

Figure 10a

The Extent of Vegetated Links Through the *Moonee Waters* Site and Surrounds



PREPARED FOR:

Hillview Heights Estates Pty Ltd

COPYRIGHT © WHELAN INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF WHELAN INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT ©.

THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY FORM IS AND SHALL REMAIN THE PROPERTY OF WHELAN INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:

WHELAN INSITES

Whelans Insites Pty Ltd  
ACN: 088 148 743  
[insites.com.au](http://insites.com.au)

Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

NOT TO SCALE

NOTES:

1.0 Vegetated lands data prepared by and received from Anand Alcock Urban Design, 2007.

Legend

Vegetated Lands

**Figure 10a.**  
Aerial photograph of the *Moonee Waters* site and surrounding lands illustrating the high levels of fragmentation on lands in the purported 'corridor' west of the Pacific Highway, and the "formidable barrier" (Sainty 2006) to fauna movements imposed by the Highway.

Note also the substantial east-west vegetated links (or 'corridors') through the *Moonee Waters* site (50m to 200m wide), which are to be managed in perpetuity for biodiversity conservation purposes. No such management regime of the narrow and fragmented 'corridors' west of the Highway is proposed or is likely to be implemented.

*Moonee Waters*  
2007 Concept Plan

No.	Date	Revision Details

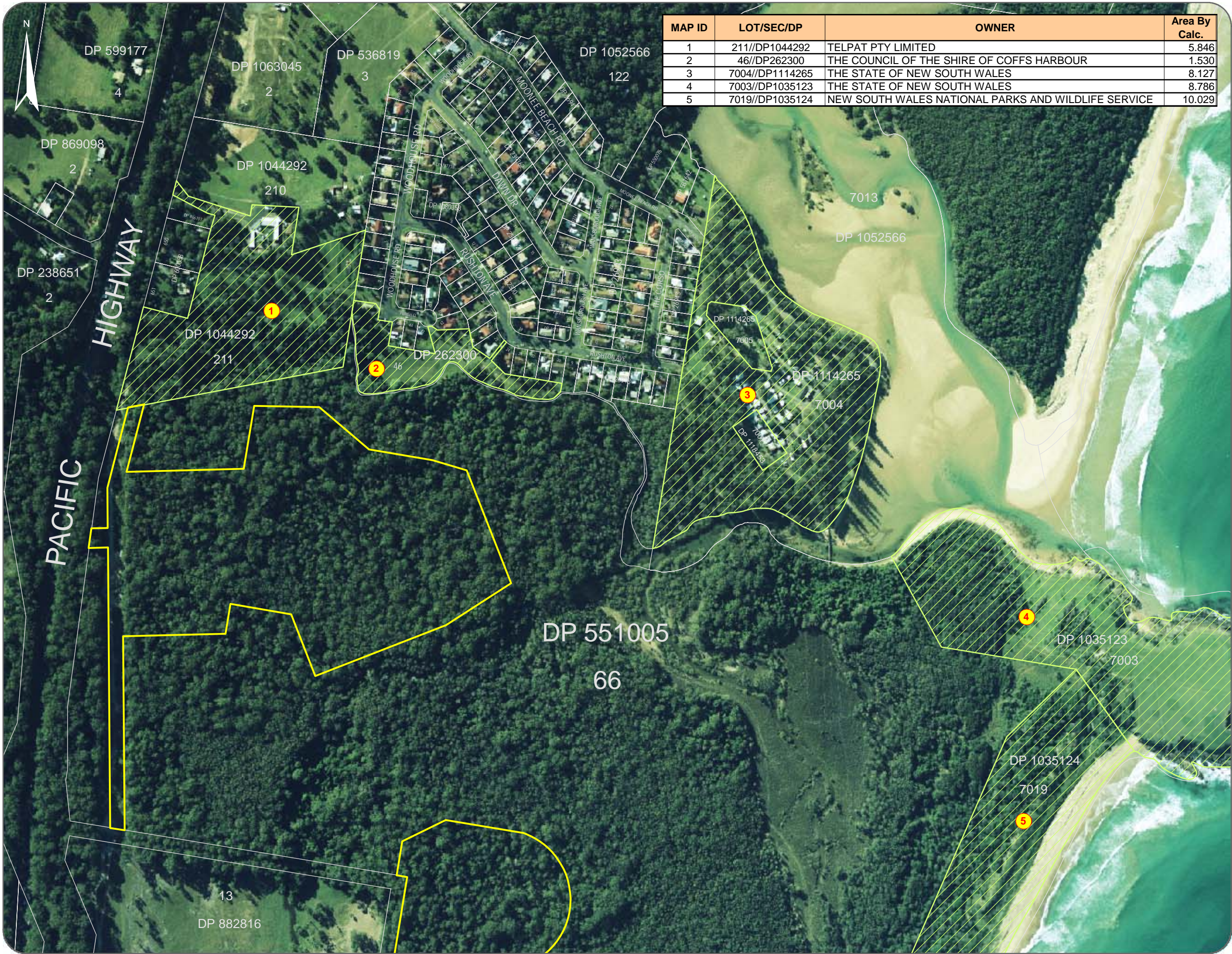
SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	30-10-2007	
CHECKED BY/DATE :	FDF/01-11-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-024.mxd	

Z:\D199\D199-G-024.mxd, 21/11/2007 4:30:40 PM, by cfweatherby



Figure 10b


Land Ownership Around the Northern Parts of the *Moonee Waters* Site



PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT © WHELANS INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE PROPERTY OF WHELANS INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:






