

DA10.2014.743.5 – Condition Amendment Table

Existing Conditions	Proposed Amended Conditions
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<p><b>Staging of Construction Description</b></p> <p><b>Stage 1</b> – Torrens Title Lot Consolidation of 3 Lots to 1 Lot and Boundary Adjustment (between two existing Lots).</p> <p><b>Stage 2</b> – Works located on Proposed Lot 1. Construction of eight (8) dwellings, driveway, car parking and access to Kulgun Court, and Strata Subdivision;</p> <p><b>Stage 4</b> – Works located on Proposed Lot 1. Construction of eight (8) dwellings, driveway, carparking, access to Brunswick Valley Way, and Strata Subdivision.</p> <p><b>Stage 3</b> – Torrens Title subdivision of Lot 944 DP 241810 to create 2 lots; and Torrens Title Lot Consolidation of two lots into 1. Works located on Proposed Lot 2. Construction of ten (10) dwellings, driveway, car parking, and access to Matong Drive with a locked gate for Emergency Services (gate to be locked to prevent access through the site Kulgan Court/Brunswick Valley Way), Strata Subdivision, Right-of-Carriageway for dual occupancy on proposed Lot 3.</p> <p><b>Stage 4 must be carried out before Stage 3.</b></p> <p><b>Stage 5</b> – Works located on Proposed Lot 1. Construction of six (6) dwellings, driveway, carparking and Strata Subdivision.</p> <p><b>Stage 6</b> – Construction of an additional dwelling on Proposed Lot 3 to create a Dual Occupancy (detached).</p> <p><b>Stage 7</b> – Boundary adjustment between proposed Lot 2 and Lot 3.</p> <p><i>Each construction stage must be undertaken in the above order (i.e. Stage 4 must be completed before Stage 3). Any changes to the sequencing of the construction staging will require a Section 4.55 application.</i></p>	<p><b>Staging of Construction Description</b></p> <p><b>Stage 1</b> – Torrens Title Lot Consolidation of 3 Lots to 1 Lot and Boundary Adjustment (between two existing Lots).</p> <p><b>Stage 2</b> – Works located on Proposed Lot 1. Construction of eight (8) dwellings, driveway, car parking and access to Kulgun Court, and Strata Subdivision;</p> <p><b>Stage 4</b> – Works located on Proposed Lot 1. Construction of eight (8) dwellings, driveway, carparking and Strata Subdivision.</p> <p><b>Stage 3</b> – Torrens Title subdivision of Lot 944 DP 241810 to create 2 lots; and Torrens Title Lot Consolidation of two lots into 1. Works located on Proposed Lot 2. Construction of ten (10) dwellings, driveway, car parking, and access to Matong Drive with a locked gate for Emergency Services (gate to be locked to prevent access through the site Kulgan Court), Strata Subdivision, Right-of-Carriageway for dual occupancy on proposed Lot 3.</p> <p><b>Stage 4 must be carried out before Stage 3.</b></p> <p><b>Stage 5</b> – Works located on Proposed Lot 1. Construction of six (6) dwellings, driveway, carparking and Strata Subdivision.</p> <p><b>Stage 6</b> – Construction of an additional dwelling on Proposed Lot 3 to create a Dual Occupancy (detached).</p> <p><b>Stage 7</b> – Boundary adjustment between proposed Lot 2 and Lot 3.</p> <p><i>Each construction stage must be undertaken in the above order (i.e. Stage 4 must be completed before Stage 3). Any changes to the sequencing of the construction staging will require a Section 4.55 application.</i></p>
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<p><b>Condition 1.</b> Development is to be in accordance with approved plans. The development is to be in accordance with plans listed below:</p>	<p><b>Condition 1.</b> Development is to be in accordance with approved plans. The development is to be in accordance with plans listed below:</p>
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Plan No.	Description	Prepared by	Dated:
	Proposed Subdivision Plan	Planit Consulting	04/2016 Revision 04 dated 31/07/17
	Proposed Strata Boundaries	Planit Consulting	04/2016 Revision 04 dated 31/07/17
Sheet 1 of 7	Stage 1 Plan	Planit Consulting	21/11/2016 Revision 02 dated 31/07/17
Sheet 2 of 7	Stage 2 Plan	Planit Consulting	19/12/16
Sheet 3 of 7	Stage 3 Plan	Planit Consulting	21/11/2016

