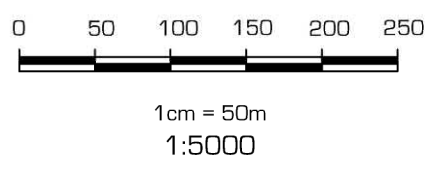


LEGEND	
	SITE BOUNDARY
	10m BOUNDARY BUFFER
	COMMUNITY USE
	SEPP 14 WETLAND
	100m SEPP 26 BUFFER
	INTEGRATED HOUSING
	FUTURE RESIDENTIAL
	LIVE WORK
	MIXED USE
	CONSERVATION / PARK / OPEN SPACE
	NEIGHBOURHOOD CENTRE
	RESIDENTIAL
	DRAINAGE RESERVE
	PS PUMP STATION



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

**NOTE:**  
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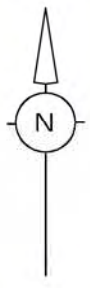
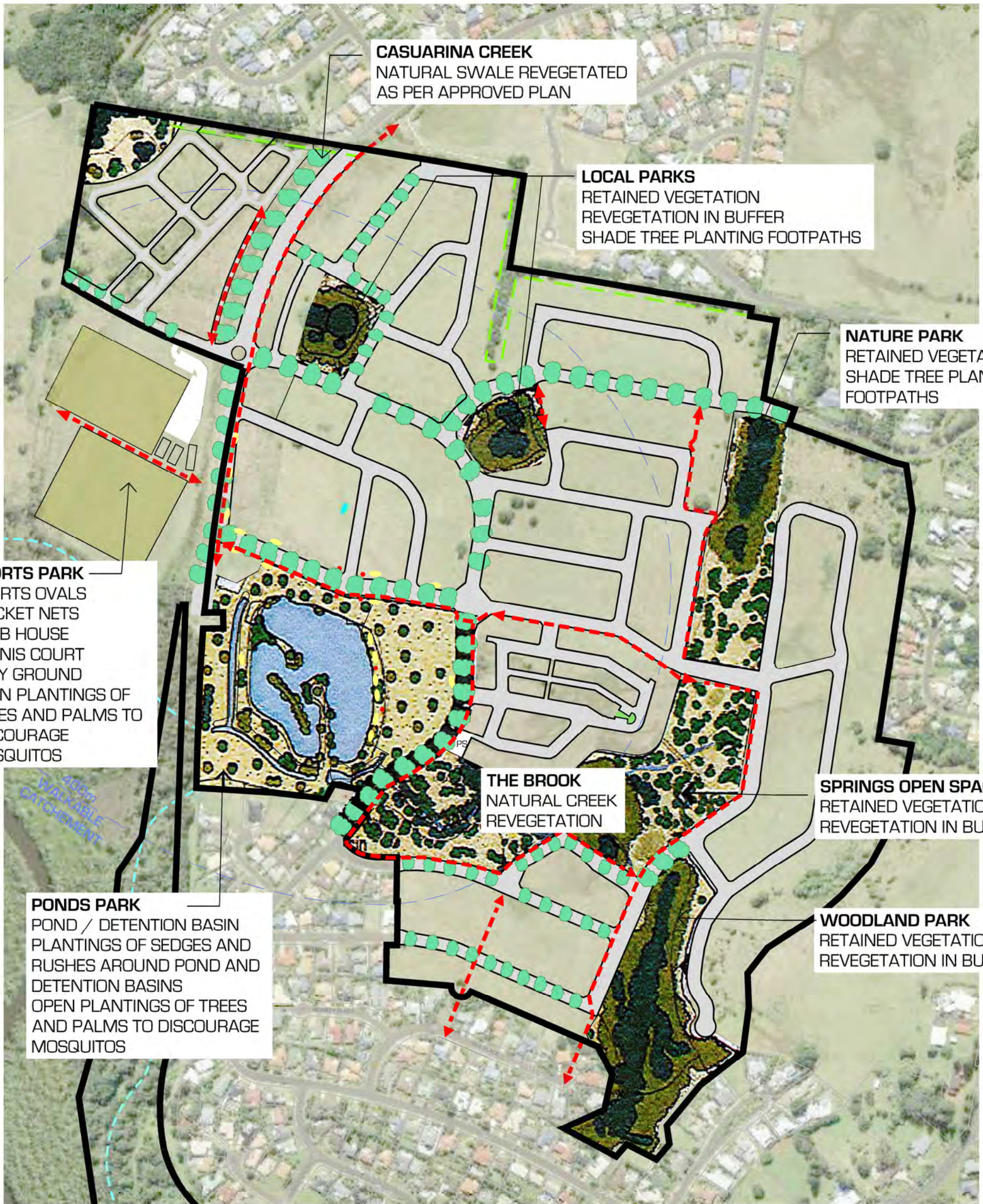
REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C	20.08.18	LAYOUT SL5 & SL7, LEGEND
D	27.09.18	LEGEND & FUTURE RESIDENTIAL MIXED USE & LIVE WORK COLOURS
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

  
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto: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 **REV D**  
 DATE: 27.08.18 REF: 14/351  
 SCALE: 1 : 4000 @ A3 DRAWN: bk





**SPORTS PARK**  
 SPORTS OVALS  
 CRICKET NETS  
 CLUB HOUSE  
 TENNIS COURT  
 PLAY GROUND  
 OPEN PLANTINGS OF  
 TREES AND PALMS TO  
 DISCOURAGE  
 MOSQUITOS

**PONDS PARK**  
 POND / DETENTION BASIN  
 PLANTINGS OF SEDGES AND  
 RUSHES AROUND POND AND  
 DETENTION BASINS  
 OPEN PLANTINGS OF TREES  
 AND PALMS TO DISCOURAGE  
 MOSQUITOS

**CASUARINA CREEK**  
 NATURAL SWALE REVEGETATED  
 AS PER APPROVED PLAN

**LOCAL PARKS**  
 RETAINED VEGETATION  
 REVEGETATION IN BUFFER  
 SHADE TREE PLANTING FOOTPATHS


**NATURE PARK**  
 RETAINED VEGETATION  
 SHADE TREE PLANTING  
 FOOTPATHS

**THE BROOK**  
 NATURAL CREEK  
 REVEGETATION

**SPRINGS OPEN SPACE**  
 RETAINED VEGETATION  
 REVEGETATION IN BUFFERS

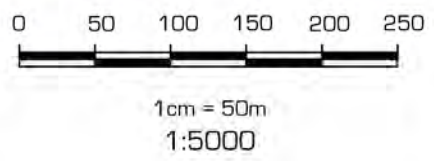
**WOODLAND PARK**  
 RETAINED VEGETATION  
 REVEGETATION IN BUFFERS

**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
-  POCKET PARK

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

**NOTE:**  
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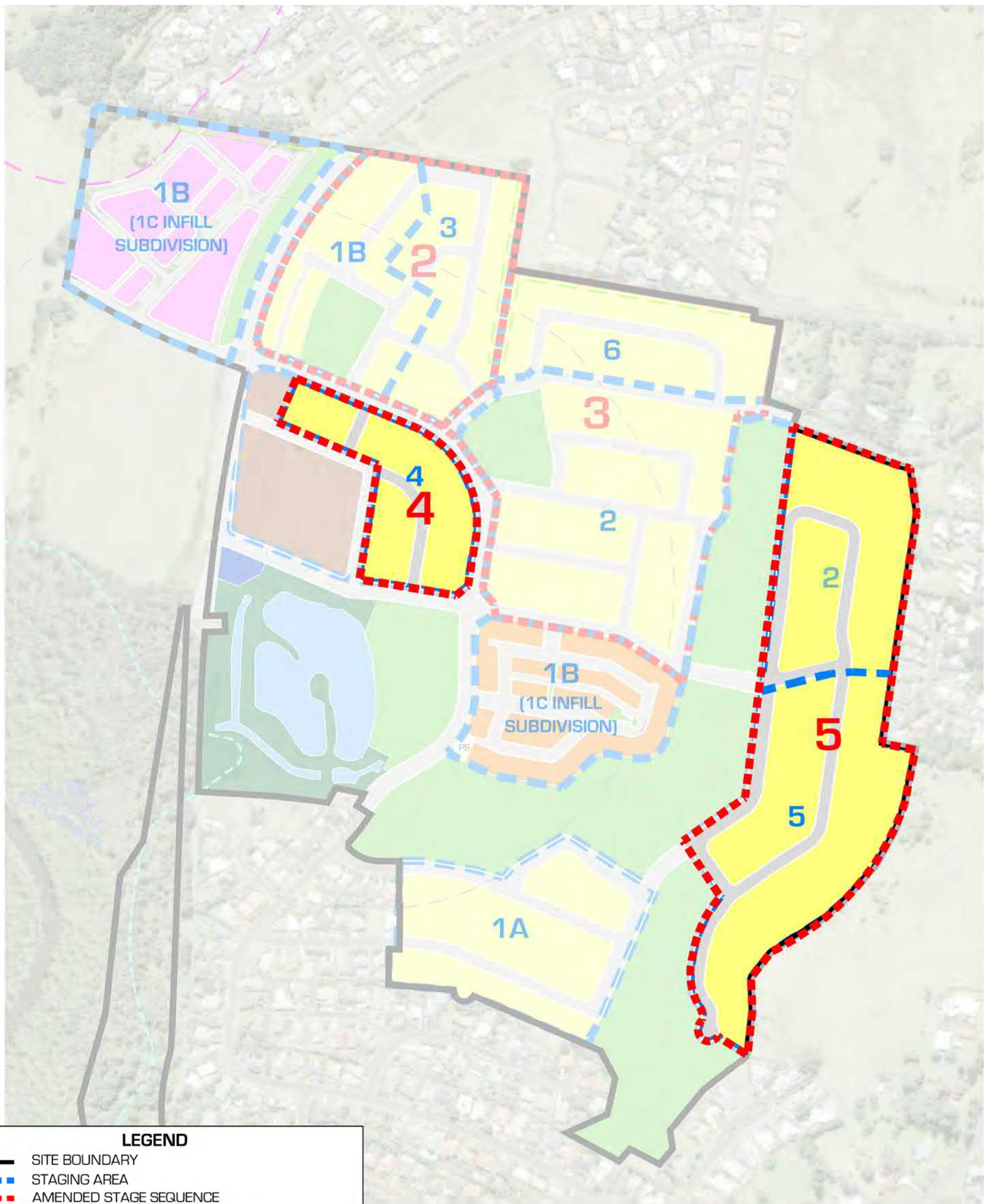
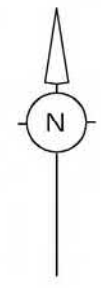
REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C	21.08.18	LAYOUT SL5 & SL7
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
 LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
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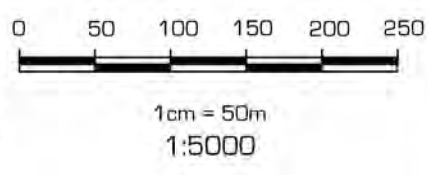
**EPIQ LENNOX HEAD**  
**ILLUSTRATION**  
**C2 GREEN NETWORK**  
 CLIENT: CLARENCE PROPERTY CORPORATION  
 LOCATION: LOT 234 DP1104071  
 LENNOX HEAD NSW  
**REV C**  
 DATE: 20.08.18  
 SCALE: 1 : 4000 @ A3  
 REF: 14/351  
 DRAWN: bk





