

+ SECTION 75W MODIFICATION REPORT – MAJOR PROJECT APPROVAL NO. 09_0166 (MOD 3)

PROPOSED RESIDENTIAL SUBDIVISION, “ALTITUDE ASPIRE”

Fraser Drive, Terranora



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MODIFICATION REPORT – MAJOR PROJECT APPROVAL NO. 09_0166 (MOD 3)

ALTITUDE ASPIRE RESIDENTIAL SUBDIVISION FRASER DRIVE, TERRANORA

1.0 INTRODUCTION

Mettricon Queensland Pty Ltd (the owner of the land) has commissioned DAC Planning Pty Ltd to prepare an application for modification of Major Project Approval No. 09_0166, which relates to the Altitude Aspire residential subdivision located in the Tweed Shire Local Government Area.

The proposed modification involves the following key elements:

- ♦ Revised Acoustic Report reflecting current lot numbering.
- ♦ Amended Structural Systems Plan.
- ♦ Increase in the extent of bulk earthworks in Lot 1 DP 175234 No. 93 Parkes Lane, Terranora.
- ♦ Amended design of the central drainage corridor.
- ♦ Construction of a roundabout at the intersection of Parkes Lane (Road 10), Townsend Crescent (Road 12) and the future Road 15 to the west into Lot 1 DP 175234.
- ♦ Amendments to the subdivision lot layout to incorporate the proposed roundabout and to accommodate the approved roundabout at the intersection of Parkes Lane (Road 10) and Market Parade (Road 2).
- ♦ Revision of the proposed staging of the project.

2.0 PROJECT APPROVAL

On 30 May 2014 the Planning and Assessment Commission (PAC) granted Major Project Approval No. 09_0166 for the following project:

Community Title Residential Subdivision comprising:-

- 250 residential and 4 medium density lots;
- 4 public reserve lots, 1 water reservoir site, 1 drainage reserve lot, 1 community lot
- Landforming and earthworks;
- Community recreation facility on Lot 713;
- Associated roads, stormwater and utility infrastructure.

A copy of the Project Approval and relevant Plans are contained at **Annexure A**.

On 6 May 2015, the Manager of Industry Assessments issued modified Project Approval No. MP09_0166 (MOD 1) by deleting the Community Title Scheme and the Community Recreation Facility and making other consequential amendments. The modified proposal is now for a Torrens Title Subdivision comprising 250 residential and 5 medium density lots, 4 public reserves, 1 water reservoir site and 1 drainage reserve, together with landforming, earthworks, associated road, stormwater and utility infrastructure.

On 26 November 2016, the Director of Industry Assessments issued modified Project Approval No. MP09_0166 (MOD2) by deletion of the water reservoir site on Lot 501 and conversion of this lot to a residential lot; reconfiguration of the water supply, sewer system and easement arrangements; adjustments to Section 64 and Section 94 contributions and making other consequential amendments.

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The modified proposal is now for a Torrens Title Subdivision comprising 251 residential and 5 medium density lots, 4 public reserves and 1 drainage reserve, together with landforming, earthworks, associated road, stormwater and utility infrastructure.

Construction of Stages 1 to 3 has been completed and the Plan of Subdivision for Stage 1 and 2 has been registered in the Land and Property Information Office.

Stage 4 is expected to commence construction within the next month.

Details of the modifications proposed as part of this application are contained in Section 4.0 of this Report.

3.0 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS

Schedule 6A, Clause 3 of the Act relates to Continuation of Part 3A. The transitional Part 3A provisions state that Part 3A of this Act (as in force immediately before the repeal of that Part and as modified under this Schedule after that repeal) continues to apply to and in respect of 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 with 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*

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(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."

There are no regulations of relevance to a Modification Application.

The scale and nature of the proposed modifications are relatively minor and do not give rise to any adverse impacts or noncompliance issues. The proposed modified project will be substantially the same as the approved project and therefore it is concluded that the proposed changes can be considered under Section 75W.

