

Section 75W Modification No. 5 Report

for Epiq Lennox
Project Approval MP007_0026
(as Already Modified)

For Epiq Lennox

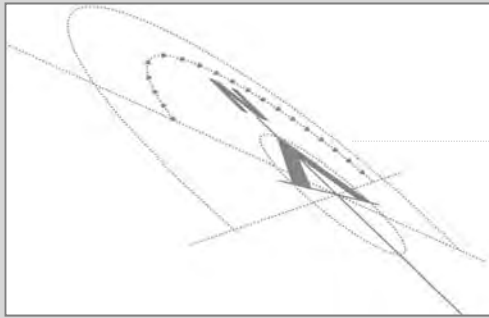
PREPARED FOR
CLARENCE PROPERTY CORPORATION LIMITED



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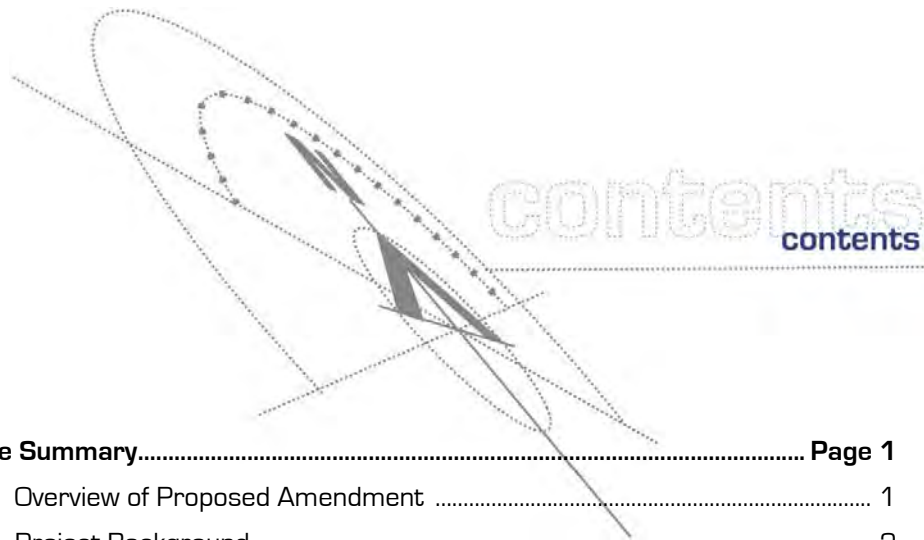
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The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed on this information for any purpose other than for the purposes of this report. All dimensions, number, size and shape of lots/buildings as shown on plans in this document are subject to detailed engineering design plans and final survey and may vary subject to conditions of consent issued by Council.

The information contained in this report is based on independent research undertaken by Newton Denny Chapelle. To the best of our knowledge, it does not contain any false, misleading or incomplete information.



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- Attachment 2 – Proposed Amended Concept Plan and Project Plan
Design Plans
Newton Denny Chapelle

- Attachment 3 – Economic Impact Assessment
Location IQ

- Attachment 4 – Engineering Service Report
Newton Denny Chapelle

- Attachment 5 - Shopping Centre Concept Plan
Prepared by CCN Architects

Executive Summary

Section

1

1.1 Overview of Proposed Amendment

Newton Denny Chapelle (“NDC”) is engaged by Clarence Property Corporation Limited (“Proponent”) to submit a request to the Minister for Planning & Environment to further modify the Concept Approval and Project Approval [MP 07_0026] for Epiq Lennox (formerly known as ‘Pacific Pines’), pursuant to the provisions of Section 75W of the Environmental Planning and Assessment Act 1979 (“the Act”).

The primary purpose of this application is to provide for the modification of the following key elements of the Concept Plan and Project Approval:

- Amend the maximum floor area for retail uses within Epiq Lennox;
- Amend the lot layout and road network adjacent to the neighbourhood centre;
- Modify the lot typology, building heights, and minimum lot area to align with current local planning provisions.

Ballina Shire Council will be the Principal Certifying Authority for civil works associated with this amendment.

The current application seeks approval to modify several aspects of the approvals, as specified in Section 2 of this report. The intent of the modification is to expand the existing neighbourhood retail floor space, modify the surrounding residential lot and road layout to better reflect the site topography and to undertake administrative amendments to provide consistency with Ballina Shire Council planning standards.

1.2 Project Background

1.2.1 Approved Development

Major Project application 07_0026 was approved by the Minister for Planning on 12 November 2008. The most recent modification (MP07_0026 Mod 4) was approved by the Minister for Planning on 8 September 2011.

The approval includes both a Concept and Project Plan for 'Epiq Lennox' at Lennox Head. **Table 1.1** provides the current description of both the Concept and Project Plan developments.

Table 1.1 Approved Development

Concept Approval	Project Approval
<p>A residential subdivision comprising subdivision for single dwellings, duplexes and medium density, a neighbourhood centre comprising commercial and retail space, a community centre, tavern and retirement village. The project includes:</p> <ol style="list-style-type: none"> 1. Residential subdivision comprising: <ol style="list-style-type: none"> a) Large lots on steeper parts of the site (> 1,200m²) b) 'Traditional' lots of around 800m² c) 'Traditional' lots with areas between 600m² and 800m² d) Duplex lots (900m²) e) 'Small affordable' lots (450m² to 600m²) f) 'Rear lane' lots (450m² to 600m²); and g) 'Park court' lots (450m² to 600m²) 2. Neighbourhood centre with maximum retail space of 4,000m² gross leasable area and maximum commercial space of 800m² gross leasable area 3. Multi-purpose community hall with a floor space of 300m²; 4. Retirement community; 5. Medium density housing; 6. A green space network of 25.3 ha comprising: <ol style="list-style-type: none"> a) Open space 2.1 ha; b) Water quality control pond and 	<p>65 lot residential subdivision comprising:</p> <ol style="list-style-type: none"> a) 54 residential lots ranging in size from 632m² to 907m²; b) 8 super lots for future development as follows: <ol style="list-style-type: none"> i. Super lot 1 (1.43 ha); ii. Super lot 2 (5,730m²); iii. Super lot 3 (2,050m²); iv. Super lot 4 (1,649m²); v. Super lot 5 (4.65 ha); vi. Super lot 6 (2,380m²) vii. Super Lot 7 (5.59 ha) viii. Super Lot 8 (4.98 ha). c) 2 open space lots of 910m² and 641m²; d) Earthworks; e) Associated roads and civil works; and f) Landscaping.

associated open space 3.6 ha; c) Revegetation in buffer around SEPP 26 Littoral Rainforest 0.9 ha; d) Wetland conservation reserve 6.5ha; e) Revegetation around littoral rainforest EEC 6.3 ha; and f) Rehabilitation works adjacent to Ballina Nature Reserve 5.9ha. 7. Road network; and 8. Other associated infrastructure.	
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1.2.2 Modified Approvals

A suite of modifications have been lodged with the Department of Planning & Environment for the project. A summary of the previously determined amendments is provided below within **Table 1.2**.

Table 1.2: Previous Modifications to MP07_0026

Modification Number	Determination Date	Modification Description
1	22 December 2008	To correct a minor error.
2	8 August 2011	<p>Consolidation of stages 11 to 9;</p> <ul style="list-style-type: none"> • Creation of two additional super lots within Stage 1 to create 8 super lots; • Increase in the maximum allowable retail space within the neighbourhood centre; • Realignment of Montwood Drive within the site; and • Increase in the size of the onsite conservation area and other environmental works. <p>The intent of the minor modification was to provide a practical and appropriate approach to meeting the intent and requirements of the approval, particularly in relation to ecological matters.</p>
3	8 September 2011	To correct administrative errors.
4	13 March 2013	<ul style="list-style-type: none"> • increasing the total area of conservation zone from 7.6ha to 14.07 ha; • removing 18 residential lots (approx 2 ha) with direct frontage to the conservation zone, such that the whole of this zone will now be bounded by road reserve; • reducing the area of Super Lot 5 (the retirement village site) by approximately 0.5 ha, to enhance the connection from the conservation zone east to the conservation zone west; • removing Super Lot 2 (the tavern site) (5,750 m²) to enhance connectivity of the conservation zone around

		<p>the perimeter of the water quality pond;</p> <ul style="list-style-type: none"> • relocating Super Lot 4 (the community hall site) to improve the conservation zone connectivity; and • amending the staging of development to reflect removal of Super Lot 2 and reduction in the number of residential lots; • exclude the Pacific Pines Estate Design Guidelines, dated 14 February 2008, from the approval • amend the lapsing date of the concept plan approval
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1.3 Environmental Planning & Assessment Act and Regulations

Schedule 6A, Clause 3C of the Act relates to Transitional Part 3A provisions for Modification of Concept Plans and states that Section 75W continues to apply for the purpose of the modification of a Concept Plan approved before or after the repeal of Part 3A, whether or not the project or any stage of the project is or was a transitional Part 3A project.

Section 75W (as in force immediately before the repeal of that Part) facilitates the lodgement and determination of an application to modify a Part 3A approval. Section 75W is in the following terms:

Modification of Minister's approval 75W

[1] *In this section:*

Minister's approval means an approval to carry out a project under this Part, and includes an approval of a concept plan.

Modification of approval means changing the terms of a Minister's approval, including:

- (a) revoking or varying a condition of the approval or imposing an additional condition of the approval, and
- (b) changing the terms of any determination made by the Minister under Division 3 in connection with the approval.

[2] *The proponent may request the Minister to modify the Minister's approval for a project. The Minister's approval for a modification is not required if the project as modified will be consistent with the existing approval under this Part.*

[3] *The request for the Minister's approval is to be lodged with the Director-General. The Director-General may notify the proponent of environmental assessment requirements with respect to the proposed modification that the proponent must comply with before the matter will be considered by the Minister.*

[4] *The Minister may modify the approval (with or without conditions) or disapprove of the modification.*

[5] *The proponent of a project to which Section 75K applies who is dissatisfied with the determination of a request under this section with respect to the project (or with the failure of the Minister to determine the request within 40 days after it is made) may, within the time prescribed by the regulations, appeal to the Court. The Court may determine any such appeal.*

[6] *Subsection (5) does not apply to a request to modify:*

- (a) an approval granted by or as directed by the Court on appeal, or
- (b) a determination made by the Minister under Division 3 in connection with the approval of a concept plan.

[7] *This section does not limit the circumstances in which the Minister may modify a determination made by the Minister under Division 3 in connection with the approval of a concept plan."*

1.4 Consistency with Concept and Project Approvals

The proposed modification is considered having regard to the sought modification to be consistent with the Concept and Project Approval for MP07_0026. The aforementioned approvals provided for the development of a residential subdivision to create approximately some 505 lots, development of a retirement community, neighbourhood centre, including a shopping centre, green space and an integrated road network.

This application retains the core land uses encompassed within the Concept Plan and Project Approvals, however seeks to modify the development in response to current planning controls and forecast local retail demand.

1.5 Documentation

This Section 75W report:

- Describes and justifies the requested further modifications to the Concept and Project Approvals; and
- Considers the relevant provisions of Section 75W of the Act.

Attachments included in the Section 75W report contain:

- The completed modification application form (see **Attachment 1**);
- Amended Concept & Project Plan illustrations prepared by Newton Denny Chapelle (see **Attachment 2**);
- Economic Impact Assessment prepared by Location IQ (see **Attachment 3**);
- Engineering Services Report prepared by Newton Denny Chapelle (see **Attachment 4**);
- Concept Supermarket Design prepared by CCN (see **Attachment 5**);

1.6 Further Information

Should any additional information be required or clarification of any technical matter raised by this proposal or submissions made to same, please consult Mr Damian Chapelle on 02 6622 1011 or dchapelle@newtondennychapelle.com.au, prior to determination of the application.

Proposed Modification to Concept Plan & Project Application

Section 2

2.1 Description of Sought Amendments

This application seeks to undertake amendments to the Concept and Project Approvals (MP 07_0026). The key changes proposed for the approved development:

- increasing the maximum retail floor area of the shopping centre and modify the area of the neighbourhood centre lot (Super Lot 1).
- re-design the subdivision layout adjoining the neighbourhood centre lot (Super Lot 1);
- modify the subdivision layout and minimum lot size of specified lot typologies;
- modify the maximum building height to align with the Ballina Local Environmental Plan

2.1.1 Modify the maximum retail floor area and associated lot configuration for Super Lot 1

On 12 November 2008, the then Minister for Planning gave Concept Plan and part Project Approval to Epiq Lennox (formerly *Pacific Pines*) residential estate at Lennox Head. The project included in addition to the residential subdivision to create approximately 505 lots, the development of a neighbourhood centre including a neighbourhood scale shopping centre.

The original approval permitted a maximum allowable retail floor space of 3,000m² within the neighbourhood centre, although this was limited to only 1,200m² until Hutley Drive had been extended to the north, due to traffic generation and the local road capacity.

Modification 2 lodged for MO7_0026 sought to increase the maximum allowable retail floor space to 4,000m² and bring forward the construction of the entire maximum allowable retail floor space at the expense of the release of the final residential lots. That is, the limitation on the 1,200m² was proposed to be removed with an associated limitation placed on the release of the final two stages of residential lots within the Epiq Lennox estate.

The Project Plan for Epiq Lennox includes the creation of Super Lot No. 1, to be developed as a neighbourhood retail centre. The former Condition B9 of the Concept Approval limited the maximum retail floor space within this centre to 3,000m². This condition was however deleted by Modification 2 with a new Condition B7A added to the Concept Plan approval as detailed below;

B7A Limits on Land Release

- 1) The concept plan is modified such that no construction certificate may be issued for lots beyond Stage 5 or for the final 126 residential lots, whichever is reached first, until such time as Hutley Drive is extended north from the site to North Creek Road.*
- 2) Notwithstanding [1], if further traffic analysis demonstrates that the extension to Hutley Drive is required at another stage, the Director-General may restrict the release of further construction certificates beyond that stage until Hutley Drive is extended.*

Note: In accordance with term A2, the proponent proposes to stage the project, generally in the order described. The traffic modelling undertaken to date identifies that Hutley Drive needs to be extended north before the final 126 lots can be released, which equates to stages 6 to 9.

Essentially Condition B7A, required the northern extension of Hutley Drive to be completed prior to the release of the final 126 lots within Epiq Lennox.

Since the acquisition of Epiq Lennox by Clarence Property Corporation Limited, a review of the estate involving more detailed planning for the neighbourhood centre has occurred. Importantly, given the time in which the original approval was issued (i.e.

2008], Clarence Property Corporation Limited have investigated the appropriate floor space to service the needs of the local area into the future. This assessment was also incorporated into a review of the economic viability of the approved neighbourhood centre and the strong enquires/demand for a full-line supermarket to be located in Lennox Head received by Clarence Property Corporation Limited.

To determine the appropriate floor space required for Epiq Lennox and the surrounding local community, an economic assessment was commissioned to review the local demand for a supermarket facility. The economic impact assessment completed by Location IQ is provided within **Attachment 3** of this report.

In order to service the convenience shopping requirements of the local catchment, Location IQ have determined the proposed centre could support:

- A supermarket of 3,400m²;
- Specialty floor space totalling 1,470m²; and
- Non-retail/commercial floor space that comprises 630m², including a PAD site of 400m².