**LEGEND**

- SITE BOUNDARY
- STAGING AREA
- AMENDED STAGE SEQUENCE
- 10m BOUNDARY BUFFER
- COMMUNITY USE
- SEPP 14 WETLAND
- 100m SEPP 26 BUFFER
- INTEGRATED HOUSING
- FUTURE RESIDENTIAL / LIVE WORK / MIXED USE
- CONSERVATION / PARK / OPEN SPACE
- NEIGHBOURHOOD CENTRE
- RESIDENTIAL
- DRAINAGE RESERVE
- PS PUMP STATION



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

**NOTE:**  
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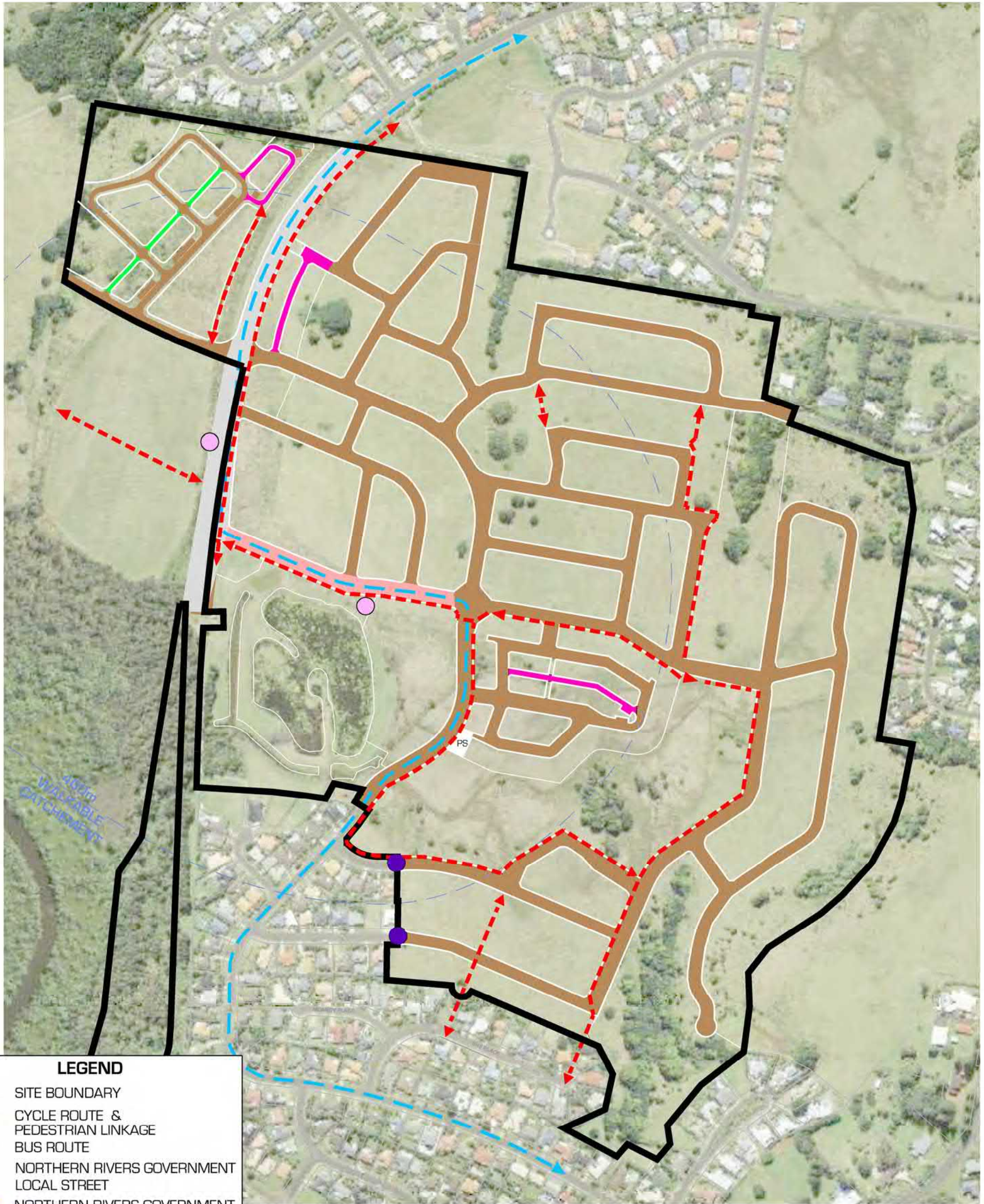
REV	DATE	AMENDMENT
A	23.01.16	
B	02.02.17	STAGES
C	27.02.17	STAGES
D	20.08.18	LAYOUT SL5 & SL7
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NDC**  
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
 LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
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**EPIQ LENNOX HEAD**  
**ILLUSTRATION**  
**C5 - DEVELOPMENT STAGING**  
 CLIENT: CLARENCE PROPERTY CORPORATION  
 LOCATION: LOT 234 DP1104071  
 LENNOX HEAD NSW **REV D**  
 DATE: 20.08.18 REF: 14/351  
 SCALE: 1 : 4000 @ A3 DRAWN: bk





**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
- 5.5m WIDE LANE
- min 6.5m WIDE ROAD RESERVE
- HUTLEY DRIVE
- THRESHOLD TREATMENT
- INDICATIVE BUS STOP LOCATION
- PS PUMP STATION

**SOURCE:**

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

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

REV	DATE	AMENDMENT
A	16.11.16	
B	09.01.17	REMOVE LEGEND GEOLINK, ROAD CHARACTERS
C	27.02.18	COLOUR OF CYCLE ROUTE & PEDESTRIAN LINK
D	20.08.18	LAYOUT SL5 & SL7
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NBS**  
**Newton Denny Chapelle**  
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 ABN: 86 220 045 469

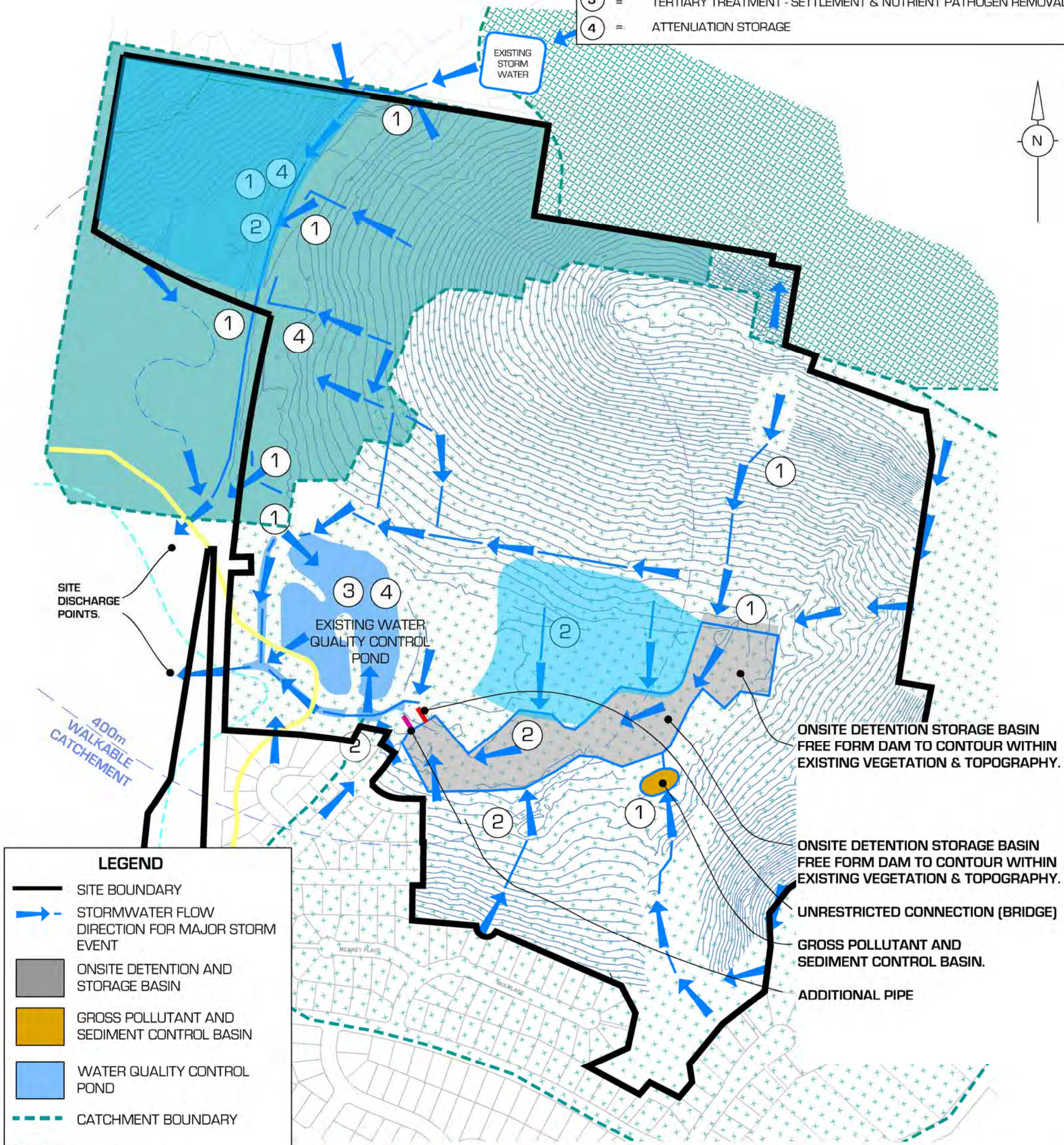
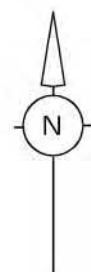
**EPIQ LENNOX HEAD**  
**ILLUSTRATION**  
**C6 - MOVEMENT NETWORK**  
 CLIENT: CLARENCE PROPERTY CORPORATION  
 LOCATION: LOT 234 DP1104071  
 LENNOX HEAD NSW **REV D**

DATE: 20.08.18 REF: 14/351  
 SCALE: 1 : 4000 @ A3 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



SITE DISCHARGE POINTS.