**Whelans Insites Pty Ltd**  
ACN: 088 148 743  
[insites.com.au](http://insites.com.au)

Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

0 50 100 150 200 250  
Metres

- NOTES:**
- 1.0 Digital Cadastral Database © 2006 LPI, NSW Department of Lands
  - 2.0 Ortho-rectified aerial photography © 2004 Coffs Harbour City Council
  - 3.0 Lot/DP text: some is DCDB Annotation and some is customised text copied from DCDB Annotation and added by Whelans InSites - Oct 2007

**Legend**

-  Proposed Development Precincts
-  Adjoining Lots
-  Digital Cadastral Database

**Figure 10b.**  
The northern parts of the subject land at Moonee with the Northern Precinct and the relevant cadastral information. The tributary to Moonee Creek is located on or adjacent to the northern boundary of the subject land. Lands to the immediate north in Council or State government ownership can be assumed to be appropriately managed for biodiversity conservation purposes. The land to the immediate northwest of the subject site (the Telpat Pty Ltd land) is the subject of a current DA which includes the protection of a band of riparian vegetation along the tributary.

***Moonee Waters***  
**2007 Concept Plan**

C	21-11-2007	Amend client name, notes and map title
B	14-11-2007	Add new InSites A3 template, amend notes
A	31-10-2007	Add figure text, amend scale bar & map title
No.	Date	Revision Details

SCALE :	1:5,000	@ A3
CO-ORDS :	MGA	
DATUM :	N/A	
DATE OF PLAN :	17-10-2007	
CHECKED BY/DATE :	FDF/31-10-2007	
APPROVED BY/DATE :	FDF/31-10-2007	
JOB REF:	D199	
GIS REF:	D199-G-006c.mxd	



Figure 11

Bushfire Protection Measures for the *Moonee Waters* Project



BUSH-FIRE PROTECTION MEASURES



PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT: © WHELAN'S INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF WHELAN'S INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT.  
THIS DOCUMENT IN BOTH ELECTRONIC AND HARDCOPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELAN'S INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:  
**WHELAN'S INSITES**  
Whelans Insites Pty Ltd  
ACN: 088 148 743  
insites.com.au  
Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

NOT TO SCALE

NOTES:  
1.0 Bushfire protection measures data received from  
Annand Alcock Urban Design, 2007.

**Figure 11.**  
Bushfire protection measures on the subject site at Moonee (ABPP 2007). Maintenance of the APZs around the Precincts does not require any additional removal of native vegetation. Maintenance of the fuel management corridors along the access roads will involve only the removal of excess understorey vegetation and leaf litter, to achieve appropriate fuel levels (ABPP 2007).

**Moonee Waters**  
**2007 Concept Plan**

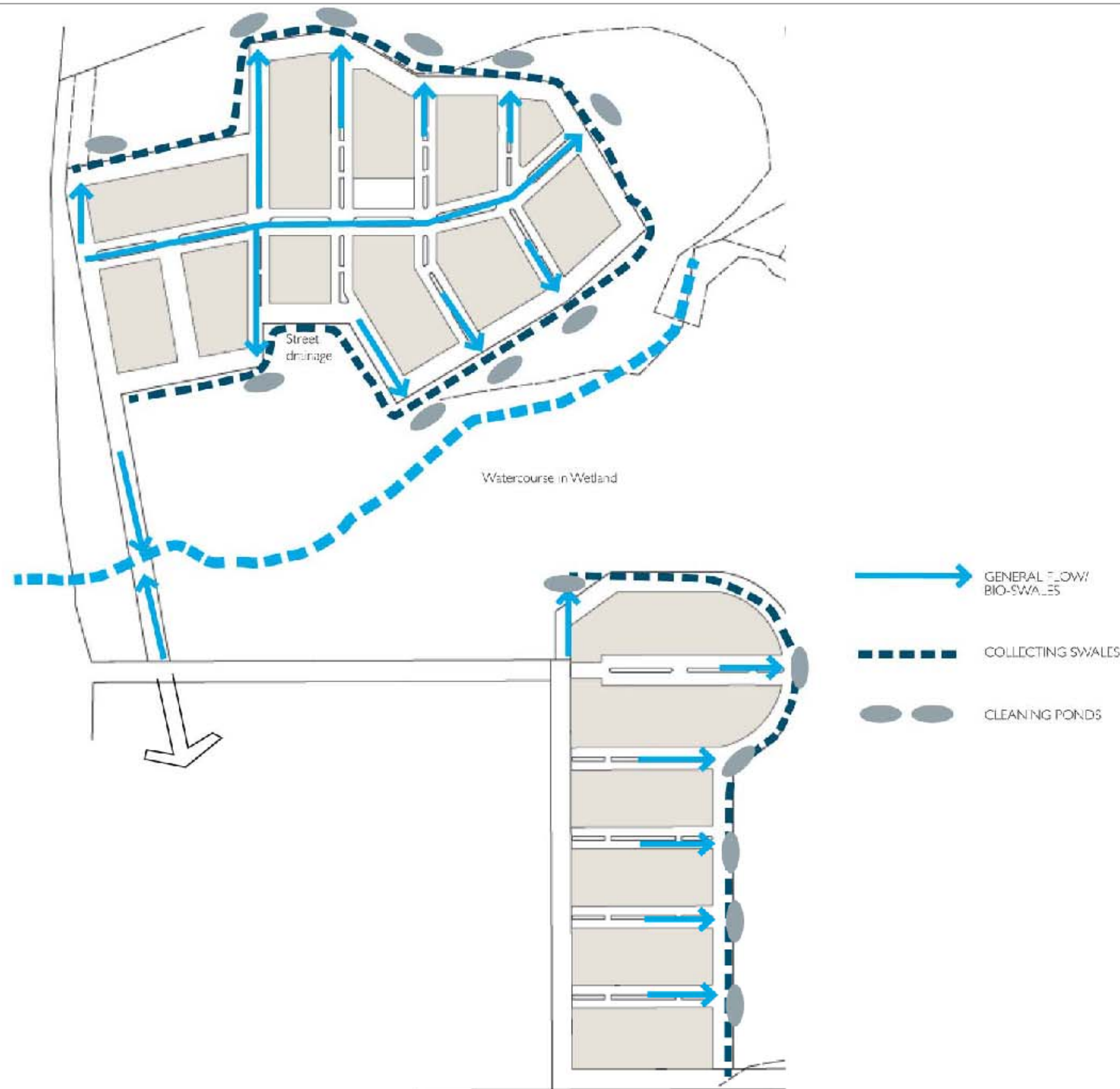
No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	25-10-2007	
CHECKED BY/DATE :	FDF/01-11-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-010.mxd	



