ENVIRONMENTAL ASSESSMENT

ACCOMPANYING
PROJECT APPLICATION

FOR

THE MOONEE HAMLETS
CATHERINE HILL BAY, NSW

HAMLET 1

PROPOSED RESIDENTIAL HOUSES, SHOP-TOP RESIDENCES AND RETAIL ACCOMMODATION

Prepared By

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REV 1 16/08/2007

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

Darrel Conybeare

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REPORT AND ENVIRONMENTAL ASSESSMENT ACCOMPANYING PROJECT APPLICATION

Date: August 2007
Prepared by: CM+
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1.0 PROJECT DATA

Project Name:	The Moonee Hamlets – Hamlet 1
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**
H1-000	C	Development Plan - Cover Sheet
H1-001	C	Precinct Plan
H1-002	C	Precinct Sections
H1-003	C	Precinct Image No 1
H1-004	C	Precinct Image No 2
H1-005	C	Precinct Image No 3
H1-006	C	Precinct Image No 4
H1-007	C	Shadow Diagrams Mid Winter 21st June
H1-008	C	VCB 1 - Plans, Elevations and Sections
H1-009	C	VCB 2 - Roof and First Floor Plans
H1-010	C	VCB 2 - Ground Floor Plan
H1-011	C	VCB 2 - Elevations and Section
H1-012	C	VCB 2 - Stone Cottage Plans Elevations and Section
H1-013	C	VCB 3 - Roof and Loft Plans
H1-014	C	VCB 3 - First and Ground Floor Plans
H1-015	C	VCB 3 - Elevations
H1-016	C	VCB 3 - Sections
H1-017	C	Not Used
H1-018	C	VCB 5 - Roof and Loft Plans
H1-019	C	VCB 5 - First and Ground Floor Plans
H1-020	C	VCB 5 - Elevations
H1-021	C	VCB 5 - Sections
H1-022	C	VCB 6 - Roof and Loft Plans
H1-023	C	VCB 6 - First and Ground Floor Plans
H1-024	C	VCB 6 - Elevations
H1-025	C	VCB 6 - Sections
H1-026	C	VCB 7 - Roof and Loft Plans
H1-027	C	VCB 7 - First and Ground Floor Plans

Architectural Drawing List		
Drawing Number	**Revision**	**Drawing Title**
H1-028	C	VCB 7 - Elevations
H1-029	C	VCB 7 - Sections
H1-030	C	Courtyard House 1 - Plans, Elevations and Section
H1-031	C	Courtyard House 2 - Plans, Elevations and Section
H1-032	C	9m House 1 - Plans, Elevations and Sections
H1-033	C	9m House 2 - Plans, Elevations and Sections
H1-034	C	12m House - Plans, Elevations and Sections
H1-035	C	15m House - Floor Plans
H1-036	C	15m House - Elevations and Sections
H1-037	C	18m House - Floor Plans
H1-038	C	18m House - Elevations and Sections
H1-039	C	Clifftop House - Lot 2 Type F
H1-040	C	Clifftop House - Lot 3 Type D
H1-041	C	Clifftop House - Lot 4 Type B
H1-042	C	Clifftop House - Lot 5 Type C
H1-043	C	Clifftop House - Lot 6 Type A
H1-044	C	Clifftop House - Lot 7 Type E
H1-045	C	Clifftop House - Lot 8 Type B
H1-046	C	Clifftop House - Lot 9 Type C
H1-047	C	Clifftop House - Lot 10 Type E
H1-048	C	Clifftop House - Lot 11 Type A
H1-049	C	Clifftop House - Lot 12 Type B
H1-050	C	Clifftop House - Lot 13 Type E
H1-051	C	Clifftop House - Lot 14 Type B
H1-052	C	Clifftop House - Lot 15 Type B
H1-053	C	Clifftop House - Lot 16 Type D
H1-054	C	Clifftop House - Lot 17 Type D
H1-055	C	Architectural Building Element Options

Landscape Drawing List		
Drawing Number	**Revision**	**Title**
07520 H1 L-0	B	Cover Sheet
07520 H1 L-1	B	H1 Landscape Concept Plan
07520 H1 L-2	B	H1 Village Common and Village Centre
07520 H1 L-3	B	H1 Lot 11 Type A Landscape Concept Plan
07520 H1 L-4	B	H1 Lot 4 Type B Landscape Concept Plan
07520 H1 L-5	B	H1 Lot 9 Type C Landscape Concept Plan
07520 H1 L-6	B	H1 Lot 17 Type D Landscape Concept Plan

Landscape Drawing List		
Drawing Number	**Revision**	**Title**
07520 H1 L-7	B	H1 Lot 13 Type E Landscape Concept Plan
07520 H1 L-8	B	H1 Lot 2 Type F Landscape Concept Plan
07520 H1 L-9	B	H1 Lot 3 Type D Landscape Concept Plan
07520 H1 L-10	B	H1 Courtyard House 1 Landscape Concept Plan
07520 H1 L-11	B	H1 Courtyard House 2 Landscape Concept Plan
07520 H1 L-12	B	H1 9m House 1 Type A Landscape Concept Plan
07520 H1 L-13	B	Typical Details 1
07520 H1 L-14	B	Typical Details 2
07520 H1 L-15	B	Street Cross Sections 1
07520 H1 L-16	B	Street Cross Sections 2

Civil Design Drawing List		
Drawing Number	**Revision**	**Title**
2122743A-CIV-1010	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - STAGE COVER SHEET
2122743A-CIV-1011	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - OVERALL PLAN
2122743A-CIV-1012	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - DETAIL PLAN - SHEET 1 OF 3
2122743A-CIV-1013	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - DETAIL PLAN - SHEET 2 OF 3
2122743A-CIV-1016	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - DETAIL PLAN - SHEET 3 OF 3
2122743A-CIV-1061	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - ROAD LONG SECTIONS - MONTEFIORE PARKWAY - CH 0.000 TO CH 302.517
2122743A-CIV-1066	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 52 - CH 0.000 TO CH 178.556
2122743A-CIV-1071	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - DRIVE LONG SECTIONS - DRIVE 1 - CH 0.000 TO CH 75.000
2122743A-CIV-1075	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - DRIVE LONG SECTIONS - DRIVE 2 - CH 0.000 TO CH 87.803
2122743A-CIV-1078	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - DRIVE LONG SECTIONS - DRIVE 3 - CH 0.000 TO CH 31.526
2122743A-CIV-1081	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 53 - CH 0.000 TO CH 300.000
2122743A-CIV-1082	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 53 - CH 300.000 TO CH 473.966
2122743A-CIV-1086	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 54 - CH 0.000 TO CH 89.000
2122743A-CIV-1089	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - CH 0.000 TO CH 204.486
2122743A-CIV-1121	A	MOONEE HAMLET - HAMLET 1 PROJECT APPLICATION - TYPICAL ROAD CROSS SECTIONS

Draft Subdivision Drawing		
070701	3	PRECINCT SUBDIVISION 1 – HAMLET 1

2.0 EXECUTIVE SUMMARY

This EA is being submitted for the area of Hamlet 1 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 1, or the Village Centre Hamlet, is the focus of The Moonee Hamlets. It consists of residential neighbourhoods and provides a place for some limited commercial activity for the community, visitors, and the residents of Catherine Hill Bay.

The structure of Hamlet 1 comprises an extension of Montefiore Parkway toward the Bin Building defining Village Centre Common and a central commercial precinct. The buildings lining this green space form a commercial precinct of shop-top houses (residential above small scale commercial spaces) with space for small cafes, general goods stores and specialty food and craft shops. The shop-top houses are organised into 5 groupings around the central green space of between 2 to 5 units each. Two smaller individual commercial buildings complete the setting. These buildings take the forms of a small pavilion and a 'stone house' reminiscent of a typical colonial country house. The village common is focused on the Bin Building which provides a place for a public viewing terrace overlooking the Pacific Ocean.

A residential neighbourhood to the North of this central precinct forms a backdrop to Wallarah House and consists of detached dwellings arranged along the proposed Hale Street, around a small car circuit, and along the coastal edge of the site. To the South of the central precinct is a second residential precinct consisting of a sub-precinct of courtyard houses organised around a green spine and a series of detached dwellings along the coastal edge of the site. Parking for all dwellings is provided on site. Additional parking for visitors is provided on the street.

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, Hale Street
PA Site Area:	73,500m^2
Encumbrances / Easements	To be advised as the project is developed.

5.0 EXISTING DEVELOPMENT

Existing Buildings on the site to be retained:	Bin Building is to be retained.

6.0 DEVELOPMENT STATISTICS

Gross Floor Area (GFA):	12,500m^2
- Commercial:	1,800m^2
- Residential:	13,135m^2
Total Dwellings:	65
- 4 Bed Dwellings:	16

- 3 Bed Dwellings:	49
- 2 Bed Dwellings:	0
- 1 Bedroom Dwellings	0
Total Bedrooms:	211
No. Storeys (Concept Plan)	1 - 2
Carparking Spaces:	
- Commercial:	12
- Residential:	187
Visitor Car parking Spaces Total:	
- on street (shown on plans)	57
- off street (in driveway)	0
BCA Classification – Varies	
- Single dwelling	Class 1a
- Shop-Top	Class 1, 2, or 6
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**			
	• 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
	• 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*
	• To assist the public to understand the future character of the area.	✓		Proposed development is as anticipated by the Concept Plan
	• 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**			
	• 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**			
	The Concept Plan aims to: • 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.
	• Ensure the retention and enhancement of significant views to and from Catherine Hill Bay Village.	✓		Significant views retained.
	• 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 form the most sensitive areas.
	• Provide close visual and physical boundaries between the natural and built environments.	✓		Edges of development are defined.
	• 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.
	• Improve community access to parkland, Middle Camp 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 and road access and provision of new park in village.
	• 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
	• Establish a community within a coastal village that extends the principles of traditional neighbourhoods.	✓		Building form and use supports a 'main street' activity node.
	• 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.
	• 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.
	• 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 1 provides small scale shopping and community gathering areas.
	• Provide community access to convenience shopping and neighbourhood facilities in a Village Centre.	✓		Hamlet 1 provides small scale shopping and community gathering areas.
	• 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.
	• 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.
	• Enhance the landscape setting of Montefiore Street by relandscaping it as Montefiore Parkway.	✓		Proposed development is as anticipated by the Concept Plan.
	• Establish community access to Moonee Beach.	✓		Access provided by routes through Hamlet 1 to the coastal walk.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
3.5	**Development Principles**			
	Land use principles of The Moonee Hamlets have been developed to ensure new development does not impose on the visual character of the existing village and its setting and provides a consistent design image through all hamlets. A review of the NSW Coastal Planning Guidelines (SEPP 71) was undertaken and the principles of these Guidelines have been incorporated. A summary of this review is included in the Environmental Assessment (Appendix) of this project. The key land use principles are:			
	• **Village Centre Hamlet (Hamlet 1)** The Village Centre Hamlet will include neighbourhood shops shop-top residential accommodation, accessible to the greater Catherine Hill Bay community. Development located within the Village Centre will be primarily outside the visual catchment of the existing village but will be consistent with the bulk and scale of the existing housing stock while allowing sufficient scale to provide for a small but lively village atmosphere. The Village Centre will contain up to 1800m^2 of retail and commercial floor space with no more than 200m^2 internal floor space in any individual shop. There will also be 69 dwellings n this precinct offering a range of housing types.	✓		Proposed development is as anticipated by the Concept Plan.
	• **Hamlet Residential (Hamlets 2 - 7)** The Moonee Hamlets is a new residential community planned to equitably reconcile traditional local amenity aspirations and State urban consolidation policies. Residential accommodation is to be provided through a mix of dwelling types that maintain the scale and character of a coastal village.	✓		Non Applicable
	• **Heritage/Adaptive Reuse** A distinct precinct has been located to include Wallarah House, which is a heritage structure, and the Jetty Master's Cottage. Any use or development of these items will take into consideration their significance in the development of Catherine Hill Bay and views from the existing village, beachfront and water. Ongoing development within this precinct will be consistent with the adaptive reuse of Wallarah House and will be guided by an appropriate Conservation Management Plan. In order to preserve the open view from Catherine Hill Bay Village to the sea, no new buildings will be located between Wallarah House and the Jetty Master's Cottage. Any new structures in this area will be kept below 1.8 metres above existing grade.	✓		This precinct is not included in the Project Application.

Ref	Summary Standard	Yes	No	Comment
	• **Munmorah State Conservation Area Public Open Space Transition** The area between the Hamlets and the Munmorah State Conservation Area will be managed for bushfire protection and to enable public access to the surrounding bushland and associated walking trails.			Not Applicable
	• **Major Public Open Spaces** There are three designated major public open spaces: - The Sea Cliff Reserve will incorporate a Coastal Walk linking Catherine Hill Bay, the Headland and Moonee Beach.	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
	- The Village Park will provide a 'green lung' between the existing Catherine Hill Bay Village and The Moonee Hamlets and maintain the open space relationship between the Village and Wallarah House.	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
	- The Headland Reserve will be free from development and the existing bush tracks retained and enhanced for public enjoyment.	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
	• **Community Recreation and Associated Activities** The Moonee Hamlets Community Centre will cater for outdoor recreation uses including an informal playing field, a children's playground, swimming pool and tennis courts in a landscaped open space. The space will also ensure convenient community pedestrian access and permeability.	✓		Not Applicable
	• **Community Open Space** Passive open space will be provided within The Moonee Hamlets to provide a curtilage to the existing village and green links between the existing urban development and the coastal foreshore. The desired character of the space will be dominated by landscape offering vantage points to the sea.	✓		Proposed development is as anticipated by the Concept Plan.
	Village Centre (Hamlet 1) The Village Centre Hamlet is the focus of The Moonee Hamlets development and provides a place for some limited commercial activity for the community, visitors and the residents of the existing village. The role of the Village Centre is to provide for the daily needs of the residents and visitors alike in a central location. It is envisaged that the Village Centre will accommodate the likes of a general store, pharmacy, hairdresser, cafe, gift shop, fish and chip shop and bakery etc.	✓		Proposed development is as anticipated by the Concept Plan.

Ref	Summary Standard	Yes	No	Comment
	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.	✓		The structure of the proposed development follows that proposed by the Concept Plan with a public terrace atop the Bin Building and various shop-top residential structures around a village common.
	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.	✓		Provided.
	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.	✓		Provided.
	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.	✓		Provided in the configuration indicated in the Concept Plan.
	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.	✓		Provided in the configuration indicated in the Concept Plan.
	Hamlet 2 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 a bush corridors that are contiguous with surrounding bushland and the bush buffer along Montefiore Parkway.			Non Applicable. Not Part of this application.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	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.			Non Applicable. Not Part of this application.
	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.			Non Applicable. Not Part of this application.
	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.			Non Applicable. Not Part of this application.
	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).			Non Applicable. Not Part of this application.
	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.			Not Applicable
3.6	**Landscape & Open Space**			
3.6.1	**Landscape Vision**			
	The key landscape principles will include the following:			
	• 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).	✓		Significant vegetation retained where possible.
	• Restore the coastal vegetation ecology to integrate with the National Park backdrop.	✓		To be addressed in the landscape management plan.
	• Integrate new buildings with the restored contours and landscape.	✓		Proposed development is as anticipated by the Concept Plan.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	• Establish green links as open space buffers between villages and as habitat corridors.	✓		Proposed development is as anticipated by the Concept Plan.
	• Keep the principle ridgeline(s) green with no buildings.	✓		Proposed development is as anticipated by the Concept Plan.
	• 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.	✓		Proposed development is as anticipated by the Concept Plan.
	• Public open spaces to be predominantly landscaped with indigenous species.	✓		Proposed development is as anticipated by the Concept Plan.
	• Introduce water sensitive urban design principles to manage and polish the runoff from the site.	✓		Proposed development is as anticipated by the Concept Plan.
3.6.2	**Major Public Landscape Precincts**			
	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.	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
	• **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.	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
	• **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.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	• **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.	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
	• **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.	✓		Proposed development is as anticipated by the Concept Plan. Not part of this application.
	• **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.	✓		Provided. Proposed development is as anticipated by the Concept Plan. Existing heath between Hamlets 1 and 2 retained and enhanced.
	• **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 Commons located as a focal point of identity for each hamlet. Each neighbourhood park will include footpaths, shade, informal play structures and seating.	✓		Provided. Proposed development is as anticipated by the Concept Plan.
	• **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.	✓		Provided. Proposed development is as anticipated by the Concept Plan.
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*
3.6.4	**Wallarah Gardens and Grounds Precinct**			
	A sympathetic coastal landscape setting will complement Wallarah House, incorporating a series of garden precincts, lawns, fencing, planted hedges and augmenting the existing Norfolk Island Pines.			Non Applicable. Not part of this application.
3.6.5	**Planting Principles**			
	The key landscape principle is the revegetation of the disturbed site to create a visual structure dominated by landscape. In addition the planting design will: • encourage a sense of place • frame or screen views • create scale • define edges • define road speed zones • encourage wildlife habitat areas	✓		Proposed planting principles and planting palette are as anticipated by the Concept Plan.
	The planting palette is based on endemic species and cultural plantings typical of coastal villages in the region. Tree planting within the neighbourhoods will include the following character precincts:	✓		Proposed planting species are as anticipated by the Concept Plan.
	i) Montefiore Parkway Montefiore Parkway: Species representative of Narrabeen Wallarah Sheltered Grassy Forest community including *Angphora costata* (Smooth Bark Apple), *Eucalyptus piperita* (Sydney Peppermint), *Eucalyptus haemastoma* (Scribbly Gum), *Eucalyptus capitellata* (Brown Stringybark), *Eucalyptus acmenoides* (White Mahogany), *Corymbia gummifera* (Red Bloodwood), *Allocasurina littorali* (Black She Oak), *Glochidion ferdinandi* (Cheese Tree).			Non Applicable. Not part of this application.
	ii) Main Street Planting Village Centre Main Street: Informal groups of *Cupaniopsis anar* (Tuckeroo) and *Araucaria heterophylla* (Norfolk Island Pine).	✓		Proposed planting palette is as anticipated by the Concept Plan.
	iii) Residential Street Planting Informally planted copses of indigenous street trees including *Angphora costata* (Smooth Bark Apple), *Eucalyptus piperita* (Sydney Peppermint), *Eucalyptus haemastoma* (Scribbly Gum), *Eucalyptus capitellata* (Brown Stringybark).	✓		Proposed planting palette is as anticipated by the Concept Plan.
	iv) Major Parks/Village Green Varieties of indigenous trees such as Tuckeroos and Banksias highlighted with occasional signature plantings of *Araucaria heterophylla* where appropriate.			Non Applicable. Not part of this application.
	v) Hamlet Commons Groupings of indigenous trees and shrubs such as *Eucalyptus haemastoma* (Scribbly Gum), *Glochidion ferdinandi* (Cheese Tree), *Angphora costata* (Smooth Bark Apple), *Leptospermum laevigatum* (Coastal Tea Tree) and *Banksia* varieties.	✓		Proposed planting palette is as anticipated by the Concept Plan.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	vi) Bush Corridors These will be planted with indigenous trees and shrubs to match the range of vegetation assemblages found on the adjacent contour, ranging from Narrabeen Wallarah Sheltered Forest varieties on the ridge top to Coastal Headland Complex and Coastal Sand Wallum Heath Scrub on the lower slopes adjacent to Moonee Beach.	✓		Existing heath between Hamlets 1 and 2 retained and enhanced.
	vii) Swale Landscapes Stormwater swales planted with turf and macrophytes will be located within the road verge to perform stormwater uptake and nutrient removal.	✓		Provided.
	viii) Residential Landscapes Native and exotic, salt tolerant species, such as Albizzia, Lassiandra and Frangipani will provide variety and colour within the private rear residential gardens and courtyards. Only non invasive species will be planted	✓		Proposed planting palette is as anticipated by the Concept Plan.
3.6.6	**Open Spaces and Landscape Management Plan**			
	A management plan will be prepared to address the ongoing management of the ecological, environmental and maintenance aspects relating to the public open space and Asset Protection Zones.	✓		To be provided as part of the Construction Certification process.
3.7	**Access, Parking and Circulation**			
	The objectives of The Moonee Hamlets related to access, parking and circulation are to: • Provide a co-ordinated access and circulation network designed to conveniently and safely serve the Village community in terms of:			
	- Pedestrian movement	✓		Interconnected pedestrian paths have been provided.
	- Private motor vehicles	✓		Interconnected roadways have been provided.
	- Bicycles	✓		Interconnected informal cycleways have been provided.
	- Public transport	✓		Proposed development is compatible with and accessible to the existing public transport network.

Ref	Summary Standard	Yes	No	Comment
	- Service and emergency vehicles	✓		Proposed development is as anticipated by the Concept Plan.
	- Car parking	✓		Provided through a mix of public and private parking areas.
	• 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.
	• Provide any necessary external traffic and circulation improvement works arising from the development in a co-ordinated and timely fashion.			Non Applicable
	• 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
	Parking Requirements: *Area* — *No Public Parking Spaces* Hamlet 1 — 57 Hamlet 2 — 68 General — 60	✓		Proposed development is as anticipated by the Concept Plan.
	Streets 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.	✓		Proposed development is as anticipated by the Concept Plan.
	Access Road Moonee Hamlets Village is connected to the Pacific Highway via two access roads from the: • North, via Flowers Drive via Hale Street and, Clarke Street. • South West, via Montefiore Parkway. 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.	✓		Proposed development is as anticipated by the Concept Plan.
	Main Street 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.	✓		A mixed use Main street encloses a Village Centre Common.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	Local Roads 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.	✓		Proposed development is as anticipated by the Concept Plan. Cul-de-sacs are located only in areas where slopes make through roads impractical.
	Car Courts Most dwellings will be accessed through pedestrian laneways in front and car courts in the rear of the lots. 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.	✓		Dwellings are accessed by a series of loop roads designed to meet the cross section dimensions of typical car courts.
	External Traffic Improvements The necessary external works required will be determined with the RTA and local authorities based on consultant studies. Anticipated improvements include the: • existing intersection of Montefiore Street and the Pacific Highway; and • Hale Street and Flowers Drive Intersection.			Non Applicable
	Internal Road Hierarchy 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.	✓		Proposed development follows structure outlined in the Concept Plan.
	Public Access '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. A major section of Montefiore Street is on private land. Those private sections of the road are proposed to be dedicated.	✓		Interconnected pedestrian paths and cycleways have been provided.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	Road Standards 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.	✓		Road design complies with Concept Plan.
	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.	✓		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.
	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.	✓		Proposed development is compatible with and accessible to the existing public transport network.
	Traffic Generation A traffic report by Masson Wilson Twiney is included in the Environmental Assessment for the development of the Concept Plan site.	✓		Proposed development is as anticipated by the Concept Plan.
	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.	✓		Visitor Parking is located within local streets and public car park.
	Access For People With Disabilities Provision for access for people with disabilities will be incorporated in accordance with AS 1482.1 as applicable.	✓		Proposed development is as anticipated by the Concept Plan.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	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.			Non Applicable
	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.	✓		Interconnected pedestrian paths and cycleways have been provided.
	Bicycle Parking Parking racks or bollards will be provided in appropriate places around the hamlets.	✓		Locations will be detailed in the construction certificate process.
	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.	✓		The local road system generally comprises loop roads in accordance with the Concept Plan. Trafficable widths exceed AMCORD standards.
	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.	✓		Building siting will conform to Concept Plan road layouts and WSUD initiatives.
3.8	**Ownership**			
	Land ownership categories for The Moonee Hamlets are as follows: **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.	✓		Note Proposed development is as anticipated by the Concept Plan.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	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.	✓		Proposed development is as anticipated by the Concept Plan.
	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.	✓		This area is not included in this Project application.
	Wallarah House Precinct Wallarah 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.			This area is not included in this Project application.
	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.	✓		Proposed development is as anticipated by the Concept Plan.
3.9	**Services Infrastructure**			
	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.	✓		Water supply is currently under design in consultation with the Hunter water Corporation.
	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.			Water reticulation including hydrants for bushfire fighting will be designed at the Construction Certificate Stage.
	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.			Jurisdiction for approval of the water reticulation rests with Hunter Water Corporation.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	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 t 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.	✓		The proposed application is in accordance with the Concept plan.
	WSUD in summary means: • Each road or car court will rain to a vegetated swale, which perms both stormwater attenuation and quality control function, as well as providing the main drainage conduit from top to bottom of the site; • 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). Roof stormwater lines are shown on the Schematic Utilities Services Plan.	✓		
	Stormwater Recycling 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.	✓		A roof water 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.
	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.			Design of the reticulation system will be completed as part of the construction certificate process.

Ref	Summary Standard	Yes	No	Comment
	Sewer 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. 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. Design for the trunk sewer system is currently being undertaken in consultation with the Hunter Water Corporation, who is supportive of the proposal.	✓		The proposed application is in accordance with the Concept plan. Trunk sewer services are currently being designed in consultation with the Hunter water corporation. Sewer reticulation will be designed at the construction certificate stage. Jurisdiction for approval tests rests with Hunter Water Corporation.
	Electricity 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. 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. 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). 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.	✓		The proposed application is in accordance with the Concept plan. Preliminary discussions have been held with Energy Australia. The Department of Planning have identified a zone substation in the Lower Hunter Regional Plan. 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.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
3.10	**Built Form**			
	Objectives 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:			
	• 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;	✓		Proposed development is as anticipated by the Concept Plan.
	• recognise that the built form takes its cues from the existing village;	✓		Proposed development follows guidelines from Concept Plan with limited height and pitched roofs.
	• acknowledge and enhance the prominent visual relationship of the site to the coast and its environs;	✓		Proposed development is as anticipated by the Concept Plan.
	• provide a vision for the future built character of The Moonee Hamlets;	✓		Proposed development sets the stage for the overall vision of The Moonee Hamlets.
	• establish principles of building arrangements and envelopes and their relationships to site features, adjacent development, and the public domain;	✓		Proposed development is designed in keeping with its site and location per Concept Plan.
	• acknowledge and enhance the existing structure of the Catherine Hill Bay Village and its relationship to the coast and surrounding bushland; and	✓		Proposed development follows footprint established by the Concept Plan.
	• ensure the scale and appearance of the future built character is consistent with that of the existing village.	✓		Proposed development follows the image suggested by the Concept Plan to ensure that new development is compatible with the existing village.