400m WALKABLE CATCHMENT

EXISTING STORM WATER

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

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

UNRESTRICTED CONNECTION (BRIDGE)

GROSS POLLUTANT AND SEDIMENT CONTROL BASIN.

ADDITIONAL PIPE

**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	20.08.18	Reflect Approval
B		
C		
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NDS**  
Newton Denny Chapelle  
Surveyors Planners Engineers  
Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
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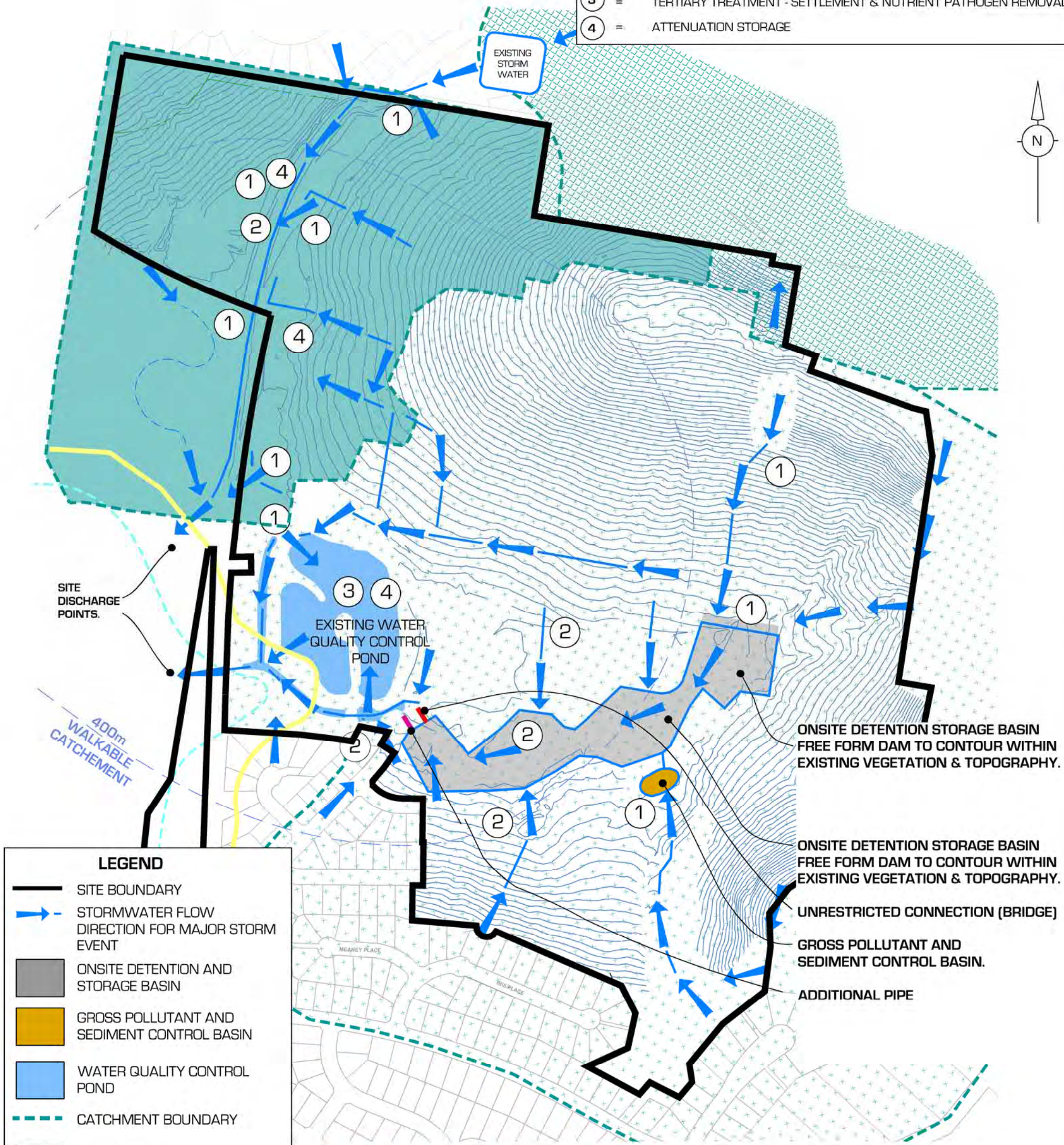
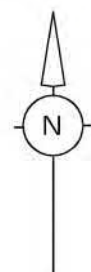
**EPIQ LENNOX HEAD ILLUSTRATION C7 - STORMWATER CONCEPT PLAN** Rev A  
CLIENT: CLARENCE PROPERTY CORPORATION  
LOCATION: LOT 234 DP1104071 LENNOX HEAD NSW  
DATE: 20.08.18 REF: 14/351  
SCALE: 1 : 4000 @ A3 DRAWN: bk

k:\p014\_14351 - clarence property stage 2 & 5 - release 3 - planning - planning plans - rdc plans - geo link update - cad files - geo link plan set rev b end cutting - c7



**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



SITE DISCHARGE POINTS.

400m WALKABLE CATCHMENT

EXISTING WATER QUALITY CONTROL POND

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

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

UNRESTRICTED CONNECTION (BRIDGE)

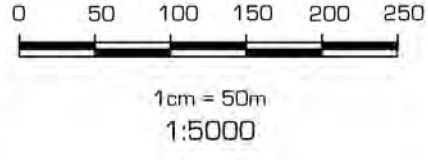
GROSS POLLUTANT AND SEDIMENT CONTROL BASIN.

ADDITIONAL PIPE

**LEGEND**

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

**SUBJECT TO DETAILED DESIGN**



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

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REV	DATE	AMENDMENT
A		
B		
C		
D		
E		

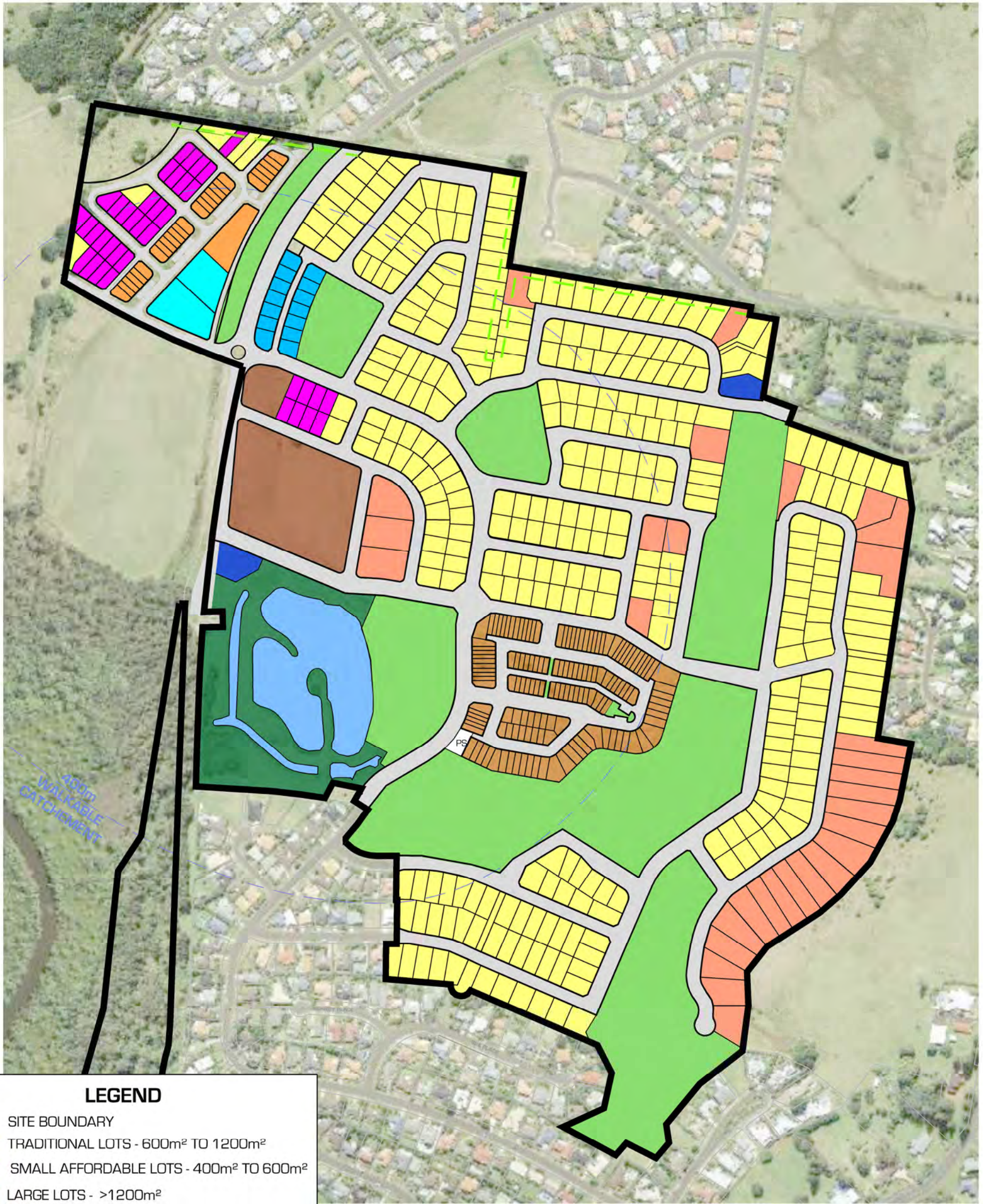
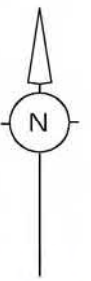
SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NDS**  
**Newton Denny Chapelle**  
Surveyors Planners Engineers  
Email: [office@newtondennychapelle.com.au](mailto: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 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