4.0 PROPOSED MODIFICATION

4.1 Revised Acoustic Report

Condition A4(4) of the Project Approval refers to the Acoustic Report prepared by Sound Matters TTM dated 8 April 2013.

The Acoustic Report dated 8 April 2013 incorporates the original subdivision Application Plans rather than the approved plans. A revised Acoustic Report has been prepared incorporating the revised Subdivision Plans accompanying this MOD3 Application at **Annexure M**. Approval of the revised Acoustic Report can be given effect by amending Condition A4(4) as proposed in Section 5.0.

4.2 Amended Structural Systems Plan

The table in Condition A3 refers to Drawing No. SK002 Structural Systems Plan which indicates that on slopes of 7% to 10%, a stepped slab on ground with a minimum of 500mm step in the slab is required.

In preparing Concept Plans for dwelling houses on the lots with slopes of 7% to 10%, it has become apparent that a minimum 500mm step is not required to achieve compliance with Tweed Development Control Plan 2008, Section B24 – Draft Area E Urban Release Development Code.

As advised by the Department of Planning and Environment by email on 31 July 2017, a Modification Application is required to amend this Condition.

The revised Structural Systems Plan can be given effect by amending Condition A3 as proposed in Section 5.0.

4.3 Increase in the Extent of Earthworks in Lot 1 DP 175234 No. 93 Parkes Lane, Terranora

Lot 1 DP 175234 No. 93 Parkes Lane, Terranora adjoins the western boundary of Altitude Aspire. As indicated on the approved Plan of Proposed Subdivision (see **Annexure A**) and the approved Engineering Plans (see **Annexure C**), the extension of Parkes Lane (Road 10) and Townsend Crescent (Road 12) is located partly within Altitude Aspire and partly within Lot 1 DP 175234 to the west.

Lot 1 DP 175234 was purchased by Metricon Queensland Pty Ltd in 2016 and is known as Altitude Central.

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That part of Altitude Central adjoining Altitude Aspire to the west is zoned R1 General Residential under Tweed Local Environmental Plan 2014 (TLEP2014) and is identified as Low Density Residential on Figure 2.2 – Indicative Structure Plan of Tweed Development Control Plan 2008 (TDCP2008), Section B24 – Area E Urban Release Development Code.

A concept subdivision layout over Altitude Central has been prepared having regard to the site's key opportunities and constraints and the conceptual street layout shown on the Indicative Structure Plan, which includes a road link to Parkes Lane, generally as shown on the revised Engineering Plans at **Annexure K**.

To enable the proposed roundabout to be constructed at the intersection of Parkes Lane/ Townsend Crescent and the proposed new road to the west and to achieve an appropriate interface between Altitude Aspire and Altitude Central, including avoiding the need for further bulk earthworks adjacent to Parkes Lane and Townsend Crescent when Altitude Central is developed, it is proposed to extend the bulk earthworks further into Altitude Central, generally as shown on the Engineering Plans at **Annexure K**.

Annexure L comprises an Ecological Assessment of Altitude Central. In summary, the Assessment indicates that there is a threatened flora species – rough shelled bush nut, on the eastern boundary of Altitude Central in close proximity to the existing dwelling.

Removal of the rough shelled bush nut is required to enable bulk earthworks to be carried out and therefore it is proposed that it will be either translocated or offset onsite.

Figure 1 of the Ecological Assessment indicates that the vegetation communities abutting the eastern boundary of Altitude Central are Vegetation Association A – Camphor Laurel and Vegetation Association E – cleared grasslands, which do not impose ecological constraints.

In summary, it is concluded that the bulk earthworks will have minimal environmental impact and will facilitate an appropriate interface between the currently approved Altitude Aspire and the future proposed Altitude Central.

Approval of the roundabout and extended bulk earthworks can be given effect by amending Condition A3 as proposed at Section 5.0.

4.4 Central Open Drain Amendments

Following detailed design work and numerous consultations with Tweed Shire Council, changes to the central drainage corridor layout and landscaping are also proposed to achieve a more efficient drainage system with reduced maintenance costs to Council.

Details of the proposed changes are shown on the Plans and Reports at **Annexures H, I and J**.