A concept design plan for the proposed neighbourhood centre is contained within **Attachment 5**.

In order to reach this conclusion, regard has been made to key considerations as listed below.

- Local Trade Area;
- Competitive Environment
- Sales Overview;
- Sales Impact;
- Employment & Consumer Impact;
- Needs Analysis; and
- Population and Supermarket Supply & Demand.

Local Trade Area

Location IQ in determining the local retail requirements has determined the local trade area for their assessment based on the following key considerations:

- The scale and composition of the proposed development which will be anchored by a supermarket of 3,400 sq.m.
- Regional and local accessibility.
- The pattern of urban development.
- Significant physical barriers.

Having regard to the above considerations, the main trade area has been defined by Location IQ to include a primary sector and a secondary sectors, as outlined below:

- The primary sector extends some 6 km to the north of the site and includes Lennox Head, Skennars Head and parts of Broken Head.
- The secondary sector includes areas immediately to the east and the west of the Pacific Motorway and mainly consists of rural residential land. The secondary sector extends 10 km north to south and 8 km east to west.

At the time of the 2011 Census, the population within the Epiq Lennox main trade area was 9,140, including 7,590 persons in the primary sector. Since the 2011 Census, the population growth rate in the main trade area is estimated to have increased slightly to a rate of around 110 persons annually, with the current main trade area population estimated at 9,690, including 8,090 persons in the primary sector.

The population figure will be driven by the residential development at Epiq Lennox where in excess of 130 residential lots have been already sold in the last 2 years. Further residential development proposed in the local trade area includes Outlook located west of Epiq Lennox and comprising of 168 residential lots, Reservoir Hill located north-east of Epiq Lennox with 150 lots and Skennars Head Coastal Village comprising some 163 hectares.

Based on the residential development projects, Location IQ have forecast an increase in the main trade area population to 12,690 persons by 2026. This figure represents 2,900 person increase being 290 persons per annum.

Location IQ has advised a full line supermarket is typically provided for a population of 8,000 – 9,000 persons.

Competitive Environment

The competitive environment is essentially concentrated within the Lennox Head village and in Ballina.

The nearest and most relevant major retail precinct to a convenience based shopping centre at Epiq Lennox is the Ballina CBA, where three major full-line supermarkets (i.e. 3,000m² or greater) are provided (namely Woolworths at Ballina Fair, Coles at Bayside Shopping Centre and Ritchie's Supa IGA at Ballina Central) as well as smaller freestanding Woolworths and Aldi supermarkets. There are no other known competitive developments planned to occur within the region aside from a small expansion at Ballina Fair.

Sales Overview

In order to assess the potential economic benefits and impacts that may arise from the development of the proposed Epiq Lennox, the sales level which the development is projected to achieve has been renewed by Location IQ.

The Lennox Head retail strip is anticipated to be impacted by around \$1 million, or 10%. Location IQ has however noted in respect to the identified impact that the Lennox Head retail strip does not cater for the weekly food and grocery shop and the proposed Epiq Lennox development provides only 12 potential tenancies which represents below 20% of the total tenancies in the village.

Location IQ has identified the retail facilities are generally provided to serve the immediate population and the large tourist market due to the beach side location along Pacific Parade and Ballina Street. As such, the projected impact of \$1 million will not affect the long-term viability of the strip.

Regarding the impacts on centres outside the main trade area, Location IQ has stated the largest impact in dollar terms is projected on the Kerr Street precinct in the Ballina urban area. A large proportion of this impact is likely to come off three major full-line supermarkets, namely; Woolworths at Ballina Fair, Coles at Bayside Shopping Centre and Ritchie's Supa IGA at Ballina Central. These supermarkets are likely to be trading well and the projected impact will not affect the long-term viability of these stores, with these impacts at less than 10% and within the normal competitive range. Further, retailers within the Kerr Street precinct will benefit from growth across the broader

Ballina region, outside of the Epiq Lennox main trade area. A smaller impact of 6.5% has been identified for the River Street precinct, namely from the Woolworths store in River Street.

Overall, the proposed Epiq Lennox development will not impact on the viability or continued operation of any retail facility in the Ballina CBA. The proposed development will provide a convenience shopping destination for residents of the growing Lennox Head area, with main trade area residents still travelling into Ballina for their higher order retail needs.

Employment & Consumer Impact

Taking a conservative view and allowing for an estimated 10% of the total increase to be as a result of the reduced employment at existing retail facilities, the net additional jobs are estimated within the economic assessment to be 227 persons. Location IQ has identified this employment figure will generate in the order of an additional \$6.5 million in salary and wages for the local economy.

The economic assessment has identified a further 215 jobs would be created from the supplier induced multiplier effects as a result of the retail jobs for the on-going running of the retail component of the proposed Epiq Lennox.

The above employment numbers are also in addition to the 273 jobs which are likely to be generated directly and indirectly as a result of the construction of the proposed Epiq Lennox.

Needs Analysis

It is recognised there are currently 9,690 persons residing in the Epiq Lennox main trade area, including 8,090 persons within the primary sector. Industry figures dictate a population of this size is typically served by a convenience focussed retail centre, anchored by a supermarket.

This demand for a convenience shopping destination will increase in the future, with the main trade area population projected to increase to 12,690 by 2026.

Typically, a population of around 8,000 – 9,000 persons is required to support a full line supermarket. This indicates that one full-line supermarket is currently supportable

within the main trade area, with none currently provided to support a population of nearly 10,000. The tourist market would generate additional demand for such facilities.

Location IQ has concluded that the combination of the substantial positive economic impacts serve to more than offset the trading impacts that could be anticipated for a small number of the existing retail stores, particularly supermarkets, in the region. Further, the impacts would not threaten the viability of any of these retailers or centres.

This demand was also acknowledged in Council's Ballina Retail Strategy (BSC, 2003) and the associated Ballina Retail Assessment Background Report (IBECON, 2003).

Based on the assessment report by Location IQ, it is proposed to increase the maximum retail floor space to 5,500m². The current approval provides for a maximum of 3,000m² of retail floor space and 800m² of commercial floor space. The commercial floor space limit would not be changed. Conceptually, the 4,000m² of retail floor space currently approved would have allowed for a supermarket of around 3,200m² and 800m² of specialty retail. The proposed increase of 1,500m² will allow for a larger supermarket, of 3,400m² plus 110m² on-line pickup, with the balance for specialty shops & office floor area (approx. 12 to 15 tenants).

The Economic Impact Assessment report concludes that this increase in supermarket and convenience floor space will have a level of impact that is only marginally higher than the current approval.

Further, it concludes that, based on the current level of supply and demand within the Ballina Shire, all existing supermarkets and associated retail will retain the ability to trade at viable levels. It is also considered that any minor impacts will diminish over time, as local population continues to grow. The additional retail floor space will help to create a vital community hub, facilitating a walkable community, providing local employment and allowing residents to meet many of their day to day needs locally. This is enhanced by the approved location of the neighbourhood centre directly adjacent to the approved open space.

As such, the additional retail will not affect the retail hierarchy outlined in the Ballina Retail Strategy (BSC, 2003). It will not alter the existing function of the Ballina CBA being the primary retail area for the Ballina Shire, as the planned retail development for Epiq Lennox simply satisfies the local trade area requirements based on current and future population projections. To this end, the commencement of the Epiq Lennox retail development will have less than 10% impact on annual turnover for the major supermarket retailers in Ballina, which in turn does not impact their long-term viability.

Reference is also made to the Council's Retail Strategy and the commercial hierarchy for Lennox Head. The Ballina Retail Strategy and the Lennox Head Strategic and Structure Plans provide a retail hierarchy that identifies the Lennox Head Village Centre as the principal commercial centre in Lennox Head with Epiq Lennox providing retail and commercial activities at a neighbourhood scale (although this scale is not defined). The Strategy states that large supermarkets should be provided in Ballina.

Ballina Shire Council has raised concerns with previous Modifications lodged with MP07_0026 that the supermarket proposed at Epiq Lennox is not only larger than that in Lennox Head, but also of a number of supermarkets in Ballina and as such, is inconsistent with Council's policies.

In response to these concerns, reference is made to the fact the proposed supermarket is in fact smaller in floor area than all supermarkets located within the Kerr Street precinct. Currently, all supermarkets have a floor area of 3,600m² or greater with the largest supermarket being the Coles store at 3,900m². Accordingly, Ballina will continue to sit at the top of the hierarchy consistent with the Strategy.

In respect to the local hierarchy, Lennox Head Village Centre, with approximately 6,850m² of retail floor space as at 2010 and a further 1,493m² of retail/commercial floor space approved post 2010, will still be larger than the Epiq Lennox neighbourhood centre, which is proposed to comprise 5,500m². As such, the project will continue to be consistent with the retail Strategy through the Lennox village retail area functioning as the primary retail area.

With regard to the proposed supermarket, whilst it is acknowledged it will be larger than otherwise first envisaged in 2007, such a facility could not be provided in the Lennox Head main street due to small lot sizes and fragmented ownership and there is

a need for such a supermarket in the area as demonstrated by the EIA prepared by Location IQ.

To cater for the increase in the retail floor area, the size of the subdivision layout for the neighbourhood lots has also been amended. The amendment provides for the increase in site area for the supermarket lot (Super Lot 1) to 2.106 hectares from the current 1.44ha). Full details of the modified subdivision layout are contained within **Section 2.1.2**.

As well as the proposed additional floor space, this application proposes to amend Condition B7A in order to reflect the ability to construct the retail floor space to 5,500m² prior to finalisation of the local Hutley Drive road infrastructure extensions. This restriction was based on traffic capacity limitations associated with the existing road network.

This issue has been re-examined in the traffic assessment prepared by Newton Denny Chapelle (**Attachment 4**). For the purposes of the assessment, Newton Denny Chapelle have assessed a scenario whereby the total allowable retail floor space would be constructed as part of an early stage, such as commensurate with the release of Stages 2 & 6 (Release 3). The assessment has concluded the development of the full subdivision would not be able to occur prior to the Hutley Drive extension based on the traffic generated by the subdivision and full retail development no exceeding 7456 daily vehicle movements. Further reference should be made to the Engineering Services Report (Attachment 4) with regard to the capacity for individual streets.

- 283 Residential lots
- Super Lot 5 development

For this reason, Condition B7A is proposed to be modified to reflect the additional retail floor space and the maximum daily traffic generated under this approval before the northern extension of Hutley Drive is completed.

2.1.2 Modify the subdivision design layout adjoining the neighbourhood centre

Through the modification to the retail floor space and associated parking requirement for the neighbourhood centre, the resulting subdivision layout which adjoins Super Lot 1 has also been modified.

The modification provides for the introduction of a residential lot layout and road network which better responds to the topography of the land. In this respect, the Concept Plan as approved required excessive retaining walls in order to create level sites for the rear lane lots in addition to difficulties in design a compliant road network. Accordingly, the subdivision layout provides a curved road alignment which still preserves the connection between Hutley Road and the proposed main street, however responds better to the site topography.

The residential lots have been redesigned to provide improved opportunities for housing on sloping land commensurate with the lot layout afforded within Stages 2, 3, & 6. To this end, there is an overall reduction in lot numbers from 98 rear lane lots to 38 lots consisting of 25 traditional lot, 9 small affordable lots and three large lots to carter for medium density housing. The overall dwelling density within this area will reduce from 89 dwellings to 73 dwellings, based on a density of 1 dwelling per 250m² for the medium density lots.

Super Lot 3 has also been re-located for the childcare centre to the north of the supermarket.

Importantly, reference is also made to the Condition A1 of the Concept approval which stipulates a minimum lot size for park lane lots of 450m² to 600m². Adopting the minimum lot size to the approved layout resulted in all lots being unable to meet the prescribed minimum lot size. This Modification seeks to address this administrative error further within the body of the report, however it is noted, the proposed subdivision design will ensure compliance with the proposed minimum lot sizes is capable of being achieved.

Reference should be made to the Engineering Service Report provided within **Attachment 4** of this document in regard to the adopted stormwater management for the modified layout and increased retail floor space.

2.1.3 Modify the subdivision layout and minimum lot size of specified lot typologies

Currently Illustration C8 – Lot Typologies (Date August 2012) details both the purpose of each form of residential lot and the associated minimum lot size. Whilst it is acknowledged the Illustration is for concept purposes, administratively the Illustration

provides difficulties for both the proponent and the consent authority (Ballina Shire Council) as compliance with either the minimum lot size and or number of lots is commonly unable to be achieved.

This point has been evidenced in the Super Lot 8/Stage 3 whereby the subdivision plan was not able to create the “Park Lots” with a minimum lot size of 450m² as the lots upon the Concept plan equated to 400m². Ultimately Ballina Shire Council as the Consent Authority reviewed the plan under the provisions of Schedule 6 of the Environmental Planning & Assessment Act and determined the subdivision layout to be generally in accordance with the Concept Plan.

This administrative issue has also been experienced within Stages 2 & 6 which will be the next release (‘Release 3’) for Epiq Lennox. Upon undertaking the civil engineering design for the Concept Plan, issues associated with road alignments and lot areas were encountered. The modified plan C8 provides a modified layout for Stages 2 & 6 which has been endorsed by Council to proceed through to lodgement of the development application as the layout is deemed to be generally in accordance with the approved plan.

Accordingly, modified plan C8 has reviewed the capacity to comply with the prescribed number of lots and associated minimum lot size in order to remove the inconsistency between the two. In undertaking this exercise, the lot typologies have been amended as illustrated in the below table.

Approved Lot Typology & Minimum Lot Size	Proposed Lot Typology & Minimum Lot Size	Reason for Amendment
Large Lots - 1200m ²	Large Lots - 1200m ²	No Change
Traditional Lots - >800m ²	Traditional Lots - 600m ² - 1,200m ²	The reduced minimum lot size is consistent with Ballina Shire Council's minimum lot size for the land at 600m ² .
Traditional Lots - 600m ² - 800m ²	Deleted	Through the adoption of the Council's minimum lot size, the traditional lots between 600m ² - 800m ² becomes obsolete.

Duplex Lots – 900m ²	Deleted	Under the provisions of the Ballina Local Environmental Plan, all lots with an area of 600m ² or greater can apply for a dual occupancy development. This amendment therefore brings the development in line with the local planning provisions.
Small Affordable Lots – 450m ² – 600m ²	Small Affordable Lots – 400m ² – 600m ²	The lot size has been amended to accord with the minimum lot size approved for lots within Super Lot 8.
Rear Lane Lots – 450m ² – 600m ²	Deleted	With the design completed for the supermarket lot and issues identified with the lot design and road network due to the topography of the land, the rear lane lots have been deleted from the layout. It is also noted the rear lane lots as contained within the Concept Plan had a minimum area of below 300m ²
Park Court Lots – 450m ² – 600m ²	Park Court Lots – 400m ² – 600m ²	The minimum area is adopted to align with the approval issued by Ballina Shire Council for the Park Court lots within Super Lot 8 under Development Application 2016/200.
Shop Top Housing	Deleted	As a result, of the neighbourhood development concept, shop-top housing is not proposed to be undertaken as part of this project.
Independent Living Units	No Change	No Change
Assisted Living Units	No Change	No Change
Retirement Courtyard Lots	No Change	No Change

2.1.4 Modify the building height to accord with the Ballina Local Environmental Plan

A modification to the building height is sought in order to provide consistency between the Concept Plan and the Ballina Local Environmental Plan. To this end, the current 6.4m height limit from the surface level to the buildings top plate will be replaced with the current local prescribed building height of 8.5m measured from the surface level to the highest part of the building.