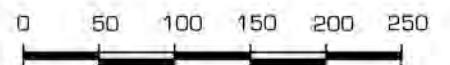
k:\p014\_14351 - clarence property stage 2 & 5 - release 3 - planning - planning plans - rdc plans - geo link update - cad files - geo link plan set rev b and cadwg - c7





**LEGEND**

- SITE BOUNDARY
- TRADITIONAL LOTS - 600m<sup>2</sup> TO 1200m<sup>2</sup>
- SMALL AFFORDABLE LOTS - 400m<sup>2</sup> TO 600m<sup>2</sup>
- LARGE LOTS - >1200m<sup>2</sup>
- INTEGRATED HOUSING LOTS
- PARK COURT LOTS - 400m<sup>2</sup> - 600m<sup>2</sup>
- CONSERVATION / PARK / OPEN SPACE
- DRAINAGE RESERVE
- COMMUNITY USE
- NEIGHBOURHOOD CENTRE
- LIVE / WORK
- MIXED USE
- PS PUMP STATION



1cm = 50m  
1:5000

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

**NOTE:**  
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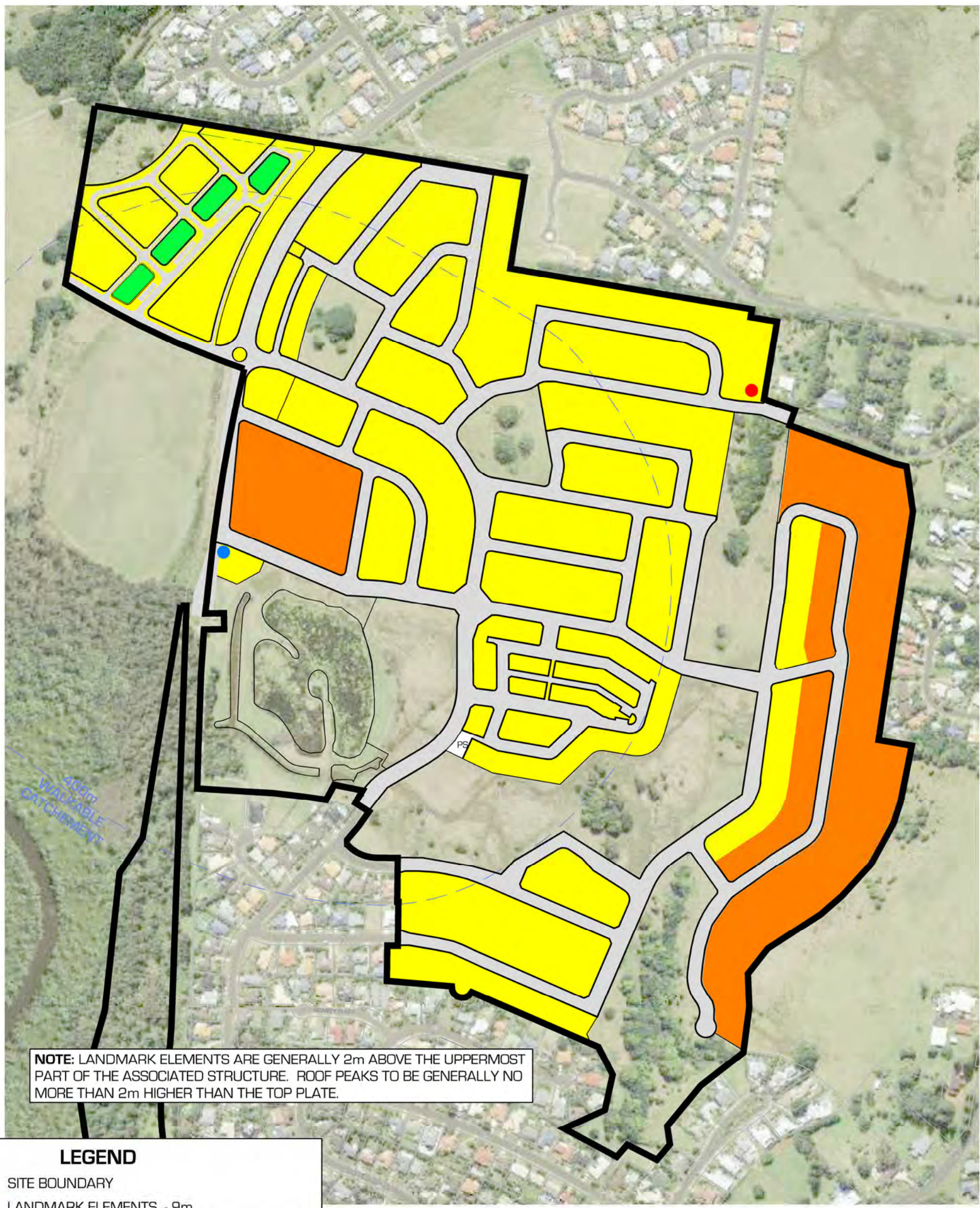
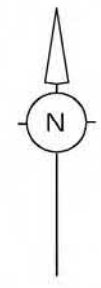
REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C	20.08.18	LAYOUT SL5 & SL7, LEGEND
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NDC**  
**Newton Denny Chapelle**  
Surveyors Planners Engineers  
Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
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ABN: 86 220 045 469

**EPIQ LENNOX HEAD**  
**ILLUSTRATION**  
**C8 - LOT TYPOLOGIES**  
CLIENT: CLARENCE PROPERTY CORPORATION  
LOCATION: LOT 234 DP1104071  
LENNOX HEAD NSW **REV C**  
DATE: 20.08.18 REF: 14/351  
SCALE: 1 : 4000 @ A3 DRAWN: bk



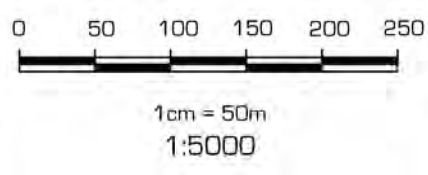


**NOTE:** LANDMARK ELEMENTS ARE GENERALLY 2m ABOVE THE UPPERMOST PART OF THE ASSOCIATED STRUCTURE. ROOF PEAKS TO BE GENERALLY NO MORE THAN 2m HIGHER THAN THE TOP PLATE.

**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.
- 3 STOREY WITH 8.5m MAX HEIGHT WHERE ENCROACHMENT OVER 8.5m WILL BE CONSIDERED
- PUMP STATION

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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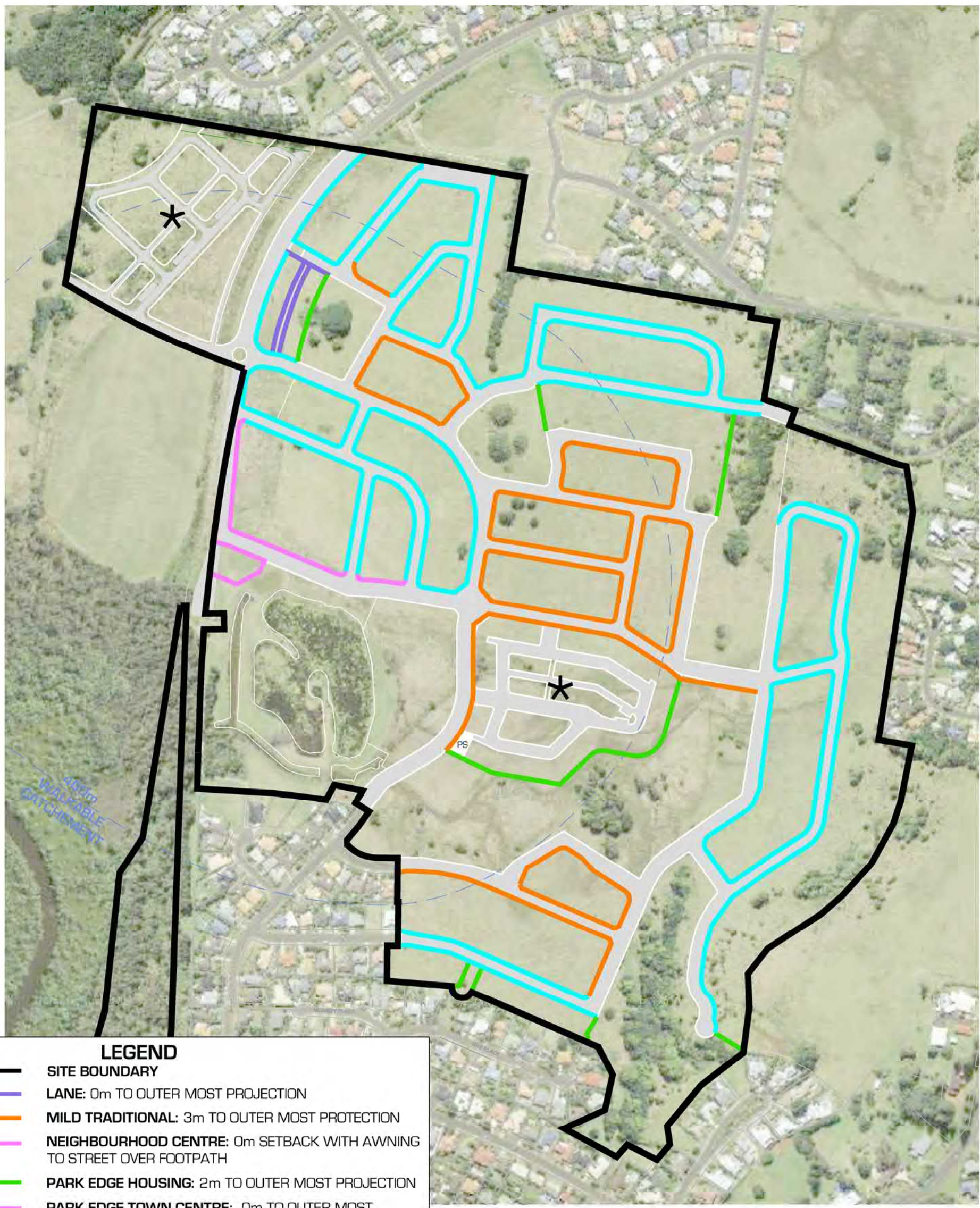
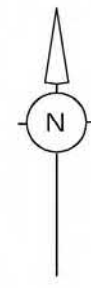
REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C	20.08.18	LAYOUT SL5 & SL7, LEGEND
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NDC**  
**Newton Denny Chapelle**  
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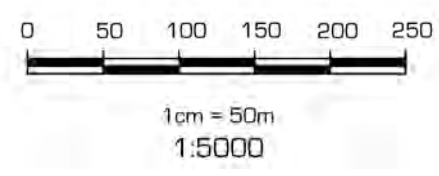
**EPIQ LENNOX HEAD**  
**ILLUSTRATION**  
**C9 - BUILDING HEIGHTS**  
CLIENT: CLARENCE PROPERTY CORPORATION  
LOCATION: LOT 234 DP1104071  
LENNOX HEAD NSW  
**REV C**  
DATE: 20.08.18  
SCALE: 1 : 4000 @ A3  
REF: 14/351  
DRAWN: bk