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	Proposed Subdivision Plan	Planit Consulting	04/2016 Revision 04 dated 31/07/17
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Sheet 3 of 7	Stage 3 Plan	Planit Consulting	21/11/2016

			Revision 02 dated 31/07/17					Revision 02 dated 31/07/17	
Sheet 4 of 7	Stage 4 Plan	Planit Consulting	19/12/16 Modified by Story Design 21/11/2021		Sheet 4 of 7	Stage 4 Plan	Planit Consulting	19/12/16 Modified by Story Design 21/11/2021	
Sheet 5 of 7	Stage 5 Plan	Planit Consulting	19/12/16 Modified by Story Design 11/11/2021		Sheet 5 of 7	Stage 5 Plan	Planit Consulting	19/12/16 Modified by Story Design 11/11/2021	
Sheet 6 of 7	Stage 6 Plan	Planit Consulting	19/12/16 Modified by Story Design 11/11/2021		Sheet 6 of 7	Stage 6 Plan	Planit Consulting	19/12/16 Modified by Story Design 11/11/2021	
Sheet 7 of 7	Stage 7 Plan	Planit Consulting	19/12/16		Sheet 7 of 7	Stage 7 Plan	Planit Consulting	19/12/16	
2039A	Master Site Plan – Stage 2	Parameter Designs	01/05/2017		2039A	Master Site Plan – Stage 2	Parameter Designs	01/05/2017	
2039A	Location Plan – Stage 2	Parameter Designs	01/05/2017		2039A	Location Plan – Stage 2	Parameter Designs	01/05/2017	
DA01	Part Site Plan 1	Leisure Brothers	September 2014 Amendment 4 11.09.2014 Modified by Planit 19/06/2017 Modified by Story Design 22/11/2021		DA01	Part Site Plan 1	Leisure Brothers	September 2014 Amendment 4 11.09.2014 Modified by Planit 19/06/2017 Modified by Story Design 22/11/2021	
DA02	Part Site Plan 2	Leisure Brothers	April 2015 Amendment 7 25.06.2015 Modified by Planit 19/06/2017 Modified by Story Design 22/11/2021		DA02	Part Site Plan 2	Leisure Brothers	April 2015 Amendment 7 25.06.2015 Modified by Planit 19/06/2017 Modified by Story Design 22/11/2021	
DA03	Part Floor Plan 1	Leisure Brothers	September 2014 Amendment 1 Modified by Planit 19/06/2017		DA03	Part Floor Plan 1	Leisure Brothers	September 2014 Amendment 1 Modified by Planit 19/06/2017	
DA06	Part Floor Plan 4	Leisure Brothers	September 2014 Amendment 1 11.09.2014 Modified by Planit 19/06/2017		DA06	Part Floor Plan 4	Leisure Brothers	September 2014 Amendment 1 11.09.2014 Modified by Planit 19/06/2017	
DA07	Part Floor Plan 5	Leisure Brothers	April 2005 Amendment 1 11.09.2014		DA07	Part Floor Plan 5	Leisure Brothers	April 2005 Amendment 1 11.09.2014	
DA08	Part Floor Plan 6	Leisure Brothers	April 2005 Amendment 1 11.09.2014		DA08	Part Floor Plan 6	Leisure Brothers	April 2005 Amendment 1 11.09.2014	
DA09	Part Floor Plan 7	Leisure Brothers	April 2005 Amendment 2 25.06.2015		DA09	Part Floor Plan 7	Leisure Brothers	April 2005 Amendment 2 25.06.2015	
DA10	Part Floor Plan 8	Leisure Brothers	April 2005 Amendment 25.06.2015		DA10	Part Floor Plan 8	Leisure Brothers	April 2005 Amendment 25.06.2015	