The amended Landscape Plan at Annexure I applies to the whole of Altitude Aspire to ensure that an integrated landscaping outcome is achieved.

The approved Landscape Plans for the central drainage corridor are contained at **Annexure B**.

Approval of the amended central drainage corridor design can be given effect by amending Condition A3 as proposed in Section 5.0.

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4.5 Proposed Amended Subdivision Layout

Following detailed design of the approved roundabout at the intersection of Parkes Lane (Road 10) and Market Parade (Road 2) it became apparent that the subdivision layout requires adjustment to accommodate the roundabout. The revised layout is shown on Sheet 7 of the amended Plans of Subdivision at **Annexure M**. the amended lots are of a generally rectangular shape with the exception of Lot 710 which, of necessity, is irregular, but of sufficient area to accommodate a compliant dwelling house. The amended lots comply with the general 450m² minimum lot size applicable in the R1 zone.

Amendments to the lot layout are also proposed to accommodate the proposed roundabout at the intersection of Parkes Lane/Townsend Crescent and the new street to the west accessing Altitude Central, as shown on Sheet 7 of the Plans of Subdivision at **Annexure M**. the amended lots comply with the general 450m² minimum lot size applicable in the R1 zone and are of a generally rectangular shape.

The Plans of Proposed Subdivision approved as part of MOD2 (Rev H) indicate that there are:

- 251 residential lots
- 5 medium density lots
- 4 public reserve lots
- 1 drainage reserve lot

The amended Plans of Subdivision at **Annexure M** indicate that there are:

- 251 residential lots
- 5 medium density lots
- 3 public reserve lots
- 2 drainage reserve lots

The MOD2 approval identified Lot 1001 as a proposed public reserve, however as its function was primarily drainage/water quality, Tweed Shire Council required this lot to be dedicated as a drainage reserve in Stage 1 of the subdivision, rather than a public reserve.

The former Lot 1001 is described as Lot 146 DP 1233026 in the Stage 1 Subdivision Plan registered in the Land and Property Information Office.

In summary, there is no net loss of usable casual open space as a result of Council's decision to acquire Lot 1011 (Lot 146) to be dedicated as a drainage reserve.

The amended Plans of Proposed Subdivision can be given effect by amending Condition A3 as proposed in Section 5.0.

4.6 Proposed Amended Staging

The proposed amended staging is shown on the amended Plans of Proposed Subdivision at **Annexure M**. In summary, it is proposed to introduce a new Stage 4(a) and 4(b) and new Stage 6(a) and 6(b). The amended staging will create greater flexibility for the developer to provide lots based on varying demands over time.

The amended staging can be given effect by amending Condition A3 as proposed in Section 5.0.

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5.0 PROPOSED AMENDED CONDITIONS

5.1 Revised Acoustic Report

To give effect to the revised Acoustic Report, modification of Condition A4 is requested as follows:

A4 Project in Accordance with Documents

The project will be undertaken in accordance with the following documents except where varied by the conditions of this approval:

- (4) Acoustic Report prepared by ~~Sound matters ttm, Reference No 11GCA0048 R01_7 dated April 2013~~ **TTM (ttm ref: 11GCA0048 R01_9) dated 9 November 2017;**

Consequential amendments to Condition E13(j) are also required to refer to the revised Acoustic Report. Modification of Condition E13(j) is requested as follows:

E13 Creation of Easements

The creation of easements for services, rights of carriageway and restrictions as to user (including restrictions associated with planning for bushfire) as may be applicable under Section 88B of the Conveyancing Act 1919 including (but not limited to) the following:

- j) The following Restriction on Title is to be imposed on all residential lots created that are adjacent to Fraser Drive:
'Future dwellings on noise affected lots identified in the Acoustic Report (Lots 122- 142 and Lots 201-205 and Lots 301-304 and Lot 324) prepared by ~~TTM (ttm ref: 11GCA0048 R01_7 dated April 2013~~ **TTM (ttm ref: 11GCA0048 R01_9) dated 9 November 2017** are to be designed in accordance with the procedures of Australian Standard AS3671:1998 'Acoustics - Road Traffic Noise Intrusion - Building Siting and Construction' to achieve the internal sound levels outlined in SEPP (Infrastructure) 2007 - Regulation 102 which are reproduced in Section 4.2 of the TTM report. Purchasers of noise affected lots will be responsible for obtaining an Acoustic Assessment from an Acoustic Consultant and shall construct their dwellings in accordance with the recommendations contained in the assessment report.'

