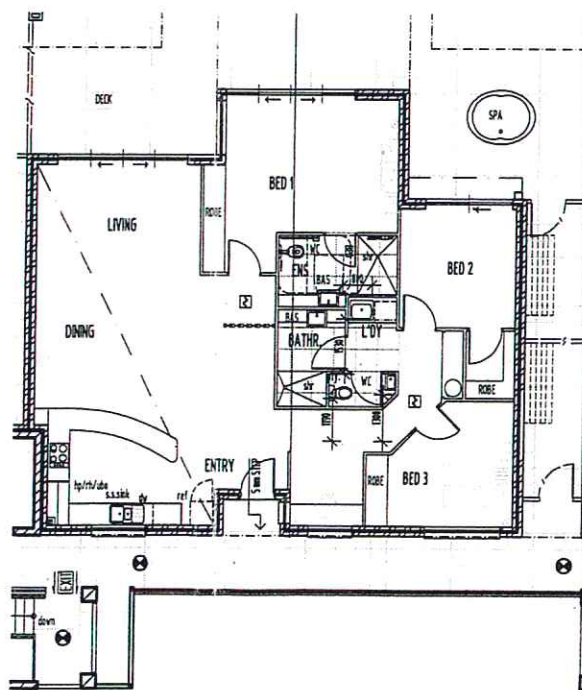
SIGNED: *[Signature]*



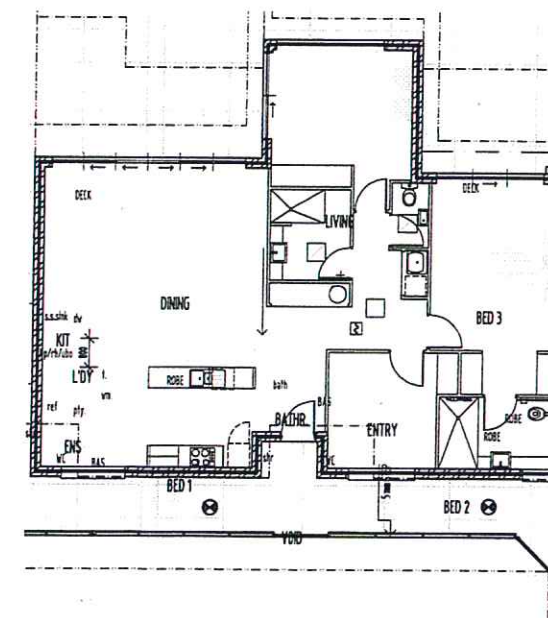
**BED/RESIDENTIAL CARE**  
 SCALE 1:100  
 RESIDENTIAL CARE  
 --- circulation space



**UNIT TYPE 12**  
 TP10 SCALE 1:100  
 HOSTEL  
 --- circulation space



**UNIT TYPE 6**  
 TP03 SCALE 1:100  
 INDEPENDENT LIVG.  
 --- circulation space



**UNIT TYPE 9**  
 TP08 SCALE 1:100  
 INDEPENDENT LIVG.  
 --- circulation space

REV.	DATE	BY	DESCRIPTION
A		VM	INITIAL ISSUE
B	03-01-26	VM	OVERALL REVISIONS FOR TP

PLEASE DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALD READINGS. VERIFY ALL DIMENSIONS ON SITE.

# Unit Details

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
 BUILDING AND DESIGN CONSULTANTS  
 3 PHILIPPE PARADE, PALM BEACH, QLD. 4221 PHONE: 071 5199 2125 FAX: 071 5114 0123  
 ACK 010 010 722 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 945519

DRAWING SCALES	EXTRONAL REFERENCED DOCUMENTS	DESIGNED BY	SCALE
1:500	(@ A1)	R.H. FRANKLAND	N/A
1:100	SCRIPT FILES		N/A
1:50	PLATTING DATE & TIME	DESIGNED BY	SCALE
		VM	N/A

