



Approved Section 75W Modification Application

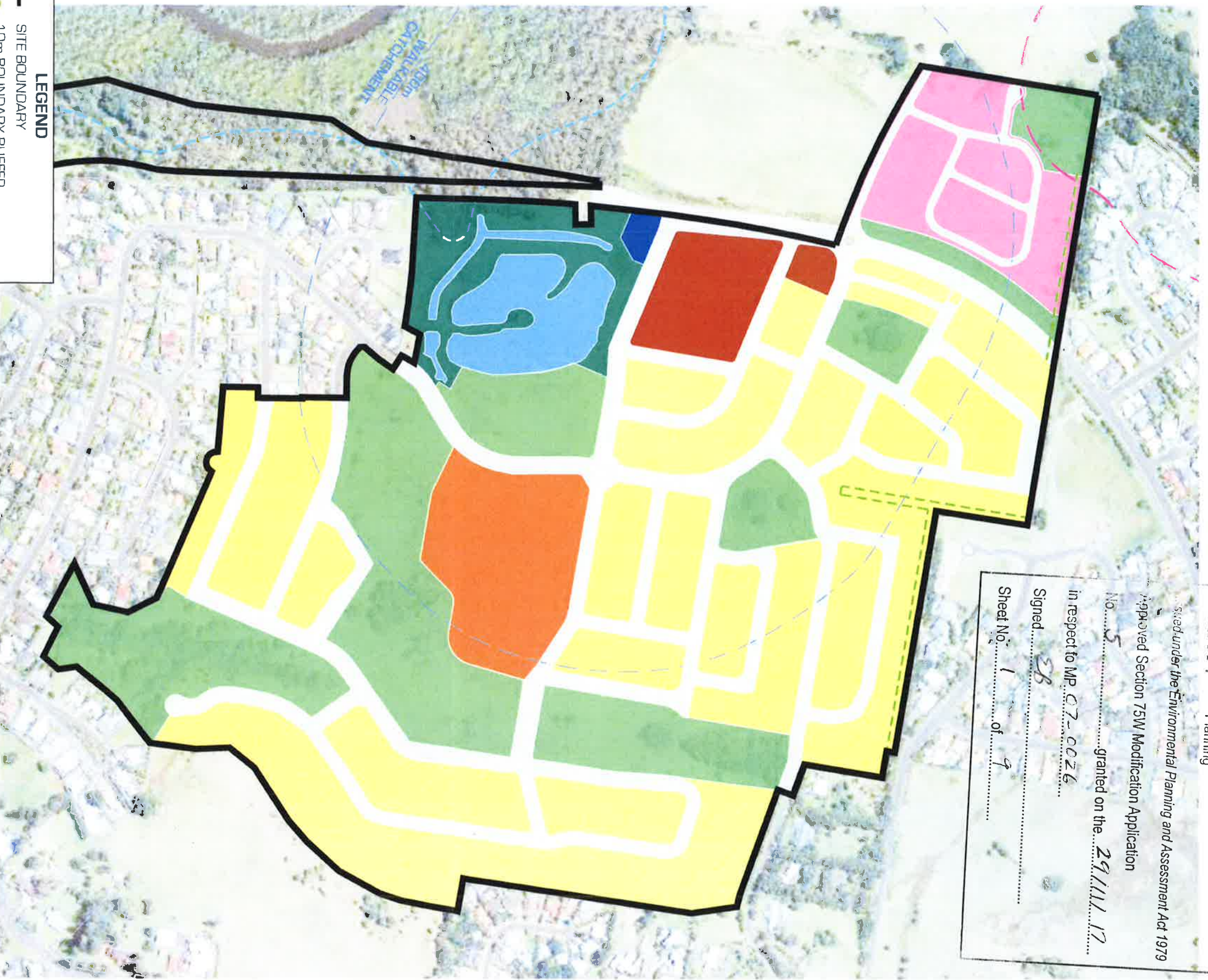
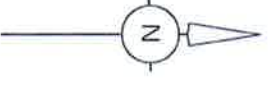
No. 5

Granted on the 29/11/17

in respect to MP 07-0026

Signed.....

Sheet No. 1 of 9



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 - Lemnox Head 1675 1019 Illustration C1 - Concept Plan Date October 2012.

