

SITE INFORMATION	
Lots 2+3 on DP833771, Orion Dr, Yamba NSW 2464	
Site Area (combined):	34,004Sqm
Road/Site frontage:	232.9m
Dwelling Allotments:	78
Caretakers residence:	01
Total:	79
Residential Density:	23.5 Dwellings/ha

CONTROL NOTES (Whole Site)	
10% of Dwelling Allotments (as a minimum) to be accessible by wheelchair.	
All Common Areas (Including Clubhouse and Pool) to be accessible by wheelchair.	
Refuse Collection - Internal management to collect Standard Refuse from homes twice a week, and recyclable Refuse once a week for deposit into the estate Refuse Storage Area. Internal Management to transfer refuse from refuse Storage Area to External Refuse Pickup point for External Contractor to Collect.	

CONTROL NOTES (Allotment siting)	
MINIMUM LOT SIZE:	243.00Sqm (min 230Sqm)
MAXIMUM SITE COVER:	65%**
MINIMUM LANDSCAPE AREA:	35%
MAXIMUM BUILDING HEIGHT:	2 STOREY
MINIMUM BUILDING SETBACK:	100mm Habitable Room walls***
	100mm Garage/Carport***
MAXIMUM HOME REPEAT:	3 of the same design in a row
PRODUCT DIVERSITY:	Wall colours, Orientation + house mix
FENCING:	Colorbond - refer Client Selections
* Allows for corner block chamfer on 13.5m x 18m site.	
** Measured as constructed floor area.	
*** Non-Combustible roof overhang 450mm within Setback.	



SCALE 1:1000 (AT A3)

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ABN 77 915 457 991 ACN 005 277 038  
 SOUTHPORT CENTRAL TOWER 3  
 LAWSON ST SOUTHPORT QLD 4215  
 PO BOX 10479 SOUTHPORT BC QLD 4215  
 PH: 07 5552 1300 FAX: 07 5552 1399  
 Email: info@palmlake.com.au  
 Website: www.PalmLakeResort.com.au

DRAWING REFERENCE No.				HOUSE TYPE / VARIATION		DEVELOPMENT NAME		DRAWN	
YA - CP - 2018				MASTER PLAN		RV YAMBA NORTH		SSH	
REV	COMMENTS	DATE	DRWN	ADDRESS		PROJECT NORTH	SHEET No.		
F	DA ISSUE	12/06/20	EJ	LOT	LOT 2&3 DP833771		01 / 04		
G	AMENDED DA	02/02/21	SSH	STREET	ORION DRIVE				
H	AMENDED DA	06/03/21	SSH	SUBURB	YAMBA				
I	AMENDED DA	29/04/21	SSH	P'CODE	STATE NSW				

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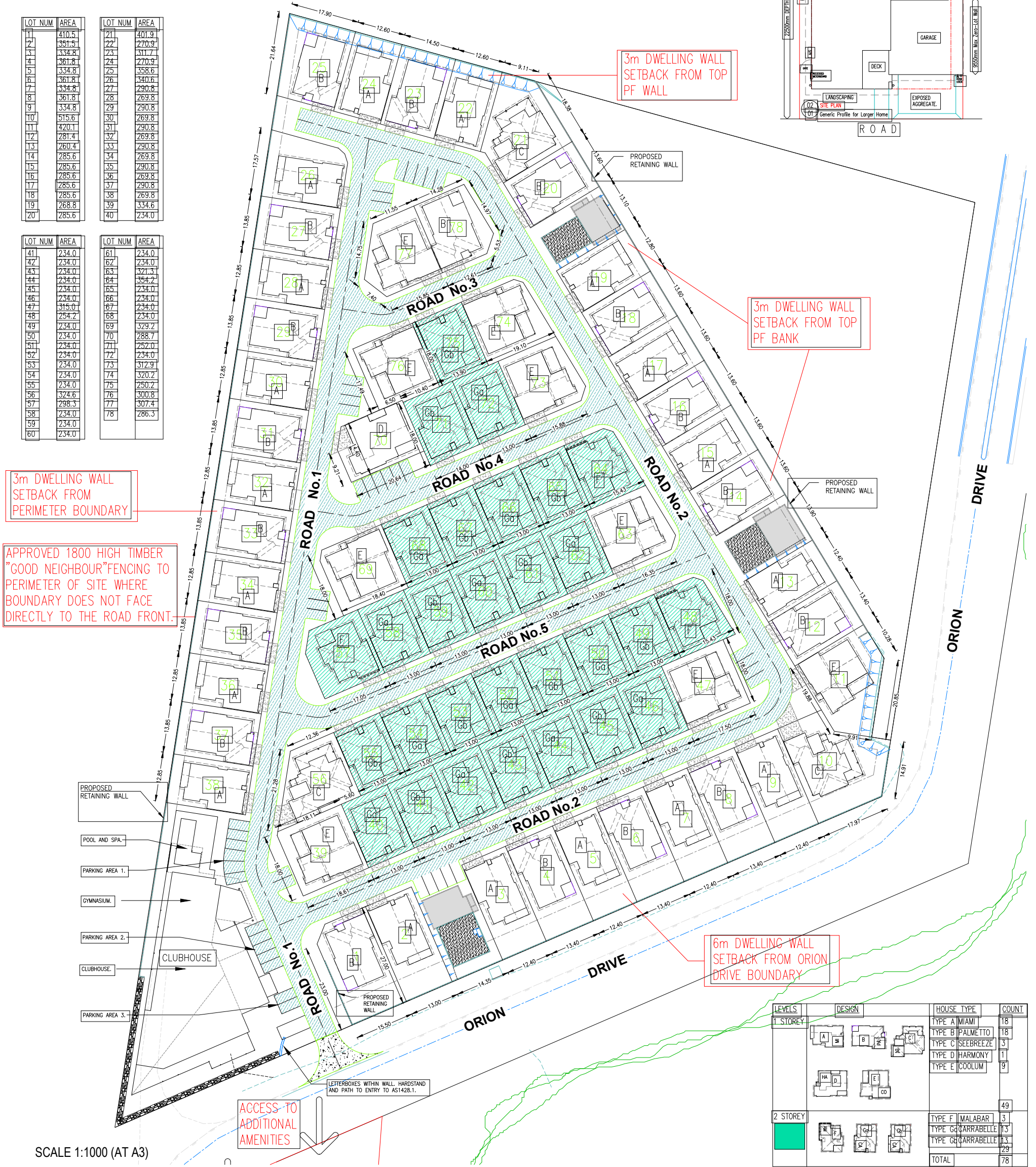
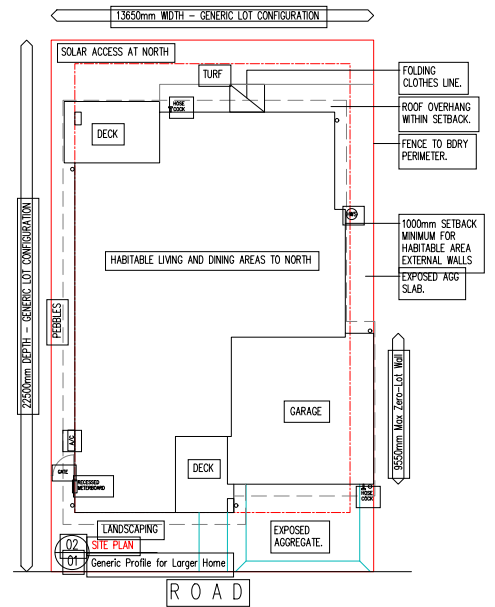
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 100mm Garage/Carport\*\*\*  
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 PRODUCT DIVERSITY: Wall colours, Orientation + house mix  
 FENCING: Colorbond - refer Client Selections

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 \*\* Measured as constructed floor area.  
 \*\*\* Non-Combustible roof overhang 450mm within Setback.

LOT NUM	AREA	LOT NUM	AREA
11	410.5	21	401.9
12	351.5	22	270.9
13	334.8	23	311.7
14	361.8	24	270.9
15	334.8	25	358.6
16	361.8	26	340.6
17	334.8	27	290.8
18	361.8	28	269.8
19	334.8	29	290.8
20	361.8	30	269.8
		31	290.8
		32	269.8
		33	290.8
		34	269.8
		35	290.8
		36	269.8
		37	290.8
		38	269.8
		39	334.6
		40	234.0

LOT NUM	AREA	LOT NUM	AREA
41	234.0	61	234.0
42	234.0	62	234.0
43	234.0	63	321.3
44	234.0	64	354.2
45	234.0	65	234.0
46	234.0	66	234.0
47	315.0	67	234.0
48	254.2	68	234.0
49	234.0	69	329.2
50	234.0	70	288.7
51	234.0	71	252.0
52	234.0	72	234.0
53	234.0	73	312.9
54	234.0	74	320.2
55	234.0	75	250.2
56	324.6	76	300.8
57	298.3	77	307.4
58	234.0	78	286.3
59	234.0		
60	234.0		



3m DWELLING WALL SETBACK FROM PERIMETER BOUNDARY

APPROVED 1800 HIGH TIMBER "GOOD NEIGHBOUR" FENCING TO PERIMETER OF SITE WHERE BOUNDARY DOES NOT FACE DIRECTLY TO THE ROAD FRONT.

3m DWELLING WALL SETBACK FROM TOP PF WALL

3m DWELLING WALL SETBACK FROM TOP PF BANK

6m DWELLING WALL SETBACK FROM ORION DRIVE BOUNDARY

- PROPOSED RETAINING WALL
- POOL AND SPA
- PARKING AREA 1
- GYMNASIUM
- PARKING AREA 2
- CLUBHOUSE
- PARKING AREA 3

ACCESS TO ADDITIONAL AMENITIES

LEVELS	DESIGN	HOUSE TYPE	COUNT
1 STOREY		TYPE A MIAMI	18
		TYPE B PALMETTO	18
		TYPE C SEEBREEZE	3
		TYPE D HARMONY	1
		TYPE E COOLUM	9
2 STOREY		TYPE F MALABAR	3
		TYPE G GARRABELLE	13
		TYPE H GARRABELLE	13
		TOTAL	78

SCALE 1:1000 (AT A3)

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YA - CP - 2018	MASTER PLAN	RV YAMBA NORTH	SSH
REV	COMMENTS	DATE	DRWN
F	DA ISSUE	12/06/20	EJ
G	AMENDED DA	02/02/21	SSH
H	AMENDED DA	06/03/21	SSH
I	AMENDED DA	29/04/21	SSH
ADDRESS	PROJECT NORTH	SHEET No.	
LOT LOT 2&3 DP833771		02	
STREET ORION DRIVE			
SUBURB YAMBA			
P'CODE	STATE NSW		

ABN 77 915 457 991 ACN 005 277 038  
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LEVELS	DESIGN	HOUSE TYPE	COUNT	
1 STOREY		TYPE A MIAMI	18	
		TYPE B PALMETTO	18	
		TYPE C SEEBREEZE	3	
		TYPE D HARMONY	1	
		TYPE E COOLUM	9	
			49	
2 STOREY		TYPE F MALABAR	3	
		TYPE G CARRABELLE	13	
		TYPE G CARRABELLE	29	
			TOTAL	78

SITE PLAN 1: 750@A3

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DRAWING REFERENCE No.		HOUSE TYPE / VARIATION		DEVELOPMENT NAME		DRAWN	
YA - CP - 2018		PART A MASTER PLAN		MHE YAMBA NORTH		SSH	
REV	COMMENTS	DATE	DRWN	ADDRESS		PROJECT NORTH	SHEET No.
F	DA ISSUE	12/06/20	EJ	LOT/VILLA: LOT 2&3 DP833771			03
G	AMENDED DA	02/02/21	SSH	STREET ORION DRIVE			/
H	AMENDED DA	05/03/21	SSH	SUBURB YAMBA			
I	AMENDED DA	29/04/21	SSH	P'CODE STATE NSW			

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NOTES  
ALL MEASUREMENTS ARE TO FRAME

TILE LAYOUT INDICATIVE ONLY

LIFT OFF HINGES TO WC DOORS AS REQUIRED

INTERNAL LIGHT FITTINGS- AT LEAST 80% OF FITTINGS TO HAVE FLUORO OR OTHER APPROVED ENERGY SAVING GLOBES.

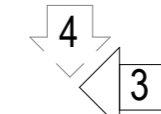
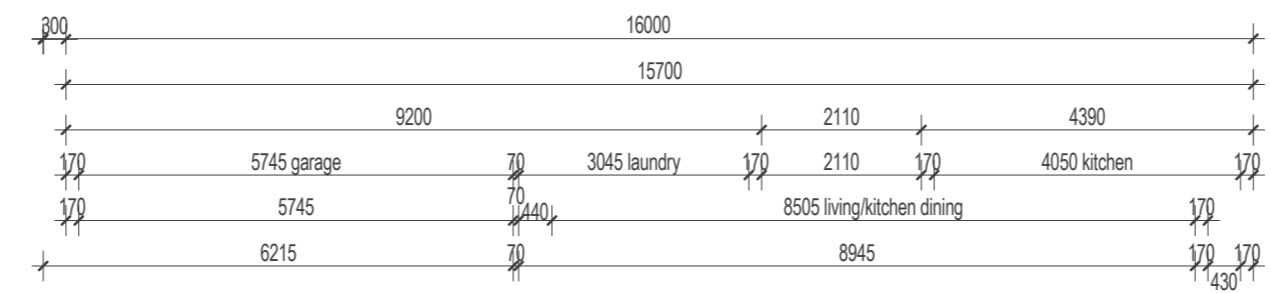
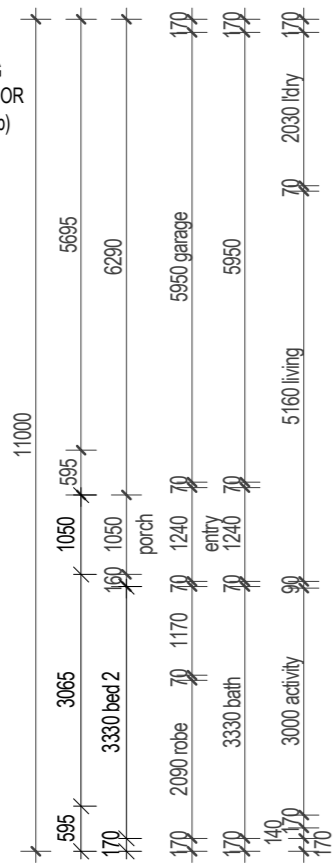
PROVIDE 50mm FLOOR SETDOWN TO SHOWER RECESS ONLY

INTERNAL LIGHT FITTINGS - AT LEAST 80% OF FITTINGS TO HAVE LED OR OTHER APPROVED ENERGY SAVING GLOBES.

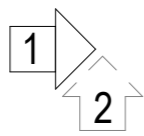
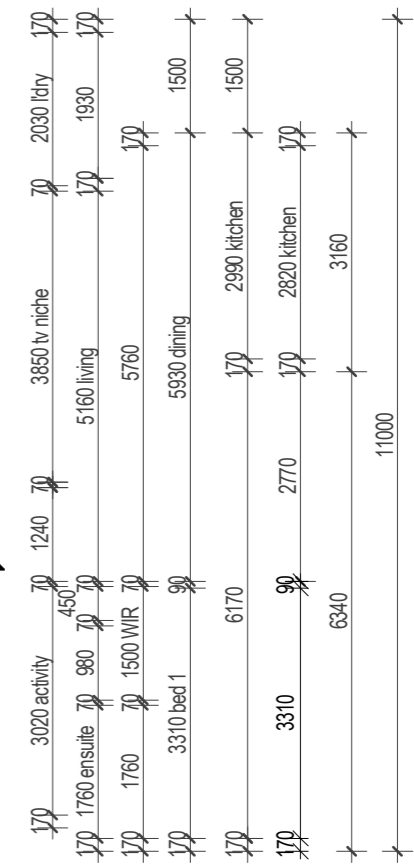
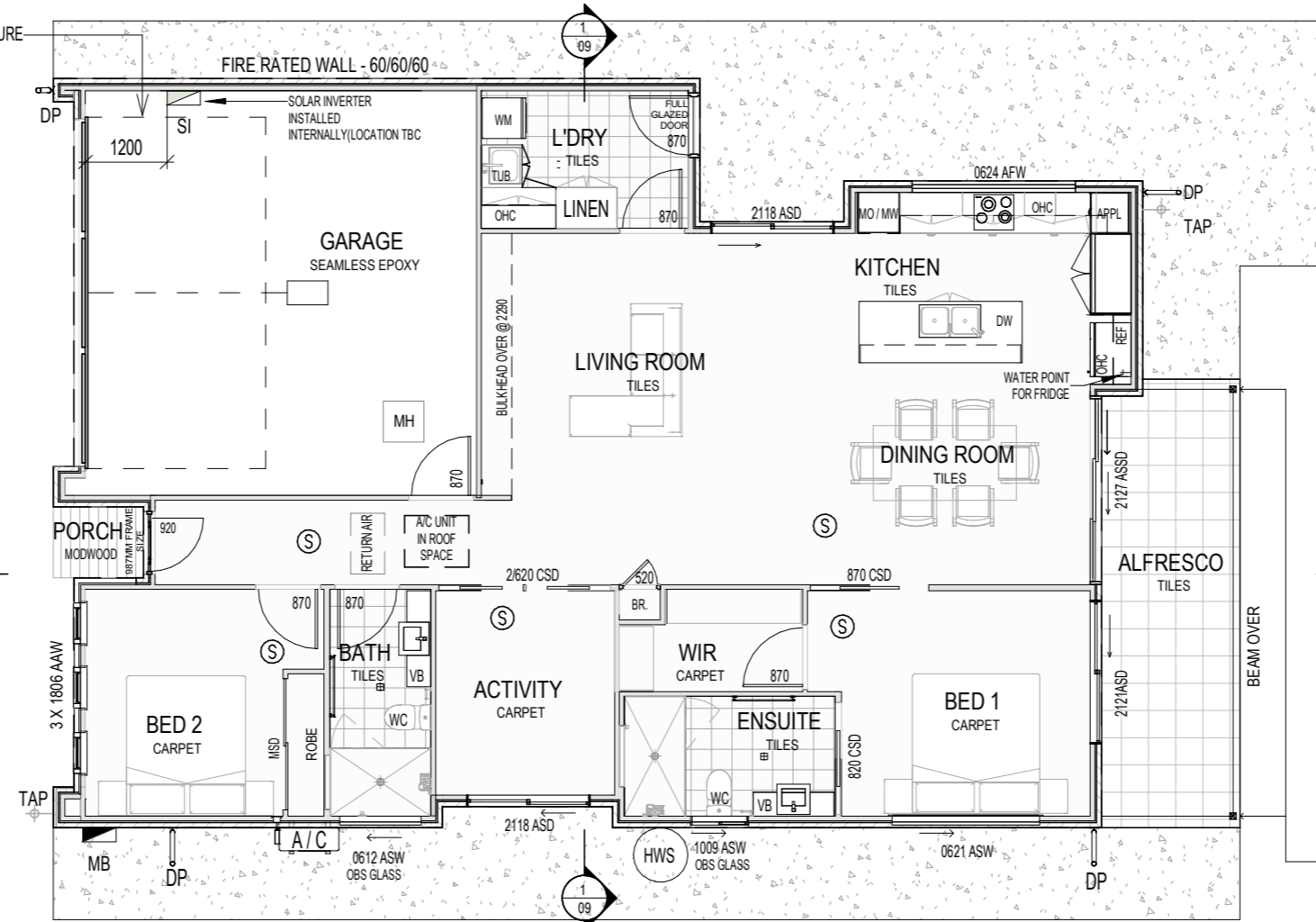
TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1

PROVIDE VENTILATION TO ROOF BY VENTING EAVES AS PER BCA CLAUSE 3.12.1.2. (b)(ii)(a) OR VENTILATORS AS PER BCA CLAUSE 3.12.1.2 (b)(ii)(B)

COMPLIANCE PLATES  
1 FOR THE DWELLING,  
1 FOR THE ASSOCIATED STRUCTURE

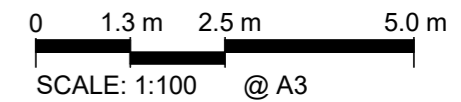
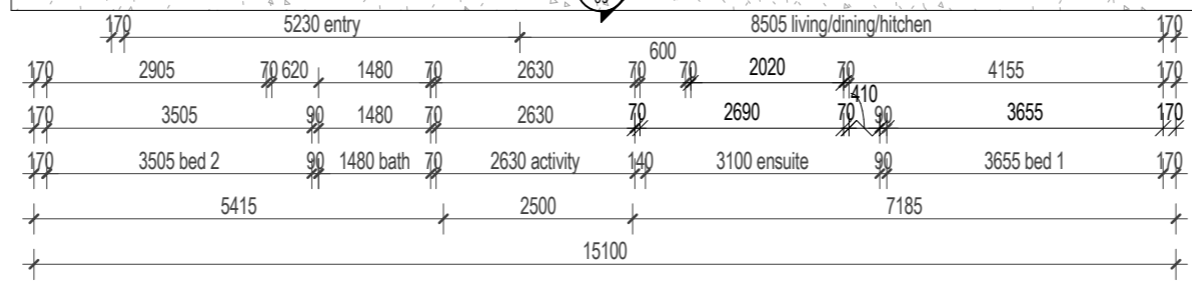


	A / C UNIT		MAN HOLE
	HOT WATER SYSTEM		TOWEL RAIL
	TAP - OUTDOOR		VANITY BASIN
	DOWN PIPE		TOILET
	METERBOX		SHOWER
	SOLAR INVERTER		WASHING MACHINE
			DISH WASHER
			GLASS SLIDING DOOR
			MIRROR SLIDING DOOR



**AREA ANALYSIS**

LIVING AREA	:119.00 SQM.
GARAGE	:37.16 SQM
ALFRESCO	:13.22 SQM
PORCH	:1.37 SQM
TOTAL	:170.75 SQM.