Ref	Summary Standard	Yes	No	Comment
	Streetscape And Public Domain Character The vision for The Moonee Hamlets Village is a:			
	• cohesive small scale building context in a natural setting visually dominated by the landscape;	✓		Proposed development is as anticipated by the Concept Plan.
	• streetscape of one and two storey structures that generally address the street with verandas and low height street front elements;	✓		A cohesive street scape development is provided.
	• mixed use main street where shops have articulated facades to the street;	✓		A mixed use main street with a variety of shops has been provided.
	• public domain formed by rectilinear built forms with simple geometric roofs and linear ridge lines; and	✓		The public domain is defined by regular building forms and consistent roof ridge lines.
	• 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 over the Bin Building to the ocean.
	Crime Prevention Through Environmental Design 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:	✓		Proposed development is as anticipated by the Concept Plan.
	Surveillance 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.	✓		Proposed development is as anticipated by the Concept Plan.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	Access Control Dwellings will have their own locks and security facilities. Dwellings will be located in clusters along car courts which will provide s sense of community 'ownership' and surveillance of these access points.	✓		Proposed development is as anticipated by the Concept Plan.
	Territorial Reinforcement There is clear delineation between private and public domains. Each lot will be clearly defined by planting and/or low height fencing in contract 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.	✓		Proposed development is as anticipated by the Concept Plan.
	Space Management and Maintenance 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.	✓		Proposed development is as anticipated by the Concept Plan.
	Building Types The following residential building types will be built in The Moonee Hamlets Village responding to different locations, market sectors and lifestyles:	✓		Note
	• **Single Houses** Single dwellings, with gardens in a visual setting dominated by landscape provide the majority of residential development. 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.	✓		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.
	• **Courtyard Houses** Small scale single storey attached residential dwellings with courtyard gardens form a precinct in the Village Centre. These dwellings, located in the Village Centre, are built around landscaped walled courts allowing for a true indoor/outdoor living experience. Courtyard houses feature large sliding glass walls that allow the main living spaces to flow out into the courtyard. 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.	✓		Courtyard houses follow plan proposed in the Concept Plan with living spaces opening onto a courtyard that is connected to a larger neighbourhood open space.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	• **Mixed Use Shop-Top Dwellings** 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. Each shop-top dwelling will have an upper level verandah for dining and relaxing while looking out over the Village Centre Common.	✓		Shop-top buildings are limited to the main street and provide a variety of architectural expressions yet providing a consistent architectural image. Shop-top dwellings have verandahs.
	Building Height 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.			Note
	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.	✓		Proposed development is as anticipated by the Concept Plan with single story buildings surrounding a main street with two storey buildings.
	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.			Non Applicable
	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.	✓		Proposed development is as anticipated by the Concept Plan.
	Solar Access, Light and Privacy 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.	✓		Proposed development will comply with the provisions of BASIX.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	Mass and Proportion Objectives:			
	• To ensure the scale of new development is compatible with existing village structures.	✓		Scale of proposed development is as anticipated by the Concept Plan and limited to two storeys.
	• To provide for a viable pedestrian streetscape framing view corridors and allowing breezes through.	✓		An articulated and lively pedestrian environment of open and interconnected paths has been provided.
	• 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:			
	• To enable the natural environment to visually dominate The Moonee Hamlets.	✓		Roof lines are fragmented allowing the natural features of the site to dominate.
	• To minimise the visual prominence of roofs being overlooked by residents at higher elevations.	✓		Low rise development limits any overlooking.
	• To provide an articulated skyline to the village from distant viewpoints.	✓		Roof lines are fragmented allowing the natural features of the site to dominate.
	• 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.
	• 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.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	• 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: • To enrich the streetscape in detail.	✓		Building forms are broken into smaller volumes with individually articulated facades.
	• 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.
	• 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.
	Address The Public Way Objectives: • 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.
	Setbacks Objectives: • 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.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	Colour and Light Objectives: • 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.
	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**			
	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.			Note
	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: • '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).			Note
	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.			Note
	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.			This precinct is not included in this Project Application.
	The Colliery Railway line corridor and any remains are to be conserved, and will be interpreted as an extension of the Coal Loader Jetty.			This precinct is not included in this Project Application.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	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.			This precinct is not included in this Project Application.
	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: • South along Flowers Drive; and • North and South from the intersection of Montefiore and Clarke Streets.			This precinct is not included in this Project Application.
	The Concept Plan expands the view cartilage of 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.			This precinct is not included in this Project Application.
	Proposed architectural design will be contemporary and not attempt to imitate existing structures.			This precinct is not included in this Project Application.
3.12	**Community Facilities**			
	The Moonee Hamlets community facilities in this plan are proposed to be: **Open Space and Recreation** 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.			This precinct is not included in this Project Application.
	An open space network will be provided within The Moonee Hamlets Concept Plan. These spaces range from a Village Green to neighbourhood parks.	✓		Proposed palette is as anticipated by the Concept Plan

Ref	Summary Standard	Yes	No	Comment
	The Village Green is sized to enable informal Community activities.	✓		This precinct is not included in this Project Application.
	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.	✓		Proposed pathways is as anticipated by the Concept Plan
	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.	✓		Proposed walking trails is as anticipated by the Concept Plan
	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 for 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.	✓		A Village centre has been proposed as suggested.
	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.			Note
3.13	**Environmental Sustainability**			
	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:			Note
	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.	✓		Proposed Development is as anticipated by the Concept Plan.

Ref	Summary Standard	Yes	No	Comment
	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.			
	2. Intergenerational equity 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. 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.	✓		Proposed Development is as anticipated by the Concept Plan.
	3. Conservation of biodiversity and ecological integrity 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. Within the area to be developed, wherever possible, natural vegetation will be restored on the site in such 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. Stormwater will be carefully managed to match predevelopment 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.	✓		Proposed Development is as anticipated by the Concept Plan.

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	4. The valuation principle 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. **ESD Initiatives** The following ESD opportunities and initiatives are intended to be implemented:	✓		Proposed Development is as anticipated by the Concept Plan.
	• The street pattern is to maximise solar access.	✓		Streets and car courts allow for north/south orientation of most dwellings.
	• Priority in planning is weighed to pedestrian and cycle permeability and public transport.	✓		Pedestrian and cycle paths are provided.
	• All major destinations, such as the Village Centre and Village Green are located with easy access to a bus route.	✓		Proposed Development is as anticipated by the Concept Plan.
	• A comprehensive pedestrian/cycleway network provides safe and convenient and attractive links between facilities.	✓		Pedestrian and cycle paths are provided.
	• Deciduous trees and shrubs are proposed to the North of internal and external living spaces to maximise solar and light availability in winter.	✓		Provided where appropriate.
	• The North and East orientation and slope provides access to sea breezes.	✓		Proposed development is as anticipated by the Concept Plan.
	• The street pattern provides breeze (and view) corridors to inner areas of the site, maximising opportunities for natural ventilation.	✓		Proposed development provides open ended streets to allow views and breezes.
	• The proposed built form controls are formulated to ensure a minimum three hours solar access every day of the year to the main living areas of the house.	✓		Proposed development will comply with provisions of BASIX.
	• The high landscape to building ratio will increase filtration and reduce stormwater runoff.	✓		Provided

Ref	*Summary Standard*	*Yes*	*No*	*Comment*
	• An extensive portion of existing spoiled area will be revegetated in native species.	✓		Proposed development is as anticipated by the Concept Plan.
	• Hardstand areas, roads and other impervious surfaces are minimised by adapting AMCORD minimum road / shareway standards.	✓		Proposed development is as anticipated by the Concept Plan.
	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.			Non Applicable
	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.			Non Applicable
	Hazardous materials have been removed and demolition/removal of mine infrastructure continues.			Non Applicable
	The site will be remediated as necessary to residential standards and verified by certification.			

8.0 COASTAL DESIGN POLICY GUIDELINES SEPP 71

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 character of the settlement	Buildings are in keeping with the desired character of the overall 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: • 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.	Development is consistent with existing building typology.

Create a public interface to the site and ensure development does not degrade the public nature of the site by: • Reinforcing public and active uses • Setting development back to ensure public open spaces • Ensure building edges adjoining public spaces reinforce public uses.	Provided in specific building plans by ground level entries, street articulation and active building interface areas.
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.
Minimise building footprints and heights and manage servicing so as not to adversely impact foreshore ecologies.	Not Applicable.
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.

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 lower along the immediate coastal edge.
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 and retained.
Create a public interface to the street by: • 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 and shop-top footprints. Car courts are provided where practical.

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.	Provided in specific building plans by ground level entries, street articulation and active retail/commercial interface areas in conjunction with residential dwellings to create a mixed use district.
Encourage block edge, street aligned buildings with consistent setbacks.	Consistent setbacks and form applied.

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 and shop-top footprints. Car courts are provided where practical.
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.	Principal streets maintain view corridors to the sea and to principal open spaces and significant (Bin Building) structures.
Activate the main street with GF uses such as retail, café etc.	Provided in specific building plans by ground level entries, street articulation and active retail/commercial interface areas with public ways such as cafés, fish & chip shops, craft shops and other small scale retail shops.
Minimise on-grade car related uses on the street front.	No car related uses are proposed.
Plan buildings within the streetscape built form design.	Buildings are proposed in conjunction with the overall streetscape image.
Reinforce the streetscape with well articulated building elevations consistent in scale, proportion and detail.	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.
Ensure new buildings contribute to the amenity of public open spaces.	Provided in specific building plans by ground level entries, street articulation and active retail/commercial interface areas with public ways such as a café, fish & chip shop, craft shop and other small scale retail shops.

PRINCIPLE 8 : Heritage/Significant Elements

Development adjacent to heritage items should respond to heritage protection controls.	Development will comply with heritage controls.

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	The site is bounded by streets to the west and southwest, the Pacific Ocean to the East, the bush corridor to the South; and the Wallarah House Precinct and Park to the North. The site is located at Moonee Head. The site is identified as Hamlet 1. The development of Hamlet 1 has been designed in association with the design of hamlet 2 to ensure an integrated design solution. Adjacent sites have been master planned and are indicated in the Concept Plan.
ACCESS, TRANSPORT & TRAFFIC	Vehicular access to the site is from hale Street and Montefiore street. Parking is provided on individual lots for all residents. Some visitor parking is also provided on lots where area permits. The design of the buildings are consistent with the Concept Plan.
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	Impact on heritage items in the development area is addressed in the Concept Plan.
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	The buildings will meet BASIX requirements. 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.
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	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. Vehicles belonging to workers engaged on the site will be required to be parked within designated areas within the Moonee Hamlets site.
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, Zincalume	Dulux 'Antique White USA' 73412, Dulux 'Vivid White' PW1.H9	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓
Gutters/RWPs	Half round zincalume/ 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

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 for Public Areas

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 34 individual land lots
- Allow a further land subdivision of up to 8 land lots
- Allow a maximum of 30 strata 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 twenty nine(29) freestanding houses.
- Construct sixteen(16) courtyard type houses.
- Construct twenty five(25) terrace and shoptop dwellings.
- Construct a maximum of 1800sqm of commercial/retail space.
- Construct a floor to the existing Bin Building including balustrade and pergolas.
- Relocate the existing Managers House.
- Construct an on grade carpark for 60 cars.
- 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 46 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 30 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: a.) Strategic justification for the project;	EA s. 3 EA s. 3.1	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan 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 s2.2	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;	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
b.) Identifying that adequate water supply is available for bushfire suppression operations;	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
c.) Identifying all necessary augumentation 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	See civils PA's See civils PAs	EA Appendix 4 - Design Plans	EA s.7	Moonee Civil works EA	Moonee Civil works EA
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.	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): a.) Sustainable water measures(such as on site stormwater detention, water sensitive urban design measures, and water recycling);	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
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: a.) Restrict access to and future mining of remnant coal resources at CHB and particularly below the Gwandalan site; and	EA 2.4 EA 6.5	Concept Plan EA	Concept Plan EA	Concept Plan EA	Concept Plan EA
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	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 *RTA Guide to Traffic Generating Developments* 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) 95th 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 o 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

WT PARTNERSHIP

15 August 2007

Rose Pty Ltd
51 Riley Street
WOOLOOMOOLOO NSW 2011

ATTENTION: NICK JACKMAN

Dear Sir

RE: **CATHERINE HILL BAY**
DIRECTOR GENERAL'S REQUIREMENTS
VILLAGE CENTRE PRECINCT – HAMLET 1

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 – Village Centre Precinct – Hamlet 1 for this proposal and we advise you that the estimated cost at rates current in August 2007 is $33,000,000 (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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Brunei – Damit & Chng Partnership

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 1
Subdivision of Lot [insert] in DP 270[insert]
Precinct Management Statement

DRAFT

© Corrs Chambers Westgarth

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DRAFT

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.

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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;

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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;

DRAFT

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

DRAFT

(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 I 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.

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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.

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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.

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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:

DRAFT

(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

DRAFT

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

DRAFT

(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.

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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;

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(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.

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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.

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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:

DRAFT

(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.

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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

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INSERT CONCEPT PLAN

DRAFT

INSERT SERVICES PLAN

DRAFT

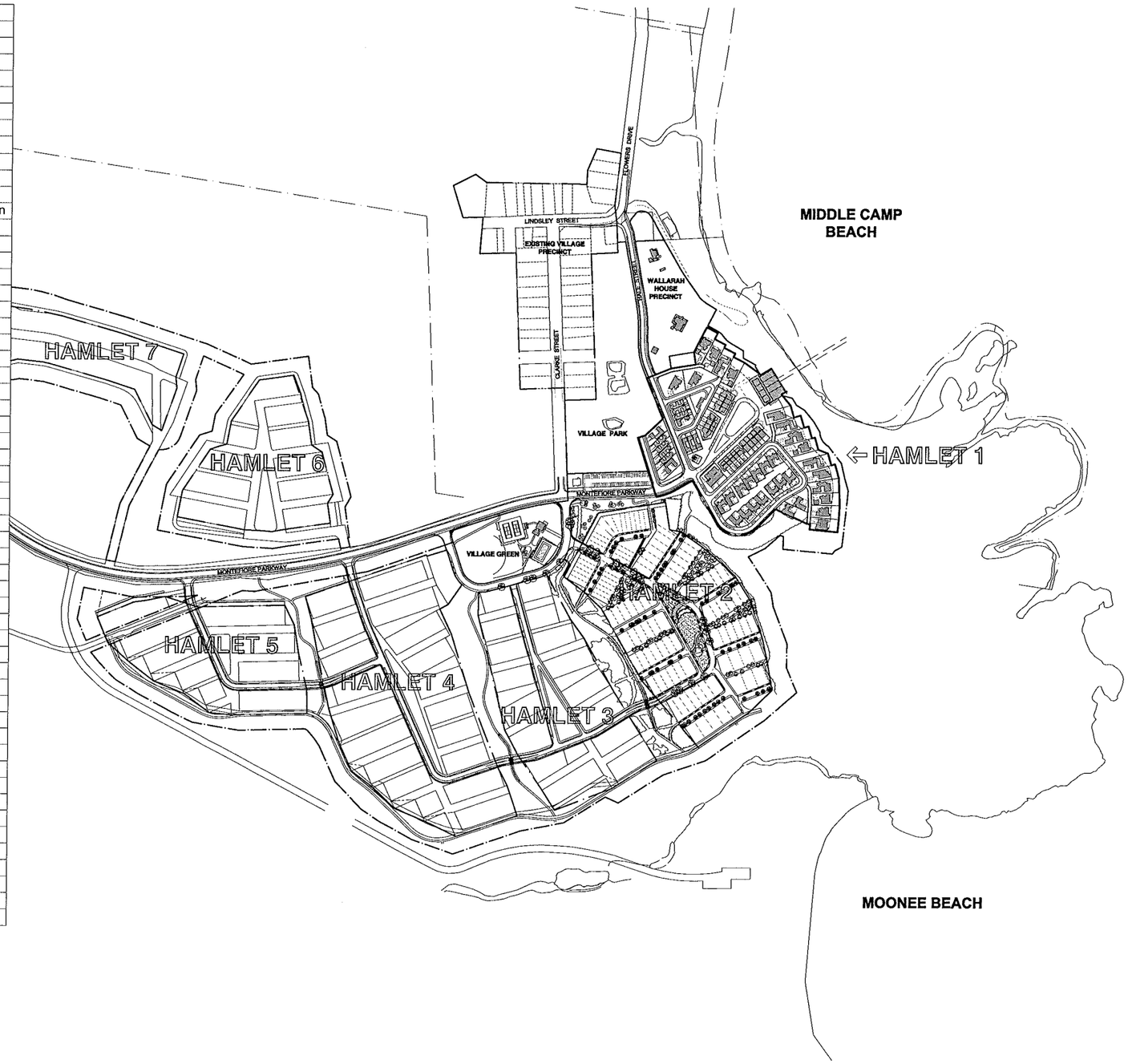
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CATHERINE HILL BAY, NSW

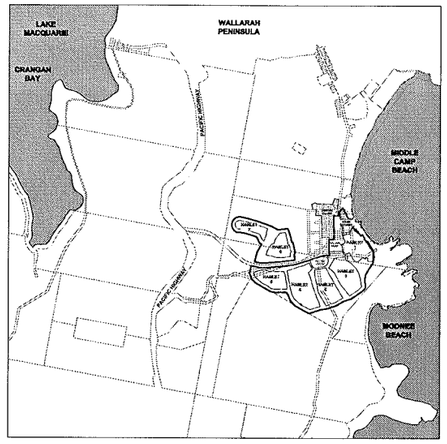
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LOCATION PLAN



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

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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Project	Hamlet 1	Title	Development Plan		
	Project Application	Date	27 June 2007	Dr/Ch	MS/
Client	Rose Property Group Pty Ltd	Drwg No	07020 H1 000	Issue	C

WALLARAH HOUSE

WALLARAH HOUSE PRECINCT

EXCLUDED SITE

TYPE B

TYPE D

TYPE E

VCB 4 (INTO BDNG)

VCB 3

VCB 2

VCB 1

Bin Building Pending Station

Jetty alignment unknown

A H1-002

B H1-002

Proposed New Access Road

CLARKE STREET

VILLAGE PARK

RELOCATION OF MANAGERS HOUSE

PARKING (60 SPACES)

MONTEFIORE PARKWAY

H1-003

EXCLUDED SITE

MANAGED BUSHLAND CORRIDOR (COMMUNITY TITLED) MANAGEMENT

HAMLET 2

DEVELOPMENT DEDICATION LINE

TYPE A

TYPE C

TYPE F

GYM 1

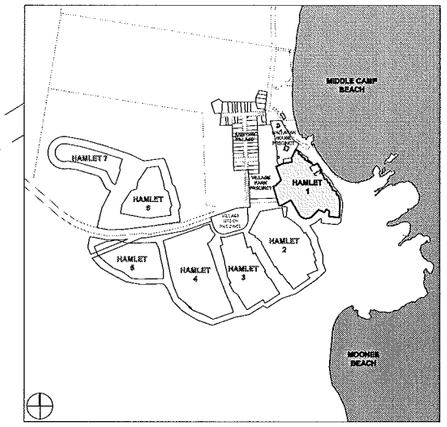
GYM 2

GYM 3

CH01

CH02

LOCATION PLAN



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

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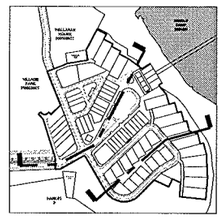
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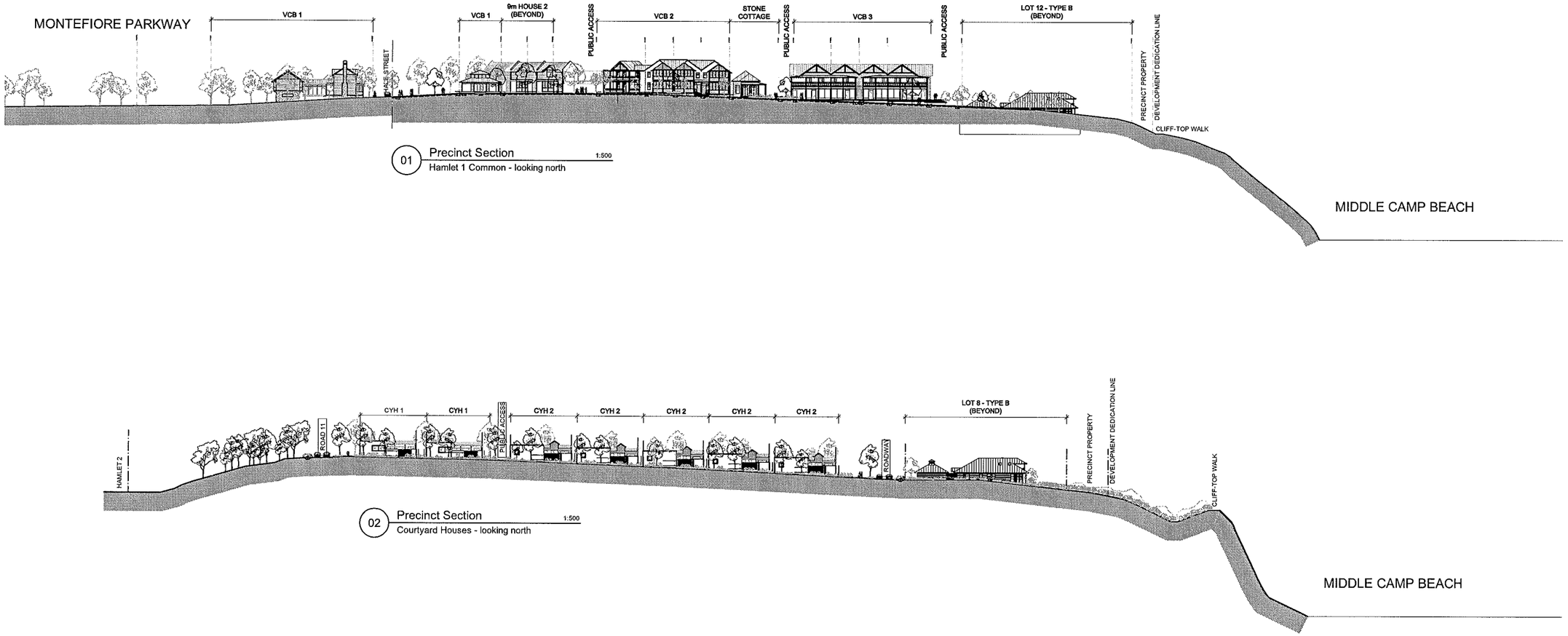
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	Precinct Plan
Date	4 June 2007
Dwg No	07020 H1 001
Dr/Ch	ADC/
Issue	C

HAMLET 1 - KEY PLAN





01 Precinct Section 1:500
Hamlet 1 Common - looking north

02 Precinct Section 1:500
Courtyard Houses - looking north

Date	Amendment	Issue
02.08.07	Issued For Project Application	C

Notes

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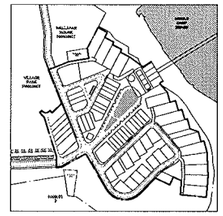
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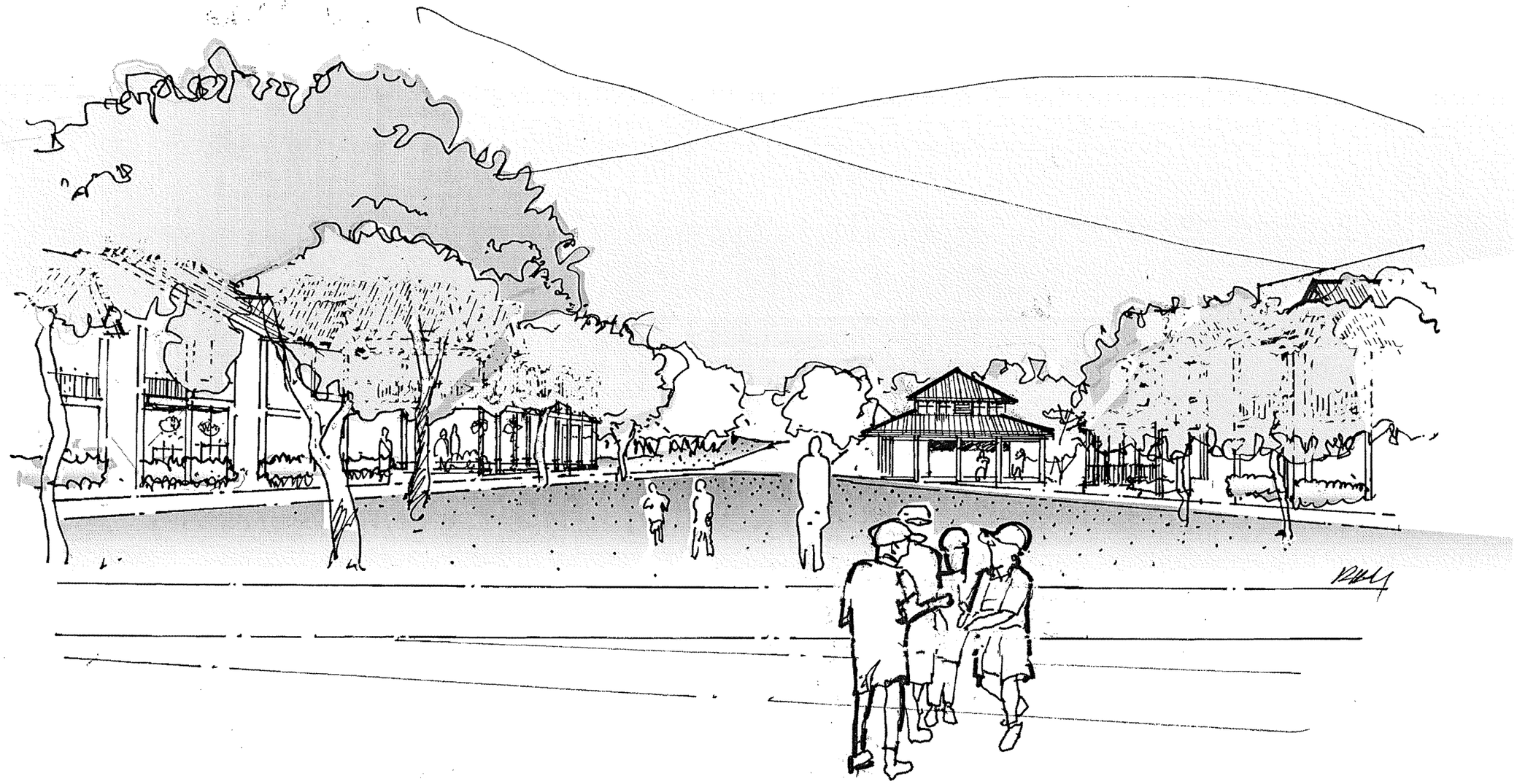
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd
Title	Precinct Sections
Date	26 July 2007 Dr/Ch XXXX
Dwg No	07020 H1 002 Issue C

HAMLET 1 - KEY PLAN





View West across Hamlet 1 Common towards VCB 1

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.

