

ENVIRONMENTAL ASSESSMENT

**ACCOMPANYING
PROJECT APPLICATION**

FOR

**THE MOONEE HAMLETS
CATHERINE HILL BAY, NSW**

HAMLET 2

PROPOSED RESIDENTIAL HOUSES

Prepared By

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DESIGN CERTIFICATE

To Whom It May Concern

This is to certify that the information contained in the attached Environmental Assessment, and the reports and drawings to which it references, is true and correct. It is neither false, nor misleading.

Yours faithfully

A handwritten signature in black ink that reads "Darrel Conybeare". The signature is written in a cursive style with a long horizontal line extending from the end.

Darrel Conybeare
BArch MArch MCP FRAIA FRAP
Director
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**REPORT AND ENVIRONMENTAL ASSESSMENT
ACCOMPANYING PROJECT APPLICATION**

Date: August 2007
Prepared by: CM+
Job Ref: 07.020

CONTENTS

1.0	PROJECT DATA	4
2.0	EXECUTIVE SUMMARY	6
3.0	DETAILED DESCRIPTION	6
4.0	SITE DATA	6
5.0	EXISTING DEVELOPMENT	6
6.0	DEVELOPMENT STATISTICS	7
7.0	MATTERS FOR CONSIDERATION	7
8.0	COASTAL POLICY DESIGN GUIDELINES	36
9.0	THE LIKELY IMPACTS OF THE DEVELOPMENT	41
10.0	EXTERNAL MATERIALS, FINISHES & COLOURS	43
11.0	WASTE MANAGEMENT PLAN	44

APPENDIX 1	DRAFT STATEMENT OF COMMITMENTS
APPENDIX 2	DIRECTOR-GENERAL'S REQUIREMENTS MATRIX
APPENDIX 3	QUANTITY SURVEYOR'S REPORT
APPENDIX 4	DRAFT PRECINCT MANAGEMENT STATEMENT

1.0 PROJECT DATA

Project Name: The Moonee Hamlets – Hamlet 2

Address: Catherine Hill Bay

PA Documents This Report includes:

Architectural Drawings: Conybeare Morrison International

Landscape Drawings: Context Landscape Design

Civil Drawings: Parsons Brinckerhoff

Draft Subdivision: Denny Linker & Co

Architectural Drawing List		
Drawing Number	Revision	Drawing Title
H2-000	C	Development Plan - Cover Sheet
H2-001	C	Precinct Plan
H2-002	C	Precinct Section
H2-003	C	Precinct Images No. 1
H2-004	C	Precinct Images No. 2
H2-005	C	Shadow Diagrams Mid Winter 21 st June
H2-006	C	7m House 1 - Type A - Plans Elevations and Sections
H2-007	C	7m House 2 - Type A - Plans Elevations and Sections
H2-008	C	Not Used
H2-009	C	9m House 1 - Type A - Plans Elevations and Sections
H2-010	C	9m House 2 - Type A - Plans Elevations and Sections
H2-011	C	Not Used
H2-012	C	12m House 1 - Type A - Plans Elevations and Sections
H2-013	C	Not Used
H2-014	C	15m House 1 - Type A - Floor Plans
H2-015	C	15m House 1 - Type A - Elevations and Sections
H2-016	C	Not Used
H2-017	C	Not Used
H2-018	C	18m House 1 - Type A - Floor Plans
H2-019	C	18m House 1 - Type A - Elevations and Sections
H2-020	C	Not Used
H2-021	C	Not Used
H2-022	C	Architectural Building Element Options

Landscape Drawing List		
Drawing Number	Revision	Title
07520 H2 L-0	B	Cover Sheet
07520 H2 L-1	B	H2 Landscape Concept Plan

07520 H2 L-2	B	H2 Hamlet Common
07520 H2 L-3	B	H2 7m House 1 Type A Landscape Concept Plan
07520 H2 L-4	B	H2 7m House 2 Type A Landscape Concept Plan
07520 H2 L-5	B	H2 9m House 1 Type A Landscape Concept Plan
07520 H2 L-6	B	H2 9m House 2 Type A Landscape Concept Plan
07520 H2 L-7	B	H2 12m House Type A Landscape Concept Plan
07520 H2 L-8	B	H2 15m House Type A Landscape Concept Plan
07520 H2 L-9	B	H2 18m House Type A Landscape Concept Plan
07520 H2 L-10	B	Typical Details 1
07520 H2 L-11	B	Street Cross Sections 1
07520 H2 L-12	B	Street Cross Sections 2

Civil Design Drawing List		
Drawing Number	Revision	Title
2122743A-CIV-2010	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - STAGE COVER SHEET
2122743A-CIV-2011	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - OVERALL PLAN
2122743A-CIV-2012	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - DETAIL PLAN - SHEET 1 OF 2
2122743A-CIV-2013	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - DETAIL PLAN - SHEET 2 OF 2
2122743A-CIV-2061	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 01 - CH 0.000 TO CH 93.342
2122743A-CIV-2063	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 02 - CH 0.000 TO CH 61.500
2122743A-CIV-2065	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 03 - CH 0.000 TO CH 95.901
2122743A-CIV-2067	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 04 - CH 0.000 TO CH 90.000
2122743A-CIV-2069	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 05 - CH 0.000 TO CH 83.860
2122743A-CIV-2071	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 06 - CH 0.000 TO CH 90.000
2122743A-CIV-2073	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 07 - CH 0.000 TO CH 85.897
2122743A-CIV-2075	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 08 - CH 0.000 TO CH 96.251
2122743A-CIV-2077	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 09 - CH 0.000 TO CH 96.500
2122743A-CIV-2079	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 10 - CH 0.000 TO CH 81.886
2122743A-CIV-2115	A	MOONEE HAMLET - HAMLET 2 PROJECT APPLICATION - TYPICAL ROAD CROSS SECTIONS

Draft Subdivision Plan		
070701	3	PRECINCT SUBDIVISION 2 – HAMLET 2

2.0 EXECUTIVE SUMMARY

This EA is being submitted for the area of Hamlet 2 and includes structures and landscaping related to private lots and some civil works related to elements within this hamlet. It is intended to be read in conjunction with the 'Catherine Hill Bay and Gwandalan Concept Plan' submitted under separate cover. This EA meets all of the requirements outlined in the Concept Plan.

3.0 DETAILED DESCRIPTION

Hamlet 2 consists of residential development leading down the slope from the Montefiore Street ridge toward Moonee Beach.

Hamlet 2 comprises a spine road defining a common open space surrounded by a residential neighbourhood. Individual dwellings are accessed via a network of pedestrian lanes. Vehicular access is provided by car courts that to the rear of each dwelling. The car courts and pedestrian lanes lead from the residential areas to walking trails in the surrounding bush to the beach and headland. The spine road itself provides a glimpse of Moonee Beach and the ocean.

The Hamlet Common in the centre of the neighbourhood provides a place for passive recreation while symbolically serving to provide a point of identity for the beach side hamlet. It is envisioned that eventually a series of hamlets, each with a distinctive hamlet common, will be linked across the landscape.

The individual dwellings within the hamlet will largely take the form of detached single family dwellings. On smaller lots toward the north end of the hamlet some attached dwellings are proposed. As one progresses down the slope to the south, the lot sizes and space between dwellings increase as the hamlet reaches toward the bush. To reduce their overall mass and to provide variety in the streetscape dwellings have been designed as a series of linked pavilions. Where they face the hamlet common dwellings will have additional articulation along those sides that address the public domain.

It is envisioned that Hamlet 2 will provide a walkable, pedestrian friendly and informal beachside community where neighbourly interaction is the predominant form of social activity.

4.0 SITE DATA

RPA Description Lot/DP:	Site is subject to further subdivision. Refer back to Civil PA for details of subdivision.
Street Frontage/s:	Montefiore Street
PA Site Area:	105,700m ²
Encumbrances / Easements	To be advised as the project is developed.

5.0 EXISTING DEVELOPMENT

Existing Buildings on the site to be retained:	There are no existing buildings on the site.
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6.0 DEVELOPMENT STATISTICS

Gross Floor Area (GFA):	18,975 m ²
Total Dwellings:	108
- 4 Bed Dwellings:	0
- 3 Bed Dwellings:	108
- 2 Bed Dwellings:	0
- 1 Bedroom Dwellings	0
Total Bedrooms:	324
No. Storeys (Concept Plan)	1 - 2
Resident Carparking Spaces:	216
Visitor Carparking Spaces Total:	284
- on street (shown on plans)	68
- off street (in driveway)	216
BCA Classification	
- Single dwelling	Class 1a
Bushfire Construction Level	Level 1

7.0 MATTERS FOR CONSIDERATION

(Environmental Planning & Assessment Amendment Act 1997 Sec 79c(1))

COMPLIANCE WITH PROVISIONS OF STATUTORY PLANNING INSTRUMENT/S CATHERINE HILL BAY CONCEPT PLAN 2007

Ref	Summary Standard	Yes	No	Comment
1.0	Introduction – Concept Plan Objectives			
	<ul style="list-style-type: none"> To provide a long-term planning framework for the Concept Plan Area, and facilitate its orderly staged development/conservation. 	✓		Proposed development is as anticipated by the Concept Plan
	<ul style="list-style-type: none"> To provide the NSW Department of Planning and stakeholders with a plan for the most appropriate form of development for the Concept Plan Area. 	✓		Proposed development is as anticipated by the Concept Plan

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> To assist the public to understand the future character of the area. 	✓		Proposed development is as anticipated by the Concept Plan
	<ul style="list-style-type: none"> To assist consent authorities when they are considering future Project Applications (Pas). 	✓		Proposed development is as anticipated by the Concept Plan
2.0	Dedication and Environment			
	<ul style="list-style-type: none"> Details the nature of the dedication of 310ha of land back to the State Government for conservation. 	✓		Proposed development is as anticipated by the Concept Plan
3.0	The Moonee Hamlets			
3.4	Site Planning Objectives			
	<p>The Concept Plan aims to:</p> <ul style="list-style-type: none"> Ensure that new development lies within a landscape dominated setting as a series of individual hamlets. 	✓		Proposed development is as anticipated by the Concept Plan.
	<ul style="list-style-type: none"> Ensure the retention and enhancement of significant views to and from Catherine Hill Bay Village. 	✓		Significant views retained.
	<ul style="list-style-type: none"> Protect the headland, natural shoreline rock outcrops and original vegetation and the natural and 'wild' character of Catherine Hill Bay and Moonee Beach. 	✓		Development is pulled back from the most sensitive areas.
	<ul style="list-style-type: none"> Provide close visual and physical boundaries between the natural and built environments. 	✓		Edges of development are defined.
	<ul style="list-style-type: none"> Establish a population density appropriate to sustainable conservation of the surrounding Moonee Beach and Catherine Hill Bay environment. 	✓		Proposed development is as anticipated by the Concept Plan.
	<ul style="list-style-type: none"> Improve community access to parkland, Catherine Hill Bay beach, the headland and surrounding bushland through defined trails that do not adversely affect the characteristic qualities of the coastal foreshore or wilderness. 	✓		Access improved through walking trails, road access through the hamlet, and provision of new park in village centre.
	<ul style="list-style-type: none"> Conserve existing heritage listed items with compatible uses and ensure adjacent development is of sympathetic scale and character. 	✓		Heritage items are not included in this application.

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> Establish a community within a coastal village that extends the principles of traditional neighbourhoods. 	✓		The development is centred on a hamlet common and takes the form of small interconnected lanes and car courts.
	<ul style="list-style-type: none"> Create an effective network of pathways throughout the hamlets to encourage walking and cycling to reduce the reliance on vehicular transport. 	✓		Buildings address pedestrian pathways and cycle pathways.
	<ul style="list-style-type: none"> Ensure the built environment and public domain are of high urban design quality and combine to form harmonious views of the Village from the street and the surrounds. 	✓		Views identified in the Concept plan are respected.
	<ul style="list-style-type: none"> Provide a series of gathering places with different characters and functions, such as a The Moonee Hamlets Community Hall, Village Green, Hamlet Commons, Bush Corridors and neighbourhood parks. 	✓		Hamlet 2 provides small scale gathering areas in the form of a hamlet common and neighbourhood parks.
	<ul style="list-style-type: none"> Provide community access to convenience shopping and neighbourhood facilities in a Village Centre. 			Not Applicable
	<ul style="list-style-type: none"> Provide convenient access to public transport for Catherine Hill Bay residents and The Moonee Hamlets residents. 	✓		Proposed development is as anticipated by the Concept Plan.
	<ul style="list-style-type: none"> Provide convenient parking for residents, employees and visitors. 	✓		Parking for residents is provided on site. Convenient parking for employees and visitors is located per Concept Plan.
	<ul style="list-style-type: none"> Enhance the landscape setting of Montefiore Street by relandscaping it as Montefiore Parkway. 	✓		Proposed development is as anticipated by the Concept Plan.
	<ul style="list-style-type: none"> Establish community access to Moonee Beach. 	✓		Access provided by routes through the Hamlet 2 to walking trails linking to the beach.

Ref	Summary Standard	Yes	No	Comment
	<p>The Village Centre Hamlet structure comprises an extension of Montefiore Parkway forming a 'Main Street' link to the Bin Building, a northern residential area and a southern residential area. At the centre of the hamlet the Main Street widens out as it reaches the Bin Building defining a small village common and framing the view out toward the sea. Small scale commercial 'shop-top' buildings line this space further defining the wedge shaped public space and providing a mix of commercial and residential uses. A variety of building forms including two storey gabled building forms, an individual single storey pavilion and a small stone house provide the setting for village life.</p> <p>The highest level of the top of the Bin Building will be reserved for a public terrace overlooking the sea and providing expansive views along the coast. A lightweight shelter is located on this terrace providing some shelter from sun and wind. This place forms the logical termination of Montefiore Parkway at the Village Centre while referring to some of the original colliery infrastructure of the Moonee Colliery.</p> <p>The northern residential area provides a mix of dwelling types and access to the rear of the northern row of shop-top houses. Some visitor parking is provided within this area.</p> <p>The southern residential area, nestled below the primary ridge of the site also provides a mix of housing types and access to the rear of the southern row of 'shop-top' houses. A loop road provides access to dwellings and some visitor parking is provided at the rear of the shop-top houses. Within the loop road a group of courtyard houses is centred on a landscaped corridor linking the site to the coastal walk and providing a place for neighbourhood gathering and interaction.</p> <p>A series of houses, setback from the cliff face, form a consistent edge the eastern edge of the precinct and allow views of the sea between the houses. At the northern end of the precinct, these houses are oriented in the same direction as Wallarah House and, as one moves to the south, change orientation in a stepped arrangement to minimise the visual impact of the Village Centre as seen from the beach and to allow views from the houses to the North and East.</p> <p>Hamlet 2</p> <p>The Moonee Hamlets subdivision pattern is based on a concept of distinct hamlets set in a landscape setting. These residential hamlets will form individual communities set around a Village Green but will also provide full permeability to surrounding bushland and to the beach beyond. The hamlets vary in size and street pattern, but are based on a consistent structural framework. Each hamlet is organised around a Hamlet Common that provides a focus and point of identity for that hamlet. The hamlets are separated by bush corridors that are contiguous with surrounding bushland and the bush buffer along Montefiore Parkway.</p>			<p>Non Applicable. Not Part of this application.</p> <p>Non Applicable. Not Part of this application.</p> <p>Non Applicable. Not Part of this application.</p> <p>Non Applicable. Not Part of this application.</p> <p>Non Applicable. Not Part of this application.</p> <p>✓</p> <p>Proposed development is as anticipated by the Concept Plan.</p>

Ref	Summary Standard	Yes	No	Comment
	<p>Hamlet 2 is the closest residential hamlet to the Village Centre Hamlet. It is entered from Montefiore Parkway along the Village Green. The local road through the community forms a spine off which the various car courts and pedestrian laneways provide access to individual dwellings.</p> <p>The main route through the hamlet and the hamlet common slopes toward the south and allows for views out over the community toward the ocean. At the southern end of this common the local road turns West and links through the bush corridor to Hamlet 3. The linking roadway will cross over a drainage swale at the bush corridor forming a demarcation between hamlets.</p> <p>Car courts and pedestrian lanes fan out from the local road in short lengths to the individual dwellings. The car courts will essentially be driveways to the dwellings and provide for visitor parking and residential parking. Garage driveways off this will provide for a carpark space on individual lots and garage access.</p> <p>Pedestrian lanes provide access to the front of dwellings and define an informal neighbourhood gathering place where front porch life can take place. These spaces open out to the surrounding bush corridors and link to the larger bush track network. The pedestrian lanes vary in width reflecting the informal nature of the development. Along the northern edge of the hamlet a pedestrian lane provides access to the first row of dwellings and links the Village Green to the Village Centre Hamlet (Hamlet 1).</p> <p>The Village Green Precinct is adjacent to Hamlet 2 at Montefiore Parkway. It provides space for The Moonee Hamlets community facilities such as tennis courts, swimming pool and community centre.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		<p>Proposed development is as anticipated by the Concept Plan.</p> <p>Proposed development is as anticipated by the Concept Plan with the main route allowing views of the sea.</p> <p>Proposed development is as anticipated by the Concept Plan. Pedestrian laneways and car courts have been provided.</p> <p>Proposed development is as anticipated by the Concept Plan. Pedestrian laneways and car courts have been provided.</p>
3.6	Landscape & Open Space			
3.6.1	Landscape Vision			
	<p>The key landscape principles will include the following:</p> <ul style="list-style-type: none"> Retain and protect sites of significant vegetation where possible including the headland, pockets of remnant littoral forest and sheltered gully forest (identified as Area 2 and 3 in the Environmental Constraints Assessment Study by EcoBiological October 2006). Restore the coastal vegetation ecology to integrate with the National Park backdrop. 	<p>✓</p> <p>✓</p>		<p>Significant vegetation retained where possible.</p> <p>To be addressed in the landscape management plan.</p>

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> Integrate new buildings with the restored contours and landscape. Establish green links as open space buffers between villages and as habitat corridors. Keep the principle ridgeline(s) green with no buildings. Provide a variety of public open spaces that complement local passive recreation needs with the natural ecology, heritage values and coastal setting of the area. Public open spaces to be predominantly landscaped with indigenous species. Introduce water sensitive urban design principles to manage and polish the runoff from the site. 	✓ ✓ ✓ ✓ ✓ ✓		Proposed development is as anticipated by the Concept Plan. Proposed development is as anticipated by the Concept Plan. Proposed development is as anticipated by the Concept Plan. Proposed development is as anticipated by the Concept Plan. Proposed development is as anticipated by the Concept Plan. Proposed development is as anticipated by the Concept Plan.
3.6.2	Major Public Landscape Precincts			
	<p>Sea Cliff Reserve and Coastal Reserve The existing coastal vegetation will be stabilised and integrated with an informal Park and Coastal Walk extending from Catherine Hill Bay to Moonee Beach. The Walk will integrate with existing tracks on the headland.</p> <ul style="list-style-type: none"> Village Park The land between the existing Catherine Hill Village and the Wallarah House precinct will be upgraded to a Village Park. The existing open space at Catherine Hill Bay Village (Middle Camp) will be enhanced as a public park with riparian planting, pathways, seats and interpretive playground. Headland Reserve The headland, together with the coastal heath vegetation will be conserved, enhanced and managed as public open space with walking trails. 	✓ ✓ ✓		Proposed development is as anticipated by the Concept Plan. Not part of this application. Proposed development is as anticipated by the Concept Plan. Not part of this application. Proposed development is as anticipated by the Concept Plan. Not part of this application.

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> Montefiore Parkway Montefiore Parkway will be landscaped and enhanced with indigenous native trees to create a parkway along its entire length. A minimum 15 metre wide landscaped zone on each side of the street will provide a visual buffer to Catherine Hill Bay Village and maintain a green ridgeline. The Village Green A Village Green will be provided as a primary community gathering place for passive and active recreation. This open space situated along the ridge at Montefiore Parkway and will provide facilities for visitors, existing residents and new residents such as community rooms, change rooms, children's playground, swimming pool, tennis courts and an informal field. Managed Bush Corridors (Green Links) Managed 'Bush Corridors' of between 30 to 50 metres wide will act as landscaped buffers between the hamlets. These corridors will lead from the ridge at Montefiore Parkway to Moonee Beach and allow for pedestrian and cycle trails and an uninterrupted access way for residents and the public to reach the beach. Exercise locations and trail distance markers are to be provided in selected locations. The 'green links' also function as passive open space, habitat corridors and zones for water polishing ponds. Hamlet Commons A neighbourhood park will be provided within 400 metres (or a 5 minute walk) of all dwelling lots. Their primary objective is to provide passive public open space for all ages and for neighbourhood residents to interact. Planted with predominantly native trees, these will take the form of the Hamlet Greens located as a focal point of identity for each hamlet. Each neighbourhood park will include footpaths, shade, informal play structures and seating. Village Centre Common and Bin Terrace The Village Centre, with its pedestrian friendly streetscape, will focus around a landscaped central common and a public 'terrace' on the roof of the Bin Building. The Village Central Common will be an informal gathering area with seats and play sculpture, reflecting the industrial and maritime history of the site. The Bin 'Terrace', partly paved and partly decked in robust timbers, is a public space and lookout from which extensive local views can be enjoyed. The Terrace will also form part of the Coastal Walk experience. 	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
		✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
		✓		Provided. Proposed development is as anticipated by the Concept Plan. Existing heath between Hamlets 1 and 2 retained and enhanced.
		✓		Provided. Proposed development is as anticipated by the Concept Plan.
				Non Applicable. Not part of this application.
3.6.3	Private Open Space			
	All residential lots will be landscaped with a range of indigenous and exotic coastal species. In order to maintain a predominantly landscaped visual character of each hamlet. The typical landscaped plans are provided in the Project Application plans.	✓		Provided.

Ref	Summary Standard	Yes	No	Comment								
	<ul style="list-style-type: none">- Service and emergency vehicles	✓		Proposed development is as anticipated by the Concept Plan.								
	<ul style="list-style-type: none">- Car parking	✓		Provided through a mix of public and private parking areas.								
	<ul style="list-style-type: none">• Provide a level of public access and permeability comparable to that existing in the adjacent residential neighbourhood.	✓		Proposed development is as anticipated by the Concept Plan.								
	<ul style="list-style-type: none">• Provide any necessary external traffic and circulation improvement works arising from the development in a co-ordinated and timely fashion.			Non Applicable								
	<ul style="list-style-type: none">• Minimise hardstand area and potential surface runoff and maximise potential stormwater absorption and area available for soft landscape treatment.	✓		Proposed development is as anticipated by the Concept Plan								
	<p>Parking Requirements:</p> <table><tr><td>Area</td><td>No Public Parking Spaces</td></tr><tr><td>Hamlet 1</td><td>57</td></tr><tr><td>Hamlet 2</td><td>68</td></tr><tr><td>General</td><td>60</td></tr></table>	Area	No Public Parking Spaces	Hamlet 1	57	Hamlet 2	68	General	60	✓		Proposed development is as anticipated by the Concept Plan.
Area	No Public Parking Spaces											
Hamlet 1	57											
Hamlet 2	68											
General	60											
	<p>Streets</p> <p>The Moonee Hamlets road system will have a main collector road, local roads, car courts and pedestrian and cycle paths and routes. Each hamlet will be focussed around an open space.</p>	✓		Proposed development is as anticipated by the Concept Plan.								
	<p>Access Road</p> <p>Moonee Hamlets Village is connected to the Pacific Highway via two access roads from the:</p> <ul style="list-style-type: none">• North, via Flowers Drive via Hale Street and, Clarke Street.• South West, via Montefiore Parkway. <p>Access from Montefiore Parkway will be the primary access to the hamlets with access on this route providing direct access to the main street and residential streets.</p>	✓		Proposed development is as anticipated by the Concept Plan.								
	<p>Main Street</p> <p>A mixed use main street will be established along an extension of Montefiore Parkway, stretching from the intersection of Hale Street. This will form the nucleus of the Village Centre. The street will enclose an open space.</p>			Non Applicable. Not part of this application.								

Ref	Summary Standard	Yes	No	Comment
	<p>Local Roads</p> <p>Local roads that will provide residential access are to utilise, wherever practicable, continuous loop roads. Cul-de-sacs are to be limited to areas where loop roads are impractical or, terminate at a destination such as a lookout or starting point for active recreation such as bush-walking.</p>	✓		Proposed development is as anticipated by the Concept Plan. Cul-de-sacs are located only in areas where slopes make through roads impractical.
	<p>Car Courts</p> <p>Most dwellings will be accessed via car courts to their rear with pedestrian access to the front of the dwelling. Car courts are effectively driveways from the street to the dwellings. These will be visually delineated from the road network and will serve a dwelling access function only.</p>	✓		Dwellings are accessed by car courts from the rear of lots.
	<p>External Traffic Improvements</p> <p>The necessary external works required will be determined with the RTA and local authorities based on consultant studies. Anticipated improvements include the:</p> <ul style="list-style-type: none"> existing intersection of Montefiore Street and the Pacific Highway; and Hale Street and Flowers Drive Intersection. 			Non Applicable
	<p>Internal Road Hierarchy</p> <p>The road hierarchy is planned around hamlets described by a network of 'open access way' roads connecting to the external public road system. Ownership of the roads will be a mix of Council and Community Title. Each hamlet is arranged along a central spine road that encompasses a 'hamlet common'. From this central spine a series of short car courts and pedestrian spines provide access to dwellings. The hamlets are interconnected by linking the spine roads across the hamlets and by the continuity of pedestrian ways through to neighbouring hamlets.</p>	✓		Proposed development follows structure outlined in the Concept Plan.
	<p>Public Access</p> <p>'Open access ways' are defined in the Community and Land Management Act, which adopts the definition of 'public place' in the Local Government Act 1993. Open access ways can be considered also 'public roads' with the exception that the Community Association, not the Council, is responsible for maintenance. Private Access Ways will be provided where the function is for purely resident or service access to a distinct development or building. Private access roads will have a restricted public access.</p> <p>A major section of Montefiore Street is on private land. Those private sections of the road are proposed to be dedicated.</p>	✓		Interconnected pedestrian paths and cycleways have been provided.
	<p>Road Standards</p> <p>AMCORD, Australian Standards and Council requirements are the guiding principles in the detailed design of roads. The achievement of urban design objectives, on-street parking, heritage preservation, stormwater management and other considerations may determine alternate design guidelines.</p>	✓		Road design complies with Concept Plan.

Ref	Summary Standard	Yes	No	Comment
	<p>Traffic Calming Contained carriageway widths, surfaces, street geometry and landscaping are to be the primary traffic calming devices in the design of access streets. Speed humps, chicanes and similar devices are not to be used. Roundabouts, where required, are to be designed to accommodate buses and large rigid trucks and will incorporate landscape beautification. Where possible traffic calming should be implemented to draw attention to key destinations and vistas through the site.</p>	✓		<p>Raised thresholds are proposed at the entry to the Village Centre to signal the commercial traffic environment. All other control is intuitive, i.e. carriageway width and landscaping. At-grade thresholds and timber bridges signal the transition from collector roads to the hamlets, and between the hamlets respectively.</p>
	<p>Public Transport Public bus is the only mode of public transport that currently services the greater Catherine Hill Bay area. A northbound service connects to Charlestown and a southbound service to Wyong. The proposed collector road will provide for a slightly modified bus route to pass within 400 metres (approximately 5 minutes walk) of most dwelling lots should the existing bus route alter to include The Moonee Hamlets. No formal agreements have been reached with the existing providers.</p>	✓		<p>Proposed development is compatible with and accessible to the existing public transport network.</p>
	<p>Traffic Generation A traffic report by Masson Wilson Twiney is included in the Environmental Assessment for the development of the Concept Plan site.</p>	✓		<p>Proposed development is as anticipated by the Concept Plan.</p>
	<p>Visitor Parking Residential visitor parking is to be provided on-street to AS 2890. It is to be integrated into the fabric of the village in car courts and also provided in a public carpark located on Montefiore Parkway. Retail/commercial parking is to be provided in the Village Centre at the front and rear of premises.</p>	✓		<p>Visitor Parking is located within local streets and car courts.</p>
	<p>Access For People With Disabilities Provision for access for people with disabilities will be incorporated in accordance with AS 1482.1 as applicable.</p>	✓		<p>Proposed development is as anticipated by the Concept Plan.</p>
	<p>Access to Moonee Beach Access to Moonee Beach is proposed to be provided by a public road leading from Montefiore Parkway to the beach. Parking will be provided at the beach end with the number of car park spaces to be determined. The provision of this infrastructure will be subject to negotiation with the National Parks and Wildlife Service. The location and configuration of the road is indicative only and subject to further detailed design definition.</p>			<p>Non Applicable</p>

Ref	Summary Standard	Yes	No	Comment
	<p>Pedestrian and Bicycle Movement In order to maintain a predominantly landscaped visual character to the village there will not be large expanses of formal footpaths. As an alternative, pedestrian and bicycle movement through the village will be facilitated by an interconnected network of informal tracks and residential streets which will be cycle shared ways. Informal paths will be designed to connect community focal points such as the Village Centre, Village Green and neighbourhood parks. On the perimeter of the settlement informal tracks will connect with trails into the surrounding bushland.</p> <p>Bicycle Parking Parking racks or bollards will be provided in appropriate places around the hamlets.</p> <p>Emergency and Service Vehicle Access The road network is to be designed to facilitate emergency and service vehicle access. Roads and turning areas are to be designed to discourage reversing movements. Wherever possible loop access roads are to be used.</p> <p>Sustainable Development All roads, pedestrian and cycle routes are to be designed to minimise hardstand area and surface runoff and to maximise the area available for soft landscape treatment and its potential stormwater absorption. A network of mounds and swales will be utilised to distribute water runoff from hardstand areas with the objective to manage stormwater within the settlement footprint.</p>	✓		Interconnected pedestrian paths and cycleways have been provided.
		✓		Locations will be detailed in the construction certificate process.
		✓		The local road system generally comprises loop roads in accordance with the Concept Plan. Trafficable widths exceed AMCORD standards.
		✓		Building siting will conform to Concept Plan road layouts and WSUD initiatives.
3.8	Ownership			
	<p>Land ownership categories for The Moonee Hamlets are as follows:</p> <p>Dedicated Lands Land to be dedicated to the public includes the foreshore land, cliff top reserve, headland reserve, Village Park and the majority of Montefiore Street. No foreshore land will remain in private ownership.</p> <p>Hamlets 1 to 5 All lots within these Hamlets will be subdivided into Torrens Title lots within a larger Precinct Subdivision. The Precincts will be grouped into a Master Community Subdivision arrangement. The Village Green and part of Montefiore and Hale Street will be Master Community Property. Strata titling and neighbourhood schemes are also envisaged within Hamlet 1 for the Commercial/Retail area and Courtyard Houses.</p>	✓		Note
		✓		Proposed development is as anticipated by the Concept Plan.
		✓		Proposed development is as anticipated by the Concept Plan.

Ref	Summary Standard	Yes	No	Comment
	<p>Hamlets 6 & 7 All lots within these Hamlets will be subdivided into Torrens Title lots and possibly part of a Community Subdivision arrangement separate to the Moonee Community.</p> <p>Wallarrah House Precinct Wallarrah House Precinct will remain as a single lot and will not form part of the Master Community. Future subdivision is possible at a later date.</p> <p>Public Access rights and Permeability All roads within Community/Precinct property will be 'open access ways'. Easements for public access may also be used if required.</p>	✓		<p>This area is not included in this Project application.</p> <p>This area is not included in this Project application.</p> <p>Proposed development is as anticipated by the Concept Plan.</p>
3.9	Services Infrastructure			
	<p>Water Supply While the site lies across the boundary of the Hunter Water Corporation and the Gosford/Wyong Water authority, an agreement has been cemented that will see the Hunter Water Corporation responsible for all water supply approvals.</p> <p>Potable water is to be brought to the site from the north (Swansea) via a system of mains and reservoirs sufficient to supply the existing village as well as the proposed development. The application of a stormwater recycling system (refer to Chapter 3.13 Environmental Sustainability) will reduce potable water demand. Design of the trunk water supply system is currently being undertaken in consultation with the Hunter Water Corporation, which is supportive of the proposal.</p> <p>A water reticulation system, including supply for fire fighting purposes will be designed and installed on the site in accordance with the Schematic Utilities Services Plan.</p> <p>Stormwater The site is adjacent to a SEPP 14 Wetland, located to the South. Careful attention has been paid to ensure that no additional or untreated water discharges to the wetland. This is achieved by applying Water Sensitive Urban Design (WSUD) to the proposed hardstand areas of the site, reducing the runoff profile to natural conditions in terms of both quality and quantity. Any stormwater in excess of the capacity of the WSUD controls will be directed along the southern boundary of the site, so as not to enter the SEPP 14 wetland. Any additional stormwater attenuation that is required would be provided so as not to impact on the SEPP 14 wetland.</p> <p>WSUD in summary means:</p> <ul style="list-style-type: none"> Each road or car court will rain to a vegetated swale, which permits both stormwater attenuation and quality control function, as well as providing the main drainage conduit from top to bottom of the site; 	<p>✓</p> <p>✓</p> <p>✓</p>		<p>Water supply is currently under design in consultation with the Hunter water Corporation.</p> <p>Water reticulation including hydrants for bushfire fighting will be designed at the Construction Certificate Stage.</p> <p>Jurisdiction for approval of the water reticulation rests with Hunter Water Corporation.</p> <p>The proposed application is in accordance with the Concept Plan.</p>

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> All roof water will be collected and recycled so as to curb any increase in the annual volumetric discharge from the site. system (refer to Chapter 3.13 Environmental Sustainability). <p>Roof stormwater lines are shown on the Schematic Utilities Services Plan.</p> <p>Stormwater Recycling</p> <p>In addition, potable water demand is to be reduced by the recycling of stormwater in accordance with the principals of WSUD. A dedicated roof water drainage system will be installed to convey rainwater from dwellings on a hamlet by hamlet basis. Each of the hamlets will then have an in ground reservoir comprising an excavated void, which will be lined and backfilled with sand to support a revegetated surface. The sand will also give a high efficacy in treating the collected water to an appropriate standard for garden watering, toilet flushing and clothes washing. Each reservoir will have a pressure actuated pump system to return the water on demand to a reticulation system servicing the dwellings from where the water is sourced. The stormwater recycling system will contribute to each dwelling's compliance with the BASIX requirements for water efficiency. Maintenance of the roof drainage pipes, the pumps and the return reticulation will be the responsibility of each of the hamlet precinct associations.</p> <p>Preliminary analysis suggests that lots in Hamlet 1 that are located along the cliff top can be drained to a reservoir proposed for the western side of Hale Street; however, final levels may mean this can not be achieved. For those lots that cannot drain to a hamlet reservoir, a separate single lot stormwater recycling system will be provided. Stormwater reservoir sites and reticulated recycled water mains are shown on the Schematic Utilities Services Plan.</p> <p>Sewer</p> <p>The site will be serviced by a combination of gravity mains, pump stations and rising mains to deliver sewage to the northernmost tip of the development (WWPS B) on Figure 3.9.1. A pump station will be installed at this point to transfer waste water to another pump station at Middle Camp and then into the existing network at Wallarah. Trunk sewer services will have sufficient capacity, to accommodate connection of the existing Catherine Hill Bay Village, as well as other future proposed development within the region.</p> <p>Preliminary analysis shows that the entire site can be drained by gravity to the proposed sewer system, however detailed design may require the installation of a common effluent pumping system for the cliff top lots at the eastern side of the site.</p> <p>Design for the trunk sewer system is currently being undertaken in consultation with the Hunter Water Corporation, who is supportive of the proposal.</p>	✓		<p>A roof water drainage system is to be detailed at the construction certificate stage.</p> <p>An in ground reservoir is proposed for Hamlet 1. Water collected from roofs will be collected and stored centrally and reticulated for re-use.</p> <p>Design of the reticulation system will be completed as part of the construction certificate process.</p>
		✓		<p>The proposed application is in accordance with the Concept plan.</p> <p>Trunk sewer services are currently being designed in consultation with the Hunter water corporation.</p> <p>Sewer reticulation will be designed at the construction certificate stage. Jurisdiction for approval tests rests with Hunter Water Corporation.</p>

Ref	Summary Standard	Yes	No	Comment
	<p>Electricity</p> <p>Electricity is to be supplied to the site from a new Zone Substation, to be designed and installed by Energy Australia in accordance with capacity identified in the Lower Hunter Regional Plan. Energy Australia is currently planning to accommodate the new zone substation in their forward network planning and is supportive of the proposal.</p> <p>Up to five local kiosk substations would be required on the site to break supply down from 11KV to 415V three phase (240V single phase). These have been tentatively located adjacent to Montefiore Parkway, to permit access for maintenance and installation vehicles.</p> <p>Street lighting will be provided in accordance with Australian Standard 1158 and could be provided by a range of mains supplied, solar powered or combination fittings. Where possible, solar power will be used to improve the efficiency of street lighting in accordance with the principles of ecologically sustainable development (ESD). Lighting to pedestrian pathways will be provided by a series of low level bollards, utilising the most efficient light sources reasonably available at the time i.e. Light Emitting Diodes (LEDs).</p> <p>Electricity supply will be reticulated throughout the proposed development in Common Services Trenches. Common Service Trenches will also carry telecommunications cabling as well as electrical services.</p>	✓		<p>The proposed application is in accordance with the Concept plan.</p> <p>Preliminary discussions have been held with Energy Australia. The Department of Planning have identified a zone substation in the Lower Hunter Regional Plan.</p> <p>Detailed reticulation design will be undertaken during the Construction certificate stage, jurisdiction for the approval of the electrical supply system, including street lighting rests with Energy Australia.</p>
3.10	Built Form			
	<p>Objectives</p> <p>The building envelope and built form objectives are to provide reference points for the relevant Consent Authorities' merit-based assessment of Development Applications at The Moonee Hamlets. They are to:</p> <ul style="list-style-type: none"> • Ensure that all hamlets share an architectural language to provide a consistent image throughout the development and enable visual cohesion to The Moonee Hamlets as a whole; • recognise that the built form takes its cues from the existing village; • acknowledge and enhance the prominent visual relationship of the site to the coast and its environs; 	<p>✓</p> <p>✓</p> <p>✓</p>		<p>Proposed development is as anticipated by the Concept Plan.</p> <p>Proposed development follows guidelines from Concept Plan with limited height and pitched roofs.</p> <p>Proposed development is as anticipated by the Concept Plan.</p>

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> provide a vision for the future built character of The Moonee Hamlets; establish principles of building arrangements and envelopes and their relationships to site features, adjacent development, and the public domain; acknowledge and enhance the existing structure of the Catherine Hill Bay Village and its relationship to the coast and surrounding bushland; and ensure the scale and appearance of the future built character is consistent with that of the existing village. 	✓		Proposed development sets the stage for the overall vision of The Moonee Hamlets.
		✓		Proposed development is designed in keeping with its site and location per Concept Plan.
		✓		Proposed development follows footprint established by the Concept Plan.
		✓		Proposed development follows the image suggested by the Concept Plan to ensure that new development is compatible with the existing village.
	Streetscape And Public Domain Character The vision for The Moonee Hamlets Village is a: <ul style="list-style-type: none"> cohesive small scale building context in a natural setting visually dominated by the landscape; streetscape of one and two storey structures that generally address the street with verandas and low height street front elements; mixed use main street where shops have articulated facades to the street; public domain formed by rectilinear built forms with simple geometric roofs and linear ridge lines; and 	✓		Proposed development is as anticipated by the Concept Plan.
		✓		A cohesive streetscape development is provided.
				Non Applicable. Not part of this application.
		✓		The public domain is defined by regular building forms and consistent roof ridge lines.

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> series of streets and public open spaces defined by buildings and landscape, framing the ocean and bushland in the background. 	✓		Proposed development defines the public domain and frames views along the local road to the ocean.
	<p>Crime Prevention Through Environmental Design</p> <p>The development has been designed with regard to the principles of crime prevention through environmental design (CPTED). These are principles of design adopted by police forces around the world to encourage crime minimization through design. The development will make a positive contribution to security in the commercial precinct increasing levels of passive surveillance. There are four key action areas in CPTED:</p>	✓		Proposed development is as anticipated by the Concept Plan.
	<p>Surveillance</p> <p>The proposed development maintains strong visual surveillance on public areas. The Village Green, Hamlet Commons and pocket parks are open on all sides and surrounded by roads or other public ways allowing for open sightlines and good surveillance by passers-by. Bush corridors contain a network of through paths that link seamlessly to the car court and pedestrian lane network. Public areas are also overlooked by the dwellings. This will ensure that there is always strong surveillance of public areas. In the Village Centre a number of CCTV cameras providing additional surveillance and security. Car courts and pedestrian lanes are, for the most part, straight and are fully visible from the spine road of the hamlet. Individual dwellings and shops will have articulated living edges in the form of bay windows, porches, and decks that allow for activities and surveillance of public ways.</p>	✓		Proposed development is as anticipated by the Concept Plan.
	<p>Access Control</p> <p>Dwellings will have their own locks and security facilities. Dwellings will be located in clusters along car courts which will provide a sense of community 'ownership' and surveillance of these access points.</p>	✓		Proposed development is as anticipated by the Concept Plan.
	<p>Territorial Reinforcement</p> <p>There is clear delineation between private and public domains. Each lot will be clearly defined by planting and/or low height fencing in contrast to the openness of the common areas. A clear sense of identity is provided by the hamlet layout principle whereby all dwellings in a hamlet are accessed from a main spine road which encircles the Hamlet Common. Individual dwellings and shops will have articulated living edges in the form of bay windows, porches, and decks that allow for activities and provide a sense of 'evident ownership' of private areas.</p>	✓		Proposed development is as anticipated by the Concept Plan.