Figure 12

Stormwater Management Measures for the *Moonee Waters* Project



PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT © WHELAN'S INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE PROPERTY OF WHELAN'S INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT ©.  
THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELAN'S INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:  
**WHELAN'S INSITES**  
Whelans Insites Pty Ltd  
ACN: 088 148 743  
insites.com.au  
Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

NOT TO SCALE

**NOTES:**  
1.0 Stormwater management plan sourced from the *Draft Moonee Waters Environmental Assessment of Coastal Village Concept Plan*, prepared by Annand Alcock Urban Design, dated March 2007.

**Figure 12.** Stormwater management measures on the subject site at Moonee (Patterson Britten & Partners 2007). The peripheral cleaning ponds and collecting swales will be vegetated with native aquatic plants, sedges and reeds, and will provide supplementary habitat for a range of native fauna species.

It is to be noted that there is no direct or piped discharge from any of the development area into any watercourses on the site. All excess stormwater during major rainfall events will overflow from the collecting swales and cleaning ponds as sheet flow into the adjoining vegetation.

***Moonee Waters***  
**2007 Concept Plan**

No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	26-10-2007	
CHECKED BY/DATE :	FDF/31-10-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-017.mxd	



Figure 13 Threatened Species and Endangered Ecological Communities on the *Moonee Waters* Site



Code	Type	EEC
F	Foredune Complex	
DB	Dry Blackbutt Open Forest	
T	Turpentine Open Forest	
CR	Coastal Red Gum Forest	
LR	Littoral Rainforest	✓
BB	Brush Box Closed Forest	
HB	Headland Brush Box Rainforest	
SO	Swamp Oak Forest	✓
SM	Swamp Mahogany Open Forest	✓
SF	Swamp Paperbark/Swamp Mahogany/ Swamp Oak Open Forest	✓
FG	Flooded Gum Open Forest	
R	Coastal Riparian Open Forest	✓
SR	Sedgeland/Rushland	✓
MS	Mangrove/Saltmarsh	✓
HH	Headland Heath/Grassland	

Code	Species	
B	Eastern Blossom Bat	
Fr	Green-thighed Frog	
Ft	Eastern Freetail Bat	
G	Glossy Black Cockatoo	
K	Koala	
L	Little Bent-wing Bat *	
Lm	Large-footed Myotis	
M	Moonee Quassia	
O	Osprey *	
P	Common Planigale	
R	Rusty Plum	
S	Common Bent-wing Bat *	
Yb	Yellow-bellied Glider *	

PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT: © WHELAN'S INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE PROPERTY OF WHELAN'S INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT ©.

THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELAN'S INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:  
**WHELAN'S INSITES**

Whelans Insites Pty Ltd  
ACN: 088 148 743  
insites.com.au

Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

0 50 100 150 200 250  
Metres

- NOTES:**
- 1.0 Digital Cadastral Database © 2006 LPI, NSW Department of Lands
  - 2.0 Ortho-rectified aerial photography © 2004 Coffs Harbour City Council
  - 3.0 Vegetation Digitised from Field Survey at a Plan Scale of 1:2500
  - 3.1 Vegetation boundaries are approximate
  - 4.0 Endangered Ecological Communities identified by Whelans InSites/Gunninah - 2006
  - 5.0 \* These species are likely to occur essentially anywhere on the site

**Legend**

- Threatened Species
- Vegetation Communities
- Endangered Ecological Communities
- Digital Cadastral Database

**Figure 13.**  
The extent of "endangered ecological communities" and threatened species present or recorded on the 'Moonee Waters' land based on the detailed investigations conducted by Whelans InSites/Gunninah Environmental Consultants and studies by others on the site and/or in the immediate vicinity.