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Date	Amendment	Issue
02.08.07	Issued For Project Application	C

ROSE
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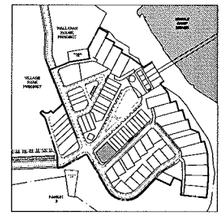
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	Precinct Image No.1		
Date	26 July 2007	Dr/Ch	DN/
Dwg No	07020 H1 003	Issue	C

HAMLET 1 - KEY PLAN



VCB 7 Verandah looking East towards the Bin Building

Date	Amendment	Issue
02.08.07	Issued For Project Application	C

Notes

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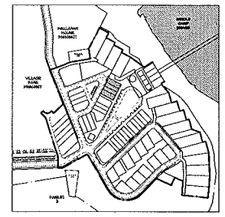
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd
Title	Precinct Image No. 2
Date	26 July 2007
Drwg No	07020 H1 004
Issue	C

HAMLET 1 - KEY PLAN



VCB 3 Verandah looking West past the Stone Cottage through to Hamlet 1 Common

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Date	Amendment	Issue
02.08.07	Issued For Project Application	C

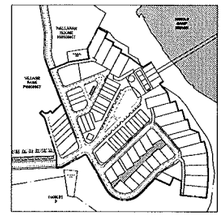
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Client	Rose Property Group Pty Ltd
Title	Precinct Image No.3
Date	26 July 2007
Drg No	07020 H1 005
Dr/Ch	DN/
Issue	C

HAMLET 1 - KEY PLAN



View between Hamlet 1 Courtyard Houses towards the Pacific Ocean

Date	Amendment	Issue
02.08.07	Issued For Project Application	C

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Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd
Title	Precinct Image No.4
Date	26 July 2007
Drwg No	07020 H1 006
Dn/Ch	
Issue	C



01 21 June - Mid Winter - 9:00 am

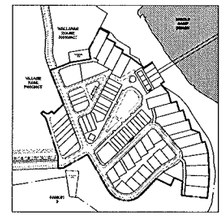


02 21 June - Mid Winter - 12:00 pm



03 21 June - Mid Winter - 3:00 pm

HAMLET 1 - KEY PLAN



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

Notes

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PRELIMINARY not for Construction

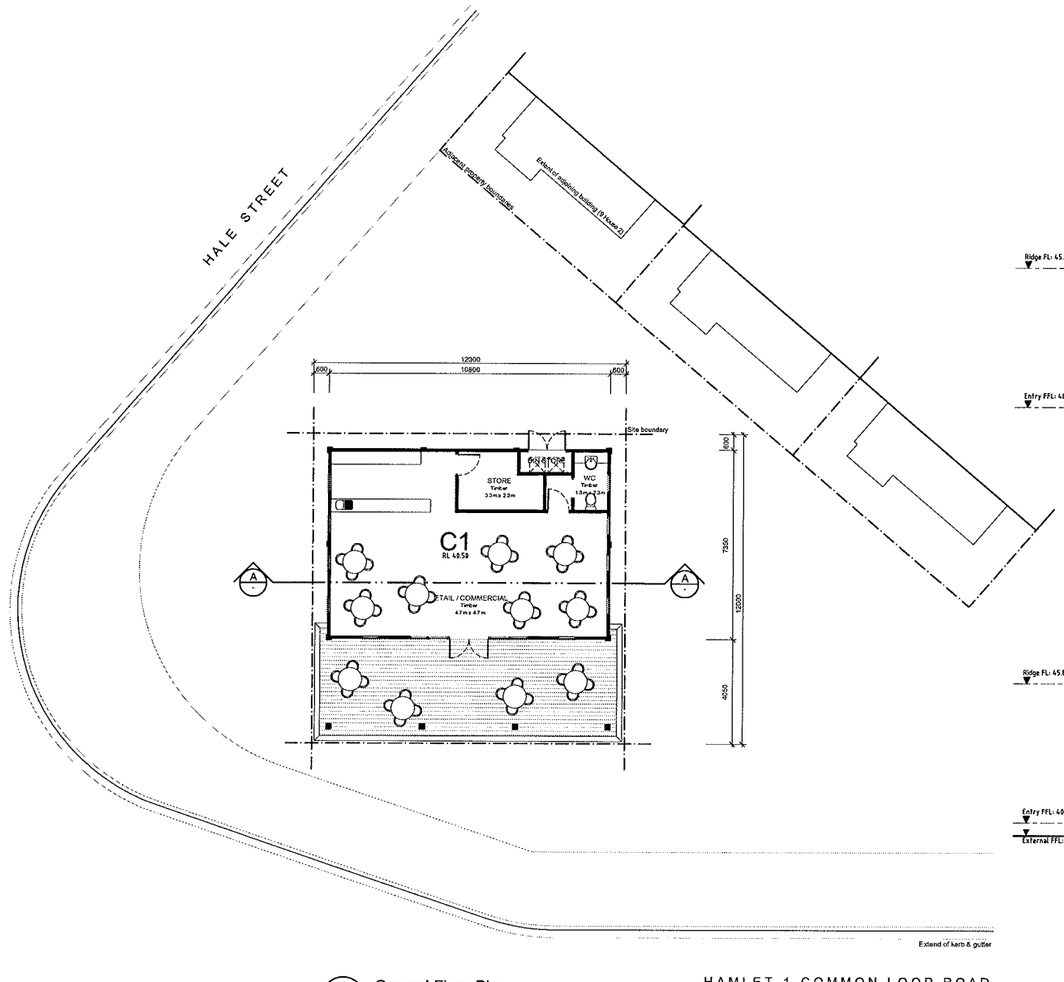
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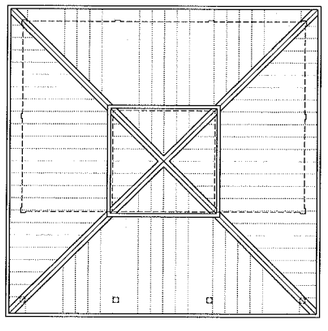
Project: Hamlet 1
Project: Project Application
Client: Rose Property Group Pty Ltd

Title: Shadow Diagrams
Mid Winter 21st June
Date: 23 July 2007 Dr/Ch PA/
Drwg No: 07020 H1 007 Issue C

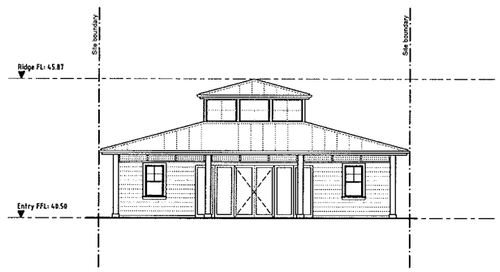


01 Ground Floor Plan

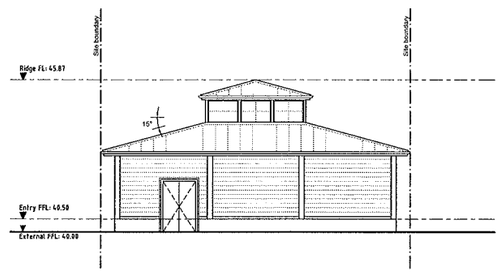
HAMLET 1 COMMON LOOP ROAD



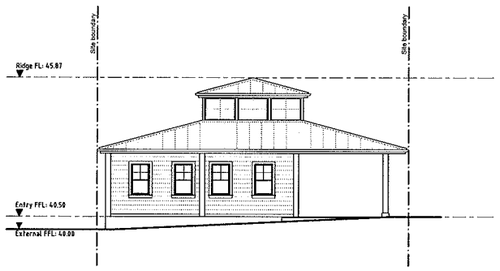
02 Roof Plan



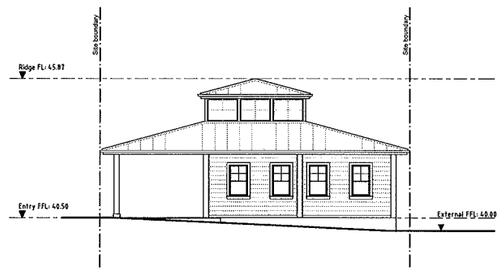
03 Front Elevation
South East



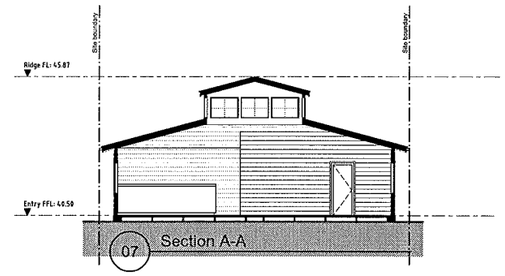
04 Rear Elevation
North West



05 Side Elevation
South West

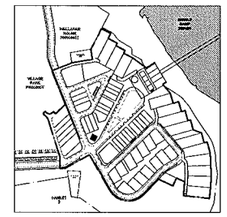


06 Side Elevation
North East



07 Section A-A

HAMLET 1 - KEY PLAN



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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

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

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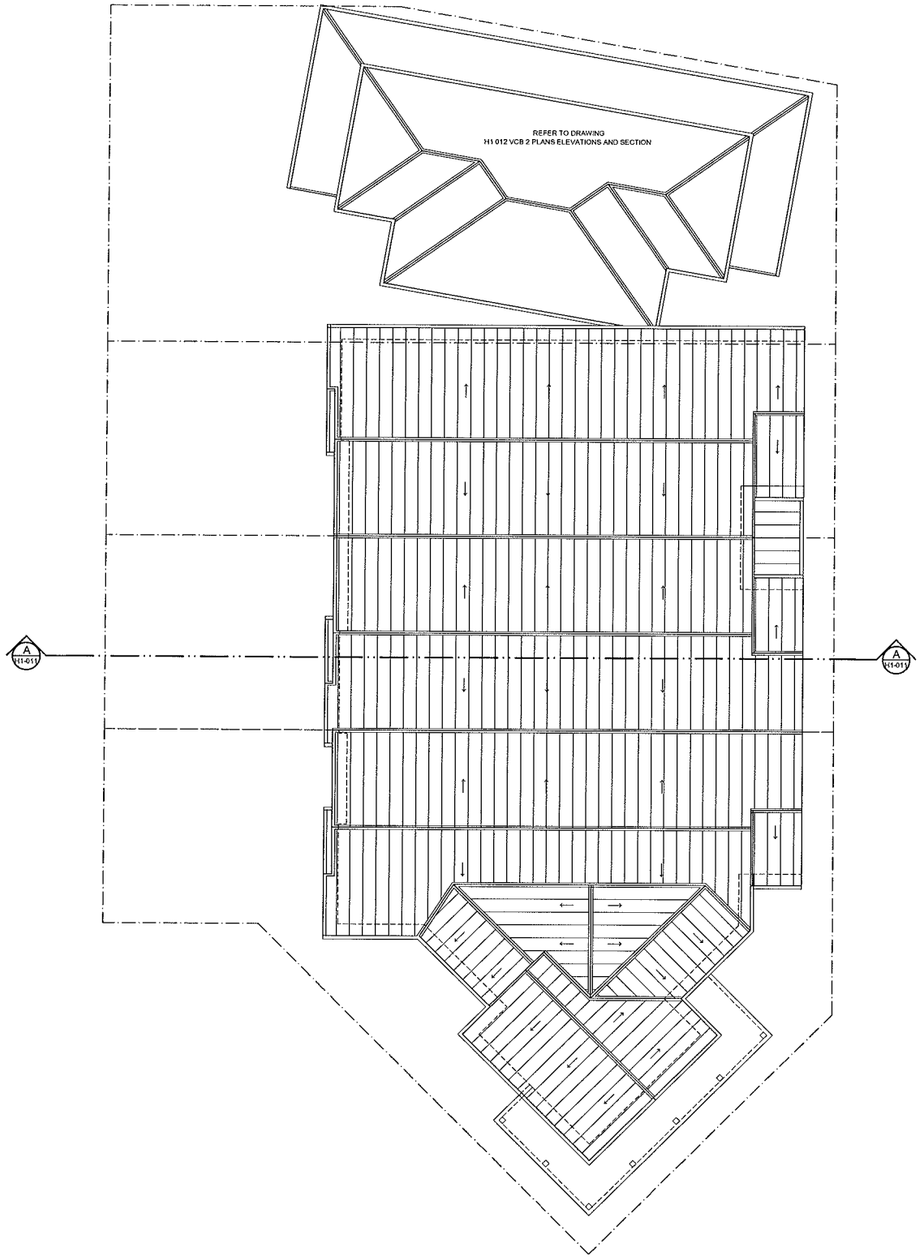
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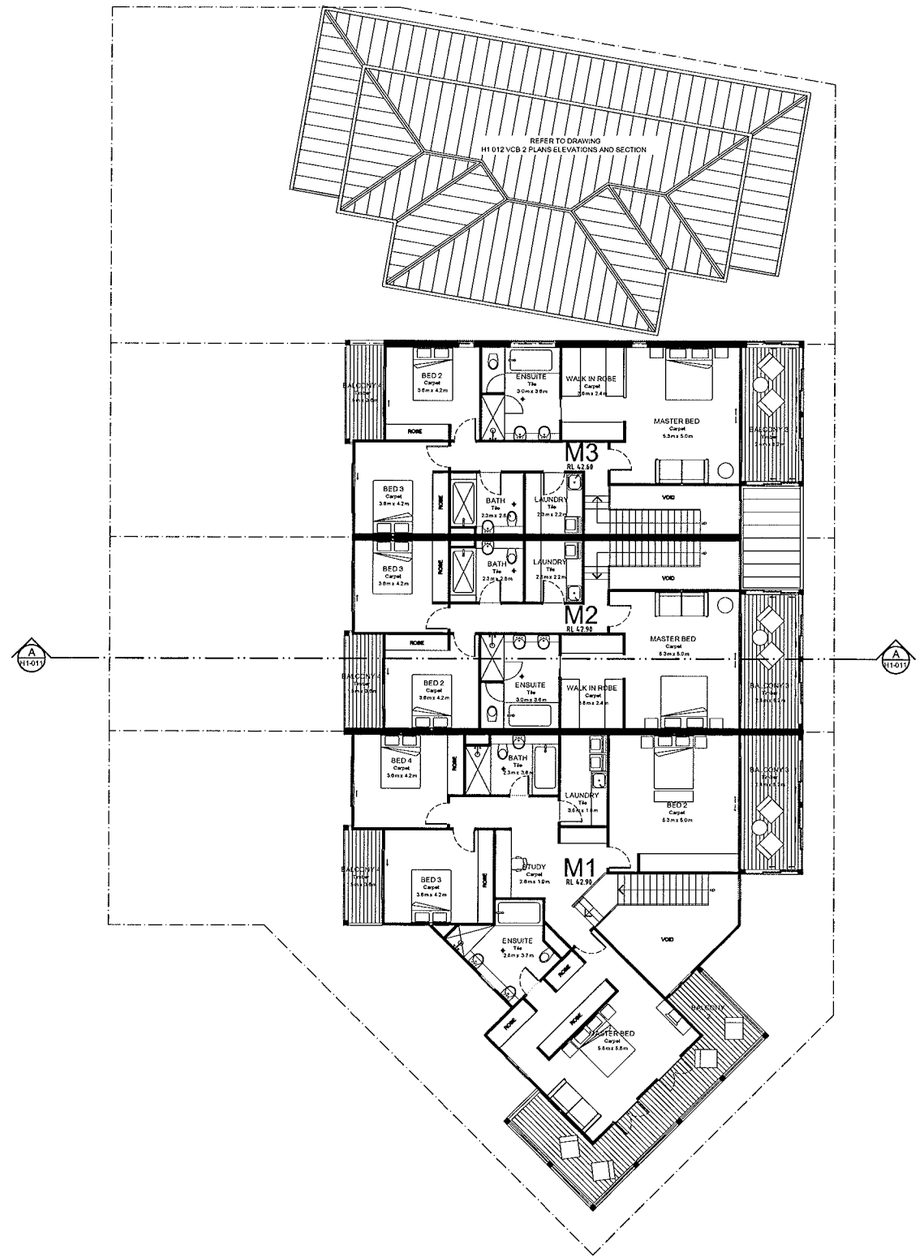
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 1 - Cafe Building Plans Elevations and Sections
Date	27 June 2007
Dwg No	07020 H1 008
Drn/Ch	PA/
Issue	C

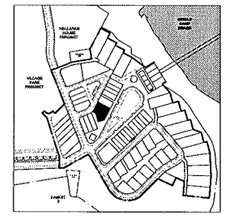


01 Roof Plan



02 First Floor Plan

HAMLET 1 - KEY PLAN



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

0 1 2 3 4 5m 1:100 @ B1

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

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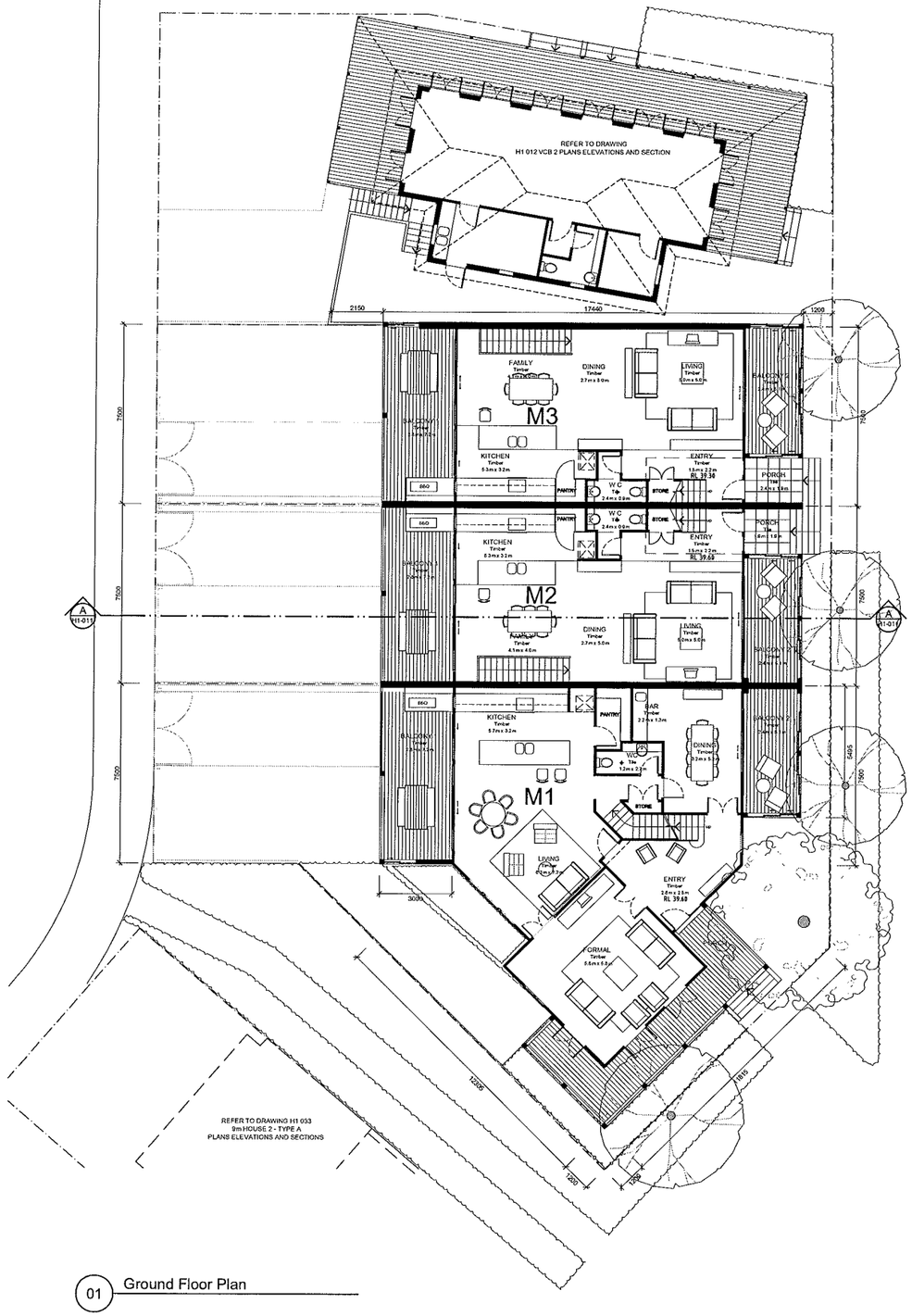
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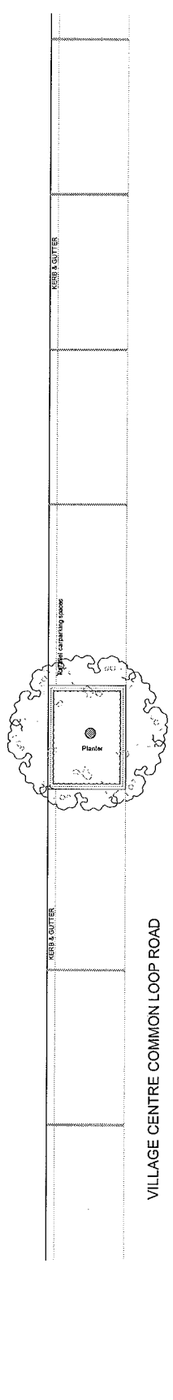
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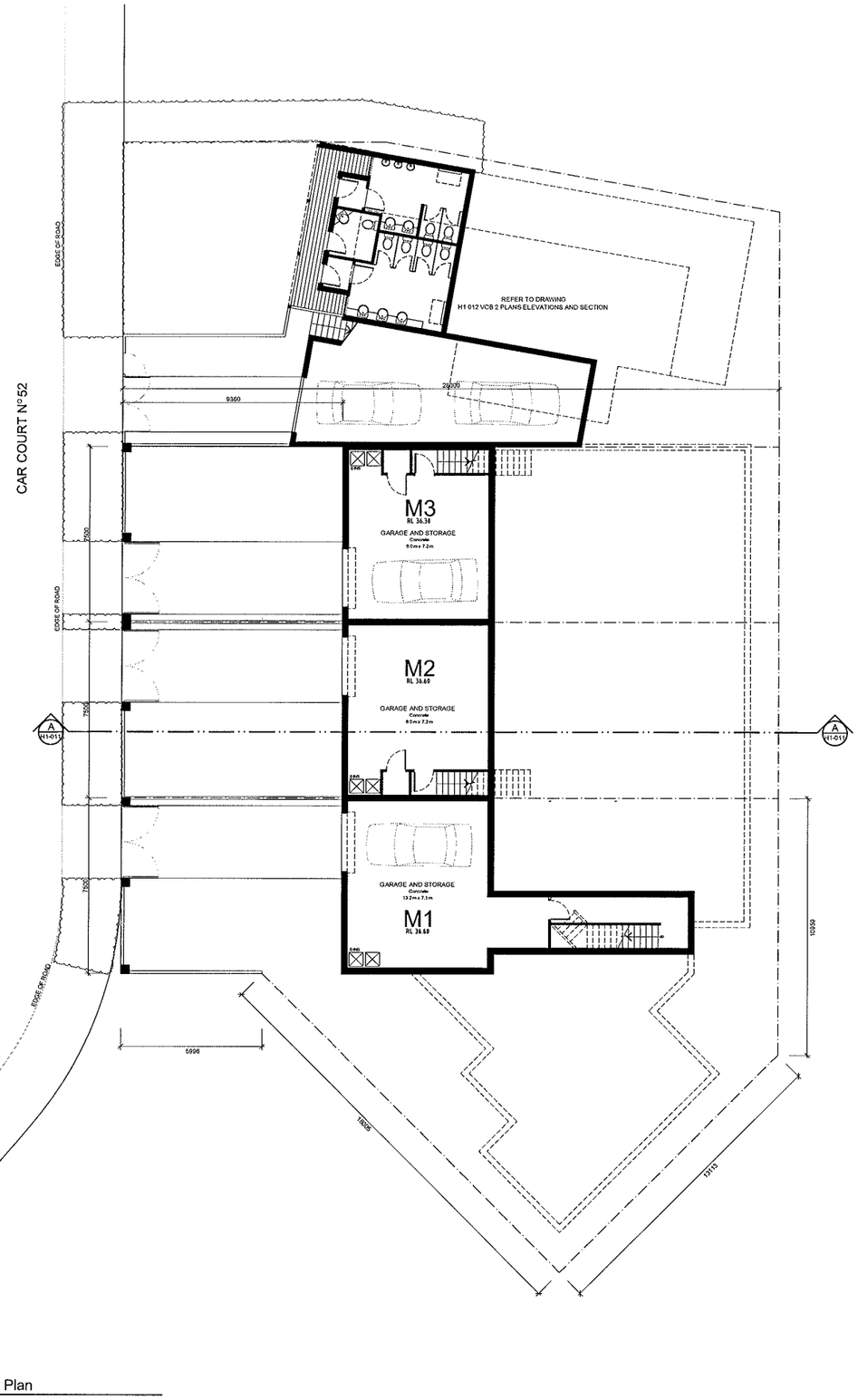
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 2 - Residential/Commercial Roof and First Floor Plans
Date	27 June 2007 Dn/Ch PA/
Dwg No	07020 H1 009 Issue C



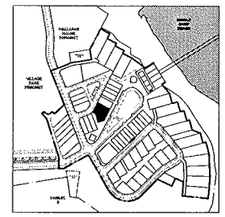
01 Ground Floor Plan





02 Basement Plan

HAMLET 1 - KEY PLAN



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
BALLUSTRADE AND VERANDAH	PAINTED TIMBER
SHUTTERS	PAINTED TIMBER OR POWDERCOATED ALUMINIUM
GUTTERS AND DOWNPIPES	COLORBOND STEEL
PODIUM	SELECT STONE FINISH