NOTE:

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1cm = 50m
1:5000

REV	DATE	AMENDMENT
A	15.11.16	
B	17.01.17	10m BUFFER
C		
D		

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 C1 -**

CONCEPT PLAN

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1104071 REV B

LENNIX HEAD NSW

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



- 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

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application No. 5 granted on the 21/11/17 in respect to MP C7-0026

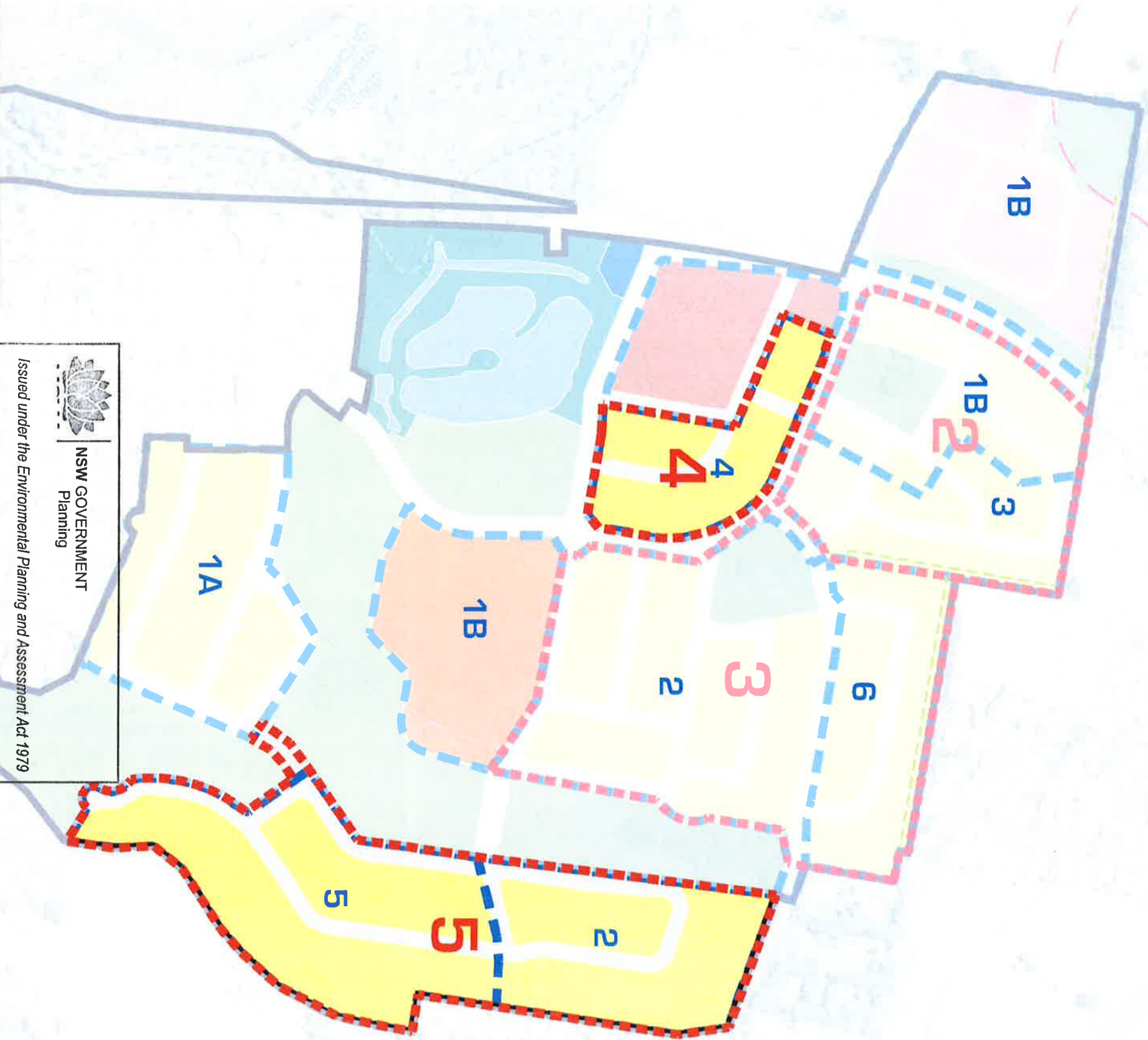
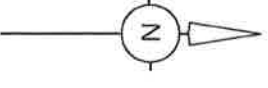
Signed: [Signature]

Sheet No. 2 of 9

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

NOTE:
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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

**NSW GOVERNMENT
Planning**

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Approved Section 75W Modification Application