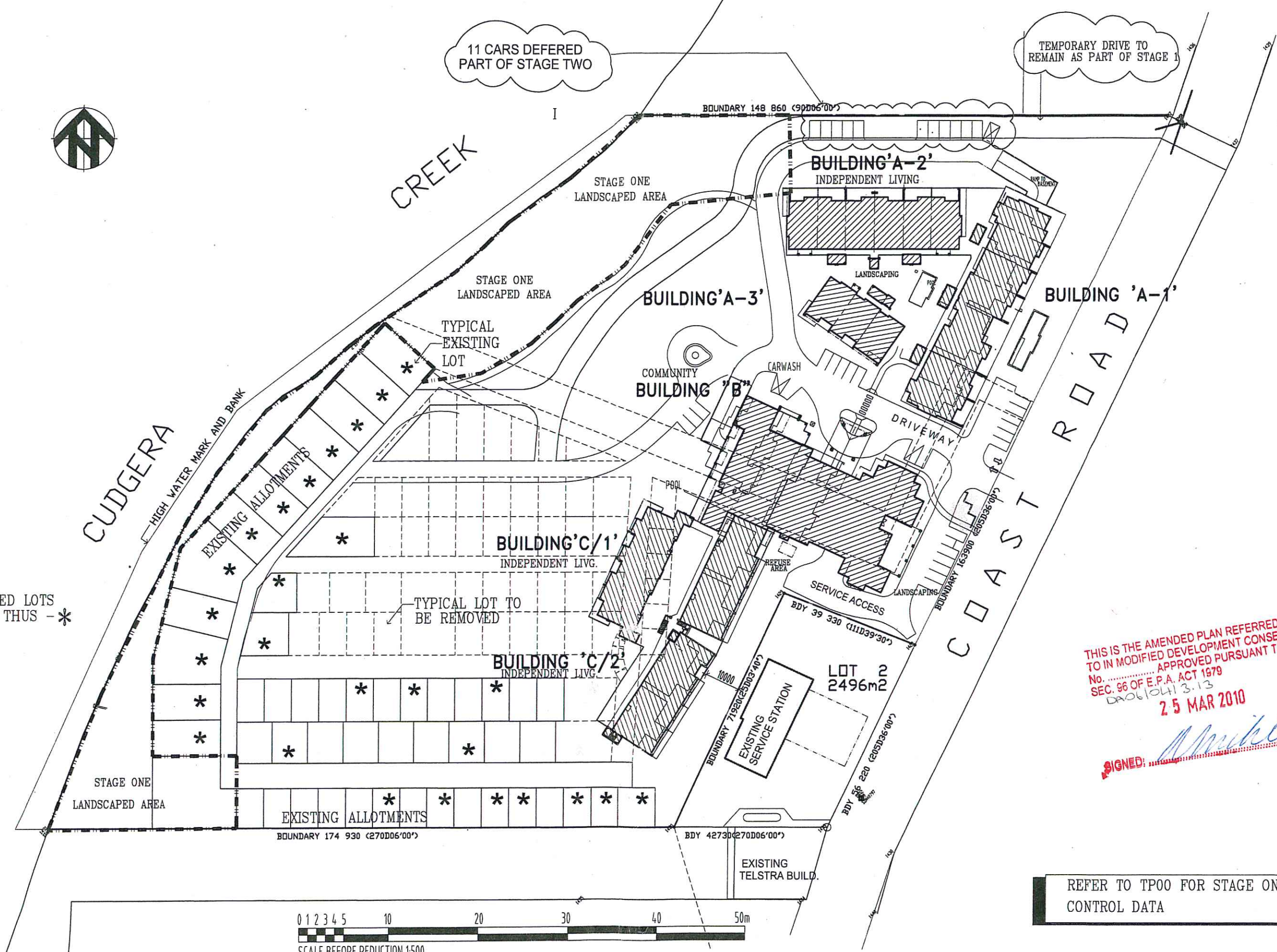
PROJECT: **PROPOSED HASTINGS POINT SENIOR'S COMMUNITY**  
 ADDRESS: **AT LOT 1 COAST ROAD- HASTING POINT**  
 CLIENT: **SEEK CHANGE PTY LTD**  
 TITLE: **UNIT TYPE 1 TO 6**

SHEET NO. **TP11**  
 REV. **B**  
 PROJECT NO. **05170**



11 CARS DEFERED PART OF STAGE TWO

TEMPORARY DRIVE TO REMAIN AS PART OF STAGE 1



NOTE OCCUPIED LOTS SHOWN THUS -\*

THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. .... APPROVED PURSUANT TO SEC. 96 OF E.P.A. ACT 1979 DA0610413.13 25 MAR 2010

SIGNED: *[Signature]*

REFER TO TPOO FOR STAGE ONE CONTROL DATA



REV.	DATE	BY	INITIALS	DESCRIPTION
A		YH		INITIAL ISSUE
B	03.04.06	YH		OVERALL REVISIONS FOR TP
C	04.07.06	YH		LANDSCAPED AREA FROM STAGE 1 ADDED TO STAGE ONE
D	30.09.06	PRO		REVISED CARPARKING
E	01.12.06	S.R.		ADD EXISTING/STAGED LOT DETAIL
F	22-11-08	YH		AMENDMENTS TO TOWER PLANNING

