NSW GOVERNMENT
Planning

...sued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 5 granted on the 29/11/17

in respect to MP 07-0026

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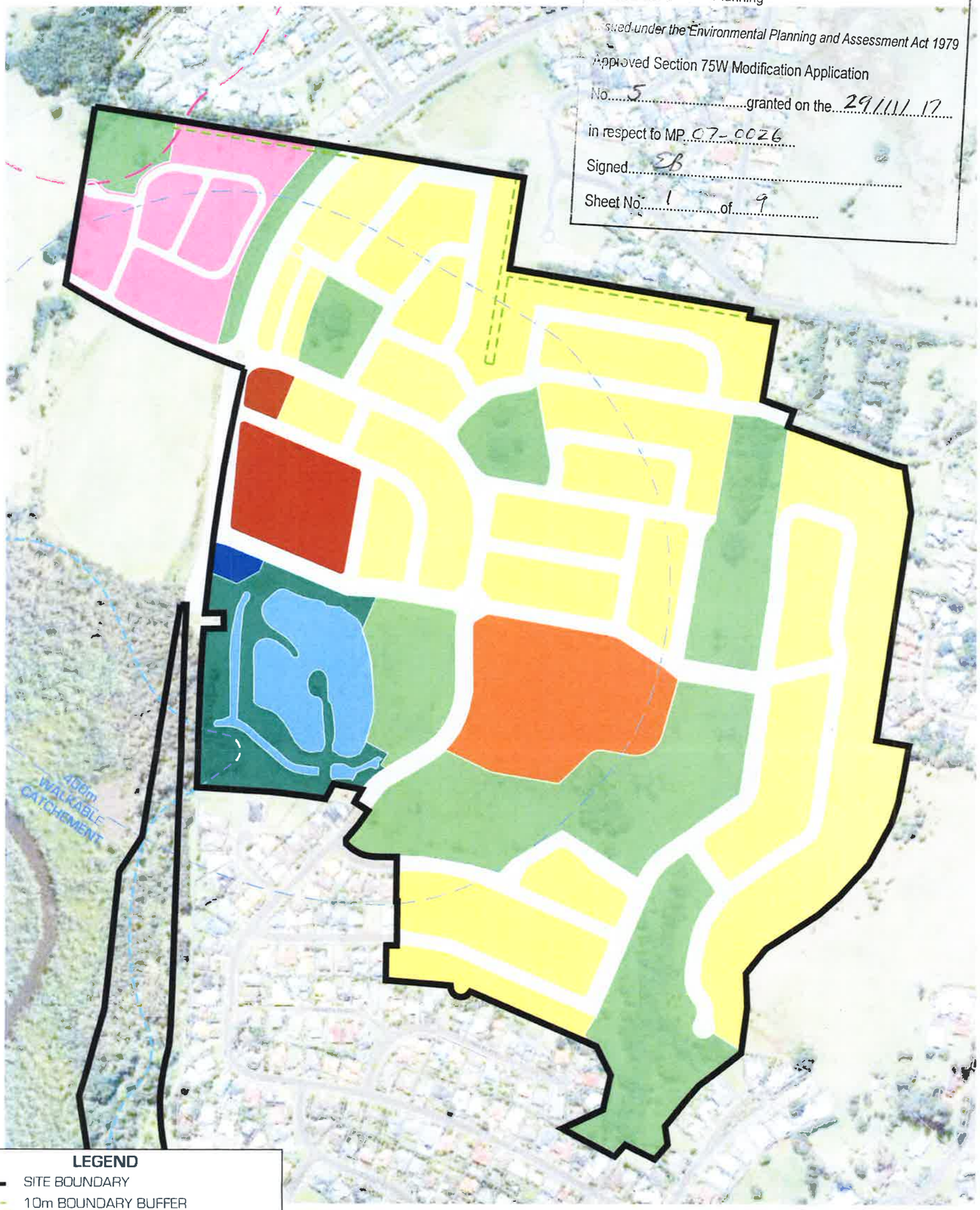
Sheet No: 1 of 9



N

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

0 50 100 150 200 250

1cm = 50m
1:5000

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

NOTE:
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REV	DATE	AMENDMENT
A	15.11.16	
B	17.01.17	10m BUFFER