**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**
- PS** **PUMP STATION**
- \*** **SETBACK PURSUANT TO DESIGN GUIDELINES**



**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
C	20.08.18	LAYOUT SL5 & SL7
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

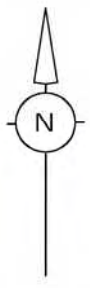
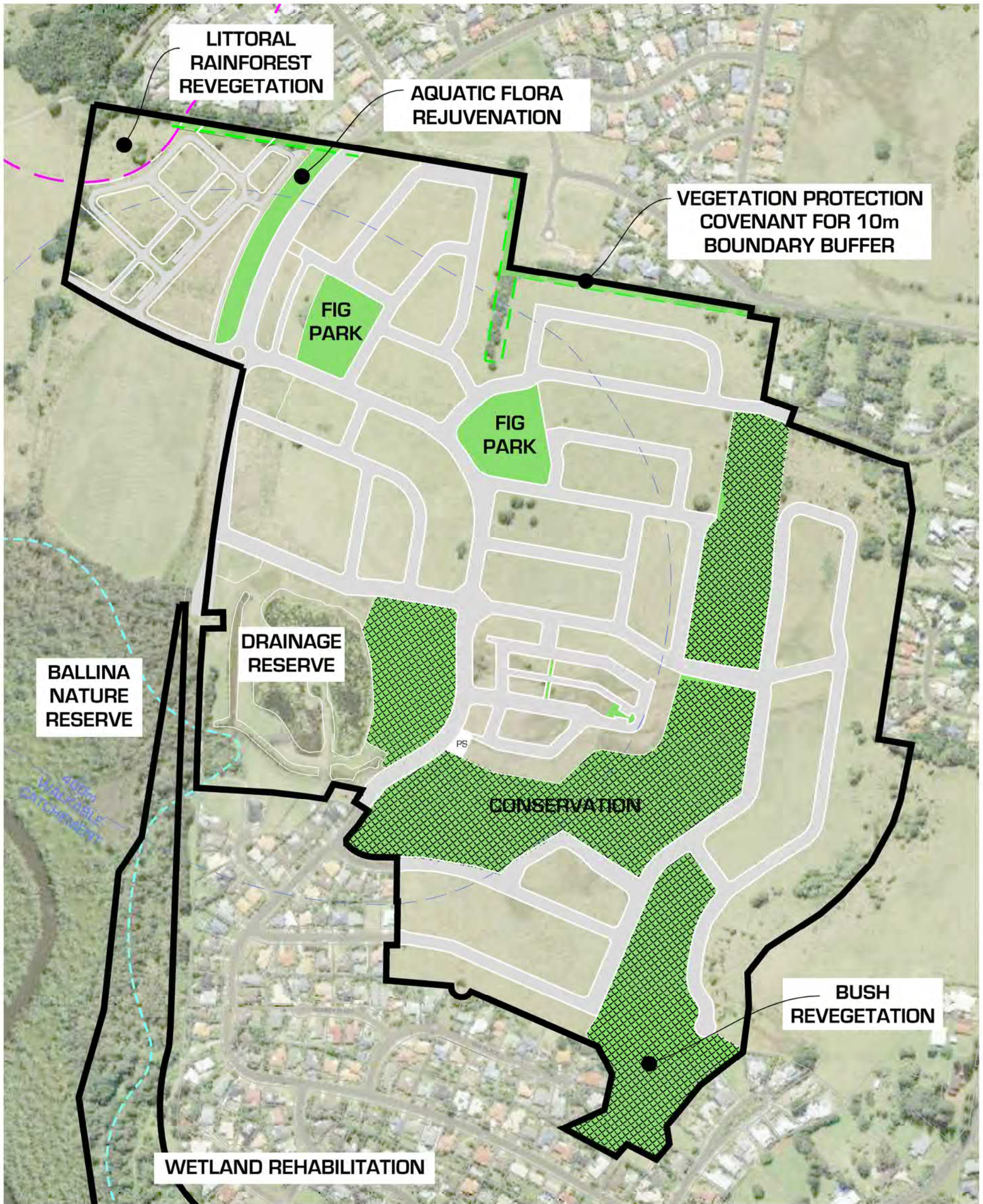
**NDC**  
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
 LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
 CASINO 100 Barker St. Casino 2470 PH: 6662 5000  
 ABN: 86 220 045 469

**EPIQ LENNOX HEAD**  
**ILLUSTRATION**  
**C10 - SETBACK**

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

DATE: 20.08.18 REF: 14/351  
 SCALE: 1 : 4000 @ A3 DRAWN: bk

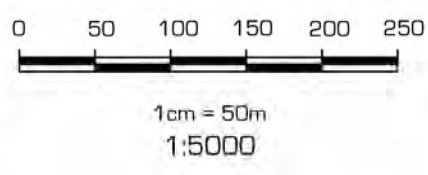




LEGEND	
	SITE BOUNDARY
	10m BOUNDARY BUFFER
	SEPP 14 WETLAND
	100m SEPP 26 BUFFER
	GREEN SPACE
	CONSERVATION ZONE
PS	PUMP STATION

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

**NOTE:**  
 This preliminary layout has been completed in accordance with the instructions provided by Clarence Property Corporation. 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.



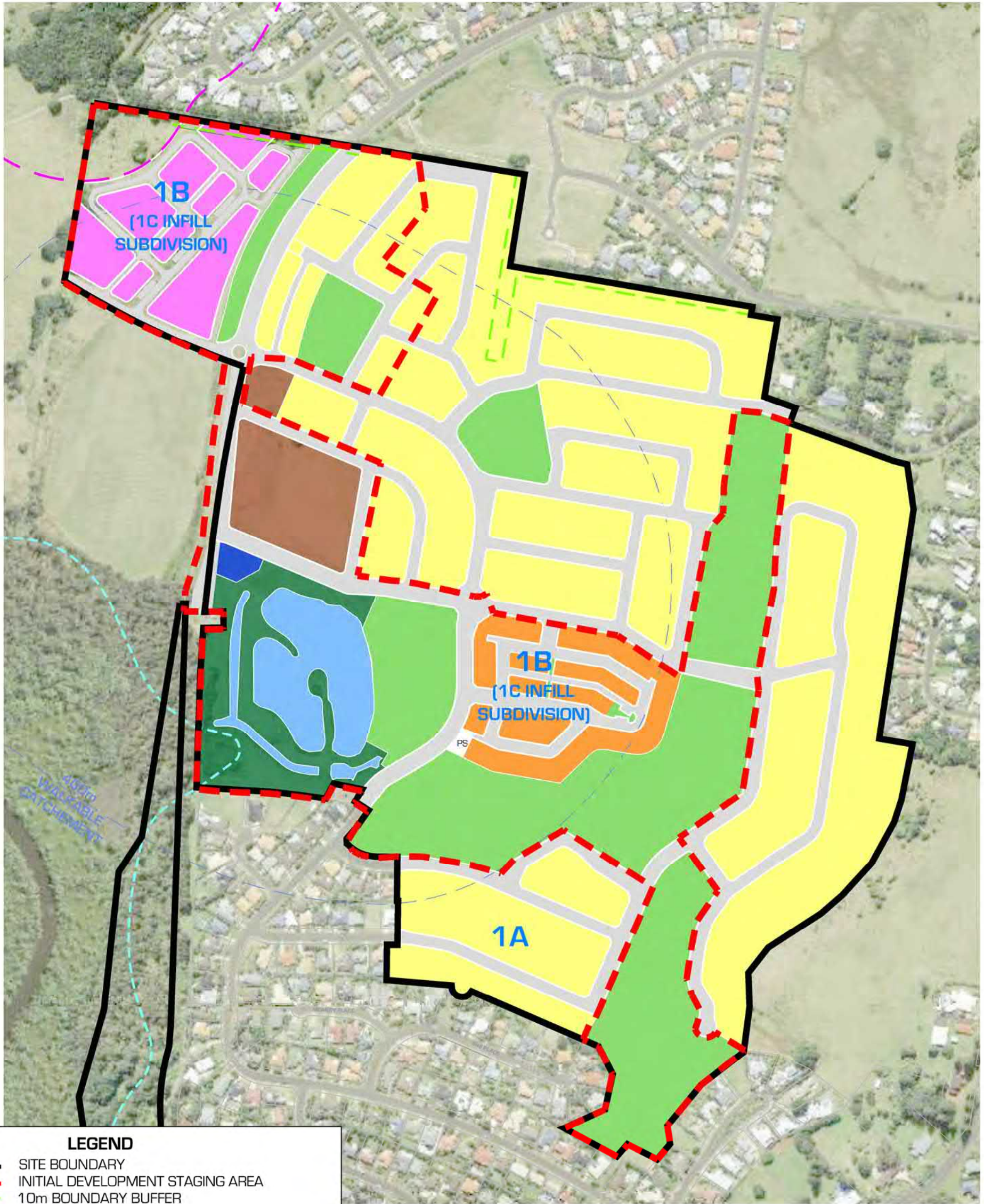
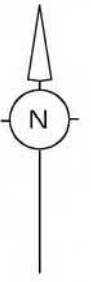
REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C	20.08.18	LAYOUT SL5 & SL7
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NDC**  
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
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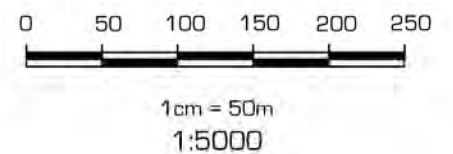
**EPIQ LENNOX HEAD**  
**ILLUSTRATION**  
**C11 - CONSERVATION ZONE**  
 CLIENT: CLARENCE PROPERTY CORPORATION  
 LOCATION: LOT 234 DP1104071  
 LENNOX HEAD NSW  
**REV C**  
 DATE: 20.08.18  
 SCALE: 1 : 4000 @ A3  
 REF: 14/351  
 DRAWN: bk