Ref	Summary Standard	Yes	No	Comment
	<p>Space Management and Maintenance</p> <p>As the area is managed under community title the area will be kept in good repair with graffiti removed, lighting maintained and facilities cleaned on a regular basis. This, along with strong surveillance will ensure that the area remains secure.</p> <p>Building Types</p> <p>The following residential building types will be built in The Moonee Hamlets Village responding to different locations, market sectors and lifestyles:</p> <ul style="list-style-type: none"> <p>Single Houses</p> <p>Single dwellings, with gardens in a visual setting dominated by landscape. The scale of the existing coastal cottages has been referenced in the scale of the proposed houses, by breaking down the building into several pavilions. The character of the existing village houses has also been reflected in the new houses by using materials and building elements such as the covered verandah and the pitched roofs. The pavilion elements will serve to define exterior rooms for family living and, where site slopes permit, will step up or down the slopes further defining a smaller scaled massing.</p> <p>Courtyard Houses</p> <p>Small scale single storey attached residential dwellings with courtyard gardens. These dwellings, located in the Village Centre, are built around landscaped walled courts allowing for a true indoor/outdoor living experience.</p> <p>Courtyard houses feature large sliding glass walls that allow the main living spaces to flow out into the courtyard.</p> <p>A large sliding gate in the courtyard wall provides access to the community green space and allows the private courtyards to be opened up to the outside on occasion.</p> <p>Mixed Use Shop-Top Dwellings</p> <p>The mixed use building type will be located in the Village Centre. The ground floor will accommodate retail/commercial spaces to create an active street front with residential accommodation located above. A variety of articulated roof and massing forms will provide liveliness to the streetscape and add a sense of individuality to these buildings.</p> <p>Each shop-top dwelling will have an upper level verandah for dining and relaxing while looking out over the Village Centre Common.</p> 	✓		<p>Proposed development is as anticipated by the Concept Plan.</p> <p>Note</p> <p>Single dwellings in the proposed development are as anticipated by the Concept Plan with rear lane car access, a verandah and a multi-pavilion massing.</p> <p>Non Applicable. Not part of this application.</p> <p>Non Applicable. Not part of this application.</p>

Ref	Summary Standard	Yes	No	Comment
	<p>Building Height</p> <p>The predominant condition in Catherine Hill Bay, in particular established development along Clarke Street is single storey to the street, with two storeys behind. Consistent with existing development, new built form will consist of both one and two storey structures.</p> <p>Building heights in Hamlet 1, the Village Centre Hamlet, are to be designed to minimise the impact of new development and to ensure that buildings are appropriately scaled to the existing village as well as in relation to street widths and open spaces. Buildings are limited to one storey in this area except for shop-top housing which is permitted to be two storeys. Loft spaces will not be included as a storey where they do not significantly alter the roof design or building bulk.</p> <p>Building heights in Hamlets 2 through 7 are to be designed to minimise the impact of new development on adjoining areas and to ensure that buildings are appropriately scaled in relation to streets and open spaces. Buildings are to be a maximum of two storeys. Loft spaces will not be included as a storey where they do not significantly alter the roof design or building bulk.</p> <p>Architectural features such as lanterns, cupolas and balconies may project above this height where they do not form more than 25% of a buildings profile measured in the horizontal direction on the longest side.</p> <p>Solar Access, Light and Privacy</p> <p>The location, planning and orientation of buildings and open space is to maximise opportunities for solar access, natural light and privacy to dwellings and assist with the achievement of BASIX requirements.</p> <p>Mass and Proportion</p> <p>Objectives:</p> <ul style="list-style-type: none"> To ensure the scale of new development is compatible with existing village structures. To provide for a viable pedestrian streetscape with view corridors that allows breezes through. 			<p>Note</p> <p>Non Applicable</p> <p>✓</p> <p>Proposed development is as anticipated by the Concept Plan with buildings up to two storeys in the hamlet.</p> <p>✓</p> <p>Proposed development is as anticipated by the Concept Plan.</p> <p>✓</p> <p>Proposed development will comply with the provisions of BASIX.</p> <p>✓</p> <p>Scale of proposed development is as anticipated by the Concept Plan and limited to two storeys.</p> <p>✓</p> <p>An articulated and lively pedestrian environment of open and interconnected paths has been provided.</p>

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> To maintain a residential scale that allows the natural environment to visually dominate. 	✓		Proposed development is below natural ridge lines of the site.
	Roof Form Objectives: <ul style="list-style-type: none"> To enable the natural environment to visually dominate The Moonee Hamlets. 	✓		Roof lines are fragmented allowing the natural features of the site to dominate.
	<ul style="list-style-type: none"> To minimise the visual prominence of roofs being overlooked by residents at higher elevations. 	✓		Low rise development limits any overlooking.
	<ul style="list-style-type: none"> To provide an articulated skyline to the village from distant viewpoints. 	✓		Roof lines are fragmented allowing the natural features of the site to dominate.
	<ul style="list-style-type: none"> To provide visual relief to the streetscape. 	✓		Buildings are in keeping with the desired character of the overall settlement in terms of builtform and configuration.
	<ul style="list-style-type: none"> To provide articulated roof profiles against the sky. Hipped and gable type roofs, with wide eaves are to be the predominant roof form. 	✓		Roof lines are fragmented with gable ends, wide eaves and hipped areas.
	<ul style="list-style-type: none"> To integrate all rooftop services, vents, lights are to be integrated into the roof design. 	✓		Proposed development will have integrated roof features.
	Façade Treatment Objectives: <ul style="list-style-type: none"> To enrich the streetscape in detail. 	✓		Building forms are broken into smaller volumes with individually articulated facades.

Ref	Summary Standard	Yes	No	Comment
	<ul style="list-style-type: none"> To break down the scale of facades, particularly those defining streets, by modulation of light and shade through articulated secondary architectural detail, contrasting with heavier wall and roof elements. 	✓		Building forms are broken into smaller volumes with individually articulated facades.
	<ul style="list-style-type: none"> To include elements such as eaves, sun control, hoods, louvres, shutters, pergolas, verandas, balconies, balustrades, porticos, loggias, dormers, roof lanterns and ventilators as part of the scaling devices so that the façade is seen as a total design. 	✓		Proposed development includes defining features such as eaves, pergola, roof lanterns, porticos, verandahs and other detailed features.
	<p>Address The Public Way</p> <p>Objectives:</p> <ul style="list-style-type: none"> To provide active frontages for public ways which reinforce security and sense of community. To define public ways so that dwellings have their primary access and address from public laneways or streets. 	✓		Provided in specific building plans by ground level entries, street articulation and active building interface areas.
	<p>Setbacks</p> <p>Objectives:</p> <ul style="list-style-type: none"> To provide amenity while allowing for interaction. Setbacks for streets will be determined by amenity and landscape performance requirements. Setbacks on pedestrian lanes shall be smaller than those on car courts to foster neighbourhood interaction. Generally setbacks at car courts shall be deep enough to allow a car to park head in. Generally setbacks on the pedestrian lanes or front of houses shall allow for a minimum of 2M of landscaping in front of any portion of the structure. 	✓		Proposed development follows setbacks suggested by the Concept Plan.
	<p>Colour and Light</p> <p>Objectives:</p> <ul style="list-style-type: none"> To enhance the amount of light and reflected light available to public and private domains in a comparatively dense built environment. The predominant primary wall colours are to complement the surrounding environment. The predominant colour for secondary architectural detail is to be white. 	✓		Proposed development follows colour palette suggested by the Concept Plan.

Ref	Summary Standard	Yes	No	Comment
	Ancillary Built Elements All built elements (fences, garden and retaining walls etc) not part of a building are to be designed to blend into the landscape or be sympathetic with the main building to minimise their visual intrusiveness.	✓		Ancillary elements will blend into the larger landscape design.
3.11	Heritage Conservation			
	<p>The primary objective of heritage conservation will be to recognise and reinforce the existing historic landscape setting of the village and its relationship to surrounding natural landscape features.</p> <p>The buildings and structures that are contained within The Moonee Hamlets that are scheduled as heritage items in the LMCC LEP 2004 are limited to:</p> <ul style="list-style-type: none"> • 'Wallarah House' (The Mine Manager's Residence, 1a Keene St, Lot 2031, DP 841175) and, • The Catherine Hill Bay Colliery Railway (Mine Camp to the coal loader jetty). <p>The site North of Montefiore Street is located within the Catherine Hill Bay Heritage Conservation Area. The subject site is also adjacent to the heritage listed 'Coal Loader Jetty' and a number of listed houses along Clarke and Lindsley Streets.</p> <p>It is the intention of the Concept Plan to restore and adaptively reuse Wallarah House as a residential dwelling or similar appropriate use. This may include additional separate buildings to the South of Wallarah House not within the sensitive view curtilage. The Concept Plan has defined a precinct around Wallarah House, extending to include the Jetty Master's Cottage, to be reserved for future development consideration of a limited nature.</p> <p>The Colliery Railway line corridor and any remains are to be conserved, and will be interpreted as an extension of the Coal Loader Jetty.</p> <p>Although not heritage listed, the potential exists to adaptively reuse other items of historical interest such as the Jetty Master's Cottage and the Bin Building. The top of the Bin Building is proposed to be a 'viewing' platform, below which will be mixed use spaces accommodated in the stepped structure of the building.</p>			<p>Note</p> <p>Note</p> <p>Note</p> <p>This precinct is not included in this Project Application.</p> <p>This precinct is not included in this Project Application.</p> <p>This precinct is not included in this Project Application.</p>

Ref	Summary Standard	Yes	No	Comment
	<p>Careful consideration of views and vistas, their retention and enhancement, is a significant requirement of conservation planning. No new buildings will be located between Wallarah House and the Jetty Master's Cottage, resulting in the retention of the visual and landscape setting of Catherine Hill Bay historic village, noted as an aim of the LMCC Heritage Guidelines. The Concept Plan does not compromise distant views from the significant vantage points:</p> <ul style="list-style-type: none"> • South along Flowers Drive; and • North and South from the intersection of Montefiore and Clarke Streets. <p>The Concept Plan expands the view curtilage Wallarah House, taking in the Jetty Master's Cottage and extending to the historic village with planned landscaping. The proposal is for the Colliery Railway line to be contained within a corridor curtilage in combination with a pedestrian walk along the cliff top. The curtilage of Catherine Hill Bay village is not affected by the proposal as new development is located on the other side of the southern ridge, or screened by substantial landscaping to the South East.</p> <p>Proposed architectural design will be contemporary and not attempt to imitate existing structures.</p>			<p>This precinct is not included in this Project Application.</p> <p>This precinct is not included in this Project Application.</p> <p>This precinct is not included in this Project Application.</p>
3.12	Community Facilities			
	<p>The Moonee Hamlets community facilities in this plan are projected to be:</p> <p>Open Space and Recreation</p> <p>Adjacent to the existing village a significant portion of land will be given over to public open space. The portion of land East of the existing Clarke Street housing will be set aside as open space to provide a curtilage for the existing historic village and enable permeability between the existing residential settlement and the Catherine Hill Bay Beach. In addition the coastal foreshore, a sea cliff reserve and a headland park as indicated within the Concept Plan area have also been handed over to public use to enable ease of access to elevated vistas of the coast.</p> <p>An open space network will be provided within The Moonee Hamlets Concept Plan. These spaces range from a Village Green to neighbourhood parks.</p> <p>The Village Green is sized to enable informal Community activities.</p>	✓		<p>This precinct is not included in this Project Application.</p> <p>Proposed palette is as anticipated by the Concept Plan</p> <p>This precinct is not included in this Project Application.</p>

Ref	Summary Standard	Yes	No	Comment
	<p>Clearly defined access to Moonee beach is provided from the hamlets and the Village Green via pedestrian/cycle paths located along the bushland corridors and informal pathways located within the Asset protection zone (APZ). The paths link with the existing bush trails on the headland and the proposed coastal walk to create an accessible pedestrian recreational network for the enjoyment of local residents and visitors.</p> <p>The APZ walking trails connect with the internal road network, enabling pedestrian and bicycle connectivity throughout the Village Hamlets, including walkable access to the Village Centre.</p> <p>Village Centre A Village Centre will be established on the main access road to the settlement. It will be a combination of neighbourhood, commercial and convenience shops grouped about a main thoroughfare to provide the daily requirements of local residents and visitors. To enhance security, vitality and communal ownership, shop-top housing is to be incorporated into the centre.</p> <p>Existing Facilities The Moonee Hamlets will underpin the existing community facilities located in Catherine Hill Bay, including the surf club and hotel. The Hamlets may also increase the patronage of the existing bus service that may increase the frequency of service to the Catherine Hill Bay as a whole.</p>	<p>✓</p> <p>✓</p>		<p>Proposed pathways is as anticipated by the Concept Plan</p> <p>Proposed walking trails is as anticipated by the Concept Plan</p> <p>Non Applicable. Not part of this application.</p> <p>Note</p>
3.13	Environmental Sustainability			
	<p>In May 1992 the principles of ecologically sustainable development were agreed by the Australian and Commonwealth and State Governments through the Intergovernmental Agreement on the Environment. The development of new communities in this Concept Plan has been guided by these principles of ecologically sustainable development. Some of the ways in which these principles have been addressed follow:</p> <p>1. The Precautionary Principle The precautionary principle stipulates that if there are threats of serious environmental damage that the lack of scientific certainty should not be used as a reason for postponement of action to address these threats.</p> <p>Whilst there are no serious environmental threats on the sites covered by this Concept Plan there is a danger that, with its future unresolved, the intact vegetation areas of Catherine Hill Bay might have become fragmented and degraded through permissible land uses. Under the Concept Plan these areas will be dedicated to the National Park estate, managed for conservation, and protected in perpetuity.</p>	<p>✓</p>		<p>Note</p> <p>Proposed Development is as anticipated by the Concept Plan.</p>

Ref	Summary Standard	Yes	No	Comment
	<p>2. Intergenerational Equity</p> <p>This principle seeks to ensure that the present generation meets its needs in a manner that does not compromise the ability of future generations to meet their needs. According to the State Government's Lower Hunter Regional Strategy the Lower Hunter Region needs to find room for 115,000 homes in the next 25 years. The Moonee Hamlets site is a brownfield site that will allow 600 of these dwellings to be accommodated without disturbance of new areas of vegetation. This reuse of land that has had past development use will minimise green field sites that will need to be subjected to urbanization elsewhere in the region and will protect those areas for future generations.</p> <p>The dedication of 310ha for national parks including areas of lake and coastal foreshore will also protect these areas to ensure that they remain available, in current condition or better, for the enjoyment of future generations.</p>	✓		Proposed Development is as anticipated by the Concept Plan.
	<p>3. Conservation of Biodiversity & Ecological Integrity</p> <p>The conservation of biodiversity and ecological integrity should be fundamental factors in decision making. This Concept Plan not only ensures that there is a significant conservation offset to a minimal development impact, it also takes a whole series of best practice measures to secure the ecological integrity of the site.</p> <p>Within the area to be developed, wherever possible, natural vegetation will be restored on the site in a way that it can have a relationship with other remnant bushland augmenting habitat for native fauna. The landscape plan encourages trees throughout the site and the community has been designed to ensure that landscaping can be dominant providing shade as well as a green backdrop. Green corridors within the area to be developed will provide a network of open space totalling around 19ha.</p> <p>Stormwater will be carefully managed to match pre development flows and quality and will be recycled on the site. Homes will be built to be energy and water efficient complying with BASIX standards as a minimum and the provision of facilities within walking distance as well as the design of the community will encourage reduced car usage. Materials will be selected to minimise local and global environmental impacts as well as to serve an aesthetic function. The development will provide reticulated sewerage to all dwellings including the existing community which currently has no access to sewer.</p>	✓		Proposed Development is as anticipated by the Concept Plan.
	<p>4. The Valuation Principle</p> <p>That improved valuation; pricing and incentive mechanisms should be promoted. The conservation measures integrated into this development will be reflected in pricing. All residents will participate in a community title scheme giving a direct financial incentive in the ongoing sustainable management of the site.</p>	✓		Proposed Development is as anticipated by the Concept Plan.

Ref	Summary Standard	Yes	No	Comment
	Infrastructure Services A third pipe water supply system will be provided in the Village extension to supply recycled stormwater to all dwellings for clothes washing and toilet flushing.	✓		A roofwater drainage system is to be detailed at the Construction certificate stage. An in ground reservoir is proposed for Hamlet 1. Water collected from roofs will be collected and stored centrally and reticulated for re-use. Design of the reticulation system will be completed as part of the construction certificate process.
3.14	Remediation			
	An Environmental Site Assessment has been undertaken. Phase 1 and Phase 2 studies have identified likely contamination areas and assessed these for actual contamination. The only potential contaminant found on the site was hydrocarbons that on the basis of chemical analysis were determined to be coal fines in sedimentation dams. Future removal of concrete slabs in the coal washery area may require further assessment. Hazardous materials have been removed and demolition/removal of mine infrastructure continues. The site will be remediated as necessary to residential standards and verified by certification.			Non Applicable Non Applicable Non Applicable

8.0 COASTAL POLICY DESIGN GUIDELINES

Guiding Principle	Comment
PRINCIPLE 1: Built Form Guidelines for all Sites	
Develop risk assessment and responses to address the effects of coastal processes.	Not Applicable.
Reinforce the clarity of the settlement structure with new buildings that are appropriate.	Buildings are proposed in conjunction with the overall development structure configuration.
Reinforce the desired future	Buildings are in keeping with the desired character of the overall settlement.

character of the settlement	
Consider the appropriateness of new buildings within whole streetscape.	Buildings are proposed in conjunction with the overall streetscape image.
Maintain consistent setbacks and street-edge configurations.	Setbacks are consistent and are in keeping with the Concept Plan.
Ensure buildings address the street by providing direct on-grade entries.	Provided.
Rationalise car related uses on site.	Car use rationalised on a hamlet and lot basis.
Protect views from public places and streets by maintaining consistent setbacks.	Setbacks are consistent and are in keeping with the Concept Plan.
Protect local views and vistas throughout and surrounding the settlement from public places by relating new buildings to the topography, reducing heights and maintain consistent height, bulk and scale.	Views are protected.
Ensure that controls are coordinated to produce desired building form and site configuration for developments.	Buildings are in keeping with the desired character of the overall settlement in terms of builtform and configuration. Building forms are broken into smaller volumes.
Ensure developments and neighbouring properties have: <ul style="list-style-type: none"> • Access to daylight • Access to natural ventilation • Visual privacy • Acoustic privacy • Private open space • Pleasant microclimate 	Buildings will comply with provisions of BASIX.

PRINCIPLE 2: Prominent Coastal Sites

Recognise and document prominent coastal sites.	Buildings are pulled back from the most sensitive areas.
Ensure development is no bigger in scale, depth, FSR, height and footprint than existing buildings.	There are no existing buildings on the site of Hamlet 2.
Create a public interface to the site and ensure development does not degrade the public nature of the site by: <ul style="list-style-type: none"> • Reinforcing public and active uses • Setting development back to ensure public open spaces • Ensure building edges 	Provided in specific building plans by ground level entries, street articulation and active building interface areas.

adjoining public spaces reinforce public uses.	
Mitigate overshadowing of public open spaces and the foreshore by applying standard rules.	Buildings will comply with provisions of BASIX.
Define the boundaries of the site with a public edge.	Edges defined by public elements and public ways.
Ensure buildings have well articulated and scaled elevations.	Buildings are in keeping with the desired character of the overall settlement in terms of builtform and configuration. Building forms are broken into smaller volumes with individually articulated facades.

PRINCIPLE 3: On Dunes and Foreshore reserve

Only allow development for essential public purposes such as surf life saving club buildings.	Not Applicable. No development is proposed for dune areas.
Minimise building footprints and heights and manage servicing so as not to adversely impact foreshore ecologies.	Not Applicable. No development is proposed for dune areas.
Clearly define pedestrian and vehicular access to the facility through the dunes and to the foreshore via minimum width widths, direct and controlled pathways.	Not Applicable. No development is proposed for dune areas.

PRINCIPLE 4: Along Settlement Edges

Prevent the privatisation of public open spaces by ensuring development adjacent to the edge maintains public access.	Edges defined by public elements and public ways.
Provide adequate building setbacks to allow for asset protection zones.	Provided.
Design buildings to address open spaces and edge roads.	Provided in specific building plans by ground level entries, street articulation and active building interface areas with public ways.

PRINCIPLE 5 : In Settlement Centres Adjacent to the Coastal Edge or Foreshore Reserve

Compliment and coordinate the centre's hierarchy of built form with lower buildings adjacent to the foreshore and higher buildings away from the foreshore.	Buildings are in keeping with the desired character of the overall settlement in terms of builtform and configuration. Building heights are not located on any foreshore.
Mitigate overshadowing of public open spaces and the foreshore by applying standard rules.	BASIX applied to structures and structures are limited to two storeys.
Reinforce the visual amenity of public places and streets throughout the settlement by ensuring development does not build into important vistas.	Important vistas are framed.
Create a public interface to the street by: <ul style="list-style-type: none">• Reinforcing public and active uses especially on the ground floor of buildings.• Ensuring the ground floor of the building is level with the street.	Provided in specific building plans by ground level entries, street articulation and active building interface areas with public ways.
Where there is no existing street between the site and the coastal edge, define this boundary with a publicly assessable edge.	Edges defined by public elements and public ways and other accessible passages.
Ensure buildings have well articulated and scaled elevations.	Buildings are in keeping with the desired character of the overall settlement in terms of builtform and configuration. Building forms are broken into smaller volumes with individually articulated facades.
Support building types that locate carparking at the rear of the sites accessible from laneways or secondary streets or locate carparking under and in-line with the buildings footprint.	Primary residential car parking is located within house footprints and accessed from rear car courts. Car courts also provide visitor parking.

PRINCIPLE 6 : Settlement Centres away from the Coastal Edge and the Foreshore reserve

Compliment and coordinate the centre's hierarchy of built form.	Buildings are proposed in conjunction with the overall streetscape image.
Encourage mixed use retail, commercial and residential buildings.	Not Applicable. Hamlet 2 is limited to residential development.
Encourage block edge, street	Consistent setbacks and form applied.

aligned buildings with consistent setbacks.	
Activate the building edge with well articulated elevations.	Buildings are in keeping with the desired character of the overall settlement in terms of builtform and configuration. Building forms are broken into smaller volumes with individually articulated facades.
Provide active street level uses.	Provided in specific building plans by ground level entries, street articulation and active building interface areas with public ways.
Encourage buildings that have a high level of residential amenity.	Provided through good design and design controls.
Maintain view corridors from all streets.	Principal streets maintain view corridors to the sea.
Support building types that organise carparking at the rear of sites accessible from laneways.	Primary residential car parking is located within house footprints and accessed from rear car courts.
Prohibit buildings over or into streets and laneways etc.	Done.

PRINCIPLE 7 : Along Main Streets

Maintain the main street's visual connections to landmarks, vistas, views etc.	Non Applicable. Hamlet 2 is not a 'Main Street' precinct.
Activate the main street with GF uses such as retail, café etc.	Non Applicable. Hamlet 2 is not a 'Main Street' precinct.
Minimise on-grade car related uses on the street front.	Non Applicable. Hamlet 2 is not a 'Main Street' precinct.
Plan buildings within the streetscape built form design.	Non Applicable. Hamlet 2 is not a 'Main Street' precinct.
Reinforce the streetscape with well articulated building elevations consistent in scale, proportion and detail.	Non Applicable. Hamlet 2 is not a 'Main Street' precinct.
Ensure new buildings contribute to the amenity of public open spaces.	Non Applicable. Hamlet 2 is not a 'Main Street' precinct.

PRINCIPLE 8 : Heritage/Significant Elements

Development adjacent to heritage items should respond to heritage protection controls.	Non Applicable. Hamlet 2 does not contain any heritage items.
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PRINCIPLE 9: Along the Coastal Edge or the Foreshore Reserve in a new Settlement Location

In new developments, define the edge between public private land along the coastal edge and the foreshore.	Edges defined by public elements and public ways and other accessible passages.
In new locations provide generous setbacks to mitigate coastal hazards.	Provided.
Recognise streetscape character through consistent building setbacks and fencing.	Buildings are proposed in conjunction with the overall streetscape image and consistent setbacks have been incorporated into the design.
Ensure 30% of the site is maintained as deep soil zone.	Provided.

9.0 THE LIKELY IMPACTS OF THE DEVELOPMENT

CONTEXT & SETTING	<p>The site is bounded by Montefiore Street to the north, bush areas to the west, south and east.</p> <p>The site is identified as Hamlet 2.</p> <p>The development of Hamlet 2 has been designed in association with the design of Hamlet 1 to ensure an integrated design solution. Adjacent sites have been master planned and are indicated in the Concept Plan.</p>
ACCESS, TRANSPORT & TRAFFIC	Vehicular access to the site is from Montefiore Street. Parking is provided on individual lots for all residents. Some visitor parking is also provided on Individual lots and in car courts.
PUBLIC DOMAIN	The design of the buildings are consistent with Public Domain indicated in the Concept Plan.
UTILITIES	Power, water and telecommunications are available to each building in the development. Storm water and sewage will be provided to each building lot and building. The stepped form of dwellings will allow opportunities for capturing water views over the public domain spaces.
HERITAGE	N/A There are no heritage items within Hamlet 2.
OTHER LAND RESOURCES	N/A
WATER	The proposal indicates stormwater retention and storage to ease pressure on the Board's supply.
SOILS	The development site will be remediated and certified suitable for residential use.
AIR & MICROCLIMATE	Discharges to the atmosphere will include bathroom exhausts, in accordance with the relevant standards.

FLORA & FAUNA	The majority of the subject sites have been remediated and support regrowth in the form of grasses and bush. Extensive landscaping of the site is proposed and will be undertaken on an individual lot basis to be consistent with the Public Domain of the Concept Plan.
WASTE	A waste Management Plan accompanies the application prepared in accordance with the Moonee Hamlets Waste Management Plan applicable to the whole area.
ENERGY	<p>The buildings will meet BASIX requirements.</p> <p>Major glazed areas are shaded by overhanging roofs and/or verandas. Indoor and outdoor living areas will have solar access for more than 3 hours per day. Dual flush toilet cisterns and water efficient shower heads will be used.</p>
NOISE & VIBRATION	Air conditioning plant will be treated to ensure that neither occupants nor neighbours are affected by noise nuisance.
NATURAL HAZARDS	NA
TECHNOLOGICAL HAZARDS	NA
SAFETY, SECURITY & CRIME PREVENTION	Access to each dwelling will be from the public domain and visible from other dwellings. The dwellings are designed to ensure that a lively dialogue with the public ways takes place and that 'eyes on the street' are provided.
SOCIAL IMPACT ON LOCALITY	This proposal forms part of an ongoing development at Moonee and will contribute to the accessibility of this part of the coast for residents and visitors.
ECONOMIC IMPACT ON LOCALITY	The proposal will provide a greater economic base for visitors and residents of this area.
SITE DESIGN & INTERNAL DESIGN	The building design responds to the site and its surroundings. Internal design, living spaces and amenities are to be of a high quality.
CONSTRUCTION	<p>Construction will require heavy vehicles to deliver building materials to the site. Heavy vehicles will be restricted to entering and leaving the site through Montefiore Street avoiding passage through Catherine Hill Bay.</p> <p>Vehicles belonging to workers engaged on the site will be required to be parked within designated areas within the Moonee Hamlets site.</p>
CUMULATIVE IMPACTS	Any negative impacts are generally of a minor or temporary nature (such as construction impacts) and are offset by positive economic impacts and landscape improvements.

10.0 EXTERNAL MATERIALS, FINISHES & COLOURS

The external materials, finishes and colours will be consistent with the palette precedents for other Hamlets within the Concept Plan. Final paint colours will fit with this theme, but may vary within the general theme.

Item	Material	Finish/Colour	Scheme				
			A	B	C	D	E
Driveways	Insitu concrete, bitumen paving	Dark Grey	✓	✓	✓	✓	✓
Paths	Stone, brick, timber	Muted Earth Tones	✓	✓	✓	✓	✓
Garden Walls	Stone, brick	Sandstone	✓	✓	✓	✓	✓
Fencing	Painted Timber pickets	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓	✓	✓	✓	✓
Privacy Screens	Painted Timber or Powdercoated Aluminium	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Roof	Colourbond Ribbed profile metal sheeting or American Shingle "Independence"	Colourbond 'Dune', Colourbond 'Jasper' Colourbond 'Shale Grey' Colourbond 'Ironstone' Colourbond 'Windspray' Colourbond 'Bushland' Colourbond 'Woodland Grey'	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Fascia/Trim	Painted Timber, Zinalume	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Gutters/RWPs	Half round zinalume/ Colourbond	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Eaves	Painted FC Sheet	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Walls	a) Masonry/render, feature coursing joints b) Flush jointed brick c) Painted FC weatherboard	Dulux 'White Duck' P16.B1 Dulux 'Powdered Rock' P15.A2 Dulux 'Stepney' PG2.C4 Dulux 'Bilby' PG2.B6 Dulux 'Endless Dusk' PG1.F3 Dulux 'Hat Stand' PG1.B6 Dulux 'Light Glaze' P10.B2 Dulux 'Natural Stone' P10B3 Dulux 'Viridis' PG2.D4 Dulux 'Klute' PG1.F5	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Windows	Painted Timber, Powdercoated Aluminium	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓

Louvres/shutters	Painted Timber or Powdercoated Aluminium	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Soffits/parapets	Painted FC Sheet	Dulux 'Paving Stone' P15A3 Dulux 'Burnt Red' P04D7 Dulux 'Simone Weil' PG1A4 Dulux 'Mocha Magic' P10B5 Dulux 'Tristan' PG2C5	✓	✓	✓	✓	✓
Balustrading & Handrails	Painted Timber, Powdercoated Aluminium	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓

11.0 WASTE MANAGEMENT PLAN

Within Individual dwelling

A waste storage area is provided under the sink in the kitchen cupboard sufficient to hold one days waste. Adequate space is provided for occupants to have separate containers / bins for garbage and recyclables.

Garbage and recycling bins

Garbage and recyclable material is placed in bins in garage and wheeled out to the kerbside for collection. Assuming weekly collection, the following storage provisions have been made:

Garbage: Per Council Requirements
 Recyclables: Per Council Requirements
 Vegetable Waste: Per Council Requirements

Assuming weekly collection, the following storage provisions have been made:

Garbage: 120 litres / dwelling
 Recyclables: 120 litres / dwelling
 Total: 2 bins

Recyclables (to be co-mingled) include:

- Steel and aluminium cans
- Glass bottles and jars
- Milk and juice cartons
- Newspapers, cardboard and magazines
- Plastic Bottles (PET, HDPE)

Recycling bins will be distinguished by provision of a different coloured lid.

Garbage Bin Collection Areas

The occupiers will move the bins from the garage to the kerbside once a week, for collection by Council's contractor, and will return the empty bins to the garage.

Garden Waste

Communal landscaped areas will be maintained by contractors employed by the Community Association who will be required to remove any garden waste they generate.

RECYCLING DURING CONSTRUCTION

Building contractors will be required to prepare a Waste Management Plan for construction works in accordance with relevant regulations.

APPENDIX 1 DRAFT STATEMENT OF COMMITMENTS

DEFINITIONS

In this statement the following definitions apply:

Act means the Environmental Planning and Assessment Act, 1979 (as amended).

BCA means the Building Code of Australia.

Catherine Hill Bay/Gwandalan Concept Plan 2007 means the project described in Condition A2.

Concept Plan Area means the land shown in Figure 1.1.1 of the Catherine Hill Bay/Gwandalan Concept Plan 2007.

Department means the Department of Planning or its successors.

Director General means the Director General of the Department of Planning

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Proponent means the person proposing the carrying out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

Regulations means the Environmental Planning and Assessment Regulations, 2000 (as amended).

RTA means the Roads and Traffic Authority.

Subject Site has the same meaning as the land identified in Part A of this schedule.

PART A — ADMINISTRATIVE CONDITIONS

A1. Development Description

The Project Application is to permit the following:

- Subdivide the Site into 109 individual land lots
- Approve a Precinct Management Statement under the umbrella of the Proposed Community Management Scheme.
- Carry out civil works to enable construction of roads and services to service the Hamlet.
- Construct one hundred and eight(108) freestanding houses.
- Construct a precinct park and bush corridor.
- Carry out landscape works within each lot.

A2. Development in Accordance with Plans

The development shall be generally in accordance with the Catherine Hill Bay/Gwandalan Concept Plan 2007.

PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Design Details and Changes

B1. Development Control

Any departure from the terms of the Catherine Hill Bay/Gwandalan Concept Plan 2007 will require lodgement of further detailed plans and documentation to the Department addressing, and where required revising, development envelopes, the internal circulation network (within the Concept Plan area), and any other aspect of the proposal that requires amending.

The timing, format and content of further detailed plans and documentation to be lodged in respect of Condition B1 will be agreed by the Department.

Responsibility – Proponent and Department of Planning

B2. Outdoor Lighting

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*.

Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.

Responsibility – Proponent

B3. Treatment of Vehicular Entry

In order to improve the appearance of buildings when viewed from the street, any part of the walls and ceilings of vehicular entry points that are visible from the street shall be adequately finished and no service ducts or pipes are to be visible.

Responsibility – Proponent

B4. Disabled Access

Access and facilities for people with disabilities shall be provided in accordance with AS1428 parts 1-4 where applicable. Prior to the issue of a Construction Certificate for subsequent project applications, a certificate certifying compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

Responsibility – Proponent

B5. Erosion and Sedimentation Control

A Soil erosion and sediment control plan shall be submitted to the Certifying Authority. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Responsibility – Proponent

B6. Geotechnical

Provide a geotechnical report confirming classification of soil and that the house footing design complies with AS2870. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Responsibility – Proponent

Traffic & Parking

B7. Number of Car Spaces

The maximum number of car spaces to be provided for the development shall comply with the Environmental Assessment. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate for subsequent project applications.

Responsibility – Proponent

B8. Number of Bicycle Spaces

Bicycle spaces are to be provided in accordance with the Environmental Assessment. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate for subsequent project applications.

Responsibility – Proponent

B9. State Environmental Planning Policy Building Sustainability Index (BASIX)

The proponent will comply with the NSW Government Building Sustainability Index targeting 40% reduction for potable water consumption, 40% reduction for greenhouse gas emissions and improvement in the thermal performance of all new residential buildings.

An Energy Savings Action Plan will be prepared in accordance with the requirements of the DWE and the Guidelines for Energy Savings Action Plans, DEUS 2005.

Responsibility – Proponent

Waste Management

B10. Storage and Handling of Waste

The design and management of facilities for the storage and handling of waste will comply with the requirements of the Waste Management Plan. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate for the subsequent project applications.

Responsibility – Proponent

PART C — PRIOR TO COMMENCEMENT OF WORKS

Excavation Works

C1. Notice to be Given Prior to Excavation

The PCA and Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site.

Responsibility – Contractor

C2. Traffic & Pedestrian Management Plan

Prior to the commencement of any works on the site, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:

- (1) ingress and egress of vehicles to the site,
- (2) loading and unloading, including construction zones,
- (3) predicted traffic volumes, types and routes,
- (4) pedestrian and traffic management methods, and

The Applicant shall submit a copy of the approved plan to the Department.

Responsibility – Contractor

C3. Noise and Vibration Management Plan

Prior to the commencement of any works on the site, a Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Director. The Plan shall address, but not be limited to, the following matters:

- (1) Identification of the specific activities that will be carried out and associated noise sources,
- (2) Identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment,
- (3) The construction noise objective specified in the conditions of this consent,
- (4) The construction vibration criteria specified in the conditions of this consent,
- (5) Determination of appropriate noise and vibration objectives for each identified sensitive receiver,
- (6) Noise and vibration monitoring, reporting and response procedures,
- (7) Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions,
- (8) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction
- (9) Justification of any proposed activities outside the construction hours specified in the conditions of this consent.
- (10) Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency,
- (11) Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration,
- (12) Contingency plans to be implemented in the event of non-compliances and/or noise complaints,

The Applicant shall submit a copy of the approved plan to The Department..

Responsibility – Contractor and Proponent

C4. Construction Noise Objective

Approved silencing measures shall be provided and maintained on all power-operated plant used in demolition, excavation, earthworks, and construction of the building, or work.

Responsibility – Contractor

PART D — PRIOR TO SUBDIVISION OR STRATA SUBDIVISION

D1. Subdivision of Land

This consent allows for a 109 lot land subdivision. A subdivision certificate for complying development may be issued by an accredited private certifier under Division 3 of Part 23 of the Conveyancing Act 1919.

Responsibility – Proponent

D2. Strata Subdivision

This consent allows for the creation of a maximum of NIL strata lots. The Strata subdivision is Exempt Development and may be issued by an accredited private certifier.

Responsibility – Proponent

PART E — PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Engineering

E1. Fire Safety Certificate

A Fire Safety Certificate will be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of subsequent project approvals prior to issue of the relevant Occupation Certificate(s). A copy of the Fire Safety certificate must be submitted to the consent authority and Department by the PCA.

Responsibility – Private Certifying Authority

E2. Mechanical Ventilation

Following completion, installation and testing of all the mechanical ventilation systems, the applicant will provide evidence to the satisfaction of the PCA, prior to the issue of the relevant Occupation Certificates, that the installation and performance of the mechanical systems complies with:

- (1) The Building Code of Australia;
- (2) Australian Standard AS1668 and other relevant codes;
- (3) The relevant project approval(s) and any relevant modifications; and,
- (4) Any dispensation granted by the New South Wales Fire Brigade.

Responsibility – Contractor

E3. Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of the relevant Occupation Certificate(s) and/or use of the premises for subsequent project applications.

Responsibility – Contractor

Easements

E4. Registration of Easements

Prior to the issue of the relevant Occupation Certificate for subsequent project applications, the applicant shall provide to the PCA evidence that all easements required by this approval and subsequent project approvals, and other relevant consents have been or will be registered on the certificates of title.