**Moonee Waters**  
**2007 Concept Plan**

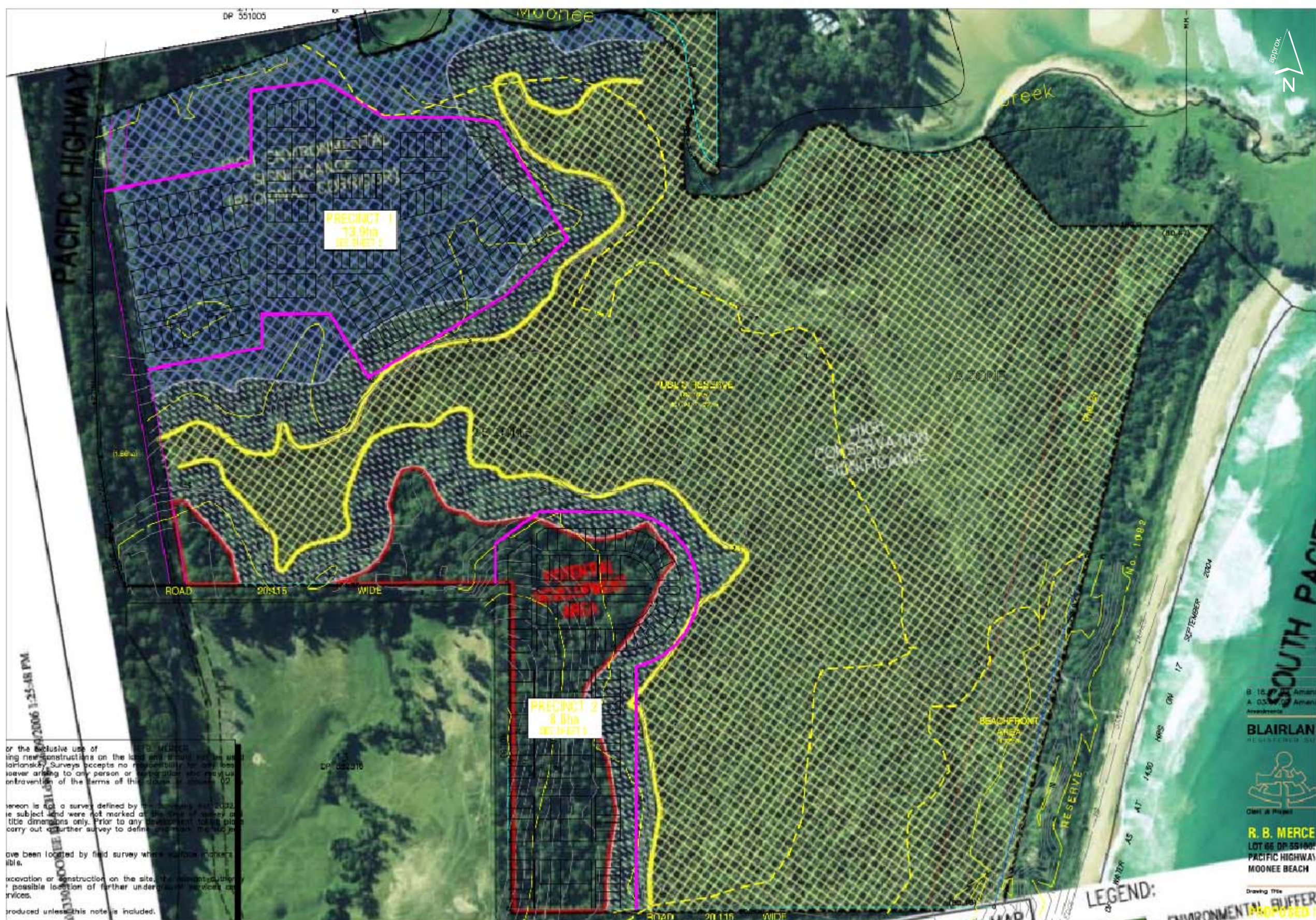
No.	Date	Revision Details
C	21-11-2007	Amend client name, notes and map title
B	16-11-2007	Add threatened species data
A	31-10-2007	Add figure text, amend client name

SCALE :	1:5,000	@ A3
CO-ORDS :	MGA	
DATUM :	AHD	
DATE OF PLAN :	24-10-2007	
CHECKED BY/DATE :	FDF/24-10-2007	
APPROVED BY/DATE :	FDF/24-10-2007	
JOB REF :	D199	
GIS REF :	D199-G-007c.mxd	



Figure 14

The 2007 Concept Plan Superimposed Over the Sainty Constraints Map



PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT: © WHELAN INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF WHELAN INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT. ©  
THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELAN INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:  
**WHELAN INSITES**  
Whelans Insites Pty Ltd  
ACN: 088 148 743  
[insites.com.au](http://insites.com.au)  
Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

NOT TO SCALE

NOTES:  
1.0 Development footprint data superimposed with constraint data was received from Annand Alcock Urban Design, September 2007 (source file: 070910 overlay Sainty.pdf).

**Figure 14.**  
The extent of development footprints contained in the 2007 Concept Plan for the Moonee Waters development superimposed over the constraints identified in the Sainty Report. Note that both footprints fall almost entirely outside the "endangered ecological communities" mapped by Sainty.