No. 5 granted on the 29/11/17

in respect to MP 07-c02 6

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Sheet No. 3 of 9

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

NOTE:
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**ILLUSTRATION C5 -
DEVELOPMENT STAGING**

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

DATE: 27.02.17
SCALE: 1 : 4000 @ A3

REV: 14/351
DRAWN: bk

REV	DATE	AMENDMENT
A	23.01.16	STAGES
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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Planning

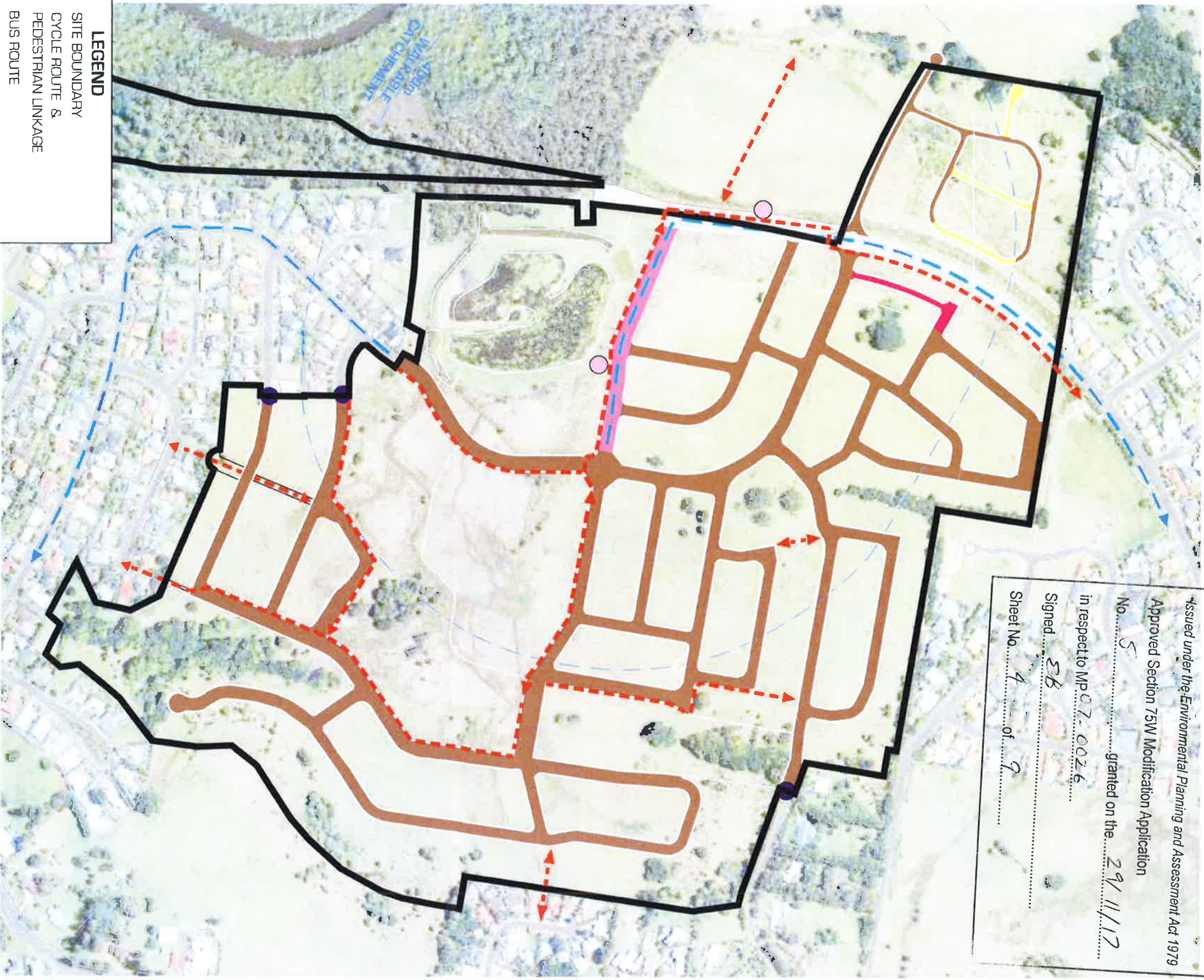
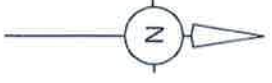
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LEGEND

- 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.