In order to implement the sought modification, Illustration C9 has been amended to reflect the proposed maximum building height.

2.1.5 General Amendments

General amendments are proposed to the Concept Plan to accord with recent development approvals issued by Ballina Shire Council for Epiq Lennox. The amendments include;

- Deletion of the 10m northern buffer on the northern boundary of Super Lot 8 & Stage 3 to reflect the provisions sought under Ballina Shire Council Development Application 2016/200.
- Modify the building setbacks due to the amendment to the subdivision layout and lot typology. The modified setbacks will reduce the setback for dwellings with dual street frontage within the Park Lots in Super Lot 8. The amendment will facilitate the future dwelling construction as the original plan required a 6m setback to the second street frontage which diminished the development area of the lot.
- Modify the stormwater concept plan to incorporate additional treatment and attenuation measures in line with those already approved on-site.
- Delete Super Lot 6 as the neighbourhood centre lots have been modified to provide a consolidated neighbourhood lot for the supermarket with a second lot designated for the childcare centre.
- The road hierarchy for the supermarket precinct and future stages has been updated to reflect the characteristics outlined in the Northern Rivers Development Design and Construction Manual and as specified in condition B5 of the current consent. The Illustration C6 previously approved has also been updated for the supermarket precinct (and future stages) to reflect this

condition and to remove confusion surrounding the hierarchy of the road network. A 1.35m wide foot path will also be provided on all local streets where possible in accordance with Ballina Shire Councils current footpath standard

2.2 Requested Modifications to Concept & Project Approvals

The conditions relevant to this S75W Application to amend both the Concept Plan and Project Approval for MP07_0026 are described below. The recommended modifications to the conditions and the reason for the amendment are also provided.

Concept Approval

2.2.1 Condition A1 – Project Description

Current condition

A1 Project Description

Concept Plan approval is granted only to carrying out the project described in detail below:

A residential subdivision comprising subdivision for single dwellings, duplexes and medium density, a neighbourhood centre comprising commercial and retail space, a community centre and retirement village. The project includes:

- 1) Residential subdivision comprising;
 - (a) Large lots on steeper parts of the site (> 1,200m²)
 - (b) 'Traditional' lots of around 800m²
 - (c) 'Traditional' lots with areas between 600m² and 800m²
 - (d) Duplex lots (900m²)
 - (e) 'Small affordable' lots (450m² to 600m²)
 - (f) 'Rear lane' lots (450m² to 600m²); and
 - (g) 'Park court' lots (450m² to 600m²)
- 2) Neighbourhood centre with maximum retail space of 4,000m² gross leasable area and maximum commercial space of 800m² gross leasable area;
- 3) Multi-purpose community hall with a floor space of 300m²;
- 4) Retirement community;

- 5) Medium density housing;
- 6) A green space network of 28.6 ha comprising:
 - (a) Open space 2.1 ha;
 - (b) Water quality control pond and associated open space 2.4 ha;
 - (c) Revegetation in buffer around SEPP 26 Littoral Rainforest 0.9 ha;
 - (d) Conservation Zone of 14.07 ha;
 - (e) Rehabilitation works adjacent to Ballina Nature Reserve 5.9 ha.

Proposed Modification

Based on the sought modification outlined within Section 2.1, Condition A1 is sought to be amended to address the identified anomalies with the Concept illustrations, amendments to lot typologies and reflect current residential lot approval issues by Ballina Shire Council. The proposed changes are illustrated in **bold** text.

A1 Project Description

Concept Plan approval is granted only to carrying out the project described in detail below:

A residential subdivision comprising subdivision for single dwellings, duplexes and medium density, a neighbourhood centre comprising commercial and retail space, a community centre, tavern and retirement village. The project includes:

- 1) Residential subdivision comprising:
 - (a) Large lots ~~on steeper parts of the site~~ ($> 1,200\text{m}^2$)
 - ~~(b) 'Traditional' lots of around 800m^2~~
 - (c) 'Traditional' lots with areas between 600m^2 and **$1,200\text{m}^2$**
 - ~~(d) Duplex lots (800m^2)~~
 - (e) 'Small affordable' lots (**400m^2** to 600m^2)
 - ~~(f) 'Rear lane' lots (450m^2 to 600m^2); and~~
 - (g) 'Park court' lots (400m^2 to 600m^2)**
- 2) Neighbourhood centre with maximum retail space of ~~$4,000\text{m}^2$~~ **$5,500\text{m}^2$** -gross leasable area and maximum commercial space of 800m^2 gross leasable area;
- 3) Multi-purpose community hall with a floor space of 300m^2 ;
- 4) Retirement community;
- 5) Medium density housing;
- 6) A green space network of 28.6 ha comprising:
 - (a) Open space 2.1 ha;

- (b) Water quality control pond and associated open space 2.4 ha;
- (c) Revegetation in buffer around SEPP 26 Littoral Rainforest 0.9 ha;
- (d) Conservation Zone of 14.07 ha;
- (e) Rehabilitation works adjacent to Ballina Nature Reserve 5.9 ha.

2.2.2 Condition A2 – Staging

Current condition

A2 Staging

The project shall be undertaken in 7 stages generally in accordance with Illustration C5 Development Staging (Drawing No. 1675622 3G dated 19 July 2012) and Illustration P1 Stage 1 Project Application Plan (Drawing no. 1675173 2G dated 17 July 2012) and comprising the following:

- 1) Stage 1A -Subdivision of 51 residential lots and 2 open space lots and associated roads and landscaping in the south of the site;
- 2) Stage 1B – Subdivision of Super Lots 1, 3, 4, 5, 6, 7 and 8, the extension of Montwood Drive, the construction of Main Street, construction of internal roads adjoining the east and north boundaries of Super Lot 1, the construction of Hutley Drive and the western link for the playing fields adjacent to the site and revegetation of the 100m buffer to littoral rainforest in the north west of the site;
- 3) Stage 2 – residential subdivision in the central and north eastern part of the site and connection to Stoneyhurst Drive;
- 4) Stage 3 – residential subdivision in the central and north parts of the site (adjacent to Super Lot 8);
- 5) Stage 4 – residential subdivision in the central part of the site;
- 6) Stage 5 – residential subdivision in the east of the site;
- 7) Stage 6 – residential subdivision in the north east of the site.

Stages 1A and 1B shall be undertaken first. The order of subsequent stages can be varied with the written approval of the Director-General.

Proposed Modification

Based on the sought modification outlined within Section 2.1, Condition A2 is sought to be amended to address the identified anomalies with the Concept illustrations, amendments to lot typologies and reflect current residential lot approval issued by Ballina Shire Council. The proposed changes are illustrated in **bold** text.

A2 - Staging

The project shall be undertaken in 7 stages generally in accordance with Illustration **C5 Development Staging (Drawing No. 14/351 dated 16 November 2016)** and **Illustration P1 Stage 1 Project Application Plan (Drawing no. 14/351 dated 16 November 2016)** and comprising the following:

- 1) Stage 1A -Subdivision of 51 residential lots and 2 open space lots and associated roads and landscaping in the south of the site;
- 2) Stage 1B – Subdivision of Super Lots 1, 3, 4, 5, **6**, 7 and 8, the extension of Montwood Drive, the construction of Main Street, construction of internal roads adjoining the east and north boundaries of Super Lot 1, the construction of Hutley Drive and the western link for the playing fields adjacent to the site and revegetation of the 100m buffer to littoral rainforest in the north west of the site;
- 3) Stage 2 – residential subdivision in the central and north eastern part of the site and connection to Stoneyhurst Drive;
- 4) Stage 3 – residential subdivision in the central and north parts of the site (adjacent to Super Lot 8);
- 5) Stage 4 – residential subdivision in the central part of the site;
- 6) Stage 5 – residential subdivision in the east of the site;
- 7) Stage 6 – residential subdivision in the north east of the site.

Stages 1A and 1B shall be undertaken first. The order of subsequent stages can be varied with the written approval of the Director-General.

2.2.3 Condition A3 – Project in Accordance with Plans

Current condition

A3 Project in Accordance with Plans

Design, Landscape and Survey Drawings			
Drawing No.	Revision	Name of Plan	Date
1675-1019		Illustration C1 Concept Plan	October 2012
1675134 6B		Illustration C2 Green Network Plan	July 2012
1675-1027		Illustration C5 Development Staging	October 2012
1675-1028		Illustration C6 Movement Network	August 2012
1675-1038		Illustration C7 Stormwater Concept Plan	November 2012
1675-1029		Illustration C8 Lot Typologies	August 2012
1675 - 1030		Illustration C9 Building Heights Plane	August 2012
1675 - 1031		Illustration C10 Setback Plan	August 2012
1675 - 1032		Illustration C11 Conservation Zone Plan	August 2012

Proposed Modification

Based on the sought modification outlined within Section 2.1, Condition A3 is sought to be amended to primarily address the modified lot layout, lot typologies and road network with the Concept illustrations. The proposed changes are illustrated in **bold** text.

A3 Project in Accordance with Plans

Design, Landscape and Survey Drawings			
Drawing No.	Revision	Name of Plan	Date
14/351		Illustration C1 Concept Plan	16 November 2016
14/351		Illustration C2 Green Network Plan	16 November 2016
14/351		Illustration C5 Development Staging	16 November 2016
14/351		Illustration C6 Movement Network	16 November 2016
14/351		Illustration C7 Stormwater Concept Plan	16 November 2016
14/351		Illustration C8 Lot Typologies	16 November 2016
14/351		Illustration C9 Building Heights Plane	16 November 2016
14/351		Illustration C10 Setback Plan	16 November 2016
14/351		Illustration C11 Conservation Zone Plan	16 November 2016

2.2.4 Condition A4 – Project in Accordance with Documents

Current condition

A4 Project in Accordance with Documents

The project shall be undertaken in accordance with the following documents:

Environmental Assessment Documentation

- a) *Petrac Pacific Pines Estate Part 3A Application Environmental Assessment Report* prepared by GeoLINK on behalf of Petrac Pty Ltd, dated March, 2008; with the exception of Design Guidelines (as included in Appendix F of the Environmental Assessment, are not approved and do not apply to any development undertaken in accordance with this approval.

Preferred Project Report Documentation

- b) *Preferred Project Report* prepared by GeoLINK and dated June 2008;

Additional Information

- c) Correspondence prepared by GeoLINK dated 18 August 2008;
- d) Correspondence prepared by GeoLINK dated 29 August 2008; and
- e) Correspondence prepared by GeoLINK dated 3 September 2008.
- f) *Pacific Pines Modification Report* including all appendices prepared by GeoLINK, dated 1 September 2010;
- g) *Pacific Pines Modification Application Response to Submissions 1439012*, including *Pacific Pines Addendum to Modification Report* prepared by GeoLINK and received 28 January 2011;
- h) *Design Note – Traffic and Transport – Addendum to Traffic Impact Assessment* prepared by Cardno and dated 5 January 2011; and
- i) Updated drawings to reflect staging and dated 8 April 2011.

Modification Documentation

- j) Pacific Pines Modification Report including all appendices prepared by GeoLINK, dated July 2012;

Updated plans to reflect expansion of conservation zone prepared by GeoLINK, dated May and July 2012.

Proposed Modification

The documents listed in this condition do not change. However, this modification report to support the proposed modification should be added to list. The proposed changes are illustrated in **bold** text.

A4 Project in Accordance with Documents

The project shall be undertaken in accordance with the following documents:

Environmental Assessment Documentation

- a) *Petrac Pacific Pines Estate Part 3A Application Environmental Assessment Report* prepared by GeoLINK on behalf of Petrac Pty Ltd, dated March, 2008; with the exception of Design Guidelines (as included in Appendix F of the Environmental Assessment, are not approved and do not apply to any development undertaken in accordance with this approval.

Preferred Project Report Documentation

- b) *Preferred Project Report* prepared by GeoLINK and dated June 2008;

Additional Information

- c) Correspondence prepared by GeoLINK dated 18 August 2008;
- d) Correspondence prepared by GeoLINK dated 29 August 2008; and
- e) Correspondence prepared by GeoLINK dated 3 September 2008.
- f) *Pacific Pines Modification Report* including all appendices prepared by GeoLINK, dated 1 September 2010;
- g) *Pacific Pines Modification Application Response to Submissions 1439012*, including *Pacific Pines Addendum to Modification Report* prepared by GeoLINK and received 28 January 2011;
- h) *Design Note – Traffic and Transport – Addendum to Traffic Impact Assessment* prepared by Cardno and dated 5 January 2011; and
- i) Updated drawings to reflect staging and dated 8 April 2011.

Modification Documentation

- j) Pacific Pines Modification Report including all appendices prepared by GeoLINK, dated July 2012;
- k) Updated plans to reflect expansion of conservation zone prepared by GeoLINK, dated May and July 2012.

- l) Epiq Lennox Head Report including all attachments prepared by Newton Denny**

Chapelle, dated November 2016.

m) Updated plans to reflect expansion of conservation zone prepared by Newton Denny Chapelle, dated November 2016

2.2.5 Condition B4 – Height

Current Condition

B4 Height

- 1) The height limit for future buildings within super lot 1 is modified to comply with the height limitations in Clause 17 of the Ballina Local Environment Plan 1987 (as in force at the time of this approval).
- 2) The concept plan is modified so that no landmark feature is permitted in the conservation area or Super Lot 4 (as shown in *Illustration C9 Building Heights Plan* dated August 2012).
- 3) The height of future buildings across the remainder of the site is to comply with Clause 17 of the *Ballina Local Environment Plan 1987* (as in force at the time of this approval).

Proposed Modification

The amendment seeks to bring the building height provisions contained within Condition B4 in line with the current Ballina Local Environmental Plan 2012. The proposed changes are illustrated in **bold** text.

B4 Height

- 1) The height limit for future buildings within super lot 1 is modified to comply with the height limitations in **Clause 4.3** of the Ballina Local Environment Plan **2012** (as in force at the time of approval **of Modification 5**).
- 2) The concept plan is modified so that no landmark feature is permitted in the conservation area or Super Lot 4 (as shown in *Illustration C9 Building Heights Plan* dated **16 November 2016**).
- 3) The height of future buildings across the remainder of the site is to comply with Clause 4.3 of the Ballina Local Environment Plan **2012** (as in force at the time of approval **of Modification 5**).

2.2.6 Condition B7A – Limits on Land Release

Current Condition

B7A Limits on Land Release

- 1) The concept plan is modified such that no construction certificate may be issued for lots beyond Stage 5 or for the final 126 residential lots, whichever is reached first, until such time as Hutley Drive is extended north from the site to North Creek Road.
- 2) Notwithstanding (1), if further traffic analysis demonstrates that the extension to Hutley Drive is required at another stage, the Director-General may restrict the release of further construction certificates beyond that stage until Hutley Drive is extended.

Note: In accordance with term A2, the proponent proposes to stage the project, generally in the order described. The traffic modelling undertaken to date identifies that Hutley Drive needs to be extended north before the final 126 lots can be released, which equates to stages 6 to 9.