**Moonee Waters  
2007 Concept Plan**

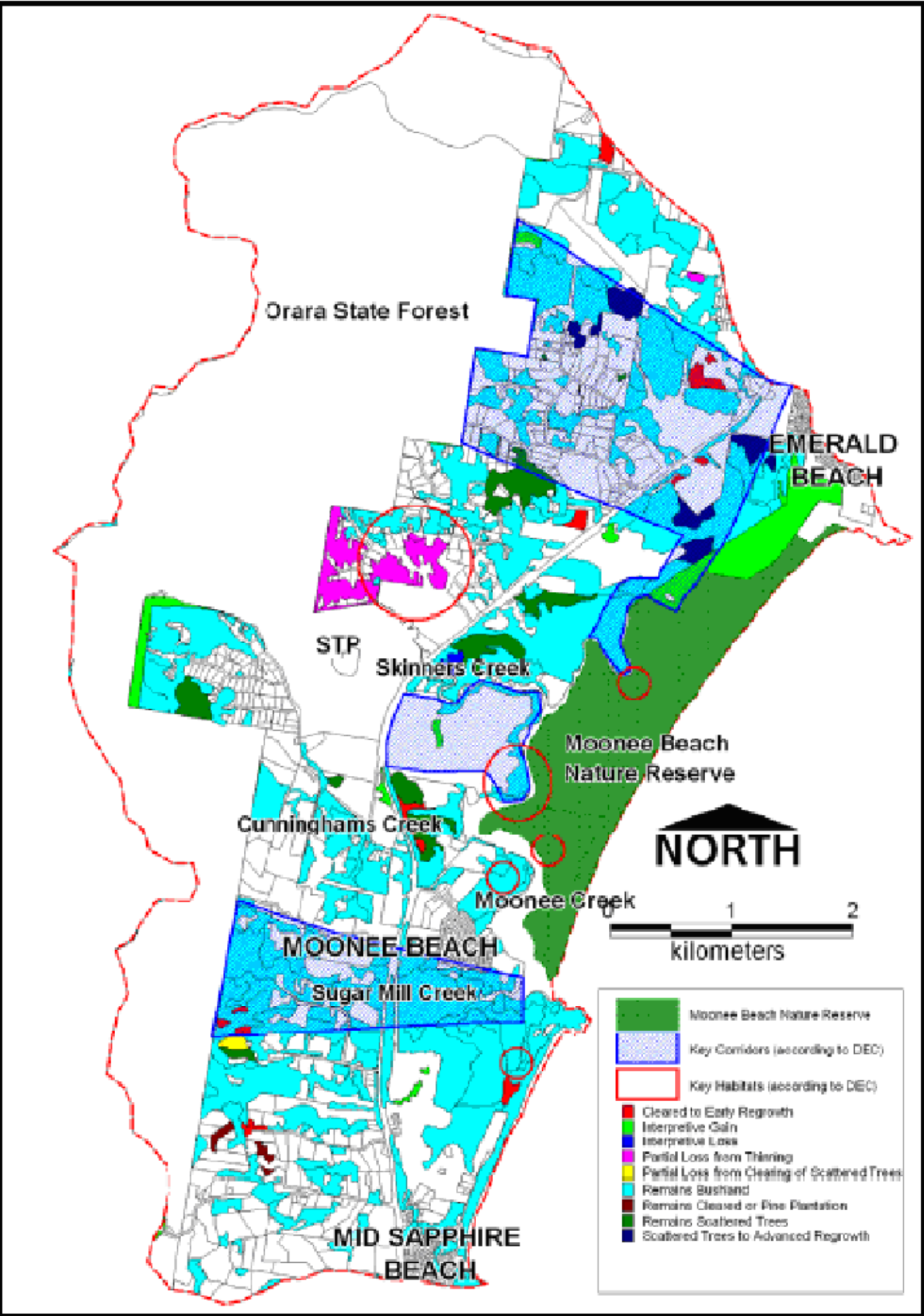
No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	26-10-2007	
CHECKED BY/DATE :	FDF/31-10-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-021.mxd	



Figure 15

Moonee Creek Estuary Management Plan Mapping



PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT: © WHELAN INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF WHELAN INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT. ©  
THIS DOCUMENT IN BOTH ELECTRONIC AND HARDCOPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELAN INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:  
**WHELAN INSITES**  
Whelans Insites Pty Ltd  
ACN: 088 148 743  
insites.com.au  
Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

NOT TO SCALE

**NOTES:**  
1.0 Existing vegetation, key habitats and key corridors map sourced from Figure 5-6 in the Final Draft Report of the Estuary Management Study and Plan - Moonee Creek, Moonee Beach, Coffs Harbour, prepared by WBM Oceanics Australia, dated January 2006.

**Figure 15.** Vegetation, habitat and purported "corridor" mapping in the draft Moonee Creek Estuary Management Plan. Note the hypothetical nature of the alleged 'corridor' through the subject site and the high levels of fragmentation west of the Pacific Highway.