5.2 Amended Structural Systems Plan

The Local Office Architecture Plans referred to in the Table in Condition A3 refer to the drawing numbers as SK.001 to SK.008. The plans are in fact titled SK.0001 to SK.0008. Amendment of Condition A3 is requested to correct the errors and to refer to the amended Structural Systems Plan, as indicated in the revised Condition A3 in Section 5.6.

5.3 Increasing the Extent of Earthworks in Lot 1 DP 175234

Amendment of Condition A3 is requested to call up the plans referred to in **Annexure G** as indicated in the amended Condition A3 in Section 5.6 below.

5.4 Central Open Drain Amendments

Amendment of Condition A3 is requested to call up the plans and reports referred to in **Annexures H, I and J**

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5.5 Amended Plan of Proposed Subdivision and Amended Staging

The amended Plan of Proposed Subdivision (which includes the amended staging) can be given effect by including the plans at **Annexure M** in Condition A3 and amending Condition A2 as shown in Section 5.6.

5.6 Proposed Amended Conditions

Condition A2

To give effect to the revised staging, the Department is requested to amend Condition A2 as follows:

A2 Staging

The project is to be constructed in ~~ten (10)~~ twelve (12) stages, generally in accordance with the 'Plan Showing Existing topography and Proposed Subdivision Layout' dated 18 July 2013, prepared by B & P Surveys Revision D (Drawing No 18779B), the Plan of Proposed Subdivision Drawing 18779B Rev M dated 14 February 2018, incorporating the lots as follows:

- ~~1) Stage 1 comprises residential lots 101 – 143 inclusive, dedication of land for a Sewage Pump Station to Council, and construction of roads and infrastructure;~~
- 1) Stage 1 comprises 101-146 includes drainage reserve and pump station lot. Note – Lot 144 is Stage 1 residue lot;
- 2) Stage 2 comprises residential lots 201 - 228 inclusive, incorporating roads and infrastructure;
- 3) Stage 3 comprises residential lots 301 – 324 inclusive, incorporating roads and infrastructure;
- ~~4) Stage 4 comprises residential lots 401 – 450 inclusive, public reserve on Lot 451 and incorporating roads and infrastructure;~~
- 4) Stage 4A comprises lots 401 – 427
Stage 4B comprises lots 428 – 454 includes public reserve.
- ~~5) Stage 5 comprises residential lots 501 – 524 inclusive, incorporating roads and infrastructure;~~
- 5) Stage 5 comprises lots 501 - 521
- ~~6) Stage 6 comprises residential lots 601 – 610 inclusive, drainage reserve on Lot 610 and incorporating roads and infrastructure;~~
- 6) Stage 6A comprises lots 601 – 609
Stage 6B comprises lot 610, drainage reserve;
- ~~7) Stage 7 comprises residential lots 702 – 713 inclusive, 3 medium density residential lots 701, 711 and 712, public reserve on Lot 713, and incorporating roads and infrastructure;~~
- 7) Stage 7A comprises lots 701 – 710 includes of 1 medium density site;
Stage 7B comprises lots 711 – 713 includes 2 medium density sites and 1 public reserve;
- ~~8) Stage 8 comprises residential lots 801 – 818 and lots 820 – 841 inclusive, public reserve on Lot 819 and incorporating roads and infrastructure;~~
- 8) Stage 8 comprises lots 801 – 813;
- ~~9) Stage 9 comprises residential lots 901 – 924 inclusive, 2 medium density residential lots 925 and lot 926 and incorporating roads and infrastructure; and~~
- 9) Stage 9 comprises lots 901 – 918;
- ~~10) Stage 10 comprises the public reserve on Lot 1001, and incorporating roads and infrastructure.~~
- 10) Stage 10 comprises lots 1001 – 1009 includes of 2 medium density lots;
- 11) Stage 11 comprises lots 1101 – 1120
- 12) Stage 12 comprises lots 1201 – 1207 includes of 1 public reserve