**LEGEND**

- SITE BOUNDARY
- - - INITIAL DEVELOPMENT STAGING AREA
- - - 10m BOUNDARY BUFFER
- - - SEPP 14 WETLAND
- - - 100m SEPP 26 BUFFER
- INTEGRATED HOUSING LOTS
- FUTURE RESIDENTIAL / LIVE WORK / MIXED USE
- CONSERVATION / PARK / OPEN SPACE
- NEIGHBOURHOOD CENTRE
- RESIDENTIAL
- DRAINAGE RESERVE
- COMMUNITY USE
- PS PUMP STATION



**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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REV	DATE	AMENDMENT
A	16.11.16	
B	17.01.17	10m BUFFER
C	20.08.18	LAYOUT SL5 & SL7, LEGEND
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

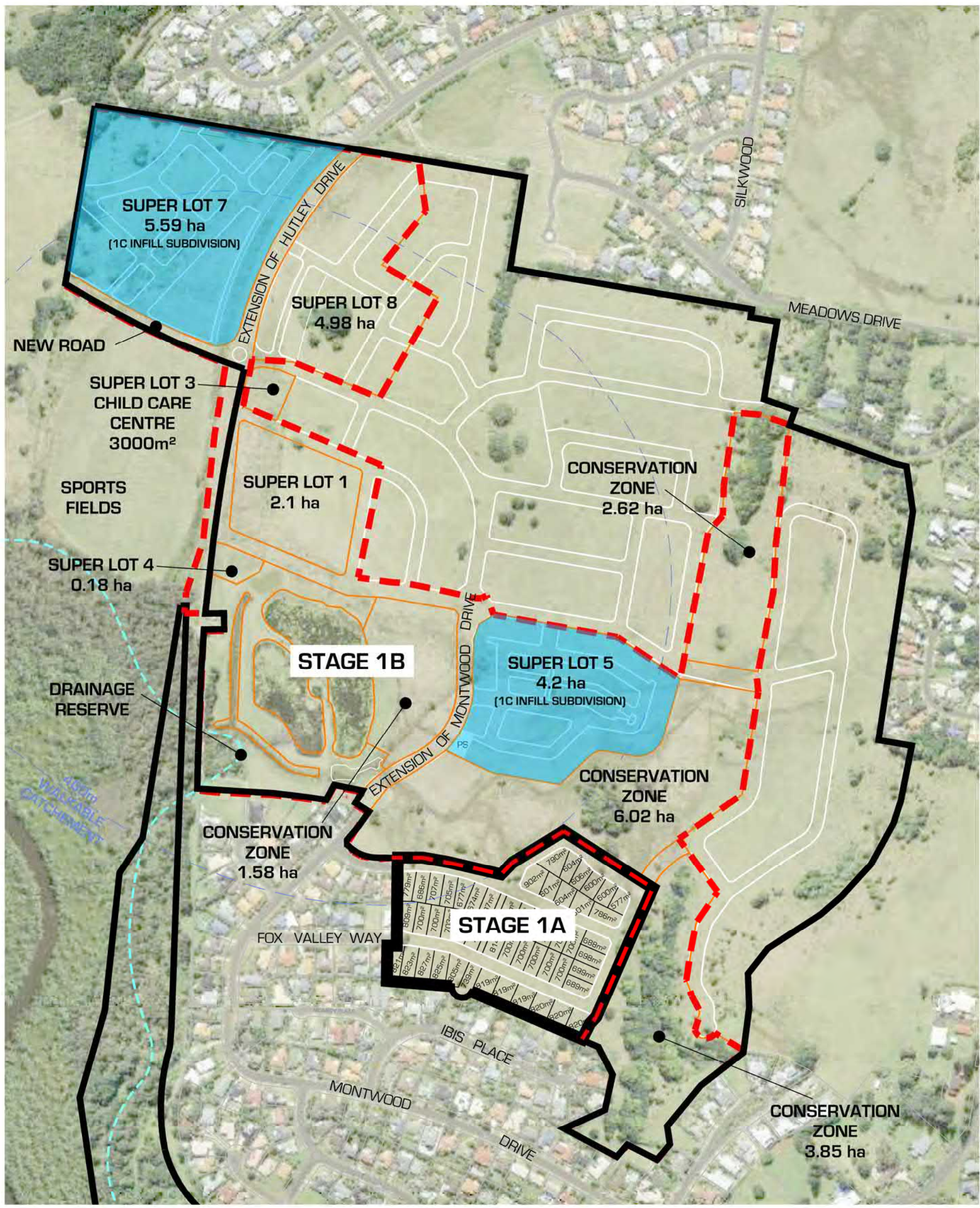
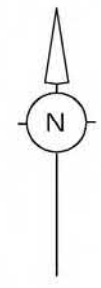
  
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
 LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
 CASINO 100 Barker St. Casino 2470 PH: 6662 5000  
 ABN: 86 220 045 469

**EPIQ LENNOX HEAD**  
**ILLUSTRATION P1 - STAGE 1**  
**PROJECT APPLICATION PLAN**

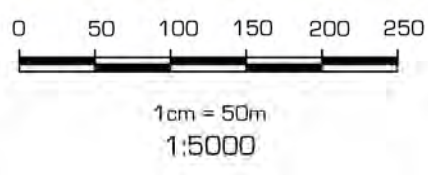
CLIENT: CLARENCE PROPERTY CORPORATION  
 LOCATION: LOT 234 DP1104071  
 LENNOX HEAD NSW

DATE: 20.08.18 REF: 14/351  
 SCALE: 1 : 4000 @ A3 DRAWN: bk





LEGEND	
	SITE BOUNDARY
	SUPERLOT BOUNDARY
	STAGE 1A
	STAGE 1B
	STAGE 1C



**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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REV	DATE	AMENDMENT
A	16.11.16	
B	20.08.18	LAYOUT SL5 & SL7
C		
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**NDC**  
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto: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 P2 - STAGE 1**  
**SUBDIVISION PLAN**

CLIENT: CLARENCE PROPERTY CORPORATION  
 LOCATION: LOT 234 DP1104071  
 LENNOX HEAD NSW  
 DATE: 20.08.18  
 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
	BOUNDARY
	BOUNDARY STAGE 1A
	BOUNDARY STAGE 1B
	BINS
	FOUNTAINS
	BENCHES
	BIKE RACKS
	POCKET PARK

**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
A	16.11.16	
B	20.08.18	LAYOUT SL5 & SL7
C		
D		
E		

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

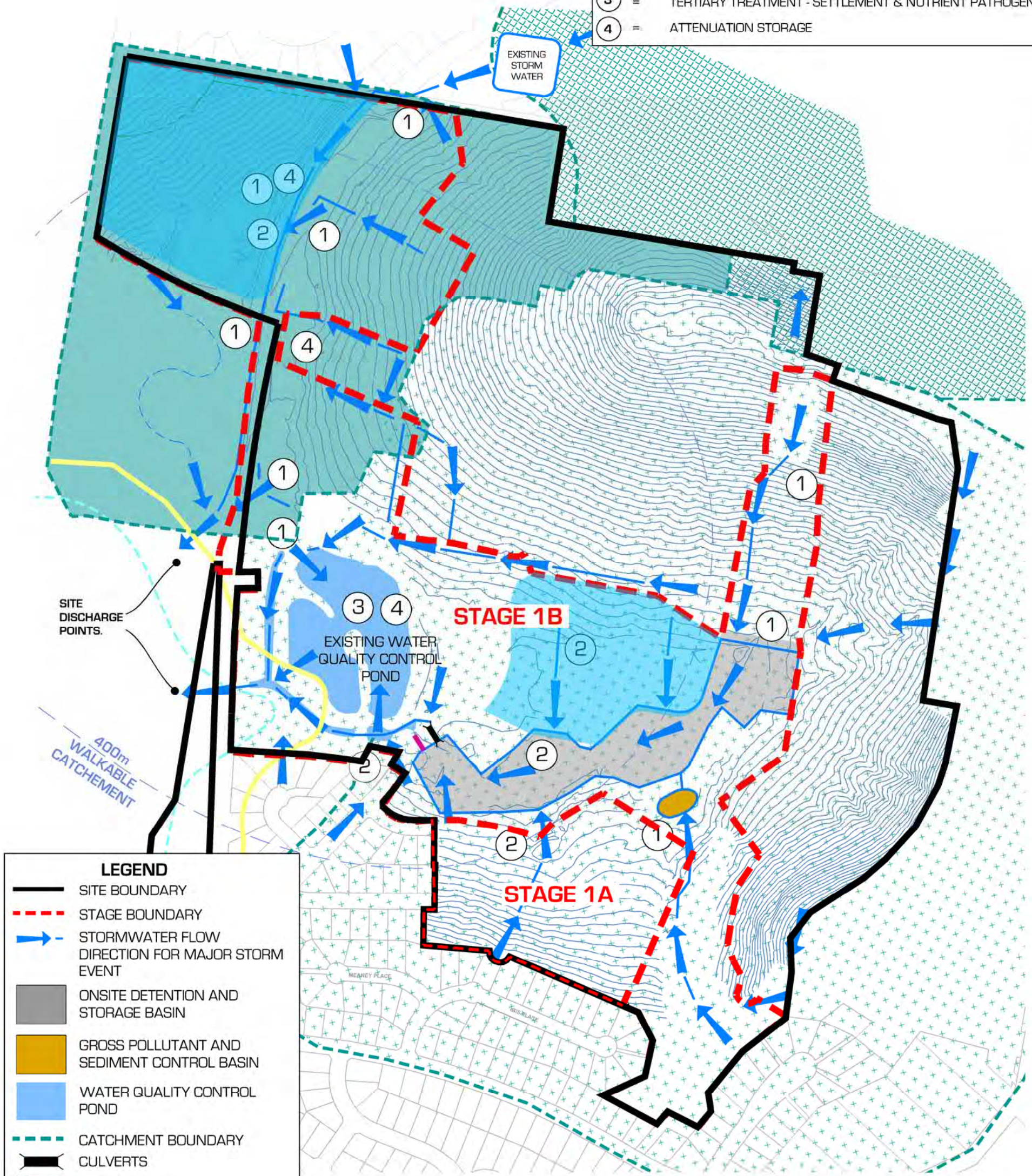
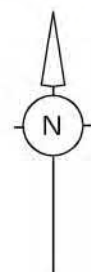
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: office@newtondennychapelle.com.au  
 LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
 CASINO 100 Barker St. Casino 2470 PH: 6662 5000  
 ABN: 86 220 045 469

**EPIQ LENNOX HEAD  
 ILLUSTRATION P3  
 STAGE 1 LANDSCAPE PLAN**  
 CLIENT: CLARENCE PROPERTY CORPORATION  
 LOCATION: LOT 234 DP1104071 **REV B**  
 LENNOX HEAD NSW  
 DATE: 20.08.18 REF: 14/351  
 SCALE: 1 : 4000 @ A3 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



SITE DISCHARGE POINTS.