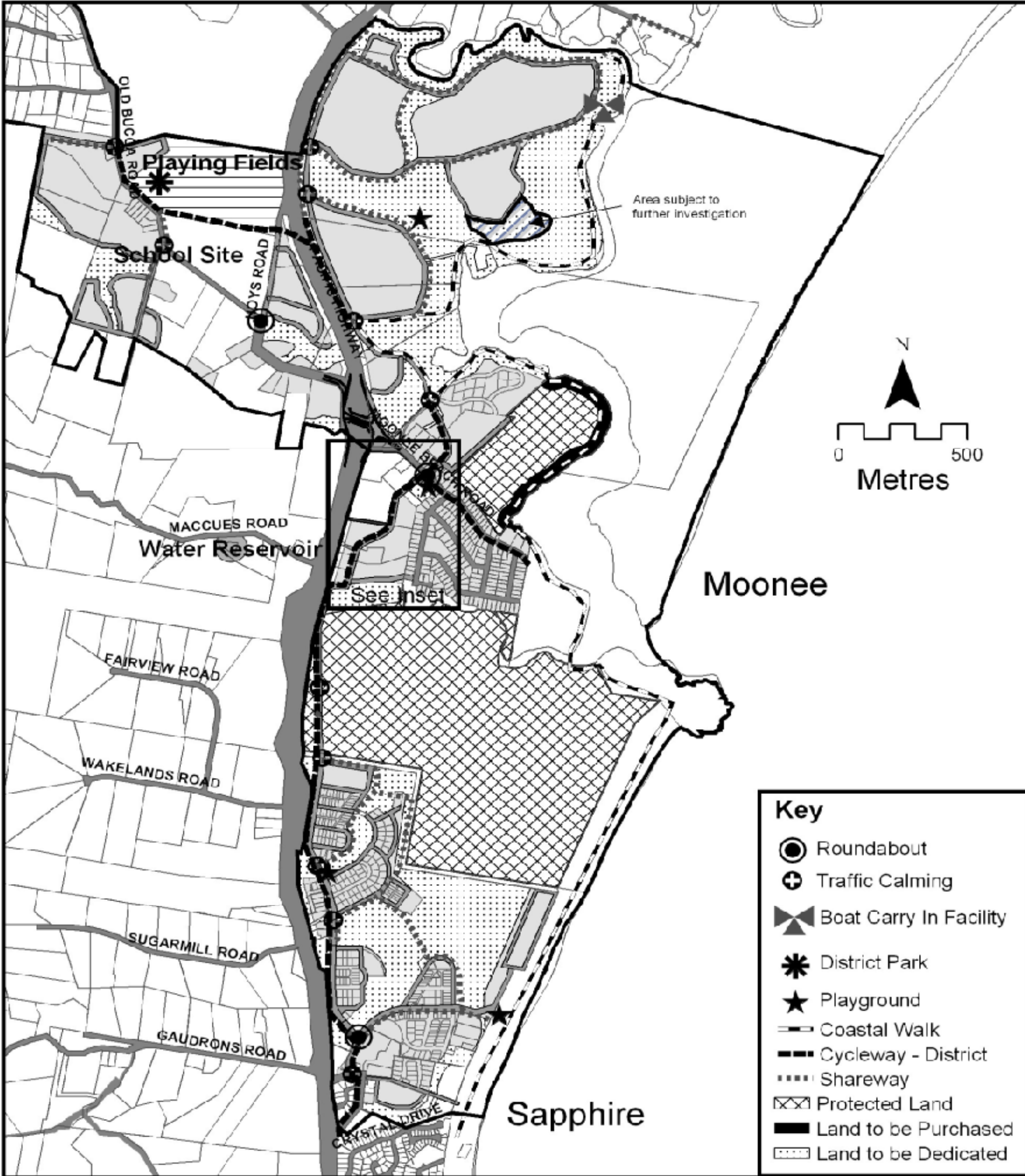
**Moonee Waters  
2007 Concept Plan**

No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	26-10-2007	
CHECKED BY/DATE :	FDF/31-10-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-022.mxd	

Figure 16

Moonee Planning Strategy Mapping



PREPARED FOR:

Hillview Heights Estates Pty Ltd

COPYRIGHT: © WHELAN'S INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE PROPERTY OF WHELAN'S INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT ©.

PREPARED BY:



Whelans Insites Pty Ltd  
ACN: 088 148 743

Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

insites.com.au

NOT TO SCALE

NOTES:

1.0 Planning Strategy map sourced from Map 2, Part 2 - Planning Strategy of the Moonee Development Control Plan 2004, prepared by Coffs Harbour City Council, dated 2004.

**Figure 16.** Mapping contained in the Moonee Planning Strategy including identification of the subject site as "Protected Land". It should be noted that the Strategy provides no justification for designating the whole of the subject site as "Protected Land", and there are no Reports which provide that justification. Furthermore, the Strategy provides no mechanism for the acquisition of the land or for appropriate compensation of the landowners.

*Moonee Waters*  
2007 Concept Plan

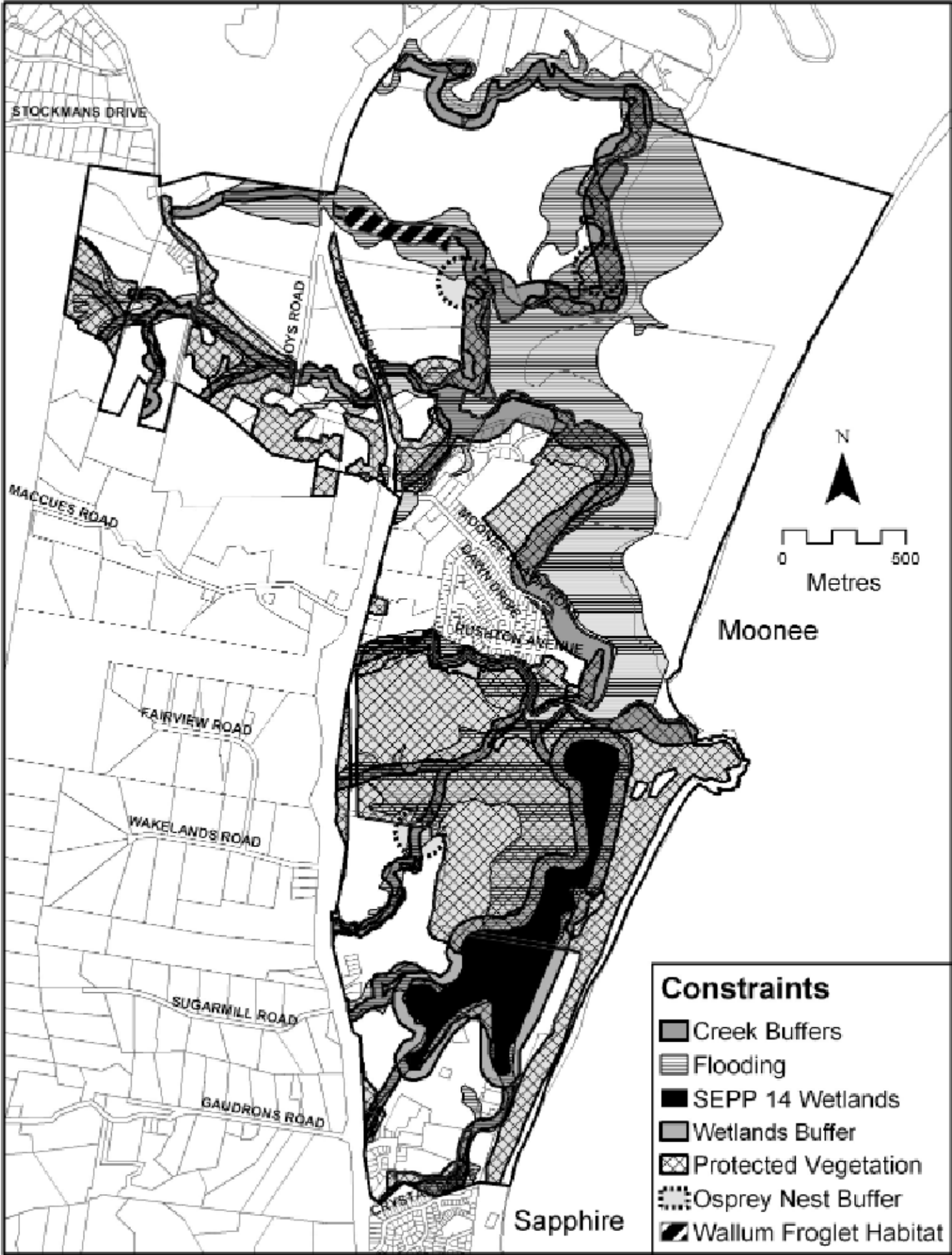
No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	26-10-2007	
CHECKED BY/DATE :	FDF/31-10-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-014.mxd	