				Modified by Story Design 22/11/2021					Modified by Story Design 22/11/2021
DA11	Part Floor Plan 9	Leisure Brothers	April 2005 Amendment 1 11.09.2014		DA11	Part Floor Plan 9	Leisure Brothers	April 2005 Amendment 1 11.09.2014	
DA12	Part Floor Plan 10	Leisure Brothers	April 2005 Amendment 1 11.09.2014		DA12	Part Floor Plan 10	Leisure Brothers	April 2005 Amendment 1 11.09.2014	
DA13	Part Floor Plan 11	Leisure Brothers	April 2005 Amendment 2 09.06.2015		DA13	Part Floor Plan 11	Leisure Brothers	April 2005 Amendment 2 09.06.2015	
DA14	Part Floor Plan 12	Leisure Brothers	April 2005 Amendment 3 09.06.2015		DA14	Part Floor Plan 12	Leisure Brothers	April 2005 Amendment 3 09.06.2015	
DA15	Sections	Leisure Brothers	April 2005 Amendment 1 11.09.2014		DA15	Sections	Leisure Brothers	April 2005 Amendment 1 11.09.2014	
2039A	Type A-1: Site Plan, Proposed Floor Plan, Elevations	Parameter Designs	01/05/2017		2039A	Type A-1: Site Plan, Proposed Floor Plan, Elevations	Parameter Designs	01/05/2017	
	Type A-2: Site Plan, Proposed Floor Plan, Elevations			Type A-2: Site Plan, Proposed Floor Plan, Elevations					
	Type B-1: Site Plan, Proposed Floor Plan, Elevations			Type B-1: Site Plan, Proposed Floor Plan, Elevations					
	Type B-2: Site Plan, Proposed Floor Plan, Elevations			Type B-2: Site Plan, Proposed Floor Plan, Elevations					
	Type B-3: Site Plan, Proposed Floor Plan, Elevations			Type B-3: Site Plan, Proposed Floor Plan, Elevations					
	Type B-4: Site Plan, Proposed Floor Plan, Elevations			Type B-4: Site Plan, Proposed Floor Plan, Elevations					
	Type B-5: Site Plan, Proposed Floor Plan, Elevations			Type B-5: Site Plan, Proposed Floor Plan, Elevations					
DA16	Site Plan – Type A	Leisure Brothers	April 2005 Amendment 2 11.09.2014		DA16	Site Plan – Type A	Leisure Brothers	April 2005 Amendment 2 11.09.2014	
DA17	Floor Plan – Type A	Leisure Brothers	April 2005 Amendment 4 11.09.2014		DA17	Floor Plan – Type A	Leisure Brothers	April 2005 Amendment 4 11.09.2014	
DA18	Elevations – Type A	Leisure Brothers	April 2005 Amendment 3 11.09.2014		DA18	Elevations – Type A	Leisure Brothers	April 2005 Amendment 3 11.09.2014	
DA19	Sections	Leisure Brothers	April 2005 Amendment 3 11.09.2014		DA19	Sections	Leisure Brothers	April 2005 Amendment 3 11.09.2014	
DA20	Site Plan – Type B	Leisure Brothers	April 2005 Amendment 2 11.09.2014		DA20	Site Plan – Type B	Leisure Brothers	April 2005 Amendment 2 11.09.2014	
DA21	Floor Plan – Type B	Leisure Brothers	April 2005 Amendment 4 11.09.2014		DA21	Floor Plan – Type B	Leisure Brothers	April 2005 Amendment 4 11.09.2014	
DA22	Elevations	Leisure Brothers	April 2005		DA22	Elevations	Leisure Brothers	April 2005	