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REV DATE AMENDMENT

- A 16/11/16 REMOVE LEGEND, GEO LINK ROAD CHARACTERISTICS
- B 09/01/17
- C 27/02/17 COLOUR OF CYCLE ROUTE & PEDESTRIAN LINK
- D
- E

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 14/11/16

EPIQ LENNOX HEAD

ILLUSTRATION

C6 - MOVEMENT NETWORK

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ABN 95 220 045 459

CLIENT CLARENCE PROPERTY CORPORATION
LOCATION LOT 234 DP1104071
LENNOX HEAD NSW
DATE 27/02/17
SCALE 1:4000 @ A3
PAGE 14/351
DRAWN BK



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Approved Section 94 Application granted on 29/11/17

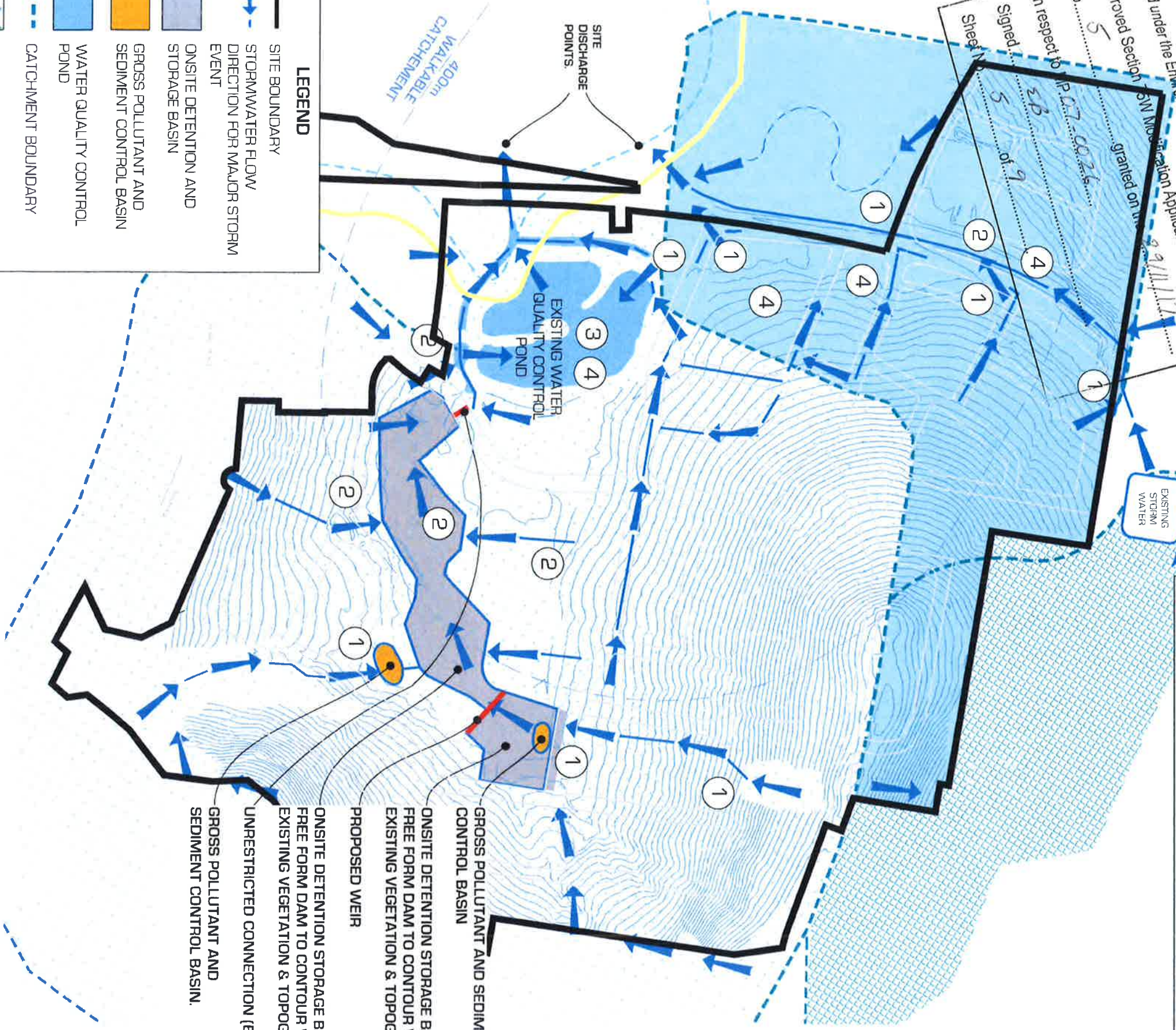
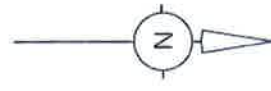
No. 5