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

02.08.07	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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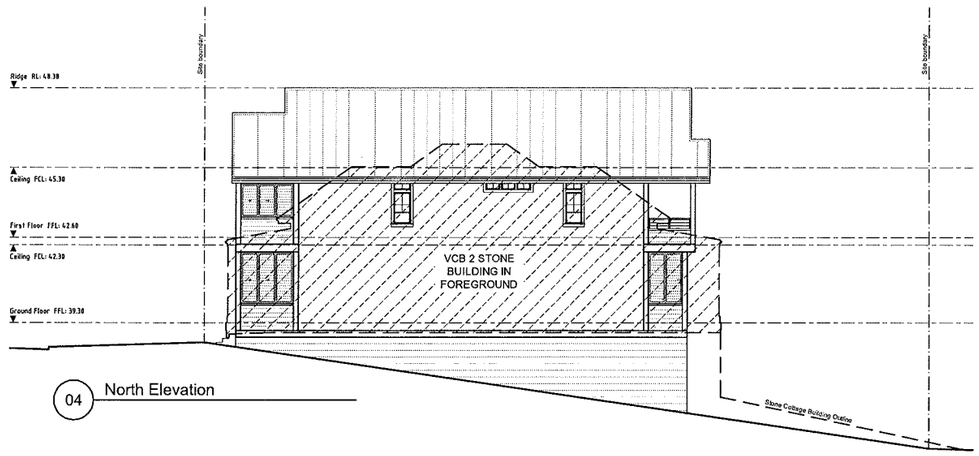
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 2 - Residential/Commercial Ground and Basement Floor Plans		
Date	27 June 2007	Dr/Ch	PA/
Dwg No	07020 H1 010	Issue	C

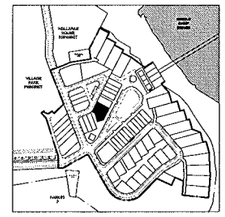


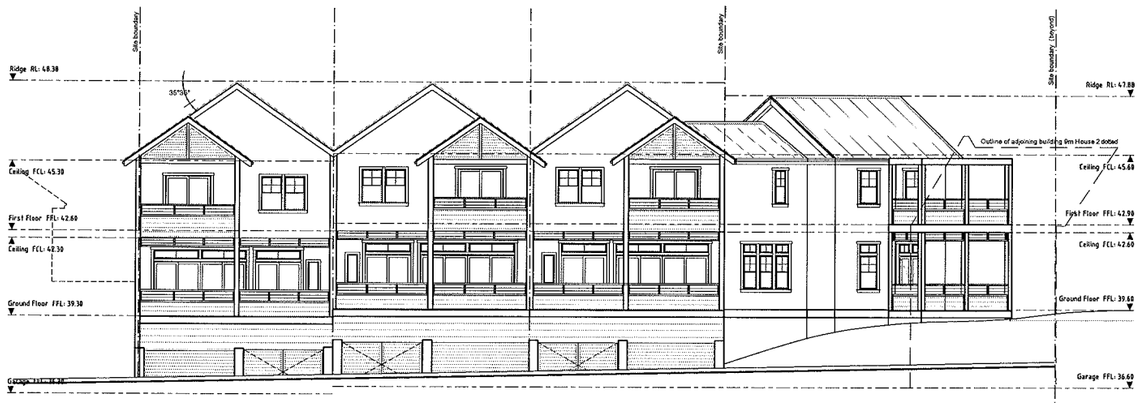
01 East Elevation



04 North Elevation

HAMLET 1 - KEY PLAN

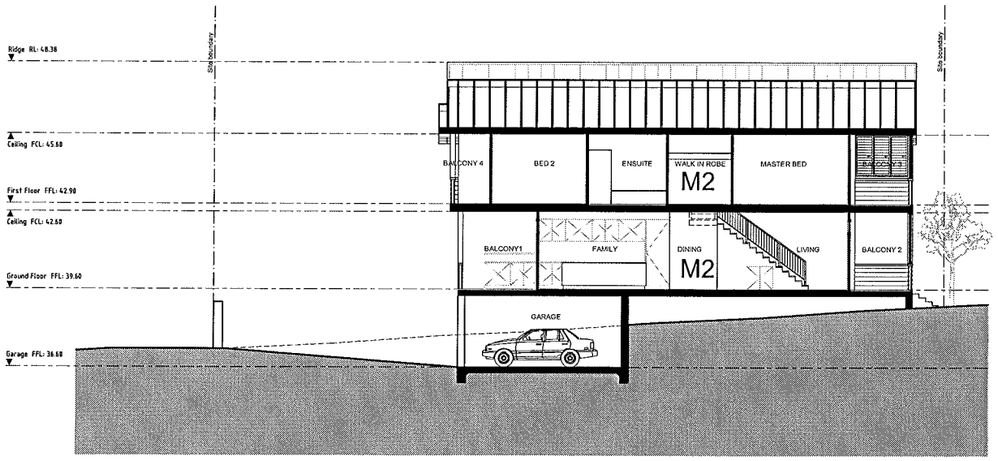




03 West Elevation
As viewed from Car Court 52



02 South Elevation



05 Section AA

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

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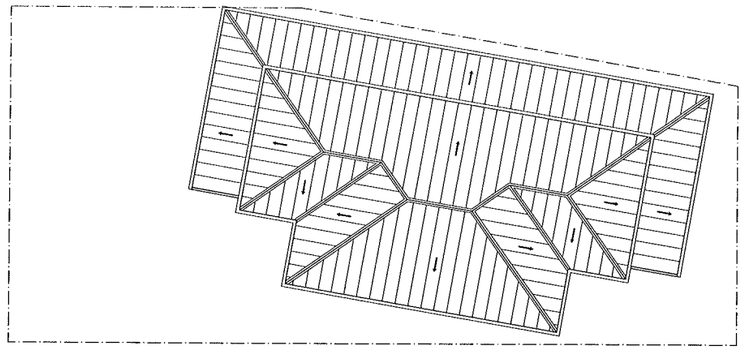
PRELIMINARY not for Construction

0 1 2 3 4 5m 1:100 @ B1

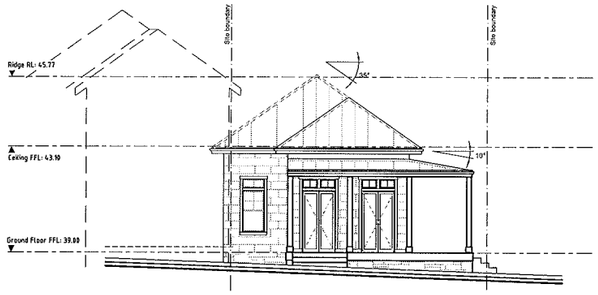
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

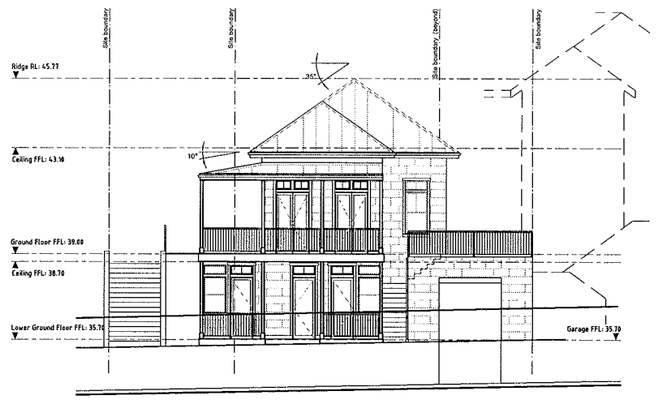
Title	VCB 2 - Residential Townhouses Elevations and Sections		
Date	27 June 2007	Drn/Ch	PA/
Drwg No	07020 H1 011	Issue	C



01 Roof Plan

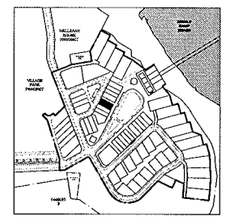


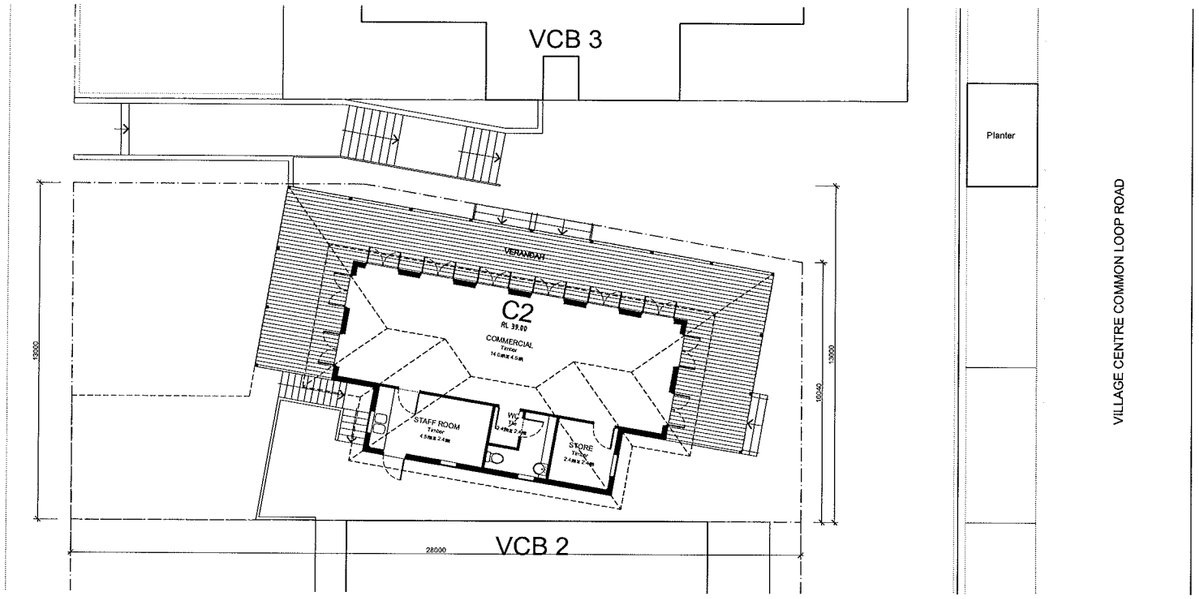
04 South East Elevation



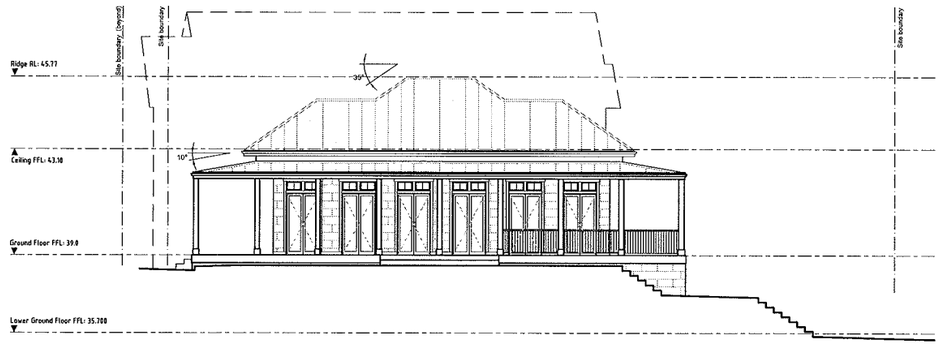
05 North West Elevation

HAMLET 1 - KEY PLAN

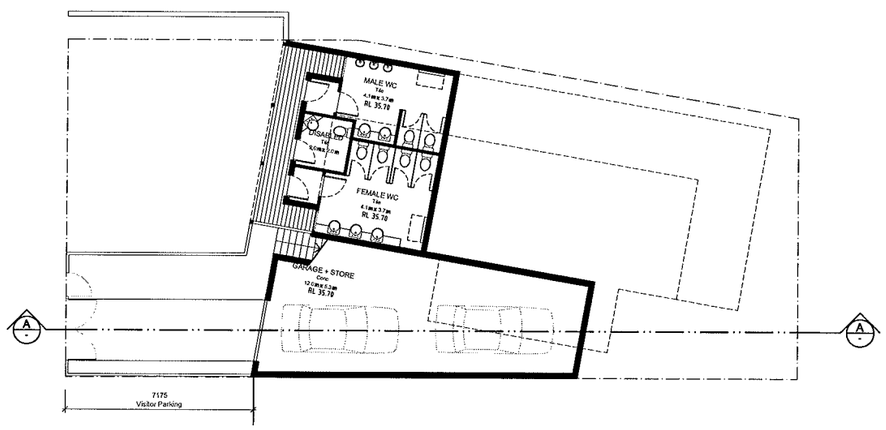




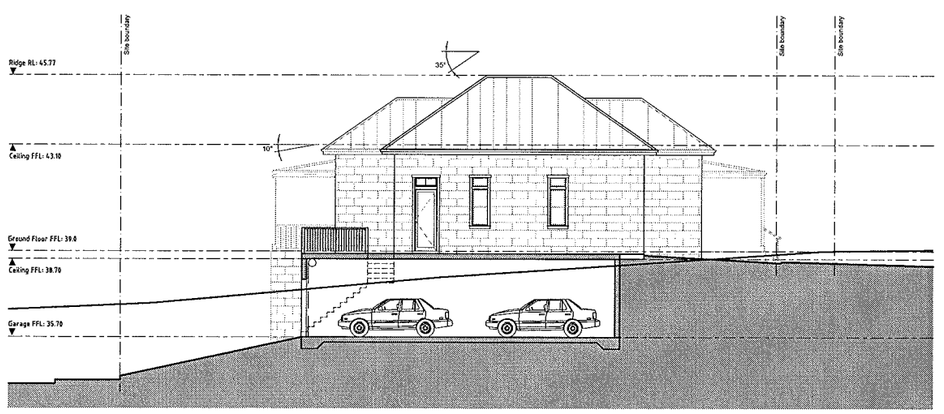
02 Ground Floor Plan



06 North East Elevation



03 Lower Ground Floor Plan



07 South West Elevation
Section AA

ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR
	TIMBER SHINGLES
WALLS	RENDERED AND PAINTED FC CLADDING OR
	CUT STONE
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

Date	Amendment	Issue
02.08.07	Issued For Project Application	C
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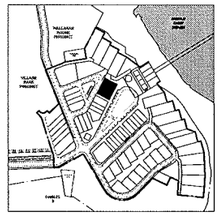
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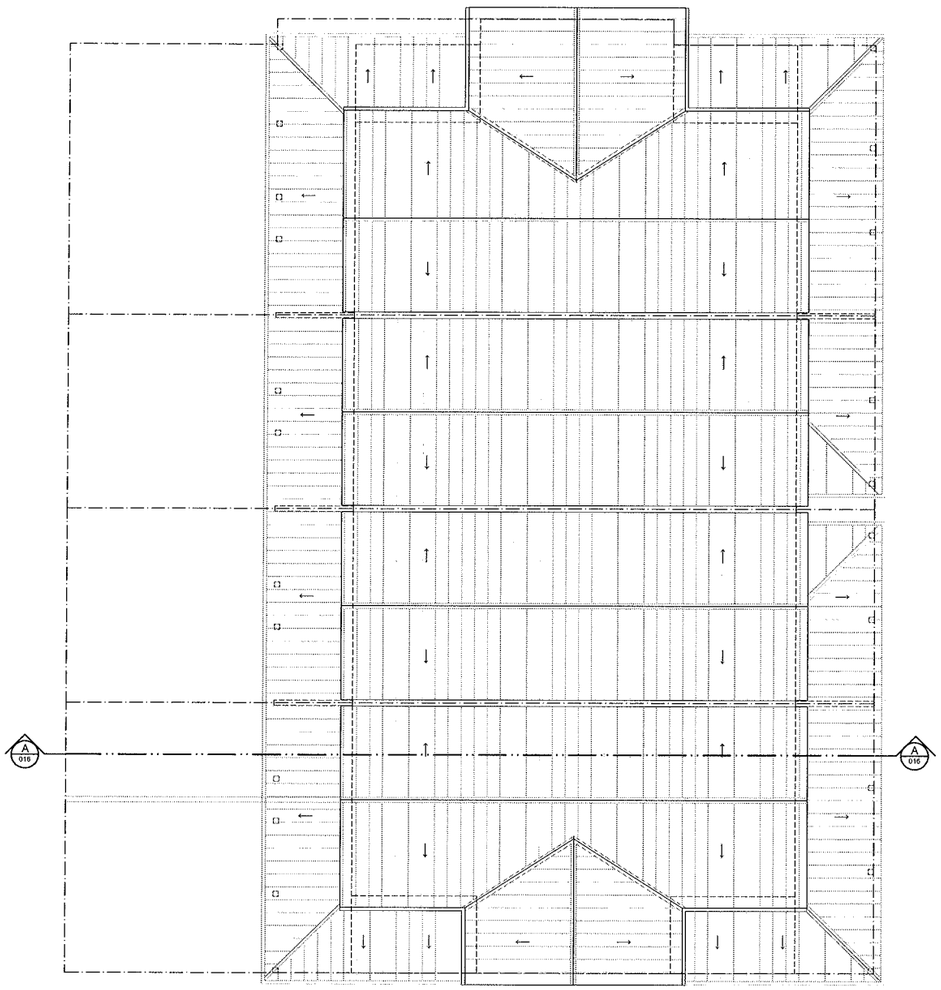
Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 2 - Stone Cottage Plans Elevations and Sections
Date	12 July 2007
Dwg No	07020 H1 012
Dr/Ch	
AOC/	
Issue	C

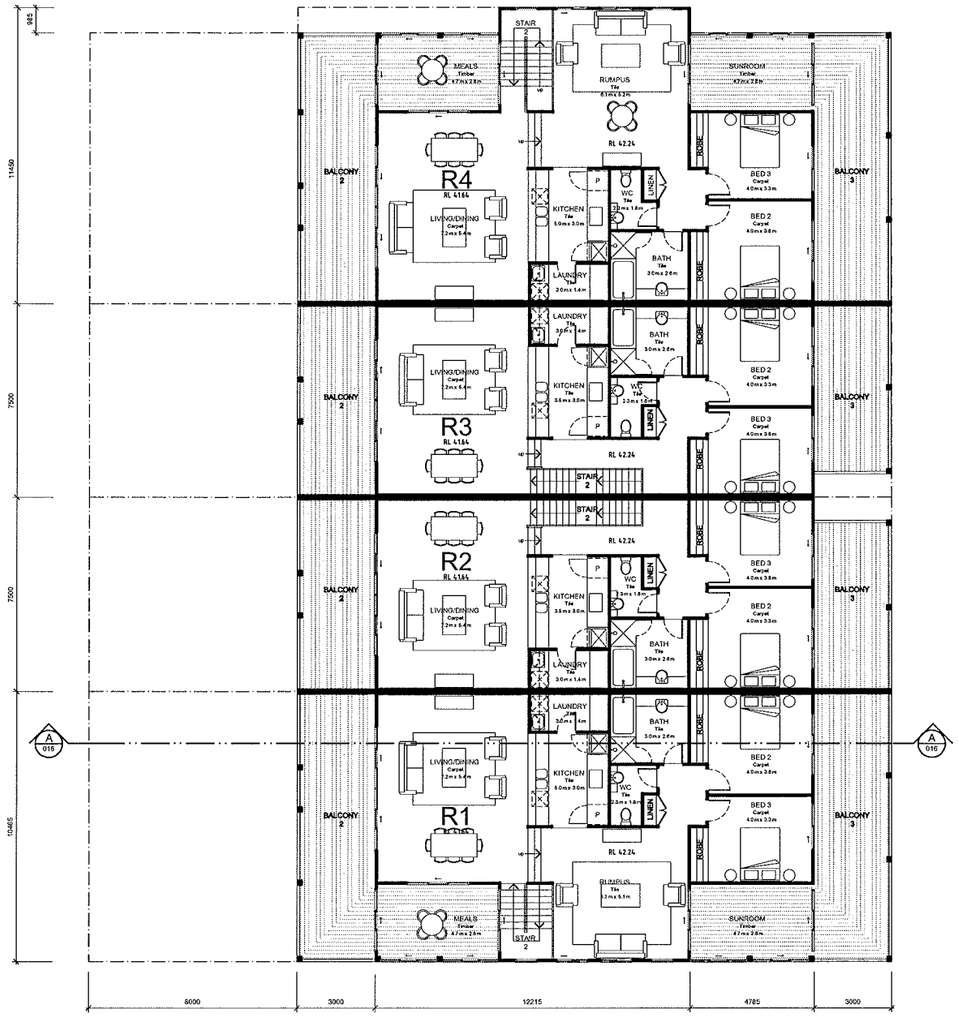
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HAMLET 1 - KEY PLAN





01 Roof Plan



02 First Floor Plan

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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

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

Notes

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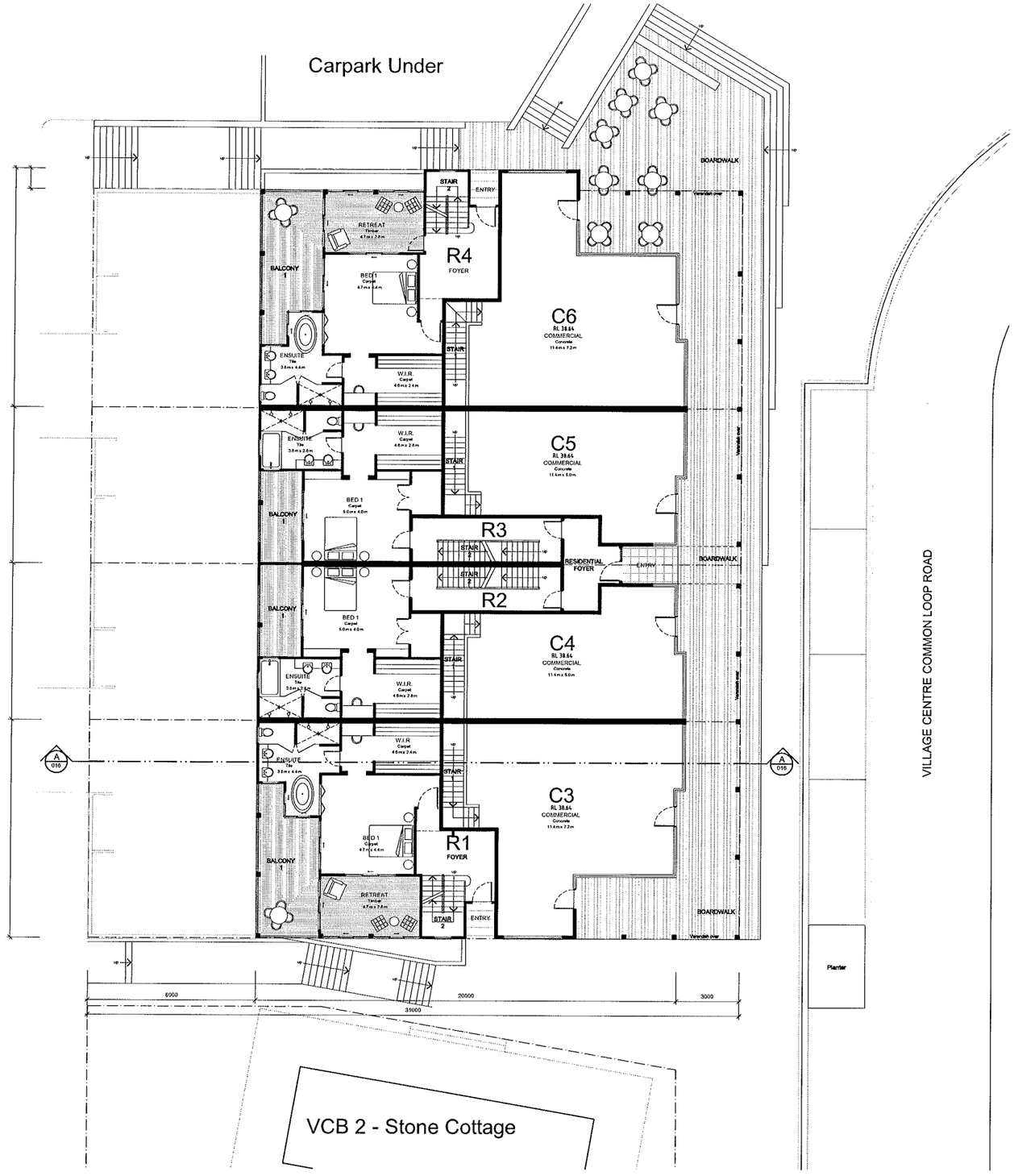
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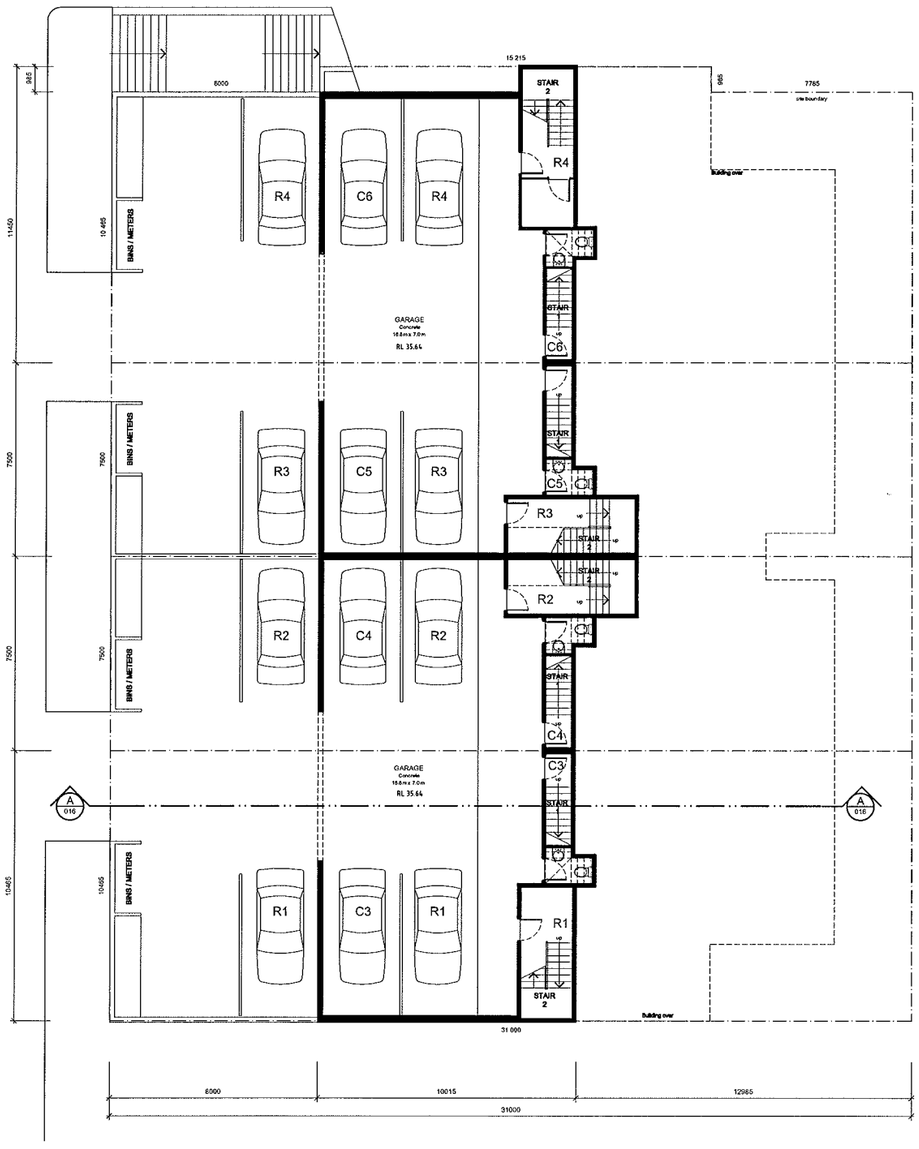
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 3 - Commercial/Residential Roof and First Floor Plans
Date	27 June 2007 Dr/Ch ADC/
Dwg No	07020 H1 013 Issue C