			Amendment 3 11.09.2014				Amendment 3 11.09.2014
DA24	Floor Plan – Type BA	Leisure Brothers	April 2005 Amendment 3 11.09.2014		DA24	Floor Plan – Type BA	Leisure Brothers April 2005 Amendment 3 11.09.2014
DA25	Elevations	Leisure Brothers	April 2005 Amendment 1 11.09.2014		DA25	Elevations	Leisure Brothers April 2005 Amendment 1 11.09.2014
DA27	Matong Avenue Ocean Shores, NSW Type C	Leisure Brothers	September 2014 Amendment 2 11.09.2014		DA27	Matong Avenue Ocean Shores, NSW Type C	Leisure Brothers September 2014 Amendment 2 11.09.2014
DA28	Floor Plan	Leisure Brothers	September 2014 Amendment 4 11.09.2014		DA28	Floor Plan	Leisure Brothers September 2014 Amendment 4 11.09.2014
DA29	Elevations	Leisure Brothers	September 2014 Amendment 3 11.09.2014		DA29	Elevations	Leisure Brothers September 2014 Amendment 3 11.09.2014
DA30	Sections	Leisure Brothers	September 2014 Amendment 3 11.09.2014		DA30	Sections	Leisure Brothers September 2014 Amendment 3 11.09.2014
DA31	Floor Plan	Leisure Brothers	September 2014 Amendment 1 11.09.2014		DA31	Floor Plan	Leisure Brothers September 2014 Amendment 1 11.09.2014
DA32	Elevations	Leisure Brothers	September 2014 Amendment 1 11.09.2014		DA32	Elevations	Leisure Brothers September 2014 Amendment 1 11.09.2014
DA33	Section	Leisure Brothers	September 2014 Amendment 1 11.09.2014		DA33	Section	Leisure Brothers September 2014 Amendment 1 11.09.2014
DA34	Floor Plan	Leisure Brothers	September 2014 Amendment 1 11.09.2014		DA34	Floor Plan	Leisure Brothers September 2014 Amendment 1 11.09.2014
DA35	Elevation	Leisure Brothers	September 2014 Amendment 1 11.09.2014		DA35	Elevation	Leisure Brothers September 2014 Amendment 1 11.09.2014
DA36	Section	Leisure Brothers	September 2014 Amendment 1 11.09.2014		DA36	Section	Leisure Brothers September 2014 Amendment 1 11.09.2014
DA37	Floor Plan	Leisure Brothers	September 2014 Amendment 2 07.07.2014		DA37	Floor Plan	Leisure Brothers September 2014 Amendment 2 07.07.2014
DA38	Elevation	Leisure Brothers	September 2014 Amendment 1 07.07.2014		DA38	Elevation	Leisure Brothers September 2014 Amendment 1 07.07.2014
DA39	West Elevation – Section	Leisure Brothers	September 2014 Amendment 1 11.09.2014		DA39	West Elevation – Section	Leisure Brothers September 2014 Amendment 1 11.09.2014
07368/1-B	Report on Geotechnical Investigation, Slope Stability,	Shaw & Urquhart	14 December 2007		07368/1-B	Report on Geotechnical Investigation, Slope Stability,	Shaw & Urquhart 14 December 2007

	<i>Landslip Kulgun Court Ocean Shores</i>		
Crngref:1408 3a	Environmental Noise Impact Report	CRG Acoustics	17 <sup>th</sup> September 2014
	'Roads & Maritime Services' letter of approval.	RMS	25/08/2015
Figure 1	Lot 892 DP241810 & Lot 893 DP241810 Tree Survey Plan	unsigned	undated

expect as modified by the following plans only in relation to Stage 4 of the development:

Plan No.	Description	Prepared by	Dated:
104 E	Site Plan – Stage 4	Story Design Collective	23/02/2022
105 E	Floor Plan Overall Stage	Story Design Collective	23/02/2022
106 E	Long Site Elevations & Section	Story Design Collective	23/02/2022
200 – H9 E	Site / Roof Plan	Story Design Collective	23/02/2022
201 – H9 E	Floor Plan	Story Design Collective	23/02/2022
202 – H9 E	Elevations + Section	Story Design Collective	23/02/2022
203 – H9 E	Elevation + Section	Story Design Collective	23/02/2022
210 – H9 E	Site / Roof Plan	Story Design Collective	23/02/2022
211 – H10 E	Floor Plan	Story Design Collective	23/02/2022
212 – H10 E	Elevations + Section	Story Design Collective	23/02/2022
213 – H10 E	Elevation + Section	Story Design Collective	23/02/2022
220 – H11 E	Site / Roof Plan	Story Design Collective	23/02/2022
221 – H11 E	Floor Plan	Story Design Collective	23/02/2022
222 – H11 E	Elevations + Section	Story Design Collective	23/02/2022
223 – H11 E	Elevation + Section	Story Design Collective	23/02/2022
230 – H12E	Site / Roof Plan	Story Design Collective	23/02/2022
231 – H12 E	Floor Plan	Story Design Collective	23/02/2022
232 – H12 E	Elevations + Section	Story Design Collective	23/02/2022
233 – H12 E	Elevation + Section	Story Design Collective	23/02/2022
240 – H13 E	Site / Roof Plan	Story Design Collective	23/02/2022
241 – H13 E	Floor Plan	Story Design Collective	23/02/2022
242 – H13E	Elevations + Section	Story Design Collective	23/02/2022
243 – H13 E	Elevation + Section	Story Design Collective	23/02/2022
250 – H14 E	Site / Roof Plan	Story Design Collective	23/02/2022
251 – H14 E	Floor Plan	Story Design Collective	23/02/2022
252 – H14 E	Elevations + Section	Story Design Collective	23/02/2022
253 – H14 E	Elevation + Section	Story Design Collective	23/02/2022
260 – H15 E	Site / Roof Plan	Story Design Collective	23/02/2022
261 – H15 E	Floor Plan	Story Design Collective	23/02/2022
262 – H15 E	Elevations + Section	Story Design Collective	23/02/2022
263 – H15 E	Elevation + Section	Story Design Collective	23/02/2022
270 – H16 E	Site / Roof Plan	Story Design Collective	23/02/2022
271 – H16 E	Floor Plan	Story Design Collective	23/02/2022
272 – H16 E	Elevations + Section	Story Design Collective	23/02/2022
273 – H16 E	Elevation + Section	Story Design Collective	23/02/2022