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

Newton Denny Chapelle
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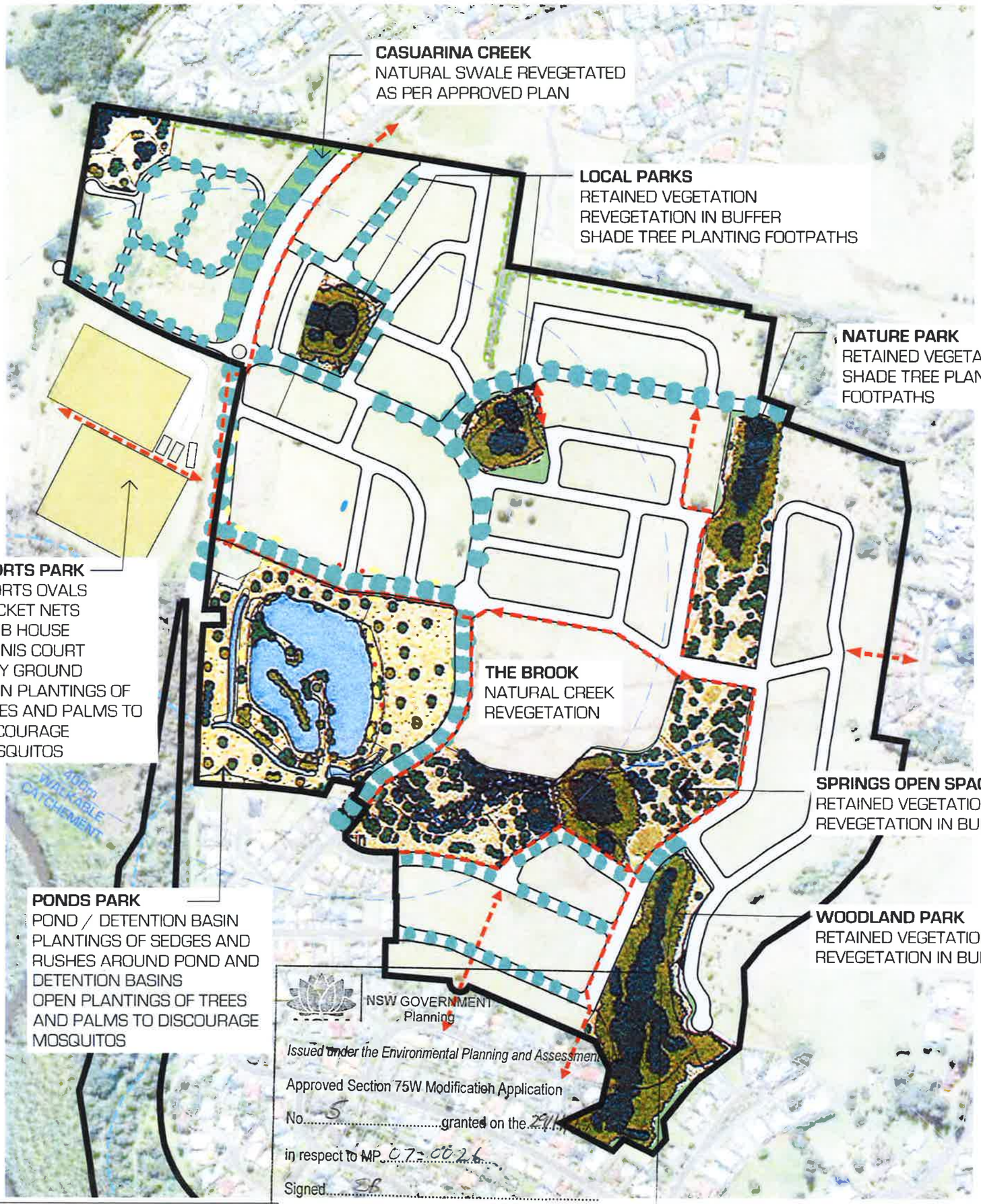
ABN: 85 220 045 459

EPIQ LENNOX HEAD
ILLUSTRATION C1 - CONCEPT PLAN

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

DATE: 17.01.17
SCALE: 1 : 4000 @ A3
REF: 14/351
DRAWN: bk



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Planning

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Sheet No. 2 of 9

LEGEND

- EXISTING VEGETATION TO BE RETAINED
- NEW NATIVE PLANTINGS
- MAJOR STREET TREE / AVENUE PLANTING
- DRAINAGE PONDS AND CREEKS
- 10m BOUNDARY BUFFER
- PEDESTRIAN / CYCLE PATHS
- SITE BOUNDARY

0 50 100 150 200 250

1cm = 50m
1:5000

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

NOTE:
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REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER

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

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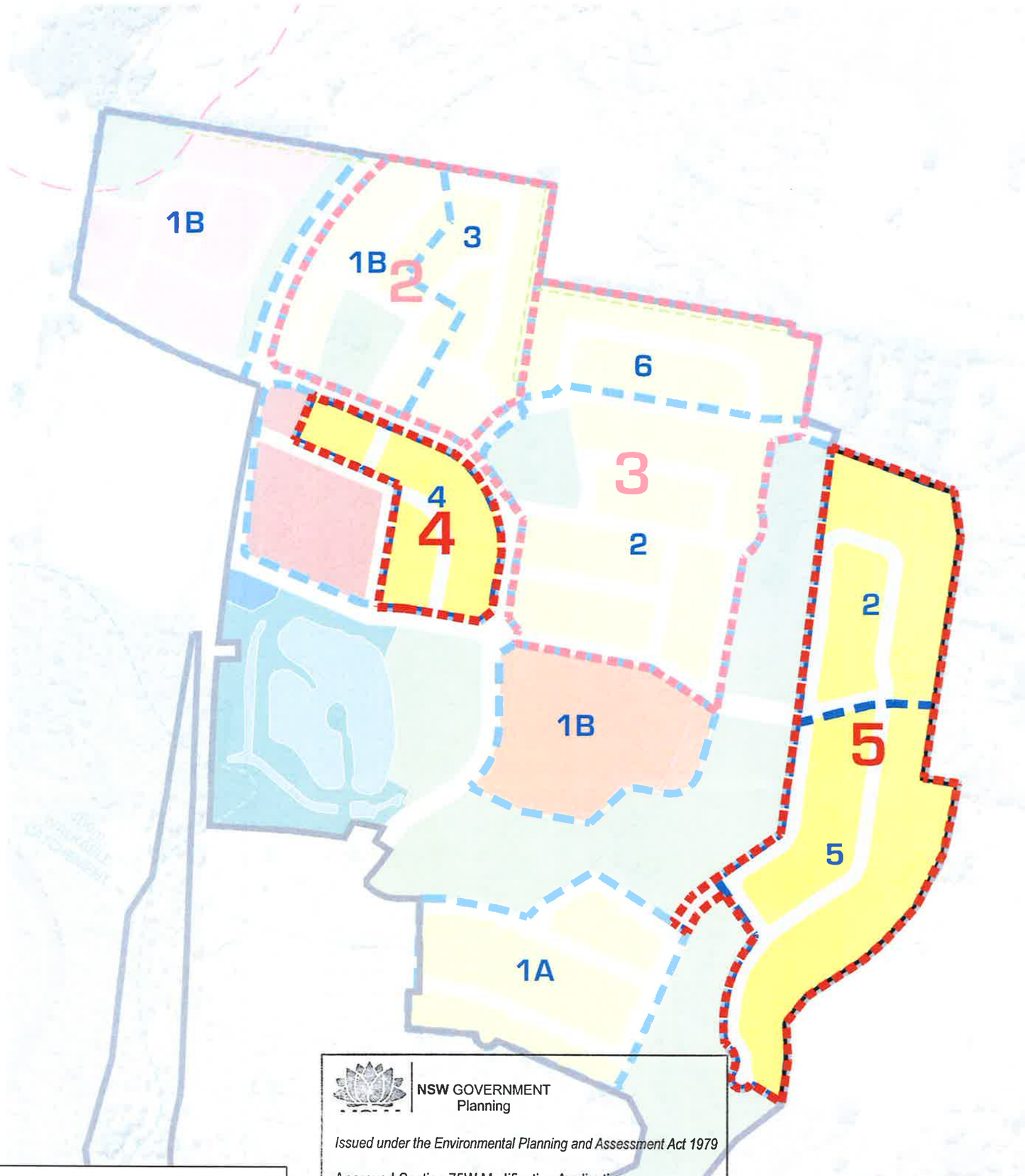
EPIQ LENNOX HEAD
ILLUSTRATION
C2 GREEN NETWORK

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

DATE: 17.01.17 REF: 14/351
SCALE: 1:4000 @ A3 DRAWN: bk



LEGEND

- SITE BOUNDARY
- STAGING AREA
- AMENDED STAGE SEQUENCE
- 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

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Sheet No. 3 of 9

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

0 50 100 150 200 250

1cm = 50m
1:5000

NOTE:
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REV	DATE	AMENDMENT
A	23.01.16	
B	02.02.17	STAGES
C	27.02.17	STAGES
D		
E		

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

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ILLUSTRATION C5 - DEVELOPMENT STAGING