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Subject to any conditions of approval, staging of allotment and/or road construction may vary in sequence and timing. Essential infrastructure associated with and including, but not limited to, roads, roundabouts, bus routes, footpaths, parks, services, landscaping and environmental management, shall be constructed as specified in the staging listed above or as otherwise provided in these conditions and the proponent's Statement of Commitments.

Any revised staging plan that varies the stage boundaries or components listed in (1) – (10) inclusive, shall be submitted for the approval of the Secretary, prior to the issuing of a Construction Certificate for subdivision works.

To give effect to the revised plans, the Department is requested to amend Condition A3 as follows:

Condition A3 - Project In Accordance with Plans

The project will be undertaken in accordance with the following documents:-

- a) Environmental Assessment prepared by Darryl Anderson Consulting Pty Ltd dated December 2010;
- b) Preferred Project Report prepared by Darryl Anderson Consulting Pty Ltd dated April 2013;
- c) Addendum to the PPR prepared by Darryl Anderson Consulting Pty Ltd dated October 2013; and
- d) Modification Report - Major Project Approval No. 09_0166 Proposed Residential Subdivision, "Altitude Aspire" Fraser Drive, Terranora, prepared by Darryl Anderson Consulting Pty Ltd and dated February 2015 (MOD 1); and
- e) Modification Report – Major Project Approval No. 09_0166 Proposed Residential Subdivision, "Altitude Aspire" Fraser Drive, Terranora, prepared by Darryl Anderson Consulting Pty Ltd and dated September 2015 (MOD 2).
- f) Modification Report – Major Project Approval No. 09_0166 Proposed Residential Subdivision, "Altitude Aspire" Fraser Drive, Terranora, prepared by DAC Planning Pty Ltd and dated February 2018 (MOD 3).**
- g) Acoustic Report 'Altitude Aspire' Residential Subdivision Fraser Drive Terranora, Road Traffic Noise Impact Assessment, prepared by TTM Consulting Pty Ltd, dated 9 November 2017.**
- h) Bioretention Basin and Drainage Reserve Design Report, Altitude Aspire, Terranora prepared by Biome Water and Environmental Consulting, dated November 2017.**

The following drawings, except where varied by the conditions of this approval:

Subdivision Layout Plans prepared by B & P Surveys, Reference No T15263			
Drawing No.	Revision	Name of Plan	Date
18779B	D	Plan Showing Existing Property Descriptions and Tweed LEP Local Environmental Plan 2000 & 2014 – Zonings (Sheet 1)	18 July 2013
	G		12 February 2015
	H		14 September 2015
18779B	D	Plan Showing Existing Topography and Proposed Subdivision Layout (Sheet 2)	18 July 2013
	G		12 February 2015
	H		14 September 2015
18779B	D	Plan Showing Proposed Subdivision Layout and Design Contours (Stages 1, 4 & 5) (Sheet 3)	18 July 2013
	G		12 February 2015
	H		14 September 2015

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18779B	D G H	Plan Showing Proposed Subdivision Layout and Design Contours (Stages 1, 4 & 6) (Sheet 4)	18 July 2013 12 February 2015 14 September 2015
18779B	D G H	Plan Showing Proposed Subdivision Layout and Design Contours (Stages 2, 3, 6 & 10) (Sheet 5)	18 July 2013 12 February 2015 14 September 2015
18779B	D G H	Plan Showing Proposed Subdivision Layout and Design Contours (Stages 6, 7 & 8) (Sheet 6)	18 July 2013 12 February 2015 14 September 2015
18779B	D G H	Plan Showing Proposed Subdivision Layout and Design Contours (Stages 6, 7, 8, 9 & 10) (Sheet 7)	18 July 2013 12 February 2015 14 September 2015
18779B	D G H	Plan Showing Proposed Subdivision Layout and Design Contours (Stages 7, 9 & 10) (Sheet 8)	18 July 2013 12 February 2015 14 September 2015
18779B	I	Locality/Context Plan	10 July 2013

