

LEGEND

- SITE BOUNDARY
- 10m BOUNDARY BUFFER
- COMMUNITY USE
- SEPP 14 WETLAND
- 100m SEPP 26 BUFFER
- RETIREMENT COMMUNITY
- FUTURE RESIDENTIAL
- CONSERVATION / PARK / OPEN SPACE
- NEIGHBOURHOOD CENTRE
- RESIDENTIAL
- DRAINAGE RESERVE

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1019 Illustration C1 - Concept Plan Date October 2012.

NOTE:

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0 50 100 150 200 250
1cm = 50m
1:5000

REV	DATE	AMENDMENT
A		
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SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 14.11.16

plan (2014, 14351) - Clarence Property - masterfile - planning - planning plans - rds plans - pdf files - geolink update - geolink plan assembly - c1 - concept plan

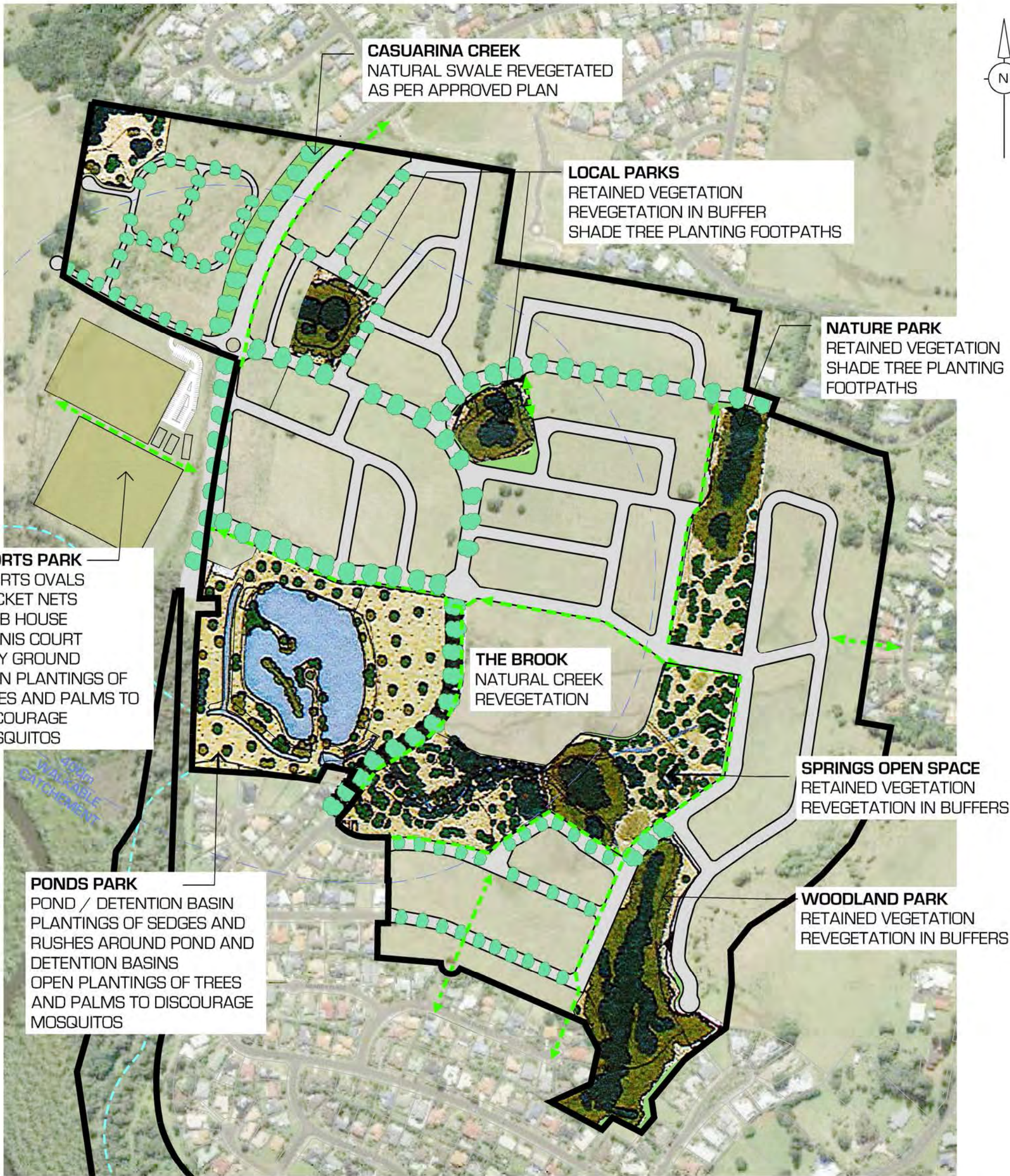
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EPIQ LENNOX HEAD ILLUSTRATION C1 - CONCEPT PLAN

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW

DATE: 16.11.16
SCALE: 1 : 4000 @ A3

REF: 14/351
DRAWN: bk



LEGEND

- EXISTING VEGETATION TO BE RETAINED
- NEW NATIVE PLANTINGS
- MAJOR STREET TREE / AVENUE PLANTING
- DRAINAGE PONDS AND CREEKS
- PEDESTRIAN / CYCLE PATHS
- SITE BOUNDARY

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head
Illustration C2 - green network plan Date: 17 July 2012