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

DATE: 27.02.17
SCALE: 1 : 4000 @ A3
REF: 14/351
DRAWN: bk

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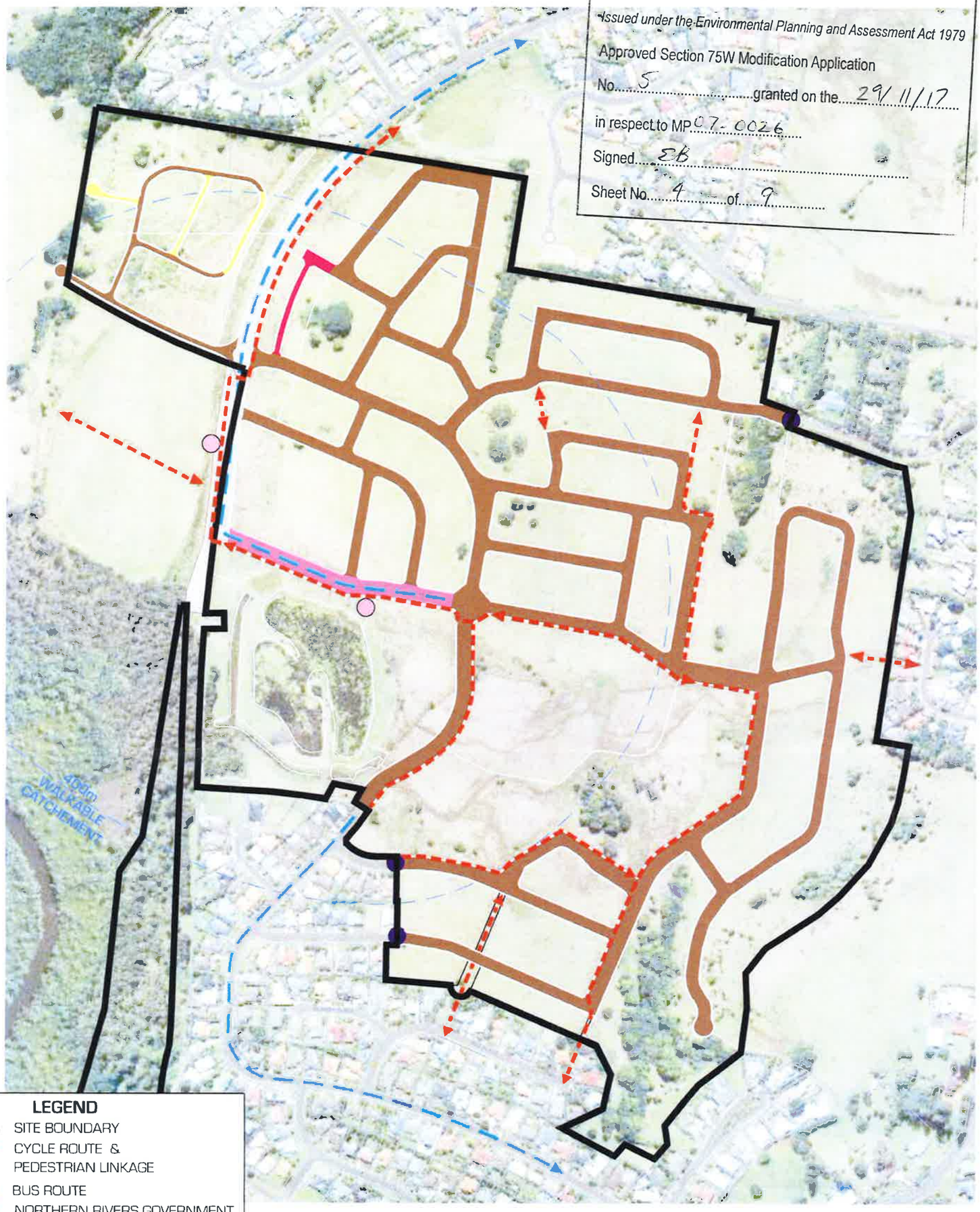

LEGEND

- SITE BOUNDARY
- CYCLE ROUTE & PEDESTRIAN LINKAGE
- BUS ROUTE
- NORTHERN RIVERS GOVERNMENT LOCAL STREET
- NORTHERN RIVERS GOVERNMENT ACCESS STREET
- NORTHERN RIVERS GOVERNMENT COLLECTOR STREET
- 6m WIDE LANE MIN. 8m WIDE ROAD RESERVE HUTLEY DRIVE
- THRESHOLD TREATMENT
- INDICATIVE BUS STOP LOCATION

0 50 100 150 200 250

1cm = 50m
1:5000

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

NOTE:
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REV	DATE	AMENDMENT
A	16.11.16	
B	09.01.17	REMOVE LEGEND, GEOLINK, ROAD CHARACTERS
C	27.02.17	COLOUR OF CYCLE ROUTE & PEDESTRIAN LINK
D		
E		

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

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EPIQ LENNOX HEAD
ILLUSTRATION
C6 - MOVEMENT NETWORK

CLIENT CLARENCE PROPERTY CORPORATION
LOCATION LOT 234 DP1104071 **REV C**
LENNOX HEAD NSW

DATE 27.02.17 REF 14/351
SCALE 1:4000 @ A3 DRAWN bk

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Sheet No. 5 of 9

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

EXISTING STORM WATER

N

SITE DISCHARGE POINTS.