Plans of Proposed Subdivision prepared by B & P Surveys, dated 14 February 2018

Drawing No.	Revision	Name of Plan	Date
18779B	M	Proposed Subdivision (Sheet 1 of 8)	14 February 2018
18779B	M	Proposed Subdivision (Sheet 2 of 8)	14 February 2018
18779B	M	Proposed Subdivision (Sheet 3 of 8)	14 February 2018
18779B	M	Proposed Subdivision (Sheet 4 of 8)	14 February 2018
18779B	M	Proposed Subdivision (Sheet 5 of 8)	14 February 2018
18779B	M	Proposed Subdivision (Sheet 6 of 8)	14 February 2018
18779B	M	Proposed Subdivision (Sheet 7 of 8)	14 February 2018
18779B	M	Proposed Subdivision (Sheet 8 of 8)	14 February 2018

Density and Structural Systems Plans prepared by Local Office Architecture, Project No. 130300

Drawing No.	Revision	Name of Plan	Date
SK.001	G	Density Projection Plan	March 2013
SK.002	D	Structural Systems Plan	March 2013
SK.003	A	Display Village Plan	July 2013
SK.004	B	Medium Density – Lot 926	March 2013
SK.005	B	Medium Density – Lot 925	March 2013
SK.006	A	Medium Density – Lot 711	March 2013
SK.007	A	Medium Density – Lot 701	March 2013
SK.008	B	Solar Orientation Plan	March 2013
SK.0001	C	Density Projection Plan	March 2013
SK.0002	H	Structural Systems Plan	6 December 2017

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SK.0003	A	Display Village Plan	July 2013
SK.0004	B	Medium Density – Lot 926	March 2013
SK.0005	B	Medium Density – Lot 925	March 2013
SK.0006	A	Medium Density – Lot 711	March 2013
SK.0007	A	Medium Density – Lot 701	March 2013
SK.0008	B	Solar Orientation Plan	March 2013
Engineering Drawings prepared by Bradlees Civil Consulting, Project No 09-374			
Drawing No.	Revision	Name of Plan	Date
SK3628	E	Road Hierarchy Plan	3 July 2013
SK3586 - SK3616 (inclusive)	B	Road Plans – road longitudinal, long and cross sections	7 January 2013
SK3963, SK3965, SK3966, SK3967	A	Road Plans – road longitudinal, long and cross sections	7 January 2013
SK3562	E	Ultimate Earthworks Phasing Plan	4 July 2013
SK2604	F	Cut/Fill Plan (Sheet 1)	4 July 2013
SK2605	F	Cut/Fill Plan (Sheet 2)	4 July 2013
SK3507	D	Earthworks Layout (Sheet 1)	15 May 2013
SK3508	D	Earthworks Layout (Sheet 2)	15 May 2013
SK3527	D	Earthworks Layout (Sheet 3)	9 April 2013
SK3528	D	Earthworks Layout (Sheet 4)	9 April 2013
SK3529	C	Earthworks Layout (Sheet 5)	27 Feb 2013
SK3635	D	Earthworks Sections Layout	16 May 2013
SK3636	B	Earthworks Cross Sections (Sheet 1)	7 January 2013
SK3637	B	Earthworks Cross Sections (Sheet 2)	7 January 2013
SK3638	C	Earthworks Cross Sections (Sheet 3)	21 May 2013
SK3639	C	Earthworks Cross Sections (Sheet 4)	16 May 2013
SK3640	C	Earthworks Cross Sections (Sheet 5)	9 April 2013
SK3641	C	Earthworks Cross Sections (Sheet 6)	9 April 2013
SK3642	C	Earthworks Cross Sections (Sheet 7)	9 April 2013
SK3643	C	Earthworks Cross Sections (Sheet 8)	9 April 2013
SK4032	A	Existing Boundary Tie In	15 March 2013
SK3626	C	Water Quality Treatment Areas	25 Feb 2013
SK3618	D	Central Open Drain Swale Plan	9 April 2013
SK4038	B	Central Open Drain Swale Bund	17 April 2013
SK3619	B	Central Open Drain Swale Long Section	25 Feb 2013