NOTE:

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SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 14.11.16

plan (2014, 14351) - clarence property - mactarfile - planning - planning plans - rds plans - pdf files - gis link update - gis link plan assembly - c2

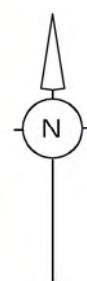
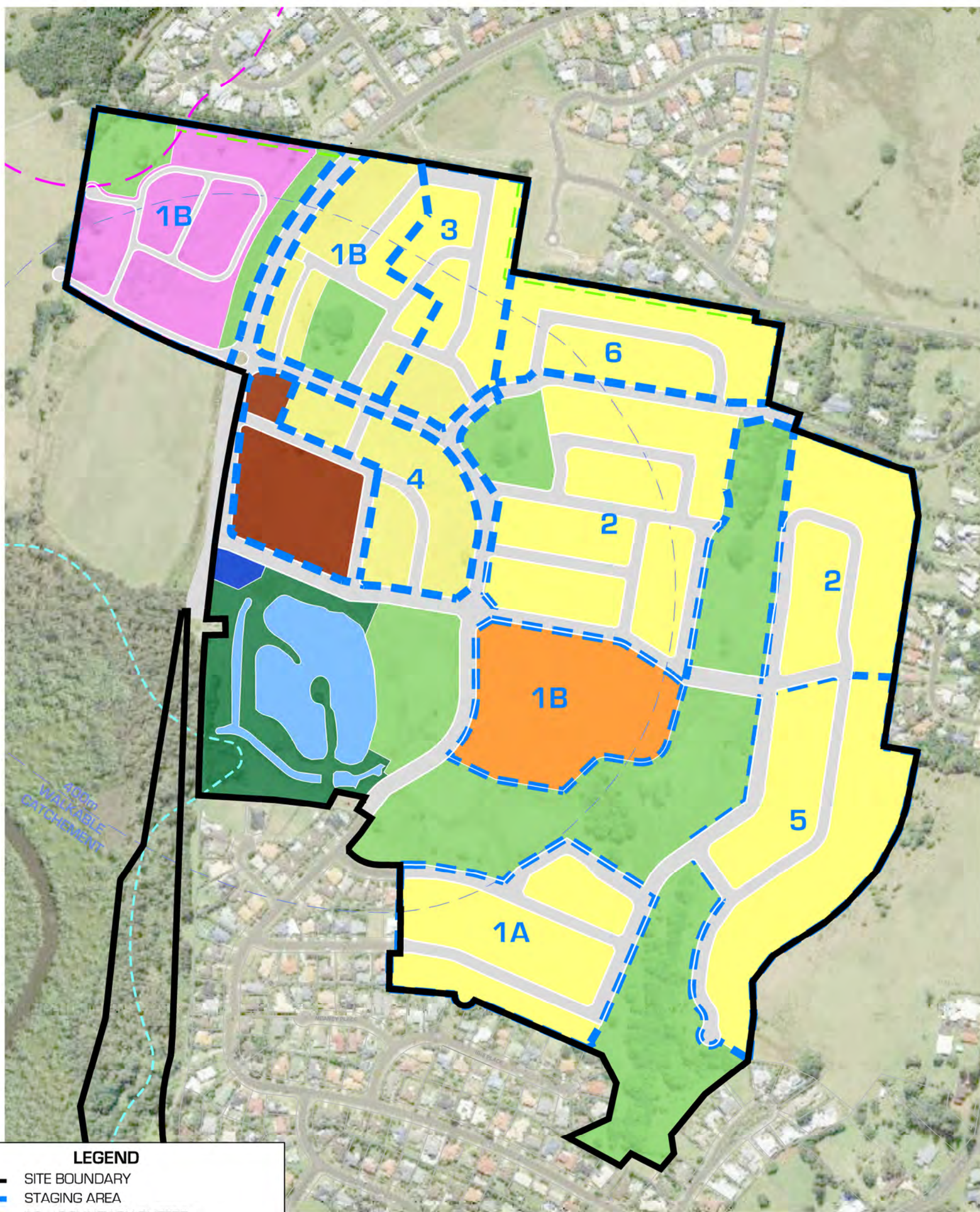
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EPIQ LENNOX HEAD ILLUSTRATION C2 GREEN NETWORK

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW

DATE: 16.11.16
SCALE: 1 : 4000 @ A3

REF: 14/351
DRAWN: bk



LEGEND

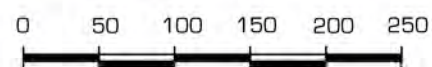
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|---|----------------------------------|
|  | SITE BOUNDARY |
|  | STAGING AREA |
|  | 10m BOUNDARY BUFFER |
|  | COMMUNITY USE |
|  | SEPP 14 WETLAND |
|  | 100m SEPP 26 BUFFER |
|  | RETIREMENT COMMUNITY |
|  | FUTURE RESIDENTIAL |
|  | CONSERVATION / PARK / OPEN SPACE |
|  | NEIGHBOURHOOD CENTRE |
|  | RESIDENTIAL |
|  | DRAINAGE RESERVE |

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1027
Illustration C5 - Development Staging Dated: October 2012.