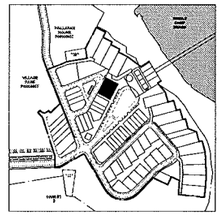


01 Ground Floor Plan



02 Lower Ground Floor Plan

HAMLET 1 - KEY PLAN



ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED 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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

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

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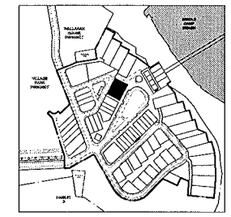
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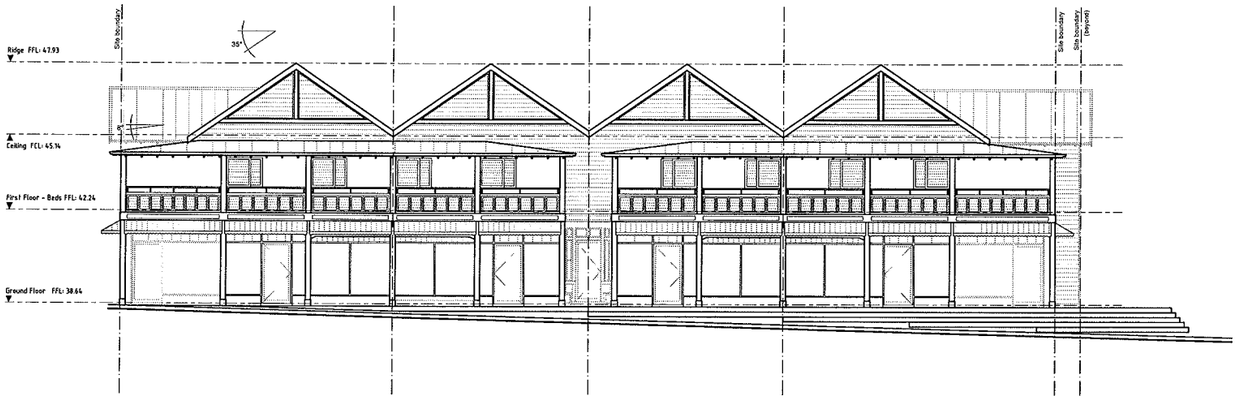
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

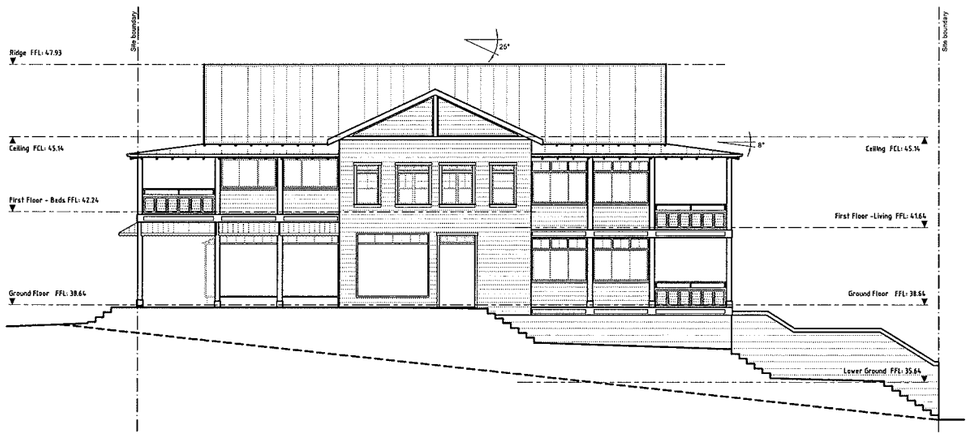
Title	VCB 3 - Commercial/Residential Ground and Lower Ground Floor Plans
Date	27 June 2007 Dn/Ch ADC
Drwg No	07020 H1 014 Issue C

HAMLET 1 - KEY PLAN

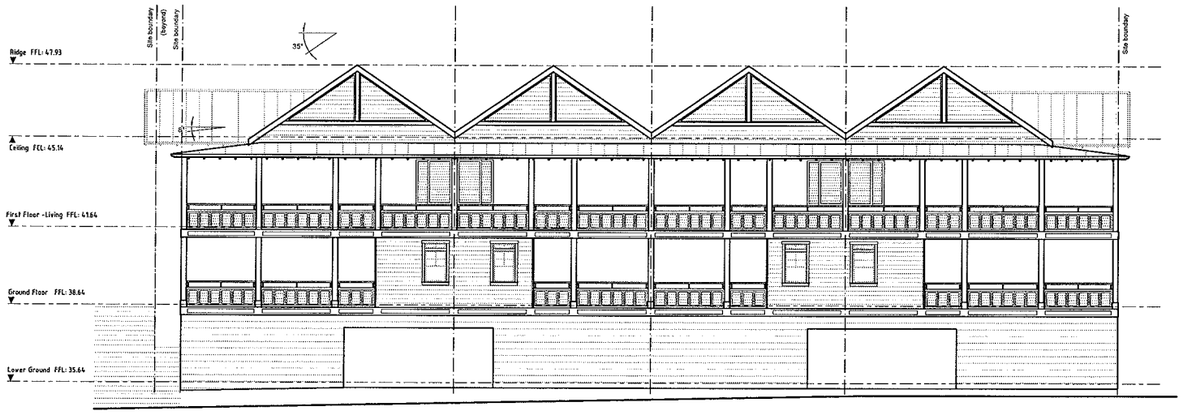




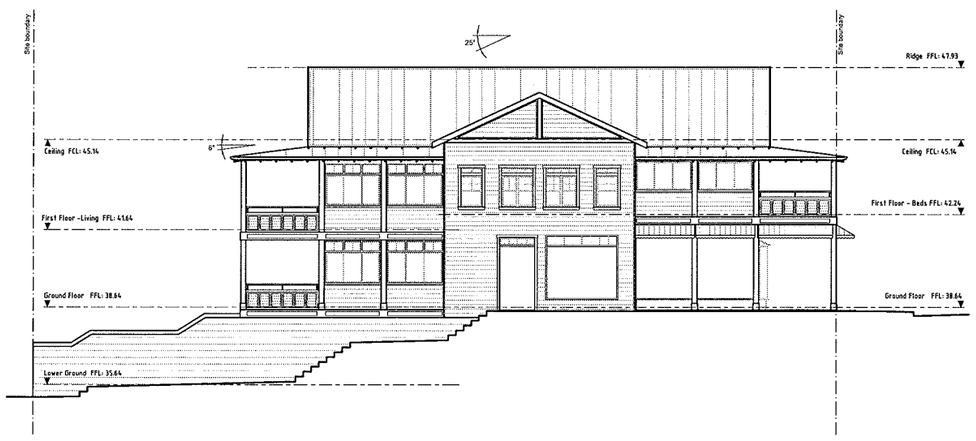
01 South East Elevation
View along Village Centre Common Loop Road



02 North East Elevation



03 North West Elevation



04 South West Elevation

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

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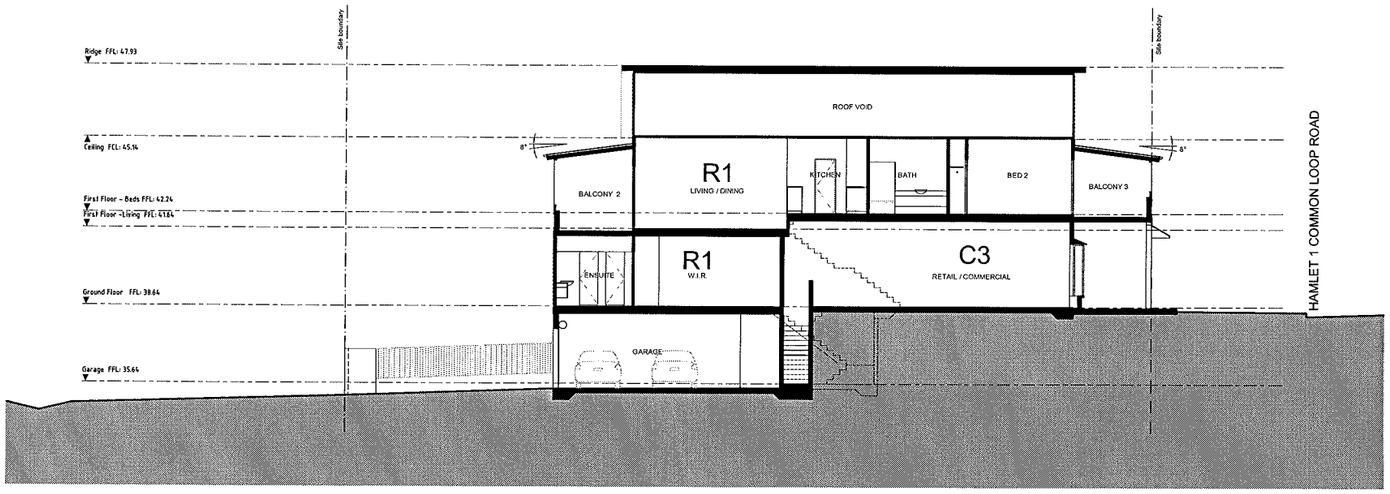
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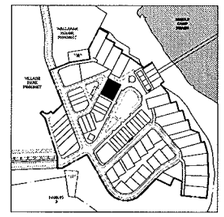
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 3 - Commercial Elevations		
Date	27 June 2007	Dr/Ch	ADC/
Dwg No	07020 H1 015	Issue	C



01 Section A-A

HAMLET 1 - KEY PLAN



02.08.07	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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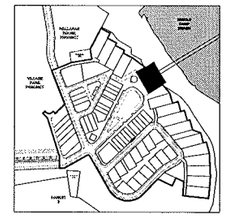
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 3 - Commercial Sections
Date	27 June 2007 Dn/Ch ADC/
Dwg No	07020 H1 016 Issue C

HAMLET 1 - KEY PLAN



NOT USED - REFER TO LANDSCAPE ARCHITECT DRAWINGS

PRELIMINARY not for Construction

0 1 2 3 4 5m 1:100 @ B1

Date	Amendment	Issue
02.08.07	Issued For Project Application	C
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06.07.07	Issued For Client Review	A

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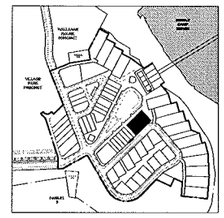
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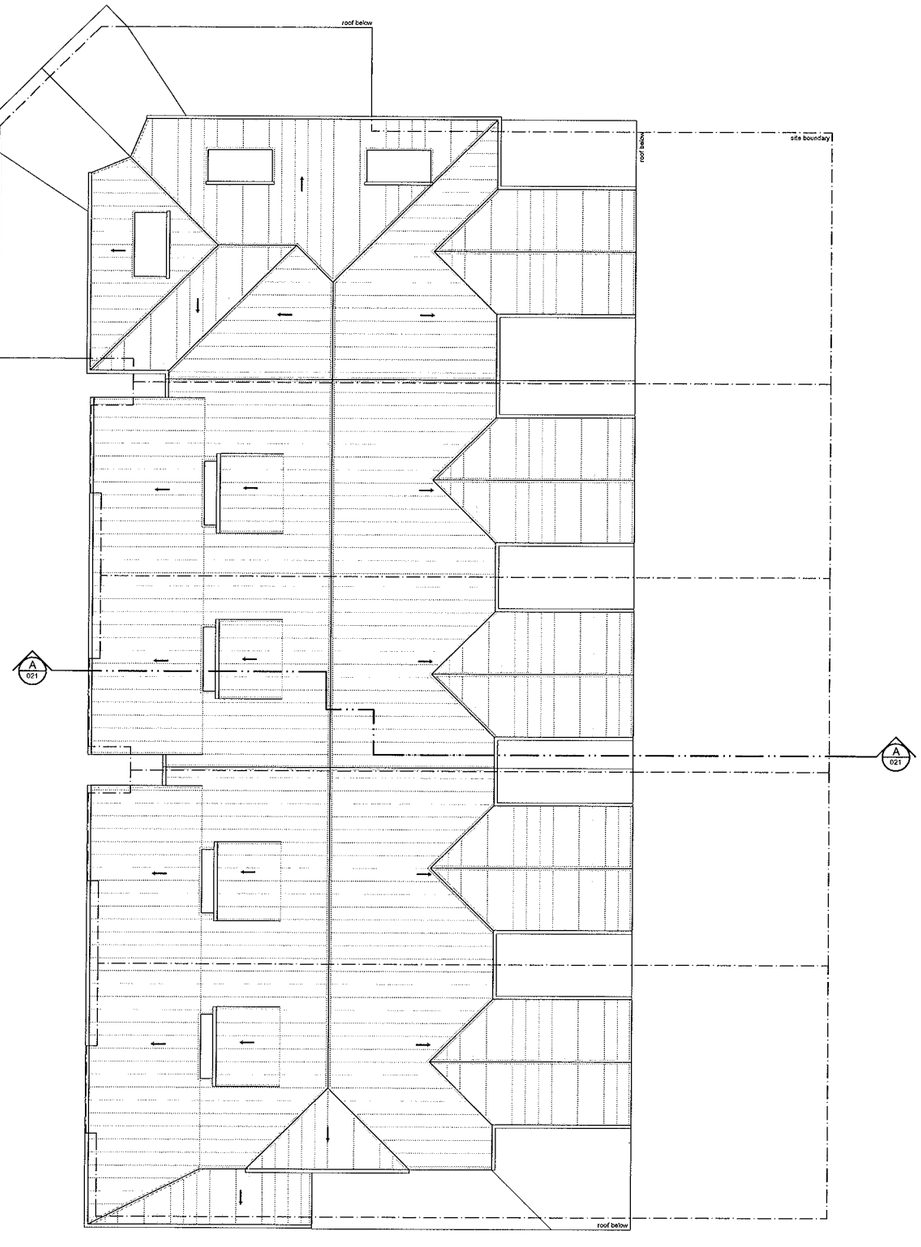
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

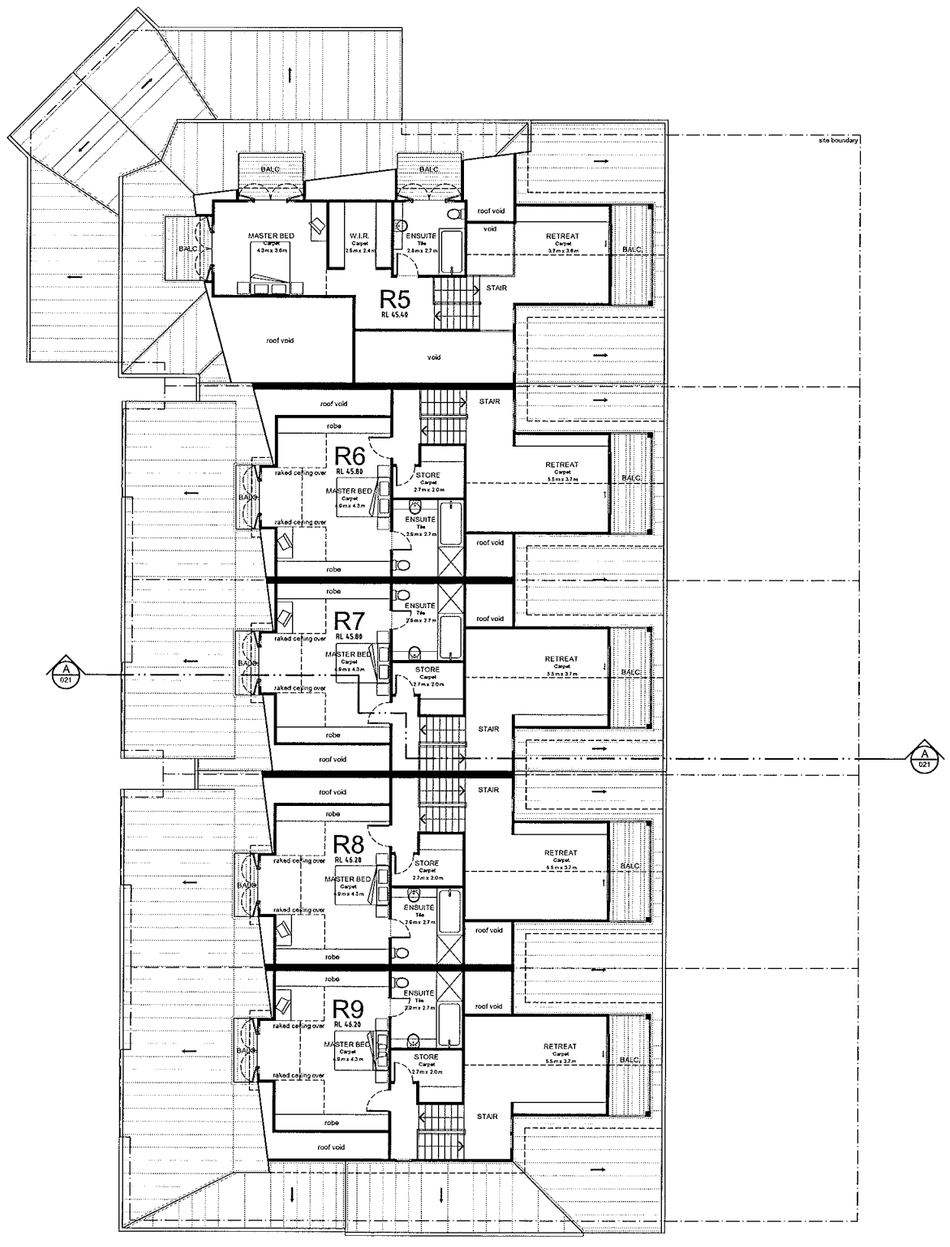
Title	VCB 4 Plans Elevations and Sections
Date	27 June 2007 Dr/Ch ADC/
Dwg No	07020 H1 017 Issue C

HAMLET 1 - KEY PLAN





01 Roof Plan



02 Loft Plan

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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

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

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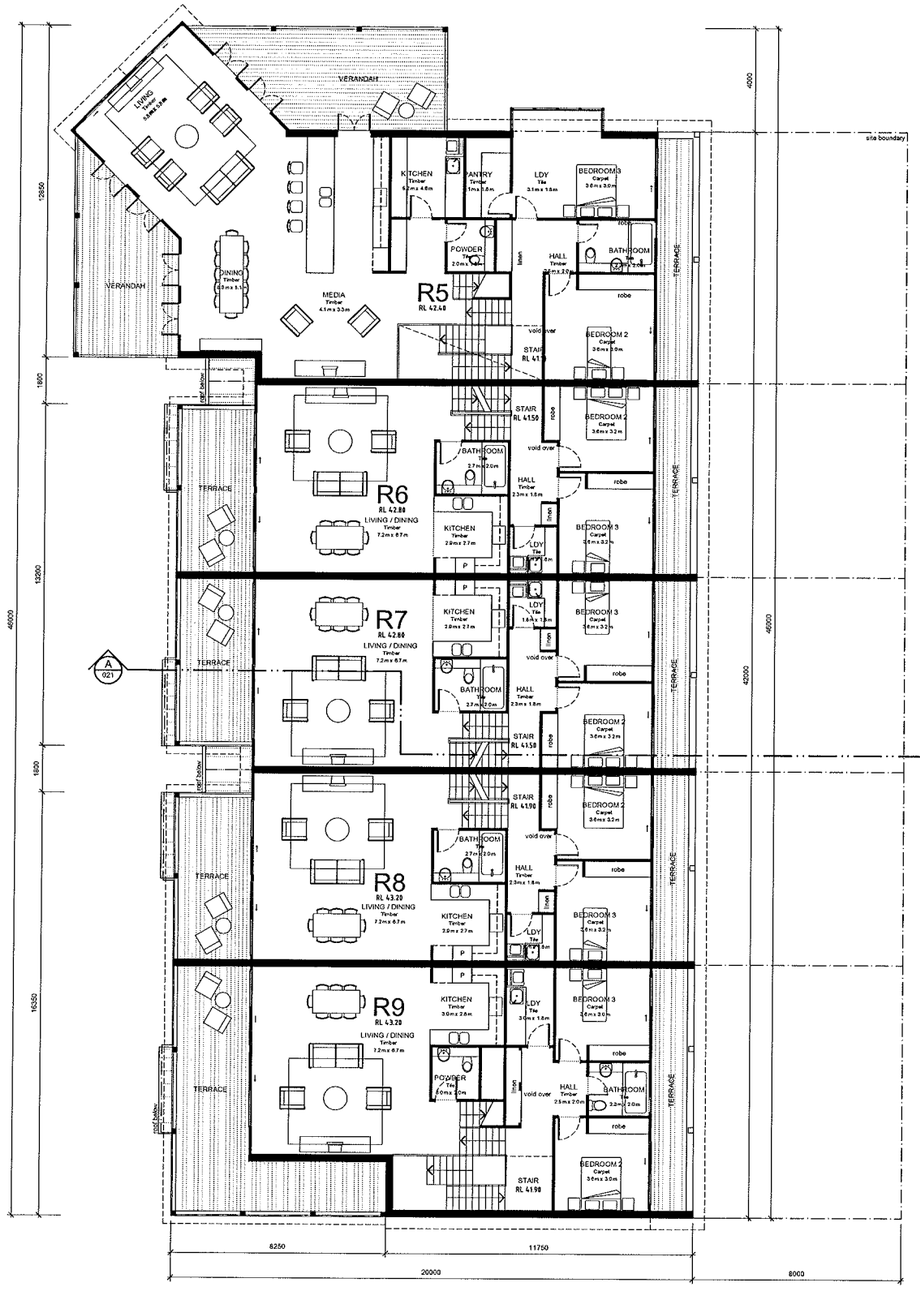
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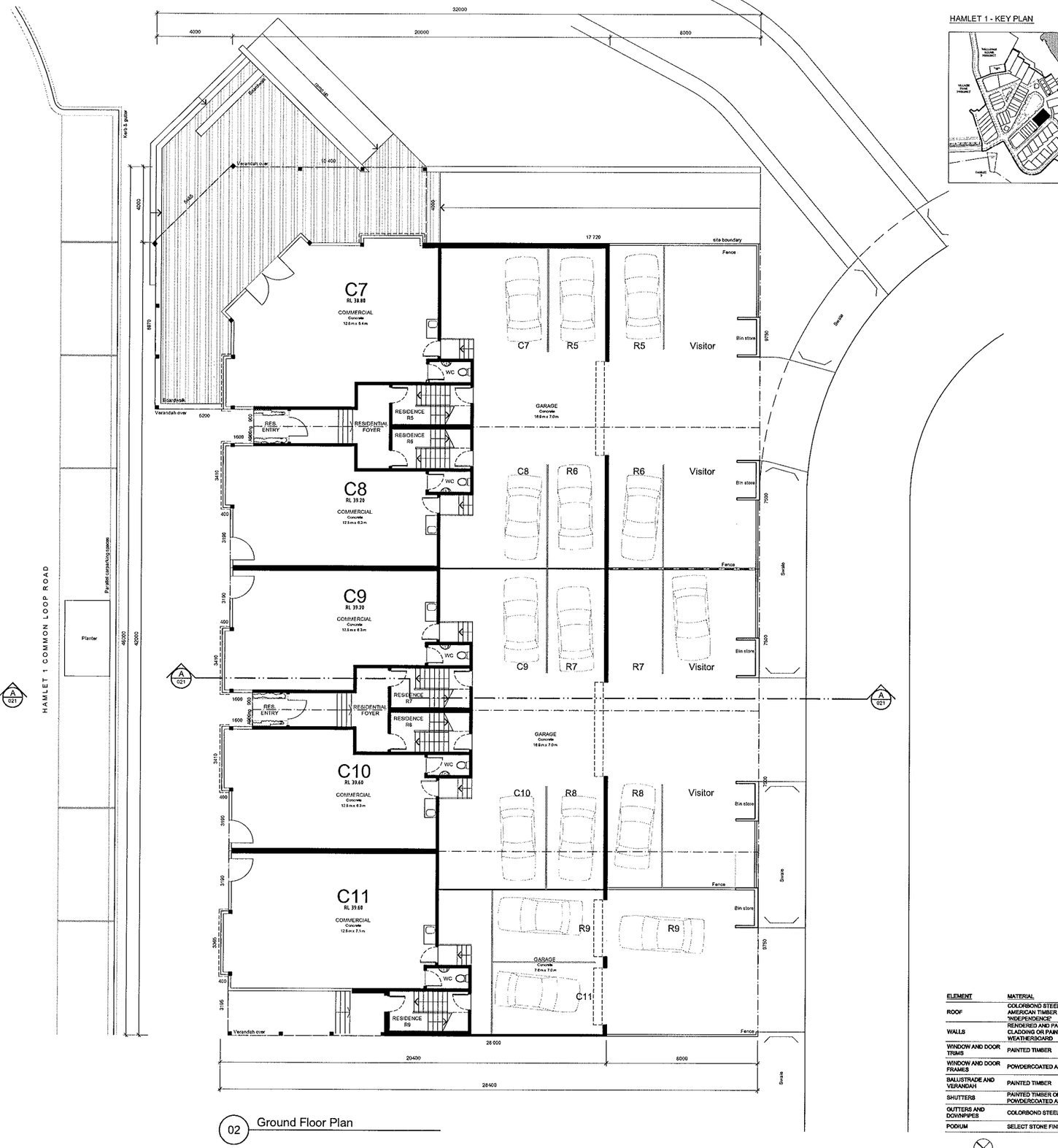
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 5 - Residential & Commercial Roof and Loft Plans
Date	27 June 2007 Dr/Ch PJH
Dwg No	07020 H1 018 Issue C