400m WALKABLE CATCHMENT

**LEGEND**

- SITE BOUNDARY
- STAGE 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
- CULVERTS
- CATCHMENT '1'
- CATCHMENT '2'
- CATCHMENT '3'
- SEPP 14 BOUNDARY
- SEPP 14 - 50m BUFFER

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	16.11.16	
B	20.08.18	Reflect Approval
C		
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

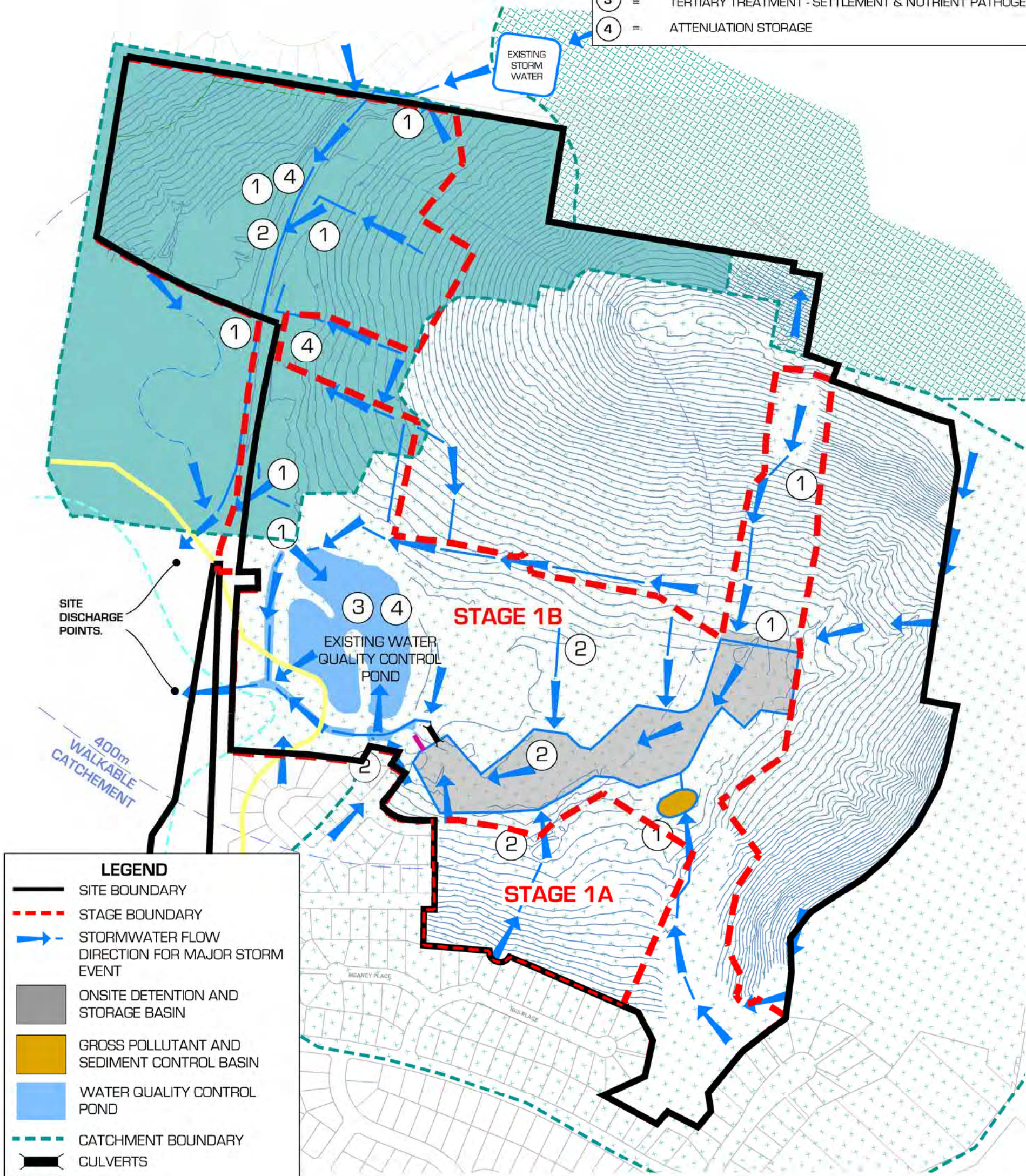
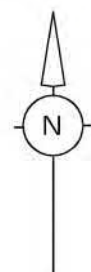
**NDC**  
Newton Denny Chapelle  
Surveyors Planners Engineers  
Email: [office@newtondennychapelle.com.au](mailto:office@newtondennychapelle.com.au)  
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
CASINO 100 Barker St. Casino 2470 PH: 6662 5000  
ABN: 86 220 045 469

**EPIQ LENNOX HEAD ILLUSTRATION**  
**P4 - STAGE 1 STORMWATER**  
**CONCEPT PLAN** Rev B  
CLIENT: CLARENCE PROPERTY CORPORATION  
LOCATION: LOT 234 DP1104071  
LENNOX HEAD NSW  
DATE: 20.08.18 REF: 14/351  
SCALE: 1 : 4000 @ A3 DRAWN: bk



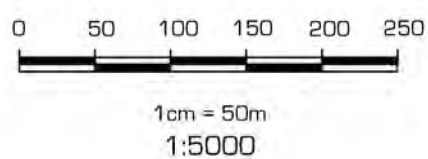
**WATER SENSITIVE URBAN DESIGN (WSUD) SYSTEMS**

- 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
- STAGE 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
- CULVERTS
- CATCHMENT '1'
- CATCHMENT '2'
- CATCHMENT '3'
- SEPP 14 BOUNDARY
- SEPP 14 - 50m BUFFER



**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	16.11.16	
B		
C		
D		
E		

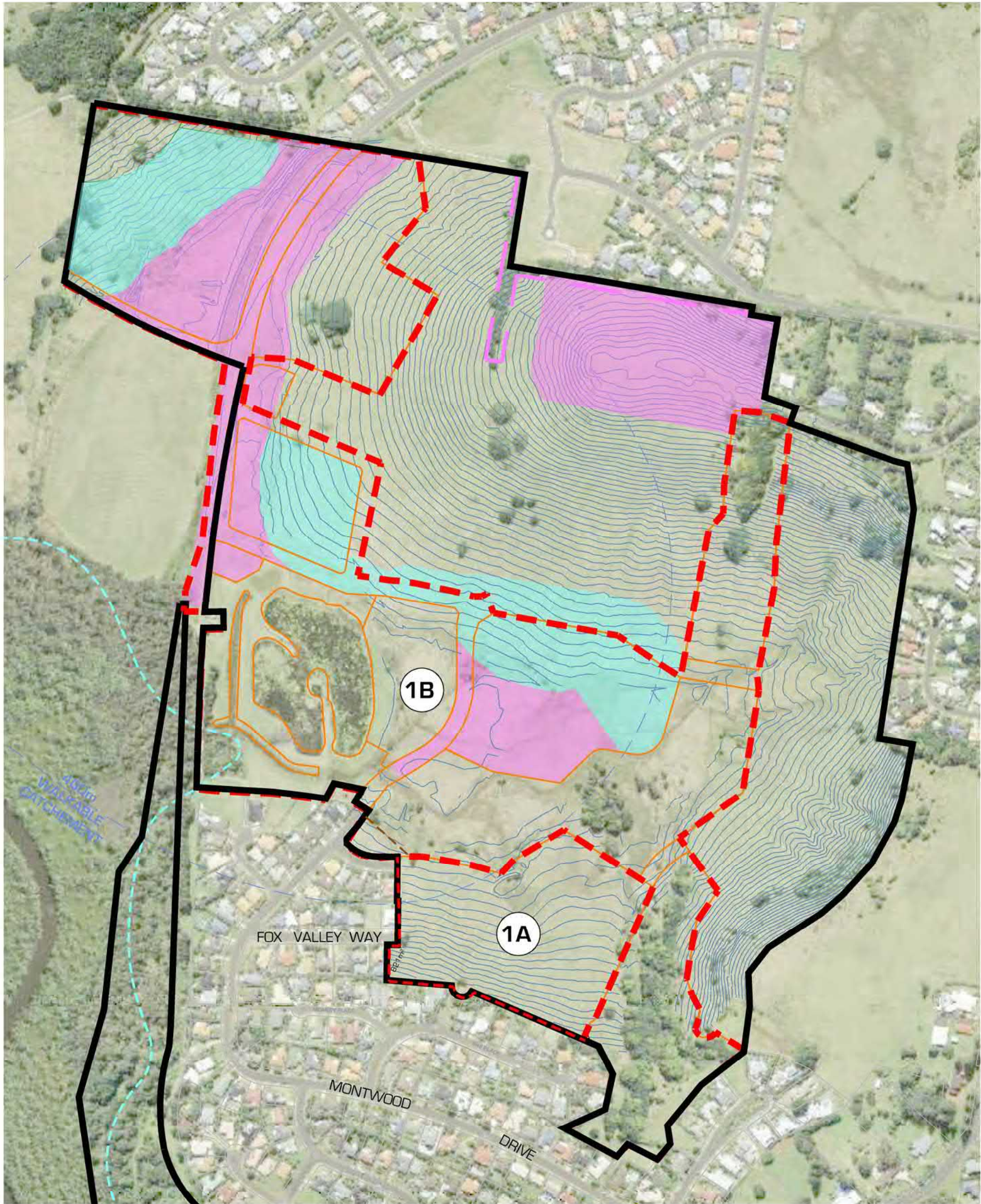
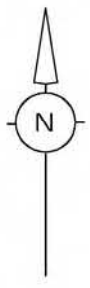
SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto: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**  
**P4 - STAGE 1 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

k:\p016\_0014\_14351 - clarence property stage 2 & 5 - release 3 - planning - planning plans - rdc plans - geo link update - cad files - geo link plan set rev b end cutting - p4