# GROUND FLOOR 1:100

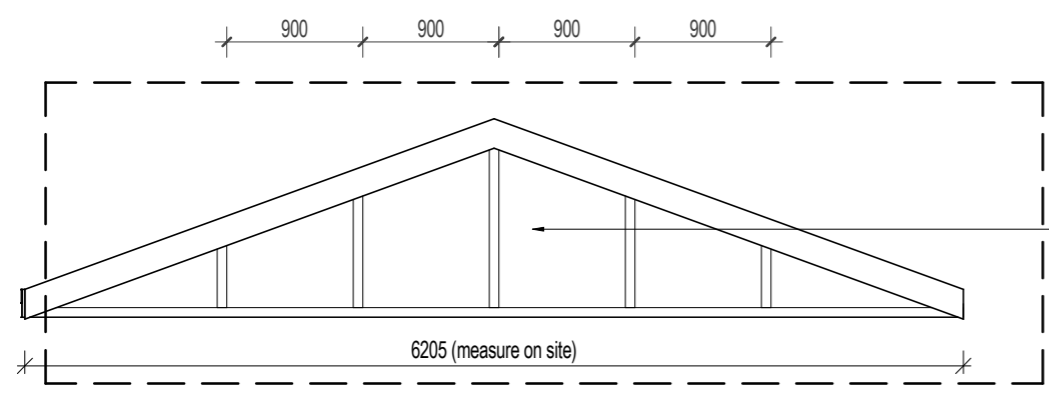
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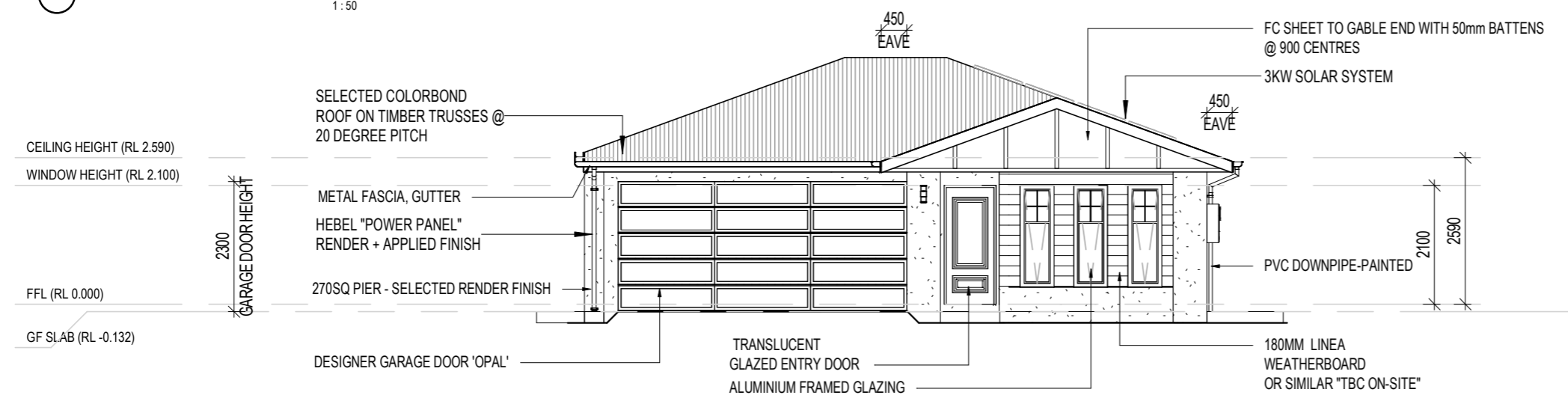
ABN 77915457991 ACN 005277038  
SOUTHPORT CENTRAL TOWER 3  
LAWSON ST SOUTHPORT QLD 4215  
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.				PLAN TITLE		DEVELOPMENT NAME		DRAWN	
<b>YA-X-XXX</b>				MIAMI		YAMBA		JC	
				LH-STANDARD					
ADDRESS				PROJECT NORTH		SHEET No.			
REV				LOT:		03			
COMMENTS				STREET:		14			
DATE				SUBURB:					
BY				P.CODE:		STATE:		NSW	
A				STANDARD DESIGN		2464			

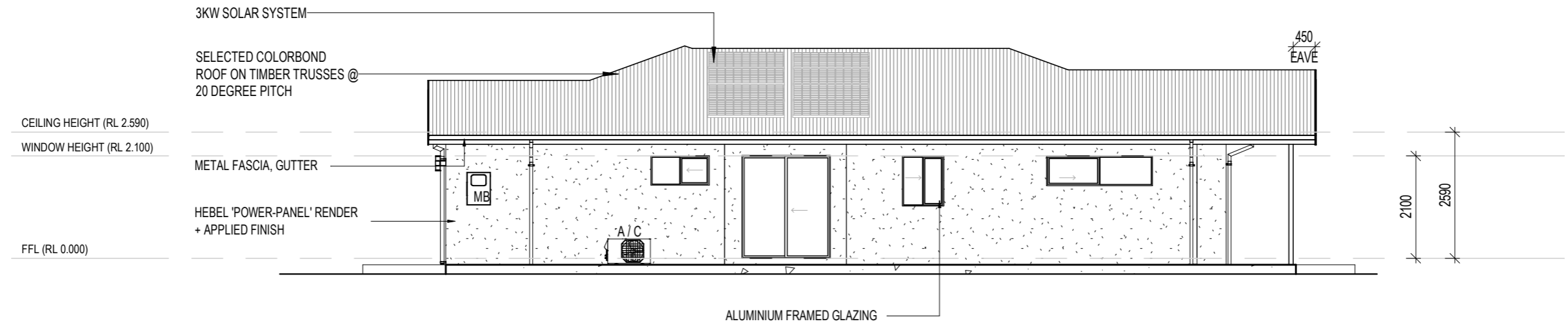
PH: 07 5552 1300 FAX: 075552 1399  
Email: info@palmlake.com.au  
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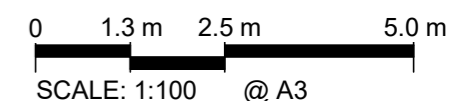
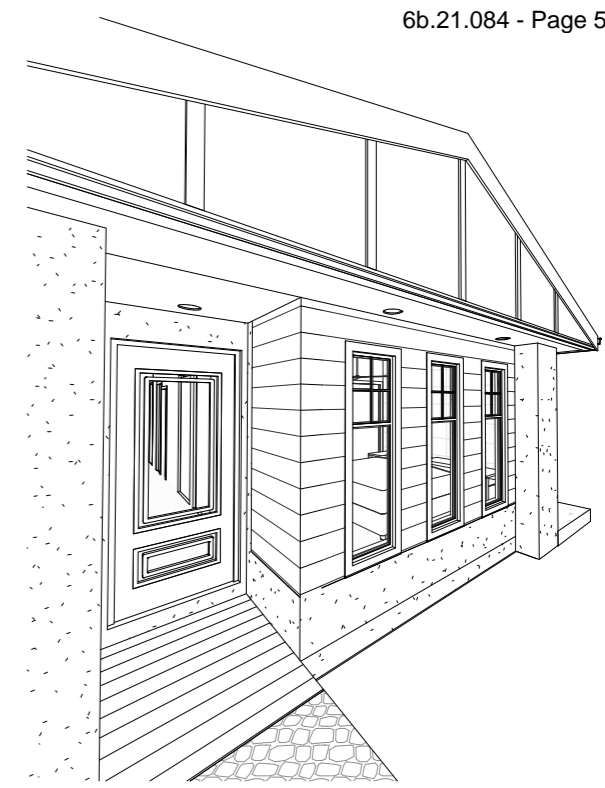
BA40 - FRONT ELEVATION - DETAIL  
1:50



FRONT ELEVATION 1  
1:100



LEFT ELEVATION 2  
1:100



# ELEVATIONS 1:100

**PRELIMINARY DRAWING  
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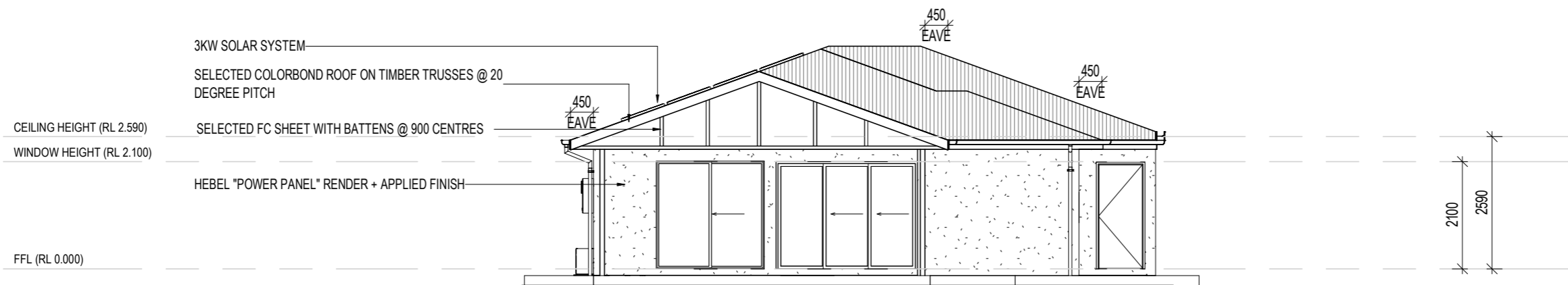
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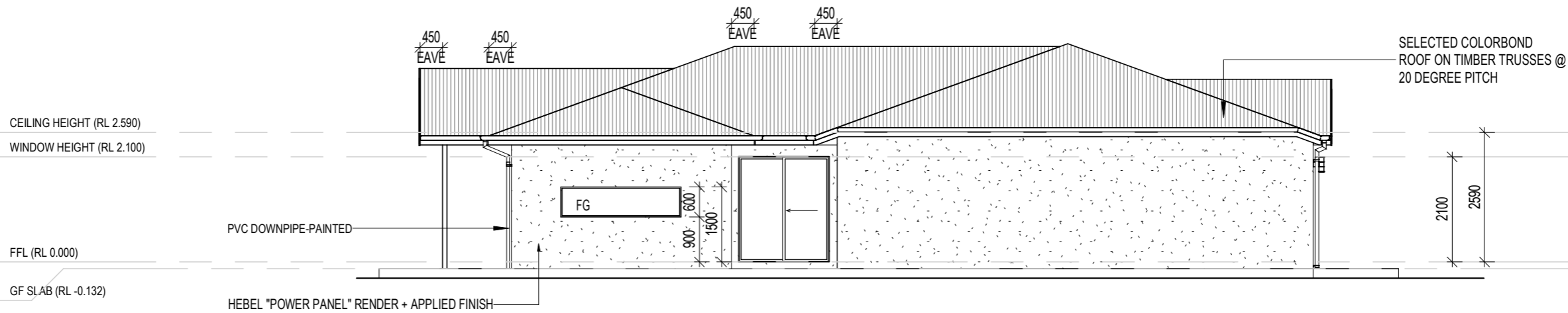
DRAWING REFERENCE No.			
<b>YA-X-XXX</b>			
REV	COMMENTS	DATE	BY
A	STANDARD DESIGN	01/06/21	JC

PLAN TITLE		DEVELOPMENT NAME		DRAWN	
MIAMI		YAMBA		JC	
LH-STANDARD		PROJECT NORTH		SHEET No.	
ADDRESS				07 / 14	
LOT:	LOT 2 & 3 DP833771				
STREET:	ORION DRIVE				
SUBURB:	YAMBA				
P.CODE:	2464	STATE:	NSW		

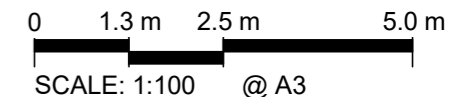
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REAR ELEVATION 3  
1:100



RIGHT ELEVATION 4  
1:100



**ELEVATIONS** 1:100

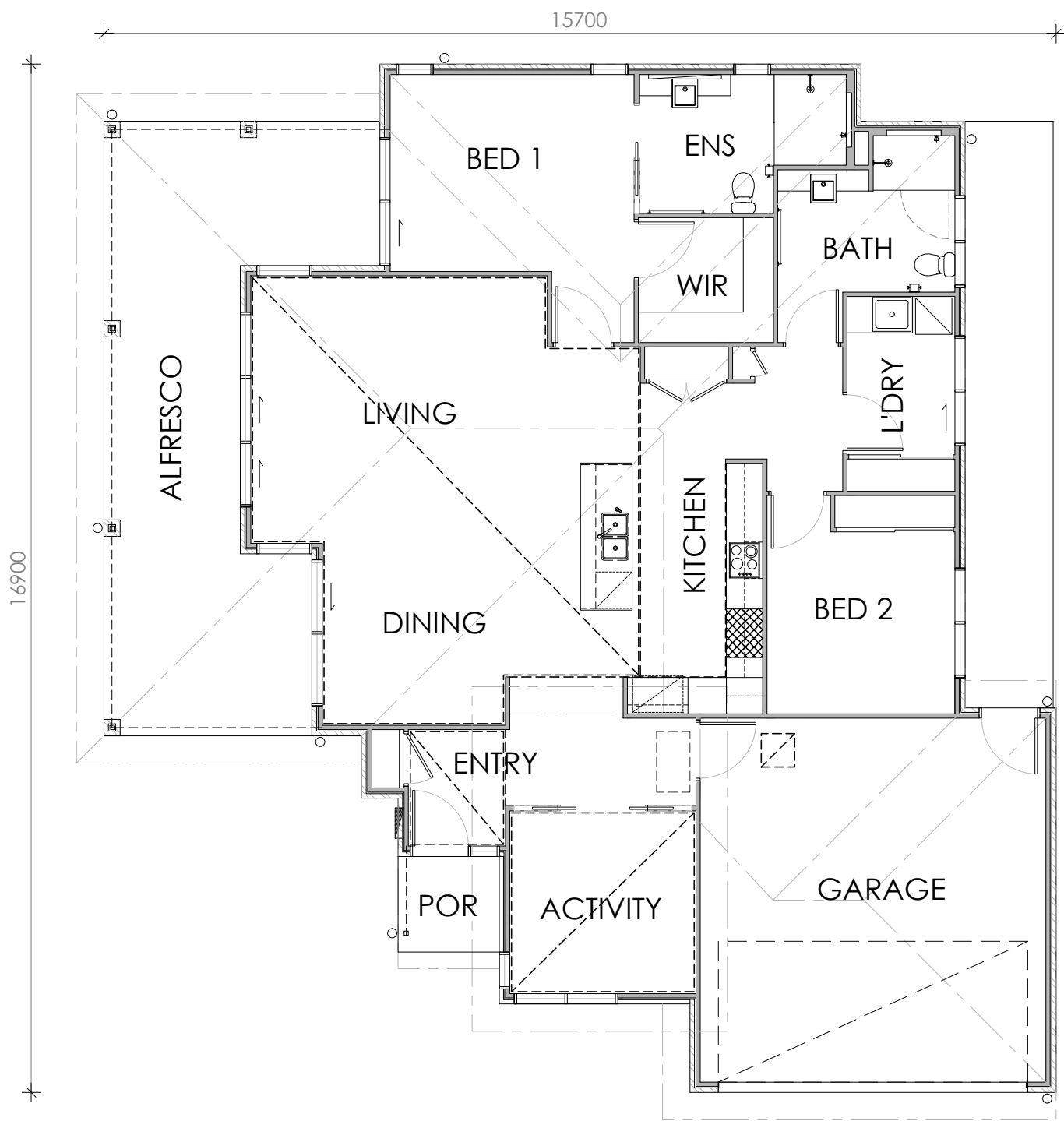
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DRAWING REFERENCE No.				PLAN TITLE		DEVELOPMENT NAME		DRAWN	
<b>YA-X-XXX</b>				MIAMI		YAMBA		JC	
				LH-STANDARD					
REV				ADDRESS		PROJECT NORTH		SHEET No.	
A				STANDARD DESIGN		LOT: LOT 2 & 3 DP833771		08 14	
				DATE: 01/06/21		STREET: ORION DRIVE			
				BY: JC		SUBURB: YAMBA			
				P.CODE: 2464		STATE: NSW			

PH: 07 5552 1300 FAX: 075552 1399  
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COLOURS AND FINISHES TO BE APPROVED BY PALM LAKE MANAGEMENT.

**FLOOR PLAN** 1:100@A3

**PRELIMINARY ONLY**  
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**SEABREEZE TYPE H**

1207.94 sqm  
22.38 Squares

**LIVING AREAS**

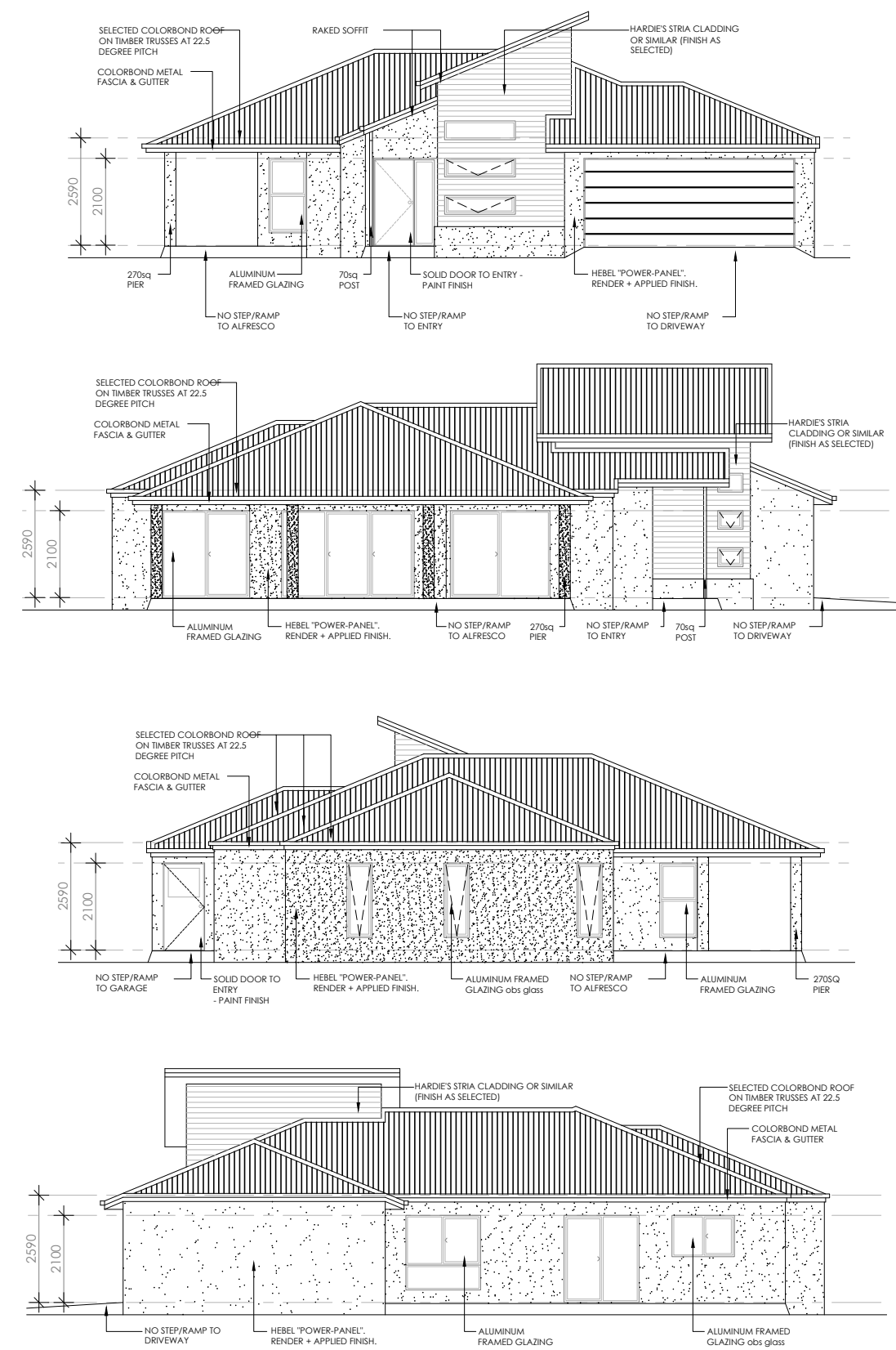
Living 4800x4400  
Dining 3000x3000  
Activity 3000x3000

**BEDROOMS**

Bed 1 4000x3200  
Bed 2 3100x3000

**TOTAL AREAS**

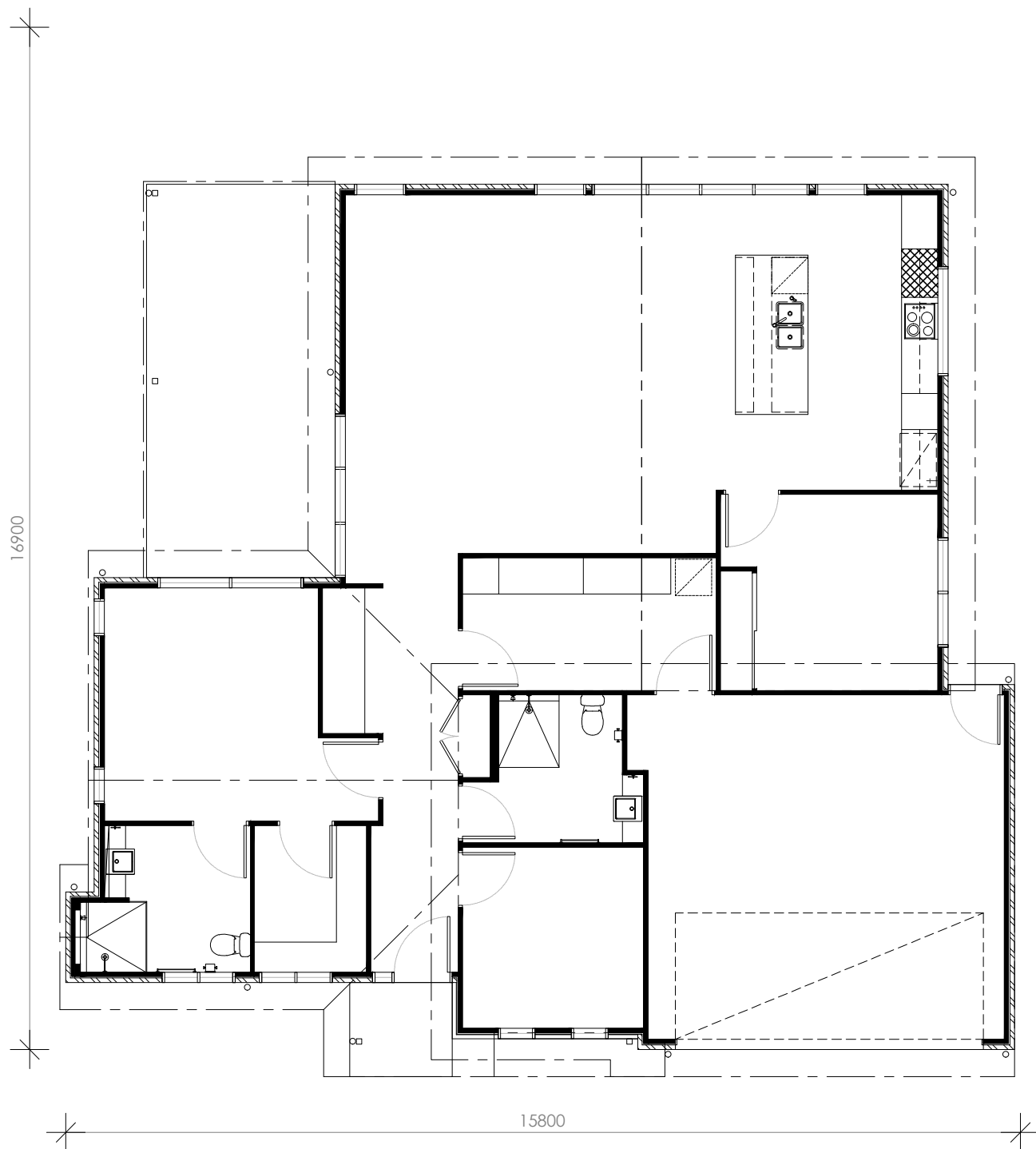
House 136.14sqm  
Garage 37.37sqm  
Alfresco 31.80sqm  
Porch 2.63sqm  
**TOTAL 207.94sqm**



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Website: www.PalmLakeResort.com.au

REV	DATE	HOUSE TYPE	DEVELOPMENT NAME	DRAWN
A	01/06/21	<b>SEABREEZE TYPE H</b>	MHE YAMBA NORTH	EJ
		RH_S - STANDARD		
ADDRESS			SHEET No.	
LOT	LOT 2&3 DP833771		01 / 01	
STREET	ORION DRIVE			
SUBURB	YAMBA			
P'CODE	2464	STATE	NSW	

PH: 07 5552 1300 FAX: 07 5552 1399  
Email: info@palmlake.com.au  
Website: www.PalmLakeResort.com.au



**COOLUM 3 TYPE G**

195.04 sqm  
20.99 Squares

**LIVING AREAS**

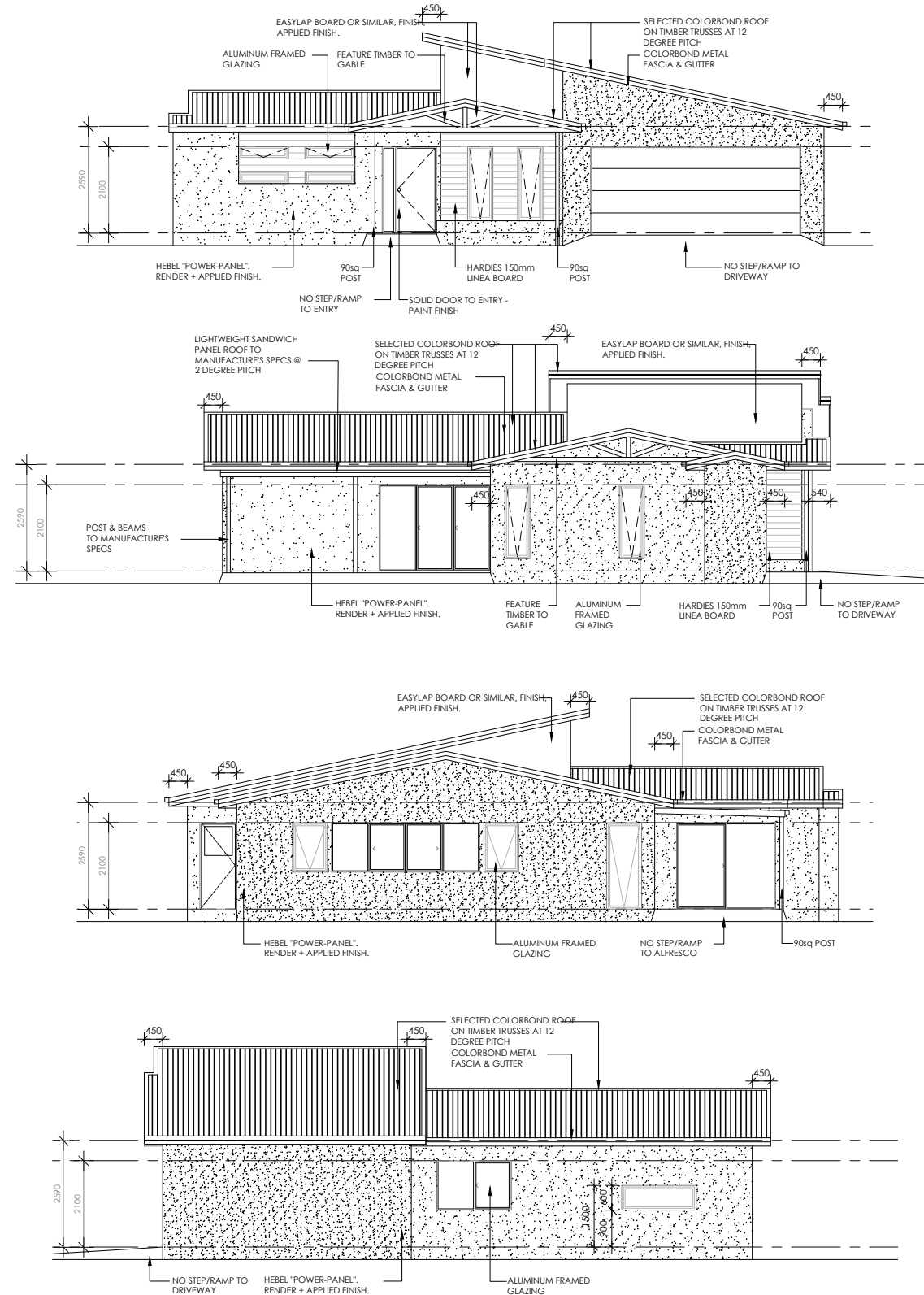
Living 3100x6400  
Dining 3000x6400

**BEDROOMS**

Bed 1 3800x3500  
Bed 2 3200x3000  
Activity 3000x3000

**TOTAL AREAS**

House 244.11sqm  
Garage 36.64sqm  
Alfresco 15.80sqm  
Porch 1.79sqm  
  
TOTAL 298.34sqm



**FLOOR PLAN** 1:100@A3

COLOURS AND FINISHES TO BE APPROVED BY PALM LAKE MANAGEMENT.