EXISTING WATER QUALITY CONTROL POND

400m WALKABLE CATCHEMENT

GROSS POLLUTANT AND SEDIMENT CONTROL BASIN

ONSITE DETENTION STORAGE BASIN FREE FORM DAM TO CONTOUR WITHIN EXISTING VEGETATION & TOPOGRAPHY.

PROPOSED WEIR

ONSITE DETENTION STORAGE BASIN FREE FORM DAM TO CONTOUR WITHIN EXISTING VEGETATION & TOPOGRAPHY.

UNRESTRICTED CONNECTION (BRIDGE)

GROSS POLLUTANT AND SEDIMENT CONTROL BASIN.

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

0 50 100 150 200 250

1cm = 50m
1:5000

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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REV	DATE	AMENDMENT
A		
B		
C		
D		
E		

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

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

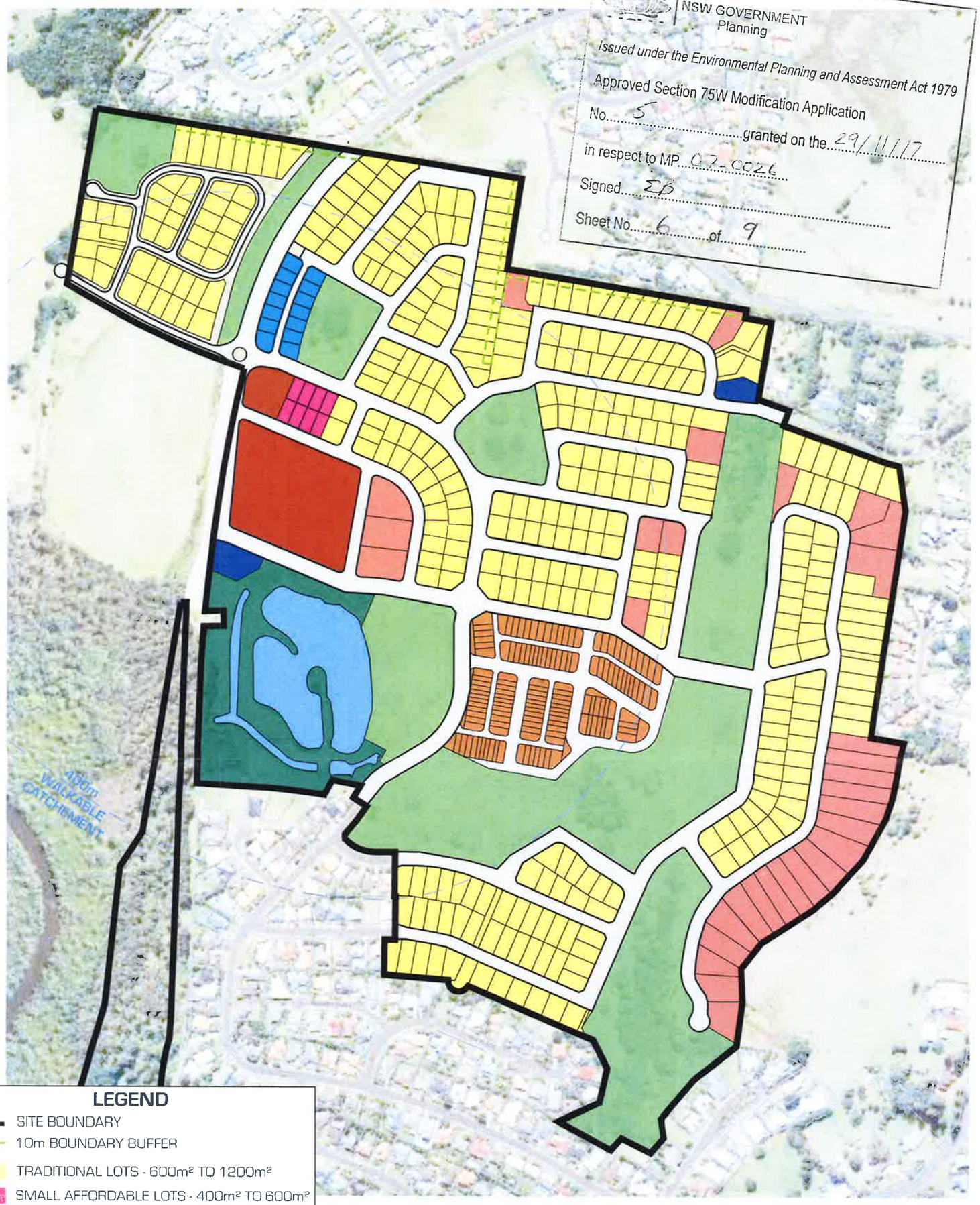
Approved Section 75W Modification Application