Responsibility – Proponent

APPENDIX 2 DIRECTOR-GENERAL'S REQUIREMENTS MATRIX

CATHERINE HILL BAY/GWANDALAN					
DIRECTOR GENERALS REQUIREMENTS					
Director General's Requirement	Response Location				
	Concept Plan EA	Gwandalan PA EA	Moonee Hamlets Proposed Civil Works	CHB Hamlet 1 PA EA	CHB Hamlet 2 PA EA
EA must include:					
1.) Executive Summary;	EA s. 1	EA s. 1	EA s. 2	EA s. 2	EA s. 2
2.) Detailed description of project incl:	EA s. 3	Concept Plan	Concept Plan	Concept Plan	Concept Plan
a.) Strategic justification for the project;	EA s. 3.1	EA	EA	EA	EA
b.) Alternatives considered;	EA s. 3.2	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
c.) Various components and stages of the project;	EA s. 3.3		EA s. 3	EA s. 3	EA s. 3
3.) A statement that the proposal is being assessed under the Bilateral Agreement, which requires the NSW Government to undertake assessment of the proposal which will address matters of national environmental significance;	EA s.2.8	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
4.) A Consideration of the following with any variations to be justified:					
a.) all relevant SEPP's (with particular regard to Major Projects SEPP, SEPP55, SEPP71 and SEPP(mining, Petroleum Production and Extractive Industries) 2007;	EA s.6.2 EA s.6.3 EA s.6.4 EA s.6.5	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
b.) applicable planning instruments;	EA s.6.11 EA s.6.12	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
c.) relevant legislation and policies, including the NSW Coastal Policy 1997, Lower Hunter Regional Strategy, and the draft Central Coast Regional Strategy;	EA s.6.6 EA s.6.7 EA s.6.8 EA s 6.9	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
d.) Commonwealth Environment Protection and Biodiversity Conservation Act 1999.	EA s.2.8 EA s.6.16 Appendix U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA

5.) A consideration of the proposal and cumulative impacts in relation to the development of other future urban land identified in the Lower Hunter Regional Strategy;	EA s.7.6 State Significant Site Study	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
6.) A Draft Statement of Commitments, outlining commitments to the project's management, provision/contribution towards infrastructure, mitigation and monitoring measures with a clear identification of who is responsible for these measures;	EA Appendix A	EA Appendix 1	EA Appendix 4	EA Appendix 1	EA Appendix 1
7.) A conclusion justifying the project, taking into consideration the environmental and construction impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest;	EA s.8	EA s.7	Concept Plan EA	Concept Plan EA	Concept Plan EA
8.) Following consultation with relevant agencies, Councils and other proponents who are proposing development in the vicinity of the site: a.) Identify the development contributions or works in kind applicable to the site or within the LGA including regional and local infrastructure, public transport, social infrastructure and community facilities(including open space); and	Appendix A	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
b.) identify any public benefits to be provided by the development and their consistency with any current development contributions plans;	EA s.8	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
9.) A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and	EA s.2.7	EA s.2.2	EA Page 2	EA Page 2	EA Page 2
10.) A report from a quantity surveyor identifying the capital investment value for the concept plan and the 4 individual project applications.	EA Appendix C	EA Appendix 3	EA Appendix 6	EA Appendix 3	EA Appendix 3

The EA must address the following key issues:					
Independent Panel of Experts Demonstrate that the proposal is consistent with the Interim report to Minister from the Independent Panel of Experts constituted to assess the proposed development. In the event that there are inconsistencies between the proposal and the recommendations of the Panel's Report, justification for the departure must be provided as well as evidence demonstrating how a better outcome will be achieved.	EA s.8 Concept Plan Synopsis of Process	Concept Plan Synopsis of Process	Concept Plan Synopsis of Process	Concept Plan Synopsis of Process	Concept Plan Synopsis of Process
EPBC Act – Controlled Action 1.) Impacts on species listed under section 18 & 18A of the EPBC Act 1999;	EA s.2.8, s.3.7 s.7.4.7 s.7.5.4 Appendix H, I, P, U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
2.) Impacts on other threatened species, populations or ecological communities, critical habitat(including riparian habitat) and native vegetation generally;	EA Appendix T EA s7.4.7	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
3.) Impacts on migratory species listed under the EPBC Act 1999;	EA s7.5.4 Appendix U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
4.) Impacts on RAMSAR Wetlands;	Appendix U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
5.) Any relevant State and Commonwealth Govt Technical and policy guidelines, including the NSW DoP CEPBC Act 1999: Guide to Implementation in NSW(May 2007);	Appendix U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
6.) Proposed offset measures to avoid or mitigate impacts on matters of national environmental significance; and	Appendix U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
7.) Matters outlined in Schedule 4 of the EPBC Regulation 2000.	Appendix U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA

Heritage Provide a heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines and DECC's Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation that details the heritage significance of the area and any impacts the development may have upon this significance. The significance is to include an assessment of natural areas, places of Aboriginal, historic or archaeological significance and consider the impact on existing settlements and the iconic elements, such as the Coal Loader Jetty.	Appendix E Appendix F	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
Flora and Fauna Address the impact of the development on threatened species and their habitat having regard to the Threatened Species Assessment Guidelines and recommend offset measures to avoid or mitigate impacts on threatened species and their habitat.	Appendix H, I, P & U	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
Utilities and Infrastructure 1) Prepare a utility and infrastructure servicing report and plan for the Site that includes but is not limited to: a.) Identifying and assessing the capacity of existing utility and infrastructure servicing the site; b.) Identifying that adequate water supply is available for bushfire suppression operations; c.) Identifying all necessary augmentation works to service the site and whether these works can sustain this and other development foreshadowed for the Wallarah Peninsula shown in the Lower Hunter Regional Strategy; and d.) Demonstrate compliance with the requirements of any public authorities in regard to the connection to, relocation and/or adjustment of services affected by the development proposal.	EA s.7.4.9 EA s.7.5.5	EA Appendix 4 - Design Plans EA s.3.11	EA s.7	Moonee Civil works EA	Moonee Civil works EA
	EA s.7.4.9 EA s.7.5.5	EA Appendix 4 - Design Plans	EA s.7	Moonee Civil works EA	Moonee Civil works EA
	See civils PA's See civils PAs	EA Appendix 4 - Design Plans	EA s.7	Moonee Civil works EA	Moonee Civil works EA
	See civils PAs	EA Appendix 4 - Design Plans	EA s.7	Moonee Civil works EA	Moonee Civil works EA

2) Provide appropriate detailed information on the drainage, sewerage and stormwater management measures to be incorporated on Site, including (but not limited to):	Appendix L & R	Concept Plan s.4.8 Concept Plan EA Appendix R EA s.3.11	Concept Plan s.3.9 Concept Plan EA Appendix L	Concept Plan s.3.9 Concept Plan EA Appendix L	Concept Plan s.3.9 Concept Plan EA Appendix L
a.) Sustainable water measures (such as on site stormwater detention, water sensitive urban design measures, and water recycling);					
b.) Sediment and erosion control measures; and	Appendix A, L, R	Design Plans sheet 601	EA Appendix 4	EA Appendix 1	EA Appendix 1
c.) The quality and quantity impacts on surface water, groundwater, the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform.	Appendix L & Appendix R	Concept Plan EA	Concept Plan Appendix R	Concept plan Appendix R	Concept plan Appendix R
Mining Activities					
1) Assess the potential for the proposed development and associated conservation offsets to:	EA 2.4 EA 6.5	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
a.) Restrict access to and future mining of remnant coal resources at CHB and particularly below the Gwandalan site; and					
b.) Restrict access for existing petroleum exploration on PEL No.'s 5 & 446 and any future exploration; and	EA 6.5 SoC	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
c.) Adversely affect or delay the progress of Lakecoal's Mine Closure Plan for Consolidated Coal Lease (CCL) 706 lodged with DPI.	EA 2.4	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
2.) Assess the impact of the proposed development on options to retain or demolish and/or ongoing maintenance of the coal loading jetty, located on MPL 211.	EA 2.4	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
3.) Provide a risk analysis examining the impacts of the former mining use of the site, and in the vicinity of the site, has on future development.	EA 2.4	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA

Contamination and Geotechnical 1.) Identify and address contamination and geotechnical issues associated with the works. Proposed by the PA's. All relevant legislation and guidelines related to contamination and geotechnical issues are to be addressed.	Appendix A & M s. 6.2	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
	2.) Provide a geotechnical report that includes details on the classification of soil type generally found within the subject site and demonstrate how the proposal complies with all relevant AS, incl. As2870(Residential Slabs and Footings).	See PA SoC's	Appendix 1	EA Appendix 4	EA Appendix 1
Urban Design & Built Form					
1.) Provide plans and documentation for the PA's that is of a quality suitable to assess the building typology(including the quantum of floor space). Plans and documentation should be equivalent to the standard ordinarily required for lodgement under Part 4.	See Concept Plan s.3.10	Concept Plan EA	EA s.1	EA s.1	EA s.1
2.) Address Crime Prevention through Environmental Design principles with consideration given to the relationship to surrounding areas; pedestrian and bicycle movement to, within and through the site; key connections to the existing village and coast.	See PAs for village centre and hamlet 2	EA s.4.4	Concept Plan EA	Concept Plan EA	Concept Plan EA
Ecologically Sustainable Development Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases.	Concept Plan s3.13 & 4.9 EA s7.4.15 s7.5.13	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
Energy Savings Action Plan					
1.) Demonstrate that the development is capable of achieving the requirements of BASIX and what (if any) commitments will be made on other environmental rating tools such as Greenstar and the ABR Scheme.	See PAs & SoC Appendix A	Appendix 1	EA Appendix 4	EA Appendix 1	EA Appendix 1

2.) Prepare an Energy Savings Action Plan in accordance with the requirements of the DWE and the Guidelines for Energy Savings Action Plans, DEUS 2005.	SoC appendix A	Appendix 1	EA Appendix 4	EA Appendix 1	EA Appendix 1
Traffic and Transport					
1) Prepare a Traffic Study in accordance with the <i>RTA Guide to Traffic Generating Developments</i> that includes but not limited to the following: a.) Identify all relevant traffic routes and intersection for access and egress;	See Appendix G & Q	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
b.) Current traffic counts for all of the above traffic routes and intersections;	See Appendix G & Q	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
c.) The anticipated vehicular traffic generated from the proposed lots;	See Appendix G & Q	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
d.) Consideration of the traffic impact on the existing intersections and the capacity of the Pacific Hwy to safely and efficiently cater for the additional traffic generated;	See Appendix G & Q	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
e.) An analysis of the cumulative traffic and transport impacts of this development on the existing township and taking into consideration other proposed developments; and	See Appendix G & Q	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
f.) Traffic analysis, using SIDRA or similar traffic model, for the relevant intersections including: i) Current and traffic growth projects for the life of the project; ii) 95 th percentile back of queue lengths; and iii) Delays and level of service on all legs.	See Appendix G & Q	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
Bushfire					
1.) Demonstrate compliance with the current version of Planning for Bush Fire Protection and AS 3959 – Building in Bush Fire Prone Areas. The EA is to identify the ongoing management arrangements of any proposed APZ's.	Appendix O	Concept Plan EA	Concept Plan EA	EA s.6	EA s.6

2.) Identify future management regimes for any areas of hazard remaining within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.	Appendix O	Concept Plan Appendix O	Concept Plan EA	EA Appendix 4	EA Appendix 4
Impacts on Crown Land Identify potential direct and indirect impacts arising from the development upon the adjoining Munmorah State Recreation Area and Point Wollstonecraft State Recreation Area.	EA s.7.4.14 s.7.5.12	EA s.5.1.12	Concept Plan EA	Concept Plan EA	Concept Plan EA
Site Preparation Works					
Provide a report that includes but not limited to: a.) A detailed survey showing existing and proposed levels and quantities of fill necessary for site preparation works;	See PA's for civil works	EA s.5.1.1	EA s.1	Moonee Civil works EA	Moonee Civil works EA
b.) Details of the source of fill including types of materials and their source; and	See PA's for civil works	EA s.5.1.1	EA s.1	Moonee Civil works EA	Moonee Civil works EA
d.) Details of the quantity and quality of any excess material and arrangements for its disposal.	See PA's for civil works	EA s.5.1.1	EA s.1	Moonee Civil works EA	Moonee Civil works EA
Subdivision					
1.) Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, if relevant, how the subdivision is to be staged.	See PA's for civil works	EA Design Plans Appendix 1	EA s.1	EA s.1	EA s.1
2.) Provide detail on the management arrangements for all land to be subdivided, but not limited to, titling arrangements; land ownership(particularly future public land); and all proposed covenants and restrictions, including those relating to access.	Concept Plan s3.8, s4.7 EA s.3.9	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA

3.)Outline the long term management and maintenance of any areas of open space or conservation (incl. Offset areas) or both, incl. The ownership and control management and maintenance of funding public access revegetation and rehabilitation works and bushfire management.	EA s.3.9	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
Previous Submissions The EA is to respond to the issues raised in submissions received by the Department following the public exhibition of the CP between Jan 3 2007 and Mar 2 2007.	Appendix S	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
During the preparation of the EA an appropriate and justified level of consultation with any relevant party, having regard to previous consultation with the IPE and the Community Reference Group. Any such consultation prior to exhibition should be documented in the EA. In particular, consultation should be considered with: 1) Agencies and other Authorities a) Commonwealth Dept of Environment & Water Resources b) Lake Macquarie Council c) Wyong Shire Council d) Hunter Water e) Gosford/Wyong Council's Water Authority f) Local Aboriginal Land Council g) Catchment Management Authority h) NSW Dpt of Water & Energy i) NSW DPI j) NSW DECC k) Heritage Office, DoP l) NSW RTA m) NSW Emergency Services agencies; and n) All utility providers.	Appendix S	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA

APPENDIX 3 QUANTITY SURVEYOR'S REPORT

15 August 2007

Rose Pty Ltd
51 Riley Street
WOOLLOOMOOLOO NSW 2011

ATTENTION: NICK JACKMAN

Dear Sir

RE: **CATHERINE HILL BAY
DIRECTOR GENERAL'S REQUIREMENTS
HAMLET 2 – 108 DWELLINGS**

We understand that you will be submitting a revised concept plan for the development of Catherine Hill Bay and Gwandalan in accordance with Part 3A of the Environmental Planning Policy – Major Projects 2005 (Major Projects SEPP) for land at Catherine Hill Bay and Gwandalan.

We further understand that in accordance with the Director General's requirements (item 10) that we are required to prepare a report identifying the capital investment value for the concept plan.

We confirm that we have prepared an estimate of capital cost for the proposed Catherine Hill Bay – Hamlet 2 – 108 Dwellings for this proposal and we advise you that the estimated cost at rates current in August 2007 is \$46,000,000 (excluding GST).

We note that the Director General's requirements defines "Capital Investment Value" (CIV) in item 10 and for further clarification we assume that CIV includes the cost of site preparation, site infrastructure services and civil works, building works, head contractors preliminaries, supervision, overheads and margins together with design and consultant fees, project management fees and costs to provide BASIX and ESD principles. The CIV shall however exclude land costs, legal fees, interest and holding costs, sales commissions, marketing costs, council and authority fees and contributions and developer's margin and contingency. We also note that costs are at August 2007 rates and exclude provision for escalation.

We specifically note that the above estimate is based on preliminary and conceptual design information made available to ourselves at this point and therefore we have had to make a number of assumptions in relation to the requirements. The estimates may be subject to change as design develops.

**Quantity Surveyors
and Construction
Cost Consultants**

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Australian Institute of Quality Management



CATHERINE HILL BAY
DIRECTOR GENERAL'S REQUIREMENTS
HAMLET 2 – 108 DWELLINGS

15 AUGUST 2007

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

WT PARTNERSHIP

PP 

JOHN FERRARIN

APPENDIX 4 DRAFT PRECINCT MANAGEMENT STATEMENT

**Moonee Hamlet 2
Subdivision of Lot [insert] in DP 270[insert]
Precinct Management Statement**

H:\Catherine Hill Bay\Authorities\Applications to Department of Planning\Hamlet 2 Application\Draft Subdivision

Plan\Hamlet 2 Draft
Precinct Management
Statement.docPage of
22 Pages

CONTENTS

PART 1	8
1 By-Law 1. Development of Precinct Lots	8
PART 2	9
2 Landscaped Areas	9
PART 3	10
3 By-Law 3. Permitted Uses of And Special Facilities on the Precinct Property	10
4 By-Law 4. Fencing and Internal Fencing	10
5 By-Law 5. Garbage	10
6 By-Law 6. Insurance	10
7 By-Law 7. Executive Committee	11
8 By-Law 8. Meetings	13
9 By-Law 9. Amounts Payable	15
PART 4	16
10 By-Law 10. Services	16
11 By-Law 11. Contracts	17
12 By Law 12 - Open Access Ways	17
13 By Law 13 - Private Access Ways	17
14 By-Law 14. Remedy	18
15 By-Law 15. Bushfire Evacuation Plan	18
16 By Law 16— Stormwater	18
17 By Law 17— Reclaimed Water	18
PART 5	19
PART 5	20

COMMUNITY LAND DEVELOPMENT ACT 1989

COMMUNITY LAND MANAGEMENT ACT 1989

Precinct Management Statement

WARNING

The terms of this Management Statement are binding on the Precinct Association and each Subsidiary Body within the Precinct Scheme and each person who is a proprietor, lessee, occupier and mortgagee in possession of a Precinct Development Lot or Precinct Lot within the Precinct Scheme.

This statement should be read in conjunction with the Community Management Statement of Community Association DP270[insert] which is binding upon the Precinct Scheme as a Subsidiary Body of the Community Scheme.

Definitions

A Statutory Definitions

A word has the meaning given to it by a definition in the Community Titles Legislation if:

- (a) it is defined in the Community Titles Legislation; and
- (b) used but not defined in this Management Statement.

B Further Definitions

In this Management Statement these terms (in any form) mean:

Annual General Meeting an annual general meeting of the Precinct Association other than the first annual general meeting;

Architectural and Landscape Guidelines the architectural and landscape guidelines for the Community Scheme or the Precinct Scheme as applicable;

Bushfire Evacuation Plan the “Bushfire Evacuation Plan” attached to the Community Management Statement as amended from time to time;

Community Association the community association constituted on registration of the Community Plan;

Community Development Lot has the same meaning as in the Community Management Statement;

Community Management Statement the community management statement registered with the Community Plan;

Community Parcel the land the subject of the Community Scheme;

Community Plan deposited plan 270[insert];

Community Scheme the community scheme constituted on registration of the Community Plan;

Community Titles Legislation the Development Act and the Management Act;

Concept Plan the Concept Plan attached to this Management Statement;

Development Act the Community Land Development Act 1989;

Development Activities has the same meaning as in the Community Management Statement;

Executive Committee the executive committee of the Precinct Association as constituted or elected under this Management Statement and the Management Act;

Government Agency a governmental or semi-government, administrative, fiscal or judicial department or entity, a statutory authority or a local council;

Landscaped Areas the external landscaped areas of Precinct Property which are marked "Landscaped Areas" on the Concept Plan ;

Law includes:

- (a) the provisions of a statute, rule, regulation, proclamation, ordinance or by-law, present or future, whether state, federal or otherwise; and
- (b) a requirement, notice, order or direction received from or given by a statutory, public or other competent authority;

Management Act the Community Land Management Act 1989;

Management Statement this precinct management statement;

Managing Agent an agent appointed under section 50 of the Management Act;

Occupier any person in lawful occupation of a Precinct Lot;

Owner a person for the time being recorded in the register as entitled to an interest in fee simple in a Precinct Lot;

Permitted Person a person on the Precinct Parcel with the express or implied consent of an Owner or Occupier or the Precinct Association;

Precinct Association the precinct association created on registration of the Precinct Plan;

Precinct Lot a lot in the Precinct Plan but does not include the Precinct Property;

Precinct Parcel the land the subject of the Precinct Scheme;

Precinct Plan the precinct plan registered with this Management Statement;

Precinct Property lot 1 in the Precinct Plan;

Precinct Scheme the Precinct scheme constituted on registration of the Precinct Plan;

Rules the rules made under this Management Statement;

Service:

- (c) the supply of water, gas, electricity, artificially heated or cooled air or heating oil;
- (d) the provision of sewerage and drainage;
- (e) transmission by telephone, radio, television, satellite or other means;
- (f) security systems; and
- (g) any other facility, supply or transmission;

Service Line a pipe, wire, cable, duct, conduit or pole by means of which a Service is, or is to be provided the location of which is illustrated in the Services Plan;

Service Provider is a statutory or Government Agency that provides a Service;

Services Plan the diagram showing the private services and statutory services registered with the Community Plan;

Subsidiary Body has the same meaning as in the Community Management Statement;

Tribunal the Consumer, Trader and Tenancy Tribunal established by the Consumer, Trader and Tenancy Tribunal Act 2001;

Vehicle has the same meaning as in the Community Management Statement; and

Works has the same meaning as in the Community Management Statement.

C Construction

In this Management Statement a reference to:

- (a) the singular includes the plural and vice versa;
- (b) any gender includes all other genders;
- (c) other parts of speech and grammatical forms of a defined word or phrase have a corresponding meaning;
- (d) a month or monthly means calendar month or calendar monthly;
- (e) a quarter means calendar quarter;
- (f) a person includes:
 - (g) a corporation, partnership, joint venture and government body;
 - (h) the legal representatives, successors and assigns of that person; and
 - (i) where the context permits, the employees, agents, contractors and invitees of that person;
- (j) a document includes a reference to that document as amended or replaced;
- (k) a thing includes a part of that thing and includes a right;
- (l) a by-law, attachment or annexure, means a by-law, schedule of, or an attachment or annexure to this Management Statement;
- (m) a Law includes all Law amending, consolidating or replacing them;
- (n) a body or authority means, if that body or authority has ceased to exist, the body or authority which then serves substantially the same objects as that body or authority; and

- (o) including and similar expressions are not words of limitation.

D Parties bound jointly and individually

A covenant, representation, warranty or an agreement between more than 1 person binds them jointly and severally.

E Headings

- (a) Headings and bolding are for guidance only and do not affect the construction of this Management Statement.
- (b) The rights, powers and remedies provided in this Management Statement are cumulative with and not exclusive of the rights, powers or remedies provided by Law independently of this Management Statement.

F Severability

- (a) If the whole or any part of a provision of a by-law is void, unenforceable or illegal it is severed and the remainder of these by-laws have full force and effect.
- (b) This clause has no effect if the severance alters the basic nature of this Management Statement or is contrary to public policy.

G Precinct Association Exercise of Rights

- (a) The Precinct Association may exercise a right, power or remedy:
 - (i) at its discretion; and
 - (ii) separately or concurrently with another right, power or remedy.
- (b) A single or partial exercise of a right, power or remedy by the Precinct Association does not prevent a further exercise of that or of any other right, power or remedy.
- (c) Failure by the Precinct Association to exercise or delay by the Precinct Association in exercising a right, power or remedy does not prevent its exercise later.

PART 1

BY-LAWS FIXING DETAILS OF DEVELOPMENT

Amendments to by-laws

These by-laws relate to the control and preservation of the essence or theme of the Precinct Scheme and may only be amended or revoked by a unanimous resolution of the Precinct Association (see section 17(2) of the Management Act).

1 By-Law 1. Development of Precinct Lots

- 1.1 Owners, Occupiers and the Precinct Association must comply with by-law 3 in the Community Management Statement in relation to any proposal to carry out Works on a Precinct Lot.

Owners, Occupiers & the Precinct

- 1.2 The Precinct Association may prescribe Architectural and Landscape Guidelines as required by the Community Management Statement.
- 1.3 The Owners, Occupiers and the Precinct Association must comply with the Architectural and Landscape Guidelines.

Window Coverings

- 1.4 Owners and Occupiers must ensure that window coverings including louvres, curtains or blinds when viewed from the exterior of the Lot are as approved by the Precinct Association.

PART 2

RESTRICTED PRECINCT PROPERTY

Amendment to by-laws

These by-laws may not be amended during the initial period and may only be amended after the expiry of the initial period by special resolution and with the written consent of each person entitled by the by-laws to use the restricted Precinct Property (see section 54 of the Management Act).

2 Landscaped Areas

Restricted Property

- 2.1 The Precinct Association restricts use of the Landscaped Areas to the Community Association in accordance with the terms of this by-law. The Precinct Association retains the right to access and use the Landscaped Areas.
- 2.2 The Community Association is responsible for the control, management and maintenance of the Landscaped Areas including the irrigation of the Landscaped Areas.
- 2.3 The Community Association may only make agreements with licensed or suitably qualified third parties about performing its obligations under this by-law.
- 2.4 The Precinct Association remains responsible for insuring the Landscaped Areas.

Access and Use

- 2.5 The Community Association and persons authorised by the Community Association have unrestricted access to the Landscaped Areas at all reasonable times for the purpose of discharging its obligations under this by-law.
- 2.6 The Community Association and the Precinct Association acknowledge that stormwater pits and trenches may be installed within the Landscaped Areas and that the Precinct Association remains responsible for the repair and maintenance (including costs) of those pipes, pits and trenches.

Levying of Contributions

- 2.7 The Precinct Association must reimburse the Community Association for costs incurred by Community Association in relation to the Landscaped Areas (including those which relate to the CATV Components) within 14 days of receiving an account from the Community Association.

PART 3

MANDATORY MATTERS

Amendment to by-laws

These by-laws may only be amended or revoked by a special resolution of the Community Association (See section 14(3) of the Management Act)

3 By-Law 3. Permitted Uses of And Special Facilities on the Precinct Property

(to be inserted rules in relation to use of parks and barbeque areas)

4 By-Law 4. Fencing and Internal Fencing

Owners, Occupiers and the Precinct Association must comply with by-law 18 of the Community Management Statement.

5 By-Law 5. Garbage

General Obligations

5.1 An Owner or Occupier must ensure that:

- (a) garbage is drained and wrapped before being placed in a garbage container;
- (b) recyclable materials are placed in a garbage container designated for that purpose; and
- (c) bottles are drained and cleaned and not broken before placing them in a garbage container designated for that purpose.

5.2 An Owner or Occupier must comply with any rules or by-laws about garbage collection and the recycling of garbage made by:

- (a) a Government Agency;
- (b) this Management Statement.

Cleaning up spills

5.3 An Owner or Occupier must clean up any spillage of garbage or recyclable material on Precinct Property which is caused by that Owner or Occupier.

6 By-Law 6. Insurance

6.1 The Precinct Association must take out insurance required under the Management Act including the following policies:

- (a) to cover any building or structure on the Precinct Property against damage or destruction by fire, lightning, explosion or other prescribed risk;
 - (b) under the Workers Compensation Act 1987;
 - (c) to cover damage to the Precinct Property and for death and bodily injury for which the Precinct Association could become liable in damages;
 - (d) to cover damages for which the Precinct Association could become liable because of work done by a voluntary worker;
 - (e) to cover accidental injury to, or accidental death of, a voluntary worker; and
 - (f) to cover the possibility of the members of the Precinct Association becoming jointly liable under a claim arising out of any other event against which the Precinct Association decides by special resolution to insure.
- 6.2 The Precinct Association must review, on an annual basis:
- (a) all of its insurance; and
 - (b) the need for new or additional insurances.
- 6.3 Notice of an Annual General Meeting must include a form of motion to decide whether the insurances of the Precinct Association should be confirmed, varied or extended.
- 6.4 If there is an increase in risk or a new risk to the Precinct Property then the Precinct Association must immediately:
- (a) effect new insurances;
 - (b) or vary or extend existing insurances.
- 6.5 An Owner or Occupier must obtain the written approval of the Precinct Association before it does anything that might:
- (a) void or prejudice the Precinct Association's insurance; or
 - (b) increase any insurance premium which the Precinct Association pays.

7 By-Law 7. Executive Committee

Constitution

- 7.1 The Precinct Association must establish the Executive Committee in accordance with the Management Act.
- 7.2 The officers of the Executive Committee are the secretary, treasurer and chairperson.

Functions of the Secretary

- 7.3 The functions of the secretary of the Executive Committee include:
- (a) convening meetings of the Precinct Association and the Executive Committee;
 - (b) preparing and distributing minutes of meetings of the Precinct Association and the Executive Committee;
 - (c) giving a notice on behalf of the Precinct Association and the Executive Committee required to be given under the Management Act;
 - (d) maintaining the Precinct Association roll;
 - (e) supplying certificates setting out details of insurances, contributions and other matters under clause 2 of schedule 4 to the Management Act;
 - (f) answering communications addressed to the Precinct Association or the Executive Committee;
 - (g) performing administrative or secretarial functions on behalf of the Precinct Association and the Executive Committee; and
 - (h) keeping records under part 3 of schedule 1 to the Management Act.

Functions of the Treasurer

- 7.4 The functions of the treasurer of the Executive Committee include:
- (a) notifying members of the Precinct Association of contributions levied under the Management Act and collecting those contributions;
 - (b) receiving, acknowledging, banking and accounting for any money paid to the Precinct Association under this Management Statement or the Community Titles Legislation;
 - (c) preparing certificates providing details of contributions, insurances and other matters under clause 2 of Schedule 4 to the Management Act;
 - (d) keeping prescribed accounting records as required under clause 10 of Schedule 1 to the Management Act; and
 - (e) preparing financial statements as required under clause 11 of Schedule 1 to the Management Act.

Function of the Chairperson

- 7.5 The function of the chairperson is to preside at Precinct Association meetings and Executive Committee meetings at which the chairperson is present.

Sub-Committees

- 7.6 The Executive Committee may appoint one or more sub-committees comprising one or more of its members to:
- (a) conduct investigations;
 - (b) perform duties and functions on behalf of the Executive Committee; and

- (c) report the findings of the sub-committee to the Executive Committee.

No Remuneration

- 7.7 A member of the Executive Committee is:
- (a) not entitled to any remuneration for the performance of that person's functions; and
 - (b) entitled to reimbursement by the Precinct Association for reasonable out of pocket expenses incurred by that person in the performance of that person's functions.

Protection of Executive Committee members from liability

- 7.8 A member of the Executive Committee is not liable for any loss or damage occurring by reason of an act done in that member's capacity as a member of the Executive Committee.
- 7.9 By-law 7.7 does not apply if a member is fraudulent or negligent.

8 By-Law 8. Meetings

- 8.1 Subject to the provisions of the Management Act, the Executive Committee may:
- (a) meet together for the conduct of business, adjourn and otherwise regulate its meetings as the Executive Committee thinks fit;
 - (b) make decisions on the day to day administration of the Precinct Association;
 - (c) make decisions in relation to applications for consent under the Management Statement; and
 - (d) subject to this Management Statement, regularly call a meeting of the Executive Committee.

Right of Owner to Attend Meetings

- 8.2 An Owner or, if the Owner is a corporation, the Owner's nominee, may attend a meeting of the Executive Committee.
- 8.3 That Owner may address the meeting only if the Executive Committee passes a resolution authorising the person to do so.

Meeting at Request of Members

- 8.4 At the request of not less than 1/3 of the members of the Executive Committee, the secretary must convene a meeting.
- 8.5 The secretary must convene the meeting within the period of time specified in the request.

- 8.6 The members of the Executive Committee referred to in by-law 8.4 must give the secretary more than 7 days to convene the meeting.
- 8.7 If no time is specified in the request, then the secretary must convene the meeting within 14 days of receiving the request.
- 8.8 If the secretary is absent, a member of the Executive Committee must convene the meeting in accordance with by-laws 8.4 to 8.7 (inclusive).

Out of Meeting Determinations

- 8.9 Subject to section 38 of the Management Act, a resolution is valid as if it had been passed at a duly convened meeting of the Executive Committee even though the meeting was not held if:
- (a) the person convening the meeting has observed the requirements of this Management Statement and the Management Act;
 - (b) each member of the Executive Committee has been served with a copy of a motion for a proposed resolution to be submitted at the meeting; and
 - (c) the resolution has been approved in writing by a majority of members of the Executive Committee.

Notices and Minutes of Meetings

- 8.10 Before each Executive Committee meeting, the Executive Committee must prepare an agenda for the meeting. This agenda must list the business that the Executive Committee will deal with at the Executive Committee meeting.
- 8.11 At least 72 hours before a meeting of the Executive Committee, the Executive Committee must:
- (a) notify members of the Precinct Association of the meeting including details of the meeting; and
 - (b) provide each member of the Precinct Association with a copy of the agenda for the meeting.
- 8.12 If the Precinct Association has placed a notice board on Precinct Property, then the Executive Committee will have complied with by-law 13.11 if it ensures that the agenda and notice of the meeting are placed on the notice board at least 72 hours before the meeting.
- 8.13 The agenda must list the business that the Executive Committee will deal with at the meeting.
- 8.14 The secretary must ensure that:
- (a) minutes of the Executive Committee are sent to each member of the Precinct Association within 7 days of the meeting; and
 - (b) that the following are properly kept:
 - (i) agendas and minutes of meetings of the Executive Committee;

- (ii) records of decisions of the Executive Committee; and
 - (iii) records of notices.
- 8.15 If the secretary is absent, then the chairperson must ensure that the Executive Committee complies with by-law 13.14.

9 By-Law 9. Amounts Payable

- 9.1 An Owner must pay:
 - (a) contributions levied under this Management Statement and the Community Titles Legislation when they fall due; and
 - (b) on demand any costs, charges and expenses of the Precinct Association incurred in connection with the contemplated or actual enforcement or preservation of any rights under this Management Statement in relation to that Owner or the Occupier of that Owner's lot.
- 9.2 If a contribution or amount payable under this Management Statement or the Community Titles Legislation is not paid when due, then interest is payable under section 20A of the Management Act.
- 9.3 Nothing in this by-law prevents the Precinct Association from recovering any amount exceeding interest calculated under this by-law as a consequence of any amount not being paid when due.
- 9.4 A certificate signed by the Precinct Association, its Managing Agent or the secretary of the Executive Committee about a matter or a sum payable to the Precinct Association is prima facie evidence of:
 - (a) the amount; or
 - (b) any other fact stated in that certificate.

PART 4

OPTIONAL MATTERS

Amendments to by-laws

These by-laws may only be amended or revoked by a special resolution of the Precinct Association (see section 14(3) of the Management Act).

10 By-Law 10. Services

Provision of Services

10.1 The following Services may be shown on the Services Plan:

- (a) private water;
- (b) gas mains;
- (c) private gas;
- (d) Telstra telecommunication lines;
- (e) private telecommunication networks;
- (f) private stormwater;
- (g) private security lines and structures; and
- (h) Energy Australia electricity lines.

10.2 The following Services are shown on the Services Plan at the date of registration of this Management Statement:

[to be inserted]

Maintenance of Services

- 10.3 The Service Providers must maintain and repair the Service Lines under any statutory rights of the Service Provider.
- 10.4 The Precinct Association must maintain and repair the Service Lines set out in by-law 10.1 and 10.2 other than those which Service Providers are responsible for under by-law 10.3.
- 10.5 The Precinct Association and the Service Providers must ensure that maintenance, renewal and repair works are carried out by licensed or suitably qualified persons.

Statutory Easements

- 10.6 On installation of a Service Line a statutory easement may be created over parts of the Precinct Parcel designated on the Services Plan for the provision of Services through Service Lines.

Position of Service Lines

- 10.7 If Service Lines are not installed in the position indicated on the Services Plan, then:
- (a) the Precinct Association must arrange for the preparation and registration of a further Services Plan showing the Service Lines as installed;
 - (b) all members of the Precinct Association and any Subsidiary Body must consent to any later Services Plan; and
 - (c) the Precinct Association must make available all necessary documents, including the certificate of title for the Precinct Property, to enable registration of a further Services Plan.

11 By-Law 11. Contracts

The Precinct Association may contract with persons to provide:

- (a) management, operational, maintenance and other services for Precinct Property;
- (b) services or amenities to the Owners or Occupiers; and
- (c) services or amenities to Precinct Property.

12 By Law 12 - Open Access Ways

The Community Association is responsible for the control, management and operation, maintenance and repair of the Open Access Ways.

An Owner, Occupier or Permitted Person must:

- (a) comply with all directions of the Community Association in relation to the Open Access Ways; and
- (b) not do or omit to do any act that result or may result in damage or destruction to any part of the Open Access Ways.

13 By Law 13 - Private Access Ways

The Community Association is responsible for the control, management and operation, maintenance and repair of the Private Access Ways.

An owner, occupier or Permitted Person may use the Private Access Ways for the purpose of accessing those community development lots immediately adjacent to the Private Access Way.

An Owner, Occupier or Permitted Person must:

- (a) comply with all directions of the Community Association in relation to the Private Access Ways; and
- (b) not do or omit to do and act that result or may result in damage or destruction to any part of the Private Access Ways

An Owner, Occupier or Permitted Person must not park a vehicle on the Private Access Way without the prior written consent of the Community Association.

14 By-Law 14. Remedy

14.1 The Precinct Association may do anything on a Precinct Lot:

- (a) which should have been done by an Owner or Occupier under this Management Statement but which has not been done or has not been done properly; or
- (b) to comply with this Management Statement, including remedying, removing or restoring anything on that Precinct Lot which breaches this Management Statement.

14.2 If by-law 14.1 applies, the Precinct Association is entitled to:

- (a) enter and remain on the Precinct Lot for as long as it is necessary; and
- (b) recover any costs associated with carrying out works under this Management Statement from the Owner of the Precinct Lot.

15 By-Law 15. Bushfire Evacuation Plan

15.1 Owners, Occupiers and the Precinct Association must comply with the Bushfire Evacuation Plan.

15.2 The Precinct Association must appoint a warden to represent the Precinct Scheme.

16 By Law 16— Stormwater

16.1 The Precinct Association must regularly maintain any stormwater treatment devices within Precinct Property for which it is responsible.

17 By Law 17— Reclaimed Water

17.1 The Precinct Association must regularly maintain any reclaimed water devices within Precinct Property for which it is responsible.

PART 5

BY-LAWS REQUIRED BY PUBLIC AUTHORITY

Amendments to by-laws

This part may specify by-laws made at the request of a Government Agency. These by-laws may provide that amendments may not be made without the consent of the Government Agency (see schedule 3, clause 4 of the Management Act).

DRAFT

SIGNATURES, CONSENTS AND APPROVALS

Executed by Coastal Hamlets Pty Ltd)
ACN [insert] in accordance with section)
127(1) of the Corporations Act 2001)
(Cth))

.....
Company Secretary/Director

.....
Director

.....
Name of Company Secretary/Director
(print)

.....
Name of Director (print)

Certificate of Approval

It is certified that:

- (a) Wyong Shire Council has approved of the development described in development application No. [insert]; and
- (b) the terms and conditions of this Management Statement are not inconsistent with that development as approved.

Date:

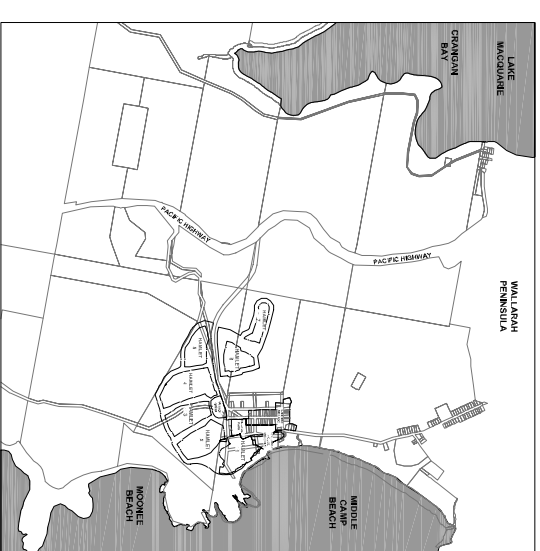
.....
Signature on behalf of Wyong Shire Council

INSERT CONCEPT PLAN

DRAFT

INSERT SERVICES PLAN

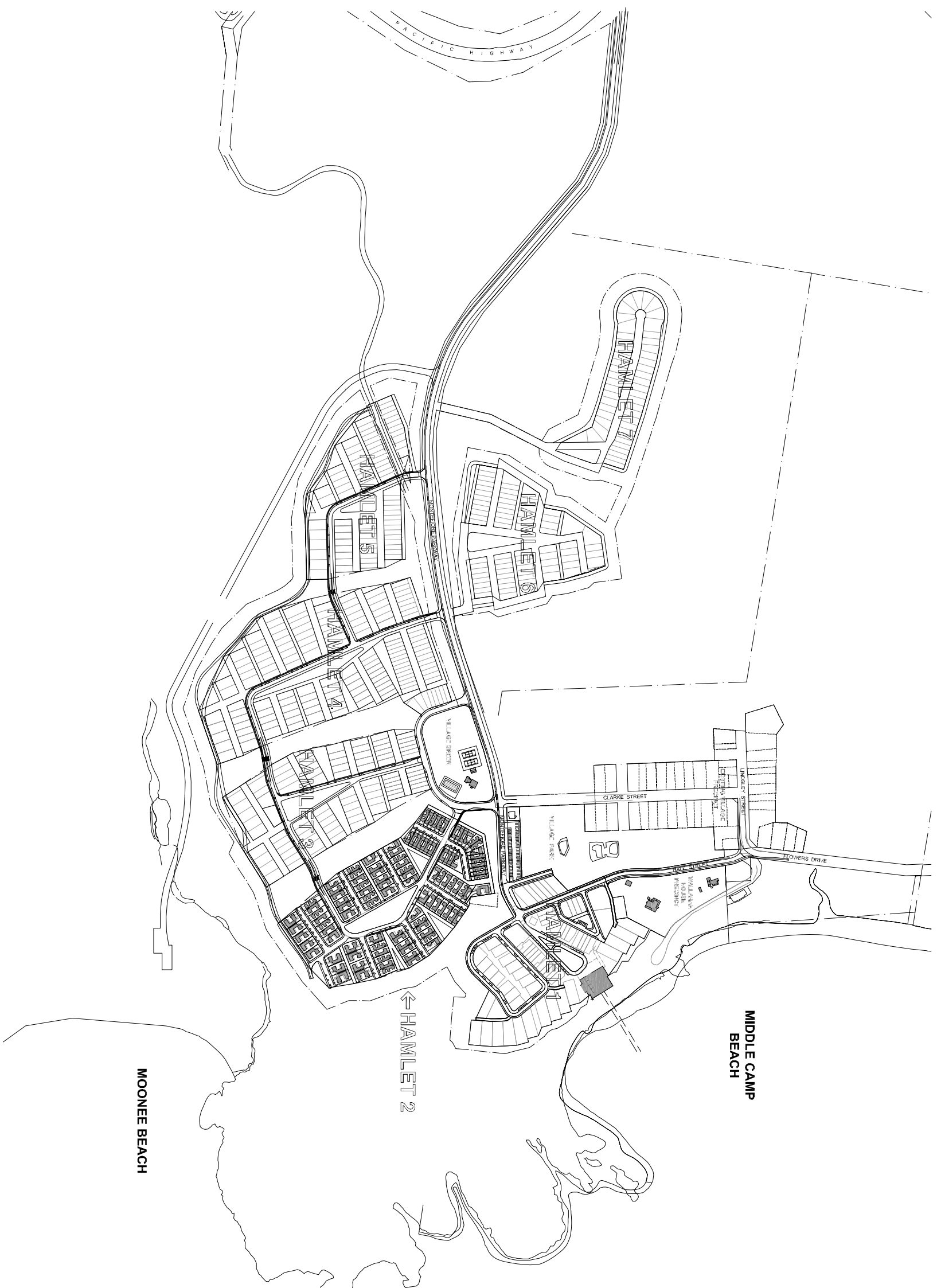
DRAFT



THE MOONEY HAMLETS

CATHERINE HILL BAY, NSW

HAMLET 2 - PROJECT APPLICATION



**MIDDLE CAMP
BEACH**

←HAMLET 2

MOONEE BEACH

DRAWING INDEX

H2-000	Development Plan - Cover Sheet
H2-001	Precinct Plan
H2-002	Precinct Section
H2-003	Precinct Image No. 1
H2-004	Precinct Image No. 2
H2-005	Shadow Diagrams Mid Winter 21st June
H2-006	7m House 1 - Type A - Plans Elevations and Sections
H2-007	7m House 2 - Type A - Plans Elevations and Sections
H2-008	Not Used
H2-009	9m House 1 - Type A - Plans Elevations and Sections
H2-010	9m House 2 - Type A - Plans Elevations and Sections
H2-011	Not Used
H2-012	12m House 1 - Type A - Plans Elevations and Sections
H2-013	Not Used
H2-014	15m House 1 - Type A - Floor Plans
H2-015	15m House 1 - Type A - Elevations and Sections
H2-016	Not Used
H2-017	Not Used
H2-018	18m House 1 - Type A - Floor Plans
H2-019	18m House 1 - Type A - Elevations and Sections
H2-020	Not Used
H2-021	Not Used
H2-022	Architectural Building Element Options

PRELIMINARY not for Construction



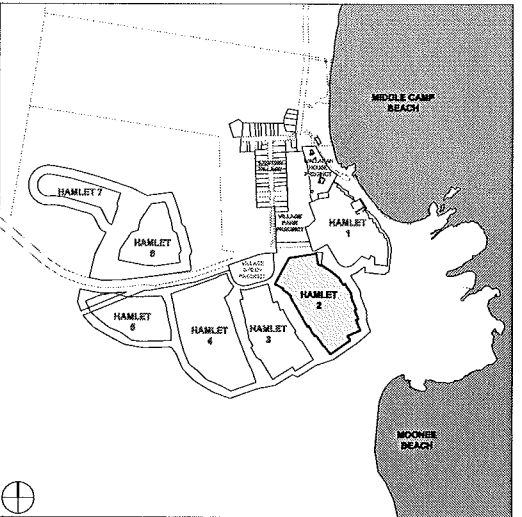
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30.07.07	Issued For Project Application	Q
23.07.07	Issued For Final Review	F
06.07.07	Issued For Client Review	A

<p>Notes</p> <p>Verify all dimensions on site before commencing work.</p> <p>Report all discrepancies to the Architect Prior to construction. Use figure dimensions in preference to section dimensions.</p> <p>Drawings must be laser scaled and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes.</p>	<p>All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.</p>
--	---

All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.



LOCATION PLAN



Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the Architect Prior to construction. Use figured dimensions in preference to scaled dimensions.

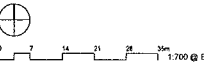
Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes.

All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

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23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A
Date	Amendment	Issue



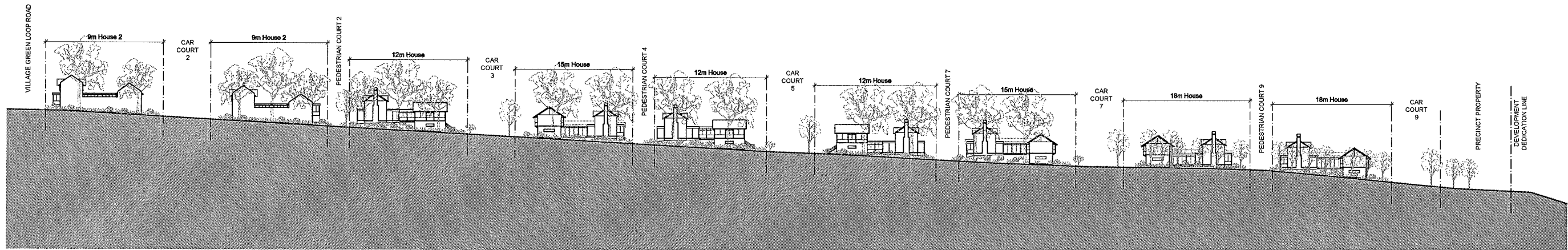
PRELIMINARY not for Construction



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Project	Hamlet 2
Client	Rose Property Group Pty Ltd

Title	Precinct Plan
Date	24 June 2007
Dwg No	07020 H2 001
Issue	C



01 Section A-A

Notes

Verify all dimensions on site before commencing work.
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30.07.07	Issued For Project Application	C
Date	Amendment	Issue

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0 5 10 15 20 25m 1:500 @ B1

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Hamlet 2
Project Application
Client: Rose Property Group Pty Ltd

Title	Precinct Section
Date	23 July 2007
Drawn By	07020 H2 002
Issue	C



Entry Road to Hamlet 2

Notes

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30.07.07	Issued For Project Application	C
Date	Amendment	Issue



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Hamlet 2
Project Application
Rose Property Group Pty Ltd

Title	Precinct Image No. 1	Drawn	XXXX
Date	26 July 2007	Issue	C
Dwg No.	07020 H2 003		



Hamlet 2 Common looking North West

Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the Architect Prior to construction. Use figured dimensions in preference to scaled dimensions.