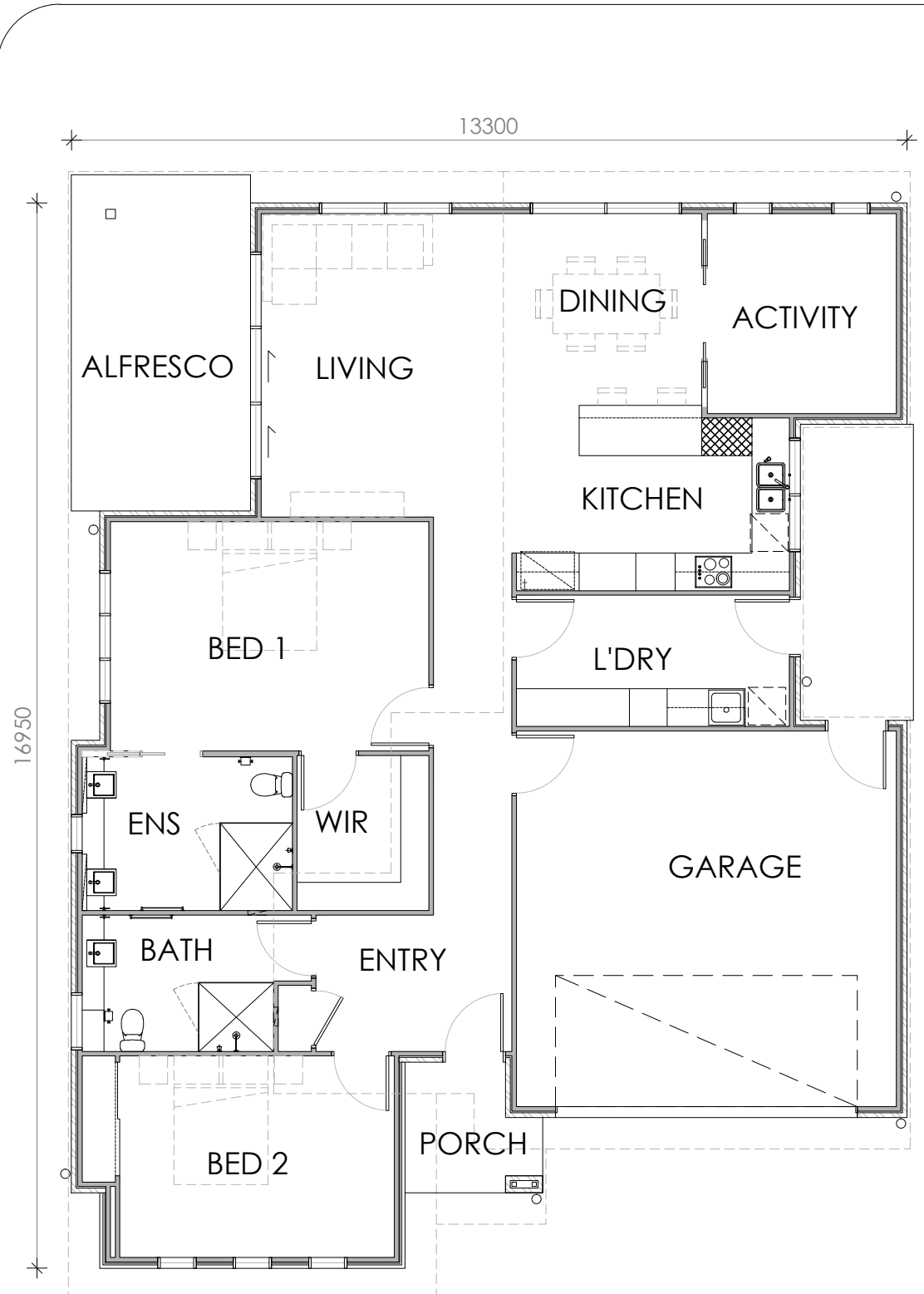
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ABN 77 915 457 991 ACN 005 277 038 SOUTHPORT CENTRAL TOWER 3 LAWSON ST SOUTHPORT QLD 4215 PO BOX 10479 SOUTHPORT BC QLD 4215 PH: 07 5552 1300 FAX: 07 5552 1399 Email: info@pallake.com.au Website: www.PalmLakeResort.com.au		A	01/06/21	<b>COOLUM 3 TYPE G</b> LH_S - STANDARD	MHE YAMBA NORTH	EJ
ADDRESS					SHEET No.	
LOT		LOT 2&3 DP833771		01 / 01		
STREET		ORION DRIVE				
SUBURB		YAMBA				
P CODE		2464				
				STATE	NSW	



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**COLORS AND FINISHES TO BE APPROVED BY PALM LAKE MANAGEMENT.**

**HARMONY TYPE D**

199.91 sqm  
21.51 Squares

**LIVING AREAS**

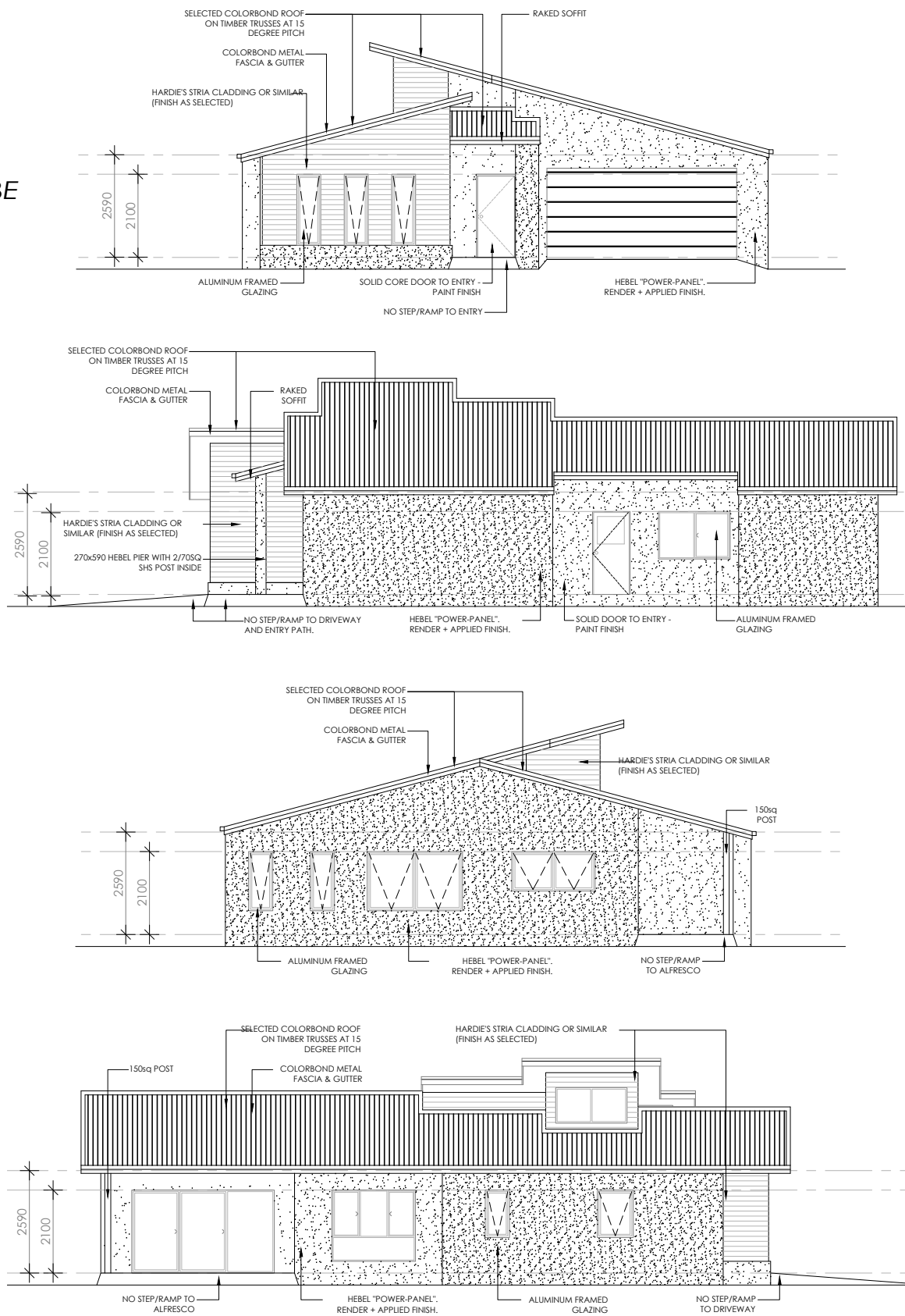
Living 4800x3900  
Dining 3100x3000

**BEDROOMS**

Bed 1 5000x3700  
Bed 2 4300x3200  
ACTIVITY 3100x3000

**TOTAL AREAS**

House 141.63sqm  
Garage 39.00sqm  
Alfresco 15.24sqm  
Porch 4.03sqm  
  
TOTAL 199.91sqm



**FLOOR PLAN** 1:100@A3

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Email: info@pallake.com.au  
Website: www.PalmLakeResort.com.au

REV	DATE	HOUSE TYPE	DEVELOPMENT NAME	DRAWN
A	01/06/21	<b>HARMONY TYPE D</b>	MHE YAMBA NORTH	EJ
RH - STANDARD				
ADDRESS				SHEET No.
LOT	LOT 2&3 DP833771		01 / 01	
STREET	ORION DRIVE			
SUBURB	YAMBA			
P'CODE	2464	STATE		NSW

PH: 07 5552 1300 FAX: 07 5552 1399  
Email: info@pallake.com.au  
Website: www.PalmLakeResort.com.au

**NOTES**  
ALL MEASUREMENTS ARE TO FRAME

TILE LAYOUT INDICATIVE ONLY

LIFT OFF HINGES TO WC DOORS AS REQUIRED

INTERNAL LIGHT FITTINGS - AT LEAST 80% OF FITTINGS TO HAVE FLURO OR OTHER APPROVED ENERGY SAVING GLOBES.

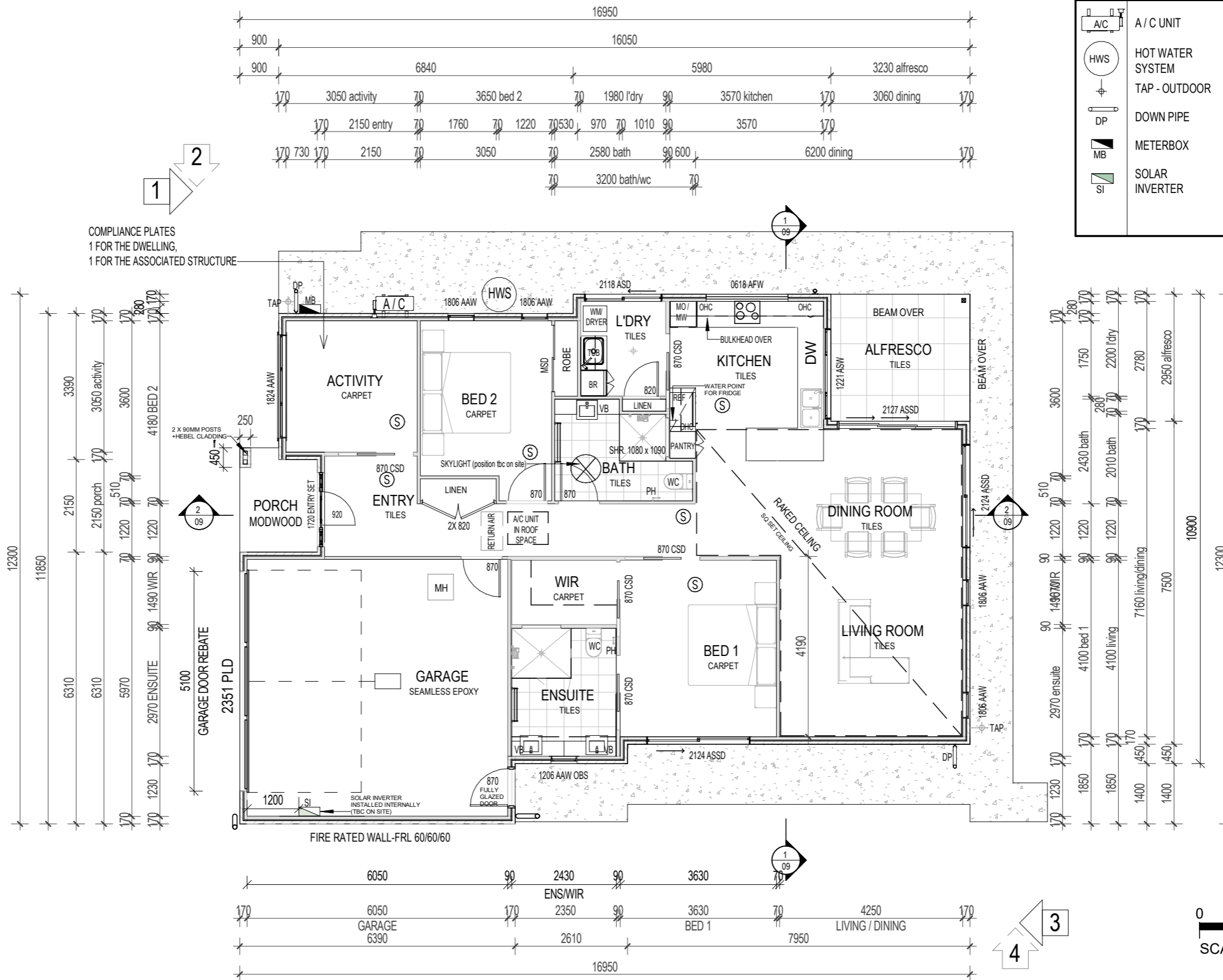
PROVIDE 50mm FLOOR SETDOWN TO SHOWER RECESS ONLY

INTERNAL LIGHT FITTINGS - AT LEAST 80% OF FITTINGS TO HAVE LED OR OTHER APPROVED ENERGY SAVING GLOBES.

TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1

PROVIDE VENTILATION TO ROOF BY VENTING EAVES AS PER BCA CLAUSE 3.12.1.2. (b)(ii)(a) OR VENTILATORS AS PER BCA CLAUSE 3.12.1.2 (b)(ii)(B)

COMPLIANCE PLATES  
1 FOR THE DWELLING,  
1 FOR THE ASSOCIATED STRUCTURE



**AREA ANALYSIS**

LIVING AREA	:131.11 Sqm.
GARAGE	:39.07 Sqm.
ALFRESCO	:9.52 Sqm
PORCH	:4.11 Sqm
<b>TOTAL</b>	<b>:183.81 Sqm.</b>

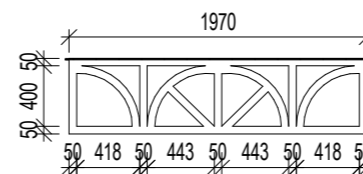
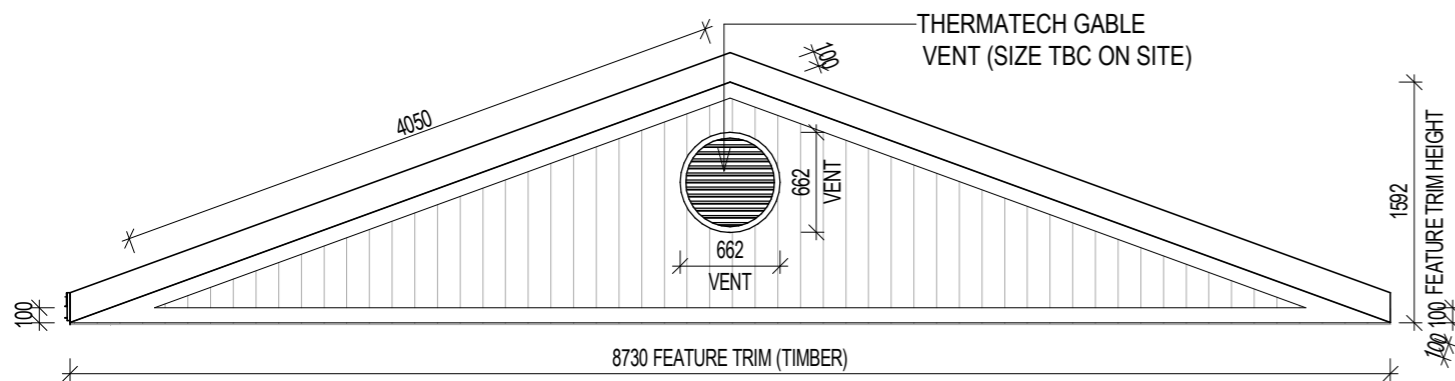
**GROUND FLOOR 1:100**

**PRELIMINARY DRAWING  
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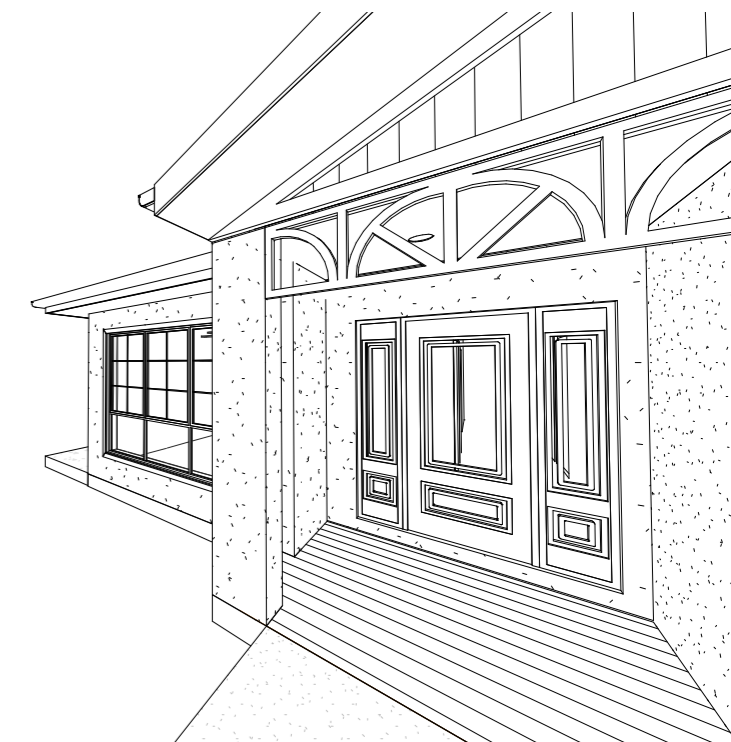
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SOUTHPORT CENTRAL TOWER 3  
LAWSON ST SOUTHPORT QLD 4215  
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No. <b>YA-X-XXX</b>				PLAN TITLE PALMETTO RH-STANDARD		DEVELOPMENT NAME YAMBA		DRAWN JC	
REV				ADDRESS		PROJECT NORTH		SHEET No.	
A				LOT: LOT 2 & 3 DP833771		PROJECT NORTH		03	
COMMENTS				STREET: ORION DRIVE		PROJECT NORTH		14	
DATE				SUBURB: YAMBA		PROJECT NORTH		14	
BY				P.CODE: 2464		STATE: NSW		14	
STANDARD DESIGN				DATE: 01/06/21		BY: JC		14	

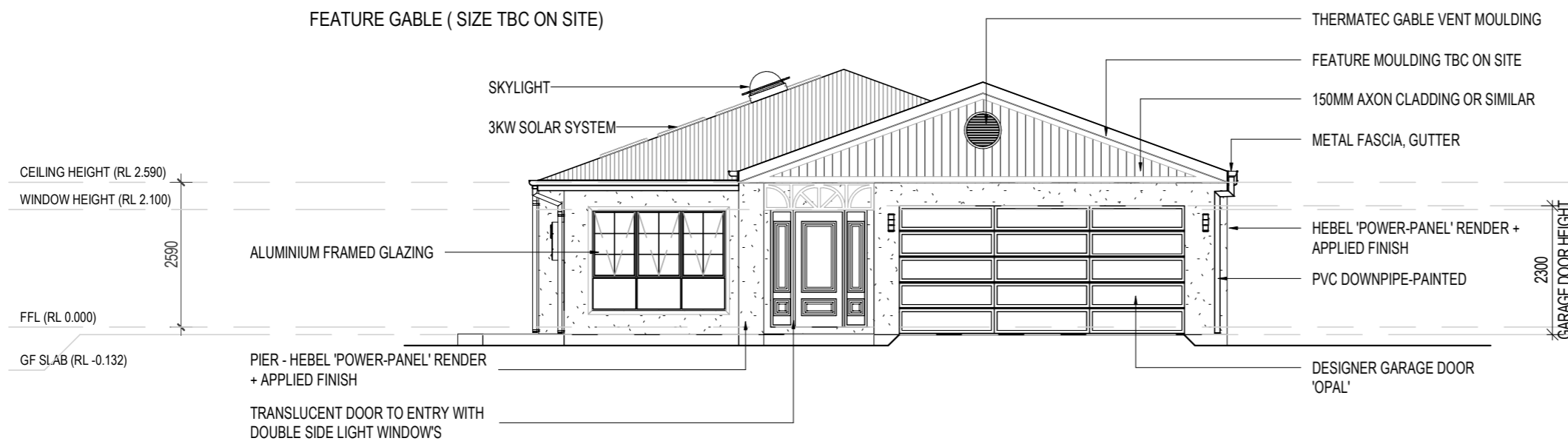
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Email: info@palmlake.com.au  
Website: www.PalmLakeResort.com.au



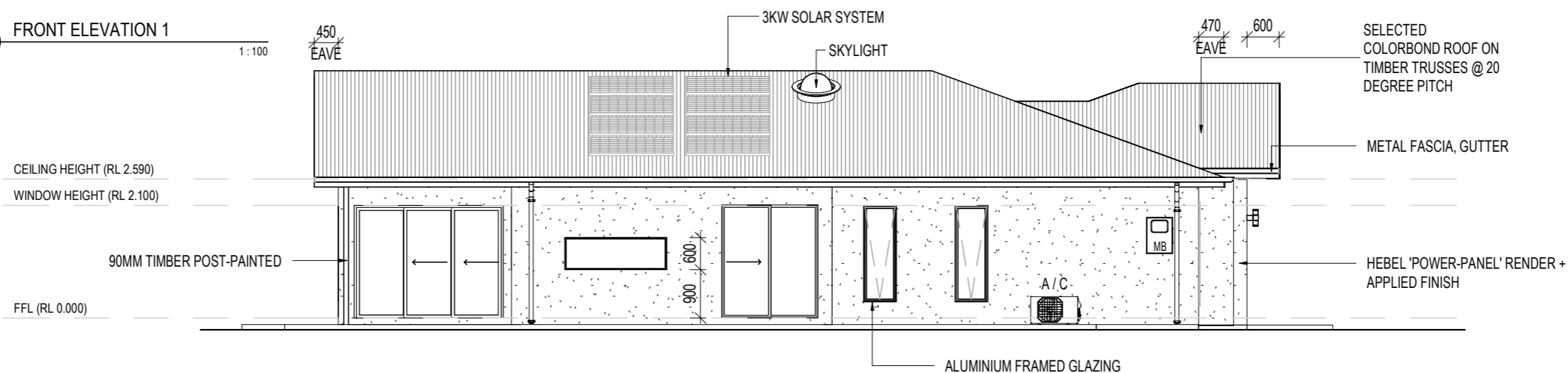
FEATURE ENTRY GABLE (TBC ON SITE)



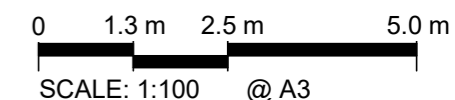
FEATURE GABLE ( SIZE TBC ON SITE)