In respect to R.P.C.7-0026

Signed 5 of 9

Sheet No. 5

- 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

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REV DATE AMENDMENT

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

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EPIQ LENNOX HEAD ILLUSTRATION
C7 - STORMWATER CONCEPT PLAN

CLIENT: CLARENCE PROPERTY CORPORATION
LOCATION: LOT 234 DP1 104071
LENNOX HEAD NSW
DATE: 16.11.16
SCALE: 1:4000 @ A3
DRAWN: BK



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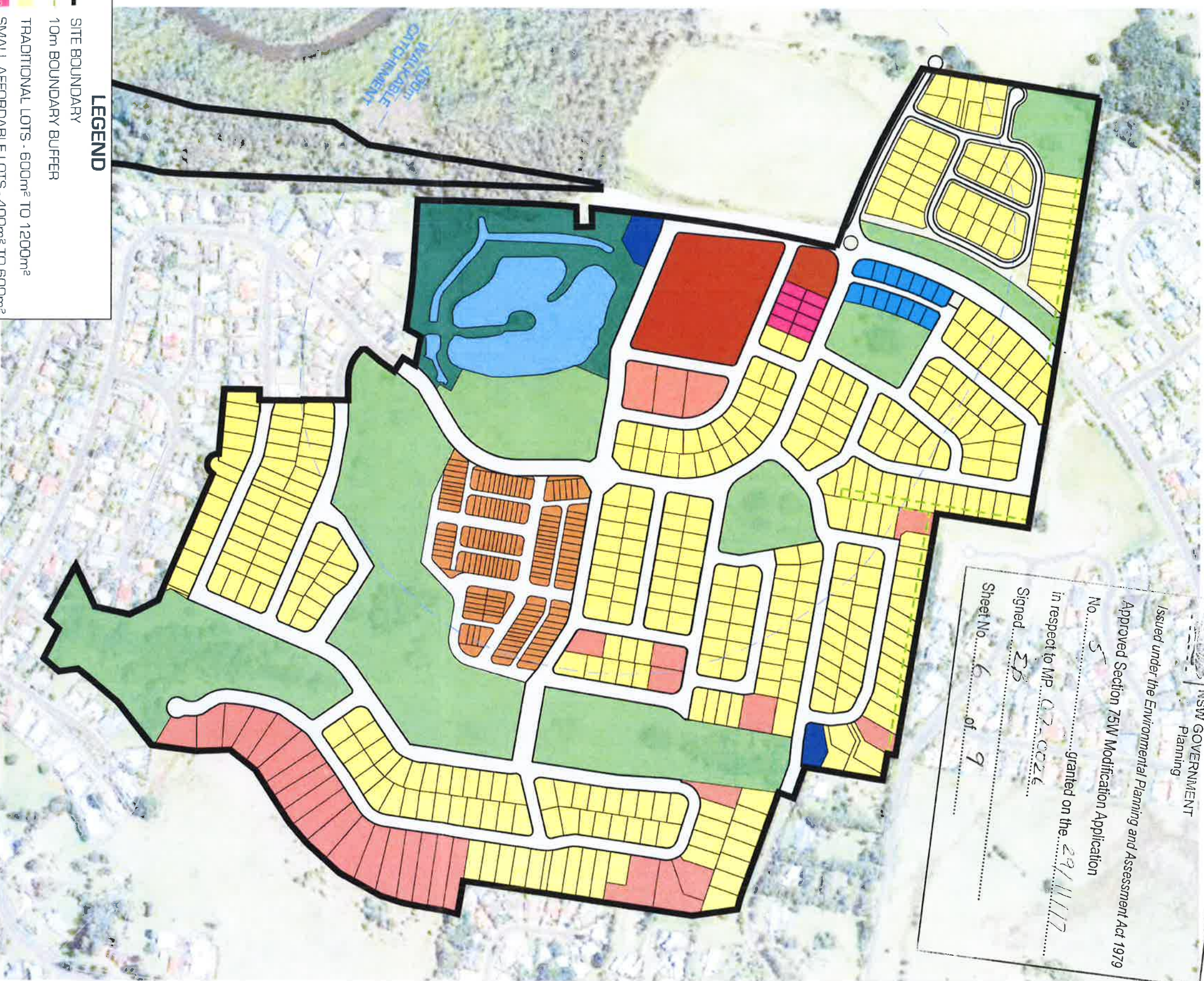
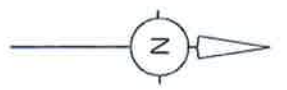
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Sheet No. 6 of 9