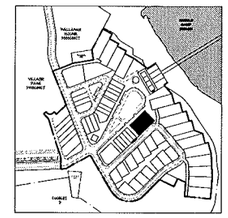


01 First Floor Plan



02 Ground Floor Plan

HAMLET 1 - KEY PLAN



ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED 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

1:100 @ B1

PRELIMINARY not for Construction

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

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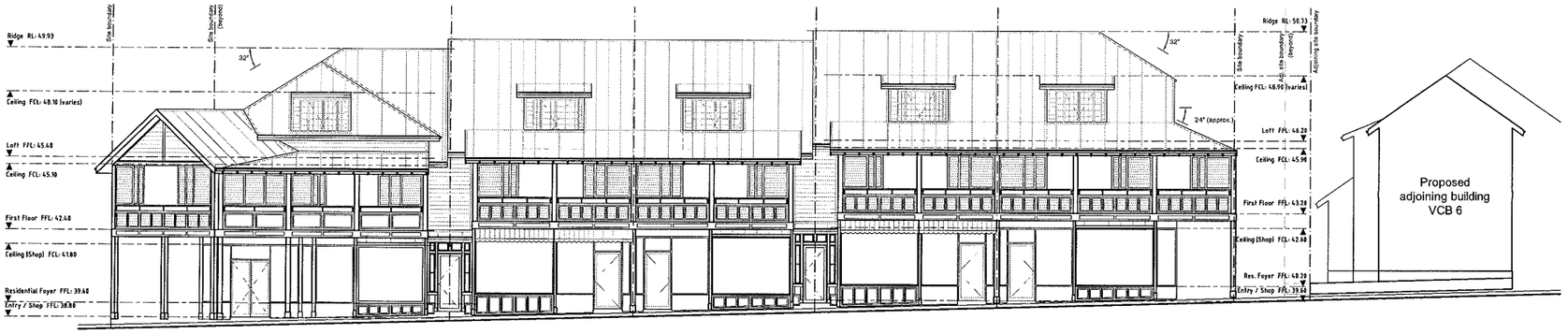
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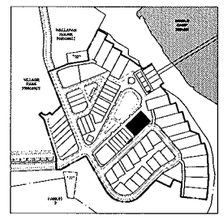
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 5 - Residential & Commercial First and Ground Floor Plans
Date	27 June 2007
Drn/Ch	PJM/
Dwg No.	07020 H1 019
Issue	C



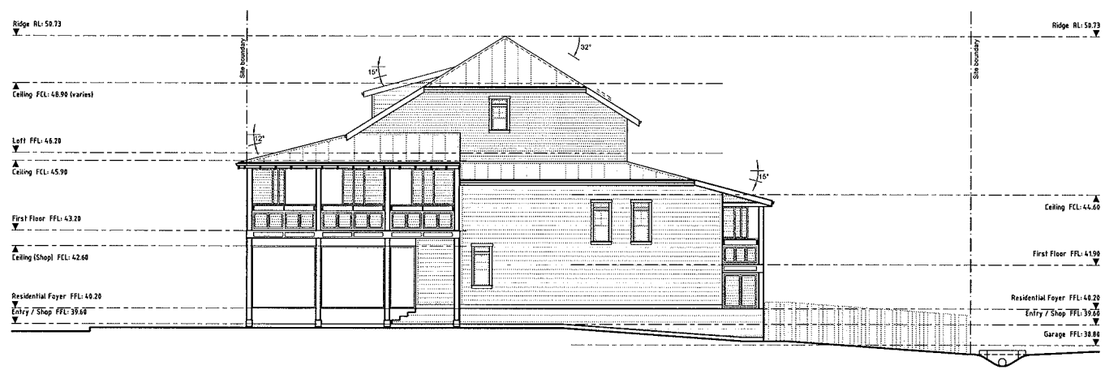
01 North Elevation
Hamlet 1 Common Loop Road

HAMLET 1 - KEY PLAN

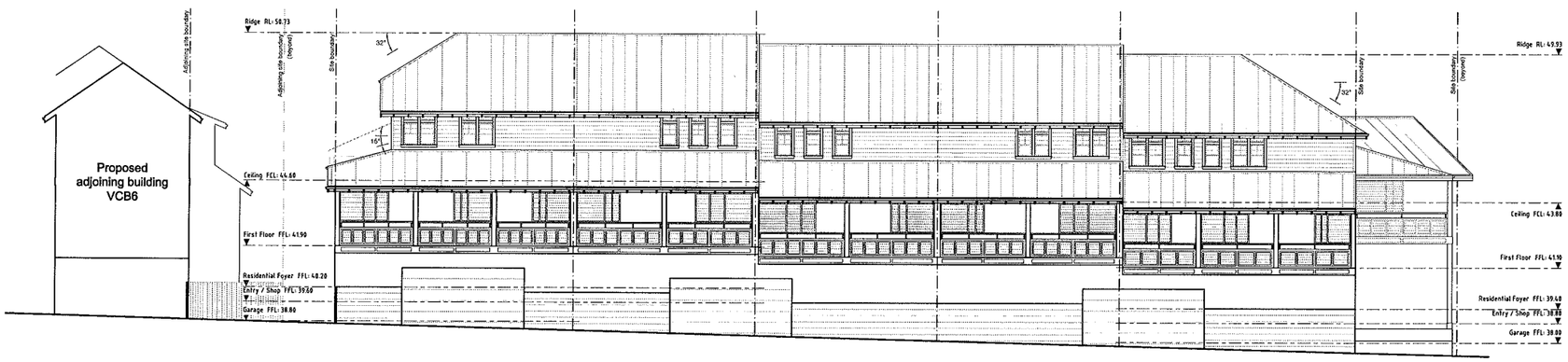




02 East Elevation
Pedestrian Path (adjacent to Building VCB4)



03 West Elevation
Pedestrian Path (adjacent to Building VCB6)



04 South Elevation
Rear vehicle access

02.08.07	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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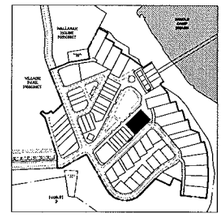
PRELIMINARY not for Construction

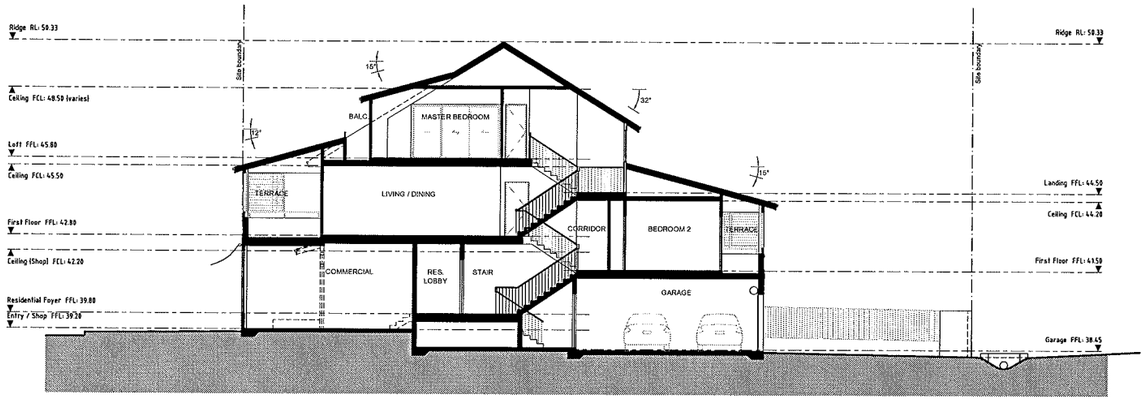
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Title	VCB 5 - Residential & Commercial Elevations
Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd
Date	27 June 2007 Dr/Ch PJH/
Dwg No	07020 H1 020 Issue C

HAMLET 1 - KEY PLAN





01 Cross-Section A-A
Typical Commercial Premises & Residence

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

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0 1 2 3 4 5m 1:100 @ B1

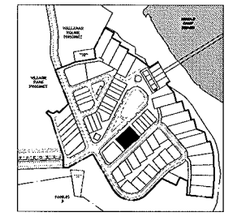
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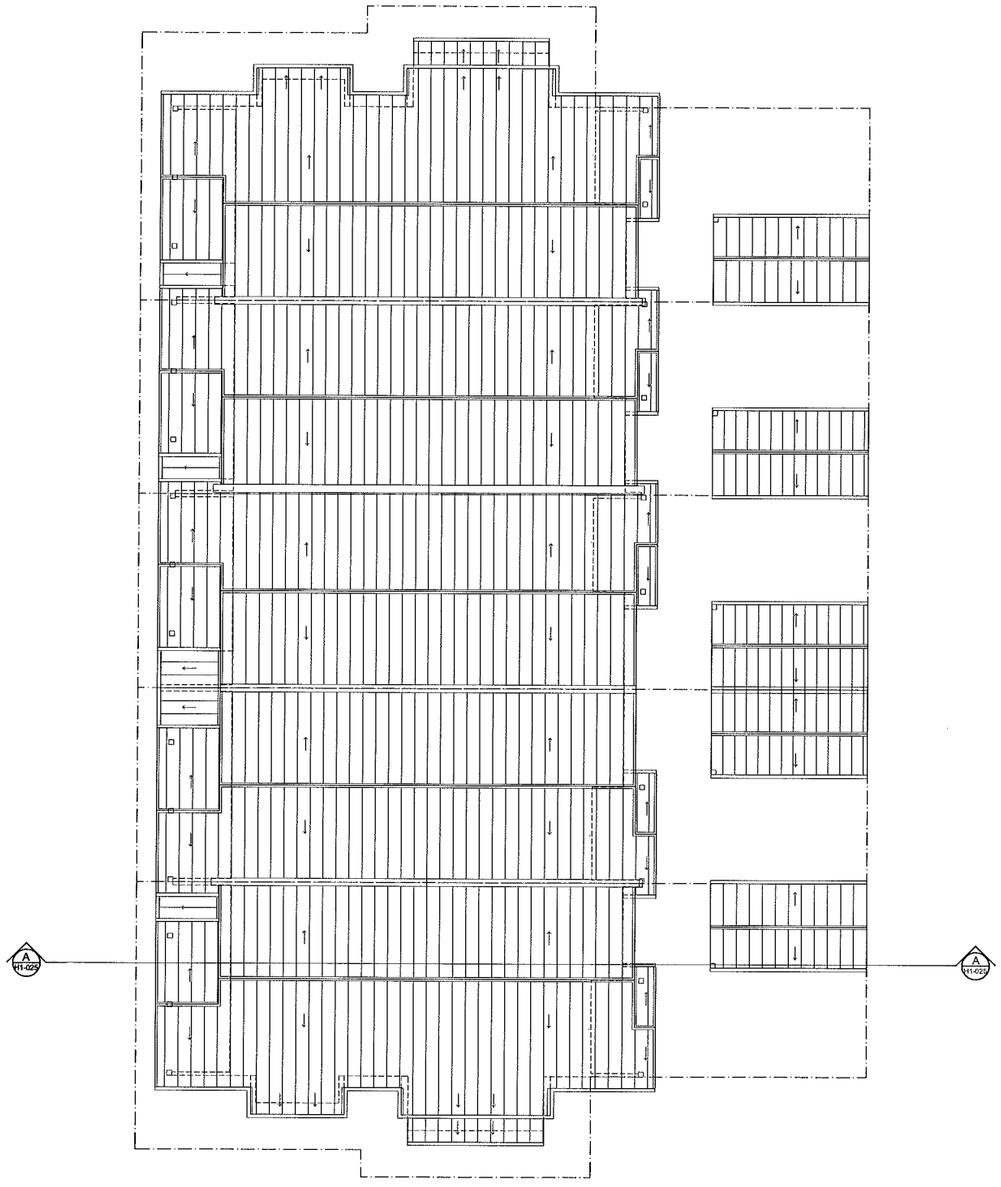
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

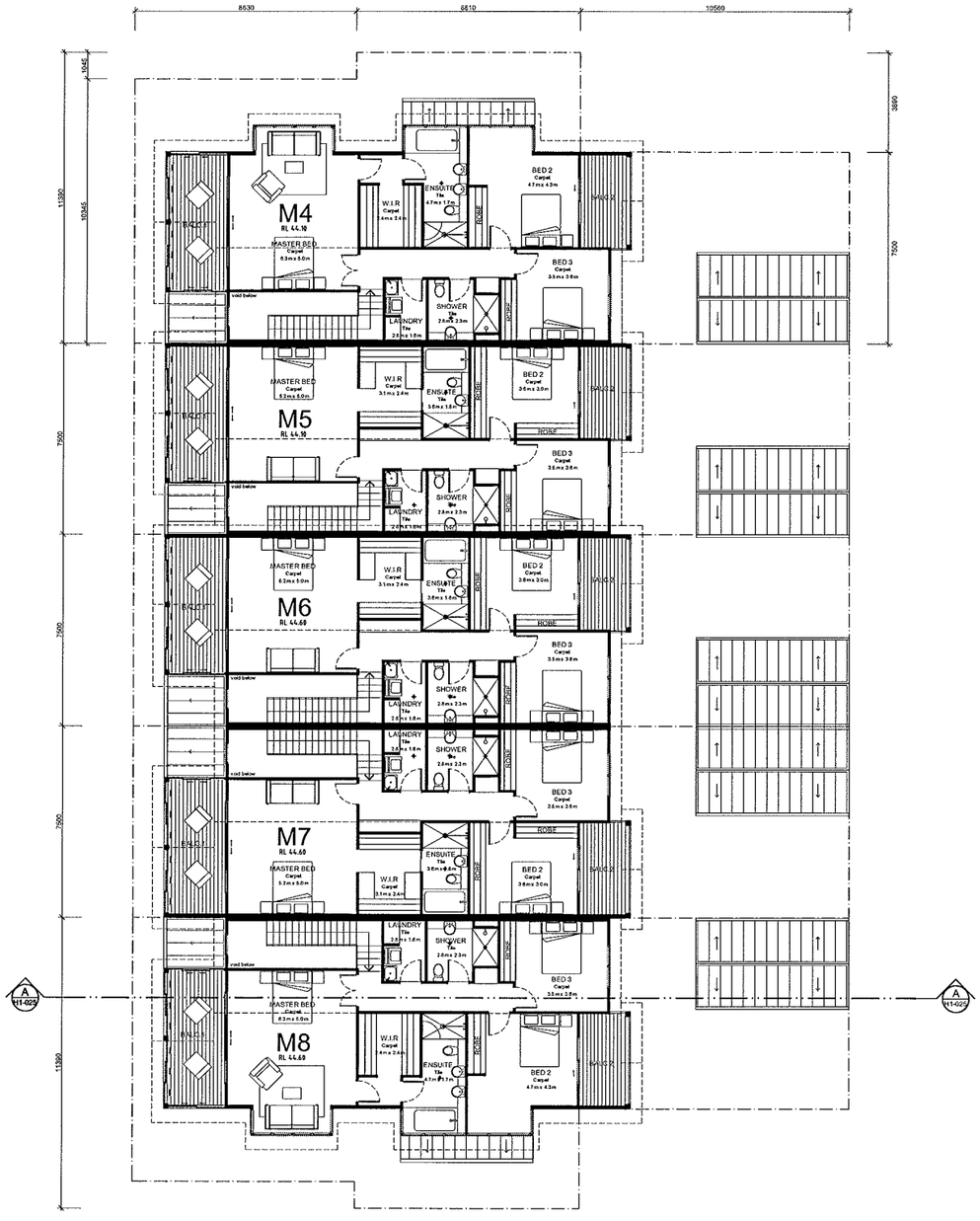
Title	VCB 5 - Residential & Commercial Sections		
Date	27 June 2007	Dr/Ch	P.R/
Dwg No	07020 H1 021	Issue	C

HAMLET 1 - KEY PLAN





01 Roof Plan



02 First Floor Plan

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

1:100 @ B1

PRELIMINARY not for Construction

02.08.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
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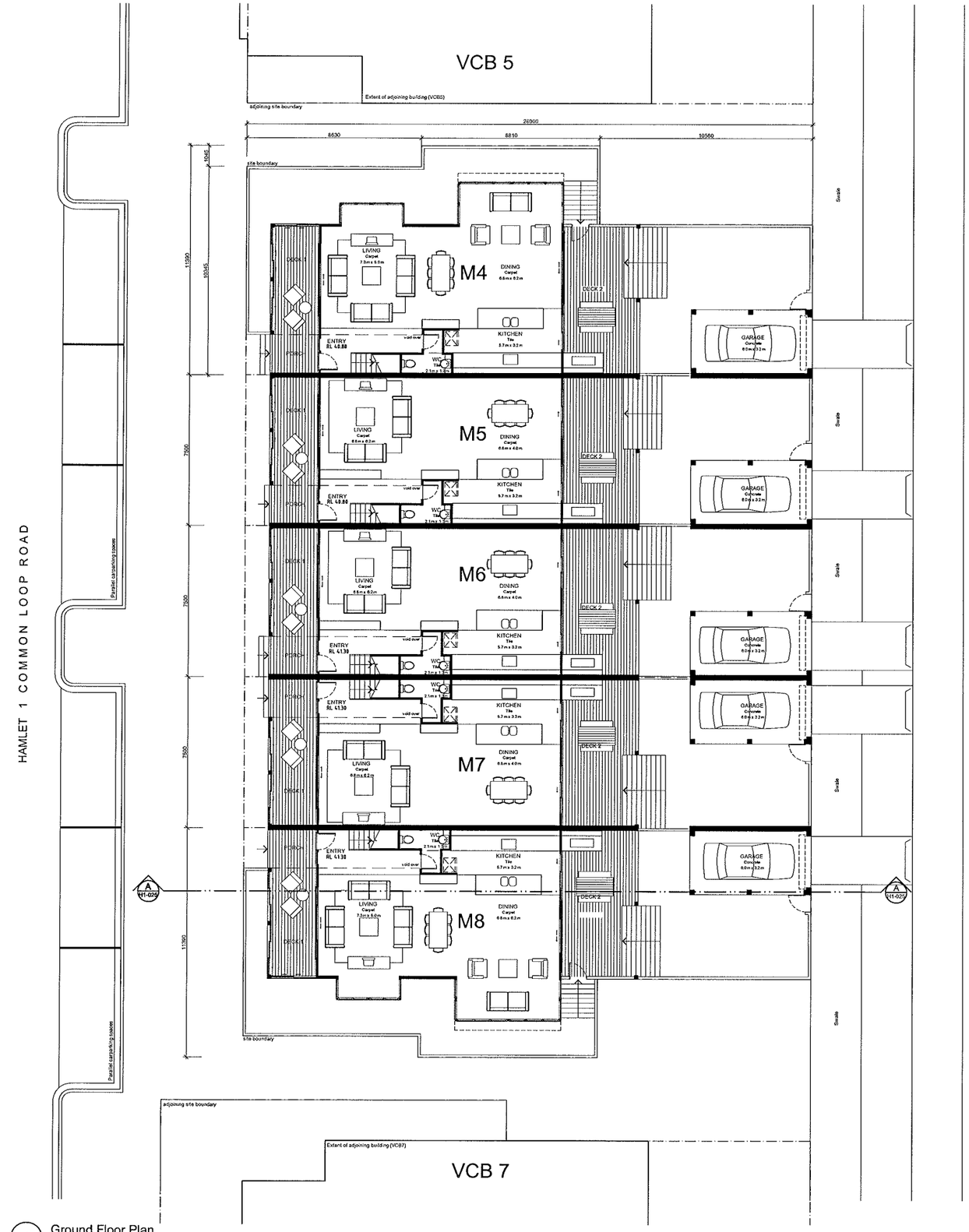
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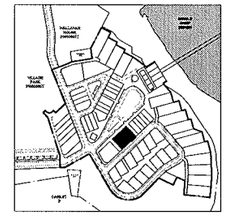
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 6 - Residential & Commercial Roof and Loft Plans
Date	27 June 2007 Dr/Ch LS/
Dwg No	07020 H1 022 Issue C



1 Ground Floor Plan

HAMLET 1 - KEY PLAN



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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

02.08.07	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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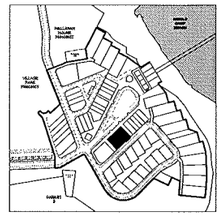
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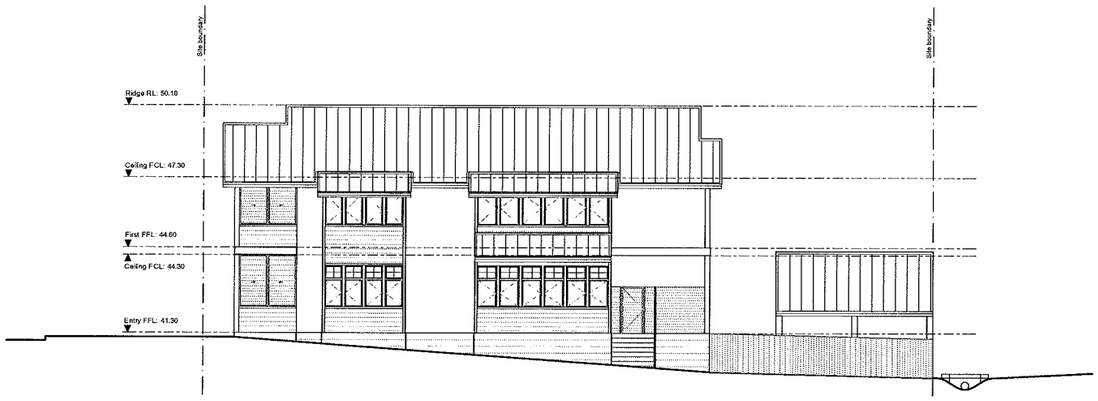
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd
Title	VCB 6 - Residential & Commercial First and Ground Floor Plans
Date	27 June 2007 Dr/Ch LS/
Dwg No	07020 H1 023 Issue C

HAMLET 1 - KEY PLAN





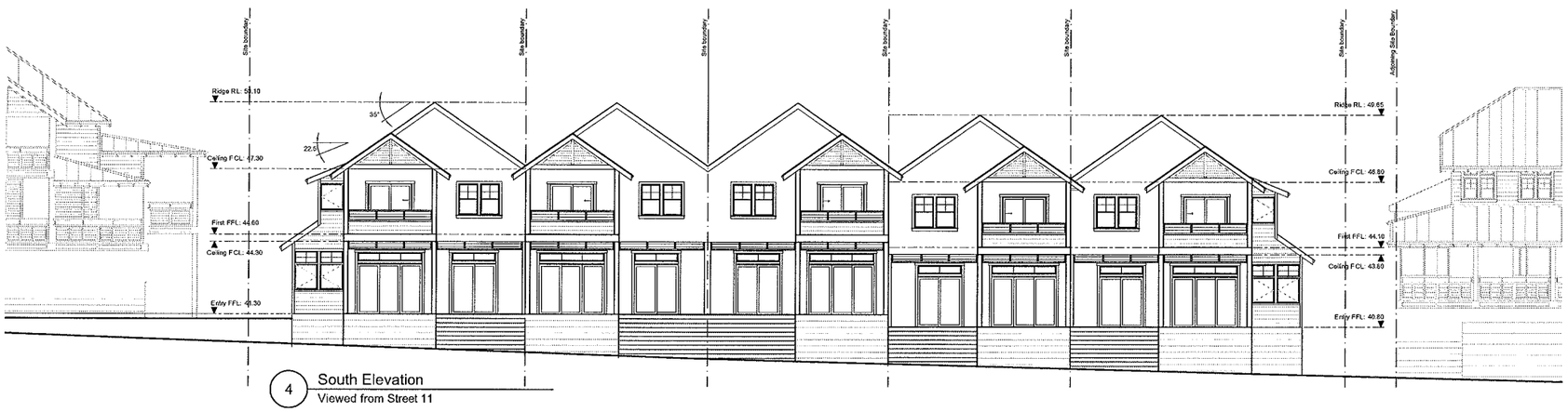
1 Front Elevation
As viewed from Hamlet 1 Common.