FRONT ELEVATION 1 1:100



LEFT ELEVATION 2 1:100



# ELEVATIONS 1:100

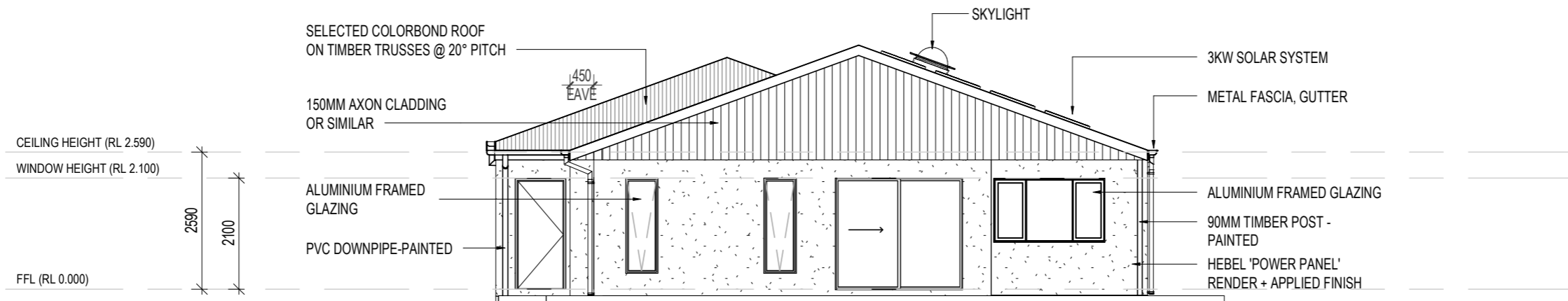
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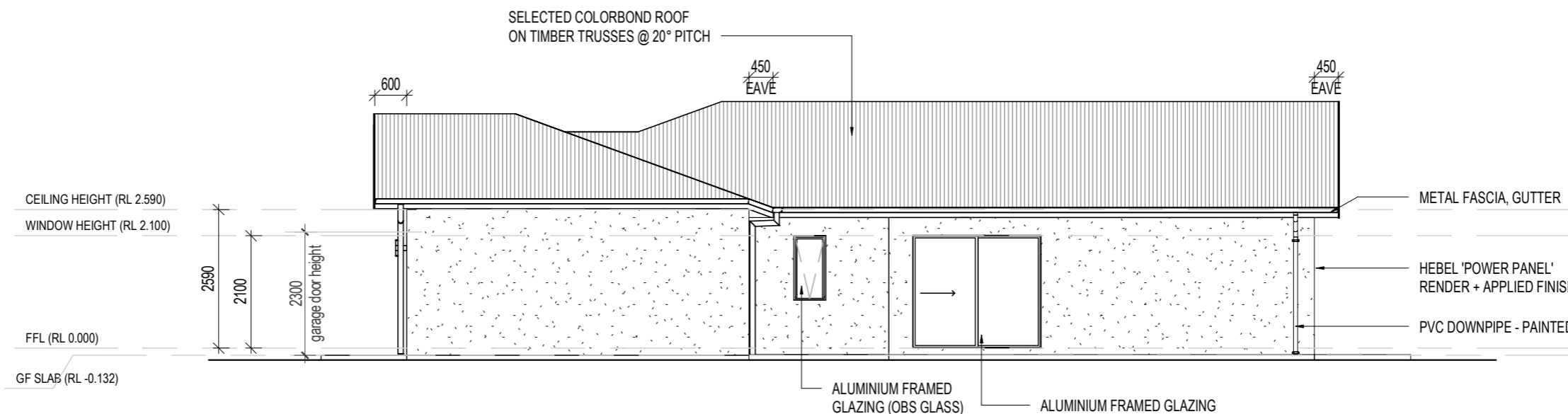
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SOUTHPORT CENTRAL TOWER 3  
LAWSON ST SOUTHPORT QLD 4215  
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.				PLAN TITLE		DEVELOPMENT NAME		DRAWN	
<b>YA-X-XXX</b>				PALMETTO		YAMBA		JC	
				RH-STANDARD					
REV				ADDRESS		PROJECT NORTH		SHEET No.	
A				STANDARD DESIGN		LOT: LOT 2 & 3 DP833771		07 / 14	
				DATE		STREET: ORION DRIVE			
				BY		SUBURB: YAMBA			
				JC		P.CODE: 2464 STATE: NSW			

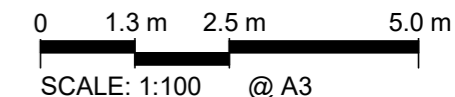
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REAR ELEVATION 3  
1:100



RIGHT ELEVATION 4  
1:100



# ELEVATIONS 1:100

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				<b>YA-X-XXX</b>				PALMETTO		YAMBA		JC			
REV				COMMENTS				ADDRESS				PROJECT NORTH		SHEET No.	
A				STANDARD DESIGN				LOT: LOT 2 & 3 DP833771						08	
				DATE				STREET: ORION DRIVE						14	
				DATE				SUBURB: YAMBA							
				BY				P.CODE: 2464				STATE: NSW			
				JC											

PH: 07 5552 1300 FAX: 075552 1399  
 Email: info@palmlake.com.au  
 Website: www.PalmLakeResort.com.au



LEVELS	DESIGN	HOUSE TYPE	COUNT
1 STOREY		TYPE A MIAMI	18
		TYPE B PALMETTO	18
		TYPE C SEEBREEZE	3
		TYPE D HARMONY	1
		TYPE E COOLUM	9
			49
2 STOREY		TYPE F MALABAR	3
		TYPE G CARRABELLE	13
		TYPE H CARRABELLE	29
<b>TOTAL</b>			<b>78</b>

SITE PLAN 1: 750@A3

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 PH: 07 5552 1300 FAX: 07 5552 1399  
 Email: info@palmlake.com.au  
 Website: www.PalmLakeResort.com.au

DRAWING REFERENCE No.		HOUSE TYPE / VARIATION		DEVELOPMENT NAME		DRAWN	
YA - CP - 2018		PART B MASTER PLAN		MHE YAMBA NORTH		SSH	
REV	COMMENTS	DATE	DRWN	ADDRESS		PROJECT NORTH	SHEET No.
F	DA ISSUE	12/06/20	EJ	LOT/VILLA: LOT 2&3 DP833771			04 /
G	AMENDED DA	02/02/21	SSH	STREET ORION DRIVE			04
H	AMENDED DA	05/03/21	SSH	SUBURB YAMBA			
I	AMENDED DA	29/04/21	SSH	P'CODE	STATE NSW		04

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LIFT OFF HINGES TO WC DOORS AS REQUIRED

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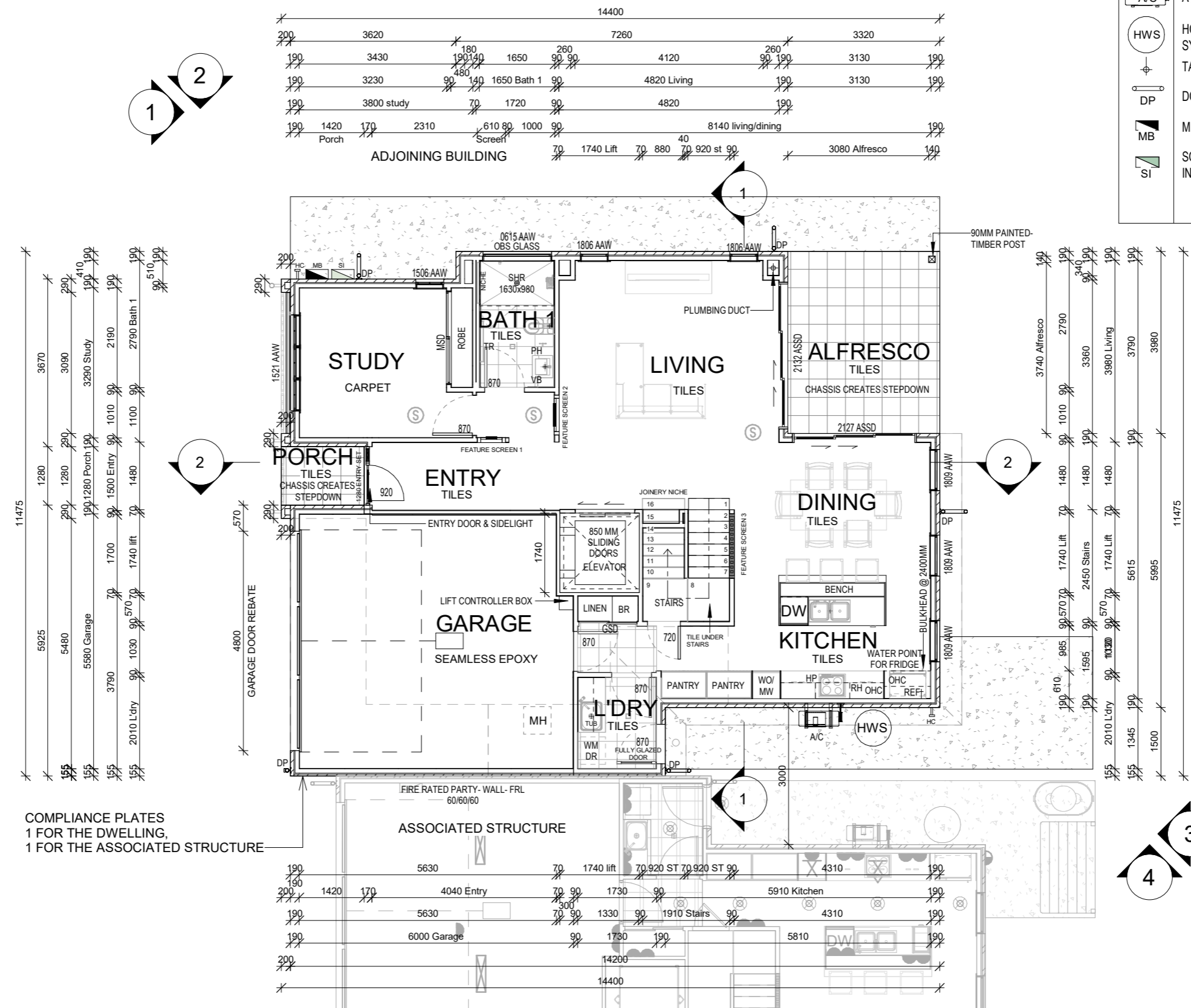
PROVIDE 50mm FLOOR SETDOWN TO SHOWER RECESS ONLY

INTERNAL LIGHT FITTINGS - AT LEAST 80% OF FITTINGS TO HAVE LED OR OTHER APPROVED ENERGY SAVING GLOBES.

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	A / C UNIT		MAN HOLE
	HOT WATER SYSTEM	TR	TOWEL RAIL
	TAP - OUTDOOR	VB	VANITY BASIN
	DOWN PIPE	WC	TOILET
	METERBOX	SHR	SHOWER
	SOLAR INVERTER	WM	WASHING MACHINE
		DW	DISH WASHER
		GSD	GLASS SLIDING DOOR
		MSD	MIRROR SLIDING DOOR



**AREA ANALYSIS : PER UNIT**

GROUND FLOOR	:100.17 S <sub>QM</sub> .
FIRST FLOOR	:125.06 S <sub>QM</sub> .
GARAGE	:36.34 S <sub>QM</sub>
ALFRESCO	:13.21 S <sub>QM</sub>
PORCH	:2.31 S <sub>QM</sub>
TOTAL	:277.09 S <sub>QM</sub>

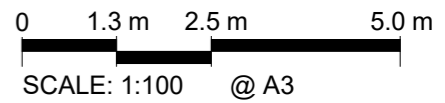
**GROUND FLOOR 1:100**

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DRAWING REFERENCE No.			
<b>YA-X-XXX</b>			
REV	COMMENTS	DATE	BY
A	STANDARD DESIGN	01/06/21	JC

PLAN TITLE		DEVELOPMENT NAME		DRAWN	
CARRABELLE RH-STANDARD		YAMBA NSW		JC	
ADDRESS		PROJECT NORTH		SHEET No.	
LOT:	LOT 2 & 3 DP833771			03	17
STREET:	ORION DRIVE				
SUBURB:	YAMBA				
P.CODE:	2464	STATE:	NSW		

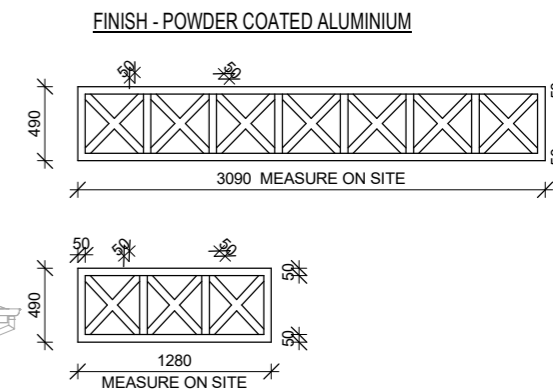
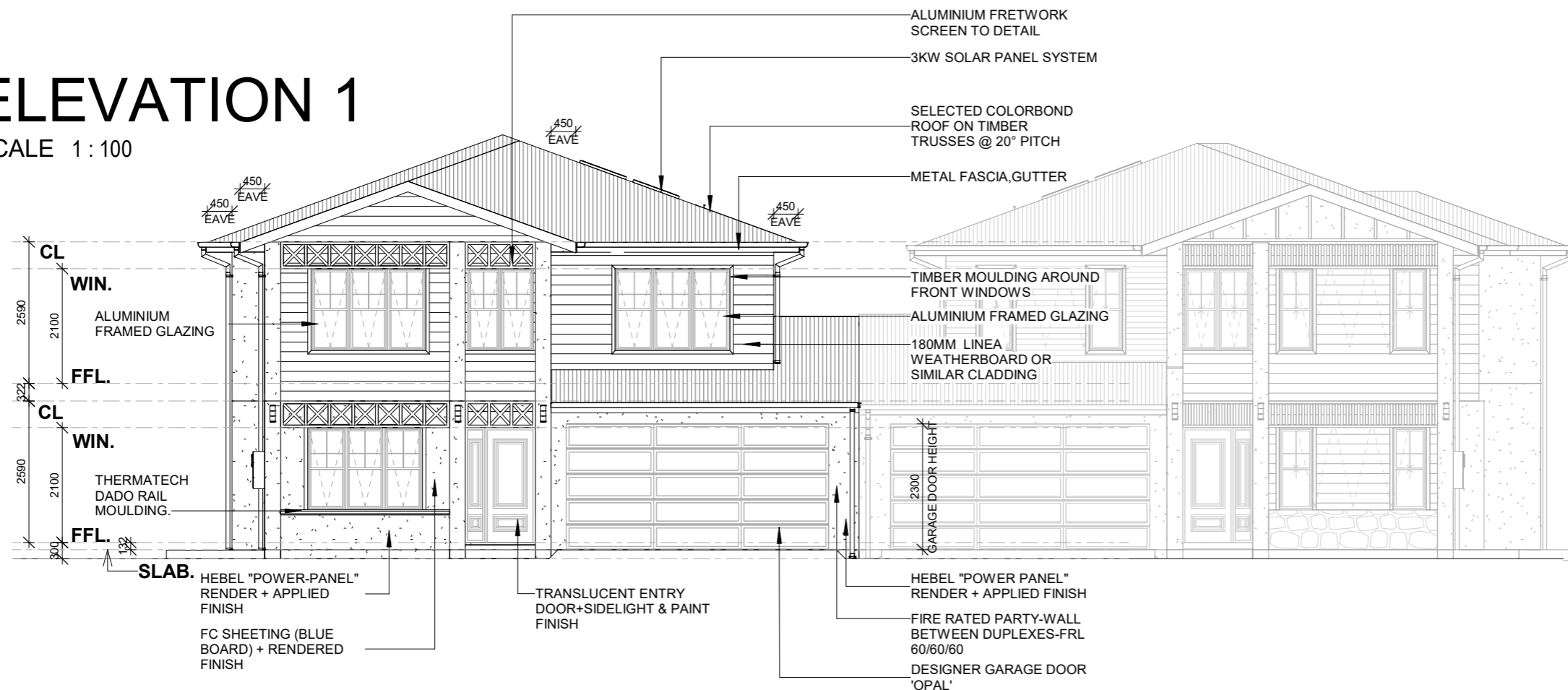


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# ELEVATION 1

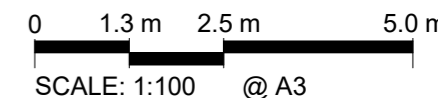
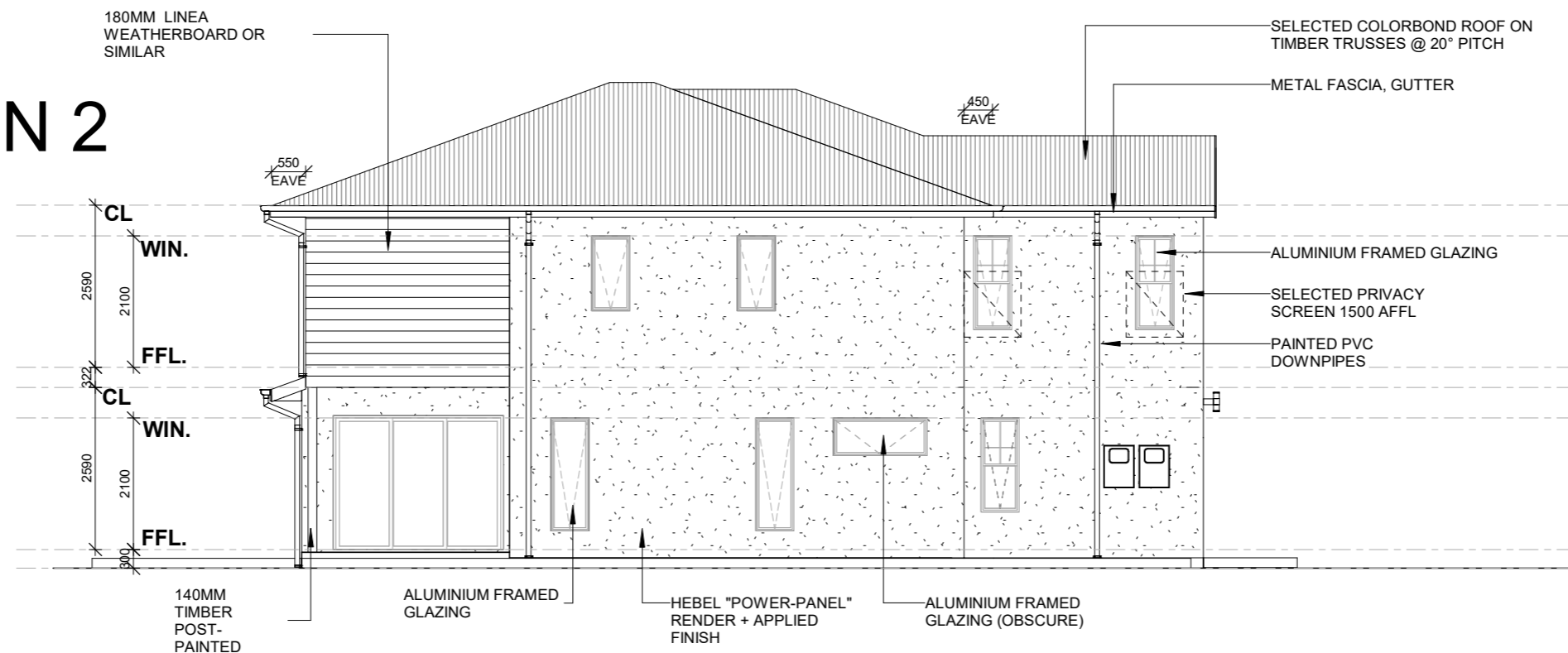
SCALE 1 : 100



ALUMINIUM FRETWORK DETAIL 1:50

# ELEVATION 2

SCALE 1 : 100



## ELEVATIONS 1:100

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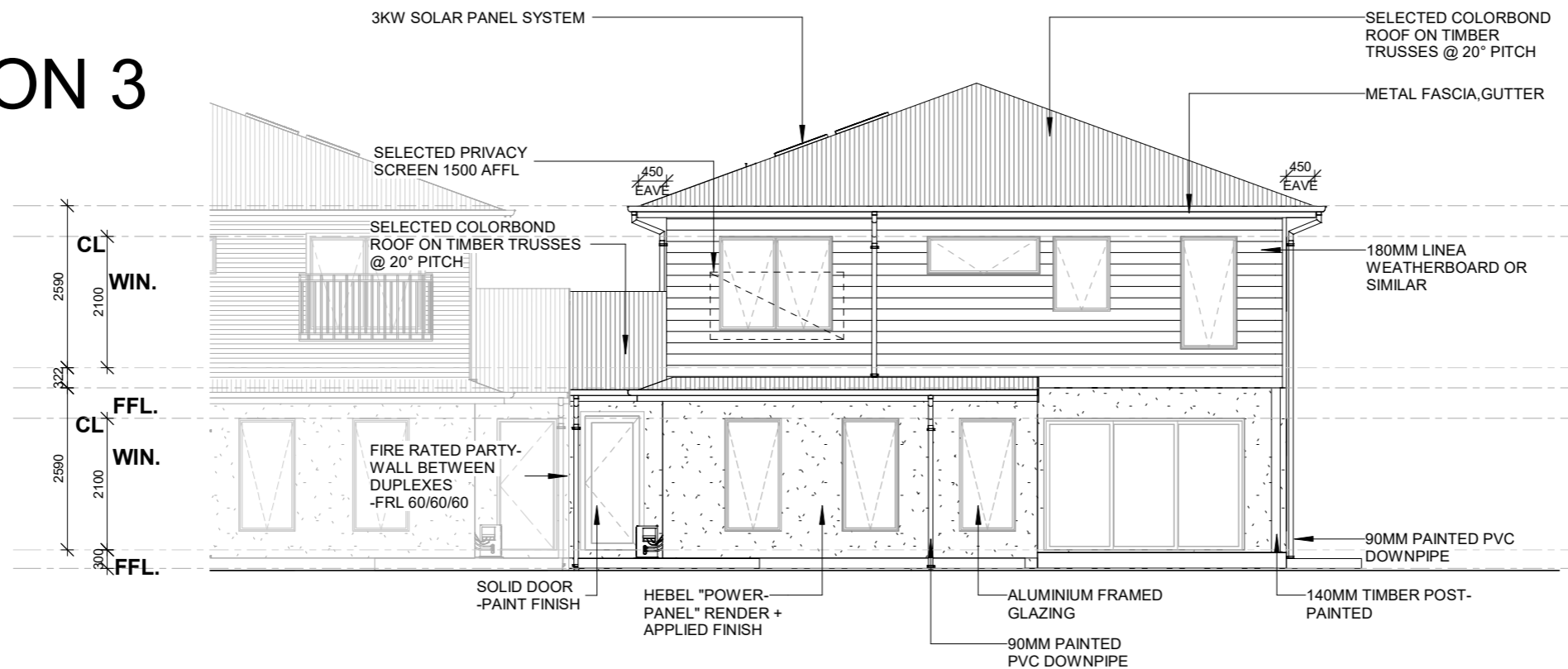
DRAWING REFERENCE No.				PLAN TITLE		DEVELOPMENT NAME		DRAWN	
<b>YA-X-XXX</b>				CARRABELLE		YAMBA NSW		JC	
				RH-STANDARD					
REV				ADDRESS		PROJECT NORTH		SHEET No.	
A				STANDARD DESIGN		LOT: LOT 2 & 3 DP833771		09	
				DATE		STREET: ORION DRIVE		17	
				BY		SUBURB: YAMBA			
				JC		P.CODE: 2464		STATE: NSW	

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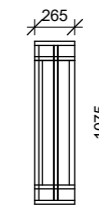
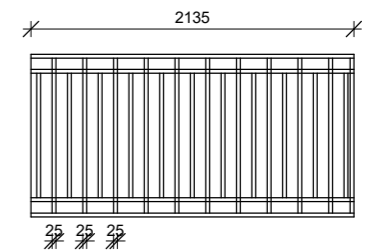


# ELEVATION 3

SCALE 1:100



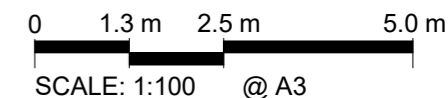
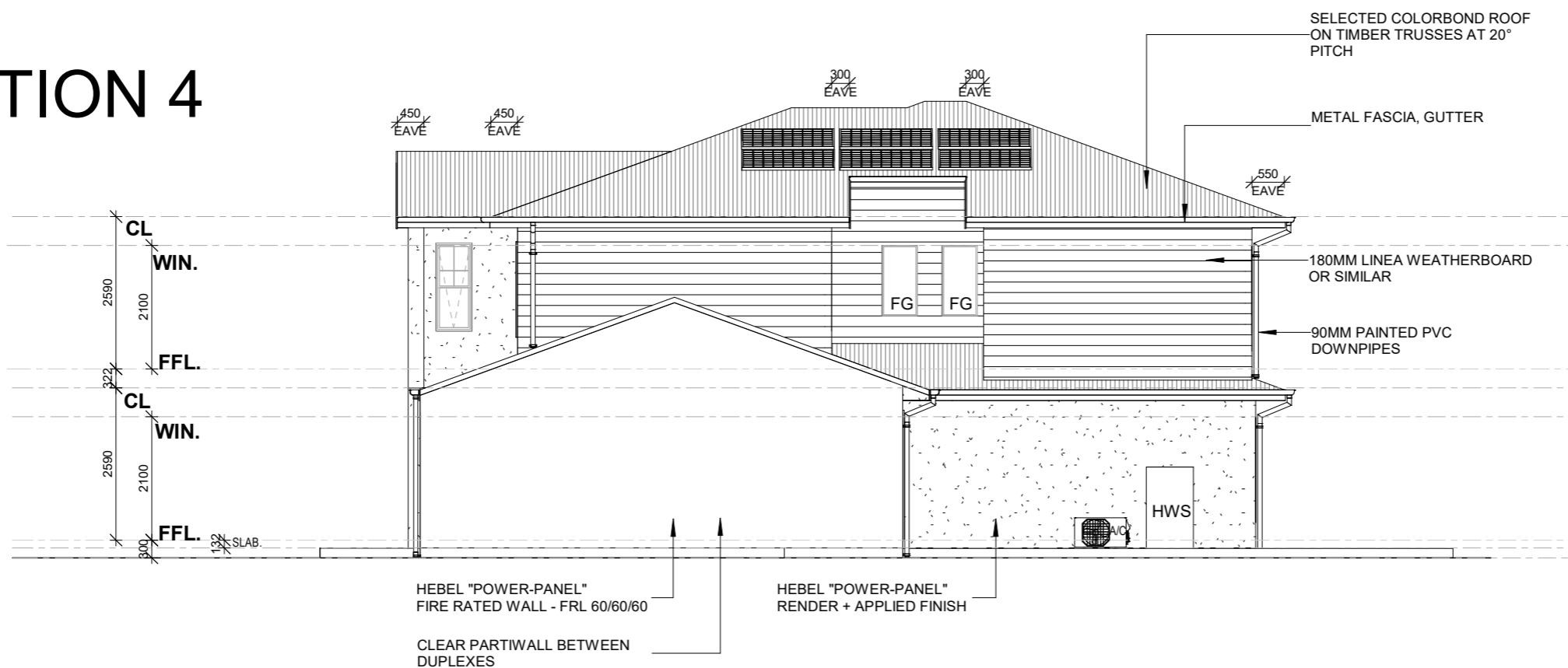
FINISH-POWDER COATED ALUMINIUM



PRIVACY SCREEN DETAIL 1:50

# ELEVATION 4

SCALE 1:100



## ELEVATIONS 1:100

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DRAWING REFERENCE No.				PLAN TITLE	DEVELOPMENT NAME	DRAWN
<b>YA-X-XXX</b>				CARRABELLE	YAMBA NSW	JC
				RH-STANDARD		
REV	COMMENTS	DATE	BY	ADDRESS		PROJECT NORTH
A	STANDARD DESIGN	01/06/21	JC	LOT:	LOT 2 & 3 DP833771	10 17
				STREET:	ORION DRIVE	
				SUBURB:	YAMBA	
				P.CODE:	2464 STATE: NSW	

PH: 07 5552 1300 FAX: 075552 1399  
Email: info@palmlake.com.au  
Website: www.PalmLakeResort.com.au

**NOTES**  
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LIFT OFF HINGES TO WC DOORS AS REQUIRED

INTERNAL LIGHT FITTINGS- AT LEAST 80% OF FITTINGS TO HAVE FLURO OR OTHER APPROVED ENERGY SAVING GLOBES.