Proposed Modification

The amendment seeks to modify Condition B7A to reflect the upper limit of traffic generated by Epiq Lennox before the Hutley Drive north extension is completed. The amendment is generated through the proposed modification to the increase in retail floor area.

Sub-clause 1 of the condition is also amended so to permit the release of the construction certificate for the residential lots so as to permit civil works to continue commensurate with the construction of the Hutley Drive North extension. The condition is currently worded so no works could occur of the subsequent subdivision until the road works are completed thus deferring the release of residential lots for the duration of the subdivision civil works post opening of the Hutley Drive North extension.

The proposed changes are illustrated in **bold** text.

B7A Limits on Land Release

- 1) The concept plan is modified such that no **subdivision certificate** may be issued **for further development once the approved capacity of 7,456 vehicles per day on the local road network (Montwood Drive & Henderson Lane) is met or**

exceeded, until such time as Hutley Drive is extended north from the site to North Creek Road.

- 2) Notwithstanding (1), if further traffic analysis demonstrates that the extension to Hutley Drive is required at another stage, the Director-General may restrict the release of further **subdivision** certificates beyond that stage until Hutley Drive is extended.

Note: In accordance with term A2, the proponent proposes to stage the project, generally in the order described. The traffic modelling undertaken to date identifies that Hutley Drive needs to be extended north prior to any additional lots generating greater than **7,456 vehicles per day on the local road network**.

Project Approval

2.2.7 Condition A1 – Project Description

Current Condition

A1 – Project Description

A1 Project Description

Project approval is granted only to carrying out the project described in detail below: A 65 lot residential subdivision comprising:

- 1) 51 residential lots ranging in size from 600m² to 900m²;
- 2) 7 super lots for future development as follows:
 - (a) Super Lot 1 (1.43 ha)
 - (b) Super Lot 3 (0.21 ha)
 - (c) Super Lot 4 (0.18 ha)
 - (d) Super Lot 5 (4.2 ha)
 - (e) Super Lot 6 (0.24 ha)
 - (f) Super Lot 7 (5.59 ha)
 - (g) Super Lot 8 (4.98 ha)
- 3) Two open space lots of 910m² and 641m²;
- 4) Earthworks;
- 5) Associated roads and civil works; and
- 6) Landscaping.

Proposed Modification

Based on the overview provided within Section 2.1, it is recommended that the condition be amended to read as illustrated in **bold** text.

A1 - Project Description

Project approval is granted only to carrying out the project described in detail below: A **64** lot residential subdivision comprising:

- 1) 51 residential lots ranging in size from 600m² to 900m²;
- 2) 6 super lots for future development as follows:
 - (a) Super Lot 1 (**2.106 ha**)
 - (b) Super Lot 3 (**0.30 ha**)
 - (c) Super Lot 4 (0.18 ha)
 - (d) Super Lot 5 (4.2 ha)
 - ~~(e) Super Lot 6 (0.24 ha)~~
 - (f) Super Lot 7 (5.59 ha)
 - (g) Super Lot 8 (4.98 ha)
- 3) Two open space lots of 910m² and 641m²;
- 4) Earthworks;
- 5) Associated roads and civil works; and
- 6) Landscaping.

2.2.8 Condition A2 – Staging

Current Condition

A2 – Staging

The project shall be undertaken in two stages:

- 1) Stage 1A -Subdivision of 51 residential lots and 2 open space lots and associated roads and landscaping in the south of the site;
- 2) Stage 1B – Subdivision of Super Lots 1, 3, 4, 5, 6, 7 and 8, the extension of Montwood Drive, the construction of Main Street, construction of internal roads adjoining the east and north boundaries of Super Lot 1, the construction of Hutley Drive and the western link for the playing fields adjacent to the site and revegetation of the 100 m buffer to littoral rainforest in the north west of the site.

Proposed Modification

Based on the overview above, it is suggested that the condition be amended to read as illustrated in **bold** text.

A2 – Staging

The project shall be undertaken in two stages:

- 1) Stage 1A -Subdivision of 51 residential lots and 2 open space lots and associated roads and landscaping in the south of the site;
- 2) Stage 1B – Subdivision of Super Lots 1, 3, 4, 5, **6**, 7 and 8, the extension of Montwood Drive, the construction of Main Street, construction of internal roads adjoining the east and north boundaries of Super Lot 1, the construction of Hutley Drive and the western link for the playing fields adjacent to the site and revegetation of the 100 m buffer to littoral rainforest in the north west of the site.

2.2.9 Condition A3 – Project in Accordance with Plans

Current Condition

A3 – Project in Accordance with Plans

The project shall be undertaken in accordance with the following drawings:

Design, Landscape and Survey Drawings			
Drawing No.	Revision	Name of Plan	Date
1675 - 1025		Illustration P1 Stage 1 Project Application	October 2012
1675 - 1034		Illustration P2 Stage 1 Subdivision Plan	September 2012
1675626 13C		Illustration P3 Stage 1 Landscape Plan	17 May 2012
1675 - 1036		Illustration P4 Stage 1 Stormwater Concept Plan	November 2012
1675 - 1037		Illustration P5 Stage 1 Proposed Bulk Earthworks Plan	August 2012
		Illustration P7 Stage 1 Erosion and Sedimentation Control Plan	28/06/10
		Illustration P8 Stage 1 Erosion and Sedimentation Control Details	27/11/07

Servicing Drawings prepared by Ardill Payne and Partners

T01-A-S Services Layout Plan Stage 1 02/06/08

T01-B-S Services Layout Plan Stage 1B 29/05/08

T01-C-S Services Layout Plan Stage 1C 02/06/08

Road Long Section Drawings prepared by Ardill Payne and Partners

T01-INT-01 Location Plan Intersection Layout 02/06/08

T01-A-R Road Layout Plan Stage 1A 02/06/08

T01-A-L1 Road Longsection Stage 1A 02/06/08

T01-A-L2 Road Longsection Stage 1A 02/06/08

T01-B-R Road Layout Plan Stage 1B 02/06/08

T01-B-L1 Road Longsection Stage 1B 02/06/08

T01-B-L2 Road Longsection Stage 1B 02/06/08

T01-C-R Road Layout Plan Stage 1C 02/06/08

T01-C-L1 Road Longsection Hutley Drive Stage 1C 02/06/08

Proposed Modification

Based on the overview above, it is suggested that the condition be amended to read as illustrated in **bold** text.

A3 – Project in Accordance with Plans

The project shall be undertaken in accordance with the following drawings:

Design, Landscape and Survey Drawings			
Drawing No.	Revision	Name of Plan	Date
14/351		Illustration P1 Stage 1 Project Application	16 November 2016
14/351		Illustration P2 Stage 1 Subdivision Plan	16 November 2016
14/351		Illustration P3 Stage 1 Landscape Plan	16 November 2016
14/351		Illustration P4 Stage 1 Stormwater Concept Plan	16 November 2016
14/351		Illustration P5 Stage 1 Proposed Bulk Earthworks Plan	16 November 2016
14/351		Illustration P7 Stage 1 Erosion and Sedimentation Control Plan	16 November 2016
14/351		Illustration P8 Stage 1 Erosion and Sedimentation Control Details	16 November 2016

Servicing Drawings prepared by Ardill Payne and Partners

T01-A-S Services Layout Plan Stage 1 02/06/08

T01-B-S Services Layout Plan Stage 1B 29/05/08

T01-C-S Services Layout Plan Stage 1C 02/06/08

Road Long Section Drawings prepared by Ardill Payne and Partners

T01-INT-01 Location Plan Intersection Layout 02/06/08

T01-A-R Road Layout Plan Stage 1A 02/06/08

T01-A-L1 Road Longsection Stage 1A 02/06/08

T01-A-L2 Road Longsection Stage 1A 02/06/08

T01-B-R Road Layout Plan Stage 1B 02/06/08

T01-B-L1 Road Longsection Stage 1B 02/06/08

T01-B-L2 Road Longsection Stage 1B 02/06/08

T01-C-R Road Layout Plan Stage 1C 02/06/08

T01-C-L1 Road Longsection Hutley Drive Stage 1C 02/06/08

2.2.10 Condition A4 – Project in Accordance with Documents**Current Condition*****A4 – Project in Accordance with Documents***

The project shall be undertaken in accordance with the following documents:

Environmental Assessment Documentation

- a) *Petrac Pacific Pines Estate Part 3A Application Environmental Assessment Report* prepared by GeoLINK on behalf of Petrac Pty Ltd, dated March, 2008;

Preferred Project Report Documentation

- b) *Preferred Project Report* prepared by GeoLINK and dated June 2008;

Additional Information

- c) Correspondence prepared by GeoLINK dated 18 August 2008;
- d) Correspondence prepared by GeoLINK dated 29 August 2008; and
- e) Correspondence prepared by GeoLINK dated 3 September 2008.
- f) *Pacific Pines Modification Report* including all appendices prepared by GeoLINK, dated 1 September 2010;
- g) *Pacific Pines Modification Application Response to Submissions 1439012*, including *Pacific Pines Addendum to Modification Report* prepared by GeoLINK and received 28 January 2011 ;
- h) *Design Note - Traffic and Transport - Addendum to Traffic Impact Assessment* prepared by Cardno and dated 5 January 2011; and
- i) updated drawings to reflect staging and dated 8 April 2011.
- j) *Pacific Pines Modification Report* including all appendices prepared by GeoLINK, dated July 2012.

- k) Updated plans to reflect expansion of the conservation zone prepared by GeoLINK, dated May and July 2012

Proposed Modification

The documents listed in this condition do not change. However, this modification report and associated plans to support the proposed modification should be added to list. The proposed changes are illustrated in **bold** text.

A4 – Project in Accordance with Documents

The project shall be undertaken in accordance with the following documents:

Environmental Assessment Documentation

- a) *Petrac Pacific Pines Estate Part 3A Application Environmental Assessment Report* prepared by GeoLINK on behalf of Petrac Pty Ltd, dated March, 2008;

Preferred Project Report Documentation

- b) *Preferred Project Report* prepared by GeoLINK and dated June 2008;
Additional Information
- c) Correspondence prepared by GeoLINK dated 18 August 2008;
- d) Correspondence prepared by GeoLINK dated 29 August 2008; and
- e) Correspondence prepared by GeoLINK dated 3 September 2008.
- f) *Pacific Pines Modification Report* including all appendices prepared by Geolink, dated 1 September 2010;
- g) *Pacific Pines Modification Application Response to Submissions 1439012*, including *Pacific Pines Addendum to Modification Report* prepared by GeoLINK and received 28 January 2011 ;
- h) *Design Note - Traffic and Transport - Addendum to Traffic Impact Assessment* prepared by Cardno and dated 5 January 2011; and
- i) updated drawings to reflect staging and dated 8 April 2011.
- j) *Pacific Pines Modification Report* including all appendices prepared by Geolink, dated July 2012.
- k) Updated plans to reflect expansion of the conservation zone prepared by GeoLINK, dated May and July 2012
- l) Epiq Lennox Section 75W Modification Report including all attachments prepared by Newton Denny Chapelle dated November 2016**
- m) Updated plans to reflect the modified lot layout and road network in addition to the deletion of Super Lot 6.**

2.2.11 Condition A6 – Duplex Lots Project in Accordance with Documents

Current Condition

A4 – Project in Accordance with Documents

Lots 45 and 53 are designated as duplex lots.

Proposed Modification

An amendment is sought to delete Condition A4 as the current planning controls under the Ballina Development Control Plan provide for dual occupancy development on lots of 450m² for attached dual occupancy and 600m² for detached dual occupancy. Furthermore, Ballina Shire Council with the gazettal of the Ballina Local Environmental Plan 2012 has removed maps from the associated Ballina Development Control Plan 2012 which designated dual occupancy lots. Accordingly, this amendment will bring in line the ability to undertake dual occupancy development in a manner consistent with the local planning controls.

The proposed changes are illustrated in **bold** text.

A4 – Project in Accordance with Documents

~~Lots 45 and 53 are designated as duplex lots.~~

Statutory Assessment

Section

3

Section 3 provides an assessment of the proposed modification to the approved development.

3.1 Substantially the same development

The proposed modifications provide for the inclusion of a subdivision layout which responds to the completion of civil design and development assessment in part by Ballina Shire Council. That is, the modification to the lot layout and associated road network responds directly to the progression of the Concept Plan through to a civil design process for development consent. In this regard, the layout for Super Lot 8 & Stages 3, 2 & 6 are either approved via a development consent or have been endorsed as generally in accordance with the Concept Plan and thus able to proceed to the lodgement of the development application.

Importantly, the amendments to the prescribed minimum lot size, lot typology and building height are in direct response to the local planning provisions contained within the Ballina Local Environmental Plan 2012 or the Ballina Development Control Plan 2012. Accordingly, the amendments will remove any inconsistency with current planning controls.

In relation to the maximum retail floor space, the additional area results in a minor increase in the central neighbourhood Super Lot 1. The change merely alters a design criterion relating to future development of the super lot, which requires subsequent approval. The development of the increased retail floor space preserves the Lennox

Head village as the primary retail node for the Lennox Head area by virtue of the village retail strip having significantly greater retail floor space. To this end, the proposed retail floor space is demonstrated as being required given the existing and forecast population for the local trade area and the recognised standards for the provision of retail services for this land area population.

Overall, the proposed development as modified by this proposal will be substantially the same development to that as currently approved.

3.2 Consistency with approvals

As detailed within Section 2 of this report, the proposed modifications, particularly in relation to the amended lot layout, lot typology and road network, have been designed in response to the conditions of Concept Approval, detailed civil design and current local planning policies.

The proposed modifications have been identified in response to both the current property market in Lennox Head, particularly the increased demand for Traditional lots. The current market has resulted in a significant demand for housing lots in Lennox Head and therefore has expedited the release of further stages. The process of obtaining development approval from Ballina Shire Council has resulted in detailed design works being undertaken which has identified issues with either compliance with current conditions or less than superior urban design outcomes.

Further, the local planning controls which influenced the manner in which the estate is to be developed have evolved significantly since the original Concept and Project approvals were issued. The modification to the building height and lot typology reflect this point. Importantly, the sought amendments do not impact the limits in which the development can be undertaken. That is, the modification will not result in additional lots nor an increase in the number of storeys capable of being built at Epiq Lennox.

Similarly, the additional retail floor space proposed remains consistent with the approval in that it provides for the future development of a retail centre that is consistent with the hierarchy outlined in Council's Ballina Retail Strategy. Additionally, the proposal also responds to the population growth of the local area with a number of residential subdivisions approved or seeking approval in Lennox Head post the issuing

of the Concept and Project approvals for Epiq Lennox who will access the neighbourhood supermarket.

3.3 Environmental impacts of proposed modifications

The proposed amendments will have no material impact upon the environmental outcomes embodied within the existing approvals for the site.

The impacts associated with the additional retail floor space are addressed in the attached Economic Impact Assessment (**Attachment 3**). That report concludes that the additional floor space proposed will not result in any significant economic impacts for the retail areas of either Lennox Head or Ballina.

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Conclusion

Section 4

This Section 75W report, prepared on behalf of Clarence Property Corporation Limited describes the proposed modifications to the development to provide for the implementation of the Epiq Lennox development.