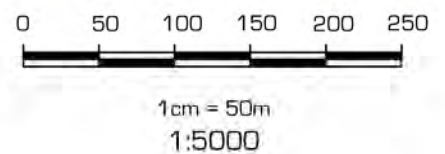
LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	SUPERLOT BOUNDARY
	PROPOSED SEWER
	PREVIOUSLY APPROVED
	ADDITIONAL REQUIRED

**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:**

This preliminary layout has been completed in accordance with the instructions provided by Clarence Property Corporation. 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
A		
B		
C		
D		
E		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 14.11.16

k:\julia\2014\14351 - clarence property\stage 2 & 5 - release 3 - planning\planning plans\rdc plans\geo link update\cad files\geo link plan set\ref b end cutting - 2d

**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
 Email: [office@newtondennychapelle.com.au](mailto: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 P5 - STAGE 1**  
**PROPOSED BULK EARTHWORKS**

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

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

Project no: 14351



**LOT AREA TABLE**

Lot No.	Area m <sup>2</sup>	Lot No.	Area m <sup>2</sup>	Lot No.	Area m <sup>2</sup>
1	218.6	51	263.0	101	124.4
2	142.3	52	309.9	102	124.4
3	142.3	53	217.0	103	200.1
4	142.3	54	217.0	104	190.0
5	142.3	55	217.0	105	124.4
6	170.7	56	271.3	106	124.4
7	170.7	57	211.0	107	124.4
8	142.3	58	137.6	108	124.4
9	142.3	59	136.4	109	124.4
10	142.3	60	136.4	110	201.8
11	142.3	61	137.6	111	148.2
12	255.5	62	271.6	112	128.4
13	248.7	63	249.2	113	181.5
14	145.3	64	145.6	114	178.9
15	145.3	65	145.6	115	123.2
16	145.3	66	145.6	116	123.2
17	145.3	67	174.8	117	123.2
18	174.4	68	174.8	118	123.2
19	174.4	69	145.6	119	123.2
20	145.3	70	145.6	120	123.2
21	145.3	71	145.6	121	123.2
22	145.3	72	249.5	122	144.2
23	203.4	73	431.5	123	144.2
24	672.4	74	166.0	124	123.2
25	303.4	75	141.9	125	123.2
26	221.8	76	142.3	126	123.2
27	221.8	77	142.3	127	123.2
28	221.8	78	142.3	128	123.2
29	221.8	79	170.7	129	192.0
30	303.5	80	170.7	130	222.1
31	499.89	81	142.3	131	209.6
32	334.8	82	142.3	132	153.3
33	377.2	83	142.3	133	153.3
34	211.9	84	142.3	134	153.3
35	211.5	85	211.2	135	153.3
36	211.7	86	174.2	136	209.6
37	237.9	87	124.4	137	320.8
38	414.9	88	124.4	138	233.7
39	286.7	89	124.4	139	153.3
40	222.5	90	124.4	140	153.3
41	221.8	91	124.4	141	153.3
42	303.4	92	124.4	142	153.3
43	377.5	93	145.7	143	153.3
44	543.0	94	145.7	144	153.3
45	303.0	95	124.4	145	153.3
46	220.1	96	124.4	146	182.7
47	220.4	97	124.4	147	395.2
48	220.6	98	124.4	147	580.6
49	220.9	99	124.4		
50	221.2	100	124.4		

**NOTE:**  
 This preliminary layout has been completed in accordance with the instructions provided by Clarence Property Corporation. 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 Subdivision Survey Plans and or Engineering plans. Accordingly, this plan may be modified by the author upon the completion of the final Survey & 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 Plan.



**REV DATE AMENDMENT**

REV	DATE	AMENDMENT
A	2008/18	LOT 111 REMOVED, LOT NUMBERS 111-148 ADJUSTED, LOT REARRANGED
B	15/08/18	LOT 111 REMOVED, LOT NUMBERS 111-148 ADJUSTED, LOT REARRANGED
C	20/08/18	LOT 147 ADDED, FLOW STRATUM
D		
E		

**SOURCE PLAN:** n/a

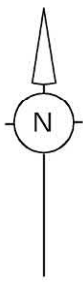
KL/04/2014/14957 - Survey & Site Inspection rev 04/08/18 - plan 2

**NSB**  
**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: 6682 5000  
 ABN: 86 220 045 469

**P9 - PROPOSED SUBDIVISION STAGE 1C**  
**CLIENT:** CLARENCE PROPERTY CORPORATION  
**LOCATION:** EPIG - LOT 5 DP1239938  
**HUTLEY DRIVE**  
**LENNOX HEAD NSW**  
**REV C**

**DATE:** 20/08/18 **REF:** 14/351  
**SCALE:** 1:1000 @ A3 **DRAWN:** bk





RESERVE  
ROAD

REGENERATION AREA  
7795m<sup>2</sup>

HENDERSON LANE

DRIVE

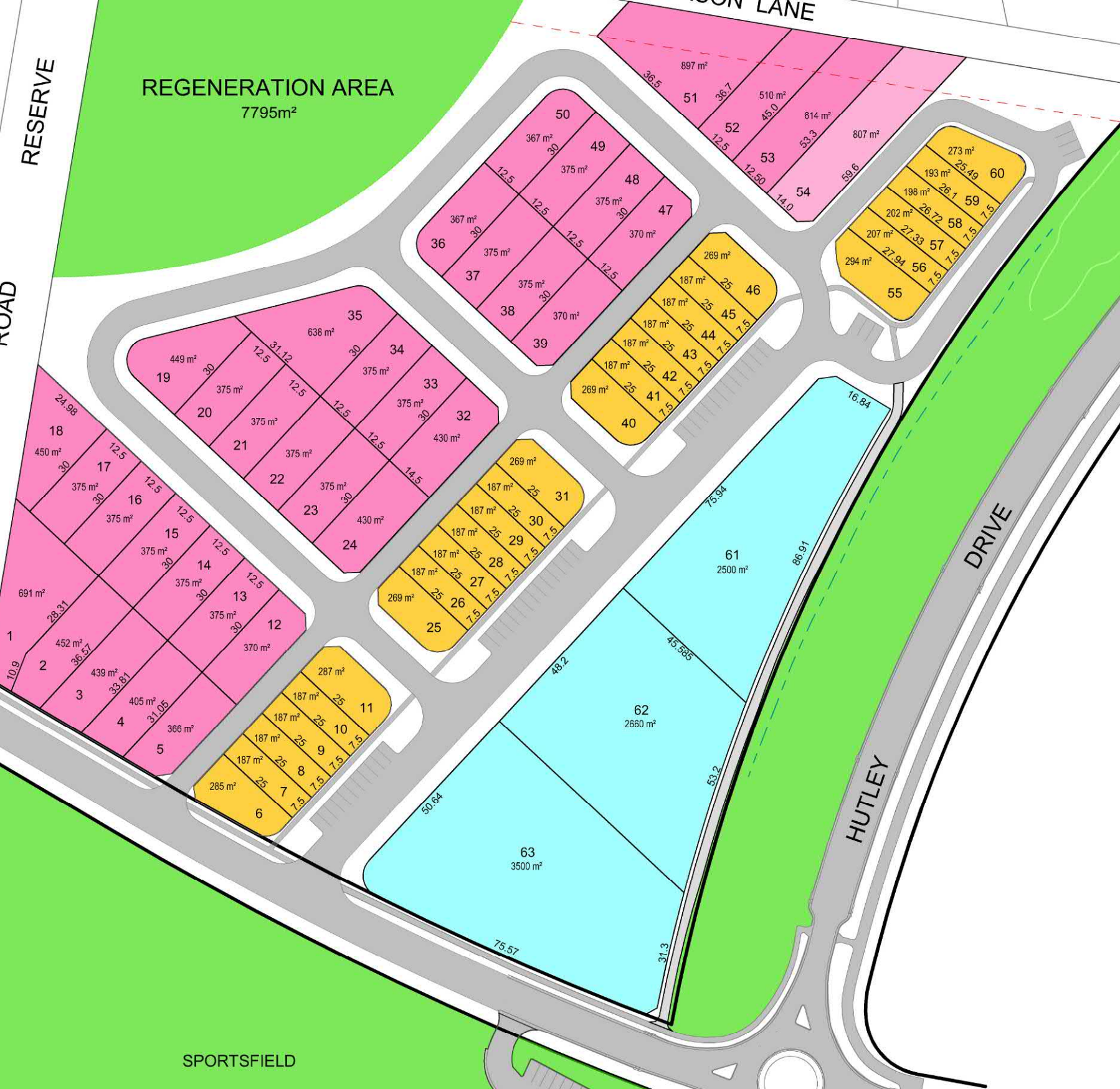
HUTLEY

CALOOLA ROAD

SPORTSFIELD

**YIELD BREAKDOWN**

- RESIDENTIAL A.....33 LOTS
- RESIDENTIAL B.....1 LOTS
- WORK LIVE.....26 LOTS
- MIXED USE .....3 LOTS
- TOTAL LOTS.....63 LOTS**
- 10m BUFFER ZONE



REV	DATE	AMENDMENT
A	17.04.18	
B	03.05.18	LOTS 51, 52, 53 & 54
C	20.08.18	LOTS 61 - 63
D		
E		

SOURCE PLAN: N/A

k:\jobs\2014\14351 - clarence property\super lot 7\engineering\prelim engineering plans\aa temp working rev c.dwg - sk004



**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: 88 220 045 469

**SK004 LOT LAYOUT**

CLIENT: CLARENCE PROPERTY CORPORATION  
LOCATION: LOT 7 EPIG  
HUTLEY DRIVE  
LENNOX HEAD

**REV C**

DATE: 20.08.18  
SCALE: 1:1250

REF: 14-351 SL7  
DRAWN: PS

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