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30.07.07 Issued For Project Application
Date Amendment Issue



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Hamlet 2
Project Application
Rose Property Group Pty Ltd

Title Precinct Image No. 2
Date 26 July 2007
Draw No 07020 H2 004
Issue C



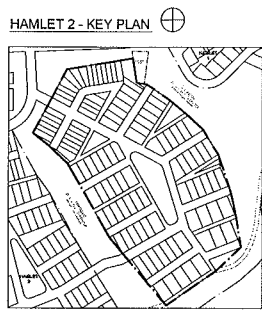
01 21 June - Mid Winter - 9:00 am



02 21 June - Mid Winter - 12:00 pm



03 21 June - Mid Winter - 3:00 pm



Notes
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Report all discrepancies to the Architect Prior to construction. Use figured dimensions in preference to scaled dimensions.
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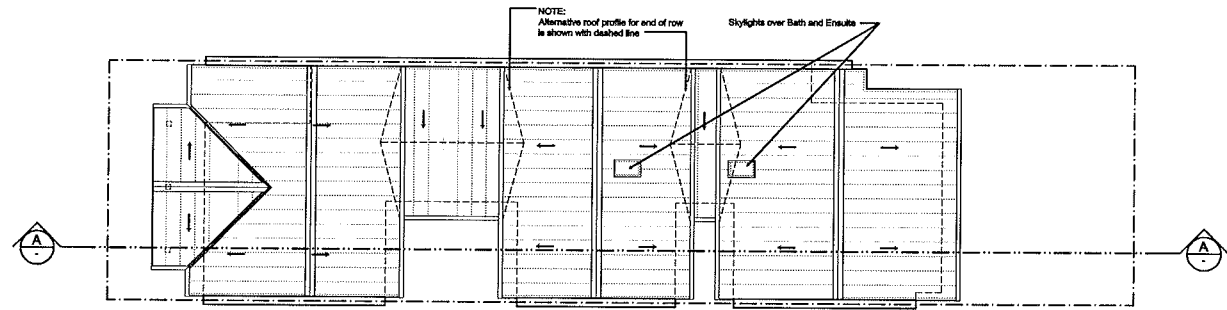
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23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A
Date	Amendment	Issue

PRELIMINARY not for Construction

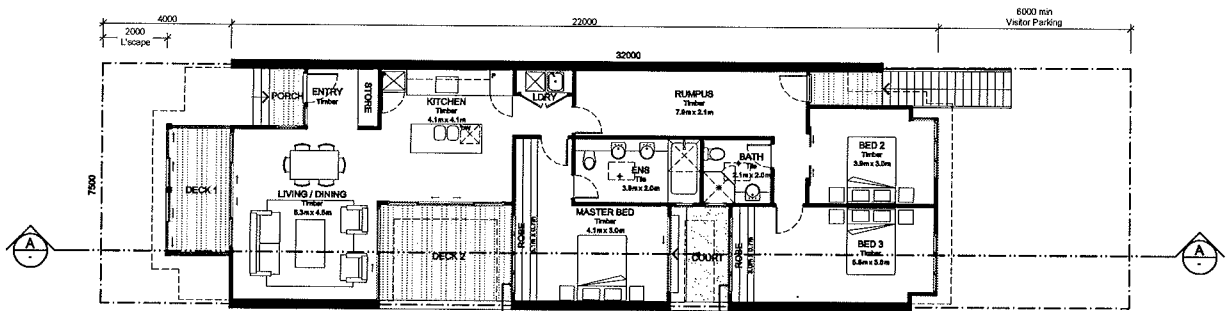
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Hamlet 2
Project Application
Rose Property Group Pty Ltd

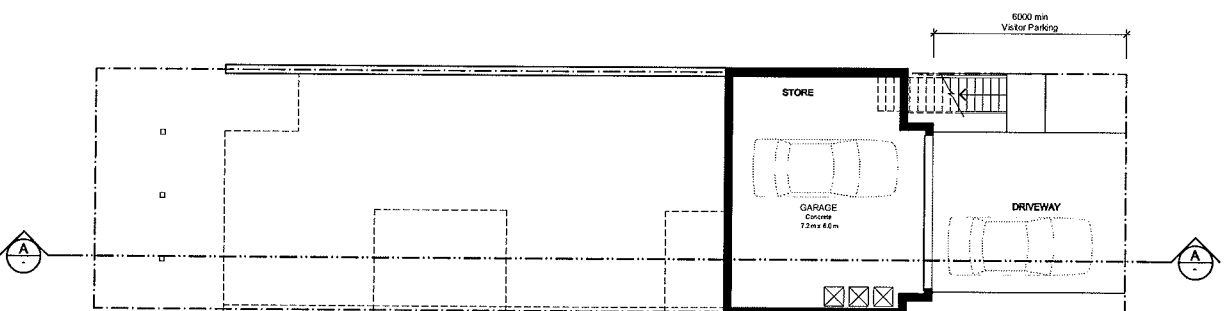
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Date	23 July 2007	DWG: PA00X
Dwg No	07020 H2 005	Issue C



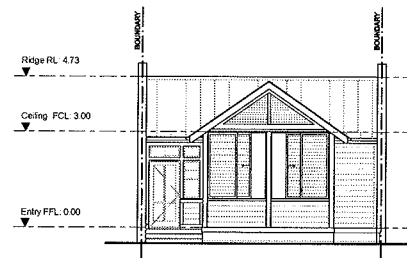
01 Roof Plan



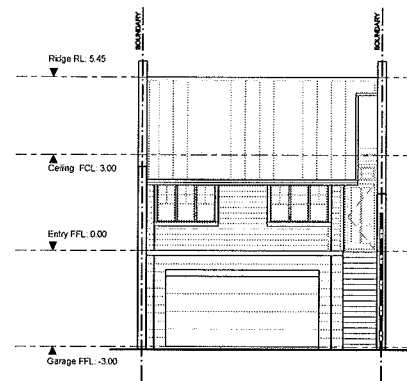
02 Ground Floor Plan



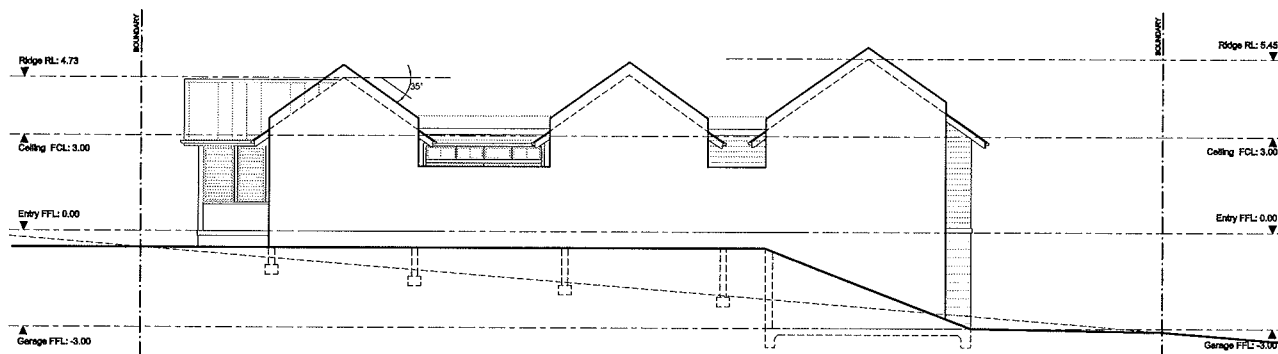
03 Lower Ground Floor Plan



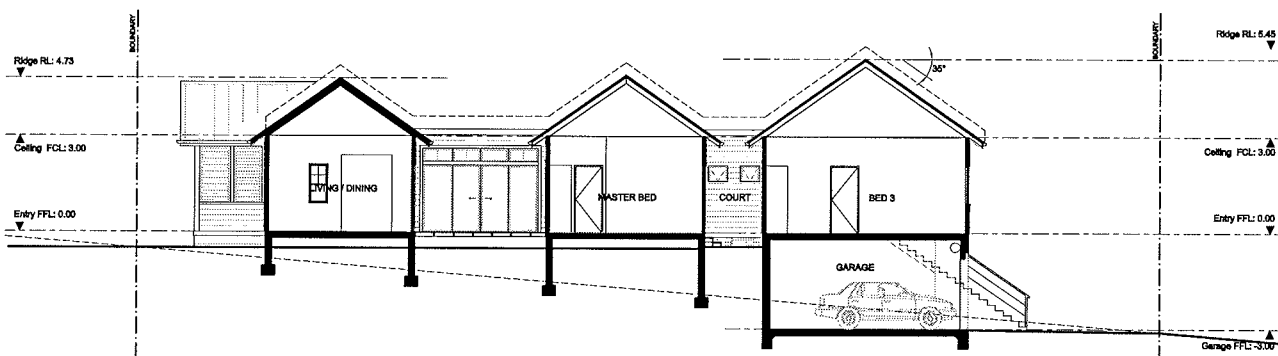
04 Front Elevation
Pedestrian Court



05 Rear Elevation
Car Court



06 Side Elevation



07 Section A-A

HAMLET 2 - KEY PLAN



Quantity of 7m House 1 types used = 7 out of 108 lots for this Hamlet

Notes

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30.07.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A
Date	Amendment	Issue



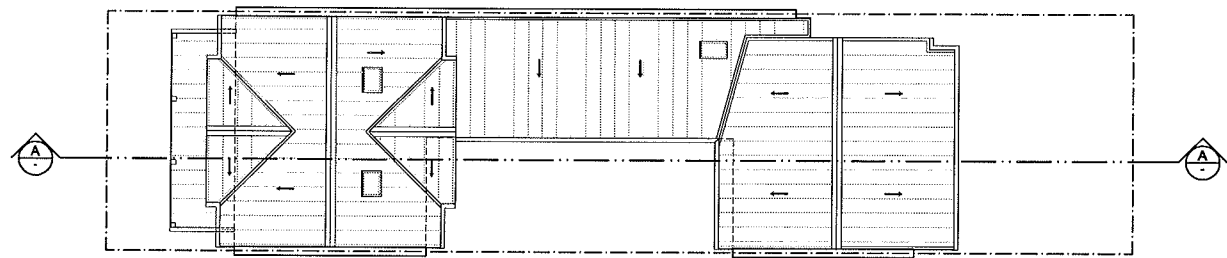
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Hamlet 2
Project Application
Rose Property Group Pty Ltd

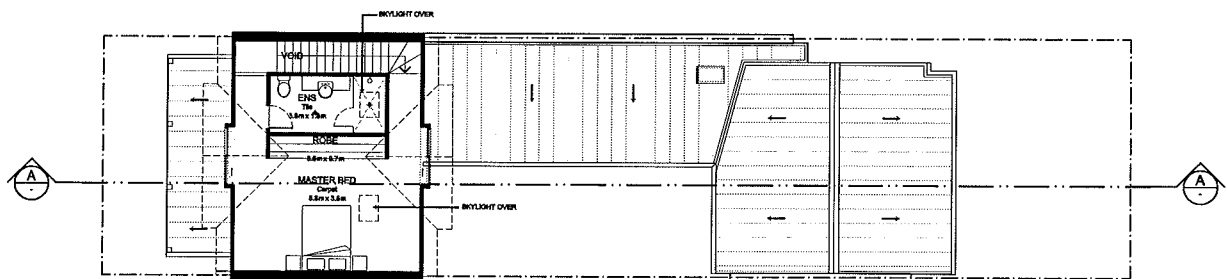
7m House 1 - Type A
Plans Elevations and Sections
Date 30 June 2007
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Issue C

PRELIMINARY not for Construction

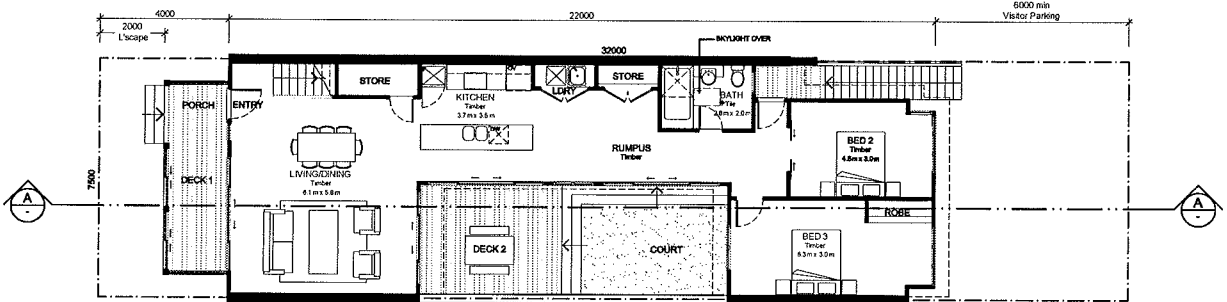
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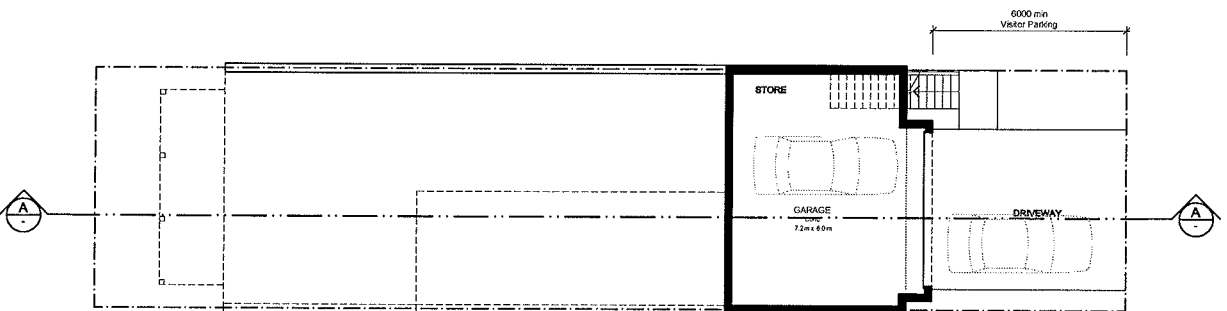
01 Roof Plan



02 First Floor Plan



03 Ground Floor Plan



04 Lower Ground Plan

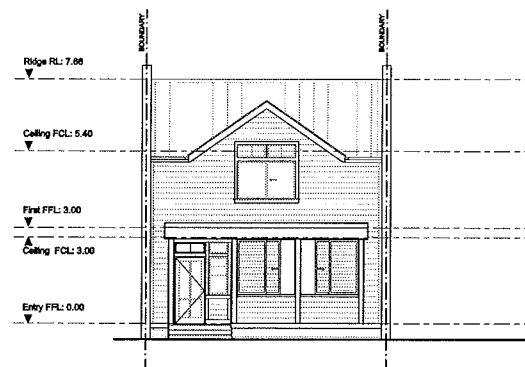
Notes

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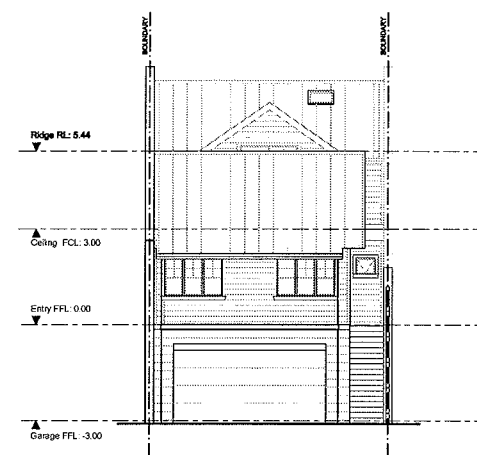
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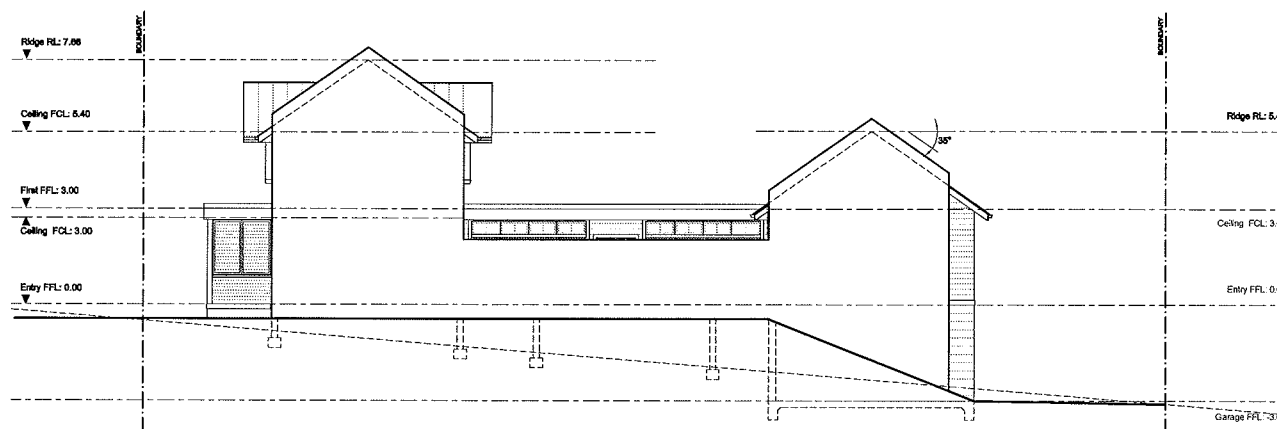
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23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A
Date	Amendment	Issue



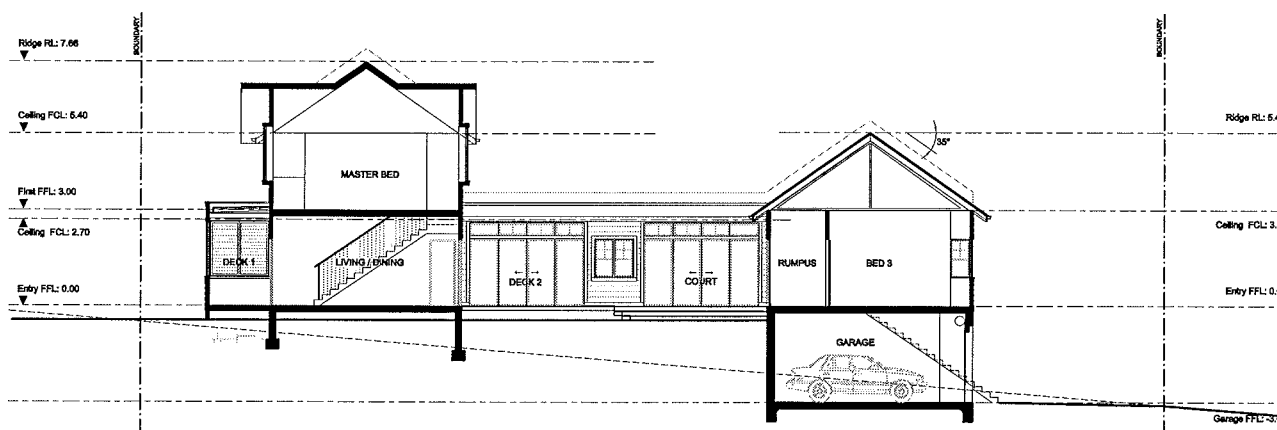
05 Front Elevation
Pedestrian Court



06 Rear Elevation
Car Court



07 Side Elevation



08 Section A-A

HAMLET 2 - KEY PLAN



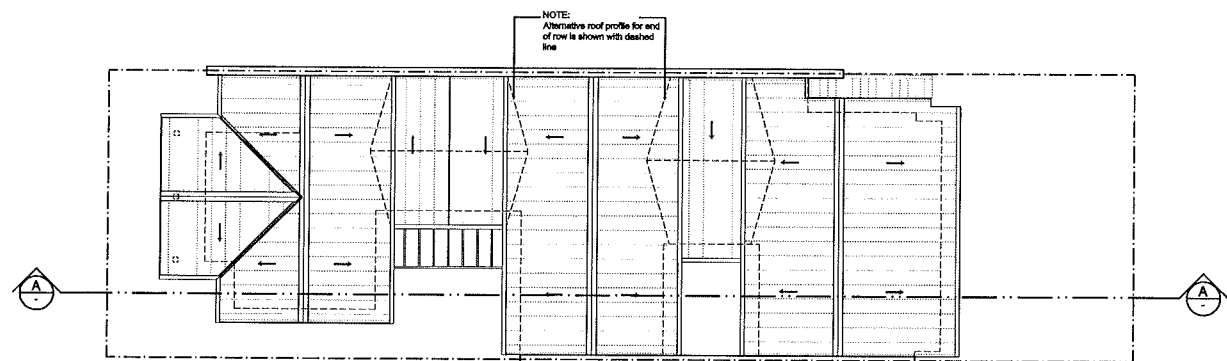
Quantity of 7m House 2 types used = 8 out of 108 lots for this Hamlet

NOTE: RL'S are generic. Refer to Precinct Plan for ground floor RL of individual house.

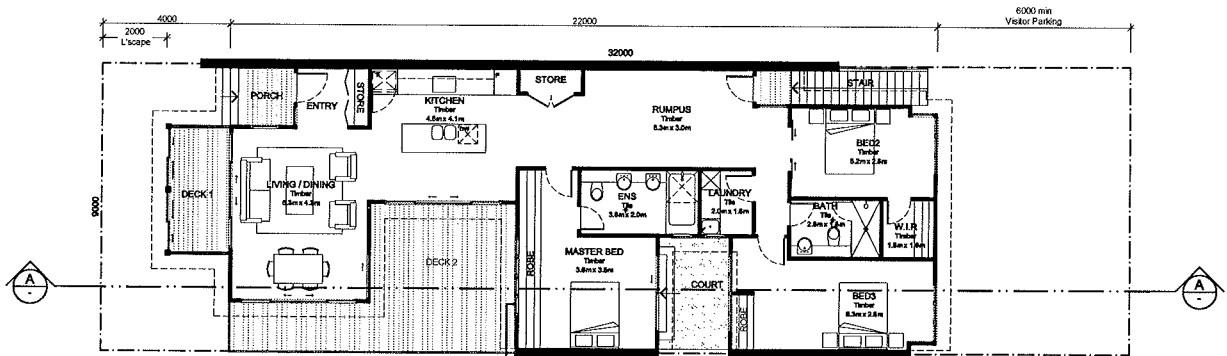
ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED MASONRY AND PAINTED PC CLADDING OR PAINTED WEATHERBOARD
WINDOW AND DOOR TRIMS	PAINTED TIMBER
WINDOW AND DOOR FRAMES	POWDERCOATED ALUMINIUM
BALUSTRADE AND VERANDAH	PAINTED TIMBER
SHUTTERS	PAINTED TIMBER OR POWDERCOATED ALUMINIUM
GUTTERS AND DOWNPIPES	COLORBOND STEEL
POOLIUM	SELECT STONE FINISH

PRELIMINARY not for Construction

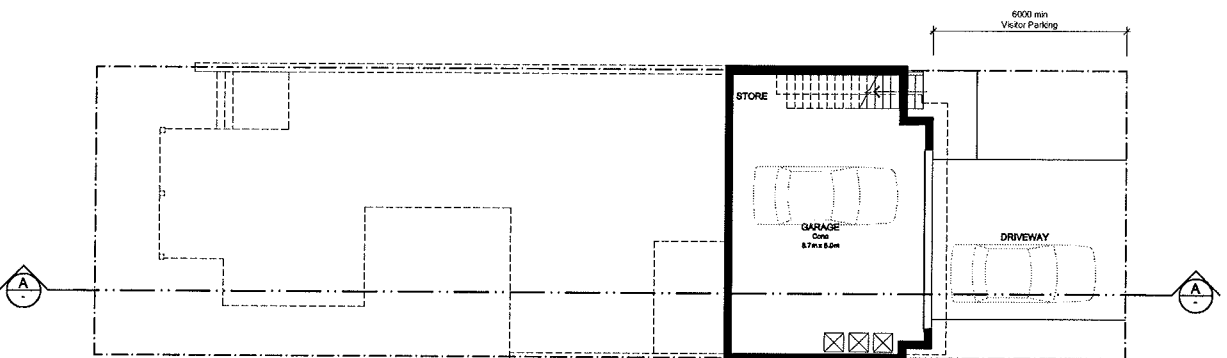
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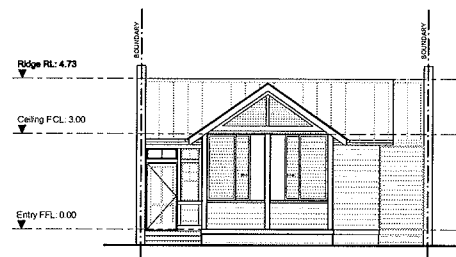
01 Roof Plan



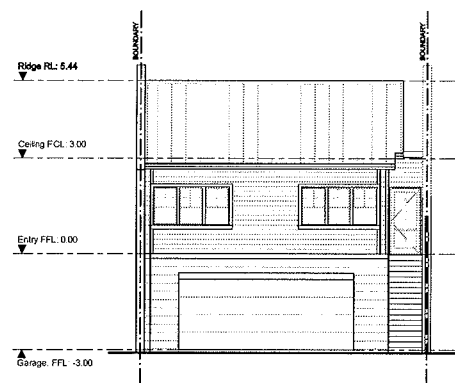
02 Ground Floor Plan



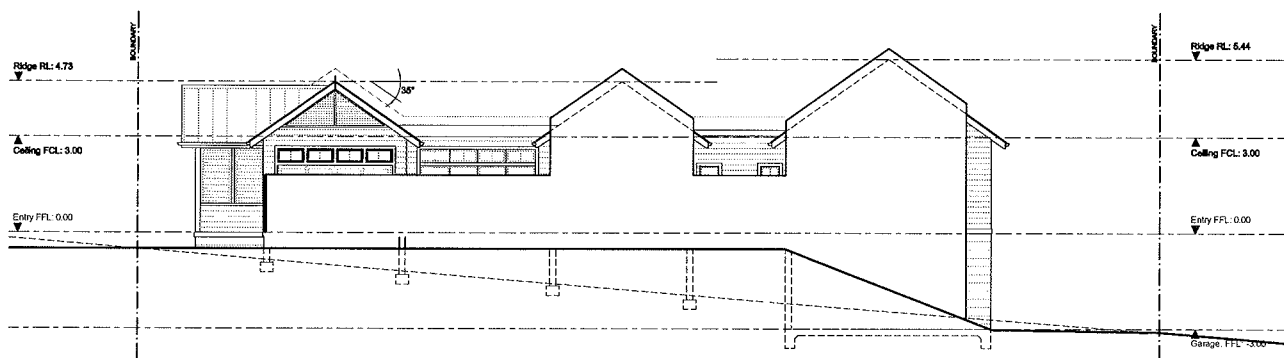
03 Lower Ground Floor Plan



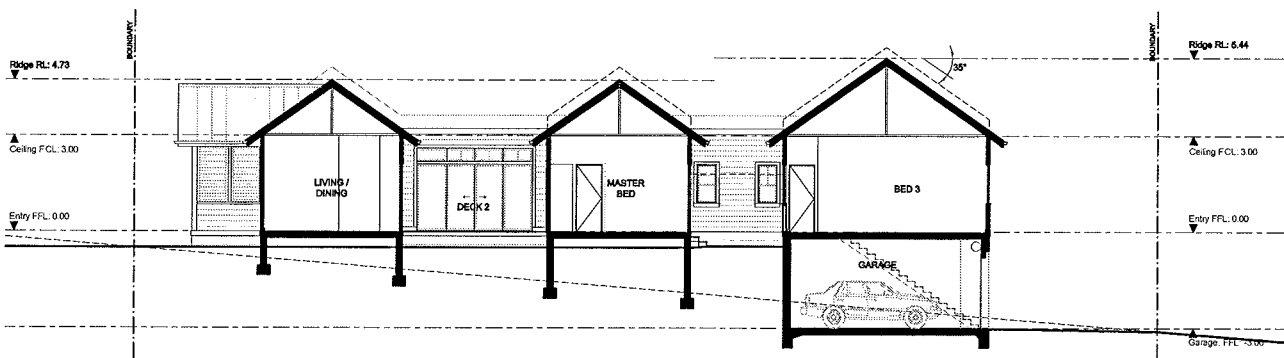
04 Front Elevation
Pedestrian Court



05 Rear Elevation
Car Court

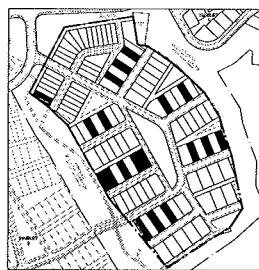


06 Side Elevation



07 Section A-A

HAMLET 2 - KEY PLAN



Quantity of 9m House 1 types used = 19
out of 108 lots for this Hamlet

NOTE: RL'S are generic.
Refer to Precinct Plan for ground floor RL of
individual house.

ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED MASONRY AND PAINTED F.O. CLADDING OR PAINTED WEATHERBOARD
WINDOW AND DOOR TIMBS	PAINTED TIMBER
WINDOW AND DOOR FRAMES	POWDERCOATED ALUMINIUM
BALUSTRADE AND VERANDAH	PAINTED TIMBER
SHUTTERS	PAINTED TIMBER OR POWDERCOATED ALUMINIUM
GUTTERS AND DOWNPIPES	COLORBOND STEEL
PODIUM	SELECT STONE FINISH

Notes

Verify all dimensions on site before commencing work.
Report all discrepancies to the Architect Prior to
construction. Use figured dimensions in preference to
scaled dimensions.

Drawings made to larger scales and those showing
particular parts of the works take precedence over
drawings made to smaller scales or for general purposes.

All work is to conform to relevant Australian Standards and
Codes together with all Authorities' requirements and
Regulations.

30.07.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A
Date	Amendment	Issue

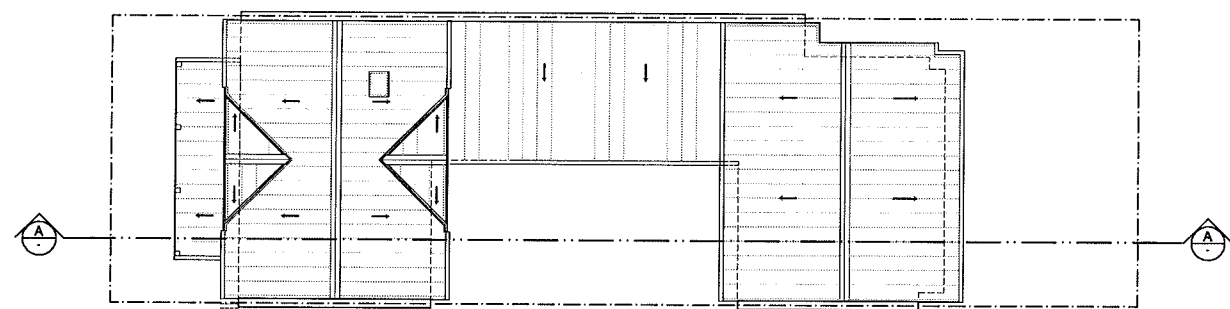


Hamlet 2
Project Application
Rose Property Group Pty Ltd

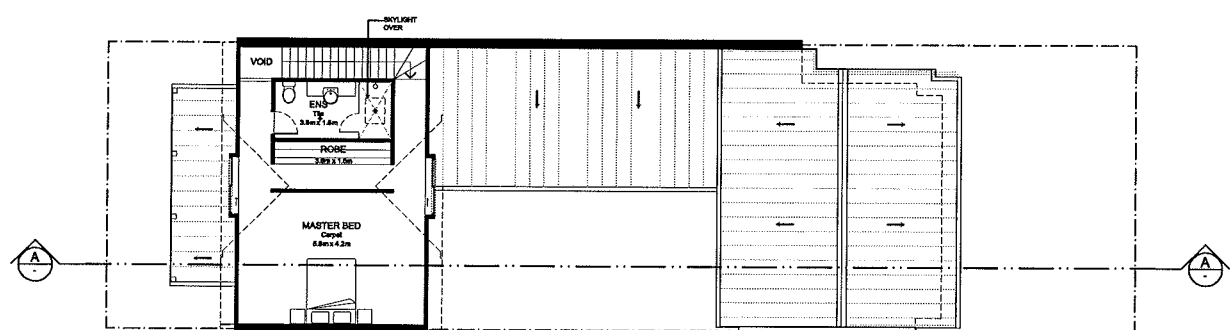
Title	9m House 1 - Type A Plans Elevations and Sections
Date	30 June 2007
Drawn	LS
Issue	C

PRELIMINARY not for Construction

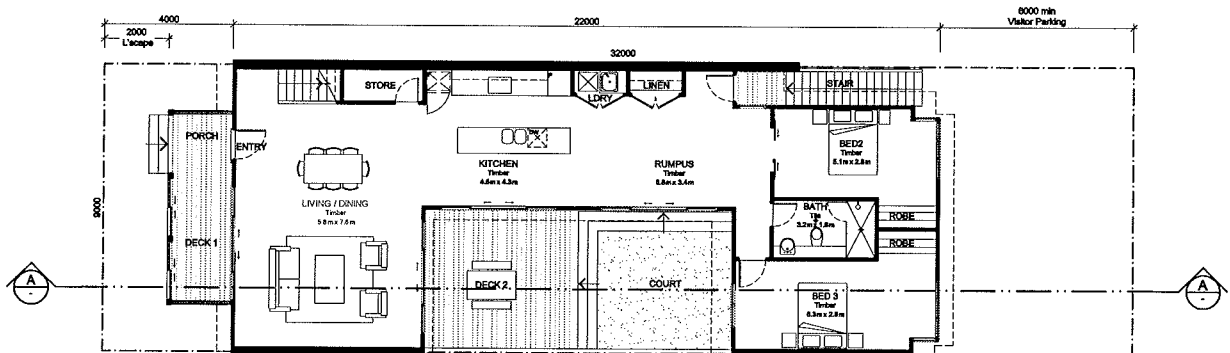
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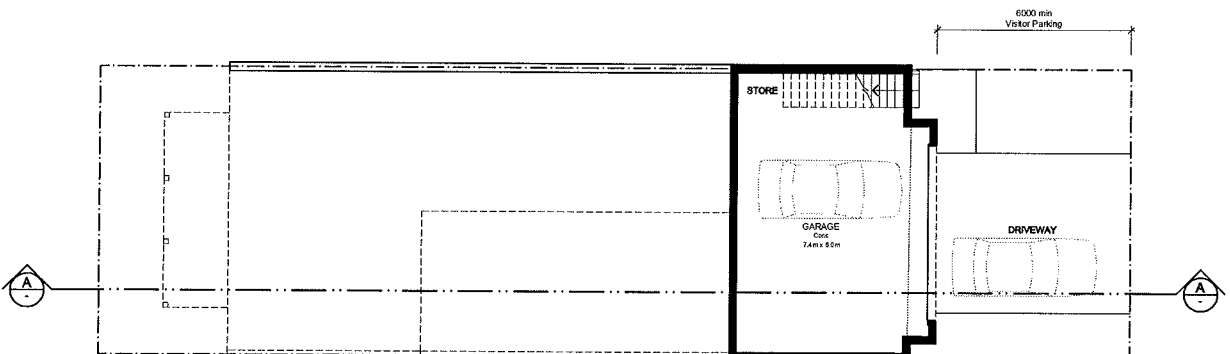
01 Roof Plan



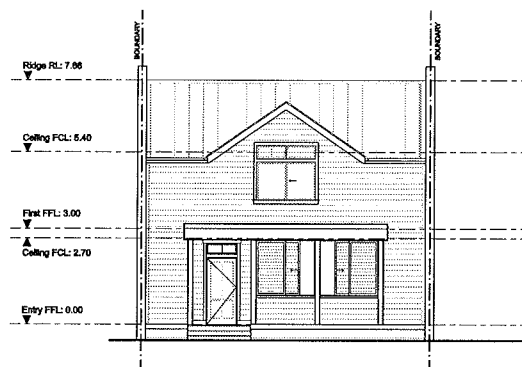
02 First Floor Plan



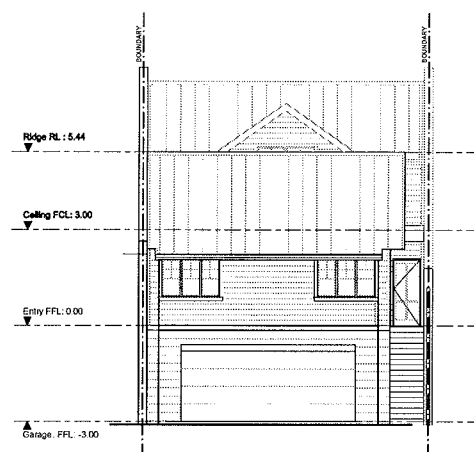
03 Ground Floor Plan



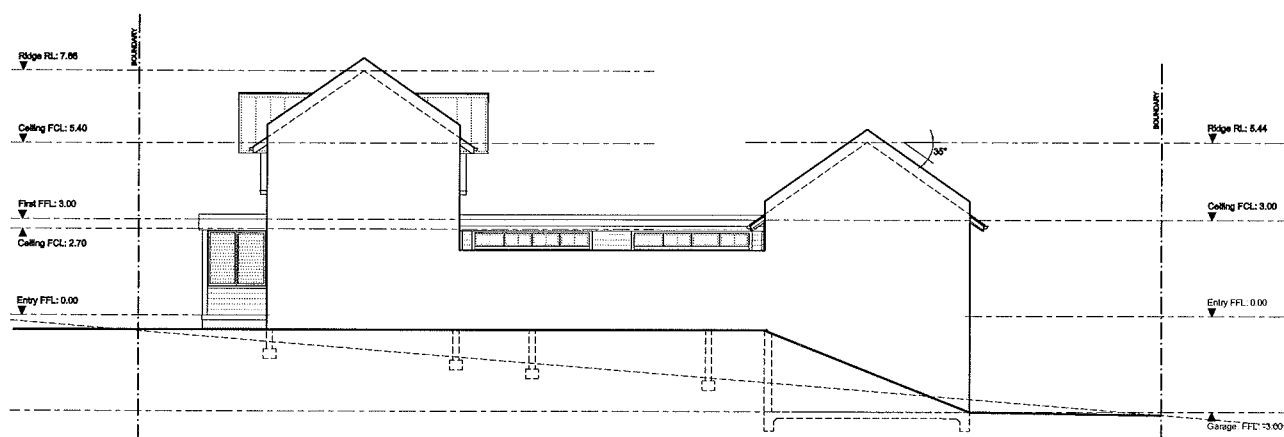
04 Lower Ground Floor Plan



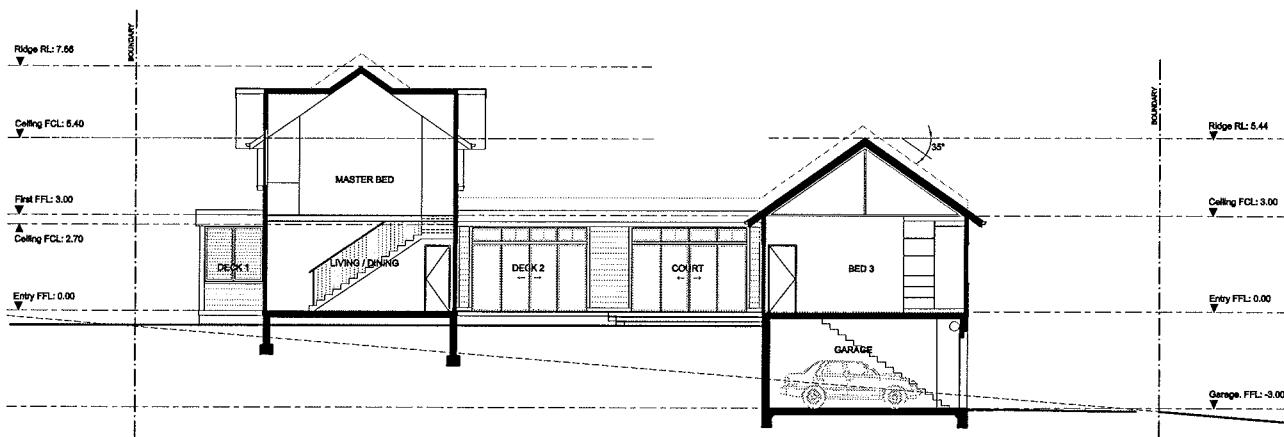
05 Front Elevation
Pedestrian Court



06 Rear Elevation
Car Court

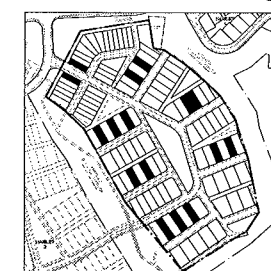


07 Side Elevation



08 Section A-A

HAMLET 2 - KEY PLAN



Quantity of 9m House 2 types used = 16
out of 108 lots for this Hamlet

Notes
Verify all dimensions on site before commencing work.
Report all discrepancies to the Architect Prior to construction. Use figured dimensions in preference to scaled dimensions.

All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes.