	<i>Landslip Kulgun Court Ocean Shores</i>		
Crngref:1408 3a	Environmental Noise Impact Report	CRG Acoustics	17 <sup>th</sup> September 2014
	'Roads & Maritime Services' letter of approval.	RMS	25/08/2015
Figure 1	Lot 892 DP241810 & Lot 893 DP241810 Tree Survey Plan	unsigned	undated

expect as modified by the following plans only in relation to Stage 4 of the development:

Plan No.	Description	Prepared by	Dated:
104 E	Site Plan – Stage 4	Story Design Collective	23/02/2022
105 E	Floor Plan Overall Stage	Story Design Collective	23/02/2022
106 E	Long Site Elevations & Section	Story Design Collective	23/02/2022
200 – H9 E	Site / Roof Plan	Story Design Collective	23/02/2022
201 – H9 E	Floor Plan	Story Design Collective	23/02/2022
202 – H9 E	Elevations + Section	Story Design Collective	23/02/2022
203 – H9 E	Elevation + Section	Story Design Collective	23/02/2022
210 – H9 E	Site / Roof Plan	Story Design Collective	23/02/2022
211 – H10 E	Floor Plan	Story Design Collective	23/02/2022
212 – H10 E	Elevations + Section	Story Design Collective	23/02/2022
213 – H10 E	Elevation + Section	Story Design Collective	23/02/2022
220 – H11 E	Site / Roof Plan	Story Design Collective	23/02/2022
221 – H11 E	Floor Plan	Story Design Collective	23/02/2022
222 – H11 E	Elevations + Section	Story Design Collective	23/02/2022
223 – H11 E	Elevation + Section	Story Design Collective	23/02/2022
230 – H12E	Site / Roof Plan	Story Design Collective	23/02/2022
231 – H12 E	Floor Plan	Story Design Collective	23/02/2022
232 – H12 E	Elevations + Section	Story Design Collective	23/02/2022
233 – H12 E	Elevation + Section	Story Design Collective	23/02/2022
240 – H13 E	Site / Roof Plan	Story Design Collective	23/02/2022
241 – H13 E	Floor Plan	Story Design Collective	23/02/2022
242 – H13E	Elevations + Section	Story Design Collective	23/02/2022
243 – H13 E	Elevation + Section	Story Design Collective	23/02/2022
250 – H14 E	Site / Roof Plan	Story Design Collective	23/02/2022
251 – H14 E	Floor Plan	Story Design Collective	23/02/2022
252 – H14 E	Elevations + Section	Story Design Collective	23/02/2022
253 – H14 E	Elevation + Section	Story Design Collective	23/02/2022
260 – H15 E	Site / Roof Plan	Story Design Collective	23/02/2022
261 – H15 E	Floor Plan	Story Design Collective	23/02/2022
262 – H15 E	Elevations + Section	Story Design Collective	23/02/2022
263 – H15 E	Elevation + Section	Story Design Collective	23/02/2022
270 – H16 E	Site / Roof Plan	Story Design Collective	23/02/2022
271 – H16 E	Floor Plan	Story Design Collective	23/02/2022
272 – H16 E	Elevations + Section	Story Design Collective	23/02/2022
273 – H16 E	Elevation + Section	Story Design Collective	23/02/2022



The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Except as further modified by the following plan only in relation to the deletion of vehicle access to Brunswick Valley Way.