PROVIDE 50mm FLOOR SETDOWN TO SHOWER RECESS ONLY

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TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1

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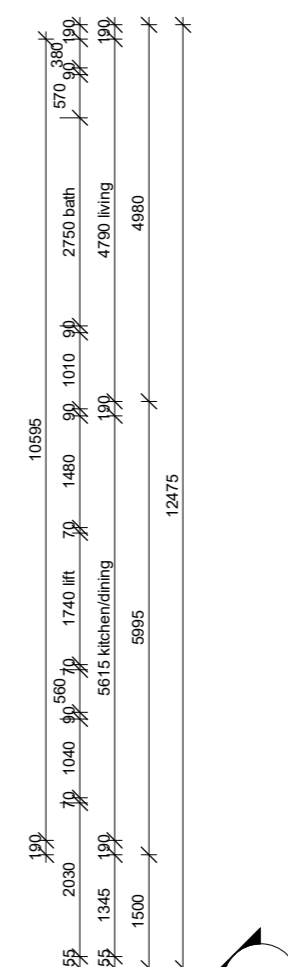
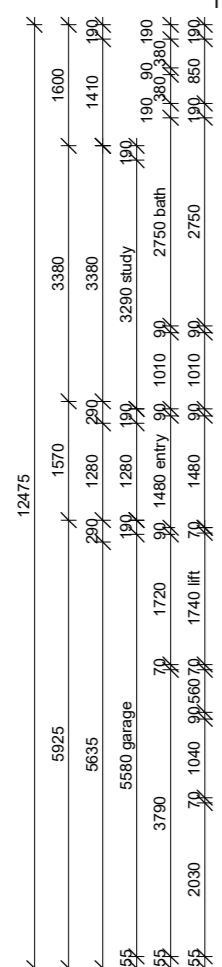
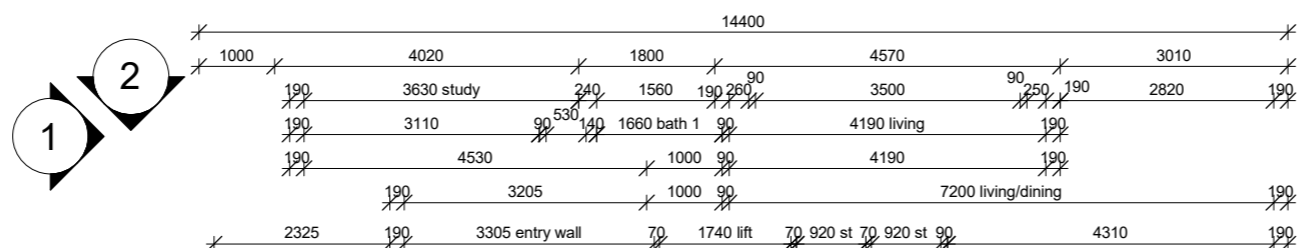
**AREA ANALYSIS**

GROUND FLOOR	:100.27 S <sub>QM</sub> .
FIRST FLOOR	:123.82 S <sub>QM</sub> .
GARAGE	:36.81 S <sub>QM</sub>
ALFRESCO	:17.21 S <sub>QM</sub>
PORCH	:1.94 S <sub>QM</sub> _

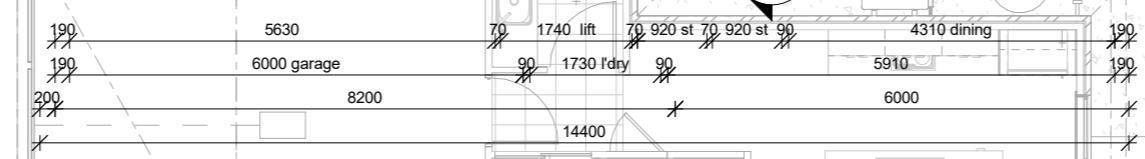
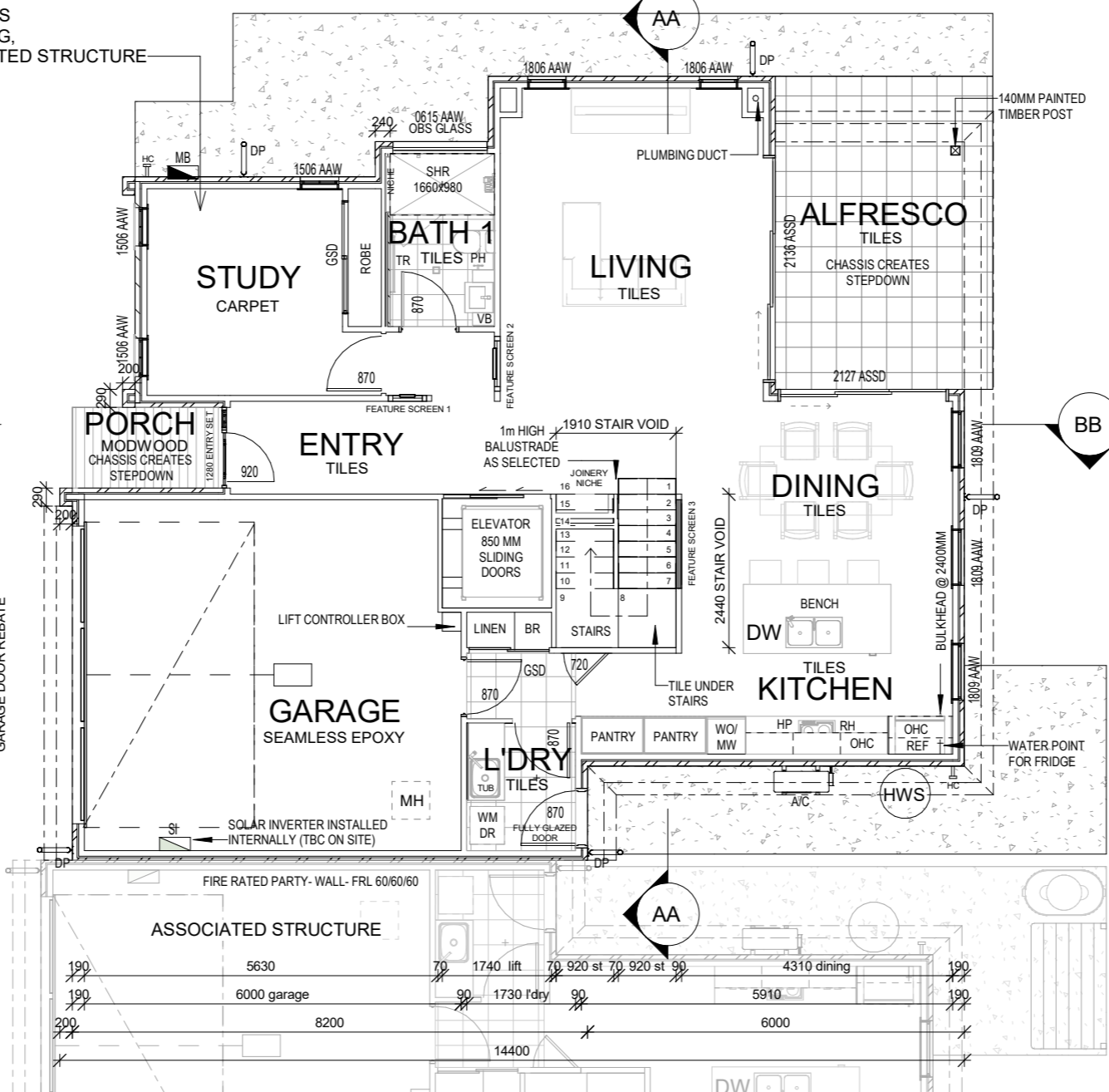
GROUND FLOOR TOTAL	:156.23 S <sub>QM</sub> .
TOTAL	:280.05 S <sub>QM</sub> .

**GROUND FLOOR 1:100**

**PRELIMINARY DRAWING  
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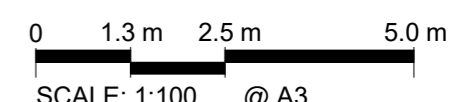


COMPLIANCE PLATES  
1 FOR THE DWELLING,  
1 FOR THE ASSOCIATED STRUCTURE



	A / C UNIT		MAN HOLE
	HOT WATER SYSTEM	TR	TOWEL RAIL
	TAP - OUTDOOR	VB	VANITY BASIN
	DOWN PIPE	WC	TOILET
	METERBOX	SHR	SHOWER
	SOLAR INVERTER	WM	WASHING MACHINE
		DW	DISH WASHER
		GSD	GLASS SLIDING DOOR
		MSD	MIRROR SLIDING DOOR

**FLOOR PLAN LEGEND**



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PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.			
<b>YA-X-XXX</b>			
REV	COMMENTS	DATE	BY
A	STANDARD DESIGN	01/06/21	JC

PLAN TITLE	DEVELOPMENT NAME	DRAWN
MALABAR	YAMBA NSW	JC
RH-STANDARD		
ADDRESS		SHEET No.
LOT:	LOT 2 & 3 DP833771	03 / 17
STREET:	ORION DRIVE	
SUBURB:	YAMBA	
P.CODE:	2464 STATE: NSW	

PH: 07 5552 1300 FAX: 075552 1399  
Email: info@palmlake.com.au  
Website: www.PalmLakeResort.com.au

**NOTES**  
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INTERNAL LIGHT FITTINGS - AT LEAST 80% OF FITTINGS TO HAVE LED OR OTHER APPROVED ENERGY SAVING GLOBES.

TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1

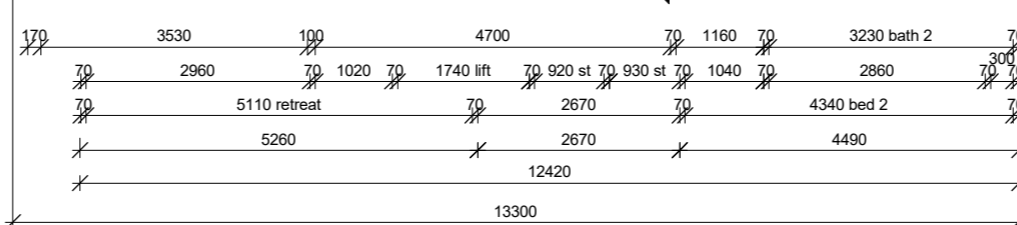
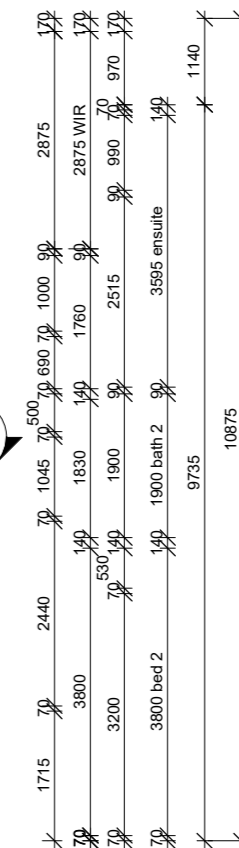
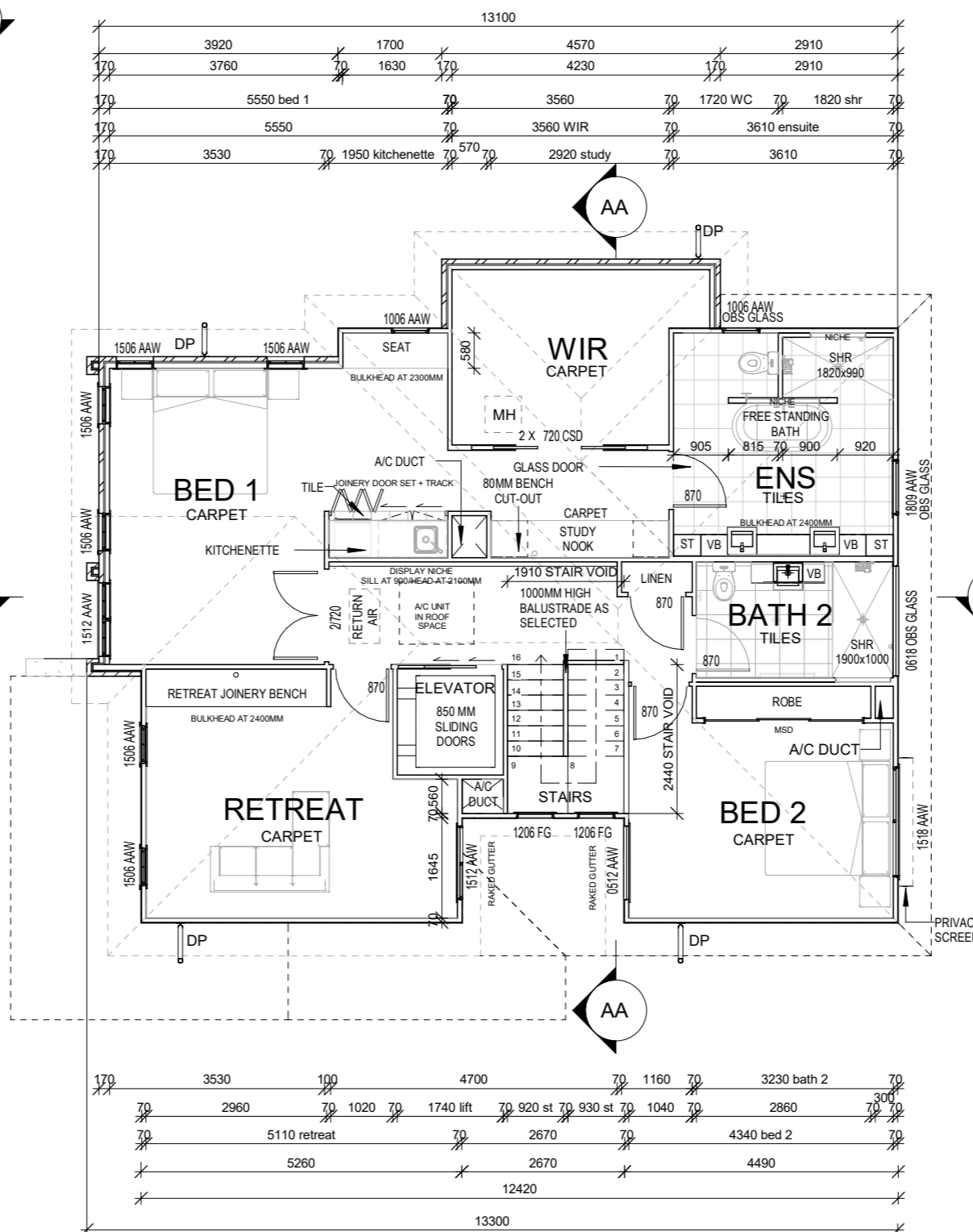
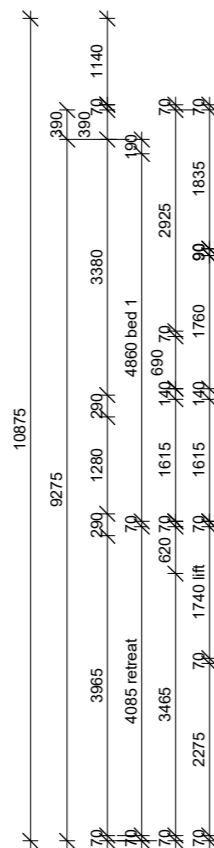
PROVIDE VENTILATION TO ROOF BY VENTING EAVES AS PER BCA CLAUSE 3.12.1.2. (b)(ii)(a) OR VENTILATORS AS PER BCA CLAUSE 3.12.1.2 (b)(ii)(B)

	A / C UNIT		MAN HOLE
	HOT WATER SYSTEM		TOWEL RAIL
	TAP - OUTDOOR		VANITY BASIN
	DOWN PIPE		TOILET
	METERBOX		SHOWER
	SOLAR INVERTER		WASHING MACHINE
			DISH WASHER
			GLASS SLIDING DOOR
			MIRROR SLIDING DOOR

**FLOOR PLAN LEGEND**

**AREA ANALYSIS : PER UNIT**

GROUND FLOOR	:100.27 SQM.
FIRST FLOOR	:123.82 SQM.
GARAGE	:36.81 SQM
ALFRESCO	:17.21 SQM
PORCH	:1.94 SQM
TOTAL	:280.05 SQM



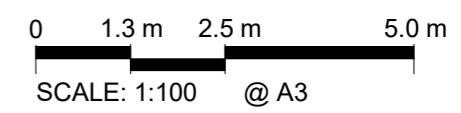
**FIRST FLOOR 1:100**

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LAWSON ST SOUTHPORT QLD 4215  
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.			
<b>YA-X-XXX</b>			
REV	COMMENTS	DATE	BY
A	STANDARD DESIGN	01/06/21	JC

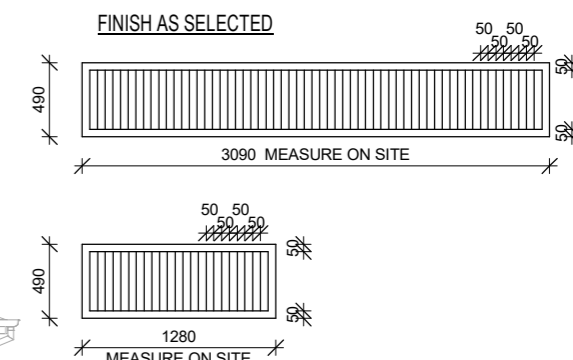
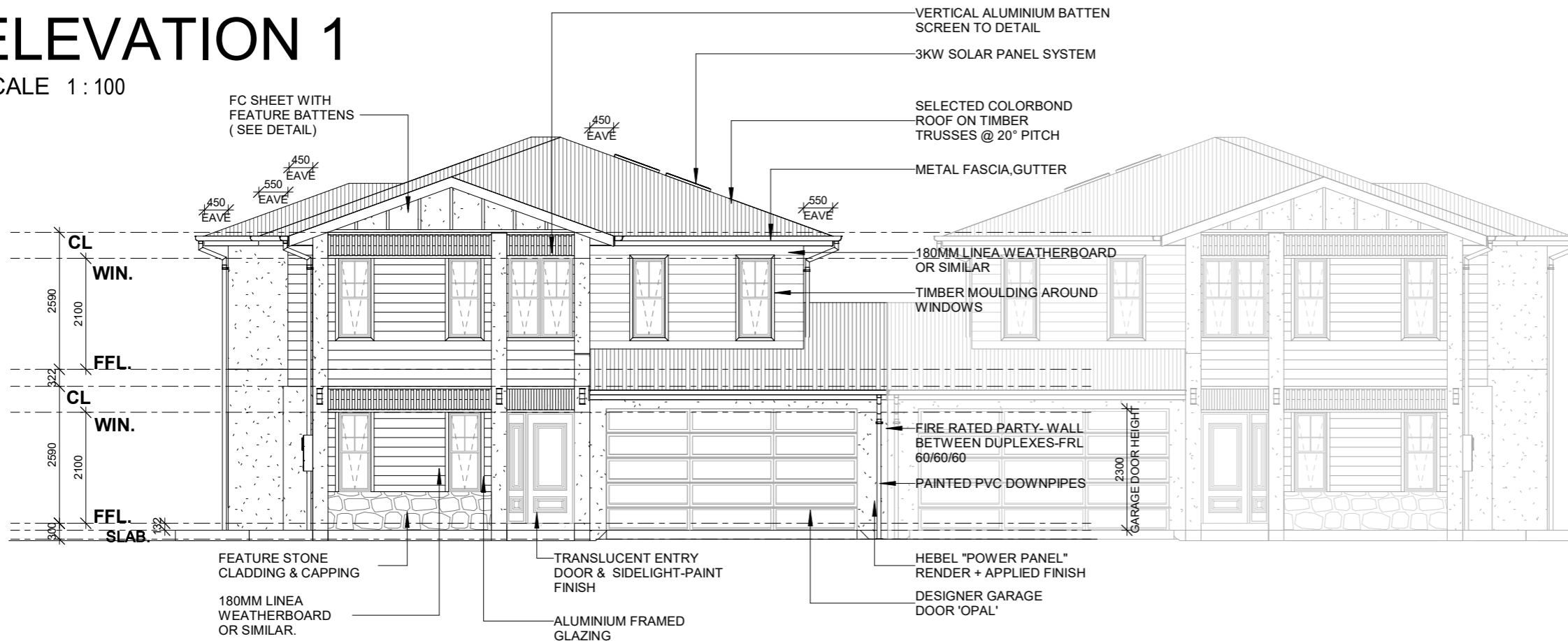
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MALABAR		YAMBA NSW		JC	
RH-STANDARD					
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LOT:	LOT 2 & 3 DP833771			04 / 17	
STREET:	ORION DRIVE				
SUBURB:	YAMBA				
P.CODE:	2464	STATE:	NSW		



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Email: info@palmlake.com.au  
Website: www.PalmLakeResort.com.au

# ELEVATION 1

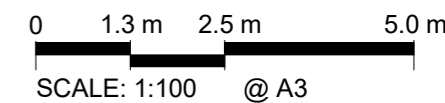
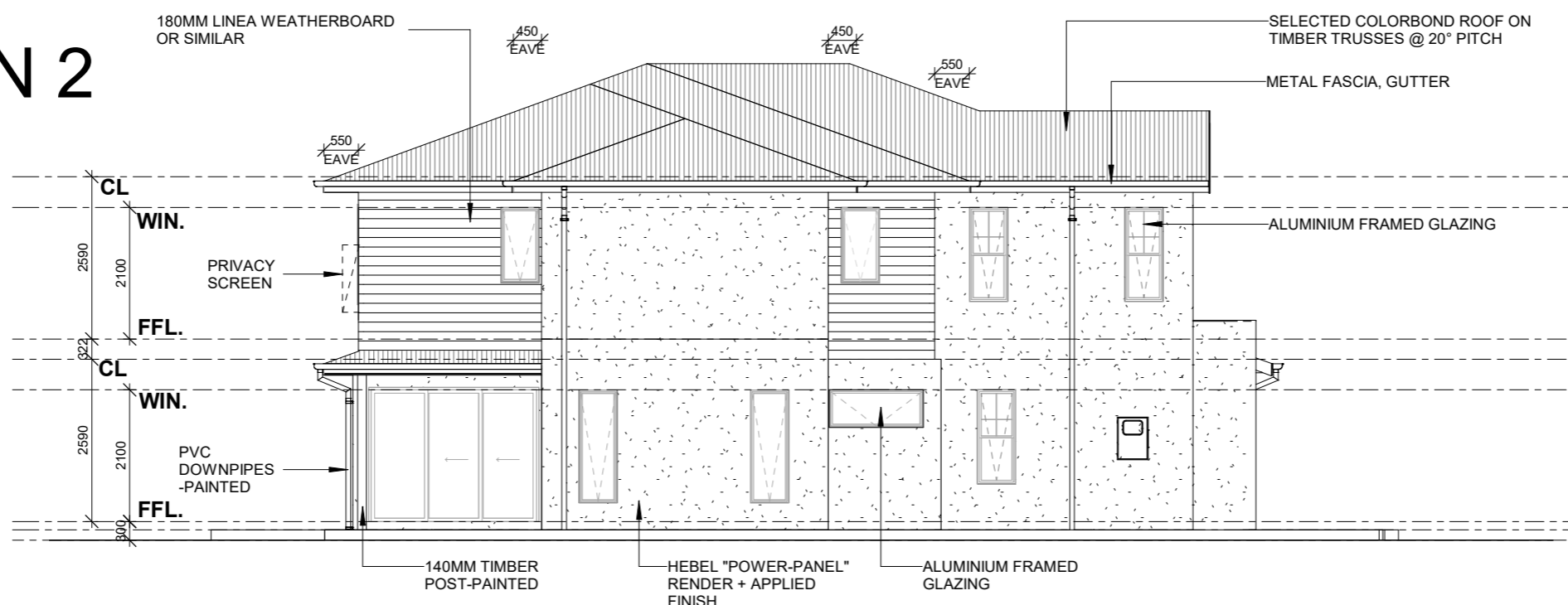
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ALUMINIUM BATTEN SCREEN DETAIL 1:50