FIELD DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

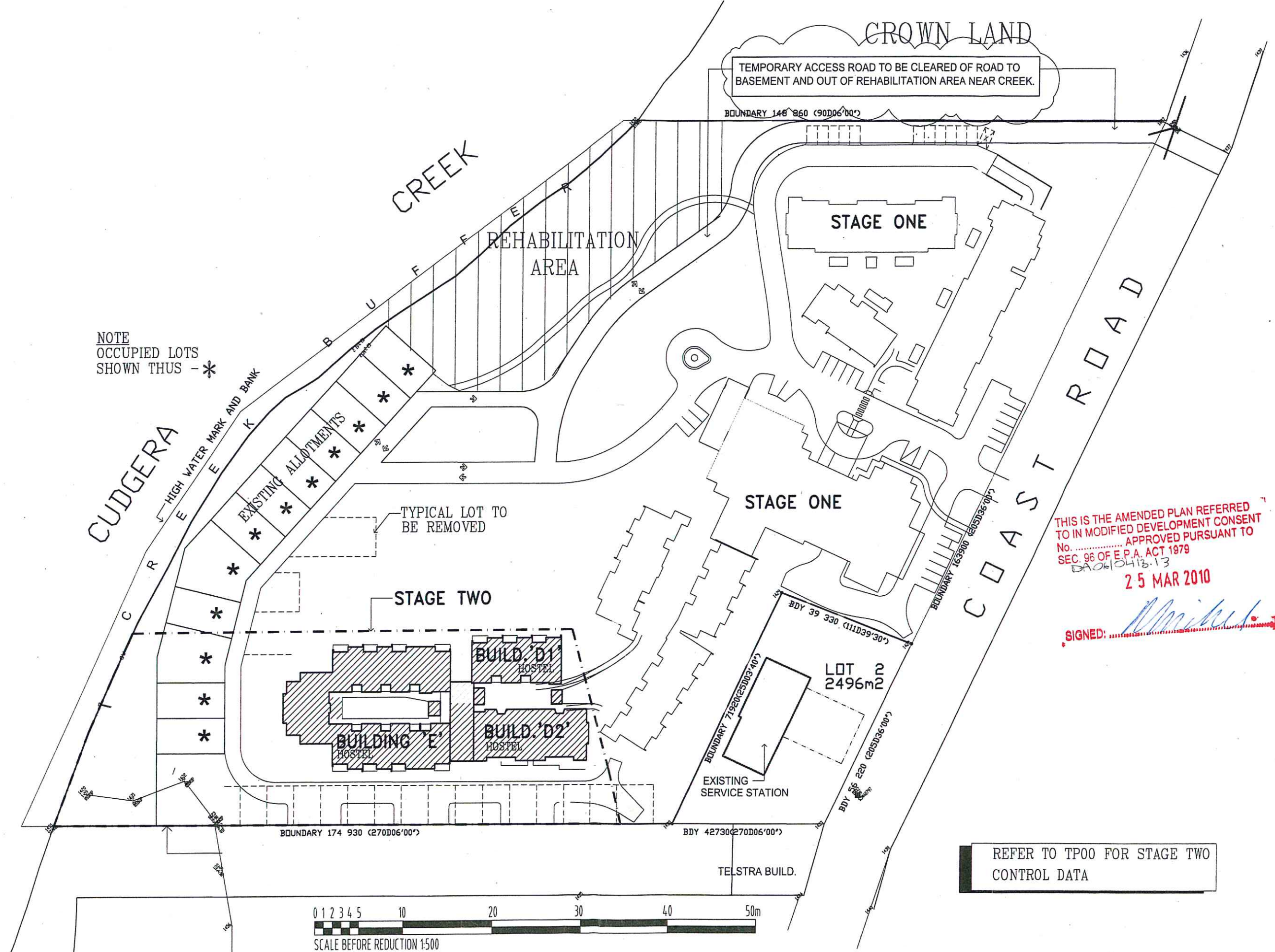
STAGE ONE

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
2 PHILIPPE PARADE, PALM BEACH, QLD, 4221 PHONE (07) 5591 1130 FAX (07) 5591 033  
G/QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 194334