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EPIQ LENNOX HEAD ILLUSTRATION

C5 - DEVELOPMENT STAGING

CLIENT: CLARENCE PROPERTY CORPORATION

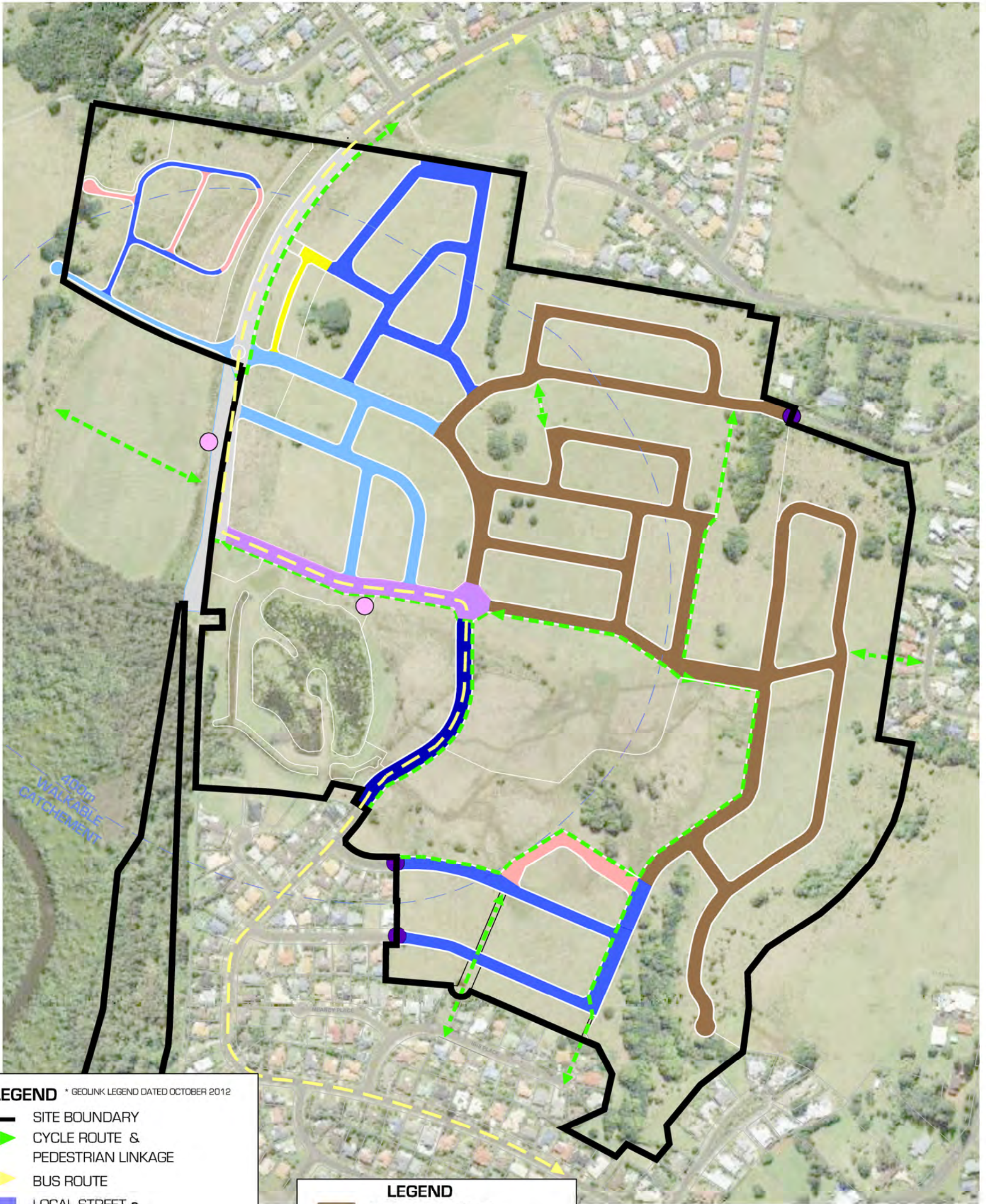
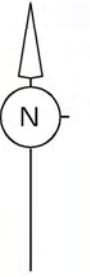
LOCATION: LOT 234 DP1104071

LENNOX HEAD NSW

DATE: 16.11.16
SCALE: 1 : 4000 @ A3

REF: 14/351
DRAWN: bk


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LEGEND

* GEOLINK LEGEND DATED OCTOBER 2012

- SITE BOUNDARY
- - - CYCLE ROUTE & PEDESTRIAN LINKAGE
- - - BUS ROUTE
- LOCAL STREET a
- LOCAL STREET b
- LOCAL STREET c
- ACCESS STREET
- LANEWAY
- HUTLEY DRIVE
- MAIN STREET COLLECTOR
- MONTWOOD STREET COLLECTOR
- THRESHOLD TREATMENT
- INDICATIVE BUS STOP LOCATION

LEGEND

- NORTHERN RIVERS GOVERNMENT LOCAL STREET
- NORTHERN RIVERS GOVERNMENT ACCESS STREET

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1028
Illustration C6 - Movement Network Dated: October 2012.