# ELEVATION 2

SCALE 1:100



## ELEVATIONS 1:100

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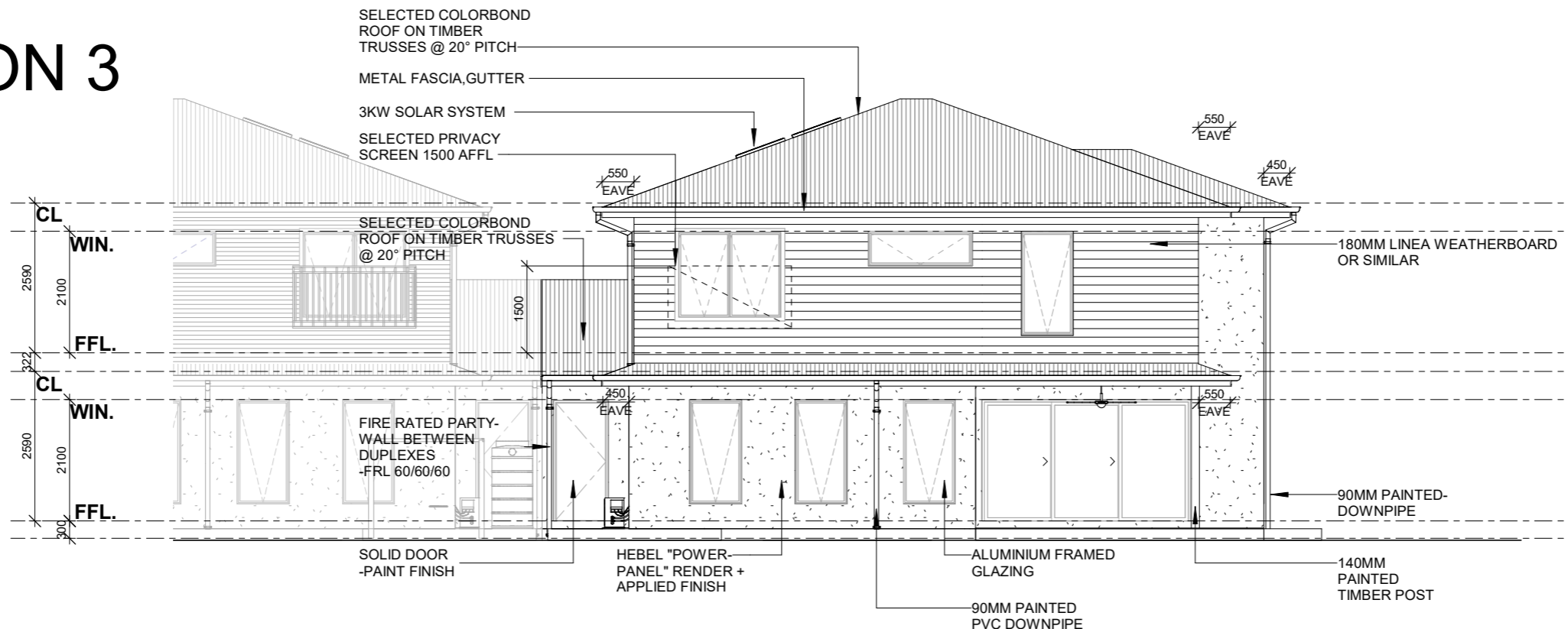
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SOUTHPORT CENTRAL TOWER 3  
LAWSON ST SOUTHPORT QLD 4215  
PO BOX 10479 SOUTHPORT BC QLD 4215

DRAWING REFERENCE No.				PLAN TITLE		DEVELOPMENT NAME		DRAWN	
<b>YA-X-XXX</b>				MALABAR		YAMBA NSW		JC	
				RH-STANDARD					
REV				ADDRESS		PROJECT NORTH		SHEET No.	
A				STANDARD DESIGN		LOT: LOT 2 & 3 DP833771		09 / 17	
				DATE		STREET: ORION DRIVE			
				BY		SUBURB: YAMBA			
				JC		P.CODE: 2464 STATE: NSW			

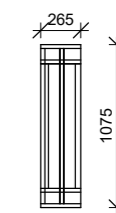
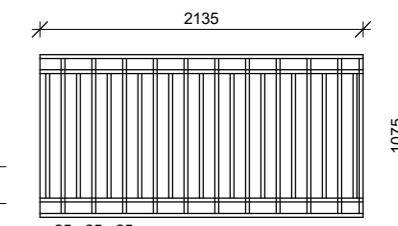
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# ELEVATION 3

SCALE 1:100



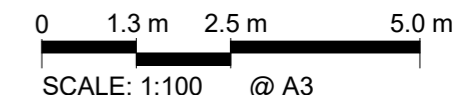
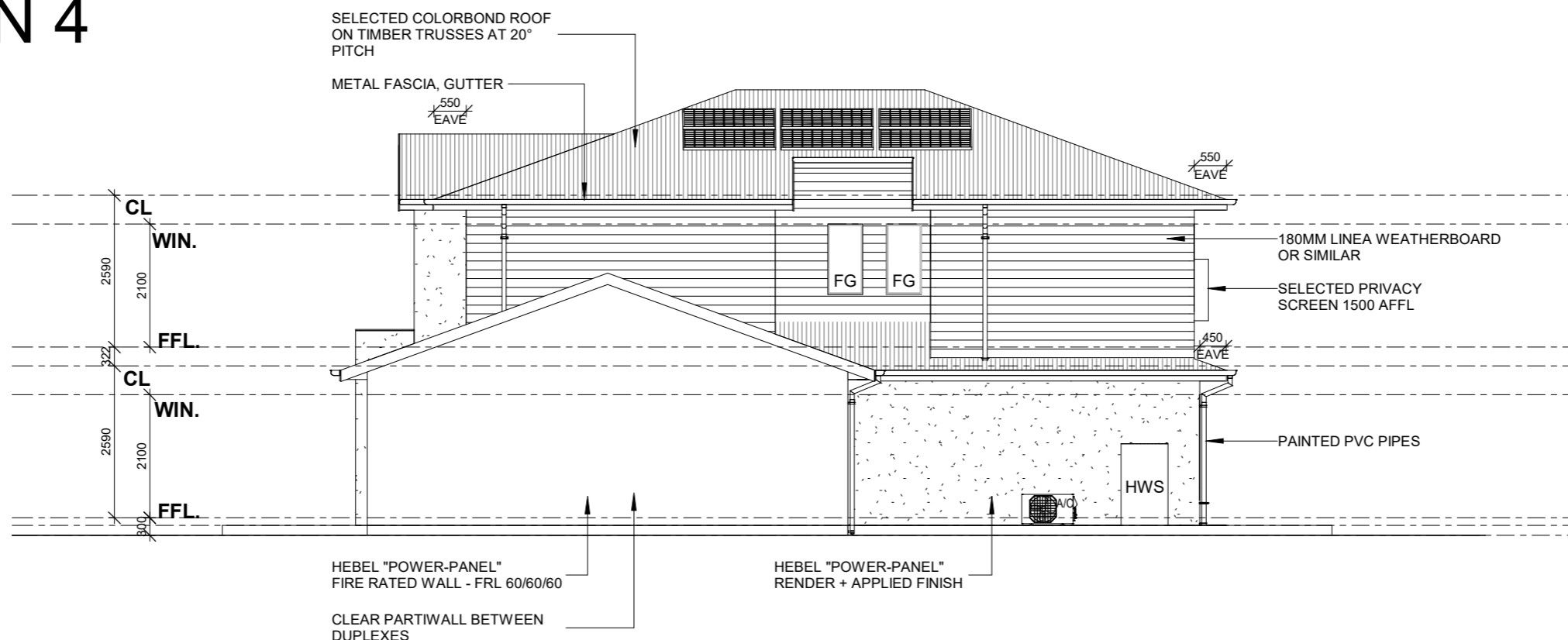
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PRIVACY SCREEN DETAIL 1:50

# ELEVATION 4

SCALE 1:100



## ELEVATIONS 1:100

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DRAWING REFERENCE No.

**YA-X-XXX**

PLAN TITLE

MALABAR  
RH-STANDARD

DEVELOPMENT NAME

YAMBA NSW

DRAWN

JC

REV	COMMENTS	DATE	BY
A	STANDARD DESIGN	01/06/21	JC

ADDRESS		PROJECT NORTH	SHEET No.
LOT:	LOT 2 & 3 DP833771		10
STREET:	ORION DRIVE		17
SUBURB:	YAMBA		
P.CODE:	2464	STATE:	NSW



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# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Development Application for Minor Amendments to Current  
Development Consent DA2007/0884**

**Orion Drive, Yamba (Lots 2 & 3 DP833711)**

30 April 2021

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## Application Snapshot

**Table 1 – Development Details**

<b>Address</b>	Orion Drive, Yamba & 3 Orion Drive, Yamba
<b>Property (Lot) Description</b>	Lot 2 on DP833711
	Lot 3 on DP833711
<b>Combined Site Area</b>	4.1ha
<b>Application Type</b>	<i>S4.55 Modification</i> to Development Consent DA2007/0884 – Minor Amendments to Update The Resort Layout and Design
<b>Zoning Designation</b>	R2 - Low Density Residential
<b>Land Owner</b>	Palm Lake Resort Pty Ltd
<b>Applicant</b>	Palm Lake Works Pty Ltd
<b>Applicant's Address</b>	PO Box 10479 Southport BC, QLD 4215
<b>Contact Person</b>	Alexander Elms
<b>Phone</b>	(07) 5552 1313
<b>Email</b>	alexandere@palmlake.com.au

### 1.0 Introduction

This *Section 4.55 Modification* application seeks to modify Development Consent DA2007/0884 for the following:

***Modify Development Consent under the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 – Make Amendments to Update Resort Layout and Design (DA2007/0884).***

The subject site is currently vacant and does not feature any improvements. This application seeks to modify minor elements of the 78 home seniors housing development previously approved over the subject site.

The proposed changes from the current Consent are detailed as follows:

- Amendments to the internal road layout;
- Redesign of clubhouse;
- Redesign of house types; and
- Removal of the caravan/boat storage facility to provide a third bio basin.

## 1.1 Proposal Overview

This *Statement of Environmental Effects* has been prepared in order to support the Development Application for Orion Drive, Yamba, which is seeking to modify consent DA2007/0884 for the purposes of updating the development layout and design. Such modification will allow the resort to deliver a more effective response to the ageing population and market trends.

## 1.2 Report Scope

This report includes a *Site Analysis* of Lot 2 and 3 on DP833711 and a detailed *Proposal Description* of the planned development. It has been prepared in order to accompany the Modification to the Development Application. The report addresses matters that are required to be considered by the modification, including the proposed changes to the conditions of DA2007/0884 and detailing the proposal's continued compliance with regulatory items.

The proposed development is considered to comply with all the relevant assessment benchmarks, with the proposed design changes considered to deliver quality housing for the Yamba locale.

## 2.0 Pre-Lodgement Meeting

A pre-lodgement meeting was held on 25 February 2020 in order to discuss the proposed amendments to the internal road layout, redesign of clubhouse, redesign of house types, and removal of the caravan/boat storage facility to provide a third bio basin.

The pre-lodgement meeting also assisted in confirming further information regarding council requirements for the proposed development. *Table 2* identifies the specifications which council require in order to assess the proposed development.

**Table 2 – Meeting Summary**

Key Discussion Point	Comment	Response
Environment	Aboriginal Heritage – Please complete and submit with the application an Aboriginal Heritage Due Diligence Assessment, including (but not limited to) an AHIMS Search.	AHIMS Search 1 & 2 have been provided within <i>Appendix Items F &amp; G</i> .
	Biodiversity – Council understands that the biodiversity offsets obligations associated with the original proposal have been satisfied, via a contribution. This offsets the loss of the native vegetation and wetland area previously cleared on-site. No additional clearing of native vegetation is required.	Noted.
	Contamination – Please provide a suitably prepared contamination assessment (i.e. a Preliminary Site Investigation, National Environmental Protection (Assessment of Site Contamination) Measure) assessing the site for potential or actual contamination and demonstrating the site is considered suitable for its proposed use.	Contamination Assessment has been provided within <i>Appendix Item N</i> .

Key Discussion Point	Comment	Response
	<p>The site is mapped as Class 2 Acid Sulfate Soils and Clause 7.1 of the LEP will need to be addressed in an application. All excavated natural materials must be treated in general accordance with the Management Guidelines detailed within the “Acid Sulfate Soil Manual, Acid Sulfate Soil Management Advisory Committee, August 1998”. Agricultural lime must be applied (and incorporated into the soil) at a rate of 50kg/m<sup>3</sup> of soil.</p>	<p>Refer to the <i>Acid Sulphate Soil Management Plan</i> attached within <i>Appendix Item M</i>.</p>
	<p>The impacts on the adjoining wetland areas will be considered in an application submitted to Council. Under <i>State Environmental Planning Policy (Coastal Management) 2018</i>, a consent authority must not grant consent for development including earthworks or the drainage of land unless the consent authority is satisfied that sufficient measures have been, or will be, taken to protect, and where possible enhance, the biophysical, hydrological and ecological integrity of the coastal wetland or littoral rainforest.</p>	<p>As demonstrated below, the proposal includes sufficient measures that will be taken to protect, and where possible enhance, the biophysical, hydrological and ecological integrity of the nearby wetland.</p>

Key Discussion Point	Comment	Response
Engineering	<p><b>Access to Considerations</b></p> <p>Access to the site is proposed from Orion Drive. Intersection of the development site and Orion Drive is to be designed in accordance with the relevant standard specified by condition 48 of the original consent.</p> <p>Upgrading of the intersection of Orion Drive and Yamba Road is to be provided in accordance with the requirements specified under condition 49 of the original consent. A traffic impact assessment will need to be prepared in order to determine the appropriate level of treatment to be provided at the intersection of Yamba Road and Orion Drive to demonstrate compliance with the requirements of condition 49. The traffic impact assessment should take into consideration any future development proposed to be serviced by the Orion Drive and Yamba Road intersection.</p> <p>As a result of surrounding development, it is required that a new intersection with Yamba Road is to be constructed in the form of a round-a-bout (concept plans to be provided) which would also have the potential to service the development through lot 2 DP 592312. Council would be open to discussion surrounding the possibility of terminating the existing Orion Drive intersection and providing new connection to Yamba Road via this new round-a-bout. However the applicant did indicate that this would not align with the proposed construction timeline. Council would see this augmentation of Orion Drive and shared access to Yamba Road as beneficial when considering potential future impacts of traffic and conflict between the new round-a-bout and close proximity of the existing Orion Drive intersection.</p> <p>A Pedestrian Access and Mobility Plan (PAMP) is to be provided with the modification application to show how the development will link to existing pedestrian facilities and infrastructure. It was discussed at the meeting the possibility of providing a footpath along the frontage of the development site to connect the existing footpath in Orion Drive, and the possibility of a pedestrian refuge island to provide a safe location for pedestrians to cross the road.</p>	<p>A turning path plan will be submitted to and approved by the certifying authority.</p> <p>Refer to Westera Partners drawing N18/124 TP dated October 2019.</p> <p>Refer to Bitzos Consulting Preliminary Construction Traffic Management Plan.</p> <p>Refer to the <i>Pedestrian Access and Mobility Plan (PAMP)</i> attached within <i>Appendix Item H</i>.</p>
	<p><b>Water / Sewer Headworks Contribution</b></p> <p>The demand a development places placed on Council's water and sewer infrastructure is expressed in terms of equivalent tenement (ET) where 1ET represents the</p>	Noted.

Key Discussion Point	Comment	Response
	<p>loading equivalent to a typical dwelling. Where the proposed development increases the loading, Council charges a capital contribution under Section 64 of the Local Government Act. The ET demand of the proposed development will be assessed as part of the application and will be determined in accordance with the Water Directorate Guidelines for determination of standard ET figures.</p> <p>Where there is a credit applying to the site for existing connections, this credit is deducted from the loading attributable to the proposed development, and the net amount is used to calculate the headworks contributions.</p> <p>Charges for the 2019-20 financial year are:</p> <ul style="list-style-type: none"> <li>• Water Headworks: \$4,898.00 per additional ET</li> <li>• Sewer Headworks: \$11,977.00 per additional ET</li> </ul>	
<p><b>Health and Building Requirements</b></p>	<p><b>General</b></p> <p>A Multi dwelling Basix Certificate can be provided for the whole of the development.</p> <p>Occupation Certificate can be issued for individual buildings under the one Construction Certificate.</p> <p>Section 68 approval will be required by Council.</p> <p>Hydraulics to be design by person registered with Fire Protection of Australia.</p> <ul style="list-style-type: none"> <li>• Building Class - 8 (factory) and 5 (office)</li> <li>• Rise in Storeys - 1</li> <li>• Type of Construction Required - Type C</li> <li>• Floor Area Limitations - (not applicable if buildings or fire compartments areas are less than 2,000m<sup>2</sup> or have a volume of less than 12,000m<sup>3</sup>).</li> </ul>	<p>Noted.</p>

Key Discussion Point	Comment	Response
	<p><b>Fire Protection</b></p> <p>If the buildings contain fire compartments greater than 500m<sup>2</sup> than a system of fire hydrants and fire hose reels will need to provide to service the building(s).</p> <p>Street hydrants may suffice in lieu of on-site hydrants if all parts of the buildings requiring fire hydrant coverage are within 90m of a street hydrant.</p> <p>External building walls within 3m of a side or rear boundary will need to be provided with a minimum 90/90/90 Fire Resistance Level (FRL).</p> <p>Any proposed internal walls designed to act as fire walls separating fire compartments will need to achieve a minimum 90/90/90 FRL.</p> <p>Buildings having a floor area greater than 300m<sup>2</sup> are generally required to be provided with an Exit and Emergency lighting system.</p> <p>All required egress doors will need to swing in the direction of egress.</p>	<p>Demonstrated compliance with such matters will be provided to council within varying stages of the development.</p>
	<p><b>Energy Efficiency Requirements</b></p> <p>Part J - Energy Efficiency of the BCA will apply to any buildings or parts of buildings likely to be air conditioned (e.g. offices).</p> <p>Part J 6 - Artificial Lighting and Power will apply to all buildings provided with artificial lighting and power.</p> <p>A part J consultant's compliance report will need to be submitted with the Construction Certificate application.</p>	<p>Demonstrated compliance with such matters will be provided to council within varying stages of the development.</p>
	<p><b>Plumbing and Drainage Requirements</b></p> <p>Fire hose reels will require a minimum 25mm water service Hydraulic details for all plumbing and drainage are to be submitted with the Construction Certificate application.</p> <p>Appropriate back flow prevention devices will be required to be installed to protect the public water supply.</p> <p>Council's sustainable water requirements will apply to all water outlets in the development (see Part F of the Industrial DCP).</p>	<p>Demonstrated compliance with such matters will be provided to council within varying stages of the development.</p>
	<p><b>Sanitary Facilities</b></p> <p>Sanitary facilities will need to be provided for all employees.</p> <p>Accessible sanitary facilities complying with AS1428.1 will need to be provided for persons with a disability.</p>	<p>Demonstrated compliance with such matters will be provided to council within varying stages of the development.</p>

Key Discussion Point	Comment	Response
	<p><b>Access for Persons with a Disability</b></p> <p>Access for persons with a disability will need to be provided to and within the building in accordance with the requirements of Part D3 of the Building Code Australia.</p> <p>Parking spaces for persons with a disability will need to be provided.</p>	Demonstrated compliance with such matters will be provided to council within varying stages of the development.
	<p><b>Site Civil Works</b></p> <p>All on site civil works are to be detailed on the Construction Certificate plans.</p>	Noted.
<b>Trade Waste Approval</b>	An approval to discharge liquid trade waste is required if the development proposes to discharge liquid trade waste to Council's sewer. The applicant is required to submit the Liquid Trade Waste Application form for assessment to determine compliance with Council's Liquid Trade Waste Policy.	Demonstrated compliance with such matters will be provided to council within varying stages of the development.

### 3.0 Site Analysis

#### 3.1 Subject Site & Adjoining Development

The subject site – Lot 2 and 3 (Orion Drive, Yamba) has been approved for the development of a Seniors Housing estate. *Table 3* below provides further detail, including the lot sizes, zones, current uses and proposed uses for each individual property.

**Table 3 – Property Details**

Street Address	Lot Description	Land Area (m <sup>2</sup> )	Zone	Current Use	Proposed Use
Orion Drive, Yamba	Lot 2 on DP833711	11,345m <sup>2</sup> (1.134ha)	R2 – Low Density Residential	Vacant Land	Seniors Living Estate
3 Orion Drive, Yamba	Lot 3 on DP833711	30,338m <sup>2</sup> (3.033ha)	R2 – Low Density Residential	Vacant Land	Seniors Living Estate
<b>Total Area</b>		41,683m <sup>2</sup> (4.168ha)			

The subject site is currently vacant and was recently cleared under the existing Development Application and Construction Certificate. A portion of vegetation remains within the north eastern corner of the site, with this portion of the subject site not forming part of the development footprint. After the removal of vegetation, the site was grassed to support dust suppression and stormwater retention. The subject site is relatively level, though it features a small earth mound in the centre of the site.

The site is currently accessed via a single informal crossover in the southern corner of the site. The site was previously improved by a shed as depicted in the below aerial image. Since the latest aerial image taken in 2016, the shed has been demolished and removed. *Figure 1* includes an aerial description of the subject site.

**Figure 1 – Subject Site**



**Source:** (Nearmap, 2016).

*Figure 2* and *Figure 3* show recent images of the subject site, whilst also providing insight into the topography, cleared areas and remaining vegetation.



**Figure 2 – Subject Site Photo (25.2.20)**



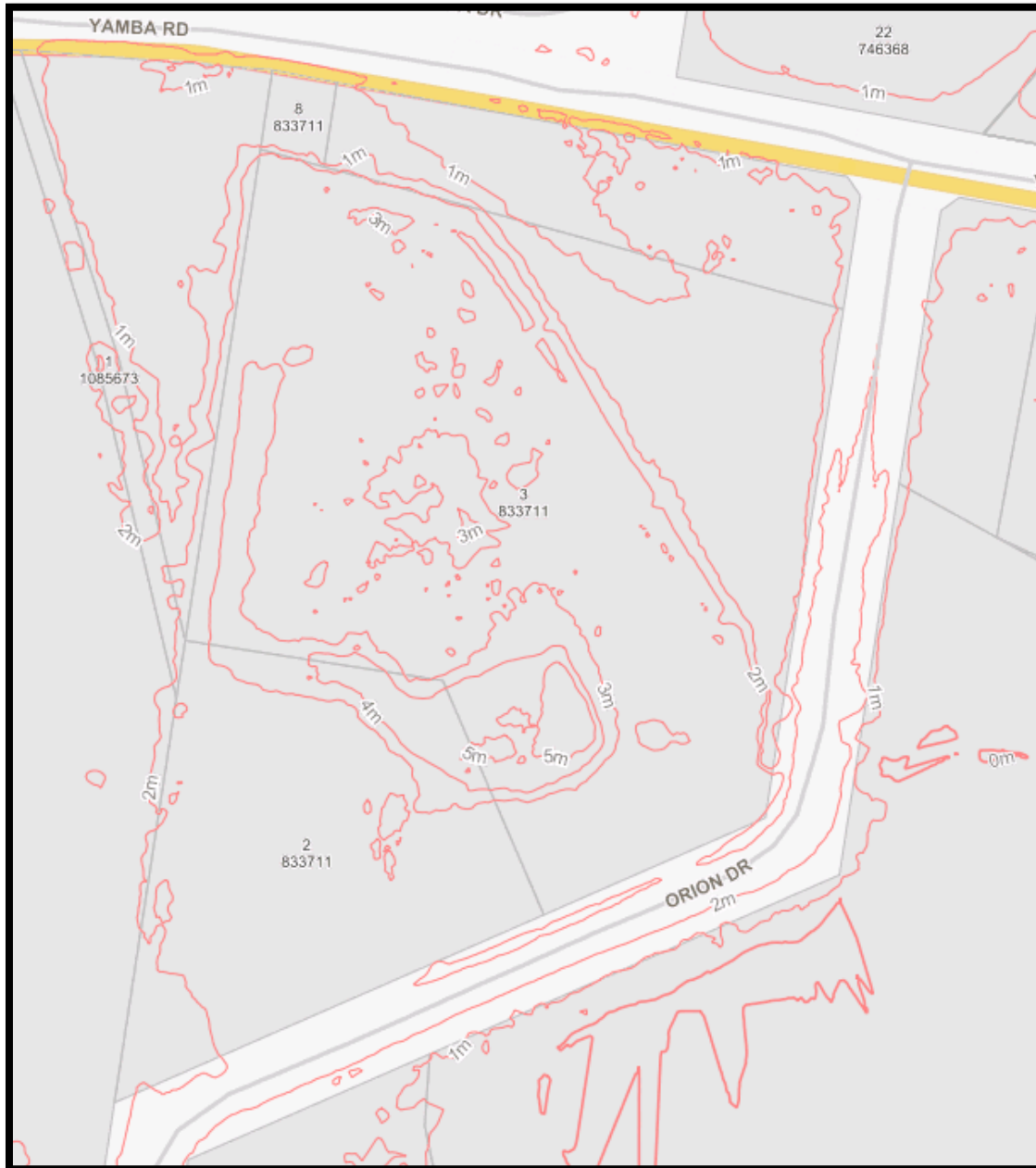
**Figure 3 – Subject Site Photo (25.2.20)**



### 3.3 Topography

The site's natural topography includes a rise in elevation from 2m on the western, eastern and southern lot boundaries to 5m in the centre. The northern boundary rises from 1m. Small mounds scattered throughout the site see increased changes to a maximum height of 3m. The main central mound drops relatively quickly toward the southern boundary (Orion Drive). Refer to *Figure 5* for a further detailed description of the site's natural topography.

**Figure 5 – Subject Site's Natural Topography**



**Source:** (Clarence Valley Council, 2020).

### 3.4 Surrounding Area

The subject site is surrounded by predominantly residential lots and vacant land. The surrounding residential developments consist of cottages and independent brick dwellings.