DRAWING SCALES: 1:500 (B A1) N/A  
PLATTING SCALE: 1:1 N/A  
PRINTING DATE & TIME: N/A  
DRAWN BY: YH  
CHECKED BY: LL MARY  
DATE: 22-11-08  
PROJECT: PROPOSED HASTINGS POINT SENIORS' COMMUNITY AT LOT 1, COAST ROAD - HASTING POINT  
CLIENT: SEEK CHANGE PTY/LTD  
TITLE: STAGE ONE SITE PLAN

PROJECT: PROPOSED HASTINGS POINT SENIORS' COMMUNITY AT LOT 1, COAST ROAD - HASTING POINT  
CLIENT: SEEK CHANGE PTY/LTD  
TITLE: STAGE ONE SITE PLAN

SHEET NO: ST01  
REV: F  
PROJECT NO: 05170



NOTE  
OCCUPIED LOTS  
SHOWN THUS \*

THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. ... APPROVED PURSUANT TO SEC. 98 OF E.P.A. ACT 1979  
DA0612413.13  
25 MAR 2010

SIGNED: *Michael*

REFER TO TPOO FOR STAGE TWO CONTROL DATA



REV.	DATE	BY	DESCRIPTION
A		YH	INITIAL LESSE
B	12.01.06	YH	OVERALL REVISIONS FOR TP
C	11.02.06	SR	ADD EXISTING/STAGED LOT DETAIL
D	22-06-09	YH	REVISED ACCESS ROAD TO STAGE 2 SITE PLAN

STAGE TWO

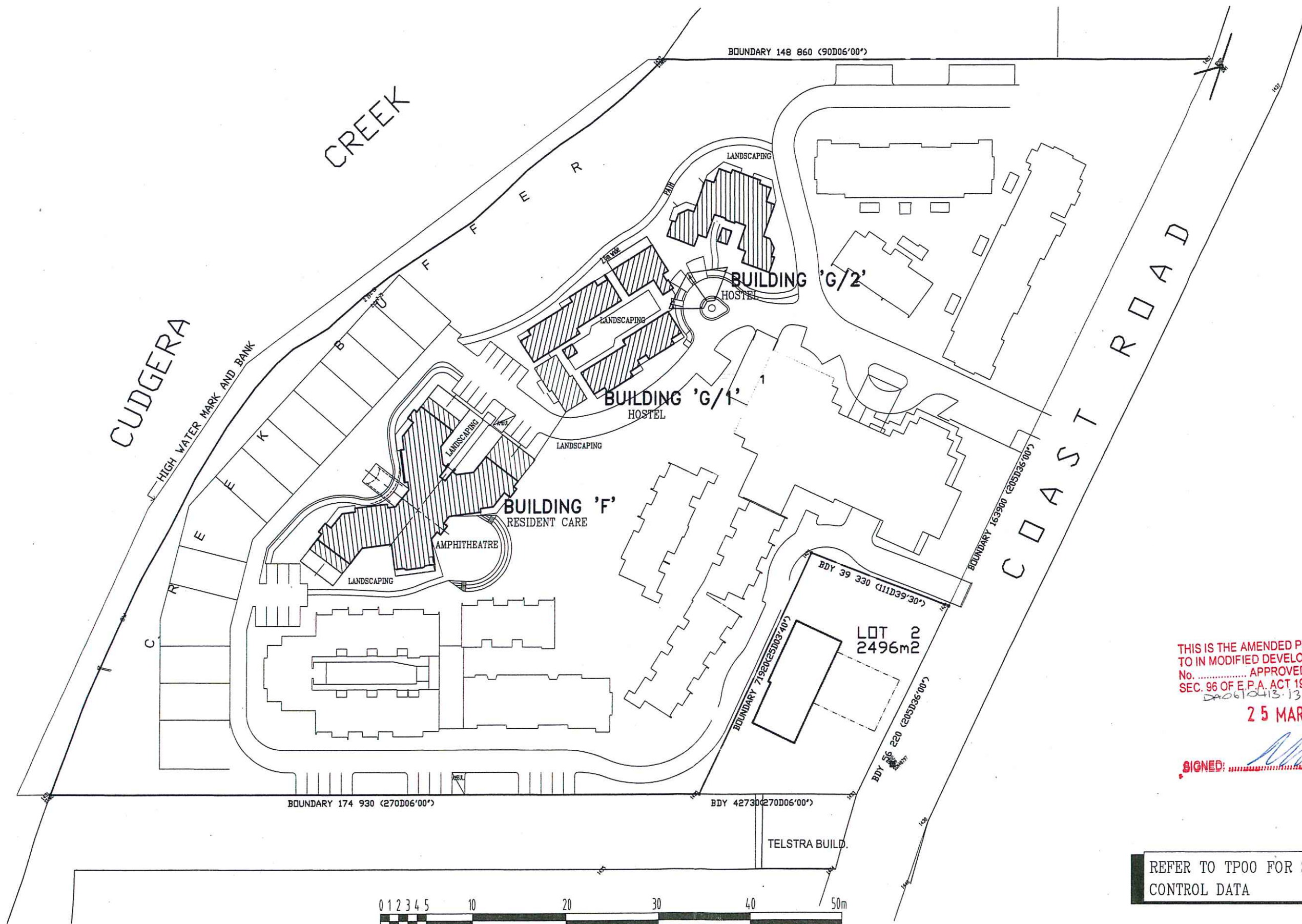
**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
2 PHILIPPAR PARADE, PALM BEACH, QLD 4221 PHONE: (07) 5519 1420 FAX: (07) 5519 1051  
A/CN 110 ED 733 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 140338