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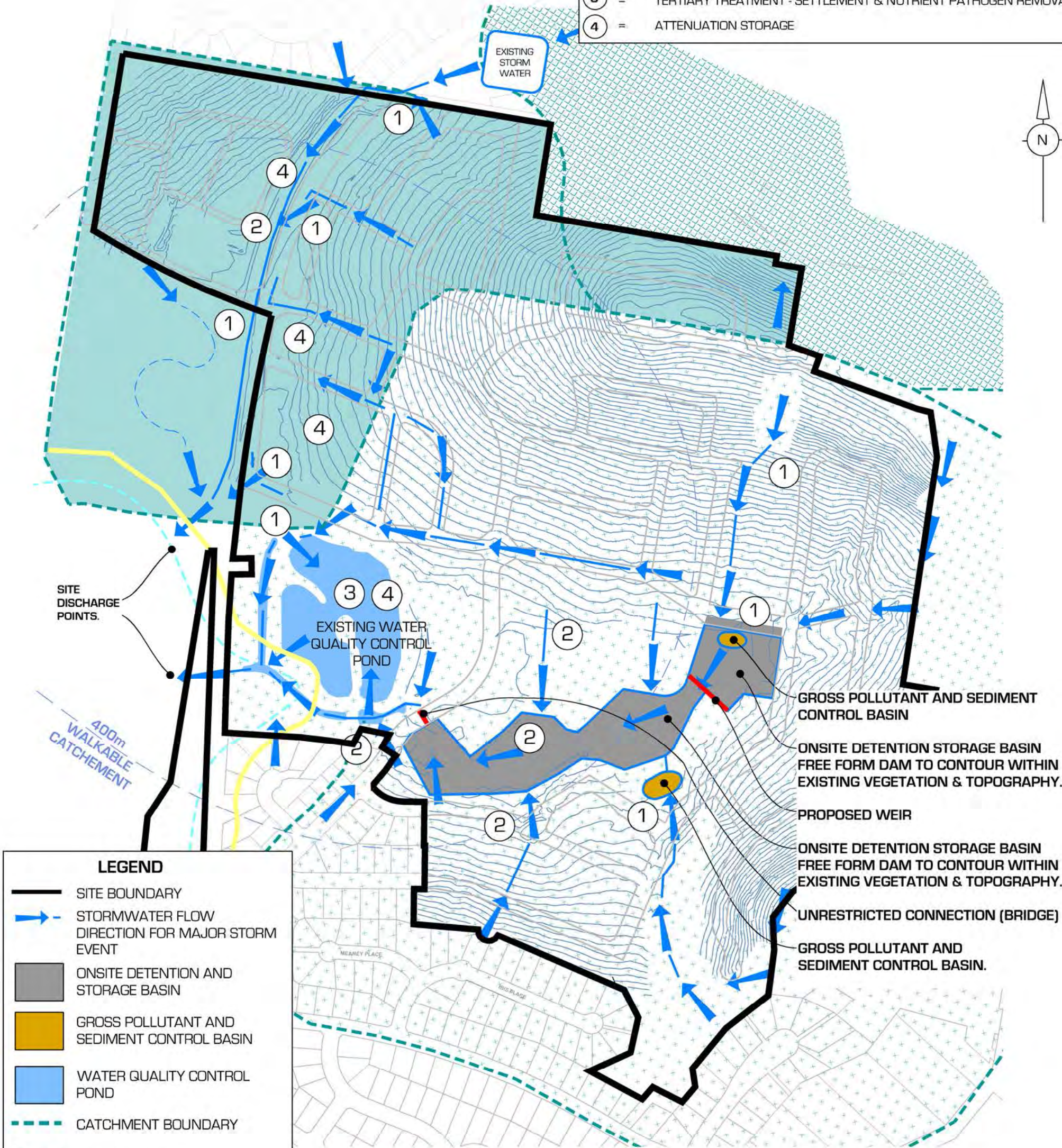
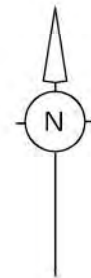
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EPIQ LENNOX HEAD
ILLUSTRATION
C6 - MOVEMENT NETWORK
CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW

DATE: 16.11.16
SCALE: 1 : 4000 @ A3
REF: 14/351
DRAWN: bk

WATER SENSITIVE URBAN DESIGN (WSUD) SYSTEMS

- 1 = PRIMARY TREATMENT - GROSS POLLUTANT TRAPS SILT SETTLEMENT.
- 2 = SECONDARY TREATMENT - INFILTRATION & NUTRIENT STRIPPING VIA SWALES, BROOKS & PERMEABLE PAVEMENTS.
- 3 = TERTIARY TREATMENT - SETTLEMENT & NUTRIENT PATHOGEN REMOVAL
- 4 = ATTENUATION STORAGE



LEGEND

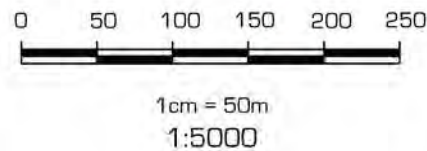
- SITE BOUNDARY
- STORMWATER FLOW DIRECTION FOR MAJOR STORM EVENT
- ONSITE DETENTION AND STORAGE BASIN
- GROSS POLLUTANT AND SEDIMENT CONTROL BASIN
- WATER QUALITY CONTROL POND
- CATCHMENT BOUNDARY
- CATCHMENT '1'
- CATCHMENT '2'
- CATCHMENT '3'
- SEPP 14 BOUNDARY
- SEPP 14 - 50m BUFFER

SUBJECT TO DETAILED DESIGN

SOURCE:
Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1027
Illustration C7 - Stormwater Concept Plan Dated: 28 June 2010.