2 Eastern Elevation
(adjacent building VCB7)



3 Western Elevation
(adjacent building VCB5)



4 South Elevation
Viewed from Street 11

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

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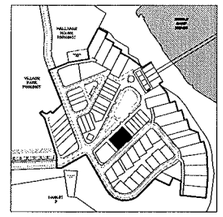
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

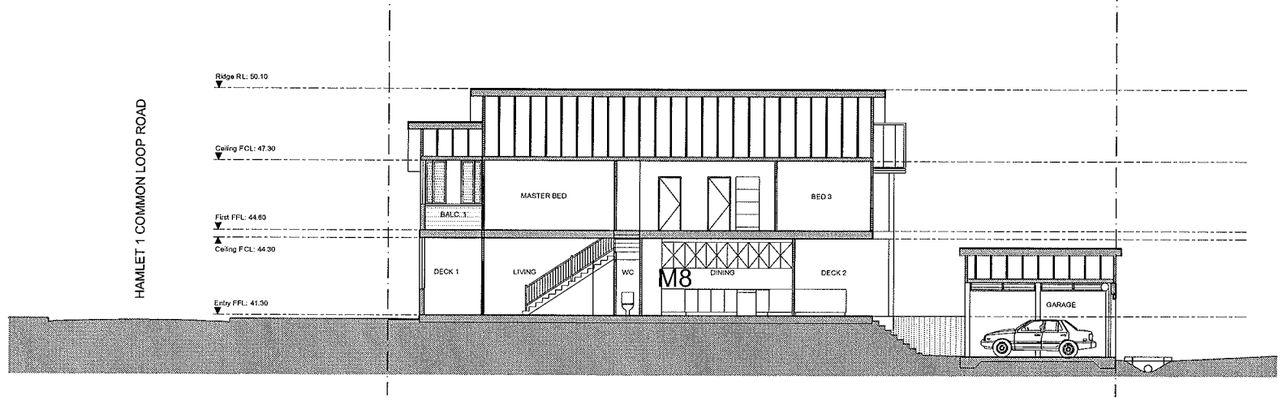
Title	VCB 6 - Residential & Commercial Elevations
Date	27 June 2007 Dr/Ch LS/
Dwg No	07020 H1 024 Issue C

HAMLET 1 - KEY PLAN





1 Street Elevation
Rear (South)



2 Cross-Section
Typical Residence

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

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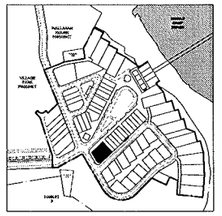
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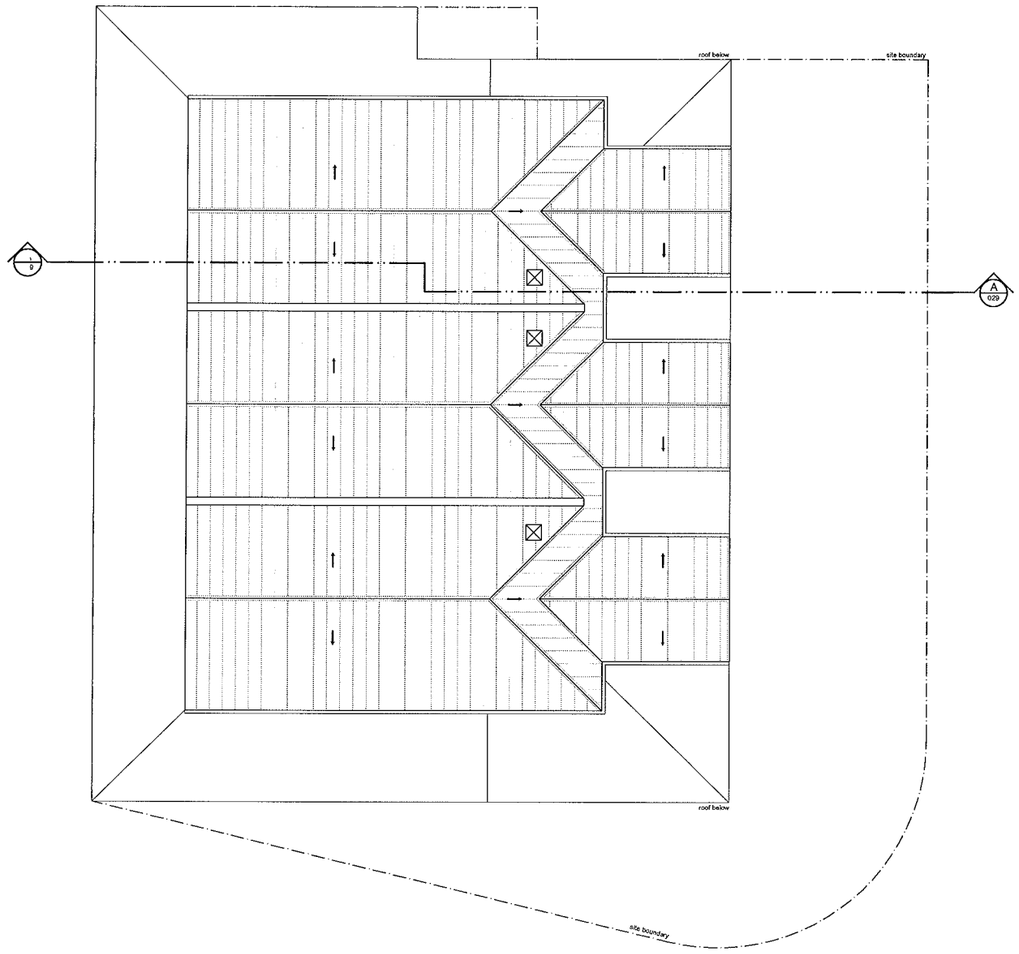
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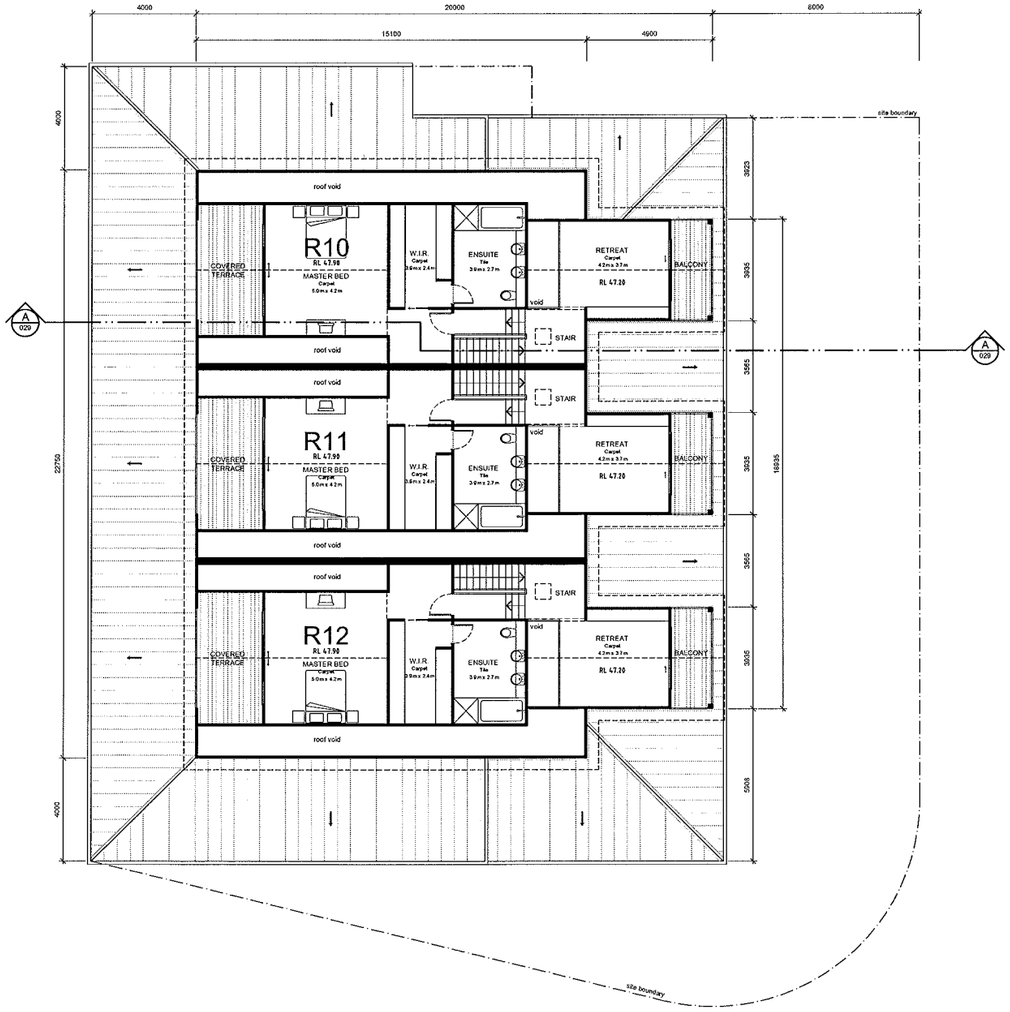
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd
Title	VCB 6 - Residential & Commercial Sections
Date	27 June 2007 Dn/Ch LS/
Dwg No	07020 H1 025 Issue C

HAMLET 1 - KEY PLAN





01 Roof Plan



02 Loft Plan

ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED 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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

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

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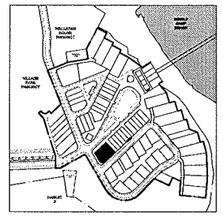
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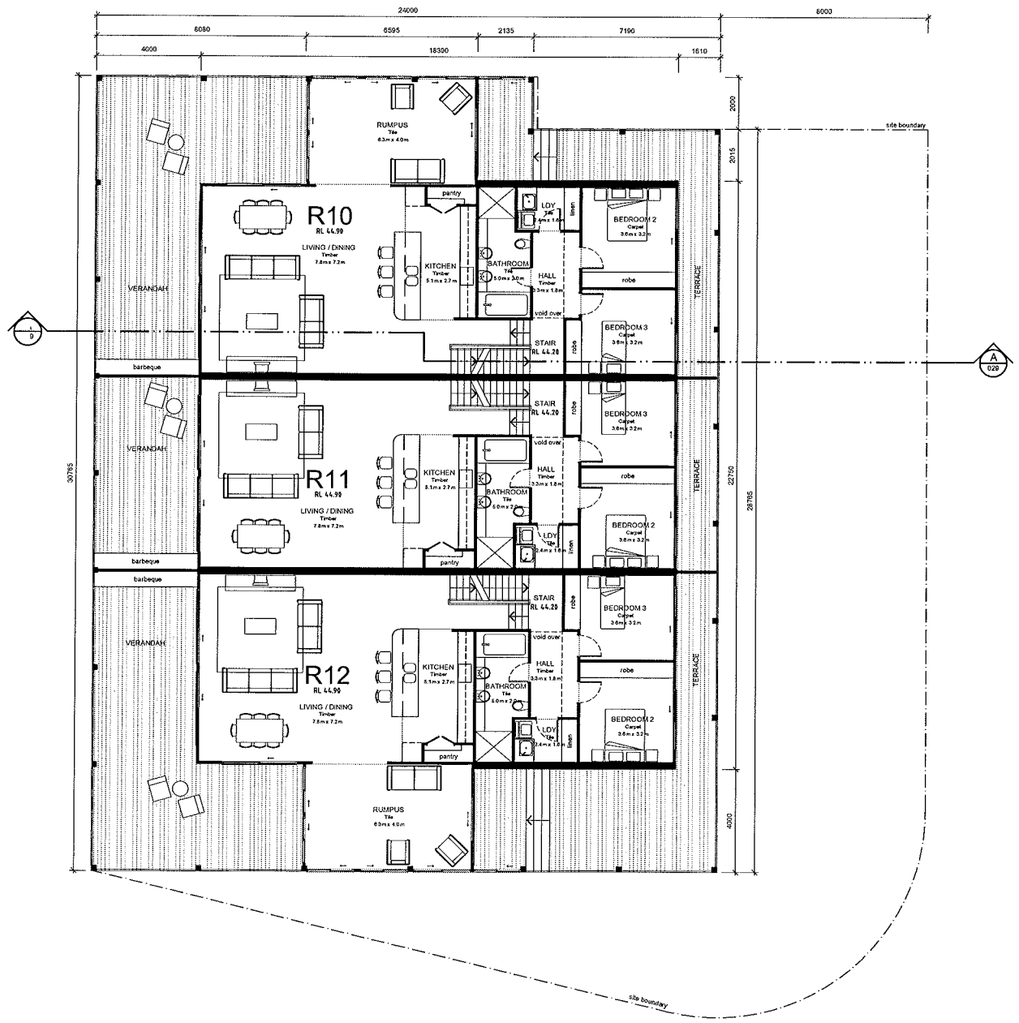
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

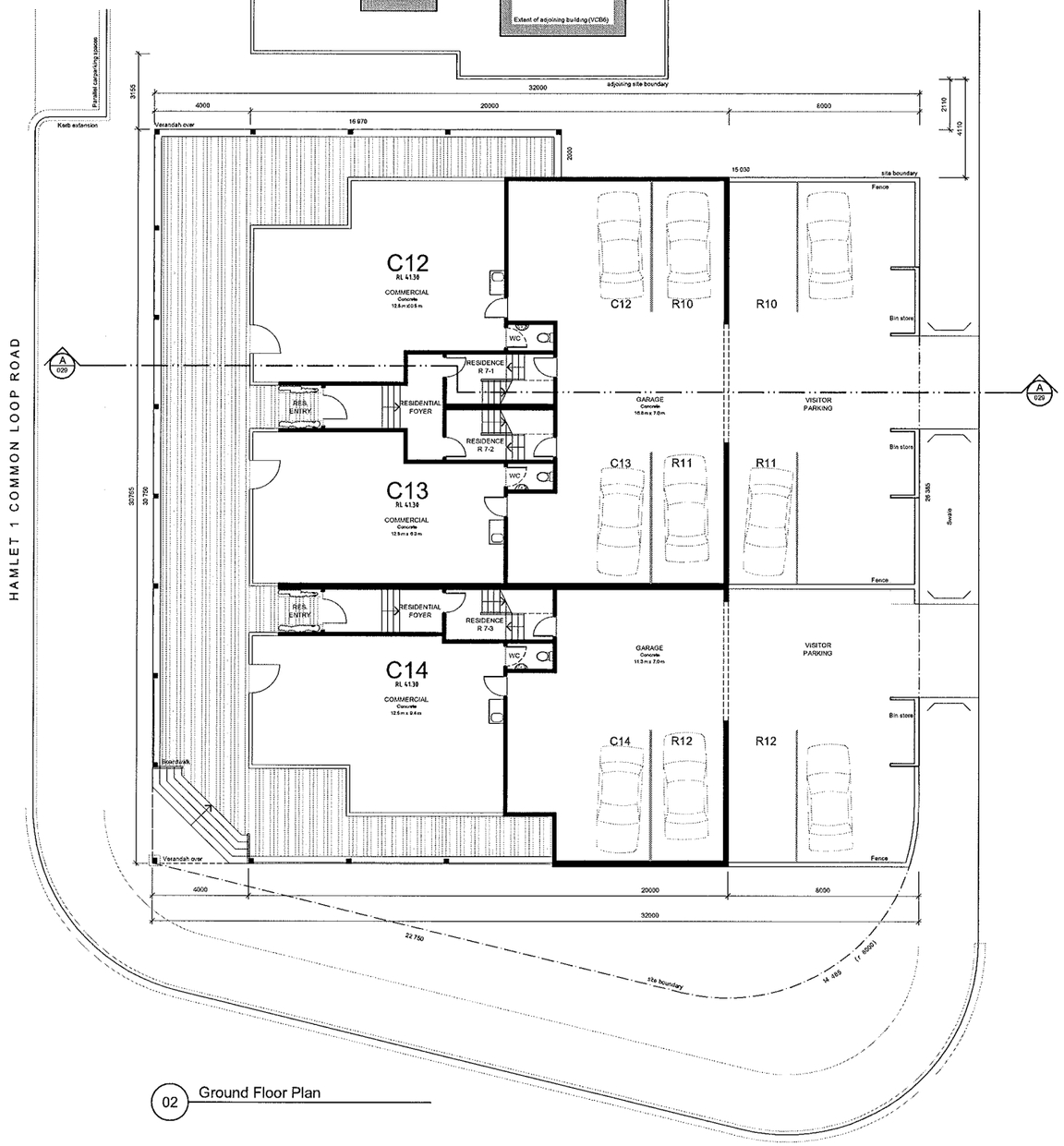
Title	VCB 7 - Residential & Commercial Roof and Loft Plans
Date	27 June 2007 Dr/Ch P.H/
Drwg No	07020 H1 026 Issue C

HAMLET 1 - KEY PLAN





01 First Floor Plan



02 Ground Floor Plan

ELEMENT	MATERIAL
ROOF	COLORBOND STEEL OR AMERICAN TIMBER SHINGLES 'INDEPENDENCE'
WALLS	RENDERED AND PAINTED FC 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

0 1 2 3 4 5m 1:100 @ B1

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

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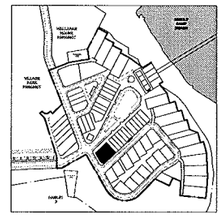
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 7 - Residential & Commercial First and Ground Floor Plans
Date	27 June 2007 Dr/Ch PJH/
Dwg No	07020 H1 027 Issue C



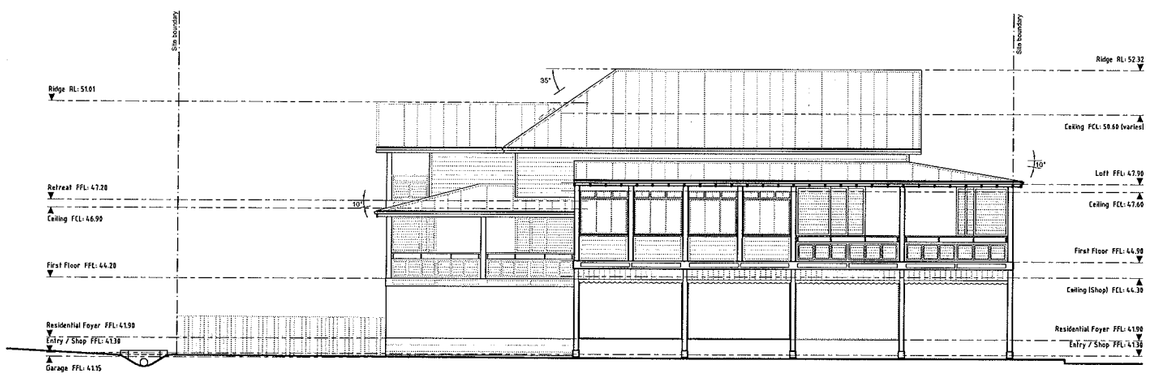
01 North Elevation
Village Centre Common Loop Road

HAMLET 1 - KEY PLAN

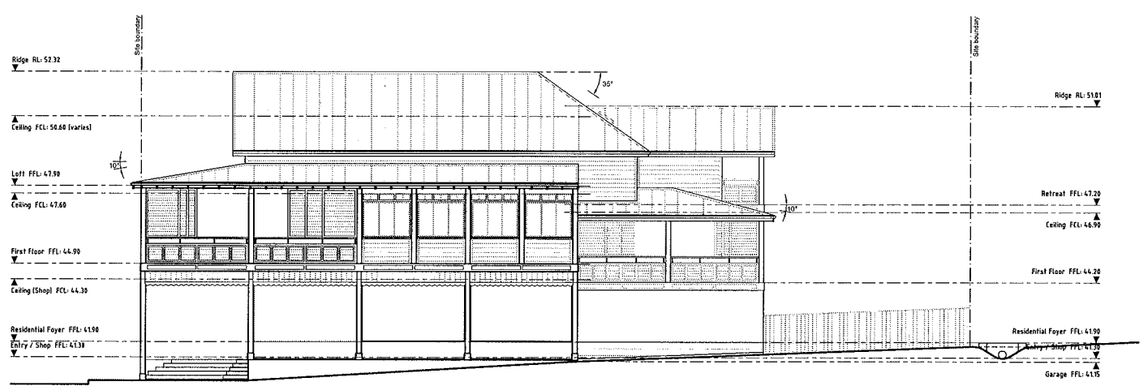




02 South Elevation
Rear vehicle access



03 East Elevation
Pedestrian Path (adjacent to Building VCB6)



04 West Elevation
Street Frontage

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

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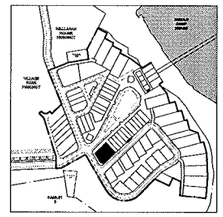
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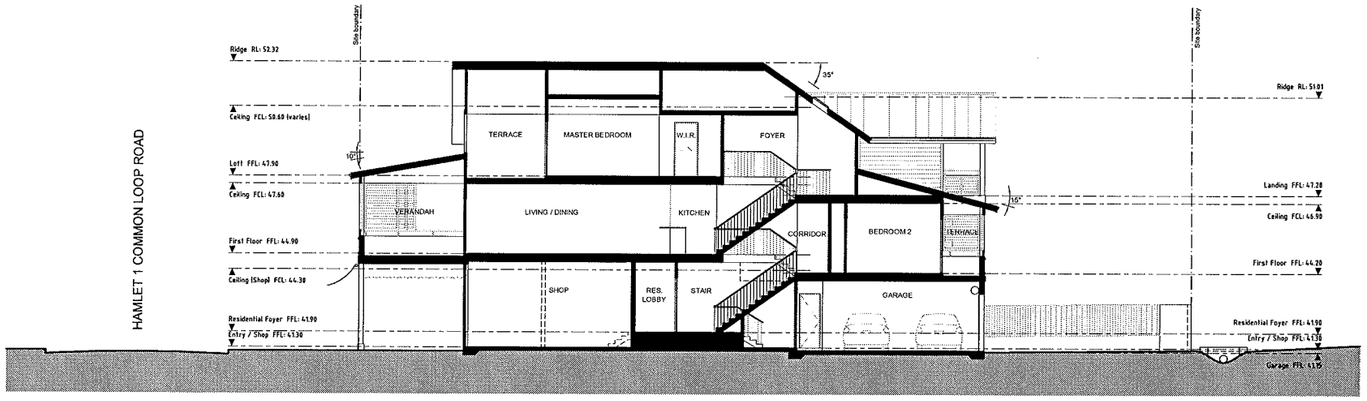
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 7 - Residential & Commercial Elevations		
Date	27 June 2007	Dr/Ch	PJH/
Dwg No	07020 H1 028	Issue	C

HAMLET 1 - KEY PLAN



HAMLET 1 COMMON LOOP ROAD



01 Cross-Section
Typical Shop & Residence

Data	Amendment	Issue
02.08.07	Issued For Project Application	C
23.07.07	Issued For Final Review	B
06.07.07	Issued For Client Review	A

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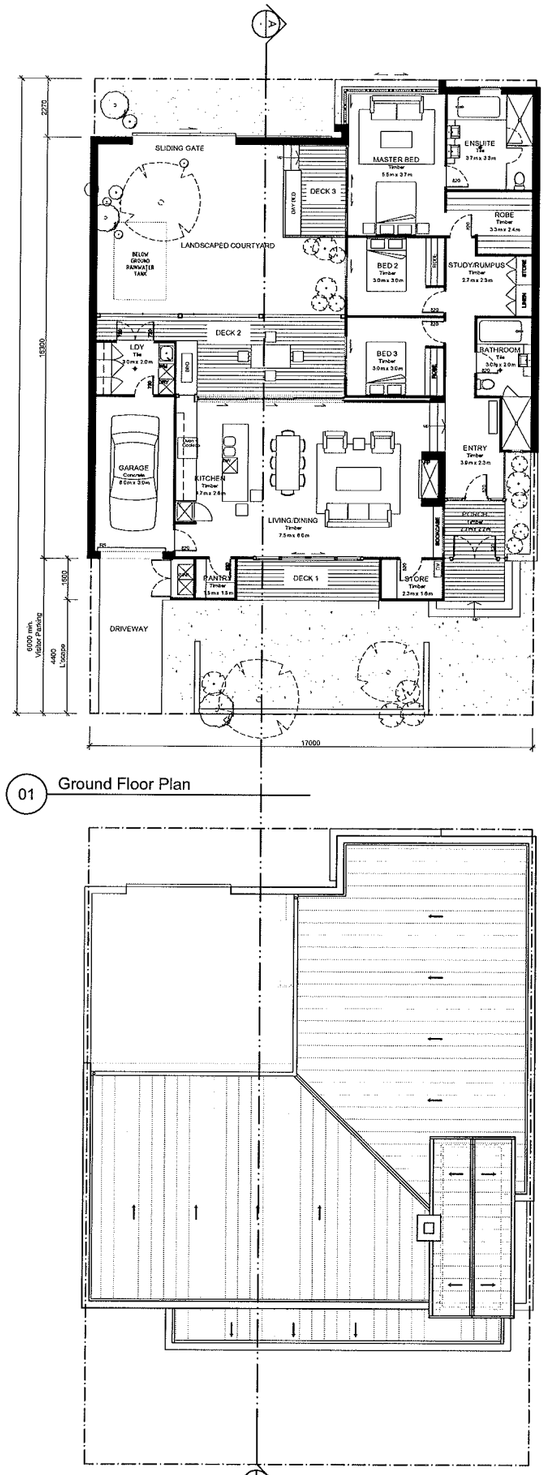
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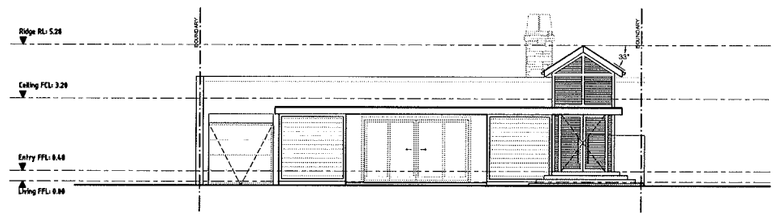
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	VCB 7 - Residential & Commercial Sections		
Date	27 June 2007	Dn/Ch	PJM/
Dwg No	07020 H1 029	Issue	C

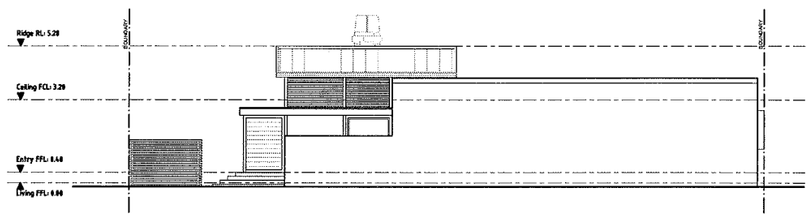


01 Ground Floor Plan

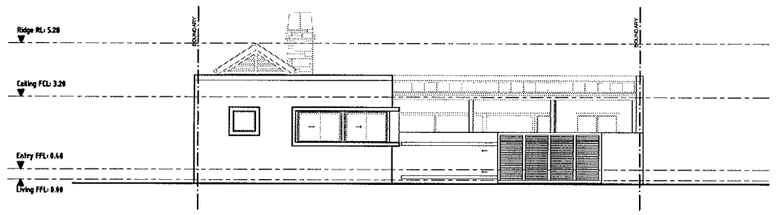
02 Roof Plan



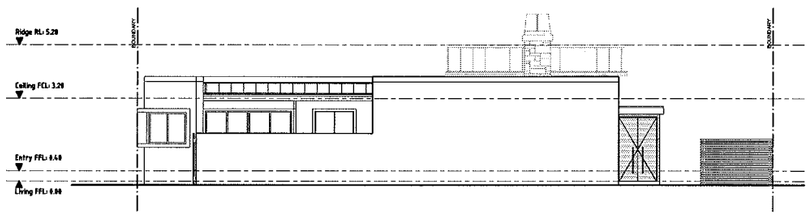
03 Front Elevation



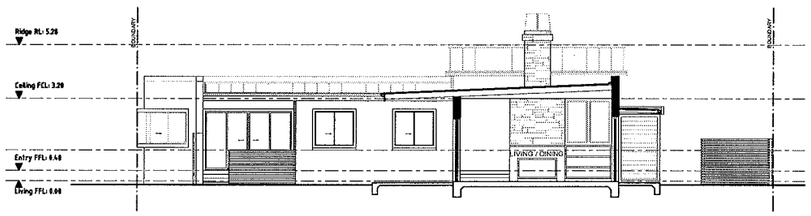
04 Side Elevation



05 Rear Elevation

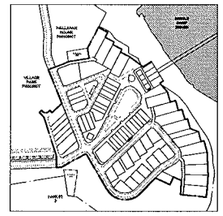


06 Side Elevation



07 Section A-A

HAMLET 1 - KEY PLAN



Quantity of Courtyard House 1 types used = 8 out of 69 dwellings 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 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