PROPOSAL SCALES	1:500	INTERNAL REFERENCED CORPUS	N/A	CREATED BY: TRL FRANKLAND	CELLA LOCKER NUMBER P405
PLANNING SCALE	E1	SOUPY FILES	N/A	CREATED BY: ALL NAMEY	CELLA LOCKER NUMBER P405
PLANNING DATE & TIME		FILED BY	YH		
LATHEIT NAME	TP00 SITE				
FILED DATE					

PROJECT: PROPOSED HASTINGS POINT SENIORS' COMMUNITY  
ADDRESS: AT LOT 1, COAST ROAD - HASTING POINT  
CLIENT: SEEK CHANGE PTY/LTD  
TITLE: STAGE TWO SITE PLAN ACCESS ROAD

SHEET NO. ST02 D  
PROJECT NO. 05170

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.



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200610413.13

25 MAR 2010

SIGNED: *[Signature]*

REFER TO TP00 FOR STAGE THREE CONTROL DATA



REV.	DATE	BY	INITIAL ISSUE	DESCRIPTION
A		YH		
B	02-03-06	YH		OVERALL REVISIONS FOR TP
C	02-03-06	PGD		BOARDWALK REVISED

FIELD DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

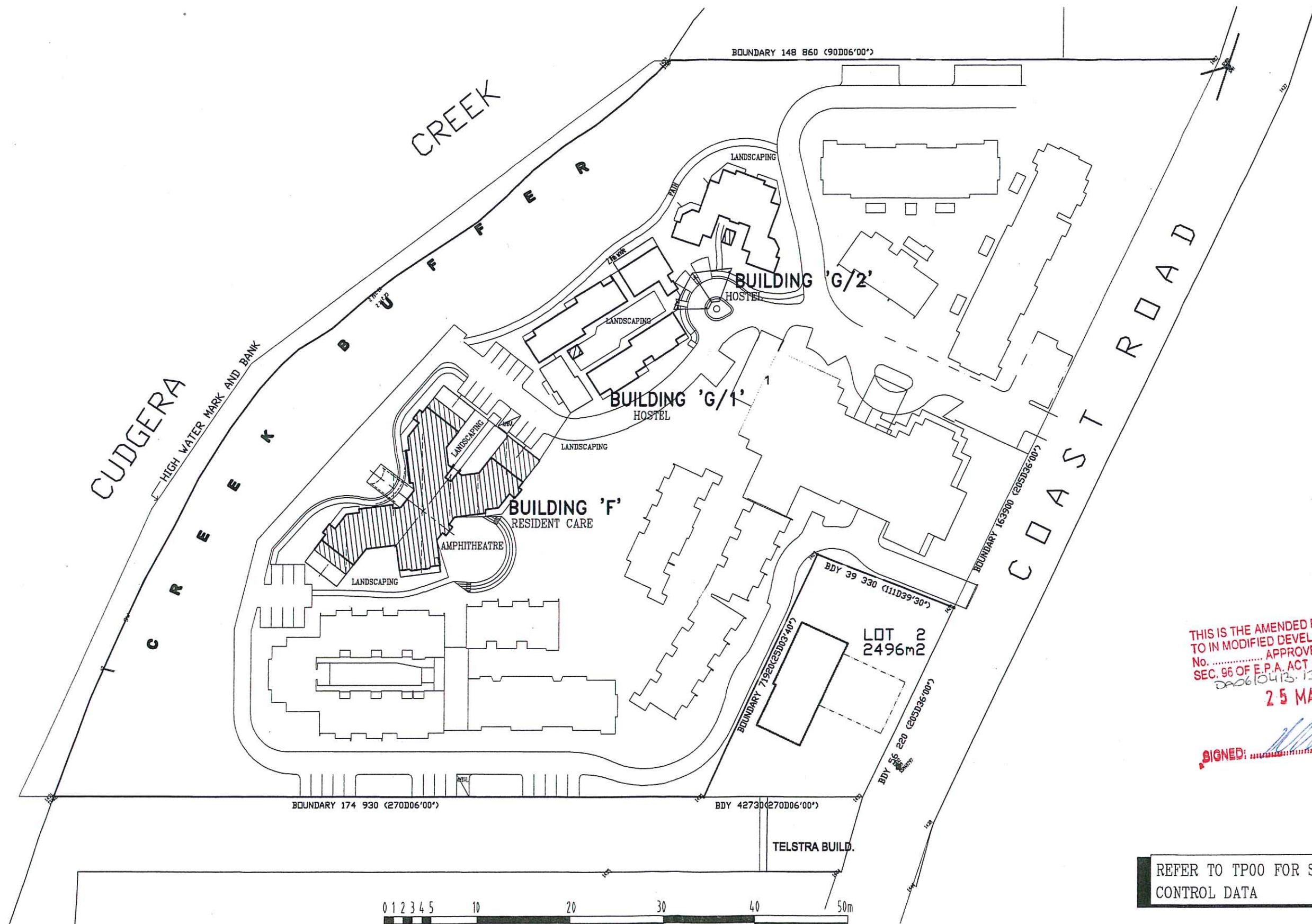
STAGE THREE

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
BUILDING AND DESIGN CONSULTANTS  
3 PHILLIP PARADE PALM BEACH, QLD 4217 PHONE: 071 551 5129 FAX: 071 551 0113  
420-190-113 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER: 145334

DRAWING SCALE: 1:500	ORIGINAL REFERENCED (SHEET) W/A	CHECKED BY: L.L. FRANKLAND	SCALE USED: NONE
PLATTING SCALE: 1:1	SCOPED FILES: W/A	CHECKED BY: M. HARTY	SCALE USED: NONE