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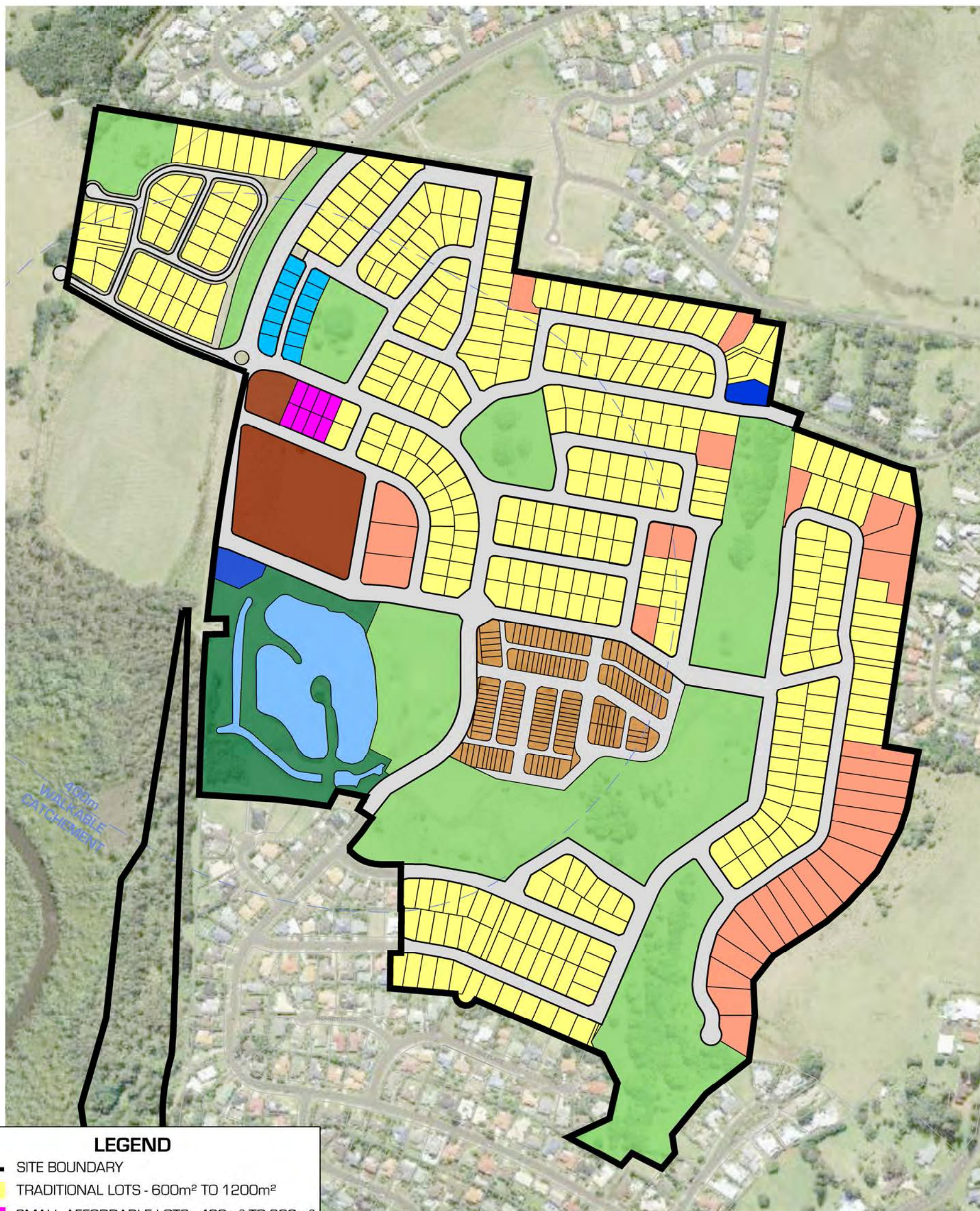
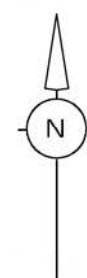
\\gpc\gpc\2014\14351 - clarence property masterfile - planning - planning plans - rds plans - pdf files\geolink\update - geolink plan assembly - c7 - stormwater concept plan

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EPIQ LENNOX HEAD ILLUSTRATION
C7 - STORMWATER CONCEPT PLAN

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW

DATE: 16.11.16
SCALE: 1 : 4000 @ A3
REF: 14/351
DRAWN: bk



LEGEND

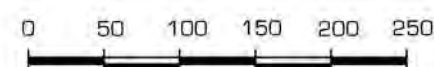
- SITE BOUNDARY
- TRADITIONAL LOTS - 600m² TO 1200m²
- SMALL AFFORDABLE LOTS - 400m² TO 600m²
- LARGE LOTS - >1200m²
- INDEPENDENT / ASSISTED UNITS AND RETIREMENT COURT YARD LOTS
- PARK COURT LOTS - 400m² - 600m²
- CONSERVATION / PARK / OPEN SPACE
- DRAINAGE RESERVE
- COMMUNITY USE
- NEIGHBOURHOOD CENTRE

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1028
Illustration C6 - Movement Network Dated: August 2012.