30.07.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
16.07.07	Issued For Client Review	A
Date	Amendment	Issue

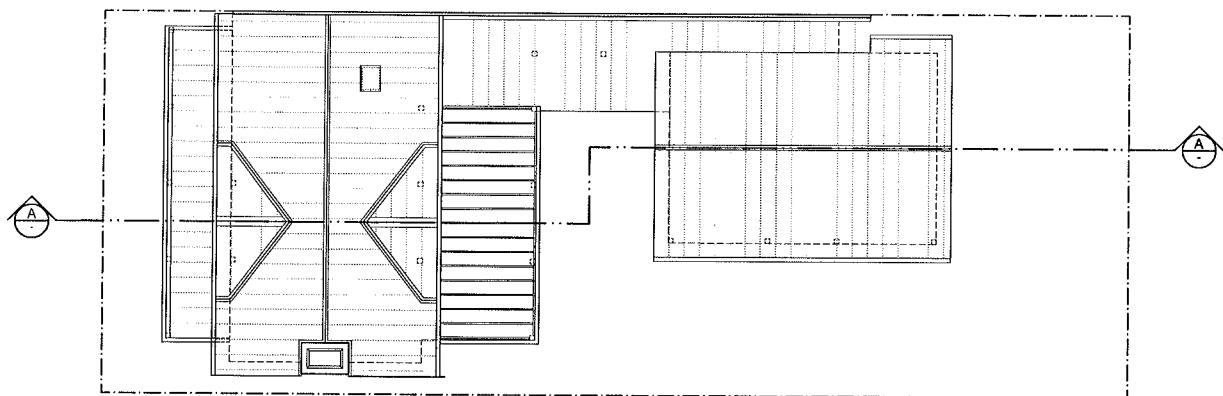


Hamlet 2
Project Application
Rose Property Group Pty Ltd

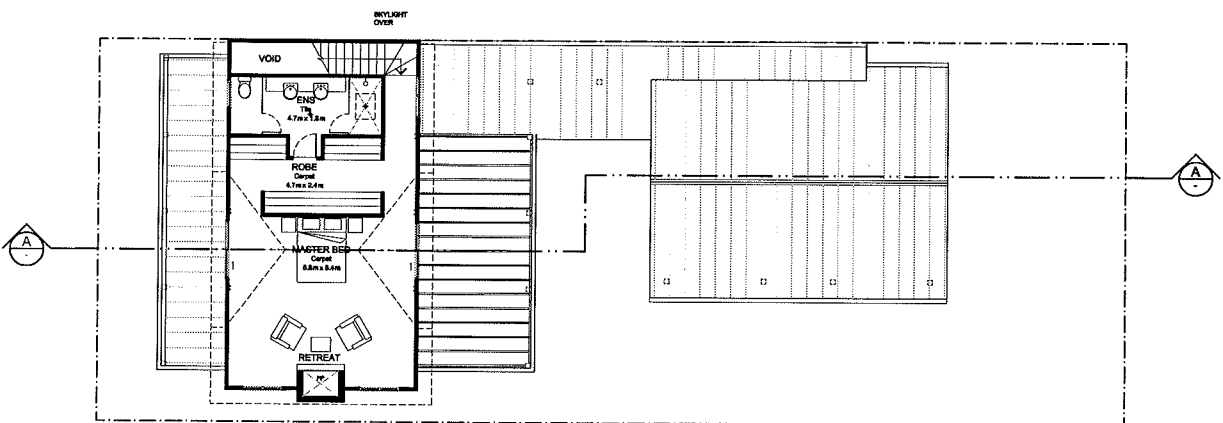
9m House 2 - Type A
Plans Elevations and Sections
Title
Date 30 June 2007
Drawn 07020 H2 010
Issue C

PRELIMINARY not for Construction

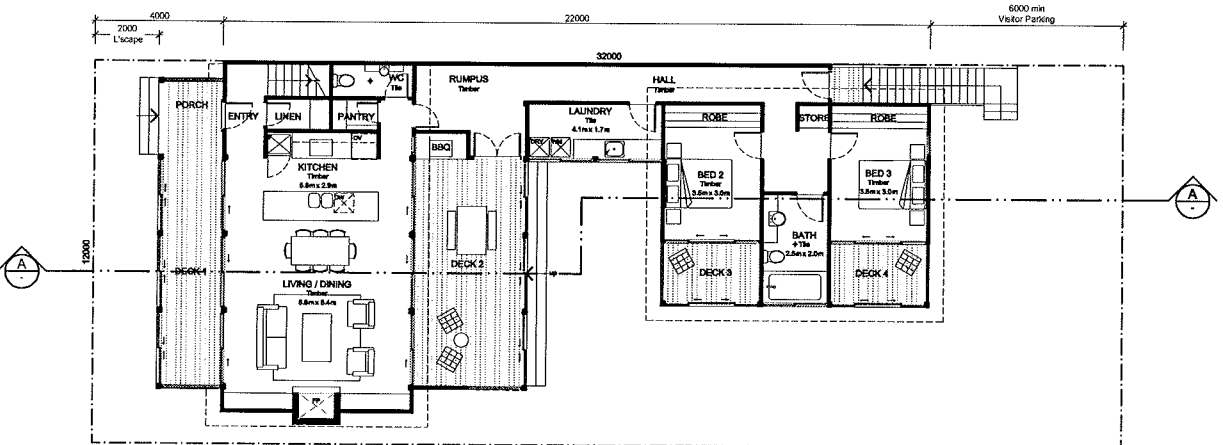
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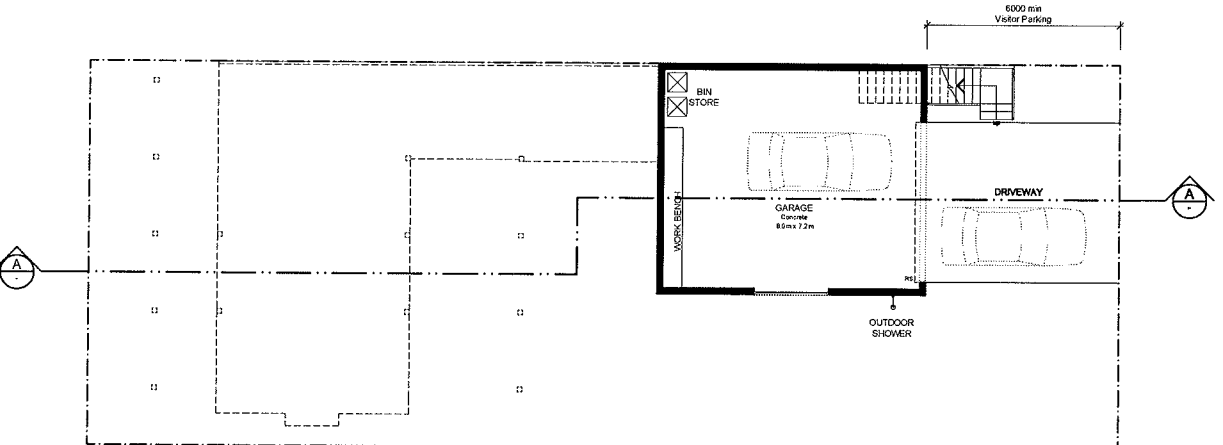
01 Roof Plan



02 First Floor Plan



03 Ground Floor Plan



04 Lower Ground Plan

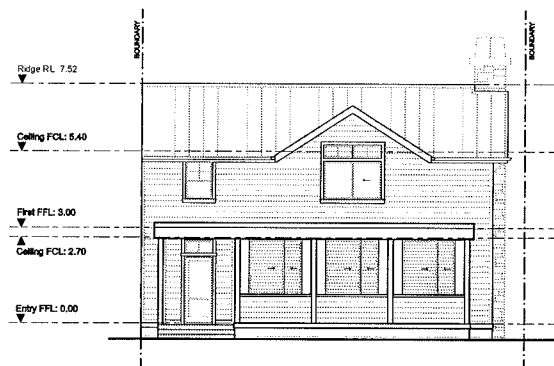
Notes

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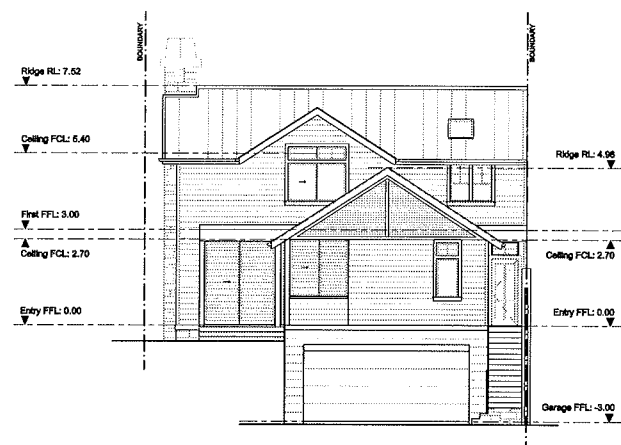
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All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

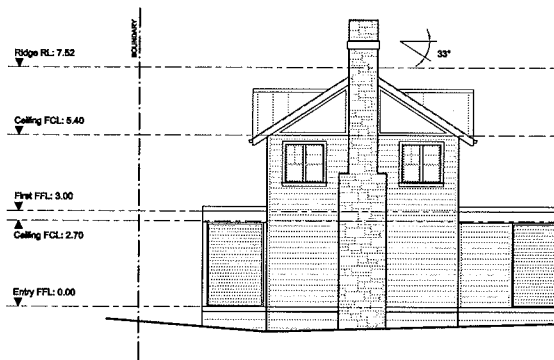
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23.07.07	Issued For Final Review	B
36.07.07	Issued For Client Review	A
Date	Amendment	Issue



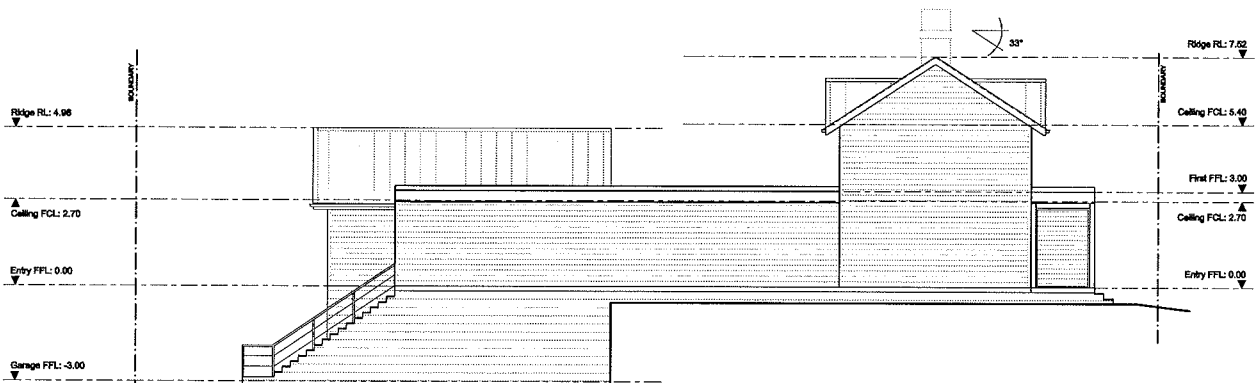
05 Front Elevation
Pedestrian Court



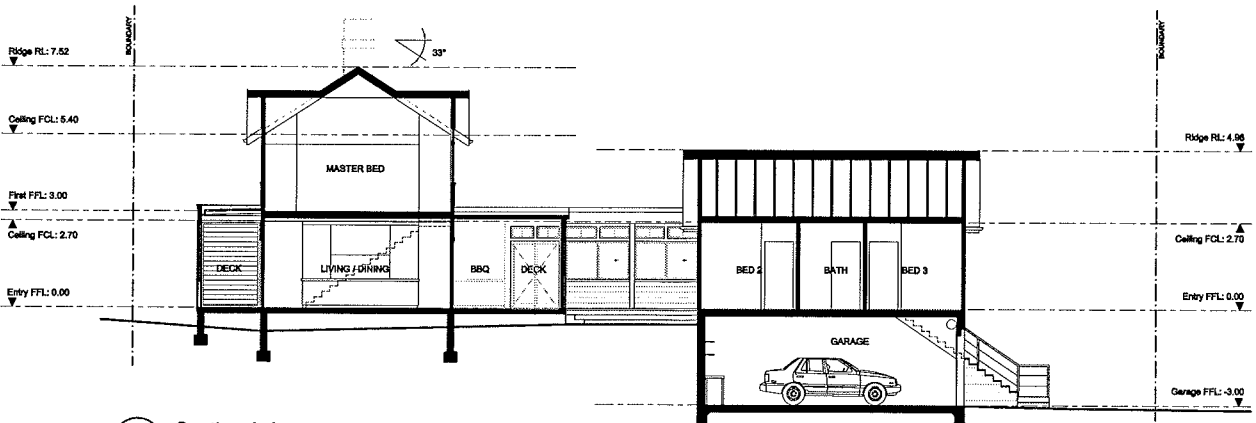
06 Rear Elevation
Car Court



07 Side Elevation



08 Side Elevation



09 Section A-A

HAMLET 2 - KEY PLAN



Quantity of 12m House types used = 7 out of 108 lots for this Hamlet

NOTE: RL'S are generic. Refer to Precinct Plan for ground floor RL of individual house.

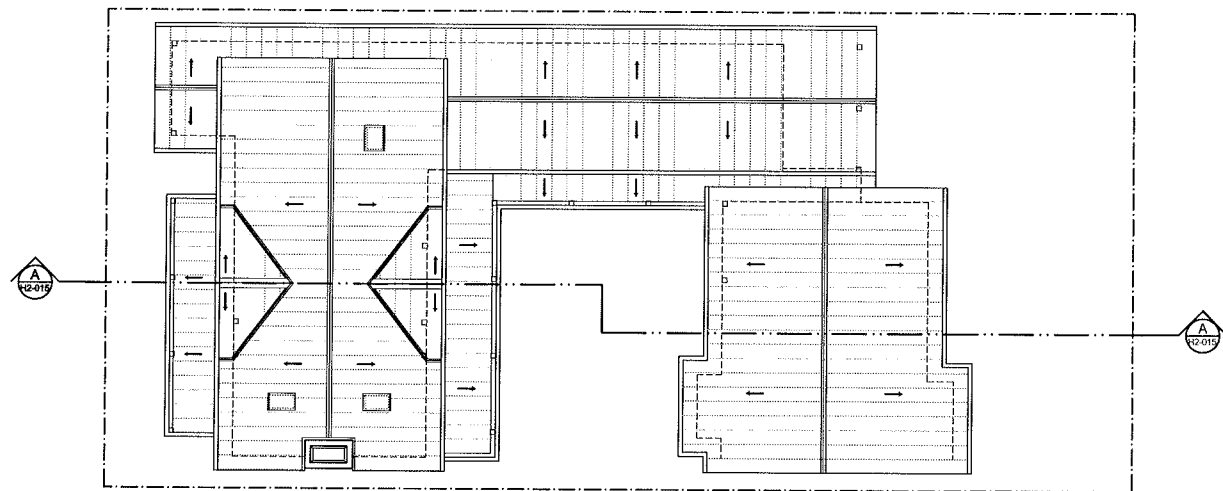
ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED MASONRY AND PAINTED FFC CLADDING OR PAINTED WEATHERBOARD
WINDOW AND DOOR TRIMS	PAINTED TIMBER
WINDOW AND DOOR FRAMES	POWDERCOATED ALUMINUM
BALUSTRADE AND VERANDAH	PAINTED TIMBER
SHUTTERS	PAINTED TIMBER OR POWDERCOATED ALUMINUM
GUTTERS AND DOWNPIPES	COLORBOND STEEL
PODIUM	SELECT STONE FINISH

PRELIMINARY not for Construction

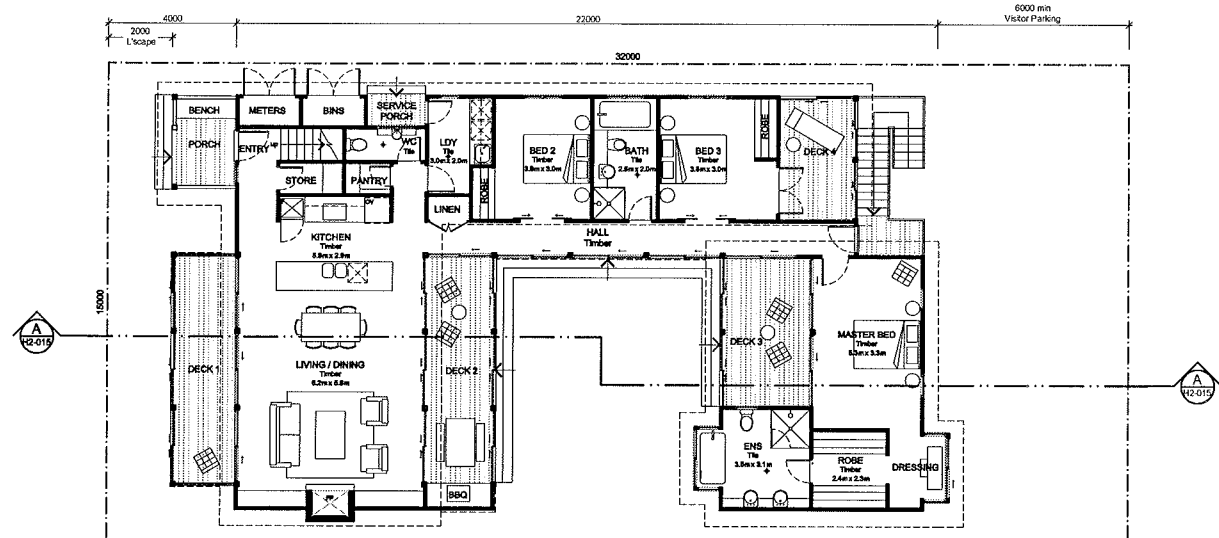
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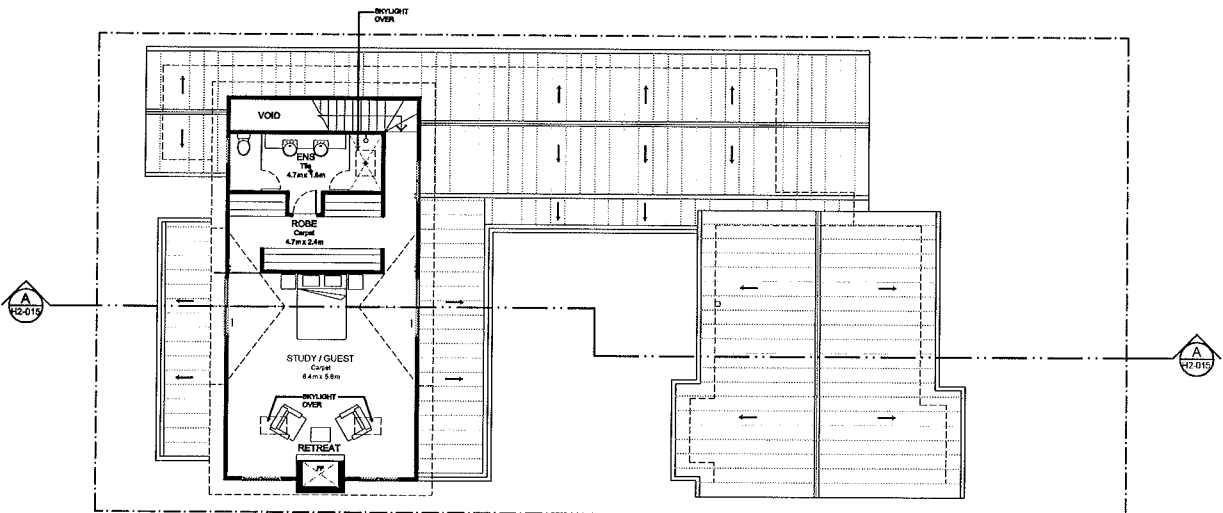
Quantity of 15m House types used = 3
out of 108 lots for this Hamlet



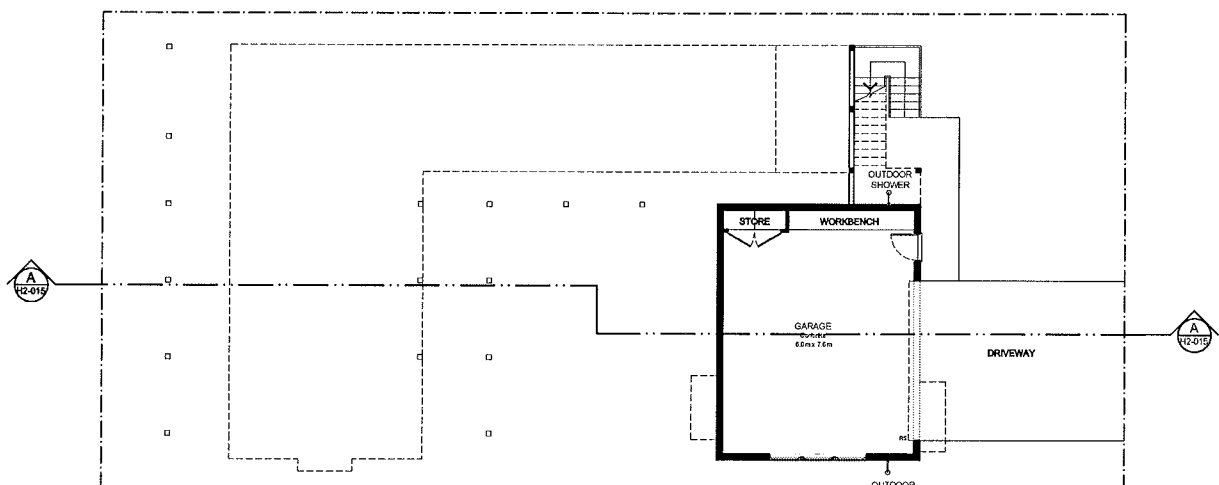
01 Roof Plan



03 Ground Floor Plan



02 First Floor Plan



04 Lower Ground Plan

NOTE: RL'S are generic.
Refer to Precinct Plan for ground floor RL of individual house.

ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES
WALLS	RENDERED MASONRY AND PAINTED FC CLADDING OR PAINTED WEATHERBOARD
WINDOW AND DOOR TRIMS	PAINTED TIMBER
WINDOW AND DOOR FRAMES	POWDERCOATED ALUMINIUM
BALUSTRADE AND VERANDAH	PAINTED TIMBER
SHUTTERS	PAINTED TIMBER OR POWDERCOATED ALUMINIUM
GUTTERS AND DOWNPIPES	COLORBOND STEEL
PODIUM	SELECT STONE FINISH

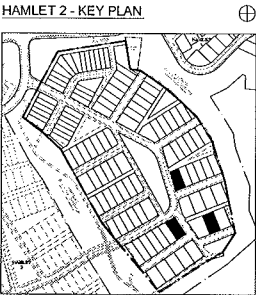
Notes

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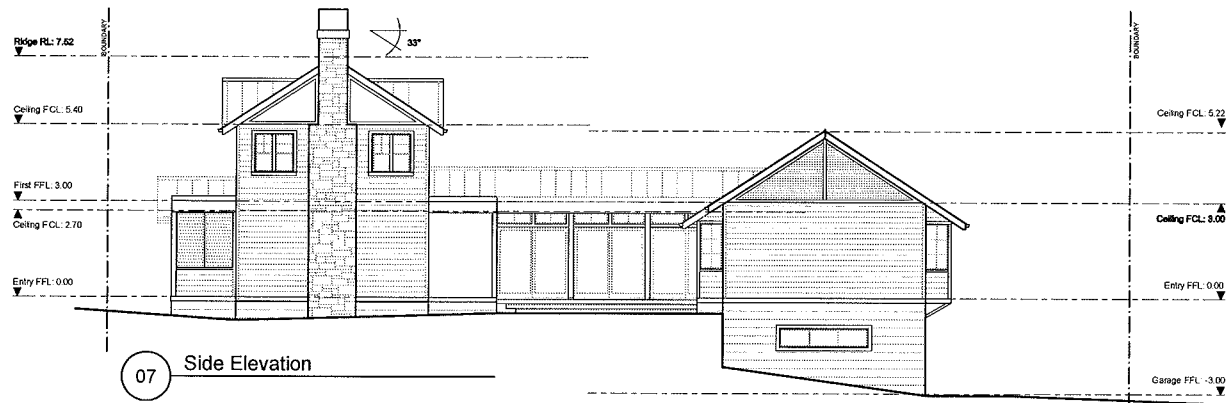
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30.07.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
26.07.07	Issued For Client Review	A
Date	Amendment	Issue



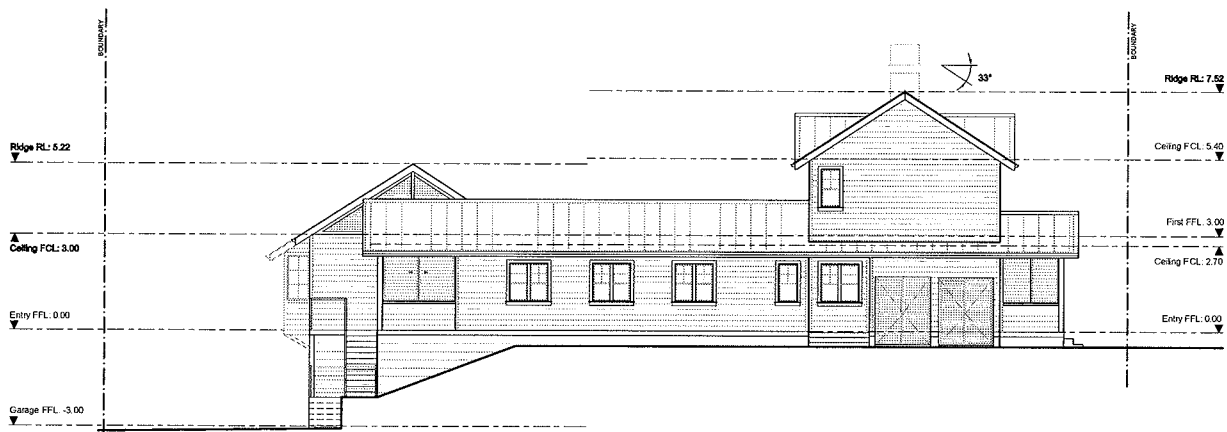
05 Front Elevation
Pedestrian Court



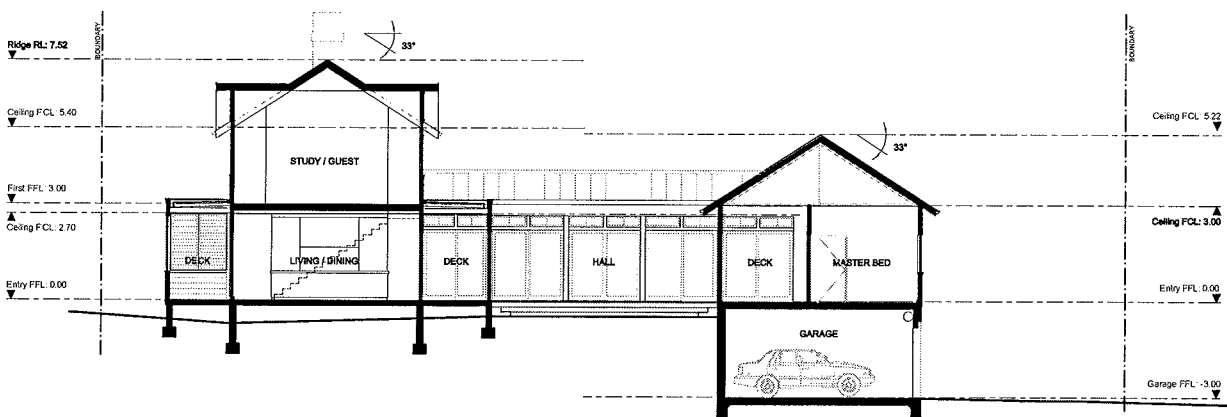
07 Side Elevation



06 Rear Elevation
Car Court



08 Side Elevation



09 Section A-A

NOTE: RL'S are generic.
Refer to Precinct Plan for ground floor RL of
individual house.

Notes

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30.07.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
36.07.07	Issued For Client Review	A
Date	Amendment	Issue



PRELIMINARY not for Construction

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61

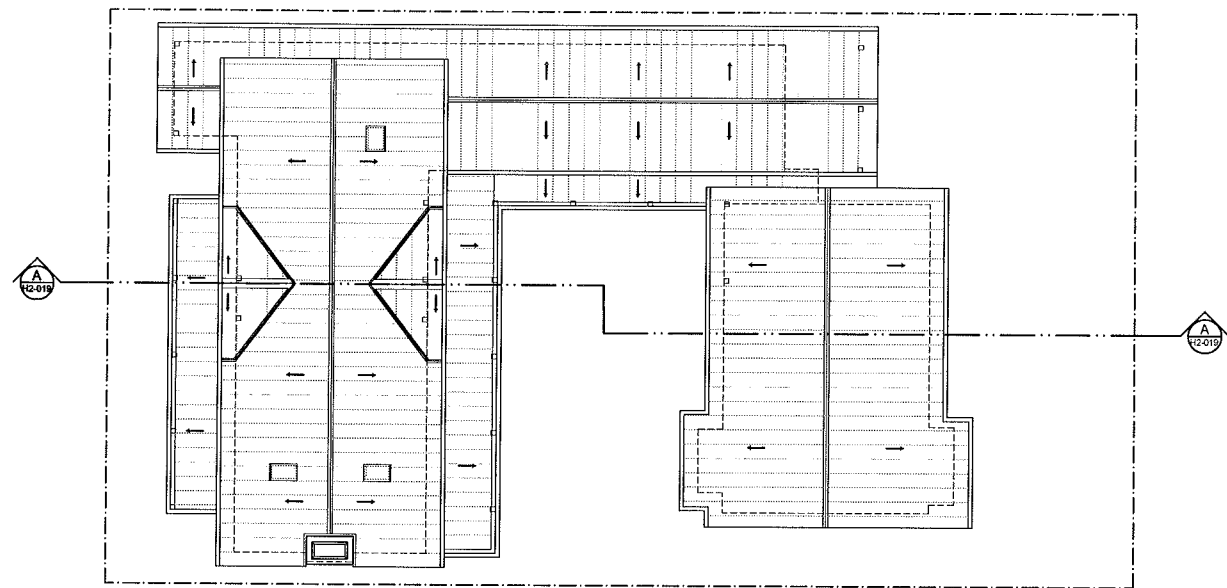
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Hamlet 2
Project Application
Rose Property Group Pty Ltd

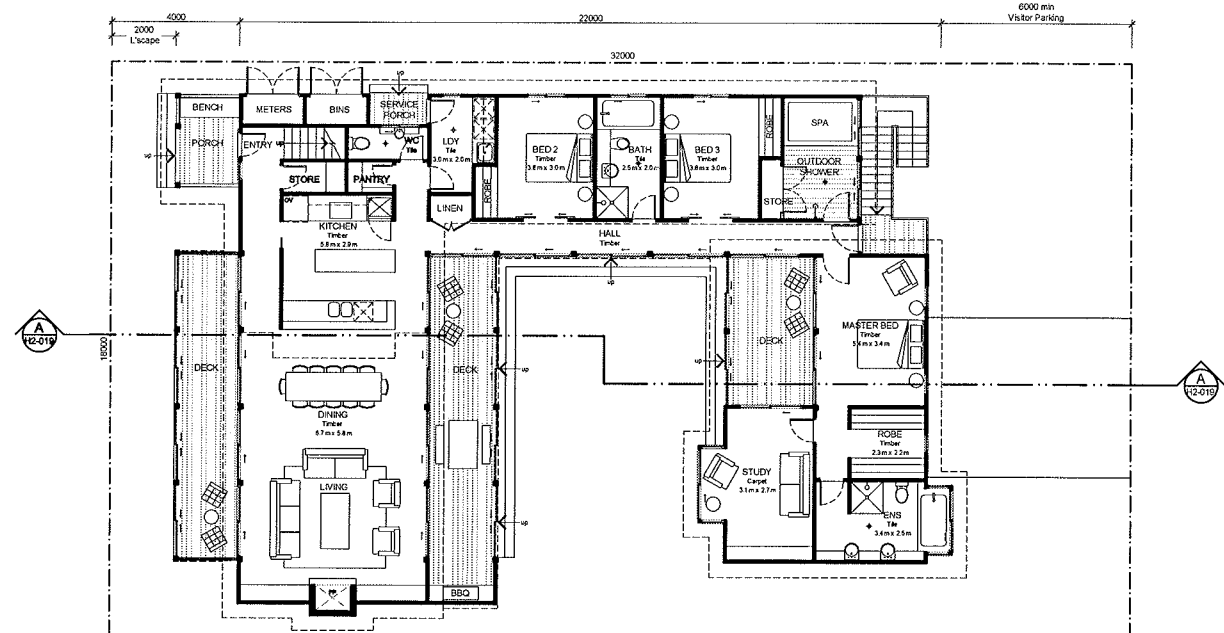
15m House 1 - Type A
Elevations and Sections
Title
Date 28 June 2007
Drawn by 07020 H2 015
Issue C



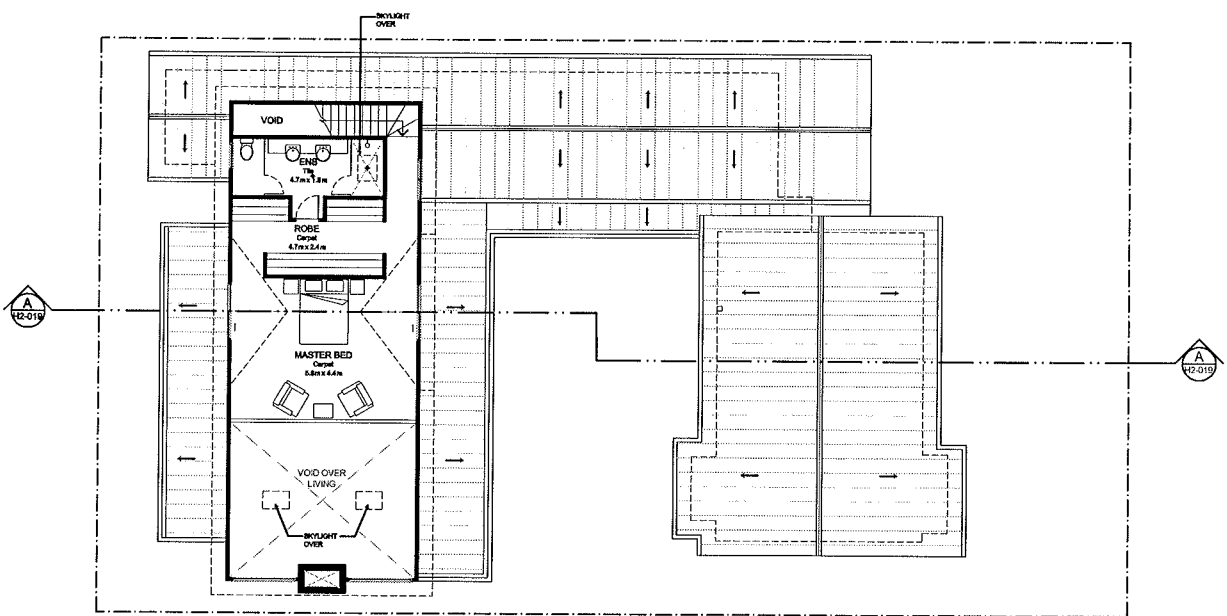
Quantity of 18m House types used = 3
out of 108 lots for this Hamlet



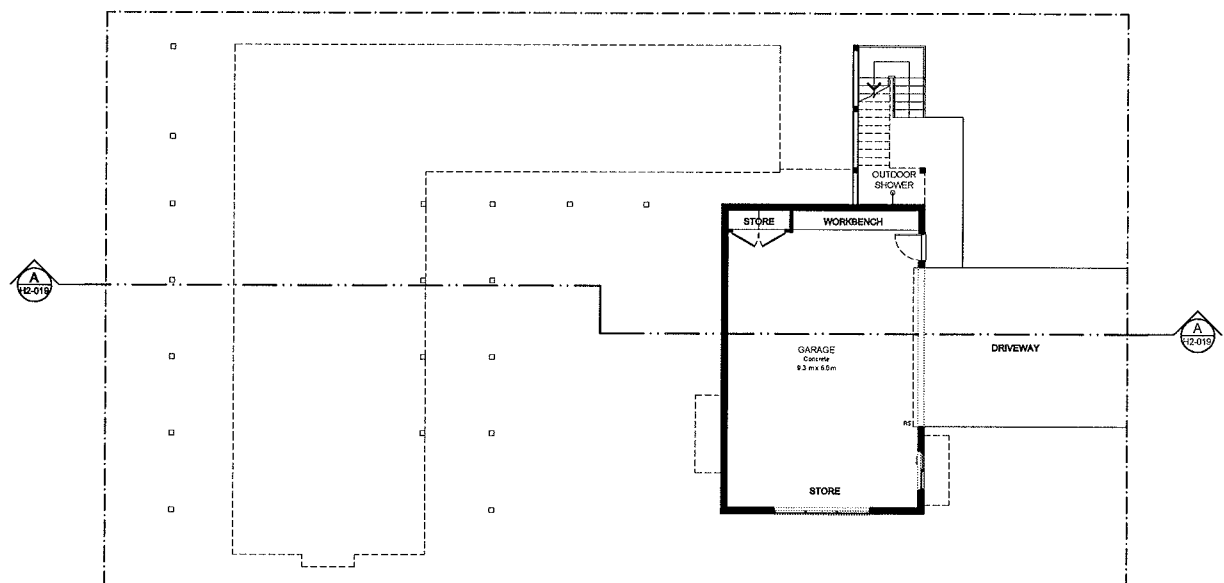
01 Roof Plan



03 Ground Floor Plan



02 First Floor Plan



04 Lower Ground Plan

NOTE: RL'S are generic.
Refer to Product Plan for ground floor RL of
Individual house.

ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED MASONRY AND PAINTED FC CLADDING OR PAINTED WEATHERBOARD
WINDOW AND DOOR TRIMS	PAINTED TIMBER
WINDOW AND DOOR FRAMES	POWDERCOATED ALUMINIUM
BALUSTRADE AND VERANDAH	PAINTED TIMBER
SHUTTERS	PAINTED TIMBER OR POWDERCOATED ALUMINIUM
GUTTERS AND DOWNPIPES	COLORBOND STEEL
PODIUM	SELECT STONE FINISH

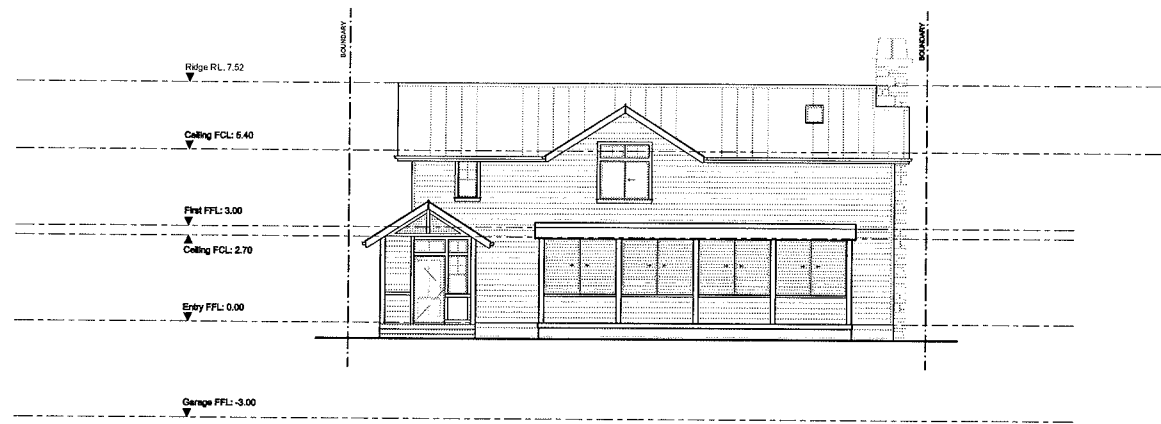
Notes

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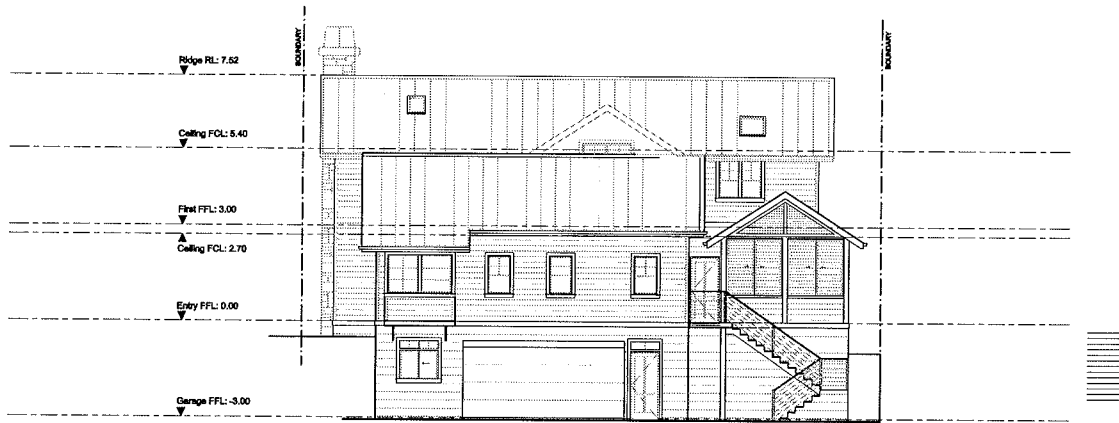
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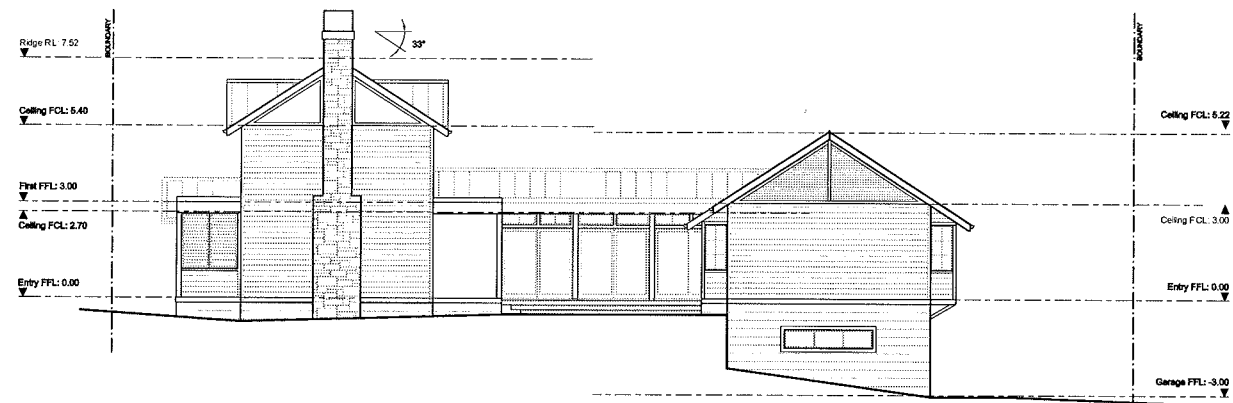
30.07.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A
Date	Amendment	Issue



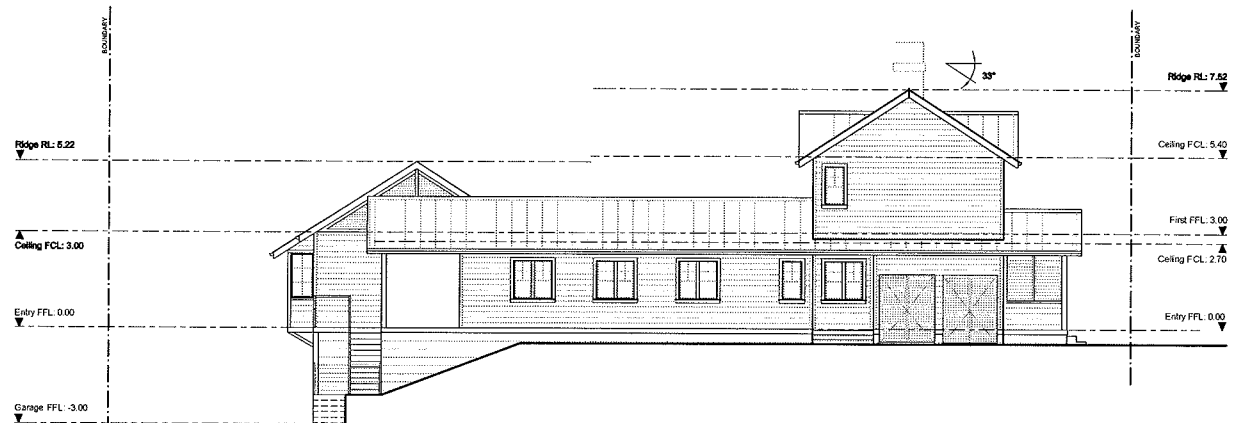
01 Front Elevation
Pedestrian Court



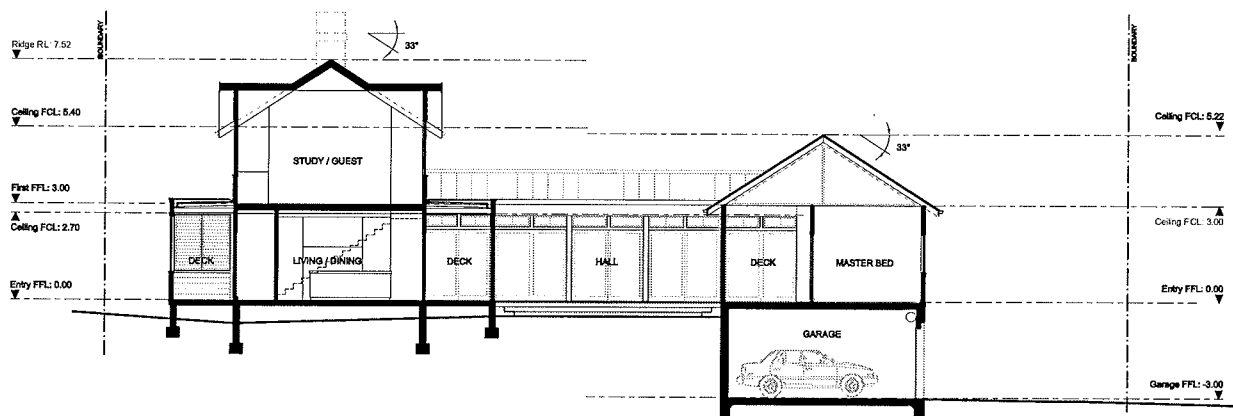
02 Rear Elevation
Car Court



03 Side Elevation



04 Side Elevation



05 Section A-A



NOTE: RL'S are generic.
Refer to Precinct Plan for ground floor RL of individual house.