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

SOURCE:
Plans prepared by geolink - Pacific Pines Estate - Lennox Head 1675 - 1023
Illustration C5 - Movement Network Dated August 2012

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NSW Planning the **Environmental Planning and Assessment Act 1979**

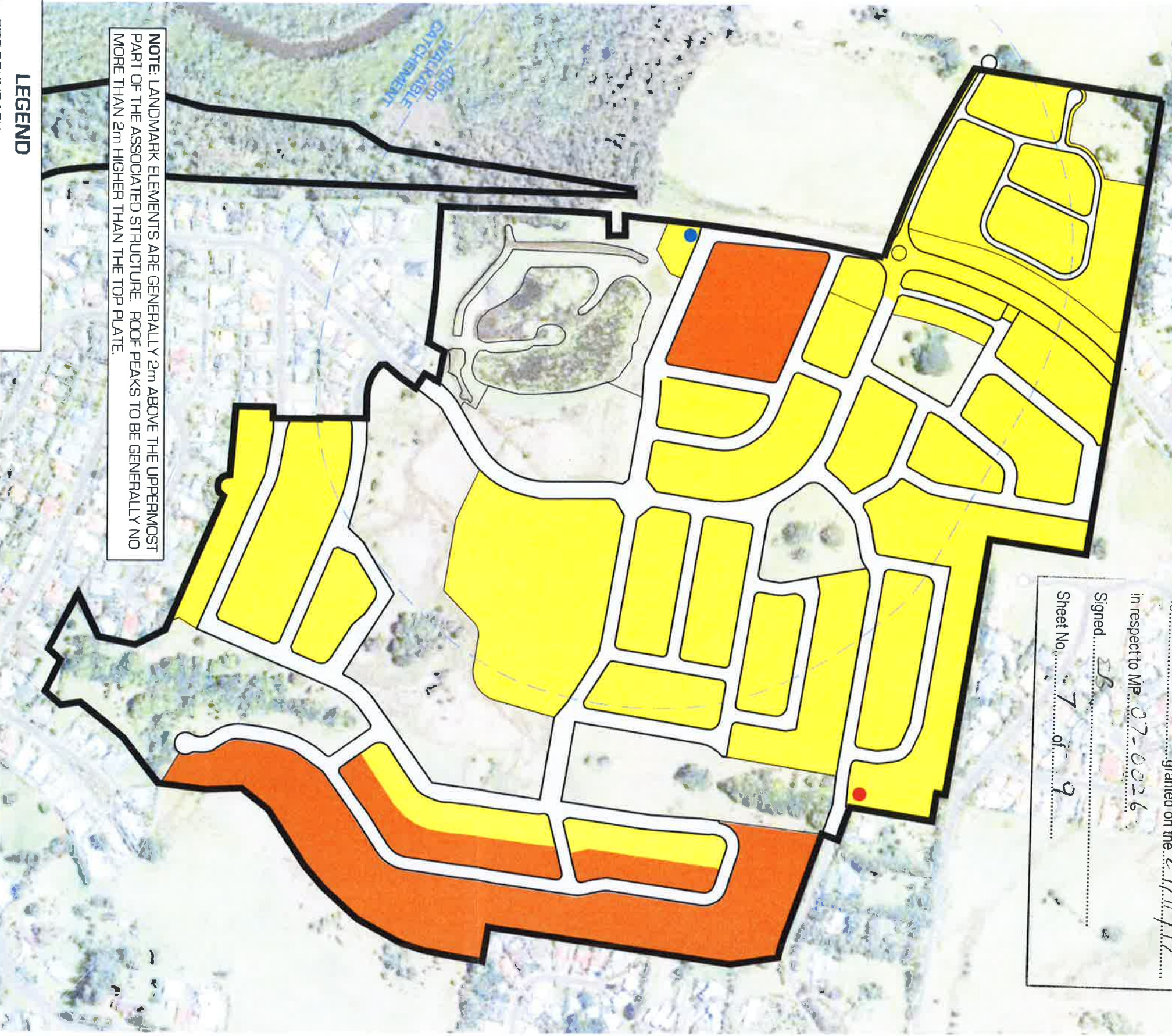
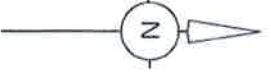
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Sheet No. 7 of 9