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Drawing No.	Revision	Name of Plan	Date
SK3620	C	Central Open Drain Swale Cross Sections (Sheet 1)	25 Feb 2013
SK3621	C	Central Open Drain Swale Cross Sections (Sheet 2)	25 Feb 2013
SK3622	C	Central Open Drain Swale Cross Sections (Sheet 3)	25 Feb 2013
SK3623	C	Central Open Drain Swale Cross Sections (Sheet 4)	25 Feb 2013
SK3624	C	Central Open Drain Swale Cross Sections (Sheet 5)	25 Feb 2013
SK3625	C	Central Open Drain Swale Cross Sections (Sheet 6)	25 Feb 2013
SK3618	E	Central Open Drain Swale Plan	21 September 2017
SK3619	C	Central Open Drain Swale Long Section	21 September 2017
SK3620	D	Central Open Drain Swale Cross Sections (Sheet 1 of 6)	21 September 2017
SK3621	D	Central Open Drain Swale Cross Sections (Sheet 2 of 6)	21 September 2017
SK3622	D	Central Open Drain Swale Cross Sections (Sheet 3 of 6)	21 September 2017
SK3623	D	Central Open Drain Swale Cross Sections (Sheet 4 of 6)	21 September 2017
SK3624	D	Central Open Drain Swale Cross Sections (Sheet 5 of 6)	21 September 2017
SK3625	D	Central Open Drain Swale Cross Sections (Sheet 6 of 6)	21 September 2017
SK3626	D	Water Quality Treatment Areas	21 September 2017
SK4038	C	Central Open Drain Swale Bund	21 September 2017
SK3487	D	Box Culvert Sections	21 September 2017
SK3631	C	Stormwater Layout (Sheet 1)	16 May 2013
SK3632	D	Stormwater Layout (Sheet 2)	16 May 2013
SK3487	C	Bebo Culvert Sections	9 April 2013
SK3633	B	Water Layout (Sheet 1)	7 January 2013
SK3634	C	Water Layout (Sheet 2)	9 April 2013
SK3629	C	Sewer Layout (Sheet 1)	16 May 2013
SK3630	D	Sewer Layout (Sheet 2)	16 May 2013
SK3647	C	Stages 1,2 and 3 Services (Sheet 1)	16 May 2013
SK3648	D	Stages 1,2 and 3 Services (Sheet 2)	16 May 2013
SK6524	B	West Boundary Earthworks Extent	5 February 2018
SK6525	B	West Boundary Roads Cross Section Extent Sheet 1 of 4	5 February 2018