Notes

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30.07.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A
Date	Amendment	Issue



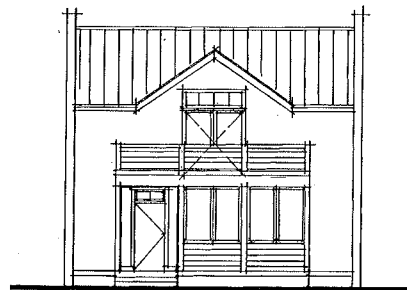
PRELIMINARY not for Construction

1 2 3 4 5 1:100 @ B1

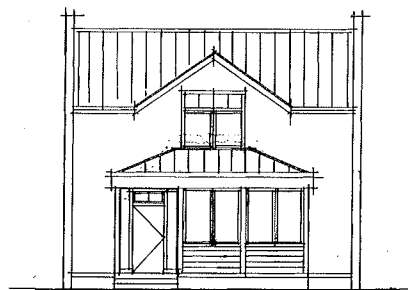
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Project
Hamlet 2
Project Application
Client
Rose Property Group Pty Ltd

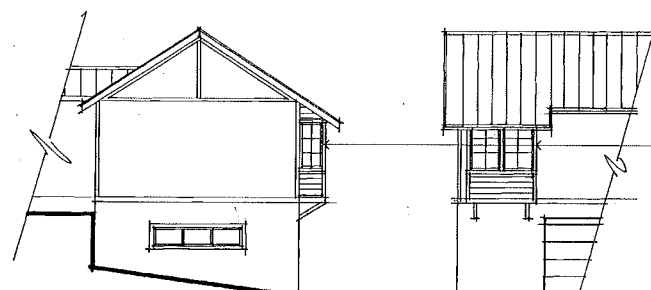
18m House 1 - Type A
Elevations and Sections
Title
Date 26 June 2007
Drawn LSV
Orig No 07020 H2 019
Issue C



01 Balcony over Porch
from Loft Bedroom



02 Hipped Roof over Porch

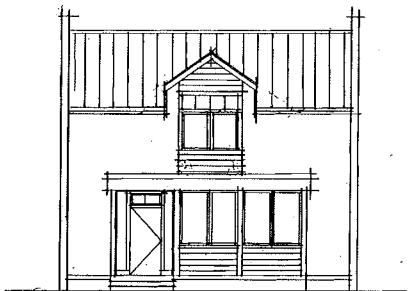


05 Extended Roof Elevations

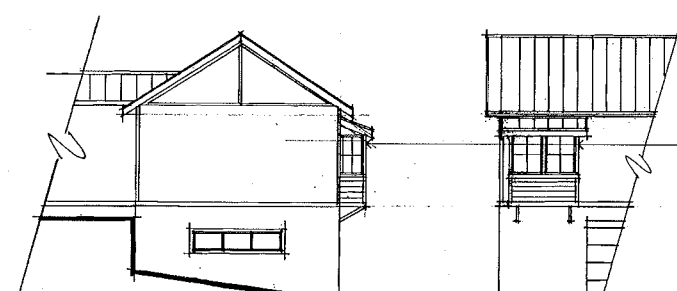
Bay window with
extension to eaves of
main roof form.



03 Skillion Roof over Porch
with Bay Window

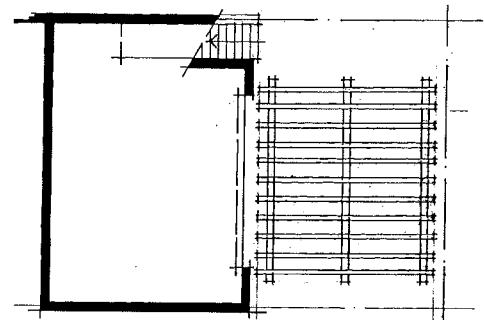


04 Reduced Dormer
with Bay Window

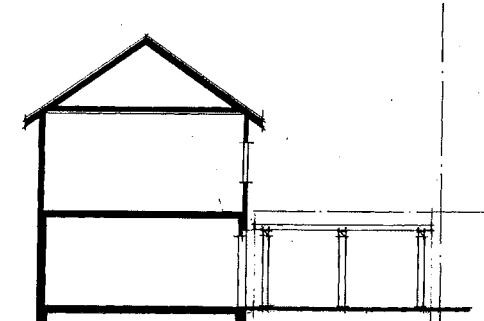


06 Separate Roof Elevations

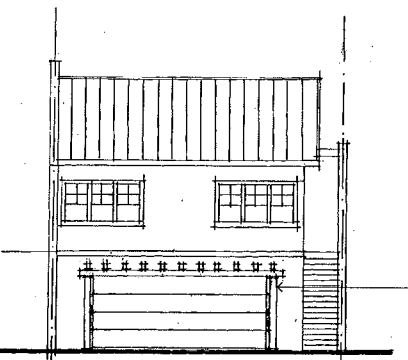
Bay window with with
separate skillion roof
beneath eaves of main
roof form.



07 PLAN
Pergola over Garage Entry



08 SECTION
Pergola over Garage Entry



09 ELEVATION
Pergola over Garage Entry

Timber posts + beams +
rafters to form simple
carport pergola.
Select painted finish.

HAMLET 2 - KEY PLAN



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30.07.07 Issued For Project Application
Date Amendment Issue

PRELIMINARY not for Construction

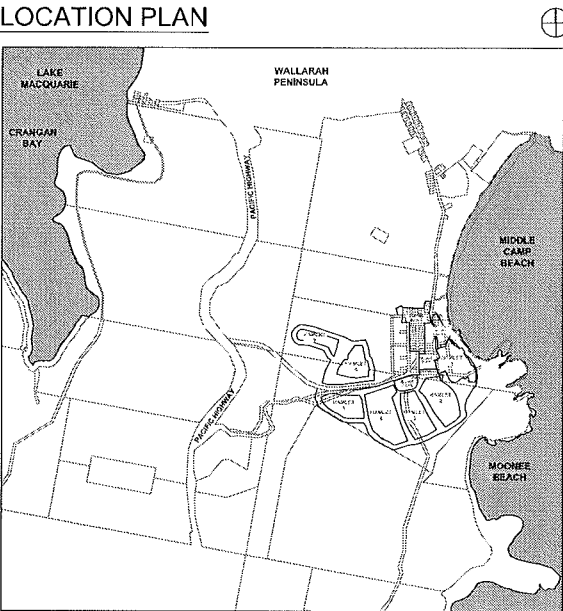
1 2 3 4 5 1:100 @ B1

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Hamlet 2
Project Application
Rose Property Group Pty Ltd

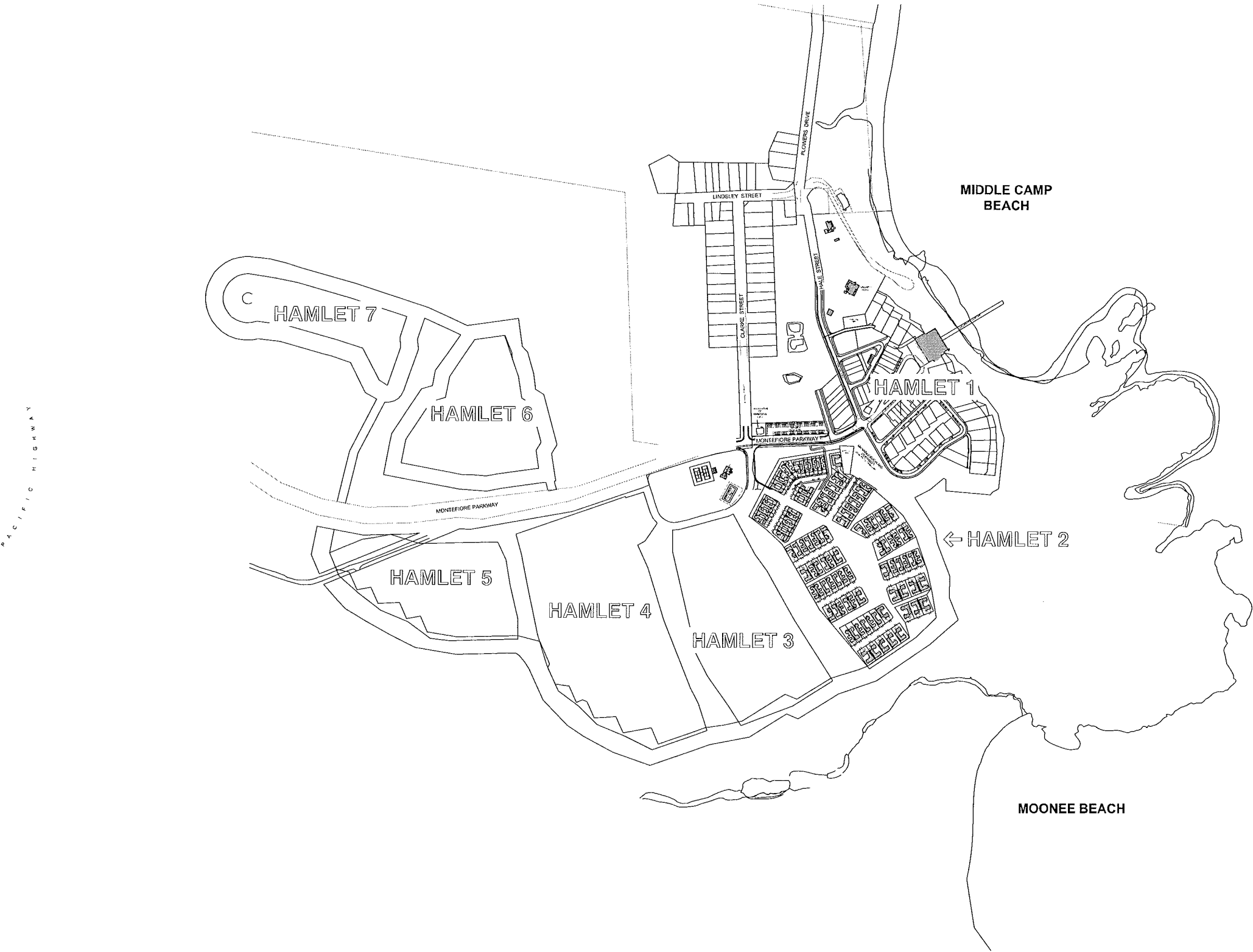
Title Architectural Building Element Options
Date 23 July 2007
Dwg No 07020 H2 022
Issue C

THE MOONEE HAMLETS
CATHERINE HILL BAY, NSW.
HAMLET 2 - PROJECT APPLICATION



DRAWING INDEX

07520 H2 L - 0	Cover Sheet
07520 H2 L - 1	Hamlet 2 Landscape Concept Plan
07520 H2 L - 2	Hamlet 2 Common
07520 H2 L - 3	H2 7m House 1 Type A Landscape Concept Plan
07520 H2 L - 4	H2 7m House 2 Type A Landscape Concept Plan
07520 H2 L - 5	H2 9m House 1 Type A Landscape Concept Plan
07520 H2 L - 6	H2 9m House 2 Type A Landscape Concept Plan
07520 H2 L - 7	H2 12m House Type A Landscape Concept Plan
07520 H2 L - 8	H2 15m House Type A Landscape Concept Plan
07520 H2 L - 9	H2 18m House Type A Landscape Concept Plan
07520 H2 L - 10	Indicative Typical Details
07520 H2 L - 11	Street Cross Sections
07520 H2 L - 12	Street Cross Sections 2



Notes

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10.08.07	Project Application	B
03.08.07	Project Application	A
Date	Amendment	Issue



LANDSCAPE ARCHITECT
25/26 Wilm Street, East Sydney NSW 2011
PO Box 4689 Sydney South NSW 1235
T: 01 2 924 9150 F: 01 2 924 0080
E: context@context.net.au
www.context.net.au AQN 009 912 243

context

Hamlet 2 Project Application	Title	Cover Sheet
Project	Date	10 August 2007
Client	Drawn No.	07520 H2 L - 0
Rose Property Group Pty Ltd	Issue	B

PRELIMINARY not for Construction



- LEGEND**
- TURF
 - SHRUBS/GROUND COVERS
 - TREE
 - TIMBER DECK
 - DECOMPOSED GRANITE
 - UNIT PAVING
 - SWALE
 - HAMLET 2 BOUNDARY
 - ASSET PROTECTION ZONE
INDICATIVE PLANTING TO
COMPLY WITH BUSH FIRE
MANAGEMENT STRATEGY
 - CONTOUR LINES
 - INDICATIVE CHILDRENS
PLAYGROUND
 - PATH



Hamlet 2 Landscape Concept Plan 1000@B1

INDICATIVE PLANT SCHEDULE - STREET TREES		
Botanical Name	Common Name	Mature Height
Trees		
<i>Angophora costata</i>	Sydney Red Gum	10m - 12m
<i>Banksia integrifolia</i>	Coast Banksia	5m
<i>Banksia serrata</i>	Banksia	5m
<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
<i>Corymbia maculata</i>	Spotted Gum	8m - 12m
<i>Eucalyptus botryoides</i>	Southern Mahogany	8m
<i>Eucalyptus capitellata</i>	Brown Stringybark	8m - 12m
<i>Eucalyptus haemastoma</i>	Scribbly Gum	6m
<i>Eucalyptus punctata</i>	Grey Gum	8m - 10m
<i>Metrosideros excelsa</i>	NZ Christmas Bush	5m

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10/08/07	Initial Application	B
22/08/07	Revised Application	A
Date	Amendment	Issue

ROSE
LANDSCAPE ARCHITECT

25-28 Villiers Street, East Sydney NSW 2011
PO Box 8030 Sydney South NSW 1225
T: 61 2 8244 8200 F: 61 2 8244 8289
E: info@roselandscape.com.au
www.roselandscape.com.au

context

PRELIMINARY not for Construction

Hamlet 2 Project Application
Project The Moonee Hamlets
Client Rose Property Group Pty Ltd

Title Hamlet 2 Landscape Concept Plan
Date 10 August 2007
Draw No 07520 H2 L - 1
Issue B



HAMLET COMMON

THEME:
Coastal maritime theme central common with view of the coast.

CHARACTER:
Linear park with informal canopy tree planting and bands of ornamental shrubs and groundcover defining the central open space

ACTIVITIES:
Interpretive children's playground
Passive recreation
Informal field
Viewing platform
Seating areas

CONCEPT:
Passive open space with green back drop, pedestrian and cycle path linking the development, signature plantings.
Relaxation for all ages

LEGEND

- TURF
- SHRUBS/GROUNDCOVERS
- TREE
- UNIT PAVING
- SEAT
- TIMBER DECK
- 500mm HEIGHT WALL
- INDICATIVE CHILDRENS PLAYGROUND
- PATH
- SWALE
- DECOMPOSED GRANITE
- CONTOUR LINES

HAMLET 2 - KEY PLAN



- Turf
- Timber bridge over swale
- Concrete Path
- Car Parking
- Planted swale to engineers detail
- Children's playground
- Seat

PLANTING PRINCIPLES

Predominately native non invasive salt tolerant trees and shrub species, adapted to the site's environmental conditions.

INDICATIVE PLANT SCHEDULE - HAMLET COMMON

Botanical Name	Common Name	Mature Height
Trees		
<i>Araucaria heterophylla</i>	Norfolk Island Pine	20m
<i>Angophora costata</i>	Sydney Red Gum	10m - 12m
<i>Banksia integrifolia</i>	Coast Banksia	5m
<i>Banksia serrata</i>	Banksia	5m
<i>Corymbia maculata</i>	Spotted Gum	10m
<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
<i>Eucalyptus punctata</i>	Grey Gum	10m
<i>Glochidion ferdinandi</i>	Cheese Tree	5m - 8m
<i>Metrosideros excelsa</i>	NZ Christmas Bush	5m
Shrubs		
<i>Cycas revoluta</i>	Cycad	
<i>Cordylina spp.</i>	Cabbage Tree	
<i>Dianella 'Little Jes'</i>	Flax Lily	
<i>Hakea dactyloides</i>	Red poker	
<i>Hebe spp.</i>	Hebe	
<i>Lomandra longifolia</i>	Mat Rush	
<i>Leptospermum laevigatum</i>	Coastal Tea Tree	
<i>Melaleuca armillaris</i>	Paper Bark	
<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
<i>Westringia fruticosa</i>	Westringia	

Hamlet 2 Common 1:200@B1

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10/08/07	Project Application	B
03/09/07	Project Application	A
Date	Amendment	Issue

ROSE

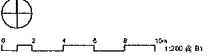
LANDSCAPE ARCHITECT
25/08 Warran Street, E mail: Elyse@context.net.au
PO Box 4800, Sydney NSW 1520
T: 02 9224 8100 F: 02 9224 8100
E: info@context.net.au
www.context.net.au

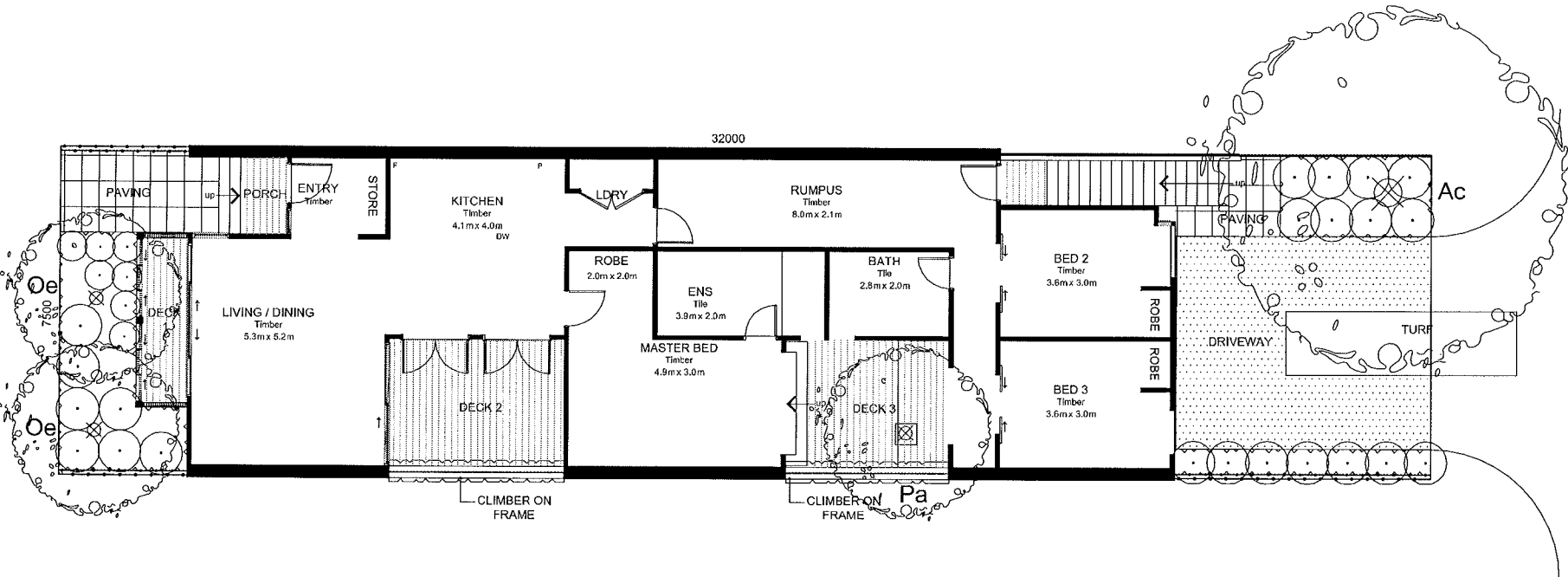
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Hamlet 2 Project Application
Project The Moonee Hamlets
Client Rose Property Group Pty Ltd

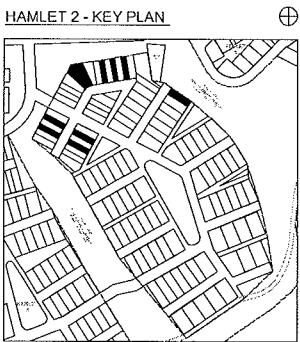
Title Hamlet 2 Common
Date 10 August 2007
Drawing No 07520 H2 L - 2
Issue B

PRELIMINARY not for Construction





- KEY**
- TURF
 - SHRUBS/GROUNDCOVERS
 - TREE
 - SHRUB
 - UNIT PAVING
 - STEPPING STONE
 - CONCRETE DRIVEWAY
 - TIMBER DECK
 - 1100mm TIMBER PICKET FENCE
 - 1800mm TIMBER FENCE
 - 1100mm METAL PICKET FENCE
 - CONCRETE BLOCKWORK WALL
 - GRAVEL



LANDSCAPE CONCEPT - HAMLET 2 - 7m HOUSE 1 - TYPE A

INDICATIVE PLANT SCHEDULE - HAMLET 2			
Code	Botanical Name	Common Name	Av. Mature Height
Trees			
Ac	<i>Angophora costata</i>	Sydney Red Gum	10m - 15m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	5m
Ct	<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
Ep	<i>Eucalyptus punctata</i>	Grey Gum	10m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	8m
Exotic / Feature Trees			
Al	<i>Albizia spp.</i>	Silk Tree	5m
Cl	<i>Citrus limon</i>	Lemon tree	4m
Ht	<i>Hibiscus tiliaceus</i>	Cottonwood	6m
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	3m
Ti	<i>Tibouchina spp.</i>	Lassandra	5m
Oe	<i>Olea europe</i>	Olive	5m
Pa	<i>Plumeria acutifolia 'Rubra'</i>	Pink Frangipani	5m

Code	Botanical Name	Common Name	Av. Mature Height
Shrubs			
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3m
Ca	<i>Callistemon spp.</i>	Bottlebrush	2m - 3m
Cr	<i>Cycas revoluta</i>	Cycad	2m
Co	<i>Cordyline spp.</i>	Cabbage Tree	4m
Gm	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	3m
Le	<i>Leptospermum laevigatum</i>	Tea Tree	3m
Rh	<i>Rhapiolepis indica</i>	Indian Hawthorn	1m
Ss	<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
We	<i>Westringia fruticosa</i>	Westringia	1m
Groundcovers / Grasses			
Ds	<i>Dianella 'Silver Streak'</i>	Flax Lily	40cm
Dc	<i>Dianella 'Cassa Blue'</i>	Flax Lily	40cm
Dr	<i>Dichondra repens</i>	Kidney Weed	10cm
Ll	<i>Lomandra longifolia</i>	Mat rush	1m
Le	<i>Liriope 'Evergreen giant'</i>	Lily Turf	60cm
Vh	<i>Viola hederacea</i>	Native Violet	20cm
Climbers			
Bg	<i>Bougainvillea glabra</i>	Bougainvillea	N/A
Cl	<i>Clematis aristata</i>	Clematis	N/A
Ci	<i>Cissus spp.</i>	Kangaroo vine	N/A
Pp	<i>Pandorea pandorana</i>	Wonga wonga vine	N/A

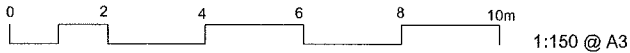
PLANTING PRINCIPLES

Predominately native trees and shrubs adjacent to existing coastal heath.

Mix of native and exotic feature trees and shrubs in courtyards and protected areas.

Non invasive salt tolerant plant species adapted to the site's environmental conditions.

PRELIMINARY not for Construction



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10.08.07 Project Application B
 03.08.07 Project Application A
 Date Amendment Issue

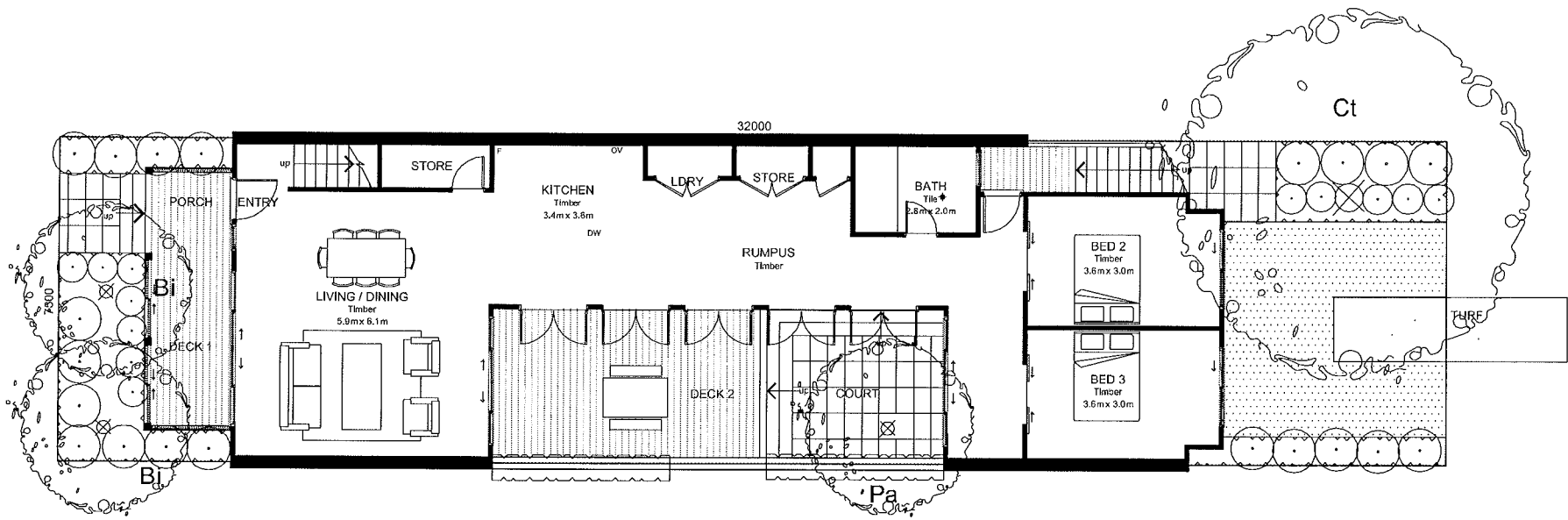
ROSE
 LANDSCAPE ARCHITECTS

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 52-58 Willem Street, East Sydney NSW 2011
 PO Box 4866 Stoney Creek NSW 1535
 T: 61 2 8244 6644 F: 61 2 8244 6653
 E: info@context.net.au
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context

Hamlet 2 Project Application
 Project The Moonee Hamlets
 Client Rose Property Group Pty Ltd

Hamlet 2 7m House 1 Type A
 Title Landscape Concept Plan
 Date 10 August 2007
 Drawn No 07520 H2 L - 3
 Issue B



- KEY
- TURF
 - SHRUBS/GROUNDCOVERS
 - TREE
 - SHRUB
 - UNIT PAVING
 - STEPPING STONE
 - CONCRETE DRIVEWAY
 - TIMBER DECK
 - 1100mm TIMBER PICKET FENCE
 - 1800mm TIMBER FENCE
 - 1100mm METAL PICKET FENCE
 - CONCRETE BLOCKWORK WALL
 - GRAVEL



LANDSCAPE CONCEPT - HAMLET 2 - 7m HOUSE 2 - TYPE A

INDICATIVE PLANT SCHEDULE - HAMLET 2			
Code	Botanical Name	Common Name	Av. Mature Height
Trees			
Ac	<i>Angophora costata</i>	Sydney Red Gum	10m - 15m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	5m
Ct	<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
Ep	<i>Eucalyptus punctata</i>	Grey Gum	10m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	8m
Exotic / Feature Trees			
Al	<i>Albizzia spp.</i>	Silk Tree	5m
Cl	<i>Citrus limon</i>	Lemon tree	4m
Ht	<i>Hibiscus tiliaceus</i>	Cottonwood	6m
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	3m
Ti	<i>Tibouchina spp.</i>	Lassiandra	5m
Oe	<i>Olea europe</i>	Olive	5m
Pa	<i>Plumeria acutifolia 'Rubra'</i>	Pink Frangipani	5m

Code	Botanical Name	Common Name	Av. Mature Height
Shrubs			
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3m
Ca	<i>Callistemon spp.</i>	Bottlebrush	2m - 3m
Cr	<i>Cycas revoluta</i>	Cycad	2m
Co	<i>Cordyline spp.</i>	Cabbage Tree	4m
Gm	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	3m
Le	<i>Leptospermum laevigatum</i>	Tea Tree	3m
Rh	<i>Rhapiolepis indica</i>	Indian Hawthorn	1m
Ss	<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
We	<i>Westringia fruticosa</i>	Westringia	1m
Groundcovers / Grasses			
Ds	<i>Dianella 'Silver Streak'</i>	Flax Lily	40cm
Dc	<i>Dianella 'Cassa Blue'</i>	Flax Lily	40cm
Dr	<i>Dichondra repens</i>	Kidney Weed	10cm
Li	<i>Lomandra longifolia</i>	Mat rush	1m
Le	<i>Liriope 'Evergreen giant'</i>	Lily Turf	60cm
Vh	<i>Viola hederacea</i>	Native Violet	20cm
Climbers			
Bg	<i>Bougainvillea glabra</i>	Bougainvillea	N/A
Cl	<i>Clematis aristata</i>	Clematis	N/A
Ci	<i>Cissus spp.</i>	Kangaroo vine	N/A
Pp	<i>Pandorea pandorana</i>	Wonga wonga vine	N/A

PLANTING PRINCIPLES

Predominately native trees and shrubs adjacent to existing coastal heath.

Mix of native and exotic feature trees and shrubs in courtyards and protected areas.

Non invasive salt tolerant plant species adapted to the site's environmental conditions.

PRELIMINARY not for Construction

0 2 4 6 8 10m
1:150 @ A3

Notes
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10.08.07 Project Application B
03.08.07 Project Application A
Date Amendment Issue

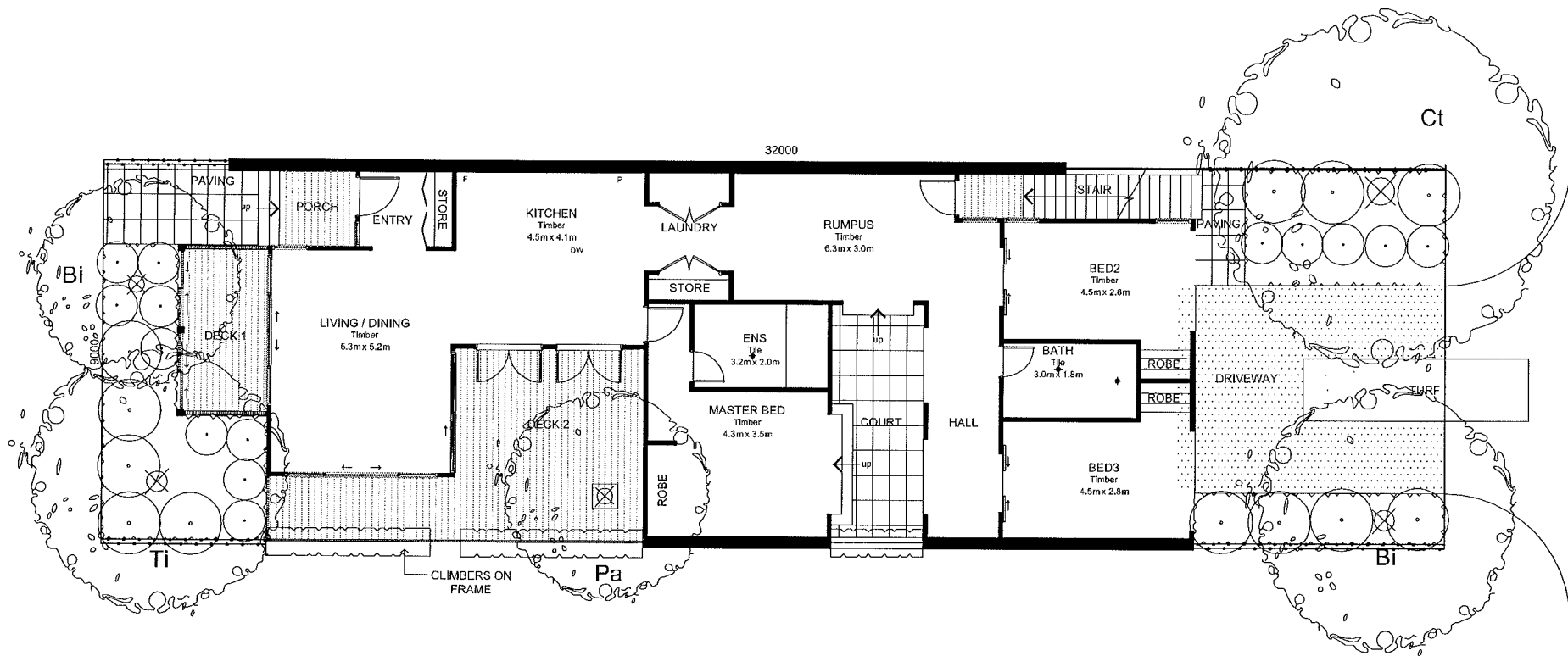
ROSE
LANDSCAPE ARCHITECTS

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Hamlet 2 Project Application
Project The Moonee Hamlets
Client Rose Property Group Pty Ltd

Hamlet 2 7m House 2 Type A
Landscape Concept Plan
Date 10 August 2007
Drawn 07520 H2 L - 4
Issue B



KEY

- TURF
- SHRUBS/GROUNDCOVERS
- TREE
- SHRUB
- UNIT PAVING
- STEPPING STONE
- CONCRETE DRIVEWAY
- TIMBER DECK
- 1100mm TIMBER PICKET FENCE
- 1800mm TIMBER FENCE
- 1100mm METAL PICKET FENCE
- CONCRETE BLOCKWORK WALL
- GRAVEL

HAMLET 2 - KEY PLAN



LANDSCAPE CONCEPT - HAMLET 2 - 9m HOUSE 1 - TYPE A

INDICATIVE PLANT SCHEDULE - HAMLET 2			
Code	Botanical Name	Common Name	Av. Mature Height
Trees			
Ac	<i>Angophora costata</i>	Sydney Red Gum	10m - 15m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	5m
Ct	<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
Ep	<i>Eucalyptus punctata</i>	Grey Gum	10m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	8m
Exotic / Feature Trees			
Al	<i>Albizia spp.</i>	Silk Tree	5m
Cl	<i>Citrus limon</i>	Lemon tree	4m
Ht	<i>Hibiscus tiliaceus</i>	Cottonwood	6m
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	3m
Ti	<i>Tibouchina spp.</i>	Lassiandra	5m
Oe	<i>Olea europe</i>	Olive	5m
Pa	<i>Plumeria acutifolia 'Rubra'</i>	Pink Frangipani	5m

Code	Botanical Name	Common Name	Av. Mature Height
Shrubs			
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3m
Ca	<i>Callistemon spp.</i>	Bottlebrush	2m - 3m
Cr	<i>Cycas revoluta</i>	Cycad	2m
Co	<i>Cordyline spp.</i>	Cabbage Tree	4m
Gm	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	3m
Le	<i>Leptospermum laevigatum</i>	Tea Tree	3m
Rh	<i>Rhapiolepis indica</i>	Indian Hawthorn	1m
Ss	<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
We	<i>Westringia fruticosa</i>	Westringia	1m
Groundcovers / Grasses			
Ds	<i>Dianella 'Silver Streak'</i>	Flax Lily	40cm
Dc	<i>Dianella 'Cassa Blue'</i>	Flax Lily	40cm
Dr	<i>Dichondra repens</i>	Kidney Weed	10cm
Li	<i>Lomandra longifolia</i>	Mat rush	1m
Le	<i>Liriope 'Evergreen giant'</i>	Lily Turf	60cm
Vh	<i>Viola hederacea</i>	Native Violet	20cm
Climbers			
Bg	<i>Bougainvillea glabra</i>	Bougainvillea	N/A
Cl	<i>Clematis aristata</i>	Clematis	N/A
Ci	<i>Cissus spp.</i>	Kangaroo vine	N/A
Pp	<i>Pandorea pandorana</i>	Wonga wonga vine	N/A

PLANTING PRINCIPLES

Predominately native trees and shrubs adjacent to existing coastal heath.

Mix of native and exotic feature trees and shrubs in courtyards and protected areas.

Non invasive salt tolerant plant species adapted to the site's environmental conditions.

Notes

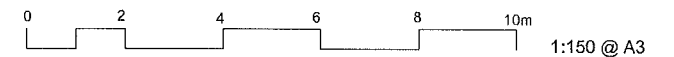
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10.08.07 Project Application B
03.08.07 Project Application A
Date Amendment Issue

PRELIMINARY not for Construction



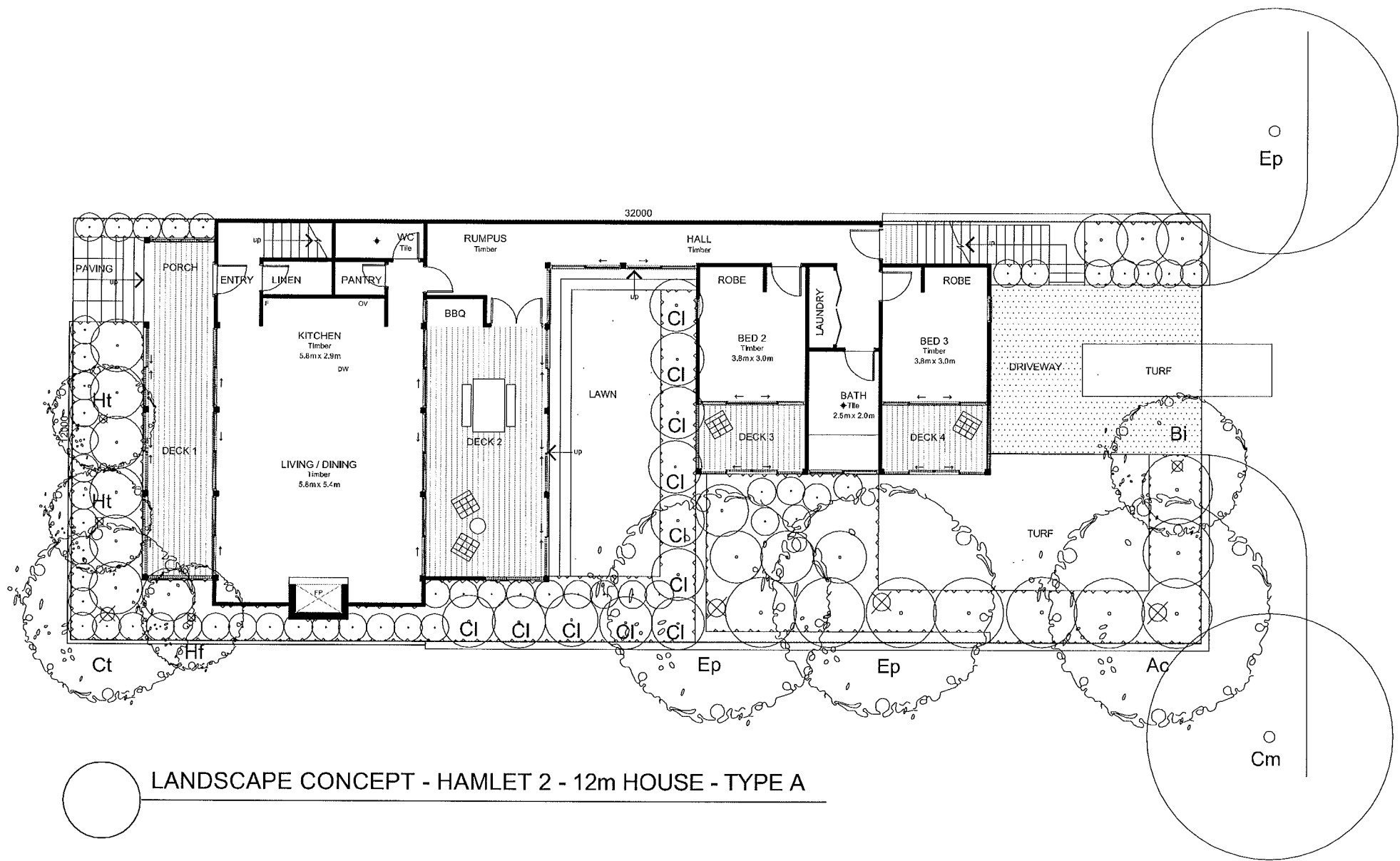
ROSE
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Hamlet 2 Project Application
Project The Moonee Hamlets
Client Rose Property Group Pty Ltd

Hamlet 2 9m House 1 Type A
Landscape Concept Plan
Date 10 August 2007
Draw No 07520 H2 L-5
Issue B



- KEY**
- TURF
 - SHRUBS/GROUNDCOVERS
 - TREE
 - SHRUB
 - UNIT PAVING
 - STEPPING STONE
 - CONCRETE DRIVEWAY
 - TIMBER DECK
 - 1100mm TIMBER PICKET FENCE
 - 1800mm TIMBER FENCE
 - 1100mm METAL PICKET FENCE
 - CONCRETE BLOCKWORK WALL
 - GRAVEL



LANDSCAPE CONCEPT - HAMLET 2 - 12m HOUSE - TYPE A

PLANTING PRINCIPLES

Predominately native trees and shrubs adjacent to existing coastal heath.