The sought amendments will deliver an improved design outcome which importantly preserves the core land uses within their location within the Epiq Lennox estate as originally approved by the Department of Planning & Environment.

The proposed modification of the approval is considered to be in the public interest and therefore approval of the application is respectfully requested.

Modification of the conditions and terms of the approval as proposed is authorised by Section 75W (1) (a) & (b) of the Environmental Planning and Assessment Act.



DAMIAN CHAPELLE
Town Planner. BTP CPP

Date: 18th November 2016

ATTACHMENT 1

Landowner Authority & Political Donations Disclosure Statement



LANDOWNER AUTHORITY

To Whom It May Concern;

This is to advise that Newton Denny Chapelle has been authorised by the landowner:

Landowner Name: The Trust Company (Australia) Limited *ACN 000 000 993*

Postal Address: *PO Box 1478 Ballina NSW 2478*

Contact Phone Number: *(02) 6686 4122*

Property Address: Lot 54 in DP 1222919, Hutley Drive, Lennox Head

to:

1. Inspect Records.
2. Carry out searches and site inspections.
3. Lodge applications, Subdivision Certificates, objections or appeals.

I/We acknowledge that building and subdivision construction work cannot commence until a Construction Certificate and a PCA has been nominated in relation to such works, and that undertaking such works without a Construction Certificate is an offence under the provisions of the Environmental Planning & Assessment Act 1979.

Consent is also provided for authorised Council officers to enter the land to carry out inspections relating to any application made with Council. It is acknowledged that information will be made publicly available in accordance with Council's DA form and checklists.

Julie A Doxey
Signature
JULIE ANN DOXEY
Name
JP for NSW 192170
Position
10/11/2016
Date

Paul Rippon
Signature
Paul Rippon
Name
ATTORNEY
Position
10/11/2016
Date

PO Box 1478, 2/75 Tamar St, Ballina NSW 2478

Phone 02 6686 4122 Fax 02 6686 5122 Email enquiry@clarenceproperty.com.au

www.clarenceproperty.com.au

ABN 67 094 710 942 AFS Licence No. 230212

DISCLOSURE OF POLITICAL DONATIONS AND GIFTS.

Legislation requires the disclosure of reportable political donations, made within the past two years (by you or any person or entity with a financial interest connected to this application) to political parties, elected members of NSW Parliament, Local Government elections and elected Council members. This includes disclosure of gifts made to Councillors or Council employees, and any donation or gift made when a person was a candidate for Council election.

Have you made a political donation or gift:

YES ☐ NO ☒

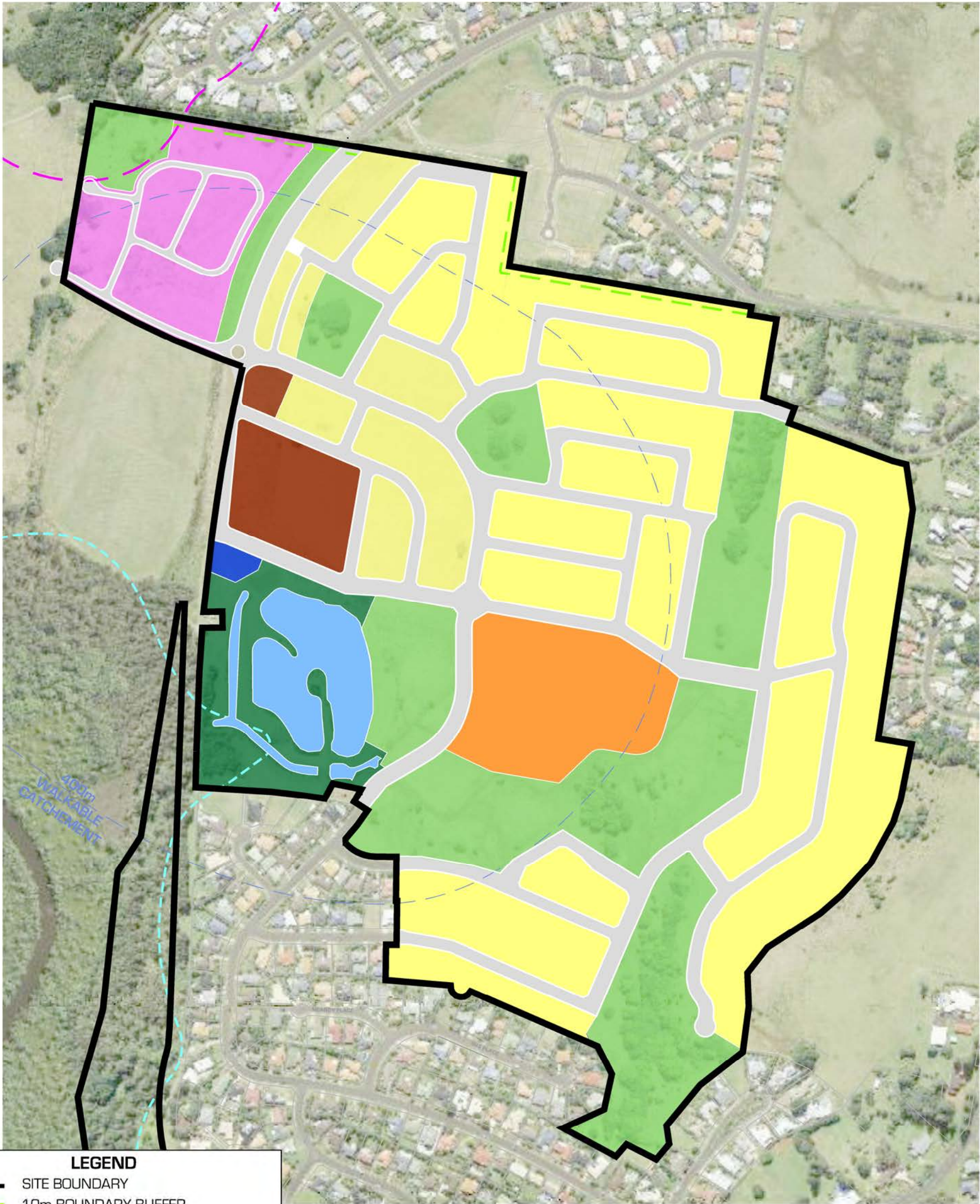
(if ticked yes, a separate disclosure form must be completed. Forms are available at Council or downloaded from the Department of Planning's website)

Significant penalties apply to non-disclosure. For more information and to obtain a political donations and gifts disclosure statement go to the Department of Planning website at www.planning.nsw.gov.au.



ATTACHMENT 2

**Proposed Amended Concept Plan &
Project Plan Design Plans
*Newton Denny Chapelle***



LEGEND

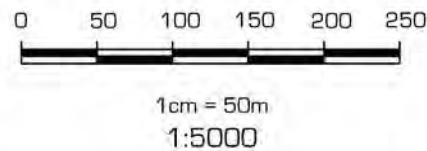
- SITE BOUNDARY
- 10m BOUNDARY BUFFER
- COMMUNITY USE
- SEPP 14 WETLAND
- 100m SEPP 26 BUFFER
- RETIREMENT COMMUNITY
- FUTURE RESIDENTIAL
- CONSERVATION / PARK / OPEN SPACE
- NEIGHBOURHOOD CENTRE
- RESIDENTIAL
- DRAINAGE RESERVE

SOURCE:

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

NOTE:

This preliminary layout has been completed in accordance with the instructions provided by Epiq Lennox Head. In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the conclusions reached within this report may be modified by the author upon the completion of the final design plans & site inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this report.



REV	DATE	AMENDMENT
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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 updates - geolink plan assembly - c1 - concept plan

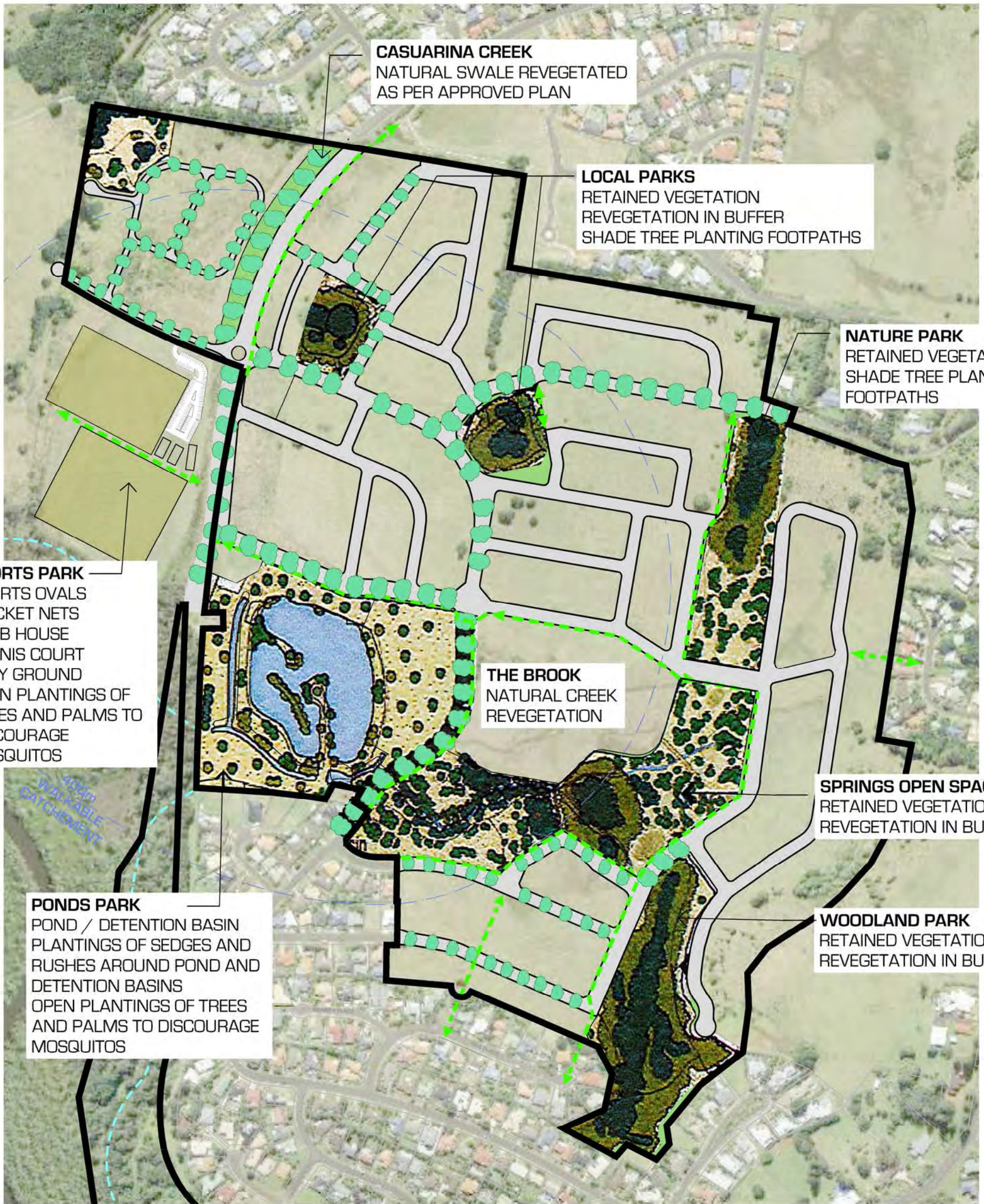
NDC
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASINO 100 Barker St. Casino 2470 PH: 6662 5000
ABN: 86 220 045 469

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

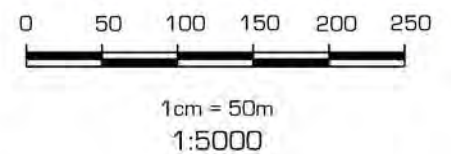
-  EXISTING VEGETATION TO BE RETAINED
-  NEW NATIVE PLANTINGS
-  MAJOR STREET TREE / AVENUE PLANTING
-  DRAINAGE PONDS AND CREEKS
-  PEDESTRIAN / CYCLE PATHS
-  SITE BOUNDARY

SOURCE:

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

NOTE:

This preliminary layout has been completed in accordance with the instructions provided by Epiq Lennox Head. In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the conclusions reached within this report may be modified by the author upon the completion of the final design plans & site inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this report.



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

plan (2014, 14351) - Clarence Property - Macleayfile - planning - planning plans - rds plans - pdf files - gis link update - gis link plan assembly - gis

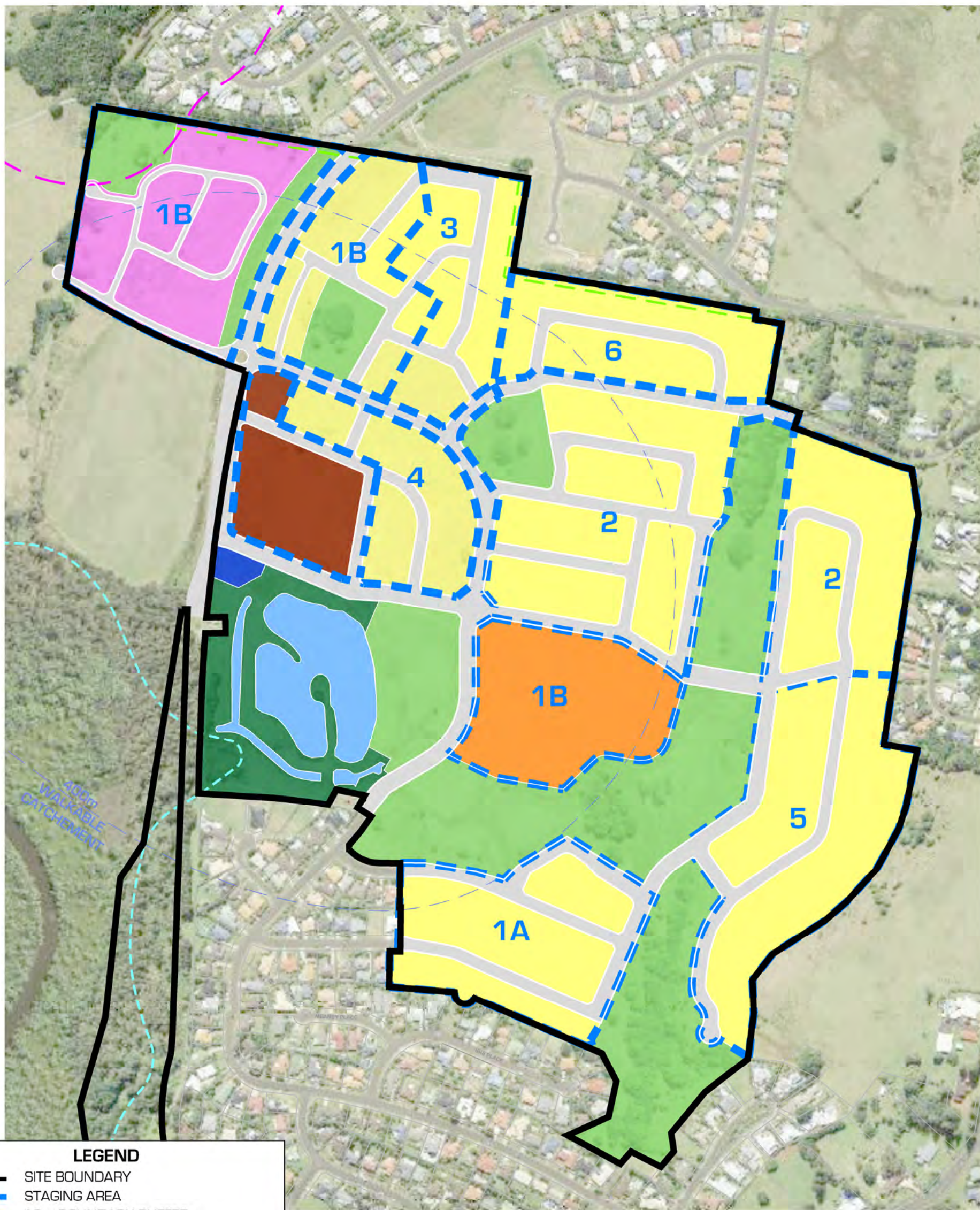
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ABN: 86 220 045 469

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

- 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.