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Drawing No.	Revision	Name of Plan	Date
SK6526	B	West Boundary Roads Cross Section Extent Sheet 2 of 4	5 February 2018
SK6527	A	West Boundary Roads Cross Section Extent Sheet 3 of 4	16 November 2017
SK6528	A	West Boundary Roads Cross Section Extent Sheet 4 of 4	16 November 2017
Landscape Drawings prepared by Form Landscape Architects, Project No 100906, DA09 dated 11 February 2015			
Drawing No.	Revision	Name of Plan	Date
Figure 1	-	Landscape Master Plan	11 February 2015
Figure 2	-	Landscape Structure	11 February 2015
Figure 3	-	Circulation Network	11 February 2015
-	-	Fence Types	11 February 2015
-	-	Community Park Node	11 February 2015
-	-	Fraser Drive Entry	11 February 2015
-	-	Landscape Sections 1 – 10 and 12 – 15 inclusive	11 February 2015
-	-	Community Park Node	11 February 2015
-	-	Drainage Corridor and Wetlands	11 February 2015
-	-	Pocket Park 1	11 February 2015
-	-	Pocket Park 2	11 February 2015
-	-	Planting Palette	11 February 2015
Landscape Drawings prepared by Form Landscape Architects, Project No 100906, DA12 dated 10 November 2017			
Drawing No.	Revision	Name of Plan	Date
Figure 1	-	Landscape Master Plan	10 November 2017
Figure 2	-	Landscape Structure	10 November 2017
Figure 3	-	Circulation Network	10 November 2017
Figure 3	-	Circulation Network Compliance Areas	10 November 2017
-	-	Fence Types (2 Sheets)	10 November 2017
-	-	Community Park Node	10 November 2017
-	-	Landscape Sections 1 – 3 (2 Sheets)	10 November 2017
-	-	Central Drainage Reserve	10 November 2017
-	-	Landscape Sections 4 – 8 (3 Sheets)	10 November 2017
-	-	Pocket Park 1	10 November 2017
-	-	Pocket Park 2	10 November 2017
-	-	Fraser Drive Entry	10 November 2017
-	-	Landscape Sections 9 – 10 (2 Sheets)	10 November 2017
-	-	Planting Palette (2 Sheets)	10 November 2017

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6.0 SUMMARY AND CONCLUSIONS

Both Altitude Aspire and Altitude Central are within the urban growth area under the North Coast Regional Plan 2036 and are within land zoned R1 General Residential under the provisions of TLEP2014.

The proposed amendments are generally consistent with TDCP2008, Section B24 – Draft Area E Urban Release Development Code and generally comply with relevant development standards and design requirements.

The changes do not give rise to any potentially significant environmental impacts and where potential impacts do arise in relation to vegetation removal they can be mitigated by appropriate conditions requiring offsetting of the vegetation to be removed.

The proposed amendments will enable the development to proceed on a more integrated and efficient basis having regard to adjoining land to the west and the need to accommodate roundabouts and proposed staging changes, in particular.

In summary, it is concluded that the proposed modifications would not be inconsistent with the public interest and therefore approval is respectfully requested.

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ANNEXURE A Consolidated Major Project Approval No. MP09_0166 Incorporating MODS 1 and 2 and Modified Stamped Approved Plans (MOD2)

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Modification of Major Project No. 09_0166 (MOD 3)
Project No: NEW 17/107 – February 2018

Altitude Aspire
Fraser Drive, Terranora



**ANNEXURE B Altitude Aspire Approved Landscape Plans for the Central Drainage
Corridor – Form Landscape Architects, 11 February 2015**

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**ANNEXURE C Engineering Plans Showing Approved Earthworks in Lot 1 DP 175234, 7
Sheets – BradLees Civil Consulting**

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ANNEXURE D Revised Acoustic Report – TTM Consulting, 9 November 2017

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**ANNEXURE E Plans Showing Approved Street Names, Drawing No. SK4554, Rev D –
BradLees Civil Consulting, 15 August 2014**

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ANNEXURE F

**Amended Structural Systems Plan, Drawing No. SK.0002, Issue H – Local
Office Architecture, 6 December 2017**

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ANNEXURE G West Boundary Earthworks Extent Engineering Plans, Drawing No. SK6524 to SK6528 (5 Sheets) – BradLees Civil Consulting

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ANNEXURE H

Central Open Drain Engineering Plans (11 Sheets) – BradLees Civil Consulting, 21 September 2017

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**ANNEXURE I Landscaping Plans for Central Drainage Corridor (22 Sheets) – Form
Landscape Architects, 10 November 2017**

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ANNEXURE J

**Bioretention Basin and Drainage Reserve Design Report, Version 2 – Biome
Water and Environmental Consulting, November 2017**

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ANNEXURE K Revised Engineering Plans, Precinct 1 (7 Sheets) – BradLees Civil Consulting

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ANNEXURE L Ecological Assessment – Burchills Science and Engineering, August 2017

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**ANNEXURE M Amended Plans of Proposed Subdivision, Revision M (8 Sheets) – B & P
Surveys, 14 February 2018**

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Project No: NEW 17/107 – February 2018

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