Mix of native and exotic feature trees and shrubs in courtyards and protected areas.

Non invasive salt tolerant plant species adapted to the site's environmental conditions.

INDICATIVE PLANT SCHEDULE - HAMLET 2			
Code	Botanical Name	Common Name	Av. Mature Height
Trees			
Ac	<i>Angophora costata</i>	Sydney Red Gum	10m - 15m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	5m
Ct	<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
Ep	<i>Eucalyptus punctata</i>	Grey Gum	10m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	8m
Exotic / Feature Trees			
Al	<i>Albizzia spp.</i>	Silk Tree	5m
Cl	<i>Citrus limon</i>	Lemon tree	4m
Ht	<i>Hibiscus tiliaceus</i>	Cottonwood	6m
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	3m
Ti	<i>Tibouchina spp.</i>	Lassiandra	5m
Oe	<i>Olea europe</i>	Olive	5m
Pa	<i>Plumeria acutifolia 'Rubra'</i>	Pink Frangipani	5m

Code	Botanical Name	Common Name	Av. Mature Height
Shrubs			
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3m
Ca	<i>Callistemon spp.</i>	Bottlebrush	2m - 3m
Cr	<i>Cycas revoluta</i>	Cycad	2m
Co	<i>Cordyline spp.</i>	Cabbage Tree	4m
Gm	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	3m
Le	<i>Leptospermum laevigatum</i>	Tea Tree	3m
Rh	<i>Rhapiolepis indica</i>	Indian Hawthorn	1m
Ss	<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
We	<i>Westringia fruticosa</i>	Westringia	1m
Groundcovers / Grasses			
Ds	<i>Dianella 'Silver Streak'</i>	Flax Lily	40cm
Dc	<i>Dianella 'Cassa Blue'</i>	Flax Lily	40cm
Dr	<i>Dichondra repens</i>	Kidney Weed	10cm
Li	<i>Lomandra longifolia</i>	Mat rush	1m
Le	<i>Liriope 'Evergreen giant'</i>	Lily Turf	60cm
Vh	<i>Viola hederacea</i>	Native Violet	20cm
Climbers			
Bg	<i>Bougainvillea glabra</i>	Bougainvillea	N/A
Cl	<i>Clematis aristata</i>	Clematis	N/A
Ci	<i>Cissus spp.</i>	Kangaroo vine	N/A
Pp	<i>Pandorea pandorana</i>	Wonga wonga vine	N/A

PRELIMINARY not for Construction

0 2 4 6 8 10m
1:150 @ A3

Notes

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10.08.07	Project Application	B
03.08.07	Project Application	A
Date	Amendment	Issue

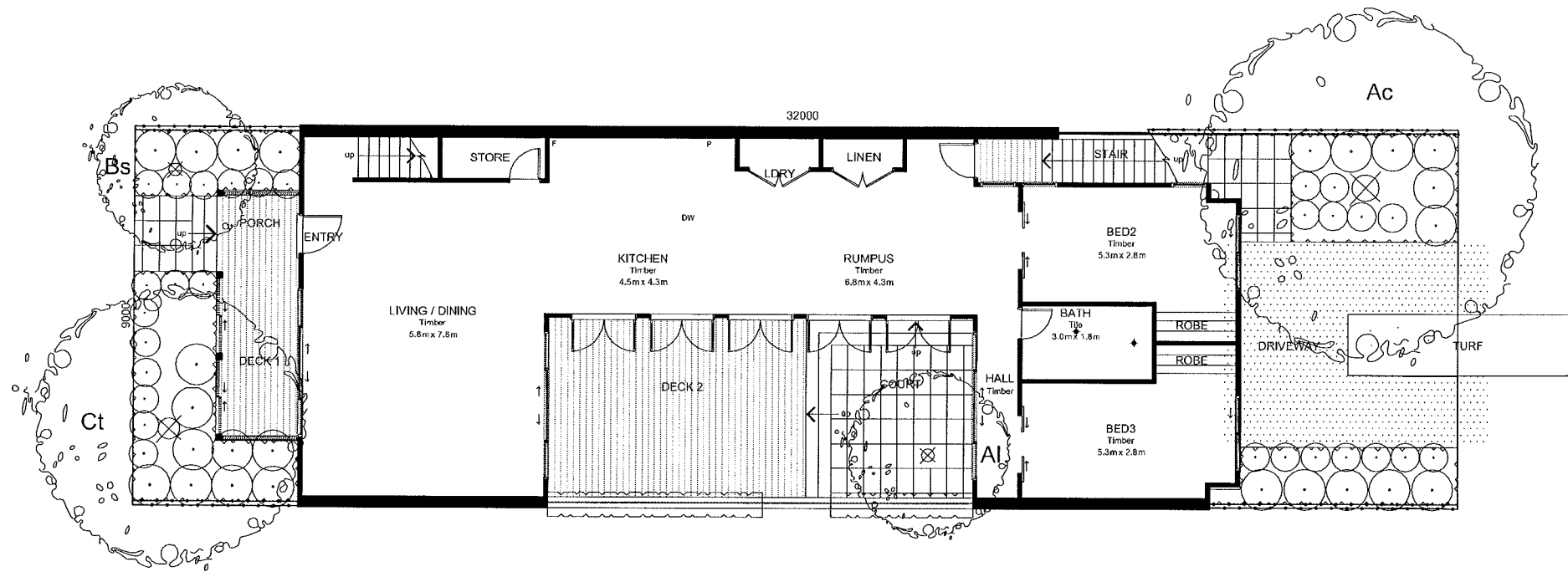
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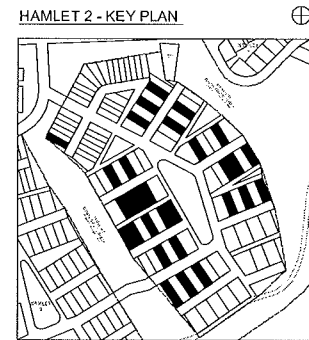
context

Hamlet 2 Project Application
Project: The Moonee Hamlets
Client: Rose Property Group Pty Ltd

Hamlet 2 12m House Type A
Title: Landscape Concept Plan
Date: 10 August 2007
Draw No: 07520 H2 L - 7
Issue: B



- KEY
- TURF
 - SHRUBS/GROUNDCOVERS
 - TREE
 - SHRUB
 - UNIT PAVING
 - STEPPING STONE
 - CONCRETE DRIVEWAY
 - TIMBER DECK
 - 1100mm TIMBER PICKET FENCE
 - 1800mm TIMBER FENCE
 - 1100mm METAL PICKET FENCE
 - CONCRETE BLOCKWORK WALL
 - GRAVEL



LANDSCAPE CONCEPT - HAMLET 2 - 9m HOUSE 2 - TYPE A

INDICATIVE PLANT SCHEDULE - HAMLET 2			
Code	Botanical Name	Common Name	Av. Mature Height
Trees			
Ac	<i>Angophora costata</i>	Sydney Red Gum	10m - 15m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	5m
Ct	<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
Ep	<i>Eucalyptus punctata</i>	Grey Gum	10m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	8m
Exotic / Feature Trees			
Al	<i>Albizzia spp.</i>	Silk Tree	5m
Cl	<i>Citrus limon</i>	Lemon tree	4m
Ht	<i>Hibiscus tiliaceus</i>	Cottonwood	6m
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	3m
Ti	<i>Tibouchina spp.</i>	Lassiandra	5m
Oe	<i>Olea europe</i>	Olive	5m
Pa	<i>Plumeria acutifolia 'Rubra'</i>	Pink Frangipani	5m

Code	Botanical Name	Common Name	Av. Mature Height
Shrubs			
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3m
Ca	<i>Callistemon spp.</i>	Bottlebrush	2m - 3m
Cr	<i>Cycas revoluta</i>	Cycad	2m
Co	<i>Cordyline spp.</i>	Cabbage Tree	4m
Gm	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	3m
Le	<i>Leptospermum laevigatum</i>	Tea Tree	3m
Rh	<i>Rhapiolepis indica</i>	Indian Hawthorn	1m
Ss	<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
We	<i>Westringia fruticosa</i>	Westringia	1m
Groundcovers / Grasses			
Ds	<i>Dianella 'Silver Streak'</i>	Flax Lily	40cm
Dc	<i>Dianella 'Cassa Blue'</i>	Flax Lily	40cm
Dr	<i>Dichondra repens</i>	Kidney Weed	10cm
Li	<i>Lomandra longifolia</i>	Mat rush	1m
Le	<i>Liriope 'Evergreen giant'</i>	Lily Turf	60cm
Vh	<i>Viola hederacea</i>	Native Violet	20cm
Climbers			
Bg	<i>Bougainvillea glabra</i>	Bougainvillea	N/A
Cl	<i>Clematis aristata</i>	Clematis	N/A
Ci	<i>Cissus spp.</i>	Kangaroo vine	N/A
Pp	<i>Pandorea pandorana</i>	Wonga wonga vine	N/A

PLANTING PRINCIPLES

Predominately native trees and shrubs adjacent to existing coastal heath.

Mix of native and exotic feature trees and shrubs in courtyards and protected areas.

Non invasive salt tolerant plant species adapted to the site's environmental conditions.

PRELIMINARY not for Construction

0 2 4 6 8 10m 1:150 @ A3

Notes
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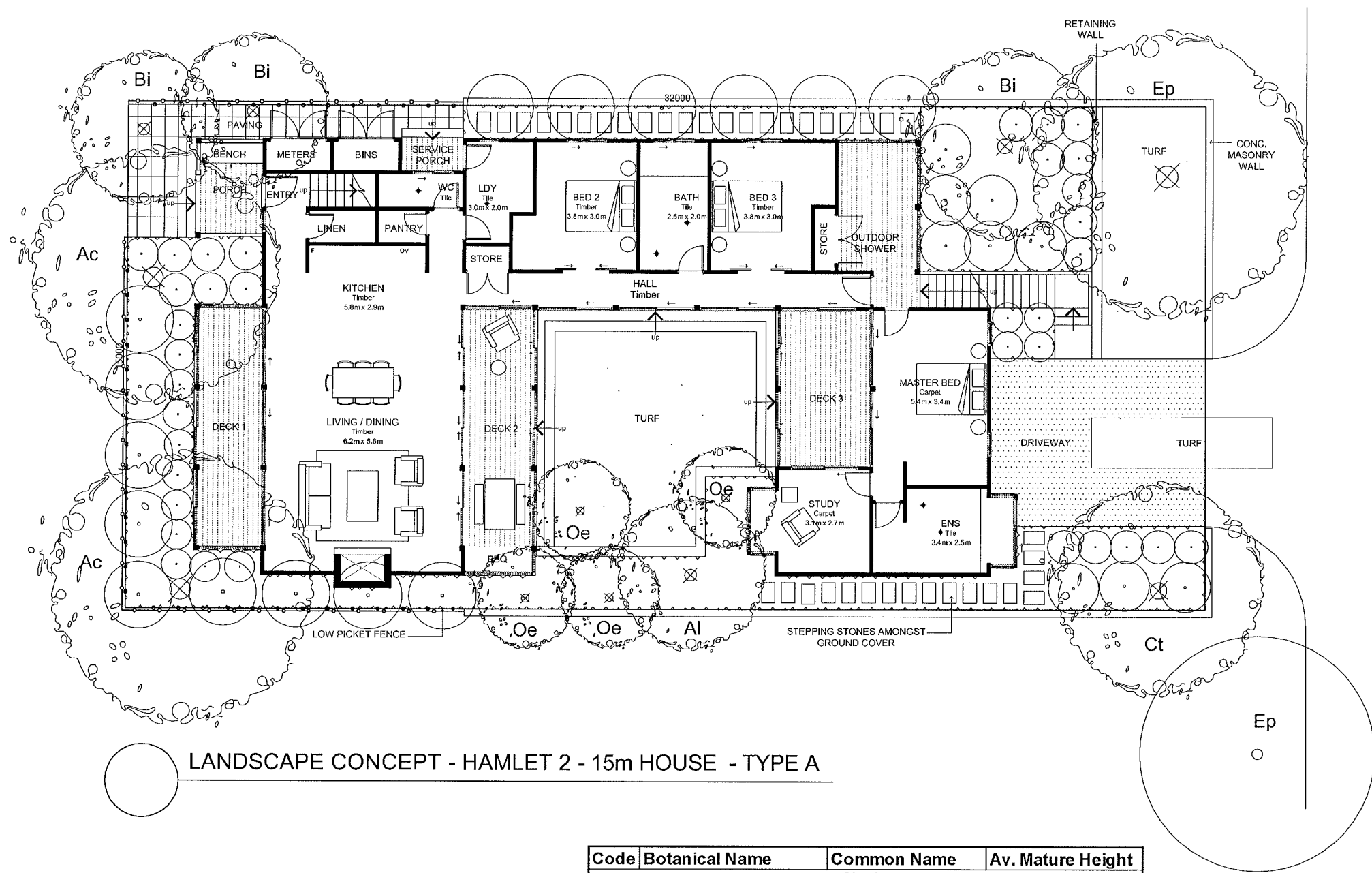
10.08.07	Project Application	B
03.08.07	Project Application	A
Date	Amendment	Issue

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Hamlet 2 Project Application		Hamlet 2 9m House 2 Type A Landscape Concept Plan	
Project	The Moonsee Hamlets	Date	10 August 2007
Client	Rose Property Group Pty Ltd	Dwg No	07520 H2 L - 6
		Issue	B



LANDSCAPE CONCEPT - HAMLET 2 - 15m HOUSE - TYPE A

INDICATIVE PLANT SCHEDULE - HAMLET 2			
Code	Botanical Name	Common Name	Av. Mature Height
Trees			
Ac	<i>Angophora costata</i>	Sydney Red Gum	10m - 15m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	5m
Ct	<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
Ep	<i>Eucalyptus punctata</i>	Grey Gum	10m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	8m
Exotic / Feature Trees			
Al	<i>Albizzia spp.</i>	Silk Tree	5m
Cl	<i>Citrus limon</i>	Lemon tree	4m
Ht	<i>Hibiscus tiliaceus</i>	Cottonwood	6m
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	3m
Ti	<i>Tibouchina spp.</i>	Lassiandra	5m
Oe	<i>Olea europe</i>	Olive	5m
Pa	<i>Plumeria acutifolia 'Rubra'</i>	Pink Frangipani	5m

Code	Botanical Name	Common Name	Av. Mature Height
Shrubs			
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3m
Ca	<i>Callistemon spp.</i>	Bottlebrush	2m - 3m
Cr	<i>Cycas revoluta</i>	Cycad	2m
Co	<i>Cordyline spp.</i>	Cabbage Tree	4m
Gm	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	3m
Le	<i>Leptospermum laevigatum</i>	Tea Tree	3m
Rh	<i>Rhapiolepis indica</i>	Indian Hawthorn	1m
Ss	<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
We	<i>Westringia fruticosa</i>	Westringia	1m
Groundcovers / Grasses			
Ds	<i>Dianella 'Silver Streak'</i>	Flax Lily	40cm
Dc	<i>Dianella 'Cassa Blue'</i>	Flax Lily	40cm
Dr	<i>Dichondra repens</i>	Kidney Weed	10cm
Li	<i>Lomandra longifolia</i>	Mat rush	1m
Le	<i>Liriope 'Evergreen giant'</i>	Lily Turf	60cm
Vh	<i>Viola hederacea</i>	Native Violet	20cm
Climbers			
Bg	<i>Bougainvillea glabra</i>	Bougainvillea	N/A
Cl	<i>Clematis aristata</i>	Clematis	N/A
Ci	<i>Cissus spp.</i>	Kangaroo vine	N/A
Pp	<i>Pandorea pandorana</i>	Wonga wonga vine	N/A

PLANTING PRINCIPLES

Predominately native trees and shrubs adjacent to existing coastal heath.

Mix of native and exotic feature trees and shrubs in courtyards and protected areas.

Non invasive salt tolerant plant species adapted to the site's environmental conditions.

PRELIMINARY not for Construction



1:150 @ A3

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13.08.07	Project Application	B	
03.08.07	Project Application	A	
04	Amendment	Issue	

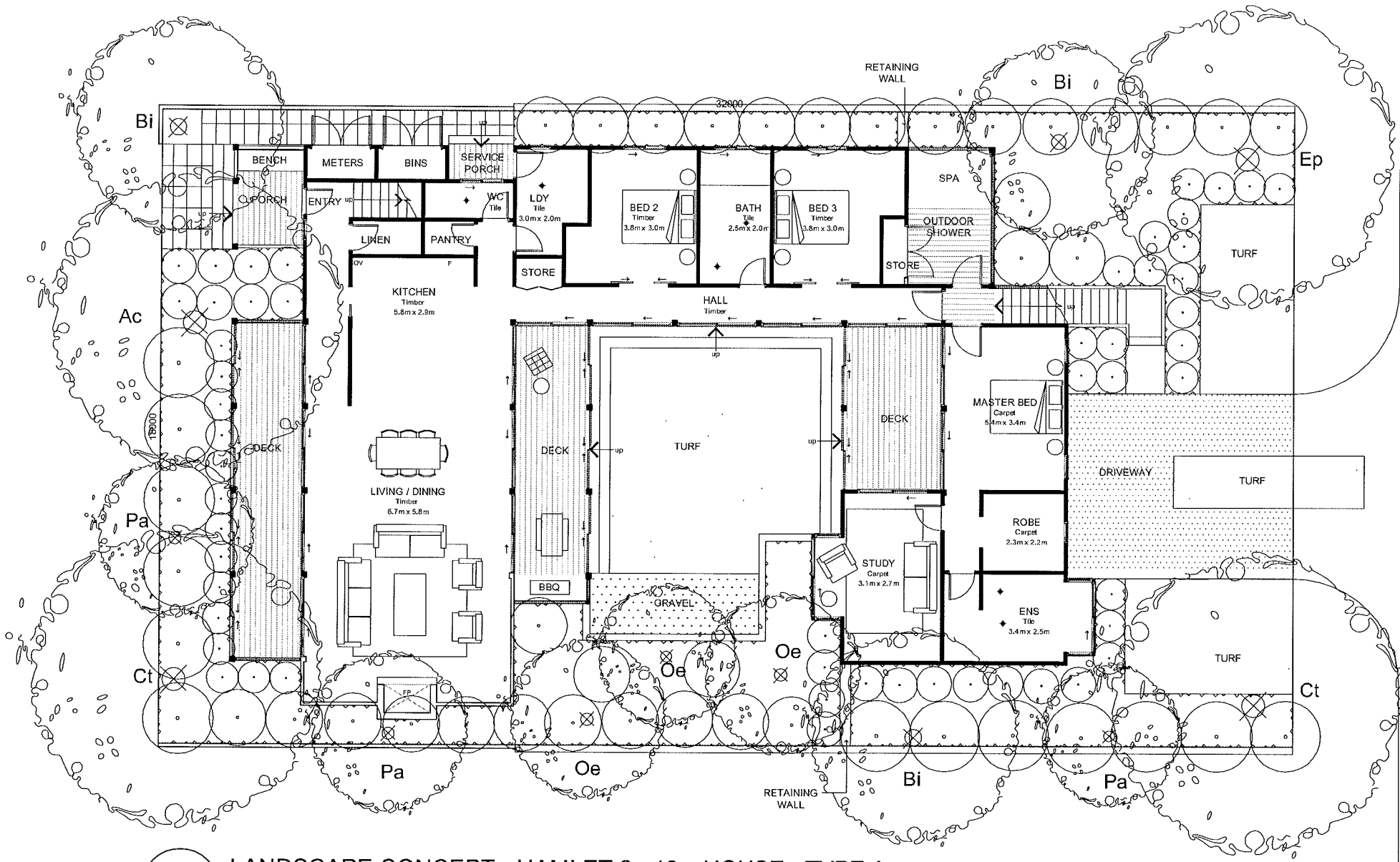
ROSE

LANDSCAPE ARCHITECT
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context

Hamlet 2 Project Application
Project: The Moonee Hamlets
Client: Rose Property Group Pty Ltd

Hamlet 2 15m House Type A
Title: Landscape Concept Plan
Date: 10 August 2007
Drawn: 07520 H2 L - 8
Issue: B



LANDSCAPE CONCEPT - HAMLET 2 - 18m HOUSE - TYPE A

INDICATIVE PLANT SCHEDULE - HAMLET 2			
Code	Botanical Name	Common Name	Av. Mature Height
Trees			
Ac	<i>Angophora costata</i>	Sydney Red Gum	10m - 15m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	5m
Ct	<i>Cupaniopsis 'Tuckeroo'</i>	Tuckeroo	6m - 8m
Ep	<i>Eucalyptus punctata</i>	Grey Gum	10m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	8m
Exotic / Feature Trees			
Al	<i>Albizzia spp.</i>	Silk Tree	5m
Cl	<i>Citrus limon</i>	Lemon tree	4m
Ht	<i>Hibiscus tiliaceus</i>	Cottonwood	6m
Li	<i>Lagerstromieia indica</i>	Crepe Myrtle	3m
Ti	<i>Tibouchina spp.</i>	Lassiandra	5m
Oe	<i>Olea europe</i>	Olive	5m
Pa	<i>Plumeria acutifolia 'Rubra'</i>	Pink Frangipani	5m

Code	Botanical Name	Common Name	Av. Mature Height
Shrubs			
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3m
Ca	<i>Callistemon spp.</i>	Bottlebrush	2m - 3m
Cr	<i>Cycas revoluta</i>	Cycad	2m
Co	<i>Cordyline spp.</i>	Cabbage Tree	4m
Gm	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	3m
Le	<i>Leptospermum laevigatum</i>	Tea Tree	3m
Rh	<i>Rhapiolepis indica</i>	Indian Hawthorn	1m
Ss	<i>Syzygium 'select form'</i>	Lilly Pilly	Clipped 2m
We	<i>Westringia fruticosa</i>	Westringia	1m
Groundcovers / Grasses			
Ds	<i>Dianella 'Silver Streak'</i>	Flax Lily	40cm
Dc	<i>Dianella 'Cassa Blue'</i>	Flax Lily	40cm
Dr	<i>Dichondra repens</i>	Kidney Weed	10cm
Li	<i>Lomandra longifolia</i>	Mat rush	1m
Le	<i>Liriope 'Evergreen giant'</i>	Lily Turf	60cm
Vh	<i>Viola hederacea</i>	Native Violet	20cm
Climbers			
Bg	<i>Bougainvillea glabra</i>	Bougainvillea	N/A
Cl	<i>Clematis aristata</i>	Clematis	N/A
Ci	<i>Cissus spp.</i>	Kangaroo vine	N/A
Pp	<i>Pandorea pandorana</i>	Wonga wonga vine	N/A

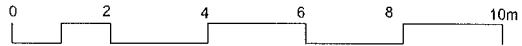
PLANTING PRINCIPLES

Predominately native trees and shrubs adjacent to existing coastal heath.

Mix of native and exotic feature trees and shrubs in courtyards and protected areas.

Non invasive salt tolerant plant species adapted to the site's environmental conditions.

PRELIMINARY not for Construction



1:150 @ A3

10.08.07	Project Application	B
03.08.07	Project Application	A
03.08.07	Amendment	Issue

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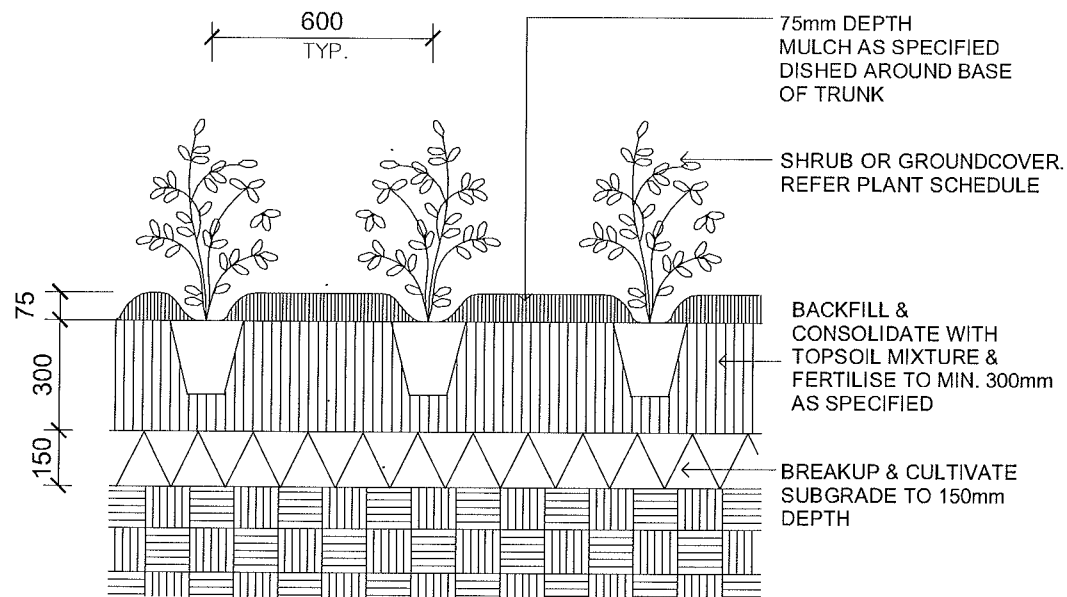
ROSE

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PO Box 4044 Sydney South NSW 1225
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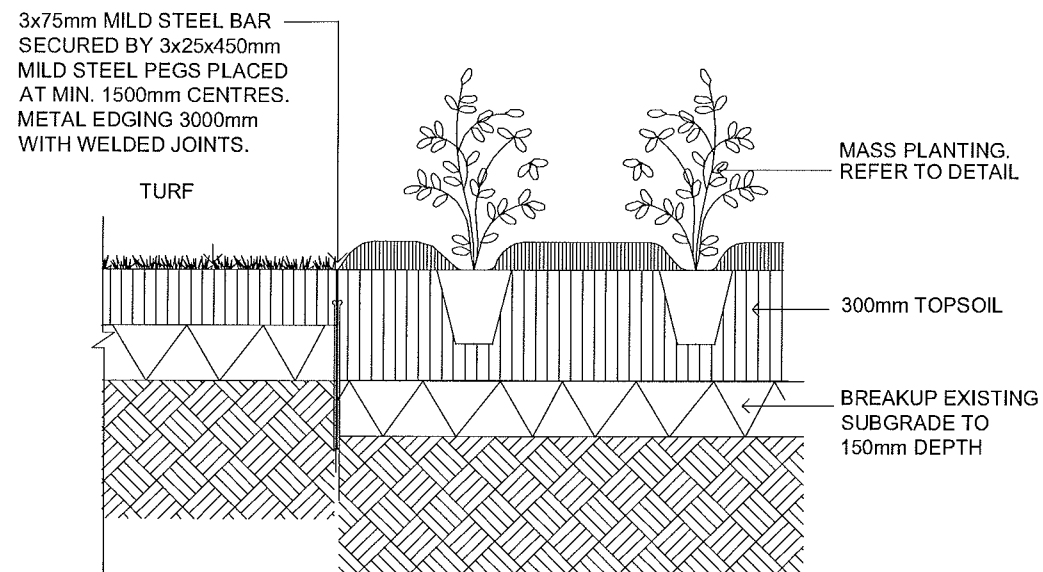
context

Hamlet 2 Project Application
Project The Moonee Hamlets
Client Rose Property Group Pty Ltd

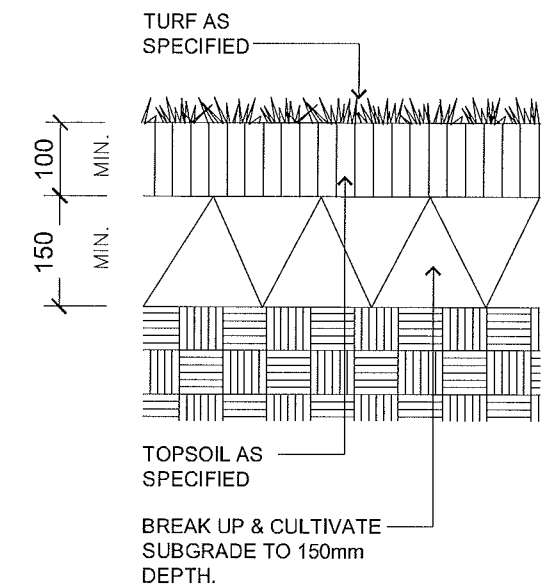
Hamlet 2 18m House Type A
Landscape Concept Plan
Date 10 August 2007
Drawn By 07520 H2 L - 9
Issue B



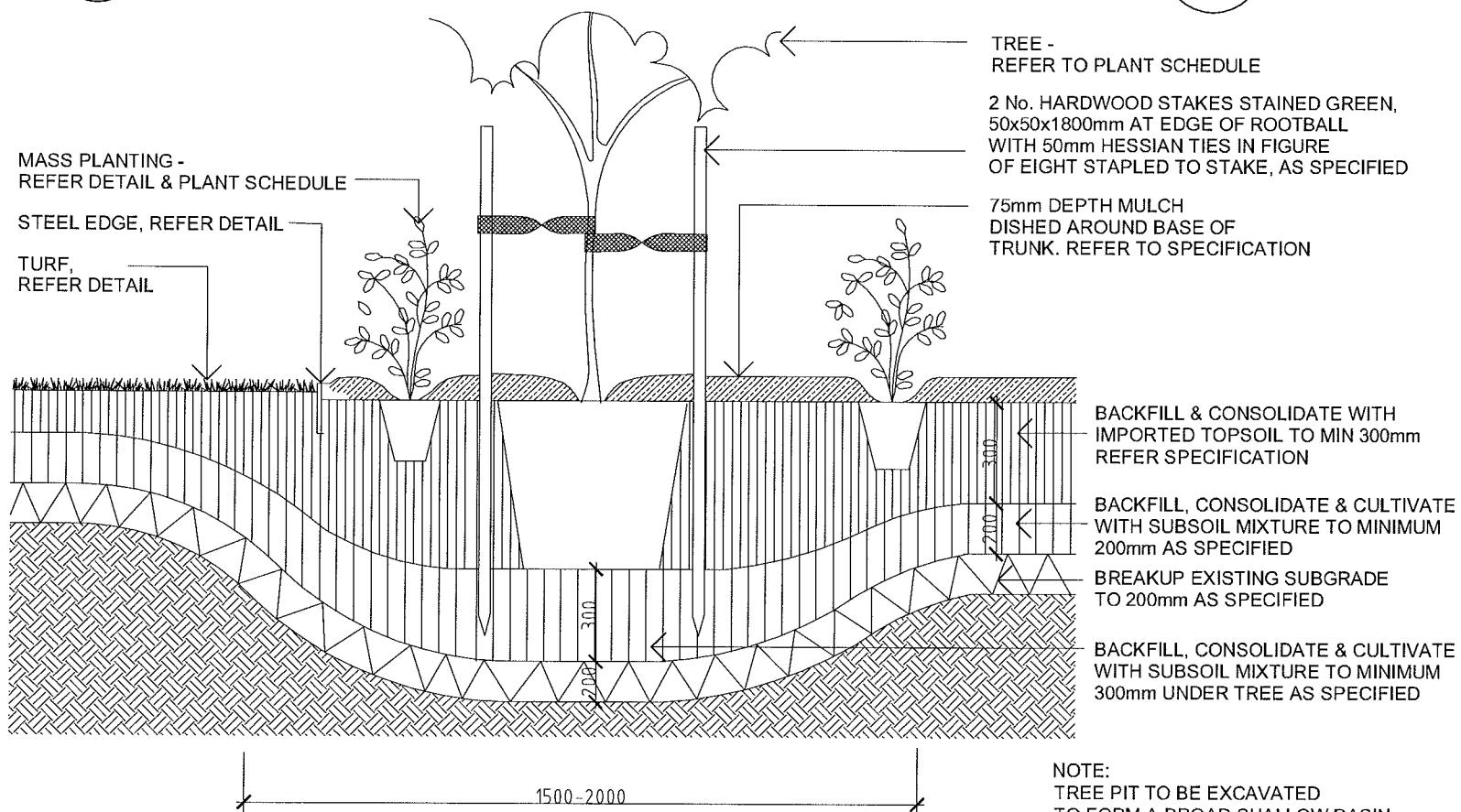
1 SHRUB PLANTING DETAIL TYP.
- Scale 1:20



2 EDGING DETAIL TYP.
- Scale 1:20

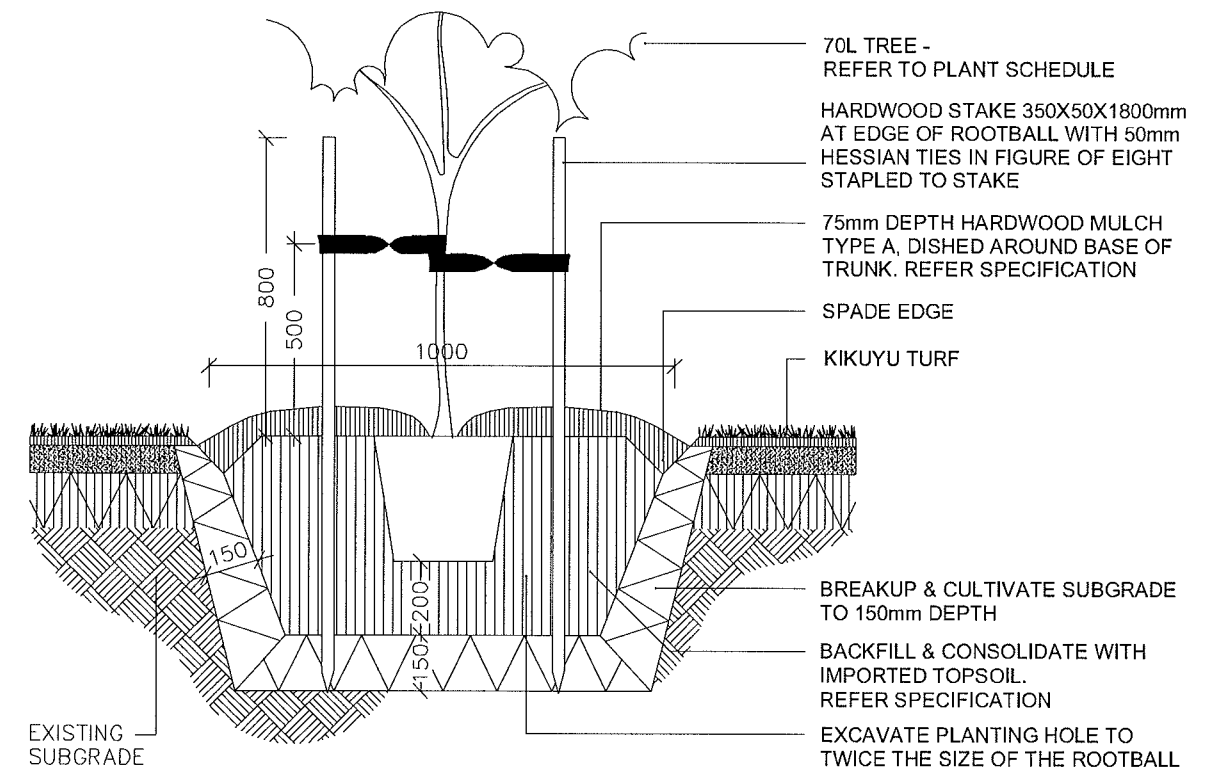


3 TURF PLANTING DETAIL TYP.
- Scale 1:10



NOTE:
200mm (NOM.) SUBSOIL BACKFILL ONLY REQUIRED FOR AREAS OF PLANTING THAT OCCUR DIRECTLY OVER ROCK.

4 TREE PIT IN PLANTING DETAIL TYP.
- Scale 1:20



5 TREE PIT IN TURF DETAIL TYP.
- Scale 1:20

Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the Architect prior to construction. Use figured dimensions in preference to scaled dimensions.

All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes.

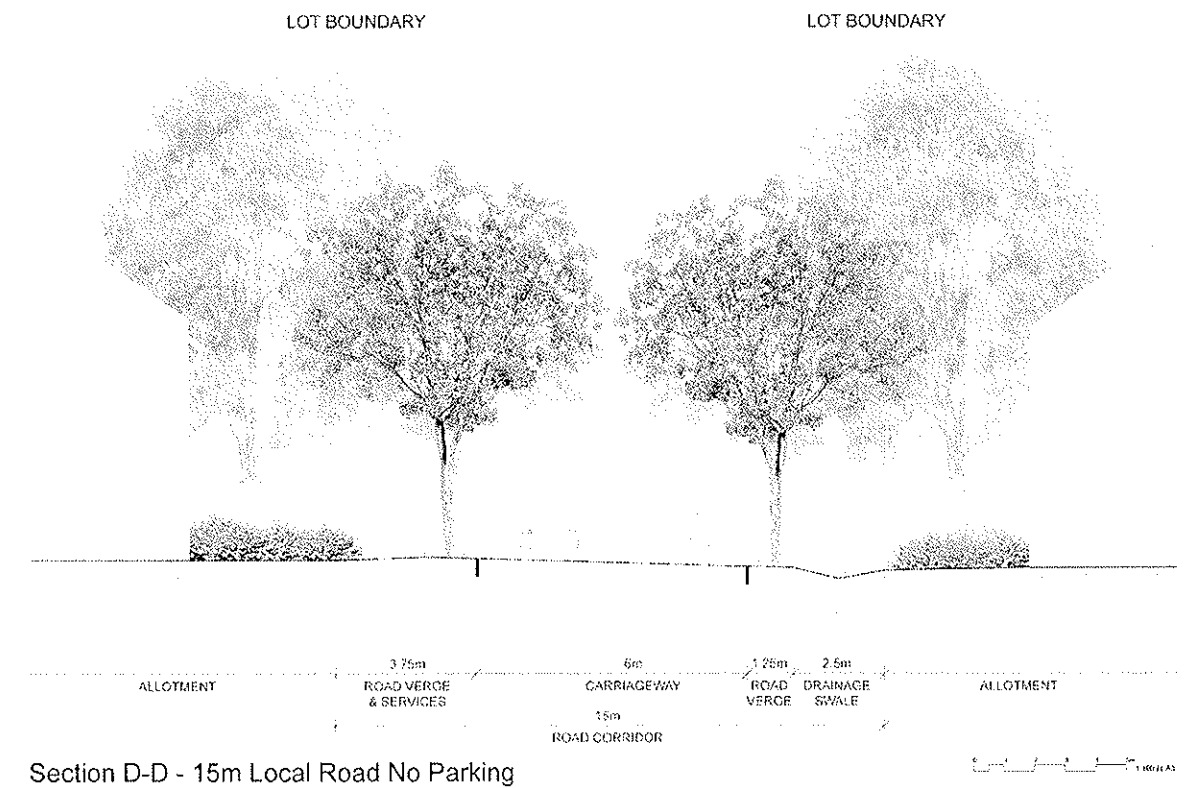
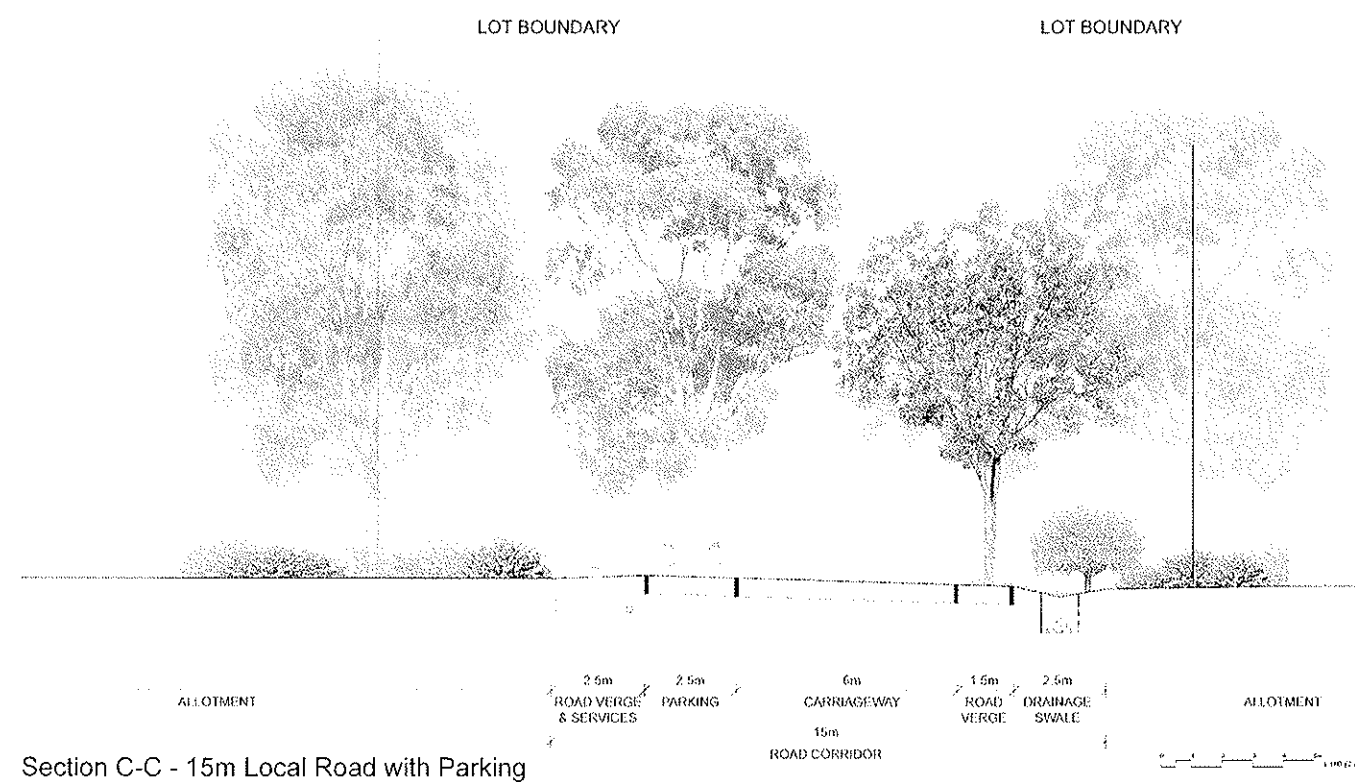
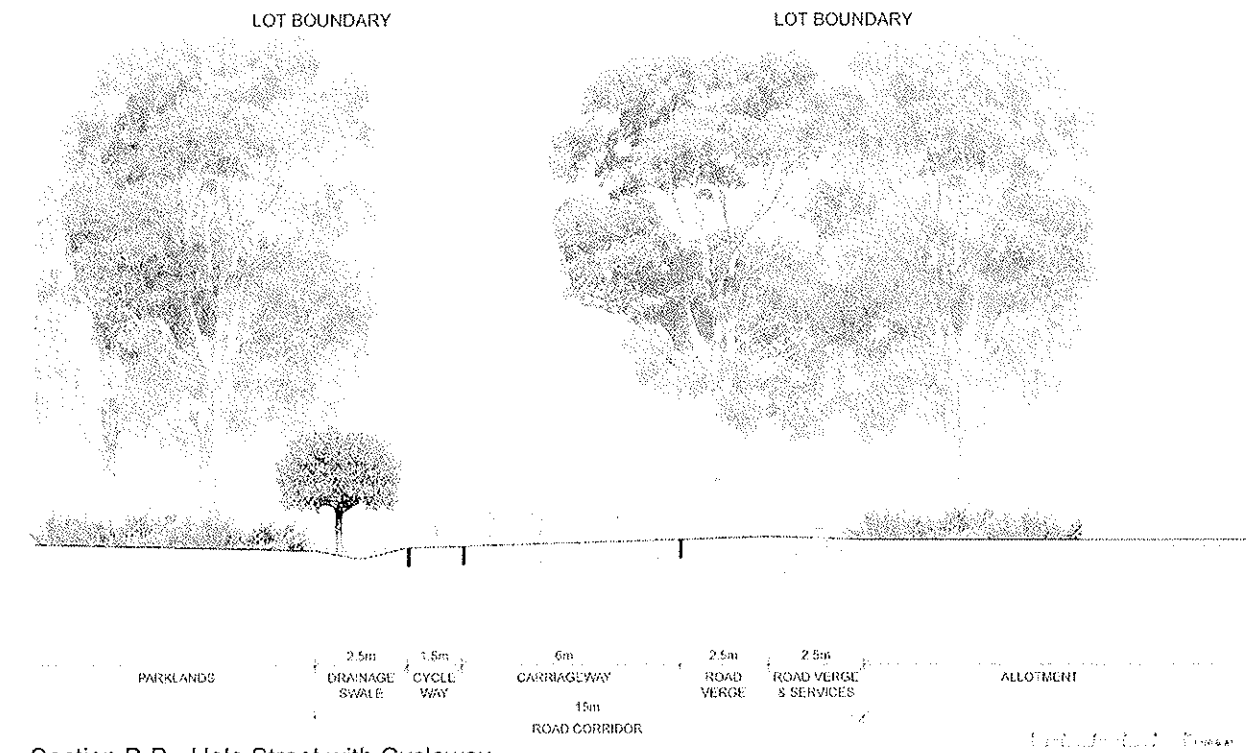
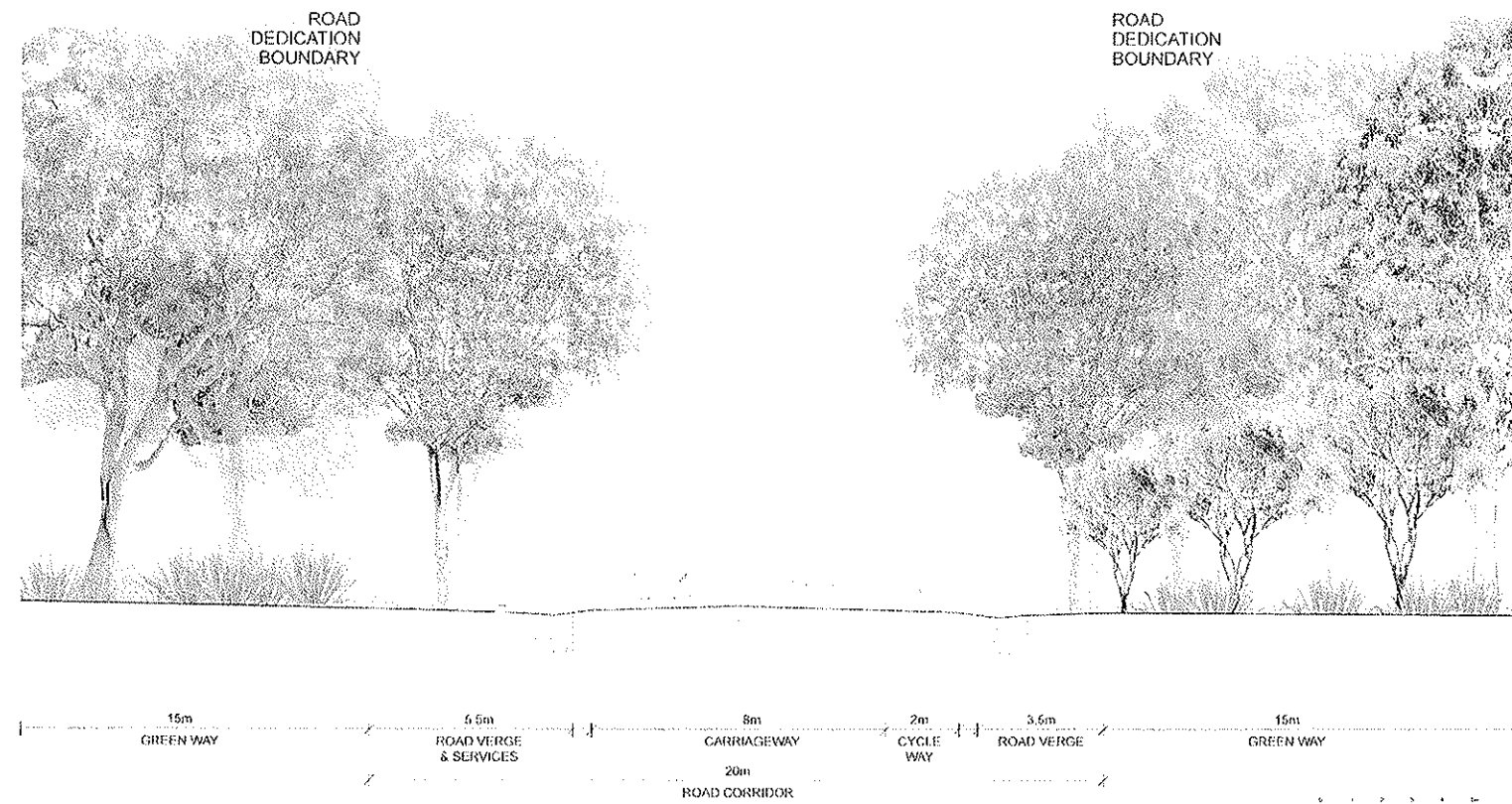
10.08.07 Project Application B
03.08.07 Project Application A
Date Amendment Issue