NOTE:

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1cm = 50m
1:5000

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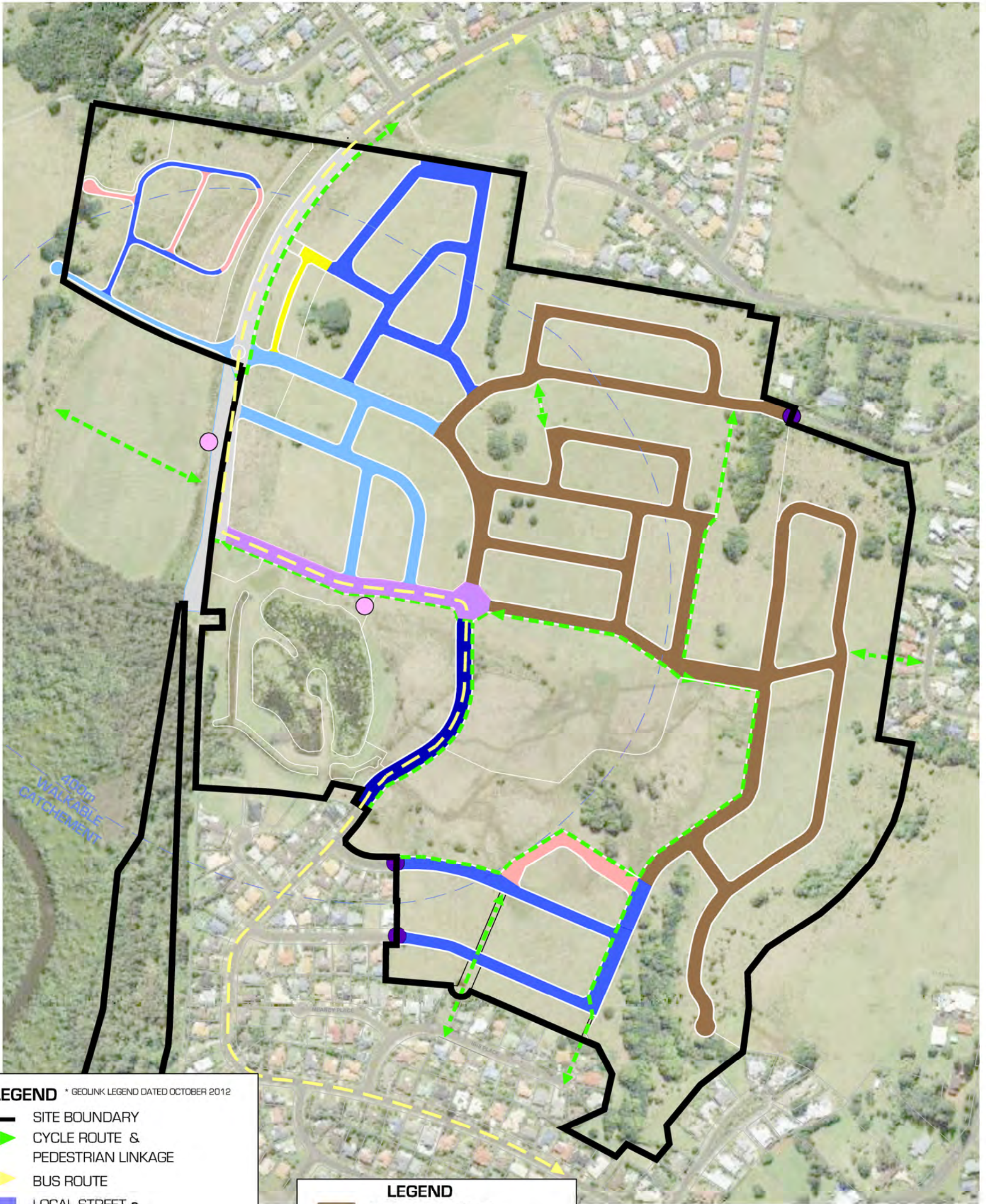
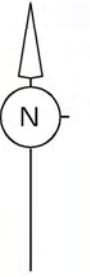
SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 14.11.16

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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



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.

NOTE:

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

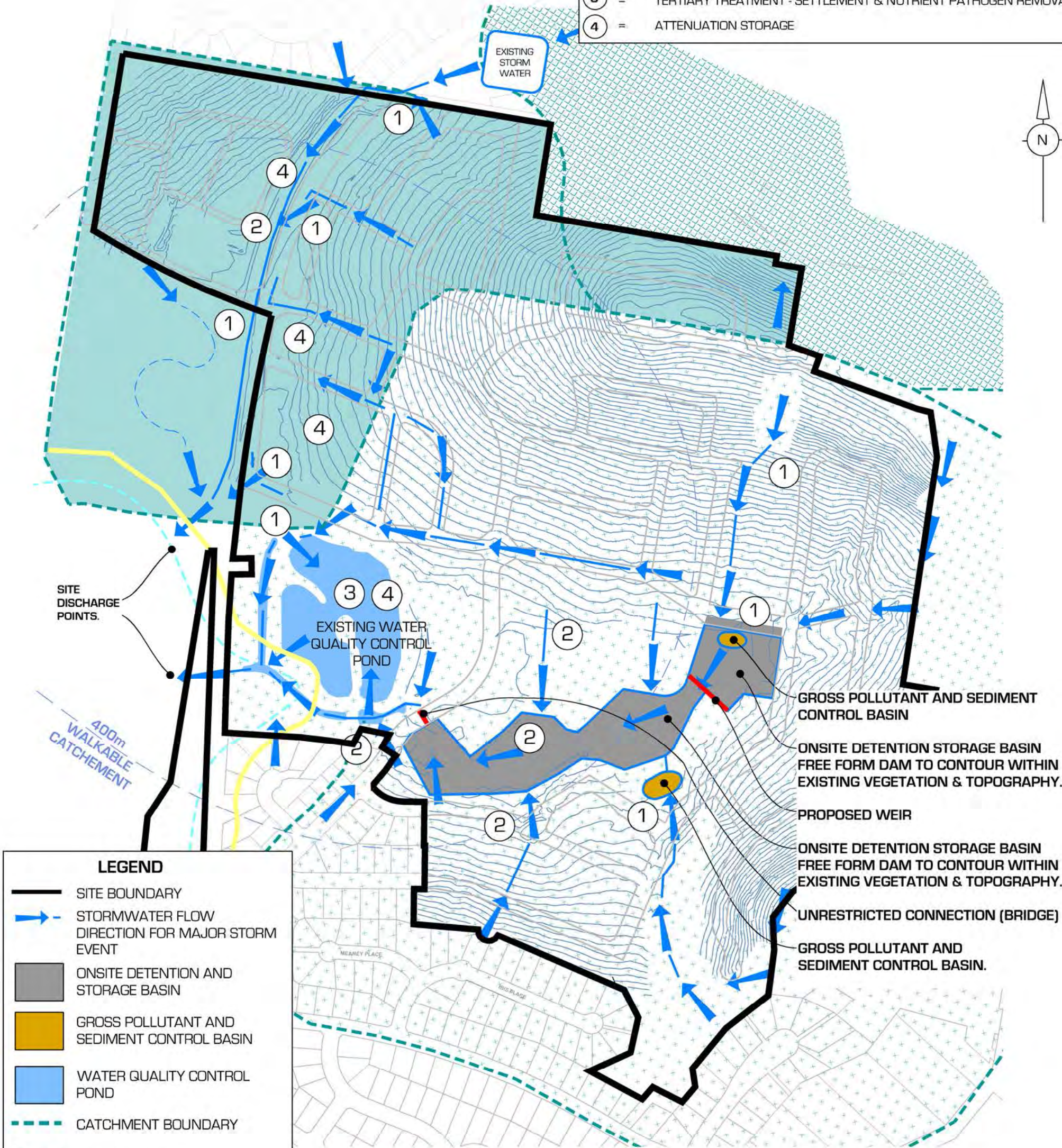
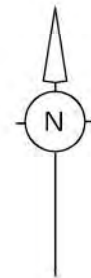
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ABN: 86 220 045 469

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

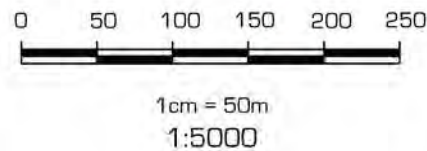
- SITE BOUNDARY
- STORMWATER FLOW DIRECTION FOR MAJOR STORM EVENT
- ONSITE DETENTION AND STORAGE BASIN
- GROSS POLLUTANT AND SEDIMENT CONTROL BASIN
- WATER QUALITY CONTROL POND
- CATCHMENT BOUNDARY
- CATCHMENT '1'
- CATCHMENT '2'
- CATCHMENT '3'
- SEPP 14 BOUNDARY
- SEPP 14 - 50m BUFFER

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.

NOTE:

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

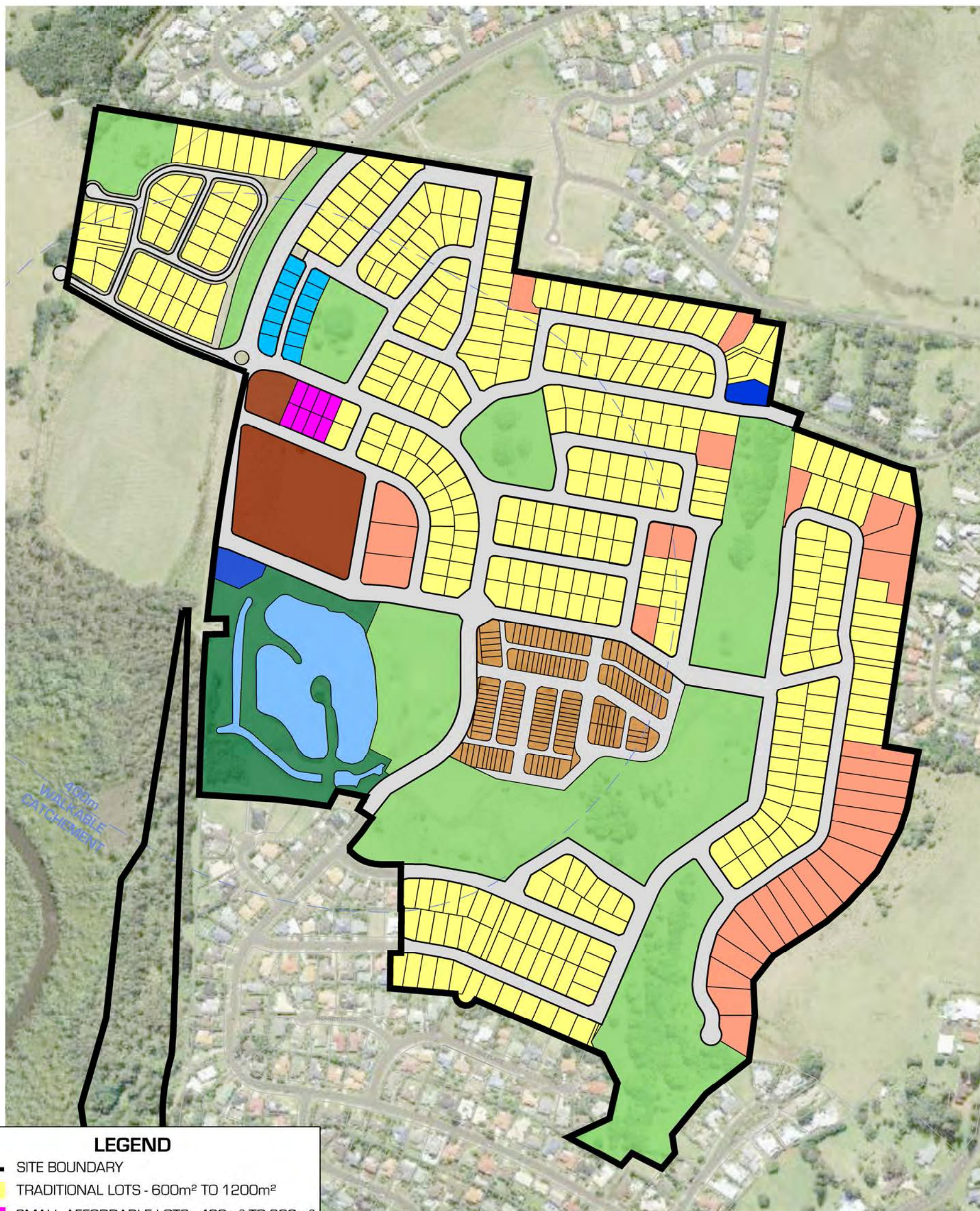
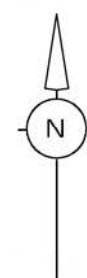
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ABN: 86 220 045 469

EPIQ LENNOX HEAD ILLUSTRATION C7 - STORMWATER CONCEPT PLAN

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

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



LEGEND

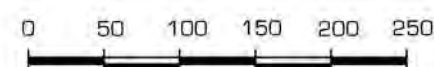
- SITE BOUNDARY
- TRADITIONAL LOTS - 600m² TO 1200m²
- SMALL AFFORDABLE LOTS - 400m² TO 600m²
- LARGE LOTS - >1200m²
- INDEPENDENT / ASSISTED UNITS AND RETIREMENT COURT YARD LOTS
- PARK COURT LOTS - 400m² - 600m²
- CONSERVATION / PARK / OPEN SPACE
- DRAINAGE RESERVE
- COMMUNITY USE
- NEIGHBOURHOOD CENTRE

SOURCE:

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

NOTE:

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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 - and files - geolink update - geolink plan assembly - C8 - lot topographies