The surroundings of the subject site currently feature both low density residential housing and vacant lots.

Generally, the character of the area is reflected through the urban settlements located to the south-east of the subject site. The immediate surrounds of the site consist of low rise, single and double storey buildings made from a variety of materials and time periods. Details of the status of adjoining parcels of land can be found within Table 4 below.

**Table 4 – Boundary Description**

Boundary	Description
North	The northern boundary of the subject site adjoins Yamba Road. Further north a residential canal subdivision is under construction.
East	The eastern boundary of the subject site adjoins Orion Drive.
South	The southern end of the site also meets Orion Drive.
West	The western boundary of the subject site adjoins two properties, one heavily vegetated, the other predominantly cleared and featuring a dwelling house.

### 3.5 Public Transport

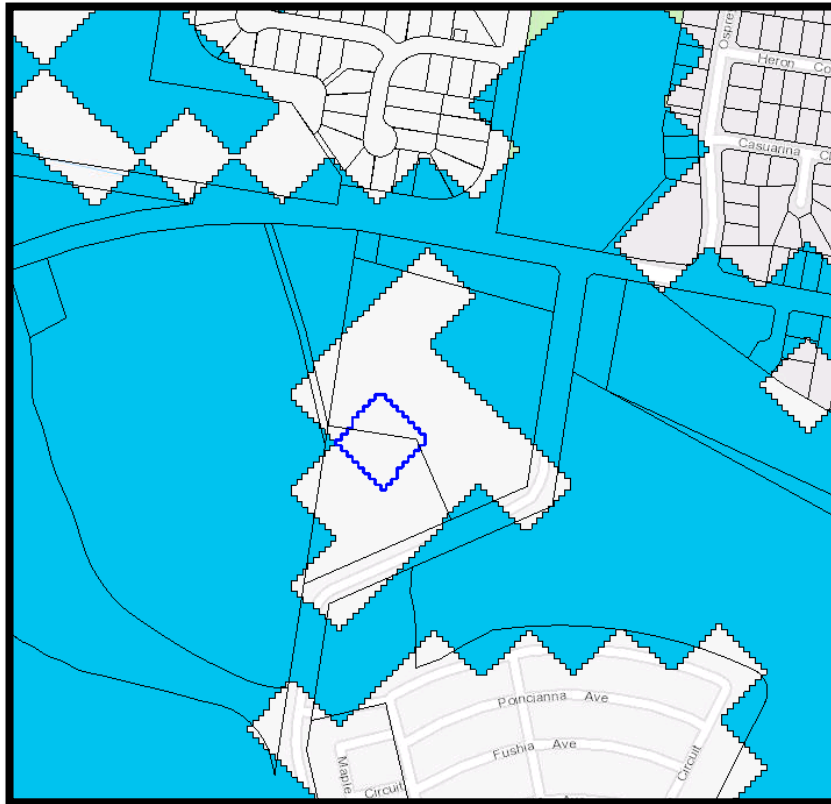
Bus Routes do service Yamba from Maclean, Angourie and Iluka directly. These services can also connect individuals and groups to a variety of locations via both train and bus, including Grafton, Lismore, Evans Head and Coffs Harbour.

### 3.6 Overlays

#### 3.6.1 Flood Planning

Part of the subject site is located within a Flood Planning Overlay, as specified by the *Clarence Valley Local Environmental Plan 2011* inside the map in *Figure 6*.

Refer to *Civil Engineering Plans* attached within *Appendix Item L*.

**Figure 6 – Flood Planning Overlay**

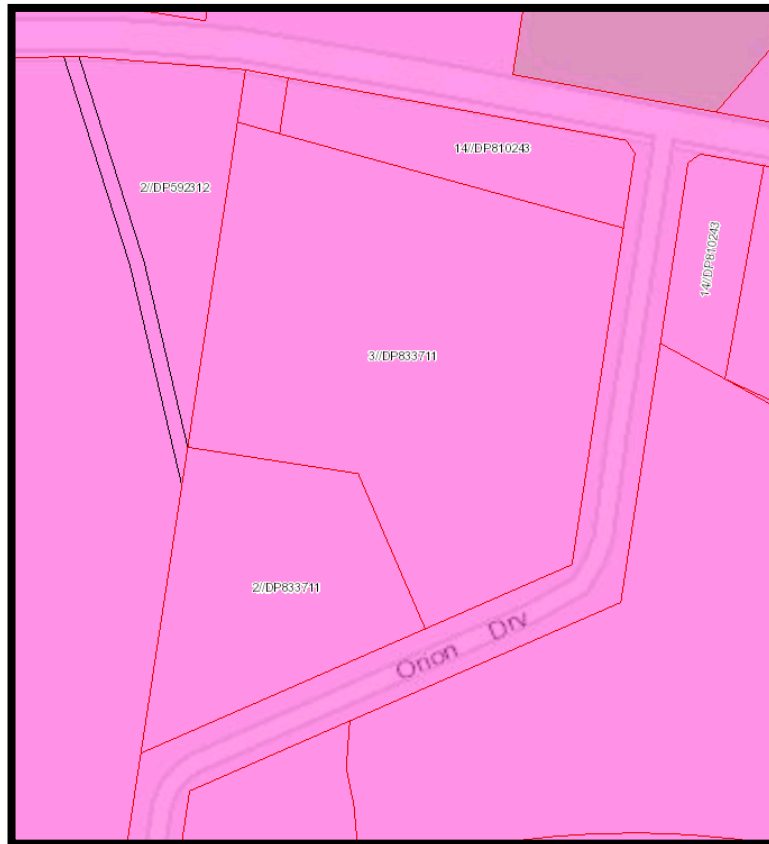
**Source:** (NSW Government, 2020).

The site will be filled to different PAD Levels in order to facilitate the development. The Clubhouse will retain a PAD Level of RL2.95m with the remainder (housing and road network) to be filled to between RL2.4m to RL3.2m.

The proposed development will drain into three (3) different bio-retention systems located along the eastern and southern boundaries. Major flows will be directed to the natural low point of the site, being the central drainage system and drain to the retention basins.

### 3.6.2 Acid Sulphate Soils

ENV Solutions have been engaged in order to produce an Acid Sulphate Soils Assessment and Management Plan (ASSMP) (Refer to **Appendix M**), given the site is currently mapped as possibly containing Class 2 Acid Sulphate Soils under the *Clarence Valley Council Local Environmental Plan* (LEP) (Refer to **Figure 7** below).

**Figure 7 – Acid Sulphate Soils**

**Source:** (NSW Government, 2020).

This investigation found that the site contains different levels of acid sulphate soils throughout. As stated within, the site will require trenching and sub-surface pits to be excavated along specific portions of the site in order to construct underground services relating to site based infrastructure. This excavation will vary in depths from 1.2 mBGL and 4.0mBGL. The management of treated ASS materials will be undertaken in accordance with the *NSW EPA Waste Classification Guidelines; Part 4: Acid Sulphate Soils*, and all other applicable EPA guideline documents. All treated excavated material that is surplus to the construction works will be disposed of as waste to a nominated landfill, or beneficially re-used as fill material offsite under a specific exemption granted by EPA in accordance with the *NSW Resource Recovery framework*.

The ASSMP sets out the methodology and results of an ASS investigation conducted by ENV Solutions at the subject site to evaluate ASS conditions. Together with treatment works and management procedures to be adopted during the proposed earthworks, the ASSMP is found to support the development proposal over Lot 2 and 3 DP833711.

### 3.7 Cultural Heritage

The subject site is currently vacant and has no signs of previous development over the site.

An AHIMS search revealed no Aboriginal sites or places are recorded or declared in or near the subject site (**Appendix F & G**). It is therefore determined that it would be unlikely for the subject site to hold any Aboriginal significance where the potential of finding Aboriginal objects is considered remote.

### 3.7 Earthworks

The subject site is required to be filled to ensure future residential development complies with flooding requirements. A selected area of the site encompassing 26,8963m<sup>2</sup> of space will be filled with 12,257m<sup>3</sup>, whilst 7,127m<sup>2</sup> of separate space will be cut. This will result in the removal of 4,969m<sup>3</sup>. Please refer to the Civil Engineering Drawings prepared by Westera Partners (**Appendix L**) for further information regarding the proposed Earthworks Plan.

Stockpiling will occur during any excavation works where required. Run-off from all areas where the natural surface is disturbed, including access ways and stockpile areas, will be prevented from entering the drainage system with suitable erosion and sediment control measures.

All works will be undertaken in accordance with the approved Erosion and Sediment Control Measures Plan and Stormwater Management Plan.

### 3.8 Traffic, Access & Parking

Access to the proposed development will be through the main entrance. It is considered this access point will have no negligible impact upon Orion Drive.

Resident parking is provided in each detached dwelling in the form of a secure double lock up garage. Further to this, multiple visitor car parking spaces have been provided throughout the development.

## 4.0 Proposal Description

This *Statement of Environmental Effects* and Development Application seeks Clarence Valley Council's approval for Development Consent under the *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* to make Amendments to Update Resort Layout and Design (DA2007/0884). The proposed changes are minor in nature and result in the development being 'substantially the same' as the approved development. Confirmation that this application could be lodged as a *Section 4.55 Modification* was provided by Council in the Pre-Lodgement Meeting held on the 25<sup>th</sup> of February, 2020. Please refer to **Appendix E** for a copy of the meeting minutes.

The proposed changes include the following:

- 
- Amendments to the internal road layout;
  - Redesign of clubhouse;
  - Redesign of house types; and
  - Removal of the caravan/boat storage facility to provide a third bio basin.

We note that this application seeks to maintain the approved development density, consisting of 78 home sites and occupies the same land area and development footprint as the previous Development Consent (DA2008/0884).

## **5.0 Proposed Changes to Conditions**

It is recommended the *S4.55 modification* adapt a new approval layout as suggested by the sections below. Adaptation of the modified conditions will allow for a coherent assessment of the development proposal against current legislation. The original conditions should be reordered accordingly.

**Section 1** – General Advices to Applicant

**Section 2** – General Conditions

**Section 3** – Prior to the Issue of a Construction Certificate (Section 138) External Works

**Section 4** – Prior to the Issue of a Construction Certificate for Internal Civil Works

**Section 5** – Prior to the Commencement of Work

**Section 6** – Conditions to be satisfied during Development Work

**Section 7** – Prior to the Issue of an Occupation Certificate

**Table 5 – General Advices to Applicant**

Section 1 – General Advices to Applicant		
Advice	Description	Proposed Change to Advice
1	No construction is to be commenced until a Construction Certificate has been issued.	N/A
2	The following Information shall be submitted to the Council or Principal Certifying Authority prior to issue of a Construction Certificate: <ul style="list-style-type: none"> <li>a) Home Owners Warranty Certificate or copy of the Owner Builder Permit</li> <li>b) Structural Engineers details for footings/slabs/structural steel/tie downs and bracing.</li> <li>c) The name and licence number of the builder.</li> </ul>	<b>AMEND ADVICE 2</b> The following Information shall be submitted to the Council or Principal Certifying Authority prior to issue of a Construction Certificate <b>for houses</b> : <ul style="list-style-type: none"> <li>a) Home Owners Warranty Certificate or copy of the Owner Builder Permit</li> <li>b) Structural Engineers details for footings/slabs/structural steel/tie downs and bracing.</li> <li>c) The name and licence number of the builder.</li> </ul>
3	The Environmental Planning and Assessment Act 1979 now makes it possible for applicants seeking the issue of a construction certificate to obtain these documents from either Council or a private certifier who is accredited as a Principal Certifying Authority.	N/A
4	A private certifier acting as a Principal Certifying Authority who issues a construction certificate must forward a copy of the certificate along with a copy of the plans to which the certificate relates, to Council at least two days before work commences on the development.	N/A
5	Any contributions must be paid to Council prior to a construction certificate being issued.	N/A
6	Prior to work commencing on a development the applicant must notify Council of the name of the Principal Certifying Authority and give notice to Council of their intention to commence work on the development. Such notice shall be in the form of Form 7 of the Regulation and must be submitted to Council at least two (2) days before work commences.	N/A



Section 1 – General Advices to Applicant		
Advice	Description	Proposed Change to Advice
7	<p>If Clarence Valley Council is chosen as the Principal Certifying Authority the applicant must give Council 24 hours notice to permit an inspection of the following components of the building process:</p> <ol style="list-style-type: none"> <li>Pier holes prior to pouring concrete;</li> <li>Footing trenches or concrete pads when reinforcement is in position and prior to pouring concrete;</li> <li>Floor slab when reinforcement is in position and prior to pouring concrete;</li> <li>Framework with roof covering in position and prior to internal linings being installed;</li> <li>Ant capping and termite protection prior to flooring being laid;</li> <li>Sanitary drainage lines when laid and under water test;</li> <li>On completion of the building and prior to occupation.</li> </ol>	N/A
8	Access to the building for disabled persons shall be provided and constructed in accordance with the requirements of Part D3 of the Building Code of Australia and AS 1428.1.	N/A
9	Car parking spaces for people with disabilities are to be provided as required by Part D3.5 of Building Code of Australia.	N/A
10	All construction and components must comply with the Wind Rating for the site which has been assessed at N1, N2, N3, N4.	N/A
11	All timber used shall comply with the Timber Framing Code AS 1684, in regard to size, spacing, span and method of fixing.	<p><b>DELETE ADVICES 11-17</b></p> <p>Compliance with NCC series – Building Code of Australia” – All building work must be carried out in accordance with the requirements of the National Construction Code Series – Building Code of Australia, including access to the building for disabled persons (requirements of SEPP Housing for Seniors or People with a Disability) as in force on the date the application for the relevant</p>
12	The floor level of habitable rooms is to be a minimum of 2.5 meters Australian Height Datum.	
13	<p>A Certificate indicating the height of habitable floors on the ground floor (related to Australian Height Datum) is to be forwarded to the Principal Certifying Authority;</p> <ul style="list-style-type: none"> <li>In the case of timber floors, on completion of the flooring framing;</li> </ul>	

Section 1 – General Advices to Applicant		
Advice	Description	Proposed Change to Advice
	<ul style="list-style-type: none"> <li>In the case of concrete slabs when formwork is in place but prior to pouring concrete.</li> </ul> <p>This Certificate is to be provided by a Licenced Surveyor, Certified Engineering Surveyor or Engineering Surveyor approved by the Deputy General Manager of Civil Corporate or the District Health &amp; Building Surveyor.</p> <p>No further work is to be carried out on the building until such Certificate is provided to the Principal Certifying Authority.</p>	construction certificate or complying development certificate was made.
14	The manufacture's details of details of the Roof Trusses are to be submitted to Council prior to the commencement of this stage of construction.	
15	A smoke alarm system designed to ensure the occupants are given adequate warning so they can evacuate the building in an emergency, and complying with Part 3.7.2 of the Building Code of Australia (Housing Provisions), shall to be installed in the dwelling(Delete)/in each dwelling unity. A licensed electrical contractor's installation certificate is to be submitted to Council prior to occupation of the dwelling/s.	
16	<p>The construction certificate application must include the following information:</p> <ol style="list-style-type: none"> <li>A structural Engineer's design for all footings, floor slabs, concrete walls, columns, roof and stairs.</li> <li>A compliance certificate or other form of documentary evidence from a practicing Structural Engineer confirming the satisfactory fabrication and holding down requirement of the portal frames.</li> <li>A compliance certificate or other form of documentary evidence from a Structural Engineer's certificate to certify that the building complies with the requirements of the NSW Specification B1.3 of the Building Code of Australia.</li> <li>Details for wind bracing and tie down for the building.</li> </ol>	

Section 1 – General Advices to Applicant		
Advice	Description	Proposed Change to Advice
17	<p>The concrete slab floor shall be treated against termites in accordance with AS 3660-1 (2000) (the standard) as follows:-</p> <ul style="list-style-type: none"> <li>a) NON CHEMICAL – where a non-chemical treatment (physical barriers) is to be used the applicant shall submit details to Council prior to any work commencing.</li> <li>b) CHEMICAL RETICULATION – where a chemical method of treatment is to be used by way of reticulation, details shall be provided to Council for approval prior to installation accompanied by a signed Maintenance Contract with a Pest Control Operator.</li> </ul> <p>NB: Applicants and owners are warned to ensure that annual inspection to determine need for treatment should be carried out.</p> <ul style="list-style-type: none"> <li>c) CHEMICAL TREATMENT – where a chemical method of treatment is to be used by way of hand spray treatment before laying the slab, details shall be provided to the Council for approval prior to installation.</li> </ul> <p>WARNING – Applicants and owners are warned that the expected life of the under floor barrier (chemical treatment) is only ten (10) years and of the external barrier (chemical treatment) is only five (5) years.</p> <p>The actual period of protection will depend on factors such as termite hazard, climate and soil conditions.</p> <p>RECOMMENDATION - Council recommends all cases of chemical treatment including chemical reticulation that regular annual inspection be carried out by a licensed Pest Control Operator to determine the need for re-treatment.</p>	

Section 1 – General Advices to Applicant		
Advice	Description	Proposed Change to Advice
	<p>d) Upon Installation of the method of treatment a Certificate shall be issued to Council by the licensed installer of the system certifying that the system installed is in accordance with AS 3660-1 and in accordance with any specific requirements of the Council.</p> <p>e) A durable notice must be permanently fixed to the building in the electricity meter box indicating:</p> <ol style="list-style-type: none"> <li>I. The method of protection</li> <li>II. The date of installation of the system</li> <li>III. Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label</li> <li>IV. The need to maintain and inspect the system on a regular basis.</li> </ol> <p>NO: The Department of Fair Trading requires a whole house treatment to be carried out and you should contact them for detailed advice.</p>	

**Table 6 – General Conditions of Consent**

Section 2 – General Conditions																	
Condition	Description	Proposed Change to Condition															
1	The development shall be completed In conformity with the Environmental planning & Assessment Act, 1979, the Regulations thereunder, and being generally in accordance with the Council approved stamped plan(s) submitted with the Development Application, or where modified by any conditions of this consent.	<p><b>AMEND CONDITION 1</b></p> <p>Condition to include supporting documents table. Development in accordance with approved plans;</p> <table border="1"> <thead> <tr> <th colspan="3">DA2007/0884 Approved 11/12/2007</th> <th rowspan="2">Replace With</th> <th rowspan="2">Reference</th> </tr> <tr> <th>Plan Type/ Document</th> <th>Plan No. &amp; Version</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			DA2007/0884 Approved 11/12/2007			Replace With	Reference	Plan Type/ Document	Plan No. & Version	Prepared By					
DA2007/0884 Approved 11/12/2007			Replace With	Reference													
Plan Type/ Document	Plan No. & Version	Prepared By															

Section 2 – General Conditions						
Condition	Description	Proposed Change to Condition				
		Master Plan	DA00	Zoran Architecture	Palm Lake Works	YA-CP-2018 Site Plan – Sheet 01/03
		Control Plan	DA01	Zoran Architecture	Deleted.	N/A.
		House Yard – Allotment Type	DA04	Zoran Architecture	Deleted.	N/A.
		Clubhouse Plan	DA05-DA07	Zoran Architecture	Parups Waring Architecture	20200011 SD900
		Sandalwood Design	Sheet B(a,c)-2>5	Zoran Architecture	Palm Lake Works	Antigua
		Riverbank Design	Sheet C(a,c)-2>5	Zoran Architecture		Florencia
		Acacia Design	Sheet D(a,c)-2>5	Zoran Architecture		Marquis

Section 2 – General Conditions						
Condition	Description	Proposed Change to Condition				
		Willow Design	Sheet E(a,c)-2>5	Zoran Architecture		Palmira
		Pandanus Design	Sheet H(a,c)-2>5	Zoran Architecture		Coolum 3
		Poinsiana Design	Sheet I(a,c)-2>5	Zoran Architecture		Greenvale
		Riverview Design	Sheet J(a,c)-2>5	Zoran Architecture		Harmony
		Riverside Design	Sheet K(a,c)-2>5	Zoran Architecture		Manaboa
		The Vista Design (2-storey)	Sheet Q(r,a)-2>5	Zoran Architecture		Paradise
		Outlook Design	Sheet R(a)-2>5	Zoran Architecture		Retreat
		Gallery Design (2-storey)	Sheet S(a)-2>5	Zoran Architecture		Seabreeze

Section 2 – General Conditions						
Condition	Description	Proposed Change to Condition				
		Wattle Design	Sheet T (a)-2>5	Zoran Architecture		Surfside
		Banksia Design	Sheet U (a,c)-2>5	Zoran Architecture		Tranquility
		Eucalyptus Design	Sheet V(a,c)-2>5	Zoran Architecture	Deleted.	N/A
		Bath/Ens Plans	SK	Zoran Architecture	Deleted.	N/A
2	The applicant shall surrender the Development Consents DA93/3007 and DA95/174 In accordance with Section 97 of the Environmental Planning Assessment Regulations 2000 prior to the release of the Construction Certificate for Civil works.	N/A				
3	The Permit under the Fisheries Management Act for the compensatory wetland area on Part Lot 11 in DP 1029899 shall be approved by the Department of Primary Industries prior to the release of the Construction Certificate for Civil Works.	<p><b>AMEND CONDITION 3</b></p> <p>The development must be carried out in compliance with the conditions detailed in Department of Primary Industries' permit 04/196. Compliance with this condition has been satisfied as per documentation listed;</p> <ul style="list-style-type: none"> <li>- Department of Primary Industries letter OUT12/12408 dated 07 June 2012.</li> </ul>				
4	This development shall only accommodate of the following residents: <ul style="list-style-type: none"> <li>a) seniors or people who have a disability,</li> <li>b) people who live within the same household with Mentors or people who have a disability,</li> </ul>	N/A				

Section 2 – General Conditions		
Condition	Description	Proposed Change to Condition
	<p>c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.</p> <p>As defined by the SEPP (Housing for Seniors or People with a Disability) 2004.</p>	
5	<p>A restriction as to user shall be registered against the title of the subject property on which the development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, limiting the use of any accommodation to the following residents:</p> <p>a) seniors or people who have a disability,  b) people who live within the same household with seniors or people who have a disability,  c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.</p> <p>As defined by the SEPP (Housing for Seniors or People with a Disability) 2004.</p> <p>A copy of this restriction shall be lodged with Council prior to occupation of the development.</p>	N/A
12	The development shall comply with the requirements of SEPP (Housing for Seniors or People with a Disability) 2004.	<b>DELETE CONDITION 12</b> This is noted in recommendation with conditions 11-17.
13	Pumps serving rainwater storage tanks to be enclosed with an acoustic enclosure so as to reduce the likelihood of noise nuisance.	N/A
14	The development is not to be occupied or used until such time as an occupation certificate has been issued.	N/A
18	Council in determining the subject application advises the applicant to take note of the following advice and consent	N/A



Section 2 – General Conditions		
Condition	Description	Proposed Change to Condition
	conditions and where pertinent to convey the advice and consent conditions to future owners or tenants of the development.	
72	Developer Contributions N.B The contribution(s) as assessed will apply for 12 months from the date of this approval. Contributions not received by Council within 12 months of the date of this notice will be adjusted in accordance with the adopted Schedule of Fees and Charges current at the time of payment.	N/A

**Table 7 – Conditions of Consent Prior to the Issue of a Construction Certificate (Section 138) External Works**

Section 3 – Prior to the Issue of a Construction Certificate (Section 138) External Works		
Condition	Description	Proposed Change to Condition
6	A Pedestrian Access and Mobility Plan (PAMP) to demonstrate options for senior pedestrians to gain access to existing facilities such as the bus stop, shopping centre and medical facilities shall be submitted in accordance with the requirements of the SEPP and approved by the RTA and Council prior to the issue of the Construction Certificate for Civil Works.	<b>AMEND CONDITION 6</b> The development must be carried out in compliance with Pedestrian Access and mobility plan dated 16 August 2019 prepared by Bitzios Consulting and in accordance with NSW Road and Maritime Services guidelines. Prior to the issue of an occupation certificate, all pathways must be completed to Council's satisfaction. [Internal Note: Footpath connection to be installed section of Yamba Road 250m, Orion drive 400m]
21	Occupation of the road reservation is to be minimised and where absolutely necessary the appropriate approvals for traffic management and construction traffic shall be obtained and shall be in accordance with the consent	<b>AMEND CONDITION 21</b> Prior to the issue of an occupation certificate, all road, drainage and civil works, required by the road reserve on Orion Drive must be completed to Council's satisfaction. Each work must be carried out in accordance with council's standard drawings.