No. 5 granted on the 29/11/17

in respect to MP 07_0026

Signed. [signature]

Sheet No. 6 of 9



LEGEND

- SITE BOUNDARY
- 10m BOUNDARY BUFFER
- 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

0 50 100 150 200 250

1cm = 50m
1:5000

SOURCE:
Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1029
Illustration C6 - Movement Network. Dated: August 2012

NOTE:
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REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C		
D		
E		

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

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EPIQ LENNOX HEAD
ILLUSTRATION
C8 - LOT TOPOGRAPHIES

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071 LENNOX HEAD NSW — REV B
DATE: 17.01.17 — REF: 14/351
SCALE: 1:4000 @ A3 — DRAWN: bk

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...under the Environmental Planning and Assessment Act 1979

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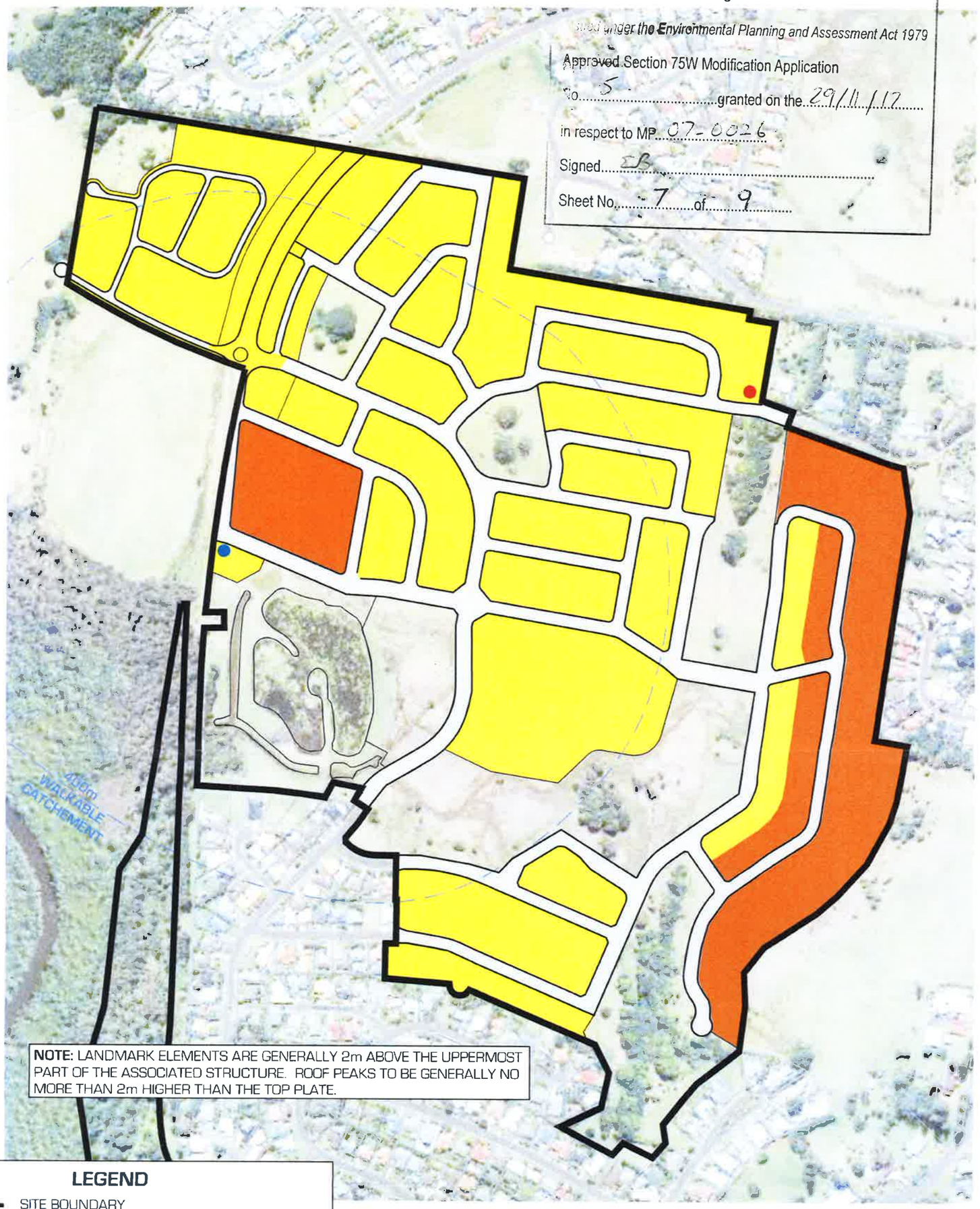
Sheet No. 7 of 9