Figure 17

Moonee Development Control Plan Mapping



PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT: © WHELANS INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF WHELANS INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT ©.  
THIS DOCUMENT IN BOTH ELECTRONIC AND HARDCOPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELANS INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:  
**WHELANS INSITES**  
Whelans Insites Pty Ltd  
ACN: 088 148 743  
insites.com.au  
Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

NOT TO SCALE

NOTES:  
1.0 Constraints map sourced from Map 4 - Constraints of the Moonee Development Control Plan 2004, prepared by Coffs Harbour City Council, dated 2004.

**Figure 17.** Mapping contained in the Moonee Development Control Plan (DCP) which identifies the subject site as "Protected Land". The DCP provides no justification for designating the whole of the subject site as "Protected Land", and there are no Reports which provide that justification.

**Moonee Waters  
2007 Concept Plan**

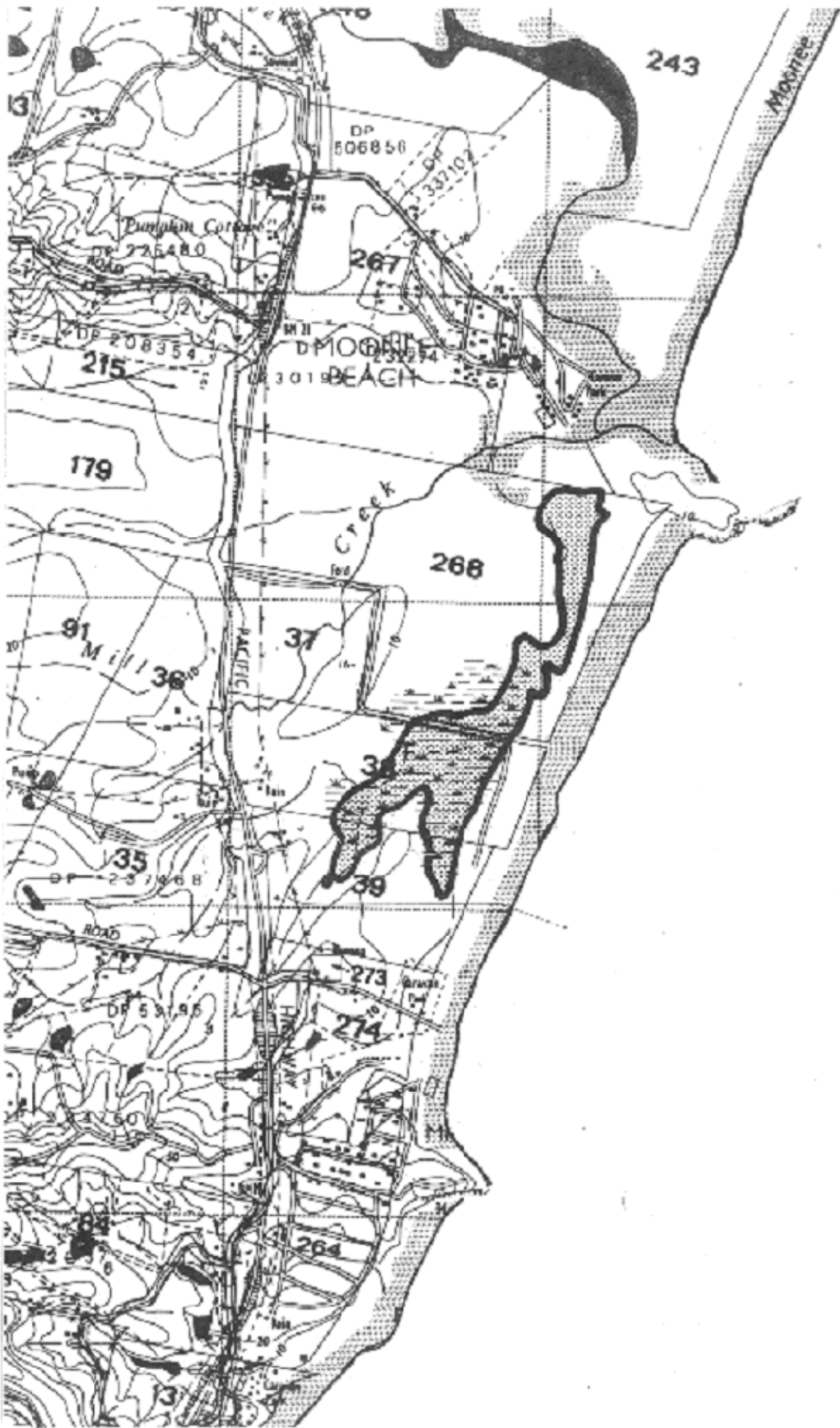
No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	26-10-2007	
CHECKED BY/DATE :	FDF/31-10-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-013.mxd	