Section 3 – Prior to the Issue of a Construction Certificate (Section 138) External Works		
Condition	Description	Proposed Change to Condition
	conditions of this approval. Any approval shall be in accordance with Section 130 of the Roads Act.	
22	The control of erosion and silt discharge will involve works and measure on site, and possible additional silt retention works. Detail of proposed control works are to be submitted to and approved by Council prior to the issue of any Construction Certificate.	<b>AMEND CONDITION 22</b> Prior to the issue of a Construction Certificate, an erosion and sediment control plan prepared by a suitably quality person must be submitted to and approved by the certifying authority. Control over discharge of stormwater and containment of run-off and pollutants leaving the site must be undertaken through installation of those control devices.
26	Throughout the advices and conditions civil works shall mean : <ul style="list-style-type: none"> <li>- Earthworks</li> <li>- Roadworks</li> <li>- Drainage</li> <li>- Structures</li> <li>- Water &amp; sewerage Reticulation</li> <li>- Flood Mitigation</li> <li>- Parking areas</li> <li>- Provision of services</li> </ul>	N/A
27	Throughout the advices and conditions civil works shall mean works that shall become Council owned and maintained infrastructure.	N/A
35	The developer is to construct civil Works, at own cost, in accordance with NR2 and in accordance with the Construction Certificate issued by Council and under the supervision of a professional engineer or land surveyor approved by the Deputy General Manager Civil and Corporate. The Council will hold a bond for an amount to be determined against the maintenance of the works until such time as Council is satisfied to take over the system.	N/A

Section 3 – Prior to the Issue of a Construction Certificate (Section 138) External Works		
Condition	Description	Proposed Change to Condition
36	The developer is responsible for any costs relating to alterations and extensions of existing roads, drainage and services for the purposes of the development and to construct, at own cost, all works required for the development and in accordance with the Civil Construction Certificate issued by Council and under the supervision of an engineer or surveyor approved by the Deputy General Manager Civil and Corporate.	N/A
39	The payment to Council of the schedule fee for development construction certificate/supervision is required in accordance with the adopted fees and charges current at the time signing the Construction Certificate.	N/A
41	Where occupation of the road reserve is proposed a Traffic Control Plan must be prepared and submitted to Council showing how vehicle and pedestrian traffic will be safely managed within the road reserve. This plan must be prepared by a person authorised by the RTA to prepare Traffic Control Plans and must be approved by Council prior to the occupation of the road reserve.	<p><b>AMEND CONDITION 41</b></p> <p>Prior to the commencement of work, a traffic control plan on Orion Drive during construction of the development must be submitted to and approved by Council. The traffic control plan must be designed in accordance with the requirements of the Roads and Traffic Authority's Manual, Traffic Control at Work Sites Version 2, and Australian Standard Australian Standard AS 1742.3: Manual of uniform traffic control devices - Traffic control for works on roads'.</p> <p>The plan must incorporate measures to ensure that motorists using the road adjacent to the development, residents and pedestrians in the vicinity of the development are subjected to minimal time delays due to construction on the site or adjacent to the site.</p> <p>The traffic control plan must be prepared by an accredited person trained in the use of the current version of RTA Traffic Control at Work Sites manual.</p> <p>The approved Construction Traffic Management Plan must be implemented prior to the commencement of work.</p> <p>[Internal Note: Refer to Bitzos Consulting Preliminary Construction Traffic Management Plan dated 23 August 2019.]</p>

Section 3 – Prior to the Issue of a Construction Certificate (Section 138) External Works		
Condition	Description	Proposed Change to Condition
48	The intersection of the internal access road and Orion Drive shall be designed in accordance with Austroads 'Part 5 Intersections at Grade' for the speed zone applicable to Orion Drive and the traffic volumes generated by the subdivision development. Plans for the intersection shall be submitted to and approved by Council prior to the issue of a Construction Certificate for the works. Intersection construction shall form part of the required development works for the site.	<p><b>AMEND CONDITION 48</b></p> <p>Prior to the issue of a construction certificate, a turning path plan must be submitted to and approved by the certifying authority.</p> <p>Refer to Westera Partners drawing N18/124 TP dated October 2019.</p> <p>Refer to Bitzos Consulting Preliminary Construction Traffic Management Plan, Appendix B Swept Path Diagrams.</p>
49	Upgrading of the intersection of Yamba Road and Orion Drive shall be provided in accordance with Austroads 'Part 5 Intersections at Grade' for the speed zone applicable to the intersecting roads and the traffic volumes generated by the subdivision development. Plans for the intersection shall be submitted to and approved by Council prior to the issue of a Construction Certificate for the works. The design proposed shall specifically be aimed at reducing the current and future delay times and queue lengths for vehicles turning right into Yamba Road from Orion Drive. Delay times shall be limited to an absolute maximum of 15 seconds per vehicle and queue lengths shall be limited to 6 vehicles. Intersection improvement works shall form part of the required development works for the site.	<p><b>DELETE CONDITION 49</b></p> <p>Intersection not necessary based on Bitzos Intersection Assessment File P4239.001T dated 14/08/2019.</p>
50	All stormwater is to be collected within the property and discharged in accordance with NR2 and the relevant Clarence Valley Council Development Control Plans (Including Paris F, G, H & R). Detailed plans of site drainage and Stormwater Management Plan shall be submitted for assessment and approval by Council prior to issue of a Construction Certificate.	<p><b>AMEND CONDITION 50</b></p> <p>All stormwater is to be collected within the property and discharged in accordance with NR2 and the relevant Clarence Valley Council Development Control Plans (Including Paris F, G, H &amp; R). Detailed plans of site drainage and Stormwater Management Plan shall be submitted for assessment and approval by Council prior to issue of a Construction Certificate.</p>

Section 3 – Prior to the Issue of a Construction Certificate (Section 138) External Works		
Condition	Description	Proposed Change to Condition
52	A maintenance bond to the value of 5% of the contract value for works that will become Council infrastructure is to be lodged with Council prior to the Issue of the Compliance Certificate. All work is subject to a maintenance period of six (6) months from the date of Practical Completion as certified by Council.	N/A

**Table 8 – Conditions of Consent Prior to the Issue of a Construction Certificate for Internal Civil Works**

Section 4 – Prior to the Issue of a Construction Certificate for Internal Civil Works		
Condition	Description	Proposed Change to Condition
23	No work on the site including the removal of vegetation or topsoil may be undertaken until a construction certificate is issued by Council.	<b>DELETE CONDITION 23</b> Internal works will not commence until a construction certificate is issued by certifying authority. Council have notified PLW they will not be issuing a CC for internal works.
24	The civil works shall be designed and constructed in accordance with Council's Engineering Standards current at the time of approval of Engineering Plans. Approval of Engineering Plans will be current for a period of two years after which time council may require the alteration to Engineering Design to comply with standards current at that date.	<b>AMEND CONDITION 24</b> Prior to the issue of a construction certificate, the engineering plans and specifications must be designed by a qualified practicing civil engineer and to be submitted to the certifying authority for approval. These plans must be in accordance with Councils DCP and NRDC.
25	The current Engineering Standards are ; <ul style="list-style-type: none"> <li>- The Northern Rivers Local Government Development and Design Manual Version 2 (AUS-SPEC)</li> <li>- The Northern Rivers Local Government Construction Manual Version 2 (AUS-SPEC)</li> </ul>	<b>DELETE CONDITION 25</b> This condition is covered in the above amendment.

Section 4 – Prior to the Issue of a Construction Certificate for Internal Civil Works		
Condition	Description	Proposed Change to Condition
	<ul style="list-style-type: none"> <li>- The Northern Rivers Local Government Handbook of Stormwater Drainage Design- Draft Version 1.</li> <li>- Sewerage Code of Australia (WSA 02 - 2002)</li> <li>- Water supply code of Australia (WSA03 – 2002 and are referred to hereafter in this document as NR2.</li> </ul>	
28	The design of internal civil infrastructure shall consider the effects of the development on adjacent properties and on Council owned and maintained infrastructure. With respect to stormwater design this shall include the effects of the major and minor stormwater flows within the development site, through the development site and flowing from the development site.	N/A
30	<p>The following contributions are required for approval under section 68 of the Local Government Act for water reticulation works being new works, upgrading or augmentations that will be of benefit to the development:</p> <p>Payment to Council of the following contribution pursuant to Section 68 of the Local Government Act, 1693:</p> <p>Proposed number of houses.</p> <p>Water Headworks - \$ 4,231 x 76 = \$ 321,556.00</p> <p>Sewer Headworks - \$ 8,482 x 37 = \$ 323,094.00</p> <p>Proposed clubhouse &amp; gym</p> <p>Water Headworks-\$4,231x008x631m2 -\$ 21,358.09</p> <p>Sewer Headworks- \$8,462.00x,013x631m2= \$ 90,754.85</p> <p>Total water Headworks- \$342,914.09</p> <p>Total Sewer Headworks - \$413,848.95</p>	<p><b>AMEND CONDITION 30</b></p> <p>The sewer contributions have been paid and noted on letter reference DWS/786356 dated 14 September 2011.</p>

Section 4 – Prior to the Issue of a Construction Certificate for Internal Civil Works		
Condition	Description	Proposed Change to Condition
31	The contribution(s), as assessed, will hold for a period of 12 months from the date of this approval. Contributions not received by Council within 12 months of the date of this determination will be adjusted in accordance with the adopted Schedule of Fees and Charges current at the time of payment.	N/A
33	The applicant is to provide water supply infrastructure to service the development from a Council approved connection point and / or water meter, in accordance with the requirements and specifications of Clarence Valley Council, the relevant parts of the applicable Clarence Valley Council Development Control Plans and NRDC. Amended by MOD2008/0018 on 26 March 2008	N/A
34	A detailed Water Reticulation Management Plan shall be submitted for assessment and approval by Clarence Valley Council, prior to the issue of a Construction Certificate. This shall include details of the internal water reticulation scheme, the hydraulic details and an assessment of the existing water supply to ensure sufficient flows are available for the proposed development including firefighting flows. Amended by MOD2008/0018 on 26 March 2008	<b>AMEND CONDITION 34</b> Prior to the issue of a construction certificate, a detailed water reticulation management plan must be submitted to the certifying authority for approval.
37	Full plans showing details of all civil works designed in accordance with NR2 and prepared by a professional engineer or land surveyor approved by the Deputy General Manager Civil and Corporate shall be submitted to Council for assessment and approval, prior to the issuing of a Construction Certificate.	<b>DELETE CONDITION 37</b> This condition is a duplicate and is covered in amending 24.
38	A detailed erosion and sediment control plan which has been prepared by a specialist professional in the area of	<b>DELETE CONDITION 38</b> This is a duplicate condition.

Section 4 – Prior to the Issue of a Construction Certificate for Internal Civil Works		
Condition	Description	Proposed Change to Condition
	soil and water management must be submitted to and approved by Council before the Construction Certificate is issued.	
42	A Construction Management Plan documenting the proposed method of work within the construction site boundaries with regard to the health and safety of the public and affect on the road reserve must be submitted to and approved by Council prior to the issue of the civil and building construction certificates. If any part of the road reserve or public land is proposed for long term (exceeding 24 hours) inclusion in the construction site boundaries this area must be Identified in the Construction Management Plan. The road reserve is classed as the property boundary to opposite property boundary and includes roadway, nature strip and footpath.	N/A
43	Telephone services are to be installed underground.	N/A
46	The internal access roads shall have full road construction, 30mm minimum depth of compacted asphaltic concrete surface over a minimum compacted pavement depth of 300mm. The AC mix and depth of pavement shall be designed in accordance with the estimated maximum traffic loading or the ESAs specified in NR2 whichever is the greater.	N/A
47	The provision and dedication of minimum 3 metre by 3 metre splays at the street intersections in the subdivision is required.	N/A
53	Driveways and vehicular accesses to all dwellings in the development, shall be provided in accordance with the requirements of the AS2890.1, NR2 and Parts E and H of	N/A



Section 4 – Prior to the Issue of a Construction Certificate for Internal Civil Works		
Condition	Description	Proposed Change to Condition
	the relevant Clarence Valley Council Development Control Plan.	
54	The Internal road layout (including turning path) shall be designed to ensure there is adequate provision for domestic and service vehicles to manoeuvre in a forward manner to comply with AS2890.1 Off Street Car Parking. The designs shall be submitted to and approved by Council prior to the issue of a Construction Certificate for any works on the site.	<b>AMEND CONDITION 54</b> Prior to the issue of a construction certificate, the internal road layout must be designed to ensure adequate provision for domestic and service vehicles to manoeuvre in a forward manner to comply with AS2890.1 Off Street Car Parking and submitted to certifying authority for approval.
55	All earthworks are to be designed and detailed in accordance with NR2 and the relevant Clarence Valley Council Development Control Plans (including Parts F, G, H & R). Detailed plans of earthworks Including an Earthworks Management Plan which should include or be included within the Soil and Water Management Plan shall be submitted to Council for assessment and approval by Council prior to issue of a Construction Certificate. The scope of earthworks should be minimised as much as possible due to the erodible nature of the natural soils.	<b>DELETE CONDITION 55</b> This condition is a duplicate and can be covered in Condition 24.
56	The applicant or party acting upon this development consent is to ensure that vehicles or plant associated with the works do not adversely impact on the roadways to such an extent that cause them to become un-trafficable for other road users particularly during wet weather. Any such damage is to be rectified immediately.	<b>DELETE CONDITION 56</b> This condition is included in a section 138 construction certificate application.
57	Details of filling are to be submitted to the Principal Certifying Authority for approval prior to the commencement of work and must include area and depth to be filled, type and origin of fill material and measures proposed to prevent adverse impact to adjoining properties and to local drainage. Provision is to be made	N/A

Section 4 – Prior to the Issue of a Construction Certificate for Internal Civil Works		
Condition	Description	Proposed Change to Condition
	for the free passage of surface stormwater away from affected sites.	
60	The applicant is to provide sewerage reticulation infrastructure to service the development, from a Council approved connection point, in accordance with the requirements and specifications of Clarence Valley Council Water & Wastewater Section, the relevant Clarence Valley Council Development Control Plans (including Parts F & H) and NR2. Sewerage must be available prior to issue of any Occupation Certificate.	N/A
61	A detailed Sewerage Reticulation Management plan shall be submitted for assessment and approval by Council, prior to the issue of a Construction Certificate.	N/A

**Table 9 – Conditions of Consent Prior to the Commencement of Works**

Section 4 – Prior to the Commencement of Works		
Condition	Description	Proposed Change to Condition
10	<p>Toilet Facilities Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed oat the site. Each toilet provided must be:</p> <ol style="list-style-type: none"> <li>I. A standard flushing toilet<sup>1</sup> connected to a public sewer, or</li> <li>II. An approved temporary chemical closet.</li> </ol> <p>The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.</p>	N/A

Section 4 – Prior to the Commencement of Works		
Condition	Description	Proposed Change to Condition
11	<p>Signage A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:</p> <ul style="list-style-type: none"> <li>a) Stating that unauthorised entry to the work site is prohibited.</li> <li>b) Showing the name of the person In charge of the work site and a telephone number at which that person may be contacted outside of working hours, and</li> <li>c) Showing the name, address and telephone number of the principal certifying authority for the work, and</li> <li>d) Any such sign is to be removed when the work has been completed.</li> </ul>	N/A
17	<p>Dwellings and Outbuildings The head contractor or owner-builder must give the principal certifying authority at least 48 hours' notice to enable the following inspections to be performed at the appropriate time. For Class 1 or 10 buildings (dwellings and outbuildings), the building work must be inspected:</p> <ul style="list-style-type: none"> <li>- At the commencement of the building work, and</li> <li>- After excavation and placement of reinforcement and prior to placement of concrete for any footings, and</li> <li>- After reinforcement is in positions and prior to pouring any In-situ reinforced concrete building element, and</li> <li>- Prior to covering of the framework for any floor, wall, roof, or other building element, and</li> <li>- Prior to covering waterproofing in any wet areas, and</li> </ul>	N/A

Section 4 – Prior to the Commencement of Works		
Condition	Description	Proposed Change to Condition
	<ul style="list-style-type: none"> <li>- Prior to covering any stormwater drainage connections, and</li> <li>- After the building work has been completed and prior to occupation.</li> </ul> <p>If any of these Inspections are not performed an Occupation Certificate cannot be Issued for the building.</p>	
19	Prior to work commencing on a development the applicant must notify Council of the name of the Principal Certifying Authority and give notice to Council of their intention to commence work on the development. Such notice shall be in the form of Form 7 of the Regulation and must be submitted to Council at least two (2) days before work commences.	N/A
20	No civil construction works shall be commenced until a Construction Certificate for civil works has been issued.	N/A
59	<p>The source of any fill material is to be identified and a report from a practising geotechnical engineer certifying that the material is suitable for the intended purpose provided prior to commencement of work. The report to include any conditions on the use of the material and a report from a registered NATA laboratory on the soil properties of the fill material.</p> <p>Should there be any change in the source of fill to the Principal Certifying Authority must be notified and approval obtained to the new source prior to the import of any of the material. A report from a practicing geotechnical engineer certifying that the new source material is suitable for the intended purpose must be provided. The report to include any conditions on the use of the material and a report from a registered NATA laboratory on the soft properties of the fill material.</p>	N/A

Section 4 – Prior to the Commencement of Works		
Condition	Description	Proposed Change to Condition
63	No work on the site including the removal of vegetation or topsoil may be undertaken until the erosion and sediment controls are in place in accordance with the approved erosion and sediment control plan.	<b>AMEND CONDITION 63</b> Prior to the issue of a construction certificate, an erosion and sediment control plan prepared by a suitably qualified person must be submitted to and approved by the certifying authority. Control over discharge of stormwater and pollutants leaving the site must be undertaken through the installation of erosion control devices such as filter fences, hay bale barriers, sedimentation basins.
66	A sediment control fence must be installed at the down slope perimeters of the disturbed area to prevent sediment and other debris from leaving the site.	<b>DELETE CONDITION 66</b> This condition is covered in amending 63.

**Table 10 – Conditions of Consent to be Satisfied During Works**

Section 5 – Conditions to be Satisfied During Works		
Condition	Description	Proposed Change to Condition
7	<p>Working/Construction Hours</p> <p>Working hours on the construction project being limited to the following:</p> <p>7.00 am to 6.00 pm 7 days per week</p> <p>The builder to be responsible to instruct and control sub-contractors regarding the hours of work and the requirements of the Protection of the Environment Operations Act 1997 and Regulations.</p> <p>Waste materials shall not be burnt on site but are to be disposed of to an approved recycling service or waste depot.</p> <p>All excavations and back filling associated with the erection and demolition of a building must be executed safely and in</p>	N/A

Section 5 – Conditions to be Satisfied During Works		
Condition	Description	Proposed Change to Condition
	accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.	
8	Site Safety Preparation and Management Building equipment and/or materials shall be contained wholly within the site and shall not be stored or operated on the footpath or roadway, unless specific written approval has been obtained from Council beforehand.	<b>AMEND CONDITION 8</b> Site Safety Preparation and Management Building equipment and/or materials shall be contained wholly within the site and shall not be stored or operated on the footpath or roadway, <del>unless specific written approval has been obtained from Council beforehand.</del>
9	<p>Where the work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves enclosure of a public place, the following must be provided:</p> <ul style="list-style-type: none"> <li>- A hoarding or fence must be erected between the work site and the public place.</li> <li>- If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.</li> <li>- The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.</li> <li>- Any such hoarding, fence or awning is to be removed when the work has been completed.</li> </ul> <p>A garbage receptacle fitted with a tight fitting lid for the reception of all food scraps and papers from the site shall be provided prior to building work commencing and shall be maintained and serviced for the duration of the work.</p>	N/A
29	Effective measures are to be taken to prevent any nuisance being caused by noise, vibration, smell, fumes, dust, smoke, waste water products and the like at all times.	N/A

Section 5 – Conditions to be Satisfied During Works		
Condition	Description	Proposed Change to Condition
58	Any fill earthworks to be undertaken on the site shall be carried out in accordance with the placement and compaction of fill described in AS 3798. A practising geotechnical engineer shall advise the standard of the filling and compaction in accordance with AS 3798 such that the work will be suitable for the intended purpose.	N/A
64	All sediment and erosion control measures are to be constructed to prevent sediment from leaving the site or entering downstream properties, drainage lines, watercourses or environmentally sensitive areas. Control measures are to be constructed in accordance with the approved Erosion and Sediment Control Plan for the site.	<b>DELETE CONDITION 64</b> This condition is covered in amending Condition 63.
65	Disturbance of the site must only occur on areas indicated on the approved plans.	<b>DELETE CONDITION 65</b> If this condition is to remain, reword or combine with earthworks conditions.
67	Vehicular access to the site is to be restricted and where possible only one access point is to be provided. Any access point shall be stabilised.	N/A
68	Stockpiles of erodible materials (sand, soft, spoil and vegetation) must be protected by a sediment fence or bund. If the stockpile area is prone to high winds or is to be in place for two weeks or longer, the stockpile must be covered or treated in a method approved by Council.	N/A
69	All fuelling of plant to be undertaken in a fully bunded area, away from trees/vegetation to be retained.	N/A
70	Fuel, oils and chemicals shall be stored in a fully bunded area. The capacity of the bund must be at least twice the maximum volume stored.	N/A
71	During dry weather, standard dust suppression methods are to be used as often as necessary to ensure that	N/A

Section 5 – Conditions to be Satisfied During Works		
Condition	Description	Proposed Change to Condition
	adjoining properties are not adversely affected by undue dust.	

**Table 11 – Conditions of Consent Prior to the Issue of an Occupation Certificate**

Section 6 – Prior to the Issue of an Occupation Certificate		
Condition	Description	Proposed Change to Condition
15	Prior to the Principal Certifying Authority issuing an Occupation Certificate, completion of all requirements listed in the relevant BASIX Certificate for the subject development shall be completed/installed.	N/A
16	Prior to the Issue of an Occupation Certificate the principal contractor responsible for the construction work shall provide Council with a certificate which states that all commitments listed within the current Baslx Certificate (quoting number and date) have been Installed in accordance with the requirements of that Baslx Certificate.	N/A
32	A certificate shall be submitted to Clarence Valley Council stating that the development compiles with the requirements under Part 3 Clause 16 of the Local Government (Water Services) Regulation 1999, In regard to water supply.	N/A
40	The development is to be connected to all available services (water, sewer electricity and telephone) prior to issue of any Occupation Certificate. Such connections, and any extension of services required to the development, are to be carried out at full cost to the development/applicant.	N/A
44	Council must be provided with a written Pre-Provisioning Confirmation, or similar written advice, issued by Telstra or other recognized telecommunications service provider	N/A



Section 6 – Prior to the Issue of an Occupation Certificate		
Condition	Description	Proposed Change to Condition
	confirming that arrangements have been made with the relevant developer to have these services provided to the particular development prior to issue of any Occupation Certificate.	
45	The applicant must provide at their own cost, underground electricity to the requirements of Country Energy or other recognized electricity provider to all dwellings within the development site Prior to the Issue of any Occupation Certificate, Council will require satisfactory evidence that all contributions to Country Energy for underground electricity have been lodged and all requirements of that Authority have been compiled with for the whole development site.	<b>AMEND CONDITION 45</b> Prior to the issue of an occupation certificate, the applicant is responsible to provide underground electricity in accordance with the requirements of the electricity supply authority.
51	Submission of Work as Executed Plans for works covered within this consent and a certification from the professional engineer or land surveyor that the works have been constructed in accordance with the approved plans and specifications, prior to the release of the subdivision Certificate.	N/A
60	The applicant is to provide sewerage rectification infrastructure to service the development, from a Council approved connection point, in accordance with the requirements and specifications of Clarence Valley Council Water & Wastewater Section, the relevant Clarence Valley Council Development Control Plans (including Parts F & H) and NR2. Sewerage must be available prior to issue of any Occupation Certificate.	N/A
62	Council will require satisfactory evidence that all requirements of Clarence Valley Council Water & Wastewater Section have been complied with.	N/A

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## 6.0 Conclusion

### 6.1 Site Suitability

The modification of the development application is considered to be suitable for the subject site as it enhances the overall layout and design.

### 6.2 The Public Interest

The proposed modification to development serves as an enhancement to the established Palm Lake Retirement Village in Yamba. The Clarence Valley Council area is a popular retirement area and the proposed development seeks to satisfy this demand whilst also supplying additional local employment through the creation of construction and operational jobs.

### 6.3 Closing Statements

This Development Application seeks to modify Clarence Valley Council's consent for the following:

***Development Consent under the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 – Make Amendments to Update Resort Layout and Design (DA2007/0884).***

The subject site is currently vacant and does not feature any improvements. This application seeks to modify minor elements of the 78 home seniors housing development approved over the subject site.

The proposed modification to development of the subject site aims to provide a positive urban design outcome, which makes efficient use of the land and strengthens the character of the locality.

Section 5.0 *Proposed Changes to Conditions* found the proposed modification to development of Lot 2 and 3 Orion Drive, Yamba to satisfy the development objectives and conditions previously imposed by Clarence Valley Council.

Compliance with these regulatory instruments confirms that the proposal will not result in any significant adverse impacts on the surrounding environment. The proposed development is consistent with the zone objectives and is permissible with the consent of Council.

This *Statement of Environmental Effects* has successfully identified all potential adverse impacts of the proposed development modification, assessed their significance and proposes sufficient measures to manage any potential effects such that the ultimate development remains appropriate.

## **Appendices**

### **Appendix A – Development Application Form**

Please see attached document/s.

### **Appendix B – Land Owner’s Consent Form**

Please see attached document/s.

### **Appendix C – Minor Residential Checklist**

Please see attached document/s.

### **Appendix D – Statement for Sediment and Erosion Control**

Please see attached document/s.

### **Appendix E – Pre-Lodgement Meeting Minutes**

Please see attached document/s.

### **Appendix F – AHIMS Search (Lot 2)**

Please see attached document/s.

### **Appendix G – AHIMS Search (Lot 3)**

Please see attached document/s.

### **Appendix H – Pedestrian Access and Mobility Plan (PAMP) prepared by Bitzios Consulting**

Please see attached document/s.

### **Appendix I – Proposal Plans prepared by Palm Lake Works Pty Ltd**

Please see attached document/s.

### **Appendix J – Clubhouse Plans prepared by PW Architecture**

Please see attached document/s.

### **Appendix K – Landscape Plans prepared by Reserve Landscape Architecture & Construction**

Please see attached document/s.

### **Appendix L – Civil Engineering Plans prepared by Westera Partners**

Please see attached document/s.

### **Appendix M – Acid Sulphate Soil Management Plan prepared by ENV Solutions**

Please see attached document/s.

### **Appendix N – Contamination Assessment prepared by ENV Solutions**

Please see attached document/s.