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

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



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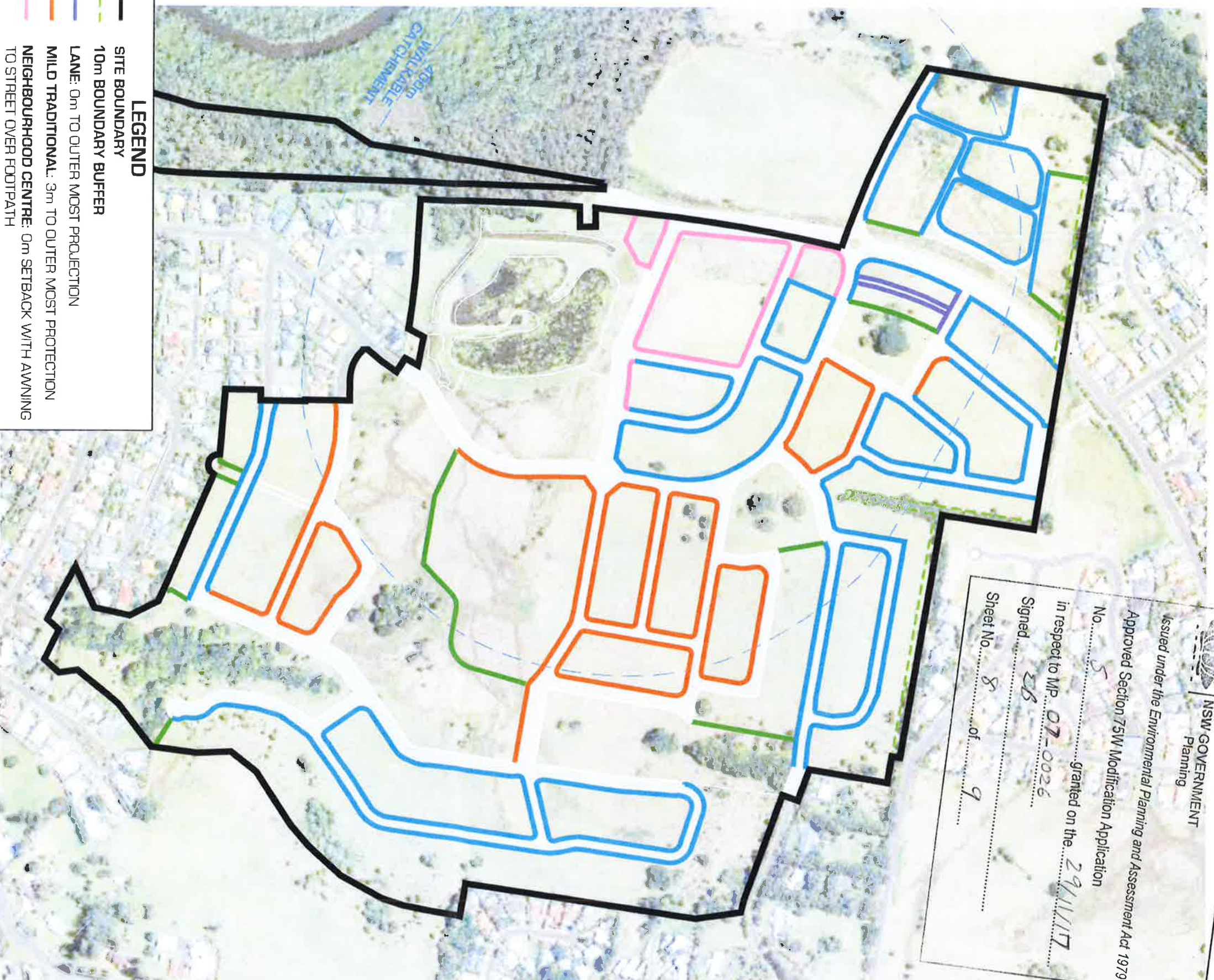
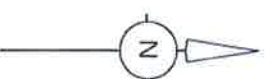
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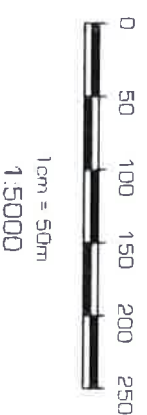
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Sheet No. 8 of 9