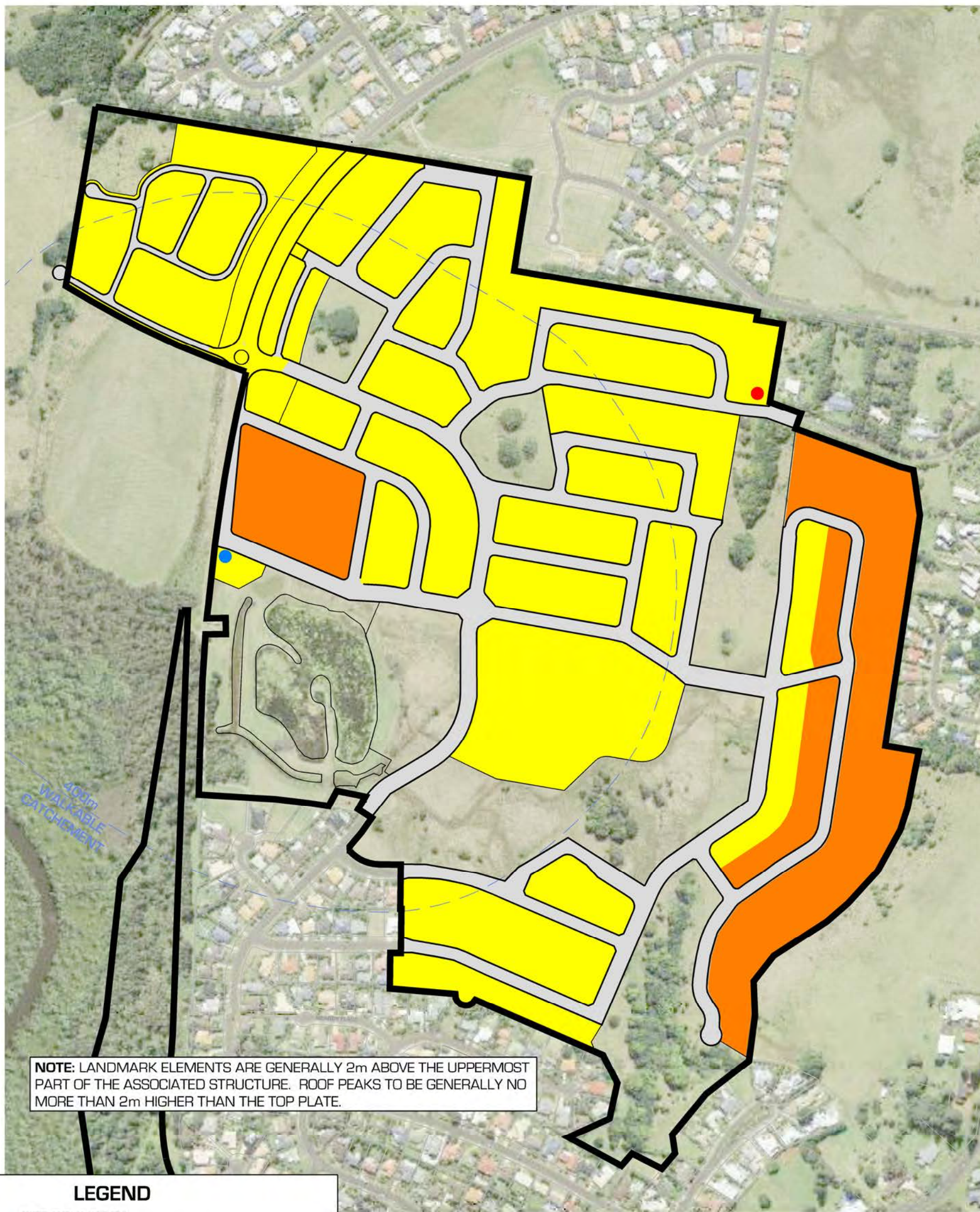
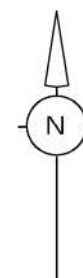
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Email: office@newtondennychapelle.com.au
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CASINO 100 Barker St. Casino 2470 PH: 6662 5000
ABN: 86 220 045 469

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.

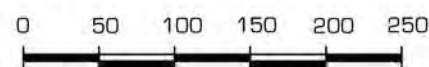
NOTE - HEIGHT MEASURED FROM NATURAL SURFACE LEVEL TO HIGHEST PART OF THE BUILDING

SOURCE:

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

NOTE:

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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 - C9 - Building Heights

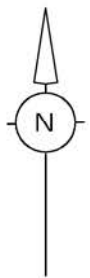
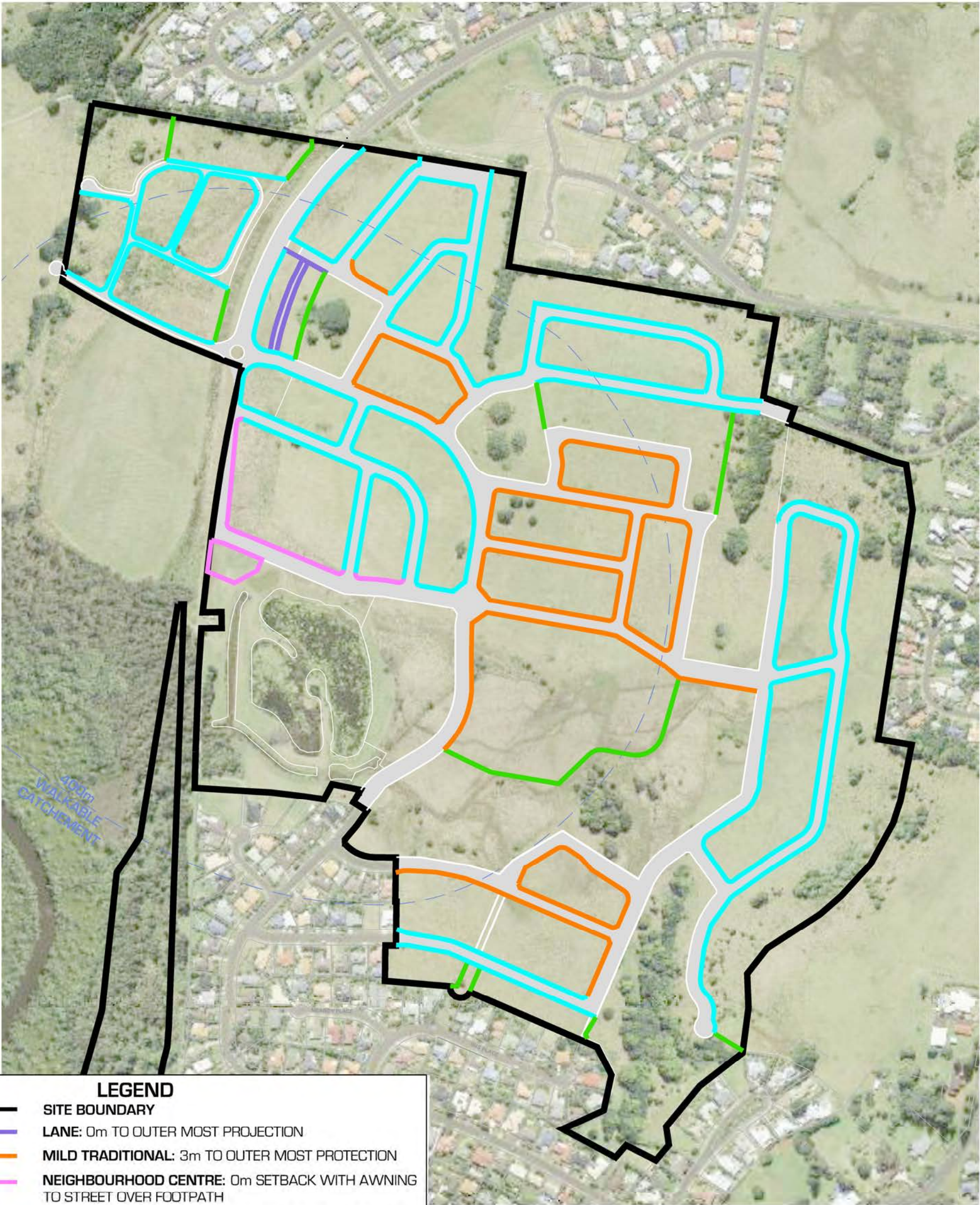
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ABN: 86 220 045 469

EPIQ LENNOX HEAD ILLUSTRATION C9 - BUILDING HEIGHTS

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

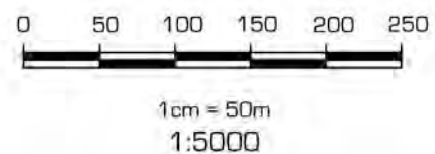
DATE: 16.11.16
SCALE: 1 : 4000 @ A3

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



NOTE:

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SOURCE:

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

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

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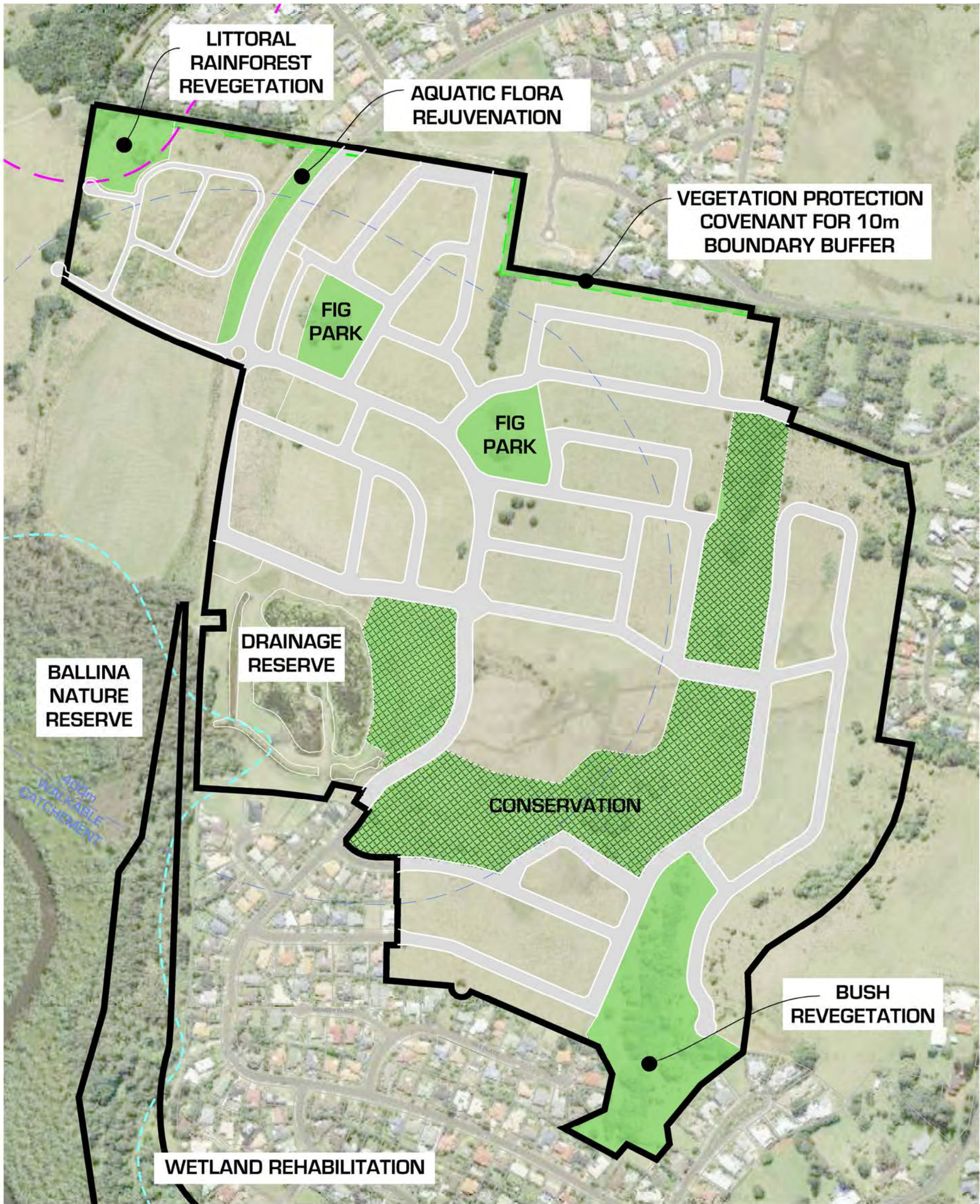
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Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
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CASINO 100 Barker St. Casino 2470 PH: 6662 5000
ABN: 86 220 045 469

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

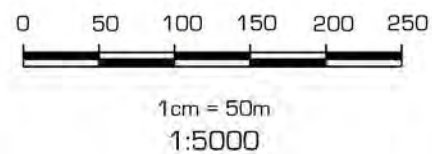
- SITE BOUNDARY**
- 10m BOUNDARY BUFFER**
- SEPP 14 WETLAND**
- 100m SEPP 26 BUFFER**
- GREEN SPACE**
- CONSERVATION ZONE**

SOURCE:

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

NOTE:

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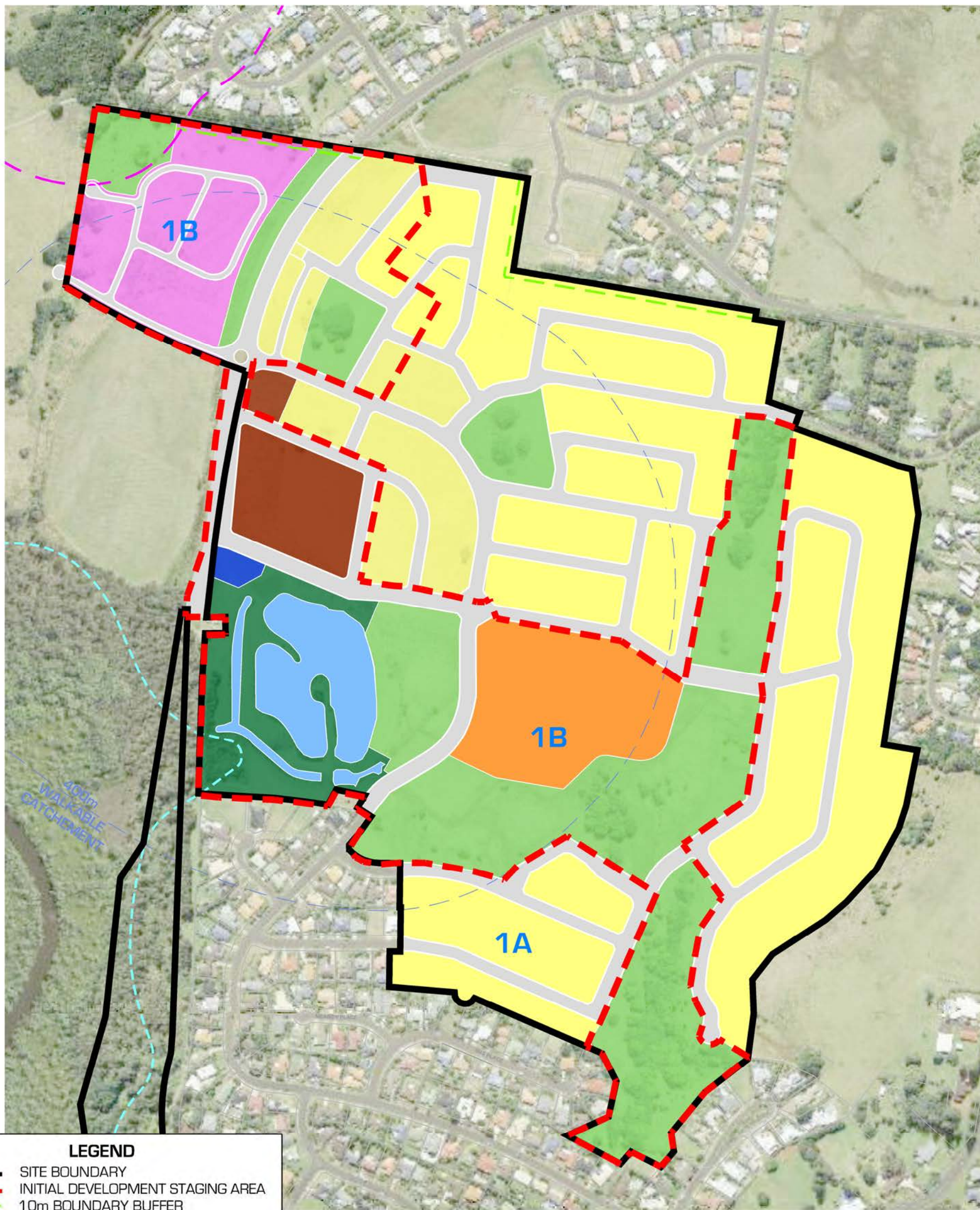
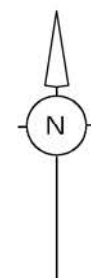
SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 14.11.16

plan (2014 - 14351) - clarence property masterfile - planning - planning plans - rds plans - pdf files - geolink update - geolink plan assembly - c11 - conservation zone

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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



LEGEND

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

SOURCE:

Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1025 Illustration P1 Stage 1 project Application Plan Date October 2012.