Plan No.	Description	Prepared by	Dated:
101	Overall Staging Plan	Story Design Collective	27/03/2024

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

**Condition 23.**

**Consent required for works within the road reserve – Kulgun Court, Matong Drive & Brunswick Valley Way.**

Consent from Council must be obtained for works within the road reserve pursuant to Section 138 of the Roads Act 1993. Three (3) copies of engineering construction plans must accompany the application for consent for works within the road reserve.

Such plans are to be in accordance with Council's Specification for Engineering Works and are to provide for the following works at the specific Stages of development.

<b>KULGUN COURT: (Stage 2)</b>	
<b>Stormwater Drainage</b>	Stormwater drainage works, pipes, pits, as required and approved under the Section 68 Stormwater Drainage approval.
<b>Adjustment of Services</b>	Any roadworks are to include the adjustment and/or relocation of services as necessary to the requirements of the appropriate service authorities and to ensure that all services are constructed flush with the finished surface levels.
<b>Road Construction</b>	The existing road pavement seal for the full length and area of Kulgun Court is to have a new overlay of Open Graded Asphaltic Concrete seal.
<b>MATONG DRIVE: (Stage 3)</b>	
<b>Driveway</b>	A concrete driveway, to facilitate two way traffic flows for Residential, Delivery and Refuse Collection vehicles, in accordance with Council's current "Northern Rivers Local Government Development Design & Construction Manuals and Standards Drawings".
<b>BRUNSWICK VALLEY WAY (Stage 2) to accord with RMS approval dated 25/8/15</b>	
<b>Unrestricted Driveway</b>	A bitumen sealed (AC) unrestricted driveway, which facilitates two way traffic flows, designed for Residential, Delivery and Refuse Collection vehicles. The design is to be in general accordance with Council's current "Northern Rivers Local Government Development Design & Construction Manuals and Standard Drawings", and AustRoads standards for driveway design and sight distances. The design is also to

**Condition 23.**

**Consent required for works within the road reserve – Kulgun Court & Matong Drive**

Consent from Council must be obtained for works within the road reserve pursuant to Section 138 of the Roads Act 1993. Three (3) copies of engineering construction plans must accompany the application for consent for works within the road reserve.

Such plans are to be in accordance with Council's Specification for Engineering Works and are to provide for the following works at the specific Stages of development.

<b>KULGUN COURT: (Stage 2)</b>	
<b>Stormwater Drainage</b>	Stormwater drainage works, pipes, pits, as required and approved under the Section 68 Stormwater Drainage approval.
<b>Adjustment of Services</b>	Any roadworks are to include the adjustment and/or relocation of services as necessary to the requirements of the appropriate service authorities and to ensure that all services are constructed flush with the finished surface levels.
<b>Road Construction</b>	The existing road pavement seal for the full length and area of Kulgun Court is to have a new overlay of Open Graded Asphaltic Concrete seal.
<b>MATONG DRIVE: (Stage 3)</b>	
<b>Driveway</b>	A concrete driveway, to facilitate two way traffic flows for Residential, Delivery and Refuse Collection vehicles, in accordance with Council's current "Northern Rivers Local Government Development Design & Construction Manuals and Standards Drawings".
<b>NOTE: The plans must be in compliance with Council's current "Northern Rivers Local Government Development Design &amp; Construction Manuals and Standard Drawings".</b>	

		<p>provide for, as required, drainage culvert/infrastructure, pavement works to Brunswick Valley Way, signage and/or linemarking (new and relocation), and any reconstruction works to the existing guard rail. The driveway design and construction is also to comply with the Roads &amp; Maritime Services' letter of approval dated 25/08/2015.</p> <p><b>NOTE: The plans must be in compliance with Council's current "Northern Rivers Local Government Development Design &amp; Construction Manuals and Standard Drawings".</b></p>		
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