PLATTING DATE & TIME:	DRAWN BY: YH		
LAYOUT NAME: ST03 STAGING PLAN			
CAD FILE:			
DATE: TP-PART1-SITE PLAN.dwg			

PROJECT: PROPOSED HASTINGS POINT SENIORS' COMMUNITY AT LOT 1, COAST ROAD- HASTING POINT  
CLIENT: PDK DEVELOPMENTS P/L  
TITLE: STAGE THREE SITE PLAN

SHEET: ST03 C  
PROJECT NO: 05170



THIS IS THE AMENDED PLAN REFERRED TO IN MODIFIED DEVELOPMENT CONSENT No. .... APPROVED PURSUANT TO SEC. 66 OF E.P.A. ACT 1979  
 200610413.13  
 25 MAR 2010

SIGNED: *[Signature]*

REFER TO TP00 FOR STAGE THREE CONTROL DATA

REV.	DATE	BY	REVISION	DESCRIPTION
A	10/11/06	PHD	INITIAL ISSUE	
B	02/04/07	PHD	FINAL ISSUE	

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

STAGE FOUR

**R.H. FRANKLAND & ASSOCIATES** PTY LTD  
 BUILDING AND DESIGN CONSULTANTS  
 2 PHILIPPO PARADE, PALM BEACH, QLD, 4151. PHONE: 075 5511 2215. FAX: 075 5511 1223  
 A/CN 810 103 QUEENSLAND BUSINESS SERVICES AUTHORITY LICENSE NUMBER 141534

ISSUED FOR:	10 A1	DESIGNED BY:	PHD	DATE:	10/11/06
PLANNING SCALE:	1:100	CHECKED BY:	PHD	DATE:	10/11/06
PLANNING SCALE:	1:100	DATE:	10/11/06	DATE:	10/11/06
DATE:	10/11/06	DATE:	10/11/06	DATE:	10/11/06

PROJECT: PROPOSED HASTINGS POINT SENIORS' COMMUNITY  
 ADDRESS: AT LOT1, COAST ROAD- HASTING POINT  
 CLIENT: PDK DEVELOPMENTS P/L  
 TITLE: STAGE FOUR SITE PLAN

PROJECT NO: ST04 B  
 DRAWING NO: 05170