

Project Approval 06_0212 – Justification for proposed changes to approval conditions

Condition	Proposed Modification	Reason
A1	Reference to Lot 157 replaced with Lot “927”	Lot numbers have been re-ordered
	Stage 10 replaced with “Stage 11”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
	Lots 76, 77, 95 & 143 replaced with Lots “64, 63, 18, 102 & 157”	The area of “minor filling” and “8000m ² of clearing” referred to in this condition has not been altered from the original consent. The lot numbers have been re-ordered as per comments above, and a marginal shift in common boundaries has resulted in an additional lot encompassing part of this cleared/filled area of the site. No additional lots are being created, and no greater area of site disturbance is proposed.
	Lots 87, 114 & 115 replaced with Lots “99, 121 & 122”	Lot numbers have been re-ordered
	Lot 35 replaced with Lot “37”	Lot numbers have been re-ordered
	Stage 4 replaced with Stage “3”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
A2	Stage 1 has been clarified as referring to “Proposed Lot 927”	Proposed Lot 927 is still the same lot proposed to be released in Stage 1. The inclusion of the reference to the Lot number is to save confusion at the time of linen registration
	The number of lots proposed to be released with each stage have been modified.	The number of lots being released in each stage of the community title subdivision has been amended. While Stage 1 originally contained the largest release of lots (80 lots), these have now been staggered over Stages 1 through

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	Lot 158 replaced with Lot “162”	<p>to 4. Lot numbers have been re-ordered accordingly</p> <p>Development lots within the subdivision are required to have their own unique number which can not be replicated elsewhere within the estate. As such, the final lot for release is to be numbered Lot “162” rather than Lot “156” as originally anticipated.</p>
A3	<p>Revision A is replaced with Revision “G”</p> <p>The Date of the current set of plans has been revised from 06/07/2000, to “21/02/2014”</p>	<p>There have been a number of revisions made to the plans since the date that Concept Approval was granted. The current set of plans is Revision “G”.</p> <p>There have been a number of revisions made to the plans since the date that Concept Approval was granted. The current set of plans is dated “21/02/2014”.</p>
A4	The Date of the amendments has been updated from 13 July 2010, to “14 April 2014”	There have been a number of revisions made since the date that Concept Approval was granted. The current amendment was submitted to the consent authority on “14 April 2014”.
B1	<p>Lot 60 is replaced with Lot “2”</p> <p>Lot 33 is replaced with Lot “37”</p> <p>Lot 51 is replaced with Lot “921”</p>	<p>Lot numbers have been re-ordered</p> <p>Lot numbers have been re-ordered</p> <p>Lot numbers have been re-ordered</p>
B3	Lot 110 is replaced with Lot “114”	Lot numbers have been re-ordered
B10 (8)	Stage 1 replaced with Stage “2”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.

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B11	The Date of the current draft VPA has been revised from 2 November 2008, to “16 August 2013”	There have been a number of revisions made to the plans and VPA since the date that Project Approval was granted. The current draft VPA document is dated “16 August 2013”.
E3	The inclusion of the words “for Stage 2” is to clarify at which Subdivision Certificate it is relevant to require the submission of the Site Audit Summary Report	The original Project Approval did not state the timing for the submission of this Site Audit Summary Report. The submission of this Audit relates to the release of lots in Stage 2.
E4(4)	The reference to the Lots 140-141 has been replaced with Lots “158-159”.	Lot numbers have been re-ordered
E5	The words “and Stage 1” reflect that there are two preliminary subdivision releases required to rationalise the existing lot ownerships, which occur prior to any physical activity on the site that would generate the need for a maintenance plan/schedule.	Both Stage A and Stage 1 are preliminary linen releases which are required to formalise current ownership transactions. They do not relate to the overall community title subdivision, but facilitate the rationalisation of ownership that is required before the first subdivision works can proceed. The maintenance plan/schedule referred to in this condition will still occur at the time that is relevant to the first linen release of the community title subdivision.
E7	Contributions are to be indexed to current rates	Advice will need to be sought from Port Macquarie-Hastings Council to insert those contribution rates that are current at the time that the modified Project Approval is to be granted.
E10 (1)	The reference to Lots 141 and 142 is to be replaced by Lots “158 and 159”	Lot numbers have been re-ordered

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E10 (5)	The reference to Lots 123, 141 and 142, 154 and 156 is to be replaced by Lots “140, 158, 159, 162 and 160”	Lot numbers have been re-ordered
E10 (7)	The reference to Lots 141 and 142 is to be replaced by Lots “158 and 159”	Lot numbers have been re-ordered
E10 (8)	The reference to Lot 19, 20, 21, 36, 27 is to be replaced by Lots “21, 70, 71, 74, 75”	Lot numbers have been re-ordered
	The reference to zone 7(h) is to be replaced with zone “E2”	The amending LEP 2011 re-named the zones applying to the land since the date of the concept approval

Commitment	Proposed Modification	Reason
1	Date of plans modified from 14th October 2008 to “21 st February 2014”	There have been a number of revisions made to the plans since the date that Concept Approval was granted. The current set of plans is dated “21/02/2014”.
	Date of draft Development Contract modified from 10 th February 2009 to “13 th June 2013”	There have been a number of revisions made to the draft Development Contract since the date that Concept Approval was granted. The current draft Development Contract is dated “13 th June 2013”.
2 (and applies to following statements)	Any reference to Stage 1 is to be modified to Stage “2”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.

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3	The Date of the current set of plans has been revised from 14th October 2008, to “21 st February 2014”	There have been a number of revisions made to the plans since the date that Concept Approval was granted. The current set of plans is dated “21/02/2014”.
13	The references to Lots 24 - 34 are to be replaced with Lots “3, 21, 70, 71, 72, 74, 75, 76”	Lot numbers have been re-ordered
22	The reference to the 7(h) zones is replaced with “E2” zones.	The amending LEP 2011 re-named the zones applying to the land since the date of the concept approval
23	The reference to Stage 8 is to be modified to Stage “10”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
30	<p>The reference to Lots 45 – 49 is to be replaced to Lots “38, 39, 40, 14, 12 & 42”</p> <p>The reference to Stage 1 is to be modified to Stage “2”</p>	<p>Lot numbers have been re-ordered</p> <p>The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.</p>
31	The reference to Stage 1, 2, 3, 5, 6,7 & 8 is to be modified to Stages “2, 3, 5, 6, 7, 8 - 12”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
32	The reference to Stage 1, 2, 3, 5, 6,7 & 8 is to be modified to Stages “1, 2, 3, 5, 6, 7, 8 - 12”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.

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33	The reference to Stage 1, 2, 3, 5, 6,7 & 8 is to be modified to Stages “1, 2, 3, 5, 6, 7, 8 - 12”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
34	The reference to Stage 1, 2, 3, 5, 6,7 & 8 is to be modified to Stages “1, 2, 3, 5, 6, 7, 8 - 12”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
39	The reference to Stage 1 is to be modified to Stage “2”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
40	The reference to Stage 1 is to be modified to Stage “2”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.
41	The reference to Stage 1 is to be modified to Stage “2”	The Stage numbers have been re-ordered. However the obligations to undertake works associated with the release of lots pertaining to this stage are still being undertaken with the release of those lots relevant to those works.