N

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

0 50 100 150 200 250

1cm = 50m
1:5000

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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REV DATE AMENDMENT

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

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ABN 85 220 045 469

EPIQ LENNOX HEAD
ILLUSTRATION
C9 - BUILDING HEIGHTS

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

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

NSW GOVERNMENT
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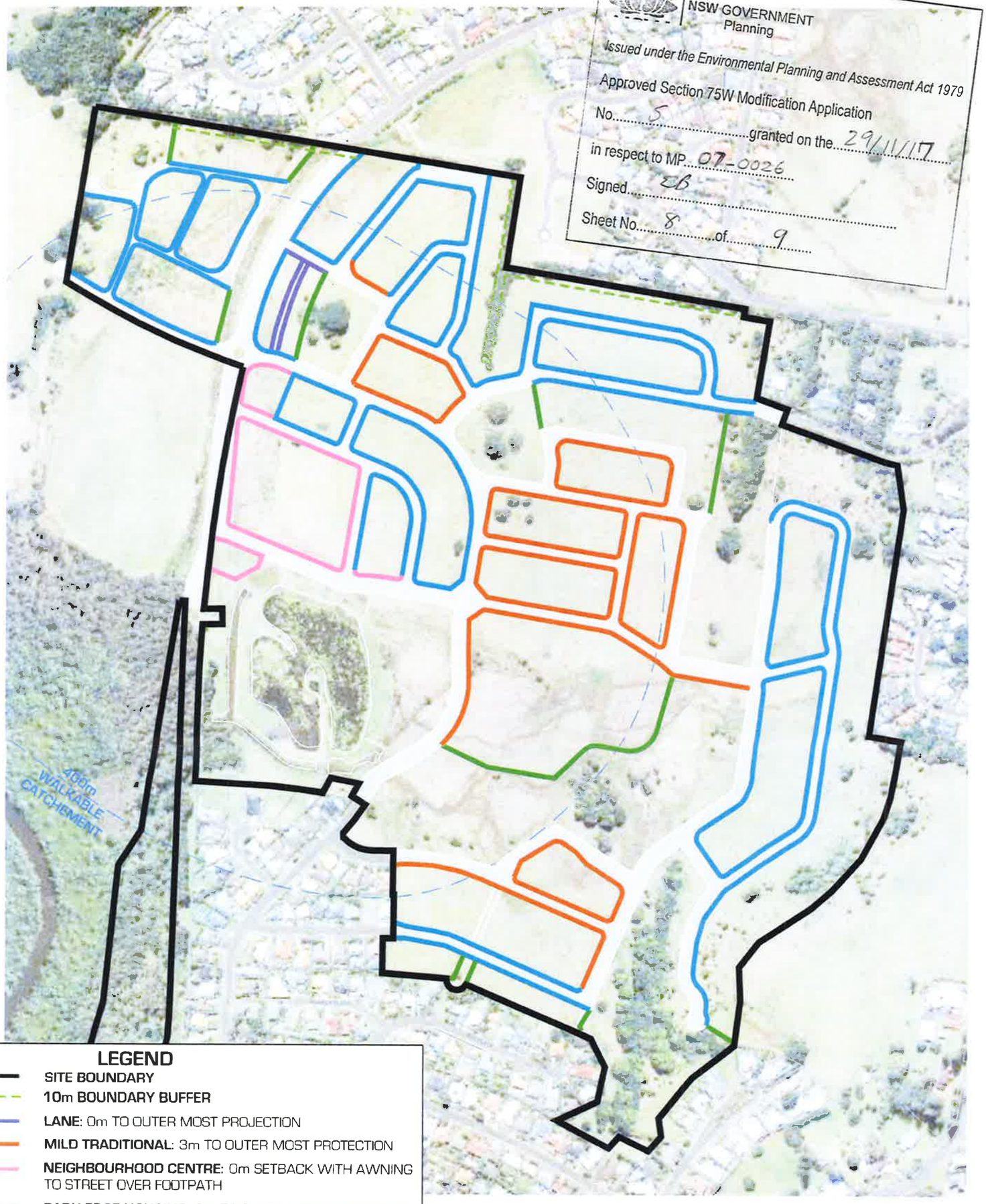
Sheet No. 8 of 9



N

LEGEND

- **SITE BOUNDARY**
- **10m BOUNDARY BUFFER**
- **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