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1 cm = 50m
1:5000

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SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 14.11.16

© 2014, 14351 - Clarence Property - masterfile - planning - planning plans - rds plans - pdf files - geo link update - geo link plan assembly - C8 - lot topographies

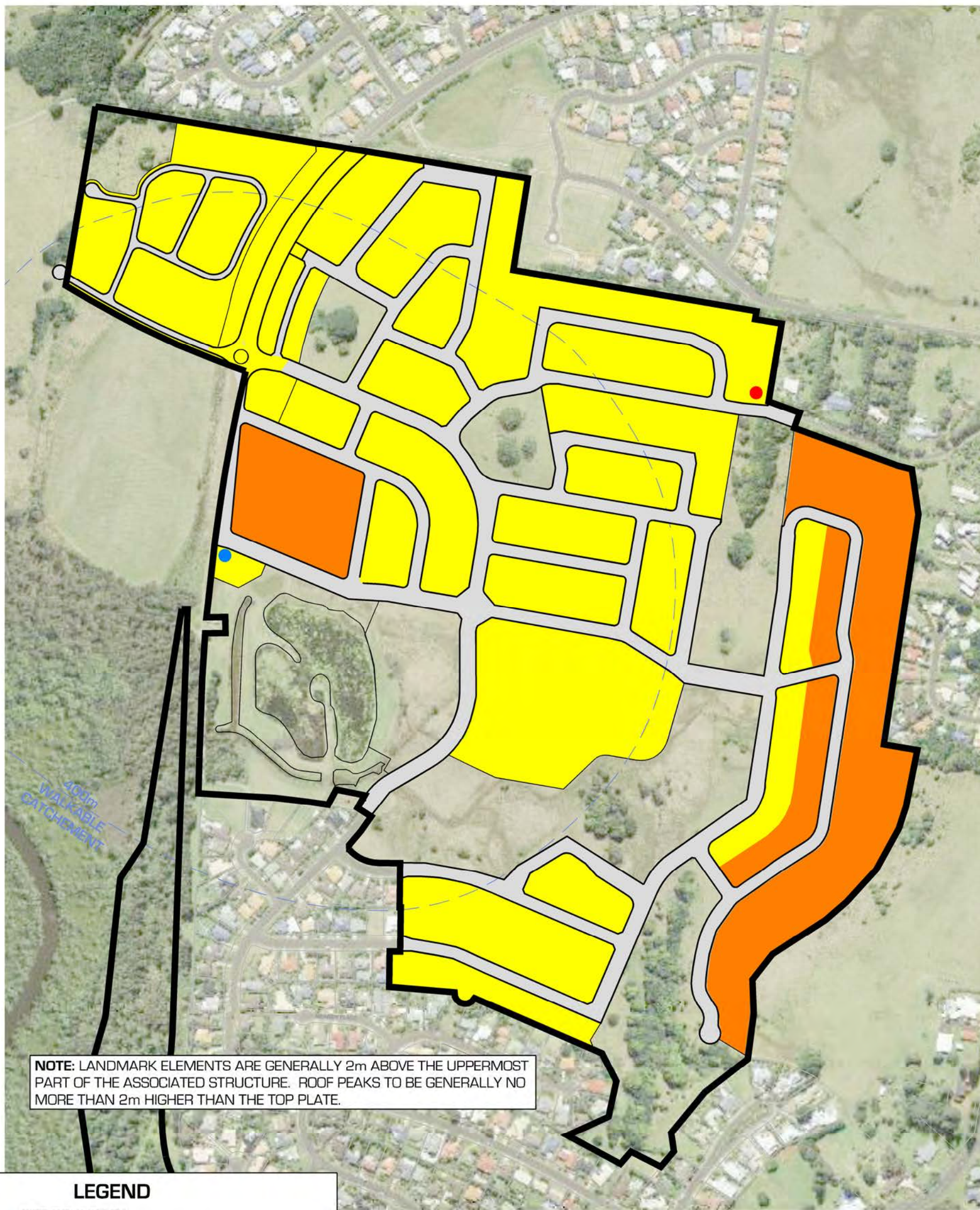
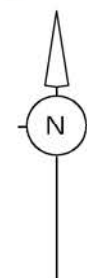
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EPIQ LENNOX HEAD ILLUSTRATION C8 - LOT TOPOGRAPHIES

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW

DATE: 16.11.16
SCALE: 1 : 4000 @ A3

REF: 14/351
DRAWN: bk



NOTE: LANDMARK ELEMENTS ARE GENERALLY 2m ABOVE THE UPPERMOST PART OF THE ASSOCIATED STRUCTURE. ROOF PEAKS TO BE GENERALLY NO MORE THAN 2m HIGHER THAN THE TOP PLATE.

LEGEND

- SITE BOUNDARY
- LANDMARK ELEMENTS - 9m
- RESERVOIR EXCLUDED FROM BUILDING HEIGHT
- 2 STOREY WITH 8.5m MAX HEIGHT
- 2 STOREY WITH 8.5m MAX HEIGHT WHERE ENCROACHMENT OVER 8.5m WILL BE CONSIDERED.

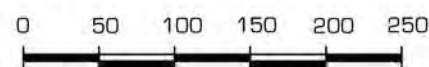
NOTE - HEIGHT MEASURED FROM NATURAL SURFACE LEVEL TO HIGHEST PART OF THE BUILDING

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1030
Illustration C9 - Building Height Plan Dated: August 2012.