- 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



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

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EPIQ LENNOX HEAD

ILLUSTRATION

C10 - SETBACK

CLIENT: CLARENCE PROPERTY CORPORATION

LOCATION: LOT 234 DP1 104071

LENNOX HEAD NSW

REV B

DATE: 17.01.17

SCALE: 1:4000 @ A3

HP: 14/351

DRAWN: BK

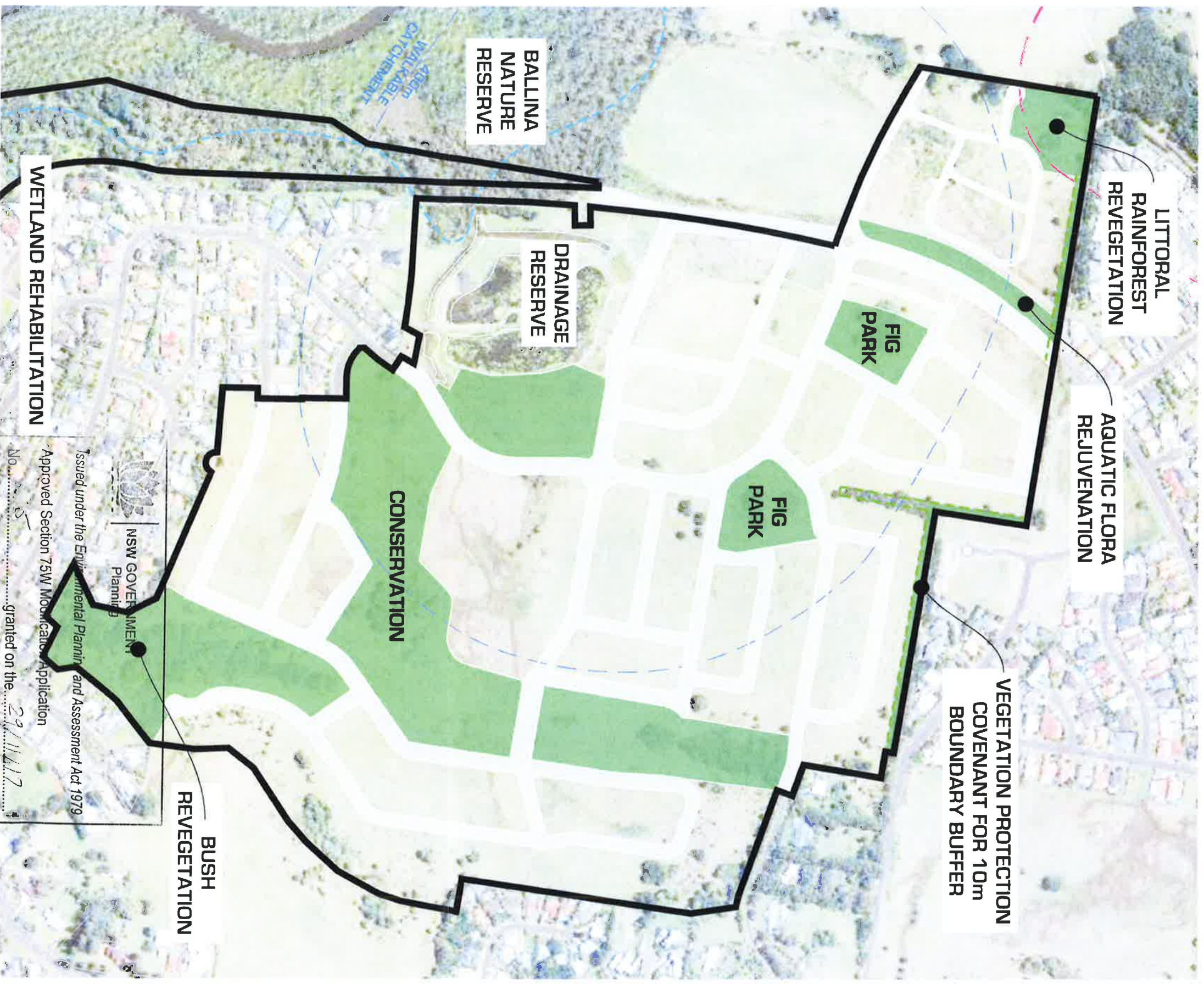
REV DATE AMENDMENT

A 16.11.15

B 17.01.17 10m BUFFER

C

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



LEGEND

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

SOURCE:
Plans prepared by geoclink
Illustration C11 - Conservation Zone Plan Dated August 2012

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NSW GOVERNMENT Planning
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No. 25 granted on the 29/11/17
in respect to MP 07-0026
Signed: SB

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