NOTE:

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

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

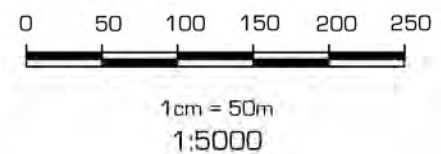
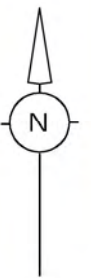
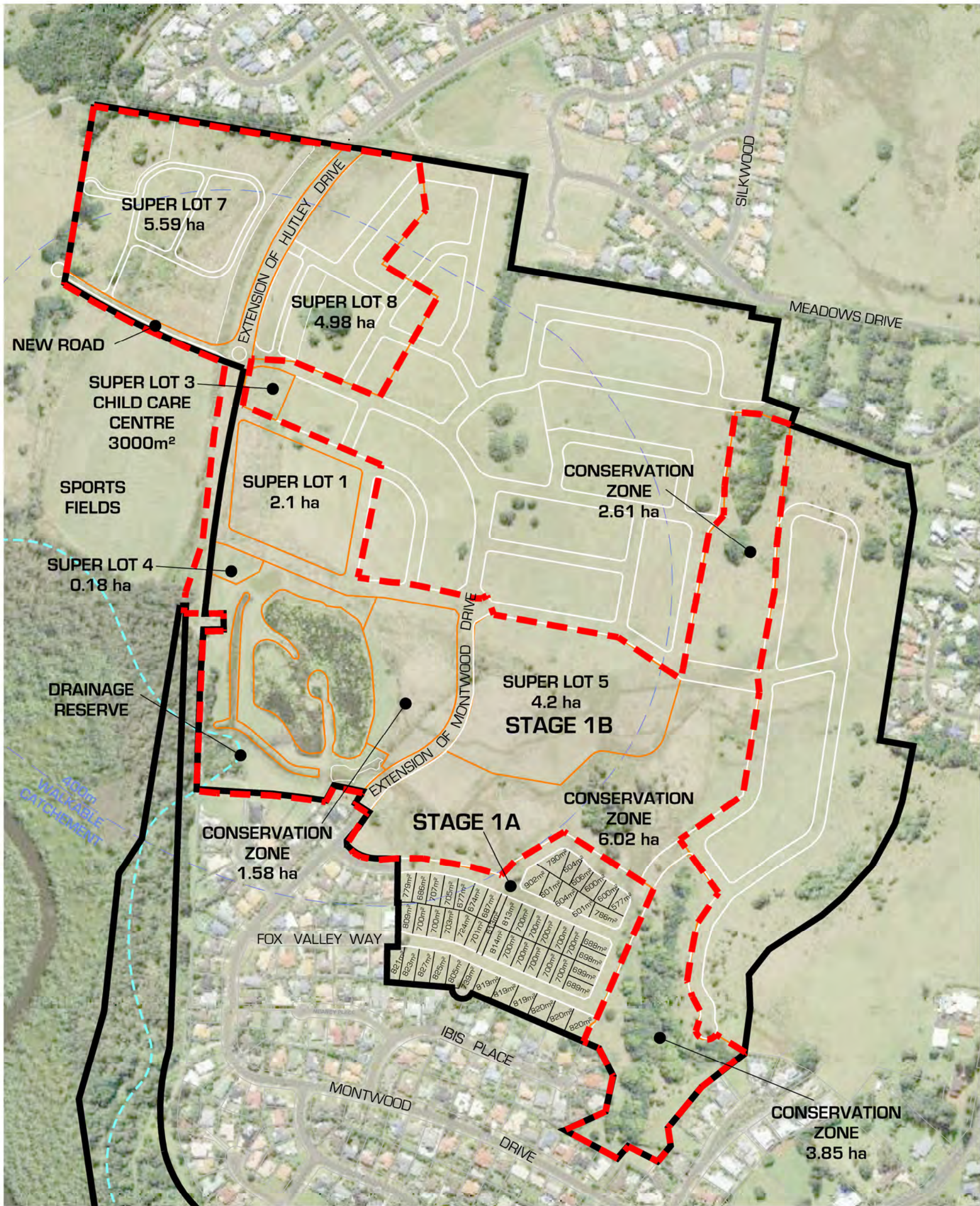
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EPIQ LENNOX HEAD ILLUSTRATION P1 - STAGE 1 PROJECT APPLICATION PLAN

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

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



SOURCE:
Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1034
Illustration P2 - Illustration p2 - stage 1 subdivision plan Date: September 2012

NOTE:
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LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	SUPERLOT BOUNDARY

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

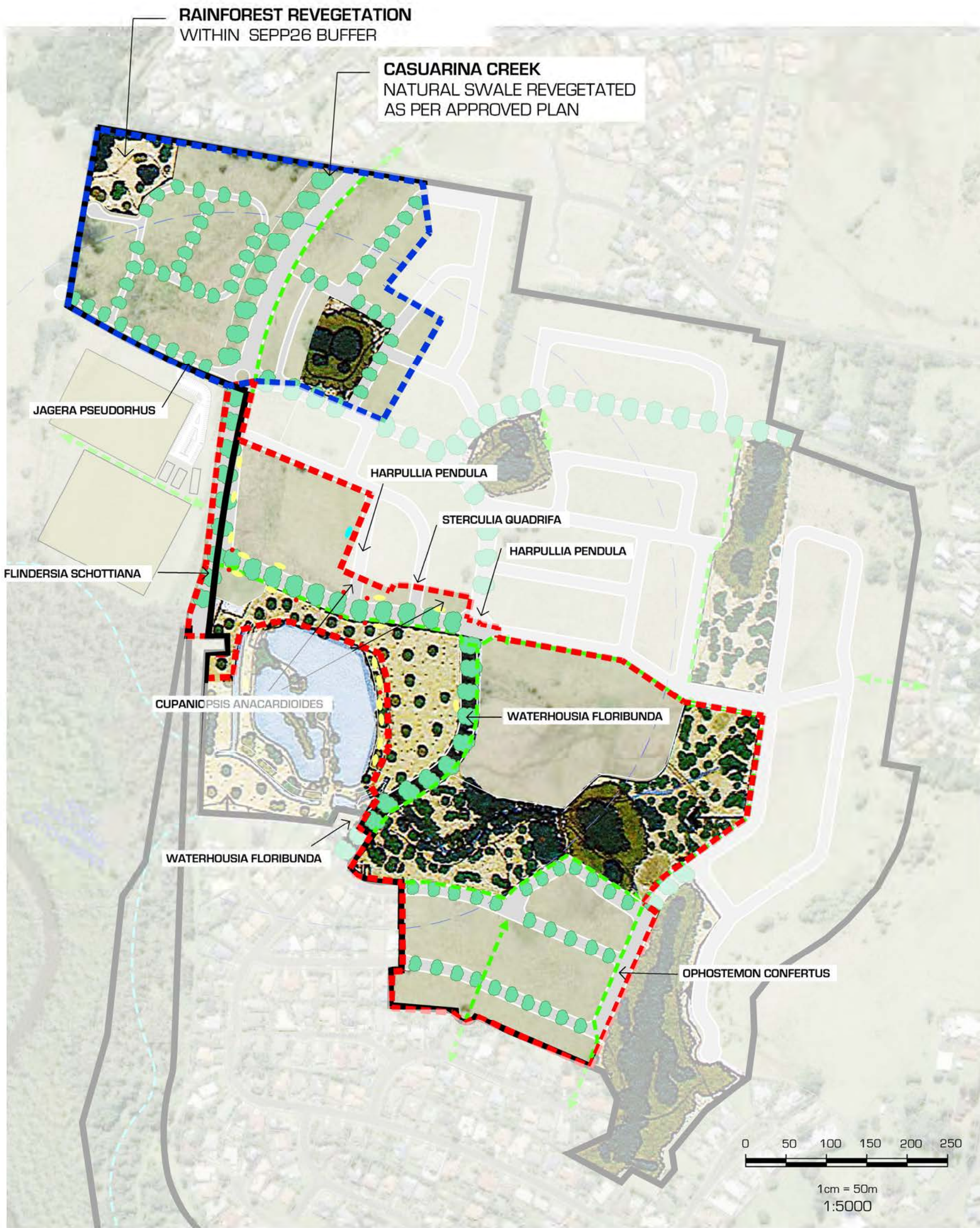
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EPIQ LENNOX HEAD
ILLUSTRATION P2 - STAGE 1
SUBDIVISION PLAN

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 | | BOUNDARY |
| | NEW NATIVE PLANTINGS | | BOUNDARY STAGE 1A |
| | MAJOR STREET TREE / AVENUE PLANTING | | BOUNDARY STAGE 1B |
| | DRAINAGE PONDS AND CREEKS | | BINS |
| | PEDESTRIAN / CYCLE PATHS | | FOUNTAINS |
| | SITE BOUNDARY | | BENCHES |
| | | | BIKE RACKS |

NOTE:

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

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

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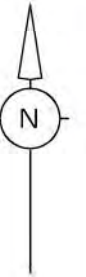
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EPIQ LENNOX HEAD ILLUSTRATION P3 STAGE 1 LANDSCAPE PLAN

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

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

- 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



NOTE:

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1cm = 50m
1:5000

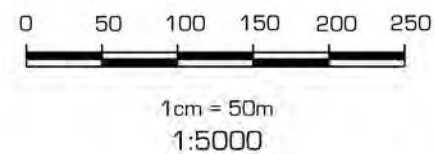
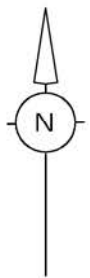
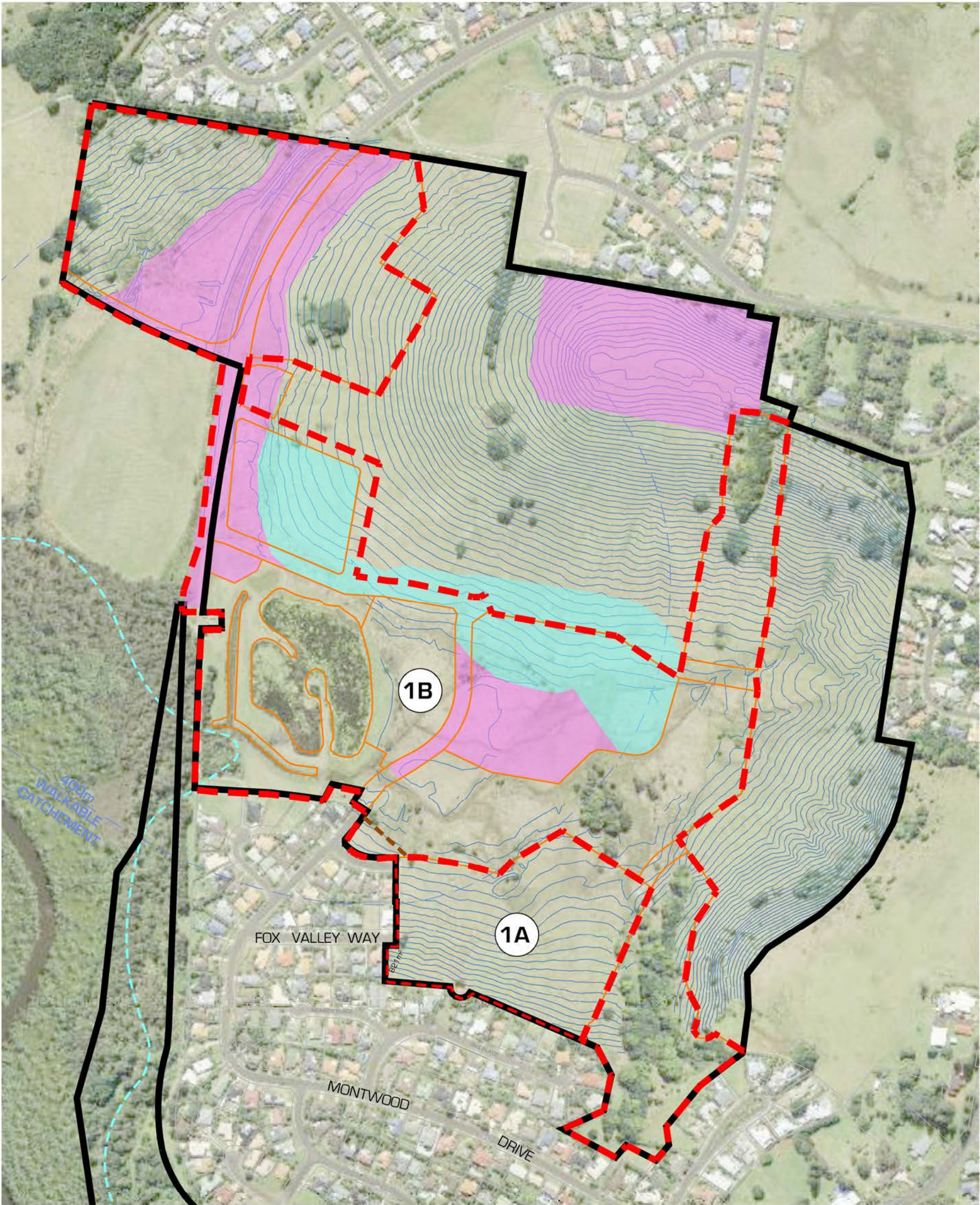
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Jobs: 2014-14351 - clarence property, masterfile, planning, planning plans, rds plans, paid flow, geo link update, geo link plan setting, pri-


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

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



LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	SUPERLOT BOUNDARY
	PROPOSED SEWER
	PREVIOUSLY APPROVED
	ADDITIONAL REQUIRED

SOURCE:
Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1034
Illustration P5 - Illustration P5 Stage 1 Proposed Bulk Earthworks Date: August 2012

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

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EPIQ LENNOX HEAD
ILLUSTRATION P5 - STAGE 1
PROPOSED BULK EARTHWORKS

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

DATE: 16.11.16
SCALE: 1 : 4000 @ A3

REF: 14/351
DRAWN: bk