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plan (2014, 14351) - clarence property masterfile - planning - planning plans - rds plans - pdf files - geolink update - geolink plan assembly - C9 - Building Heights

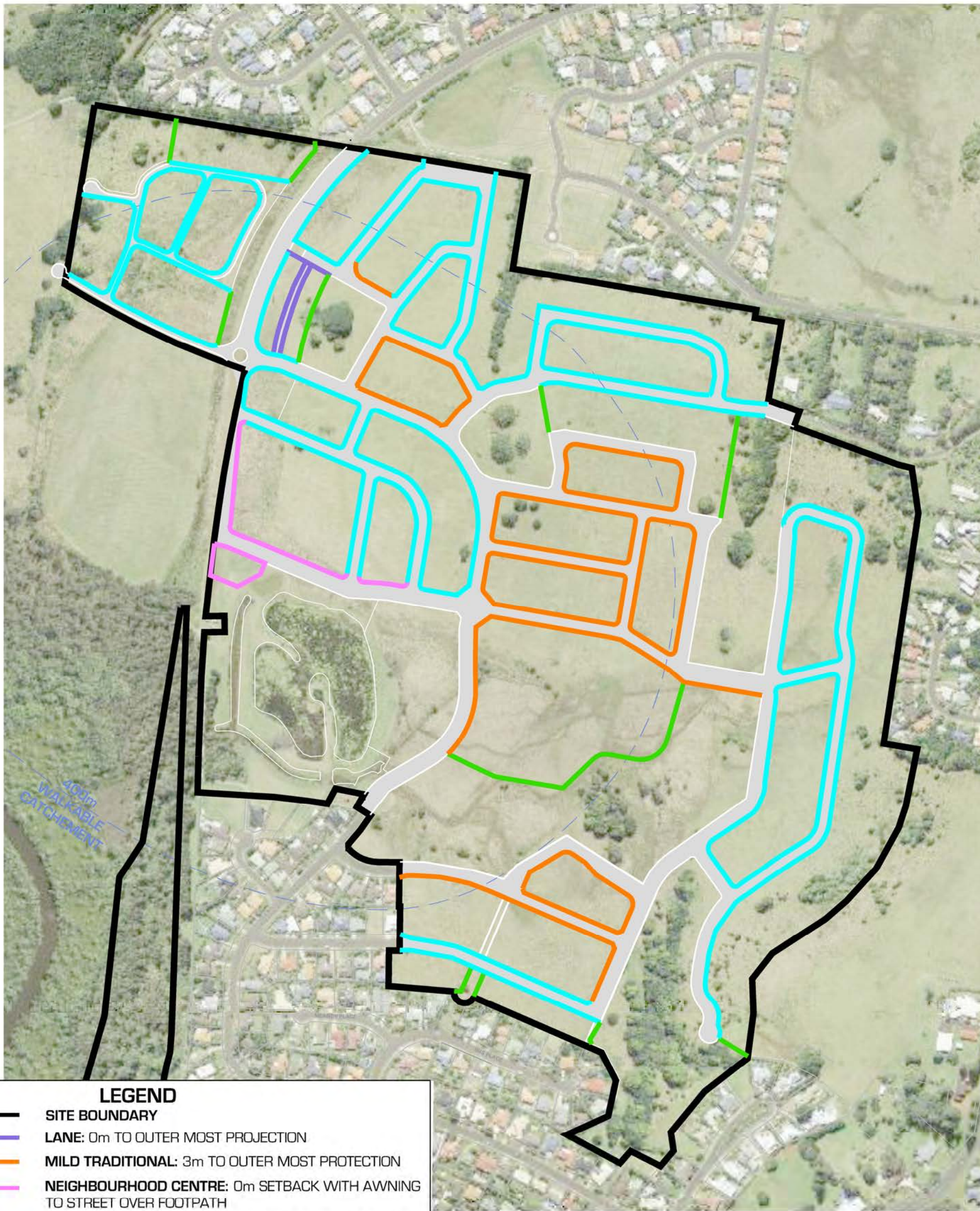
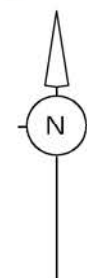
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EPIQ LENNOX HEAD ILLUSTRATION C9 - BUILDING HEIGHTS

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW

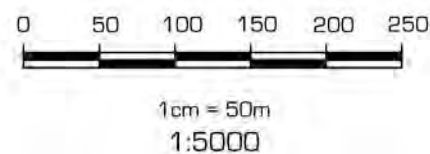
DATE: 16.11.16
SCALE: 1 : 4000 @ A3

REF: 14/351
DRAWN: bk



LEGEND

- SITE BOUNDARY**
- LANE:** 0m TO OUTER MOST PROJECTION
- MILD TRADITIONAL:** 3m TO OUTER MOST PROTECTION
- NEIGHBOURHOOD CENTRE:** 0m SETBACK WITH AWNING TO STREET OVER FOOTPATH
- PARK EDGE HOUSING:** 2m TO OUTER MOST PROJECTION
- PARK EDGE TOWN CENTRE:** 0m TO OUTER MOST PROJECTION
- TRADITIONAL:** 6m TO OUTER MOST PROJECTION



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SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head
1675 - 1031 Illustration C10 - Setback Plan Dated: August 2012.