Figure 18

SEPP 14 Wetland on the *Moonee Waters* Site



PREPARED FOR:  
**Hillview Heights Estates Pty Ltd**

COPYRIGHT: © WHELAN'S INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE PROPERTY OF WHELAN'S INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT.  
THIS DOCUMENT IN BOTH ELECTRONIC AND HARDCOPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELAN'S INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:  
**WHELAN'S INSITES**  
Whelans Insites Pty Ltd  
ACN: 088 148 743  
insites.com.au  
Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

NOT TO SCALE

**NOTES:**  
1.0 SEPP No. 14 map of Moonee area has been scanned from hardcopy map: *SEPP 14, Amendment No. 7, Coastal Wetlands, Map 21 of 82 maps, Moonee Beach, 1:25000*, prepared by NSW Department of Planning, gazetted 1985.

**Figure 18.**  
The SEPP 14 Wetland on the *Moonee Waters* site (identified as Lot 268 on the map) and on adjoining land to the south (which has been approved for development purposes).

***Moonee Waters***  
**2007 Concept Plan**

No.	Date	Revision Details

SCALE :	NTS	@ A3
CO-ORDS :	N/A	
DATUM :	N/A	
DATE OF PLAN :	26-10-2007	
CHECKED BY/DATE :	FDF/31-10-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF :	D199	
GIS REF :	D199-G-023.mxd	



Figure 19a

Relationship Between Development Precincts and the SEPP 14 Wetland



PREPARED FOR:

Hillview Heights Estates Pty Ltd

COPYRIGHT © WHELAN'S INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE PROPERTY OF WHELAN'S INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELAN'S INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

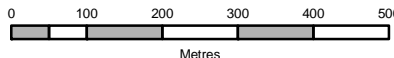
PREPARED BY:



Whelans Insites Pty Ltd  
ACN: 088 148 743

Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

insites.com.au



NOTES:

- 1.0 Digital Cadastral Database © 2006 LPI, NSW Department of Lands
- 2.0 Ortho-rectified aerial photography © 2004 Coffs Harbour City Council
- 3.0 SEPP No.14 Wetland has been digitised from hardcopy map: *SEPP 14, Amendment No. 7, Coastal Wetlands, Map 21 of 82 maps, Moonee Beach, 1:25000*, prepared by NSW Department of Planning, gazetted 1985
- 3.1 SEPP 14 Wetland boundary scaled and positioned approximately

Legend

- Proposed Development Precincts
- SEPP 14 Wetland
- Digital Cadastral Database

**Figure 19a.**  
The relationship between the SEPP 14 Wetland on the *Moonee Waters* site and the two development precincts on the subject site.

*Moonee Waters*  
2007 Concept Plan

No.	Date	Revision Details
C	21-11-2007	Amended client name, notes and map title
B	14-11-2007	Map became 'Figure 19a', amd. notes, add new template
A	31-10-2007	Add figure text, amend client name & colour of SEPP 14

SCALE :	1:10,000	@ A3
CO-ORDS :	MGA	
DATUM :	N/A	
DATE OF PLAN :	24-10-2007	
CHECKED BY/DATE :	FDF/24-10-2007	
APPROVED BY/DATE :	FDF/24-10-2007	
JOB REF:	D199	
GIS REF:	D199-G-008c.mxd	



Figure 19b Relationship Between the Southern Development Precinct and the SEPP 14 Wetland, with 20m and 50m Setbacks



Z:\D199\D199-G-025.mxd, 21/11/2007 4:51:00 PM, by cfweatherby

PREPARED FOR:

Hillview Heights Estates Pty Ltd

COPYRIGHT: © WHELANS INSITES PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE PROPERTY OF WHELANS INSITES PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART IN ANY FORMAT WITHOUT PERMISSION INFRINGES COPYRIGHT. ©

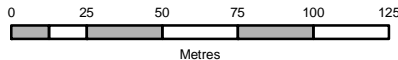
THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF WHELANS INSITES PTY LTD. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

PREPARED BY:



Whelans Insites Pty Ltd  
ACN: 088 148 743  
insites.com.au

Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511



NOTES:

- 1.0 Digital Cadastral Database © 2006 LPI, NSW Department of Lands
- 2.0 Ortho-rectified aerial photography © 2004 Coffs Harbour City Council
- 3.0 SEPP No.14 Wetland has been digitised from hardcopy map: *SEPP 14, Amendment No. 7, Coastal Wetlands, Map 21 of 82 maps, Moonee Beach, 1:25000*, prepared by NSW Department of Planning, gazetted 1985
- 3.1 SEPP 14 Wetland boundary scaled and positioned approximately
- 4.0 20m and 50m buffer applied to SEPP 14 Wetland boundary (Source file: D199\_SEPP14.shp)

Legend

- Proposed Development Precincts
- SEPP 14 Wetland
- 20m Buffer
- 50m Buffer
- Digital Cadastral Database

**Figure 19b.**  
The relationship between the SEPP 14 Wetland on the *Moonee Waters* site and the Southern Precinct.

*Moonee Waters*  
2007 Concept Plan

No.	Date	Revision Details

SCALE :	1:2,500	@ A3
CO-ORDS :	MGA	
DATUM :	AHD	
DATE OF PLAN :	13-11-2007	
CHECKED BY/DATE :	FDF/14-11-2007	
APPROVED BY/DATE :	FDF/21-11-2007	
JOB REF:	D199	
GIS REF:	D199-G-025.mxd	