LANDSCAPE ARCHITECT
52-56 William Street, East Sydney NSW 2011
PO Box 4668 Sydney South NSW 1235
T: 61 2 9241 9800 F: 61 2 9241 4938
E: context@context.net.au
www.context.net.au ACN 655 912 248

context

Hamlet 2 Project Application Title Typical Details 1
Project The Moonee Hamlets Date 10 August 2007 Drawn VAOB
Client Rose Property Group Pty Ltd Draw No 07520 H2 L - 10 Issue B



Notes

Most of the above results have been obtained using the Biot-Savart algorithm as in the work by Fregoli et al. (1997). This is an approximation, depending on the geometry of the structure.

Printings made by Roger A. Davis at 11000 Valley
and 9000 Davis St. in the Valley, California.
Printings made by Roger A. Davis at 11000 Valley

Answer: 1. *Explain how to construct a 95% confidence interval for the population mean when the population standard deviation is known.*
 2. *Explain how to construct a 95% confidence interval for the population mean when the population standard deviation is unknown.*

[illegible]

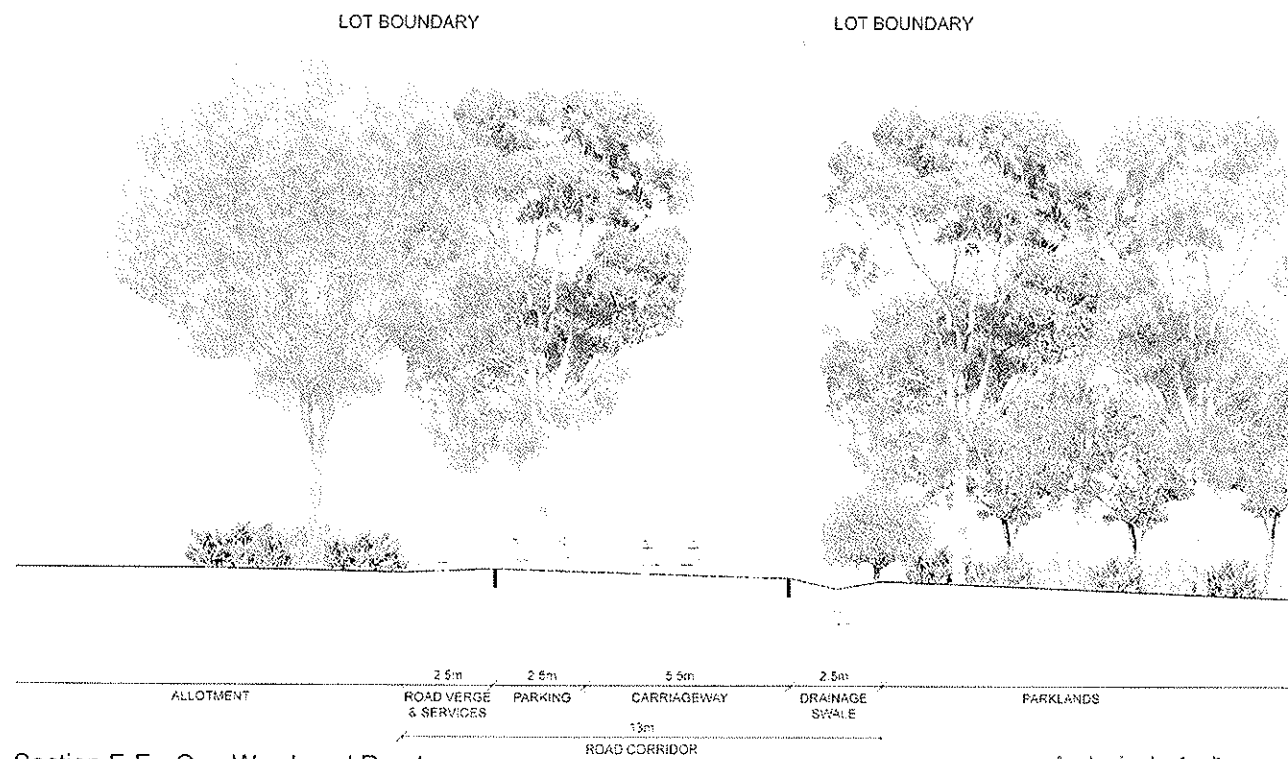
ROSE

1. 研究人員在進行研究時，應注意研究對象的隱私，並應獲得研究對象的同意。
 2. 研究人員在進行研究時，應注意研究對象的安全，並應採取必要的安全措施。
 3. 研究人員在進行研究時，應注意研究對象的知情權，並應向研究對象說明研究的內容、目的、方法、風險、利益等。
 4. 研究人員在進行研究時，應注意研究對象的自主權，並應尊重研究對象的選擇。
 5. 研究人員在進行研究時，應注意研究對象的尊嚴，並應避免對研究對象造成歧視、騷擾、侮辱等。

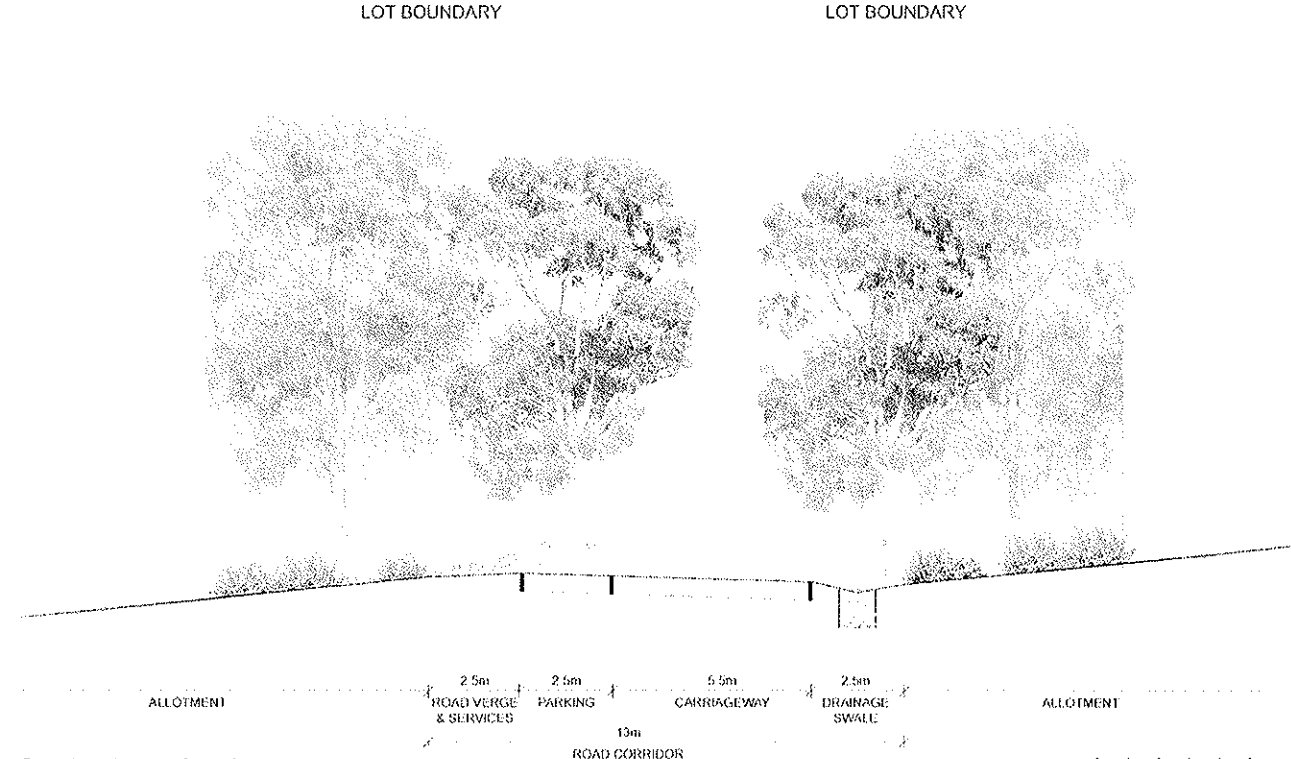
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Hamlet 2 Project Application
The Moonee Hamlets
Rose Property Group PTY LTD

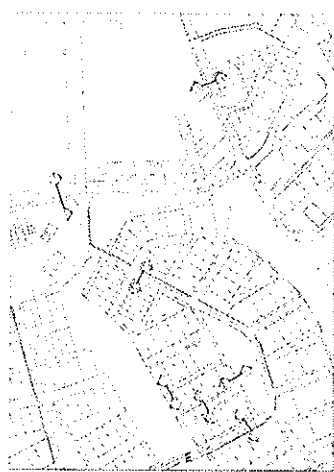
1700 Street Cross Sections 1
10 August 2007
07520 H2 L 11 B



Section E-E - One Way Local Road



Section F-F - Car Court



Aug. 2007



Section G-G - Pedestrian Pathway

NOTES

1. All dimensions are in metres unless otherwise stated.

2. All dimensions are to the centre of the road unless otherwise stated.

3. All dimensions are to the centre of the road unless otherwise stated.

4. All dimensions are to the centre of the road unless otherwise stated.

5. All dimensions are to the centre of the road unless otherwise stated.

6. All dimensions are to the centre of the road unless otherwise stated.

7. All dimensions are to the centre of the road unless otherwise stated.

8. All dimensions are to the centre of the road unless otherwise stated.

9. All dimensions are to the centre of the road unless otherwise stated.

10. All dimensions are to the centre of the road unless otherwise stated.

ROSE

context

context

Hamlet 2 Project Application

Street Cross Sections 2

The Moonee Hamlets

10 August 2007

Rose Property Group PTY LTD

67520 H2 L 12

B

HAMLET 2 PROJECT APPLICATION

ROADS AND STORMWATER DRAINAGE DESIGN



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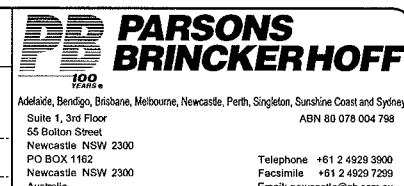
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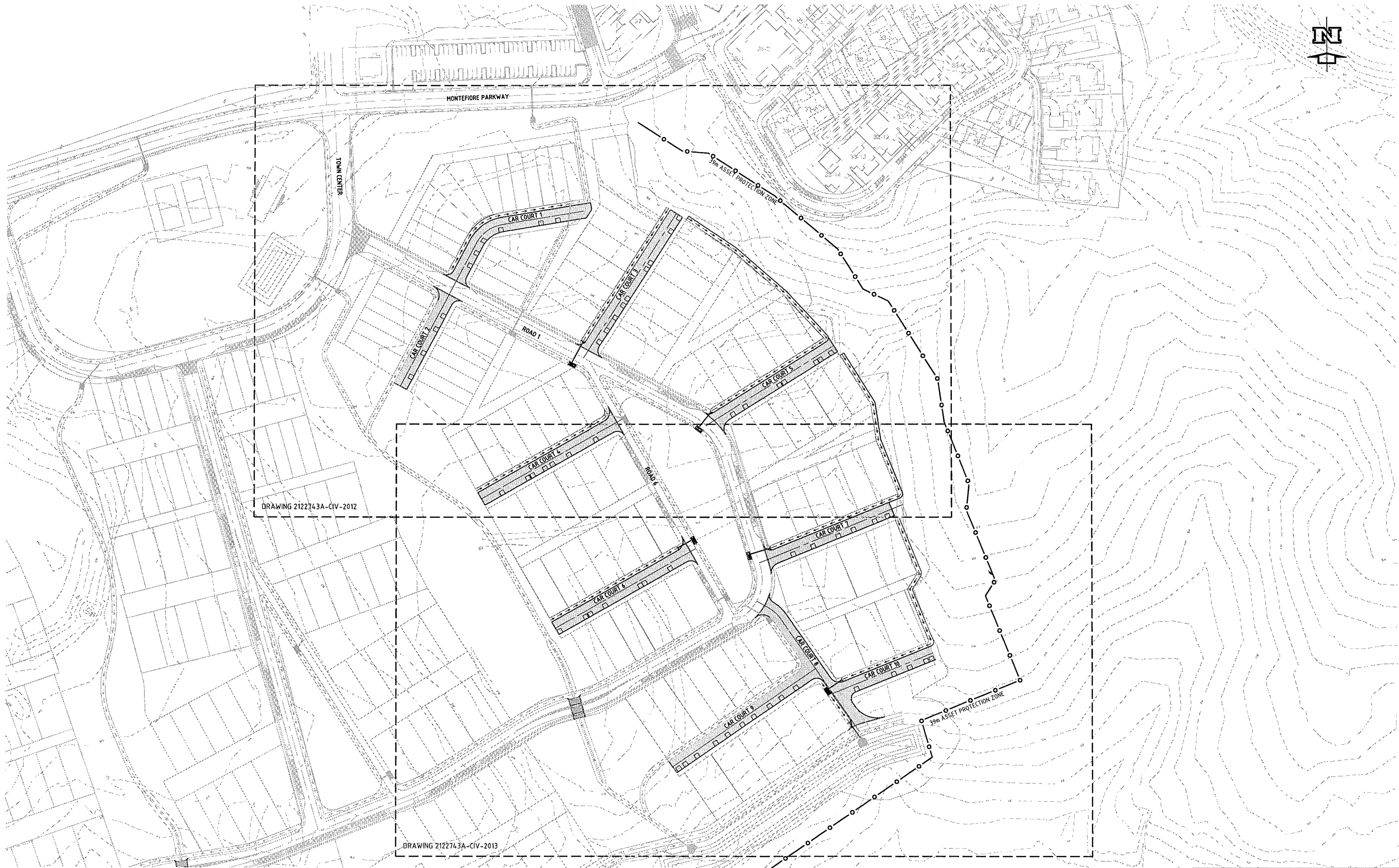
CLIENT



PROJECT	THE MOONEE HAMLETS
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HAMLET 2
PROJECT APPLICATION
STAGE COVER SHEET

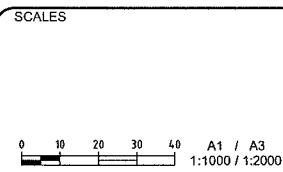
PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	- CIV -	2010	A



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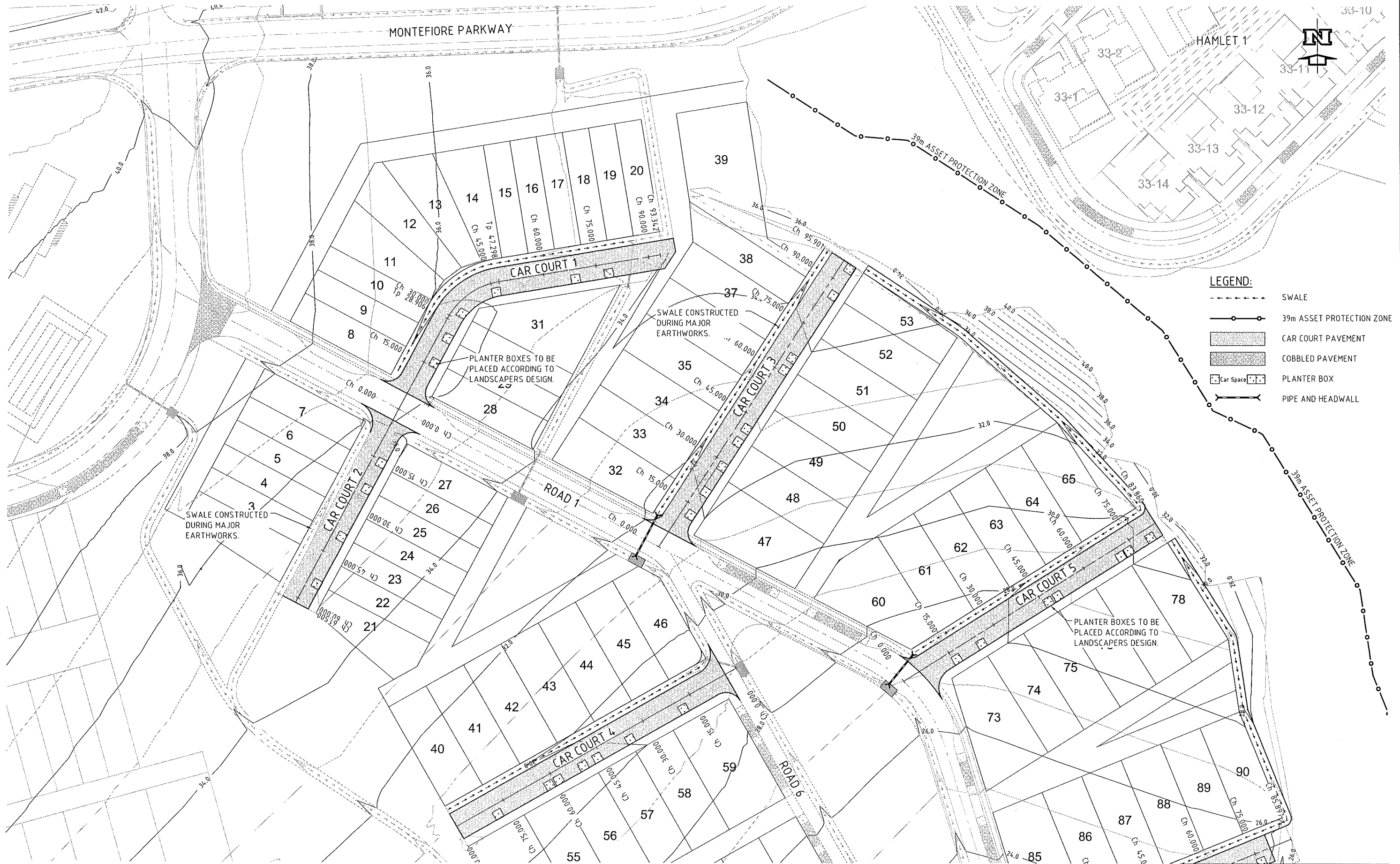
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PROJECT			
THE MOONEE HAMLETS			
HAMLET 2 PROJECT APPLICATION OVERALL PLAN			
PROJECT No. 2122743A	DISCIPLINE - CIV -	NUMBER 2011	REV. A



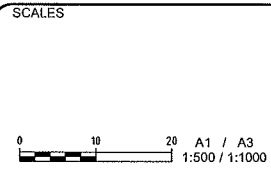
LEGEND:

- SWALE
- 39m ASSET PROTECTION ZONE
- CAR COURT PAVEMENT
- COBBLED PAVEMENT
- PLANTER BOX
- PIPE AND HEADWALL

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PROJECT			
THE MOONEE HAMLETS			
HAMLET 2			
PROJECT APPLICATION			
DETAIL PLAN			
SHEET 1 OF 2			
PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	- CIV -	2012	A



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PROJECT

THE MOONEE HAMLETS

HAMLET 2
PROJECT APPLICATION
DETAIL PLAN
SHEET 2 OF 2

PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	- CIV -	2013	A



SCALES

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1:100 / 1:200

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PROJECT			
THE MOONEE HAMLETS			
HAMLET 2			
PROJECT APPLICATION			
ROAD LONG SECTIONS - CAR COURT 01			
CH 0.000 TO CH 93.342			
PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	- CIV -	2061	A



SCALES

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1:100 / 1:200

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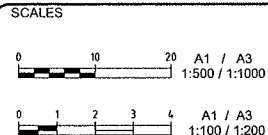
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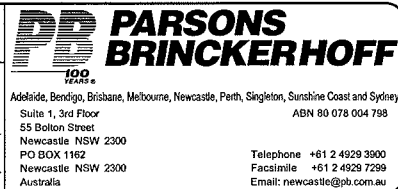
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THE MOONEE HAMLETS			
HAMLET 2			
PROJECT APPLICATION			
ROAD LONG SECTIONS - CAR COURT 02			
CH 0.000 TO CH 61.500			
PROJECT No.	DISCIPLINE	NUMBER	REV.
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	<p>THE MOONEE HAMLETS</p> <p>HAMLET 2</p> <p>PROJECT APPLICATION</p> <p>ROAD LONG SECTIONS - CAR COURT 03</p> <p>CH 0.000 TO CH 95.901</p>			
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2122743A	- CIV -	2065	A	



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1:100 / 1:200

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PROJECT			
THE MOONEE HAMLETS			
HAMLET 2			
PROJECT APPLICATION			
ROAD LONG SECTIONS - CAR COURT 04			
CH 0.000 TO CH 90.000			
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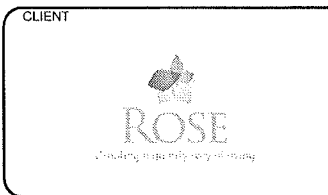
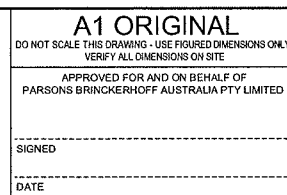
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THE MOONEE HAMLETS
HAMLET 2
PROJECT APPLICATION
ROAD LONG SECTIONS - CAR COURT 05
CH 0.000 TO CH 83.860

PROJECT No.	DISCIPLINE	NUMBER	REV.
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PROJECT			
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PROJECT No.	DISCIPLINE	NUMBER	REV.
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SCALE 1:500 HORIZONTAL, 1:100 VERTICAL

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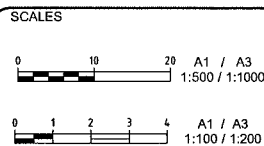
THE MOONEE HAMLETS
HAMLET 2
PROJECT APPLICATION
ROAD LONG SECTIONS - CAR COURT 07
CH 0.000 TO CH 85.897

PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	- CIV -	2073	A



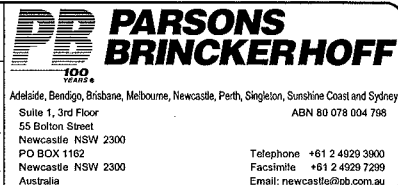
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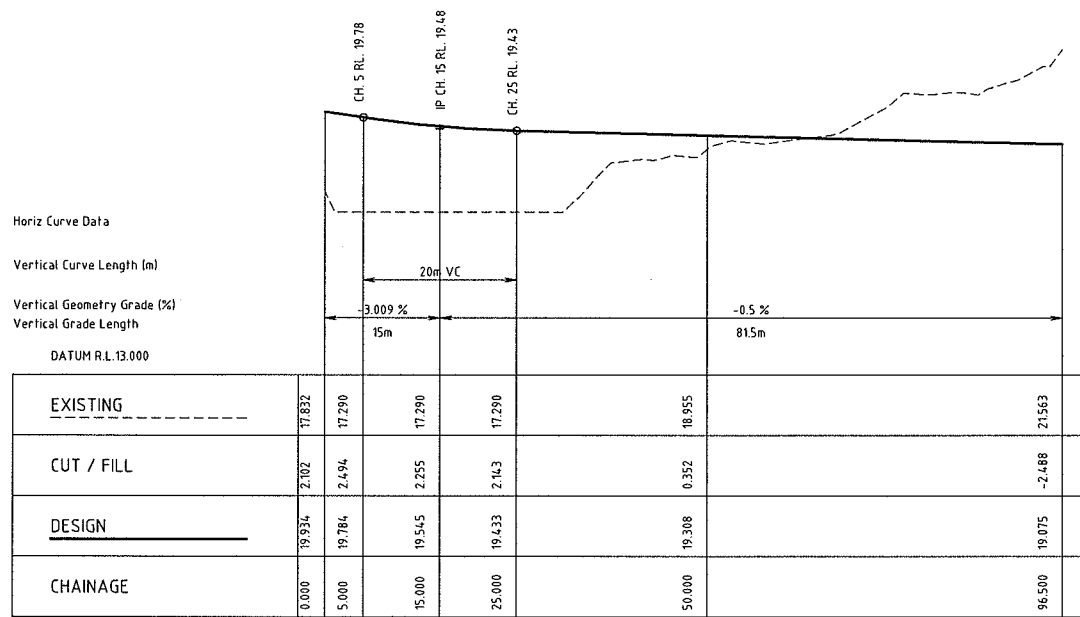
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Consulting, Design, Construction Management

PROJECT				THE MOONEE HAMLETS	
HAMLET 2					
PROJECT APPLICATION					
ROAD LONG SECTIONS - CAR COURT 08					
CH 0.000 TO CH 96.251					
PROJECT No.	DISCIPLINE		NUMBER	REV.	
2122743A	- CIV -		2075	A	



LONGITUDINAL SECTION

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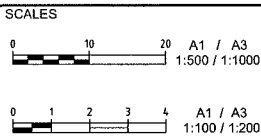
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ROSE

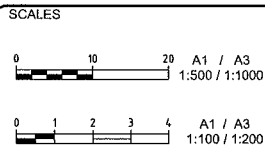
Resolving a quality culture of living

PROJECT			
THE MOONEE HAMLETS			
HAMLET 2			
PROJECT APPLICATION			
ROAD LONG SECTIONS - CAR COURT 09			
CH 0.000 TO CH 96.500			
PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	- CIV -	2077	A



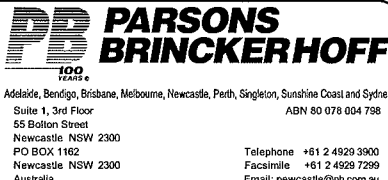
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CLIENT



ROSE

Distributing in quality, variety and quantity

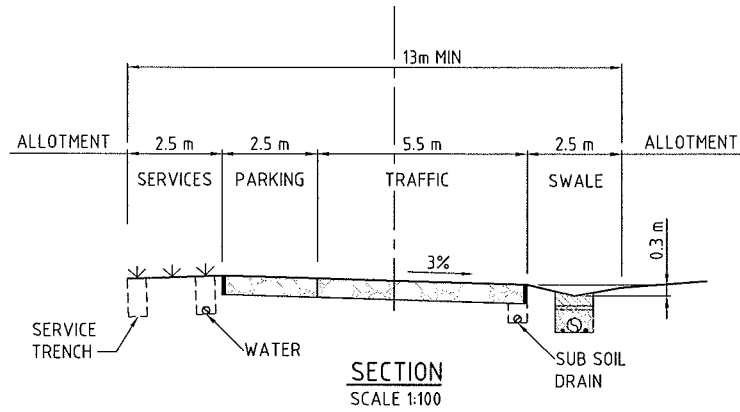
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PROJECT	THE MOONEE HAMLETS
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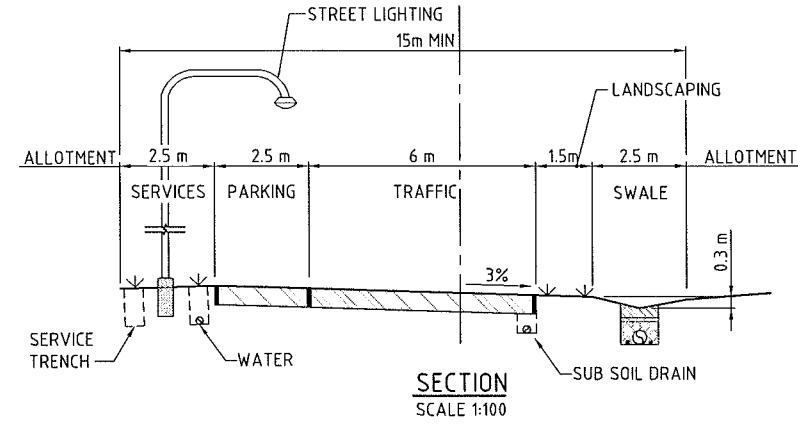
HAMLET 2
PROJECT APPLICATION
ROAD LONG SECTIONS - CAR COURT
CH 0.000 TO CH 81.886

PROJECT No.	DISCIPLINE	NUMBER	REVISION
2122743A	- CIV -	2079	A

CAR COURT

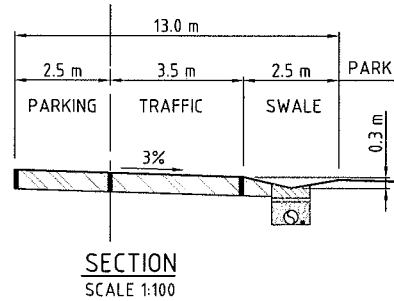


LOCAL ROAD

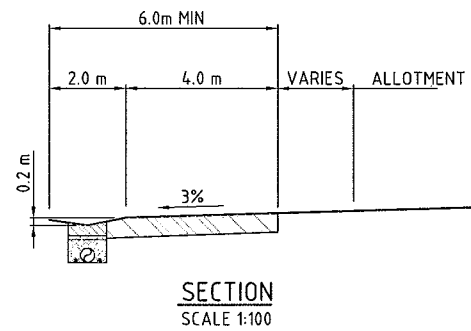


- PARKING LANE SEAL TO CONTRAST TRAFFIC LANE SEAL

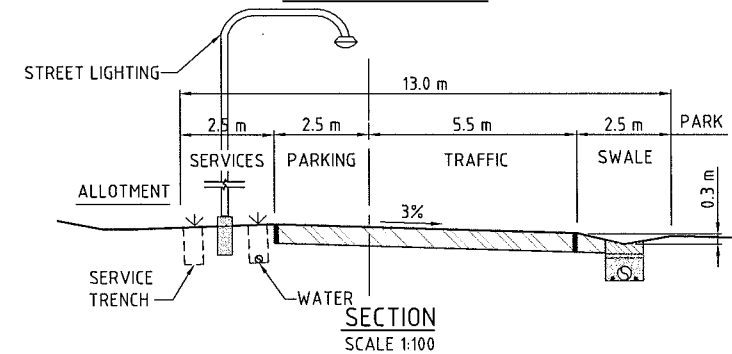
1 WAY MINOR LEG



FIRE TRAIL



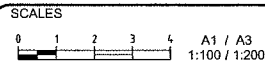
1 WAY MAJOR LEG



PRELIMINARY ISSUE
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REV	DATE	DESCRIPTION	DRAWN	CHECK	DESIGN	VERIFY

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SIGNED
DATE

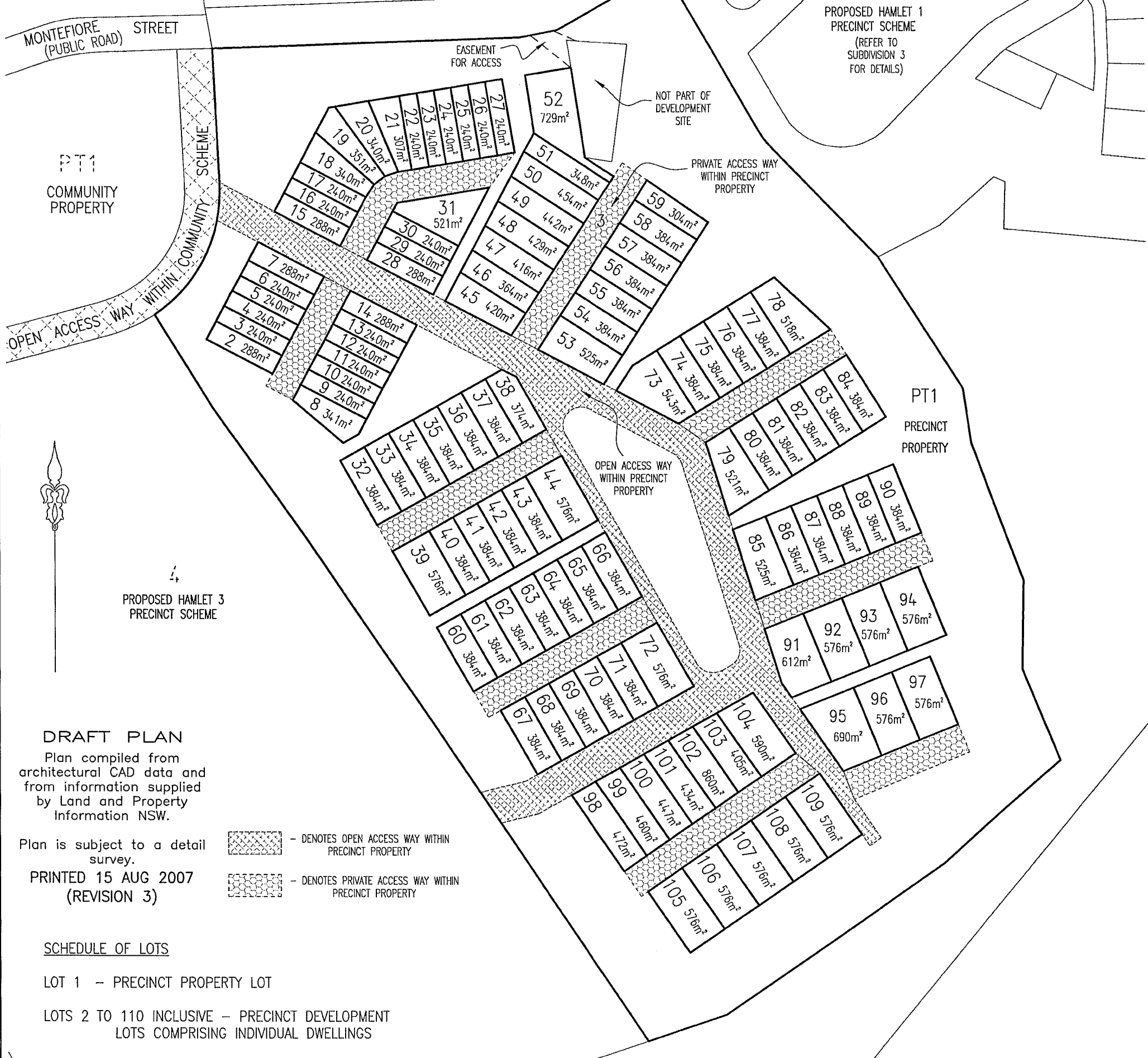
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Email: newcastle@pb.com.au

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ROSE
Creating opportunities for living

PROJECT			
THE MOONEE HAMLETS			
HAMLET 2 PROJECT APPLICATION TYPICAL ROAD CROSS SECTIONS			
PROJECT No. 2122743A	DISCIPLINE - CIV -	NUMBER 2115	REV. A

SIGNATURES AND SEALS ONLY

SUBDIVISION PLAN 4 – MOONEY HAMLET
PRECINCT SUBDIVISION 2 – HAMLET 2



Registered: *
C.A.:
Title System:
Purpose:
Ref.Map:
Last Plan:

PLAN OF PROPOSED PRECINCT
SUBDIVISION OF COMMUNITY
DEVELOPMENT LOT 3,
MOONEY VILLAGE

Lengths are in metres. Reduction Ratio 1:1250 (A2)

LGA: CATHERINE HILL BAY
Locality: WYONG & LAKE MACQUARIE
Parish: WALLARAH
County: NORTHUMBERLAND

This is sheet 1 of my plan in sheets
(Delete if inapplicable).

SURVEYING REGULATION, 2006
I, D
of Level 5, 17 RANDLE ST, SURRY HILLS 2010
a surveyor registered under the Surveying Act, 2002, certify
that the survey represented in this plan is accurate, has
been made in accordance with the Surveying Regulation,
2006 and was completed on
The survey relates to:
(specify the land actually surveyed or specify any land shown in
the plan that is not the subject of the survey)
Signature: Dated:
Surveyor registered under the Surveying Act, 2002
Datum Line: 'X' - 'Y'
Type: Urban /Rural

Plans used in preparation of survey/compilation
D.P.

PANEL FOR USE ONLY for statements of
intention to dedicate public roads, to create
public reserves, drainage reserves, easements,
restrictions on the use of land or positive
covenants

Department of Land and Water Conservation Approval

I in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation
of the land shown hereon have been given.

Signature:

Date:

File Number:

Office:

Subdivision Certificate

I certify that the provisions of s.109j of the Environmental
Planning and Assessment Act 1979 have been satisfied in
relation to the proposed

..... set out herein
*(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier
Consent Authority:

Date of endorsement:

Accreditation no:

Subdivision Certificate no:

File no:

Note:

When the plan is to be lodged electronically in the Land Titles
Office, it should include a signature in an electronic or digital
format approved by the Registrar-General.

* Delete whichever is inapplicable.

DRAFT PLAN

Plan compiled from
architectural CAD data and
from information supplied
by Land and Property
Information NSW.

Plan is subject to a detail
survey.
PRINTED 15 AUG 2007
(REVISION 3)

SCHEDULE OF LOTS

LOT 1 – PRECINCT PROPERTY LOT

LOTS 2 TO 110 INCLUSIVE – PRECINCT DEVELOPMENT
LOTS COMPRISING INDIVIDUAL DWELLINGS

..... - DENOTES OPEN ACCESS WAY WITHIN
PRECINCT PROPERTY
..... - DENOTES PRIVATE ACCESS WAY WITHIN
PRECINCT PROPERTY