REV	DATE	AMENDMENT
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SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 14.11.16

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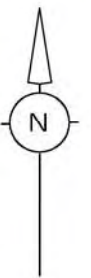
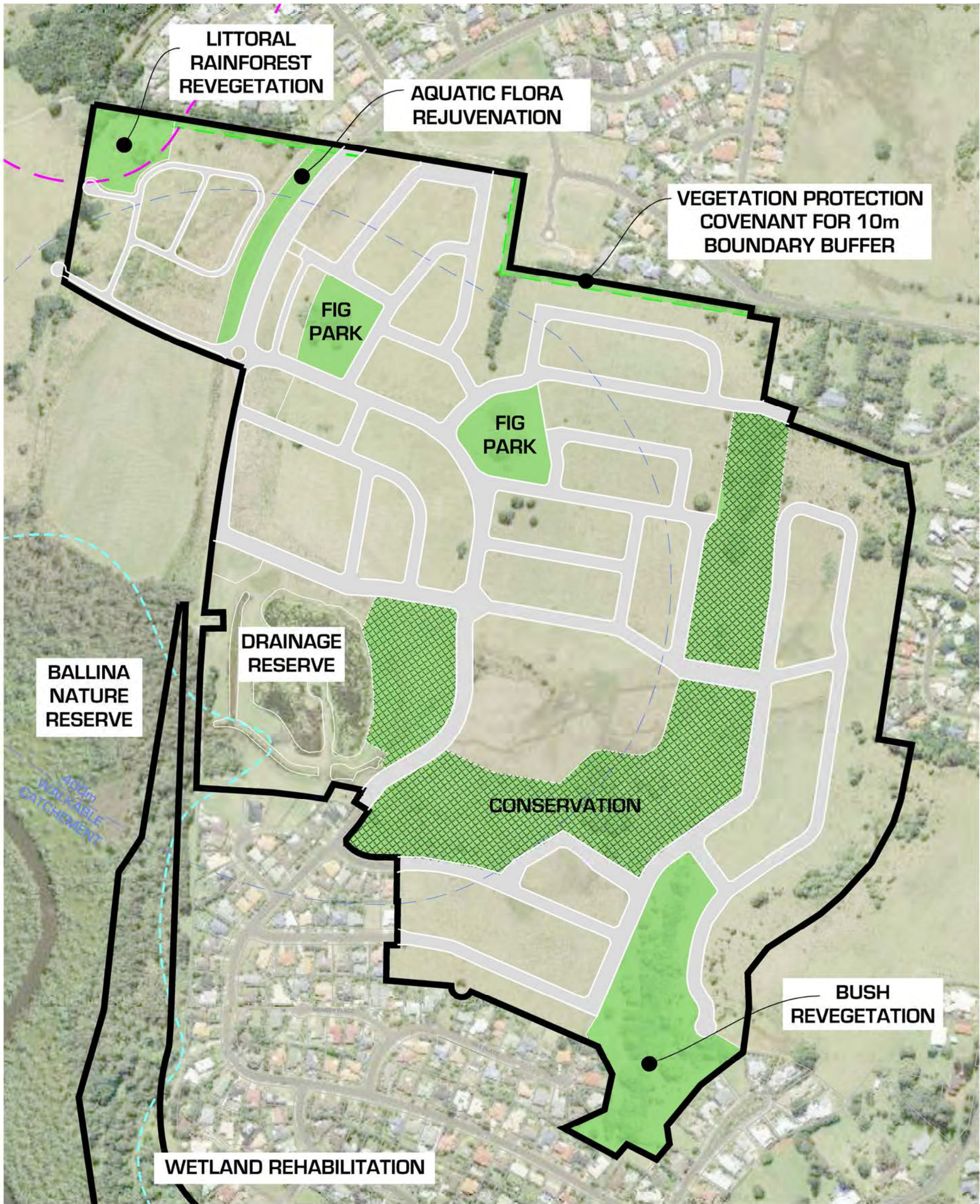
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EPIQ LENNOX HEAD ILLUSTRATION C10 - SETBACK

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW

DATE: 16.11.16
SCALE: 1 : 4000 @ A3

REF: 14/351
DRAWN: bk



LEGEND

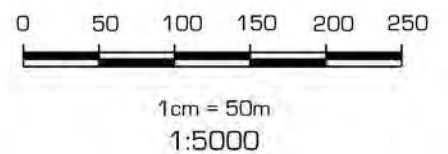
- SITE BOUNDARY** (thick black line)
- 10m BOUNDARY BUFFER** (dashed black line)
- SEPP 14 WETLAND** (dashed cyan line)
- 100m SEPP 26 BUFFER** (dashed magenta line)
- GREEN SPACE** (solid green fill)
- CONSERVATION ZONE** (cross-hatched green fill)

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1032
Illustration C11 - Conservation Zone Plan Dated: August 2012.

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plan (2014) 14351 - Clarence Property Masterfile - planning - planning plans - rds plans - pdf files - geolink update - geolink plan assembly - c11 - conservation zone

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ABN: 86 220 045 469

EPIQ LENNOX HEAD
ILLUSTRATION
C11 - CONSERVATION ZONE
CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071
LENNOX HEAD NSW
DATE: 16.11.16
SCALE: 1 : 4000 @ A3
REF: 14/351
DRAWN: bk