0 50 100 150 200 250

1cm = 50m

1:5000

NOTE

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

REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER

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

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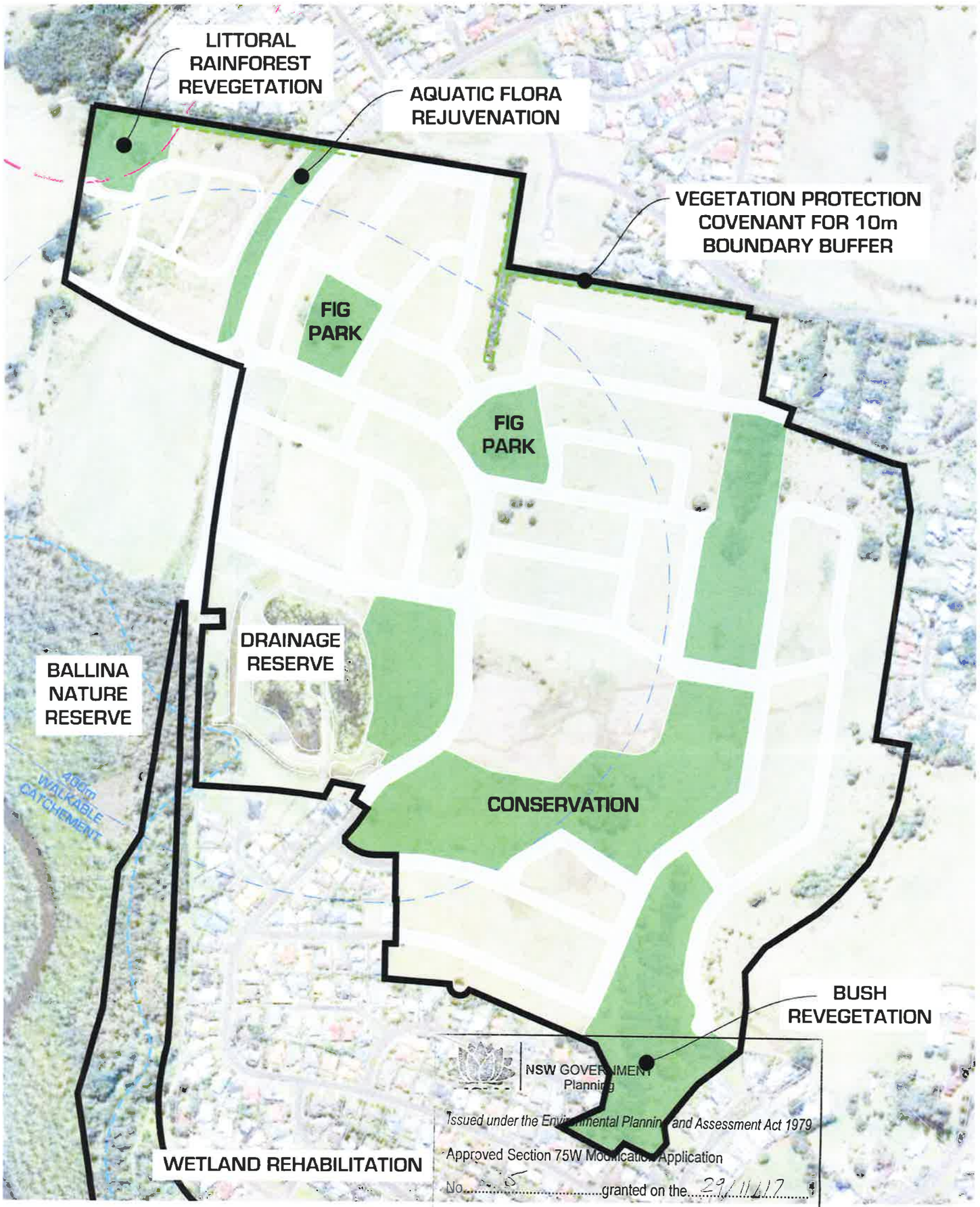
ABN: 86 220 045 469

EPIQ LENNOX HEAD
ILLUSTRATION
C10 - SETBACK

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

DATE: 17.01.17
SCALE: 1:4000 @ A3
REF: 14/351
DRAWN: bk



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No. 5 granted on the 29/11/17

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Signed. EB

Sheet No. 1 of 2

LEGEND

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

0 50 100 150 200 250

1cm = 50m
1:5000

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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REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C		
D		
E		

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

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EPIQ LENNOX HEAD
ILLUSTRATION
C11 - CONSERVATION ZONE

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

DATE: 17.01.17
SCALE: 1:4000 @ A3
REF: 14/351
DRAWN: bk