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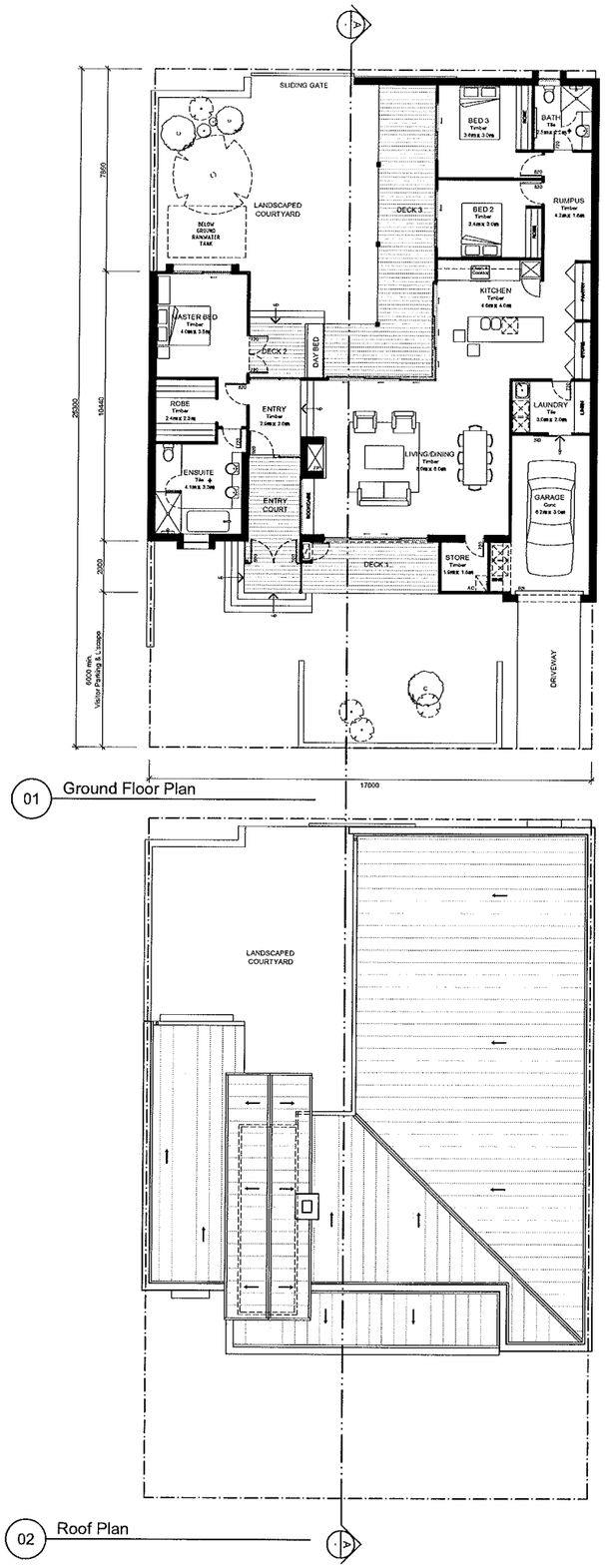
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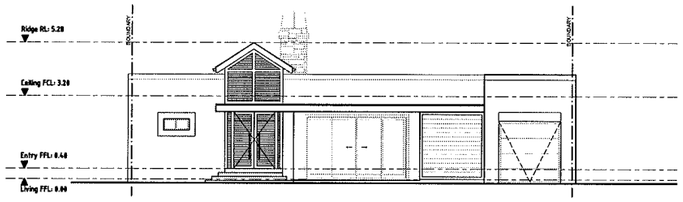
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	Courtyard House 1 - Type A Plans Elevations and Section
Date	26 June 2007 Da/Ch PA/
Dwg No	07020 H1 030 Issue C

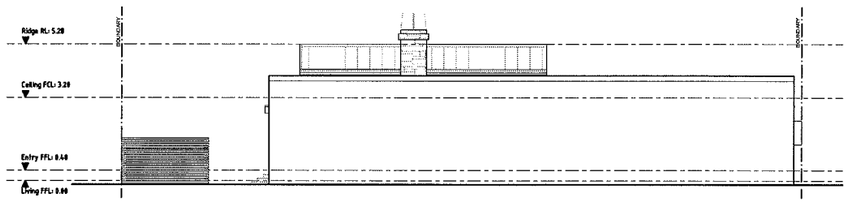


01 Ground Floor Plan

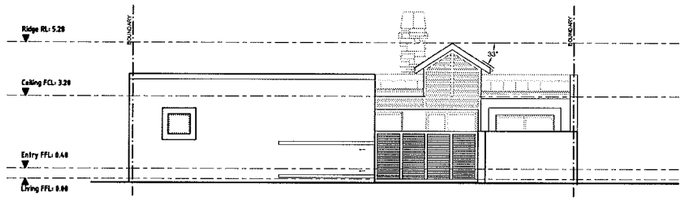
02 Roof Plan



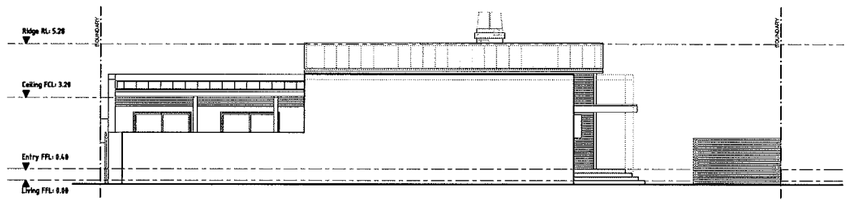
03 Front Elevation



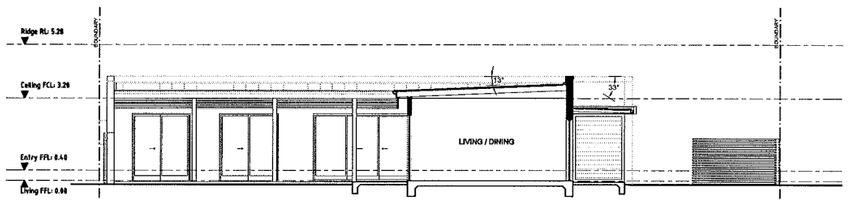
04 Side Elevation



05 Rear Elevation

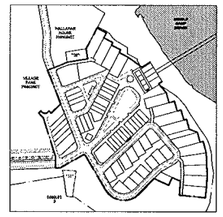


06 Side Elevation



07 Section A-A

HAMLET 1 - KEY PLAN



Quantity of Courtyard House 2 types used = 8 out of 69 dwellings 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 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

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

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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ROSE
Creating a quality way of living

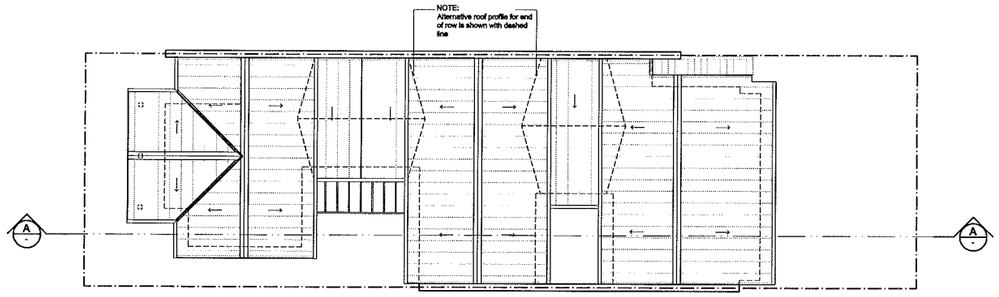
PRELIMINARY not for Construction

0 1 2 3 4 6m 1:100 @ B1

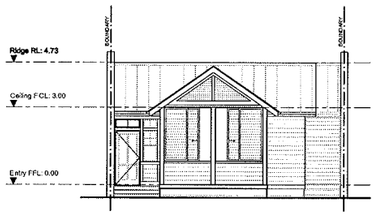
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

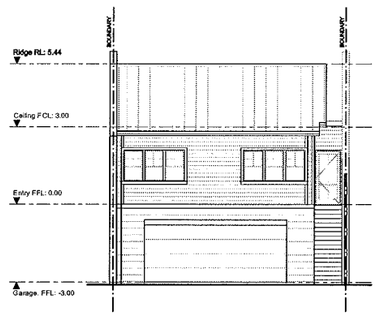
Title	Courtyard House 2 - Type A Plans elevations and Sections		
Date	28 June 2007	Dr/Ch	PA/
Dwg No	07020 H1 031	Issue	C



01 Roof Plan

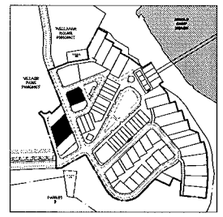


04 Front Elevation
Pedestrian Court

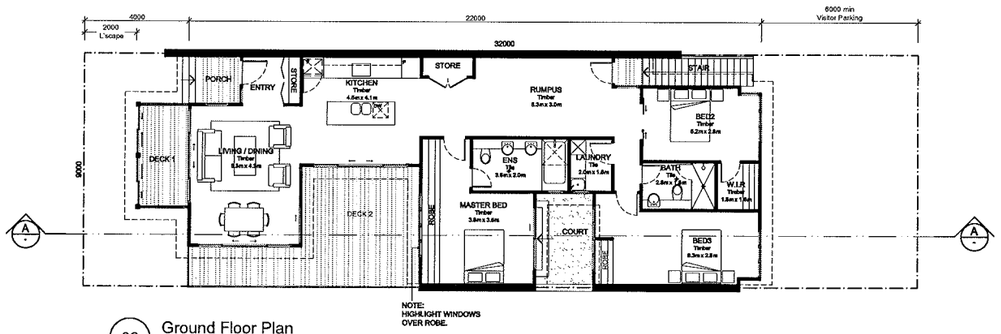


05 Rear Elevation
Car Court

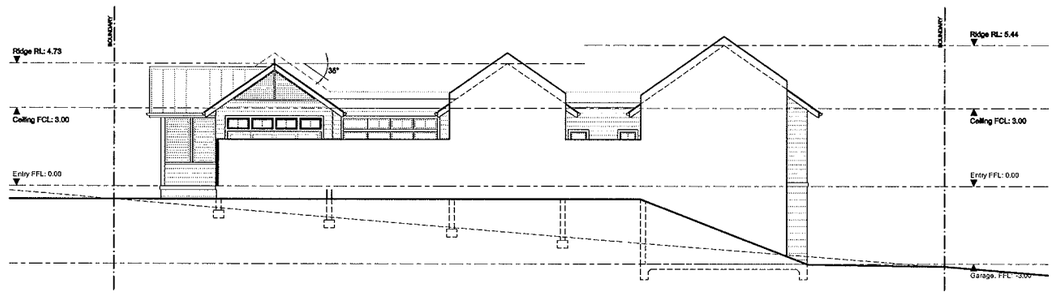
HAMLET 1 - KEY PLAN



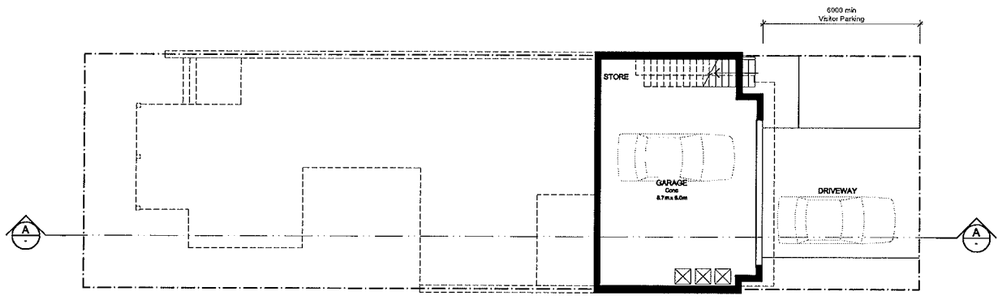
Quantity of 9m House 1 types used = 7
out of 69 dwellings for this Hamlet



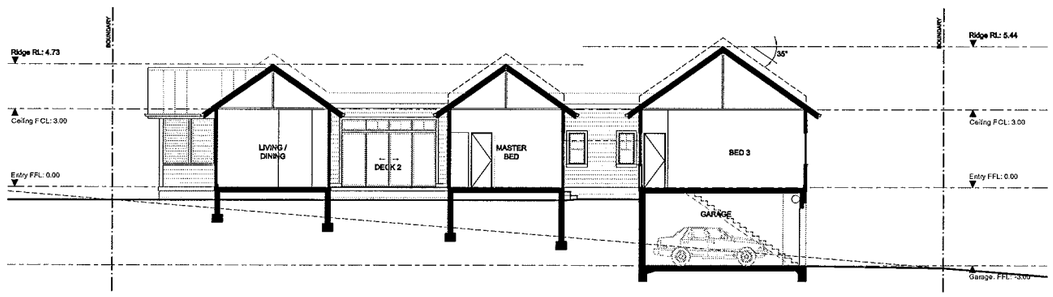
02 Ground Floor Plan



06 Side Elevation



03 Lower Ground Floor Plan



07 Section A-A

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 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

02.08.07	Issued For Project Application	C
05.07.07	Issued For Client Review	A
Date	Amendment	Issue

Notes

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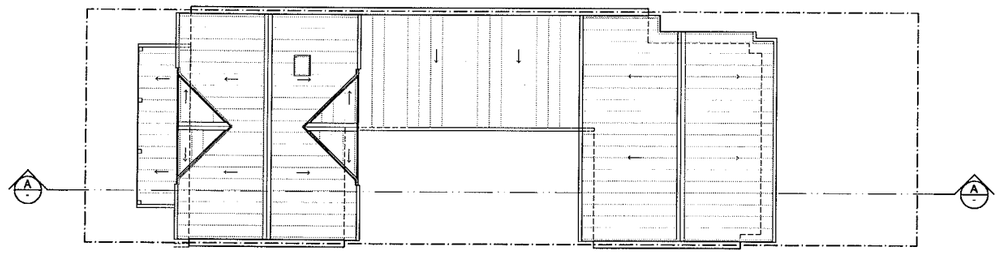
ROSE
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PRELIMINARY not for Construction

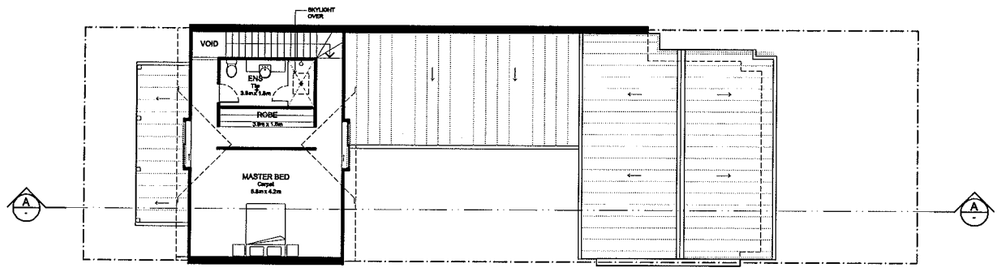
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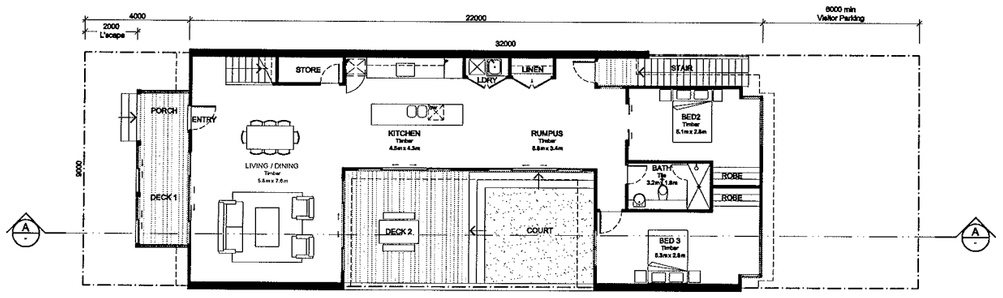
Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd
Title	9m House 1 - Type A Plans Elevations and Sections
Date	28 June 2007 Drn/Ch LS/
Drwg No	07020 H1 032 Issue C



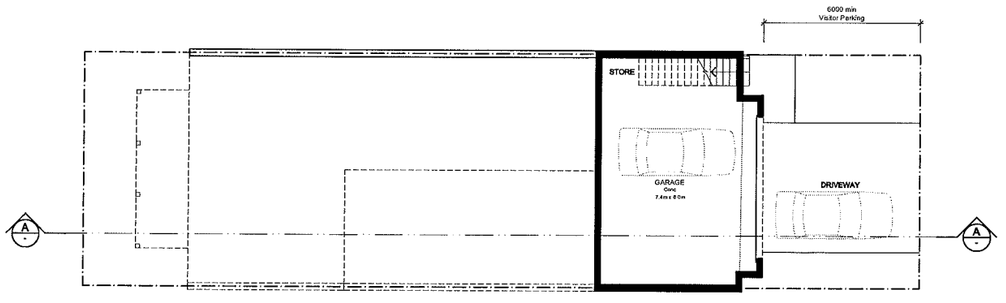
01 Roof Plan



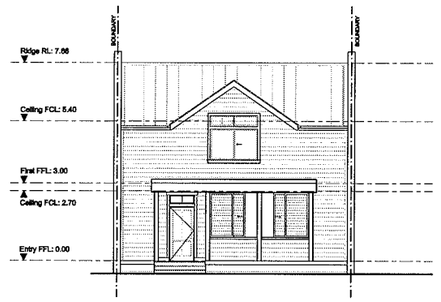
02 First Floor Plan



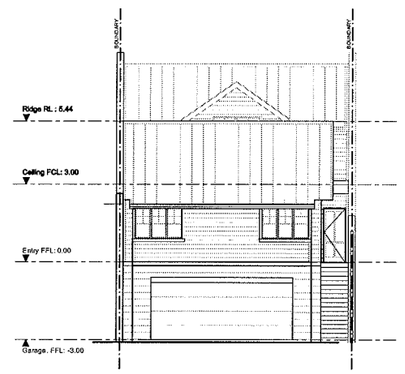
03 Ground Floor Plan



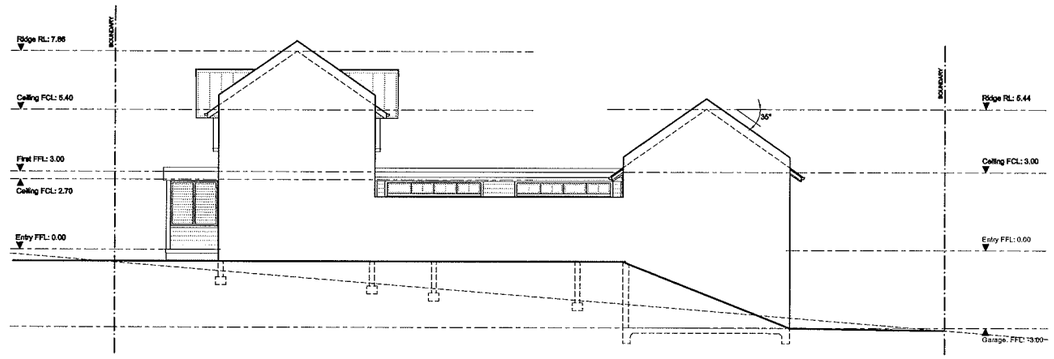
04 Lower Ground Floor Plan



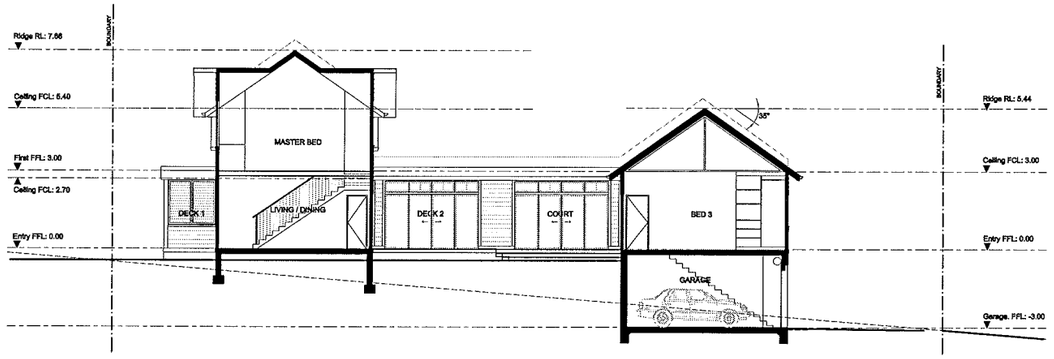
05 Front Elevation
Pedestrian Court



06 Rear Elevation
Car Court

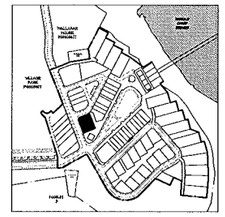


07 Side Elevation



08 Section A-A

HAMLET 1 - KEY PLAN



Quantity of 9m House 2 types used = 3 out of 69 dwellings 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 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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

Date	Amendment	Issue
02.08.07	Issued For Project Application	C
06.07.07	Issued For Client Review	A

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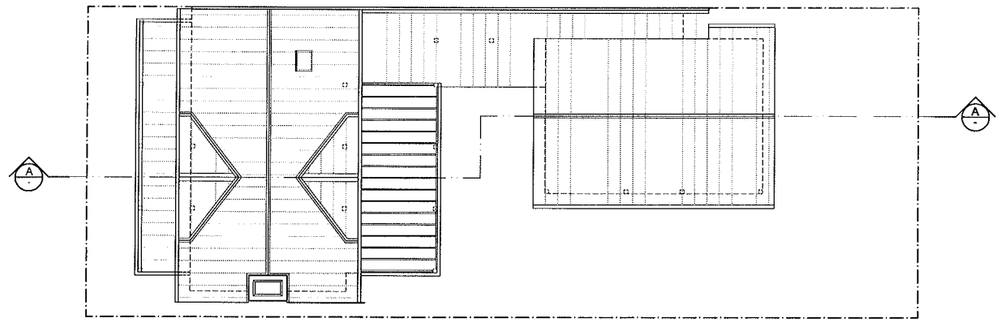
ROSE
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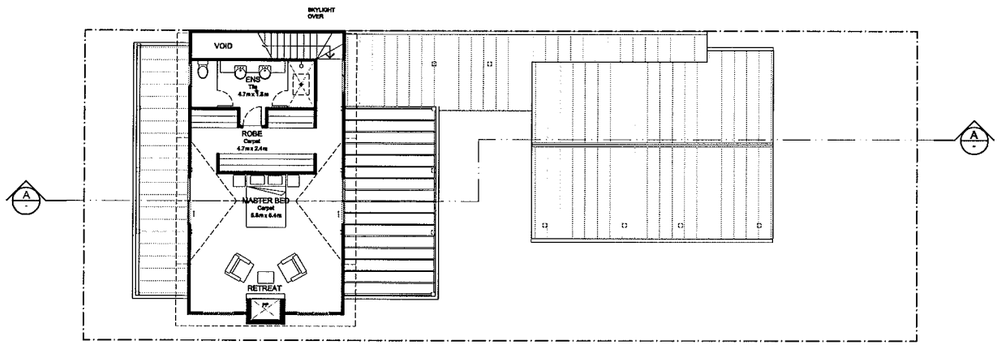
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

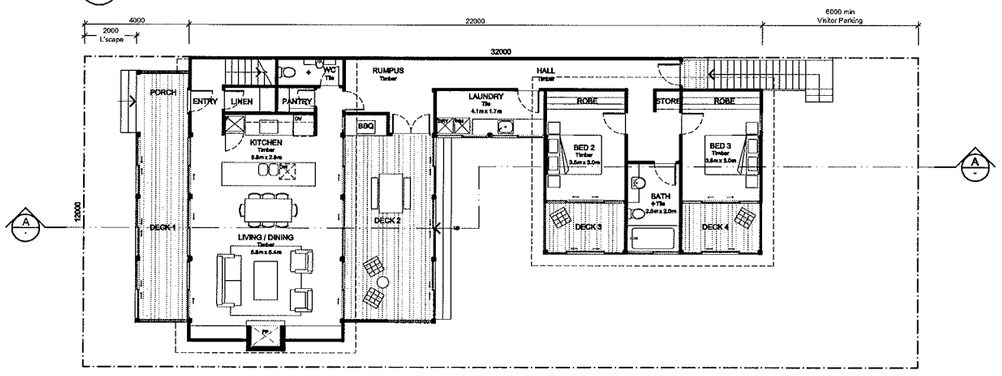
Title	9m House 2 - Type A Plans Elevations and Sections
Date	9 July 2007 Dr/Ch LS/
Dwg No	07020 H1 033 Issue C



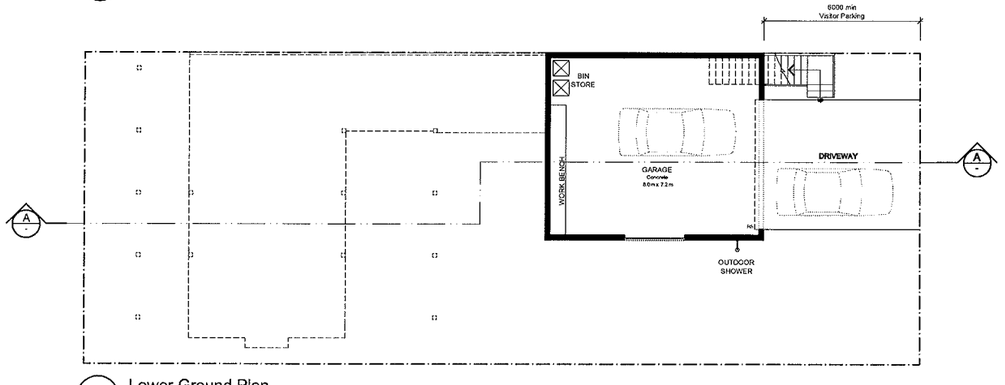
01 Roof Plan



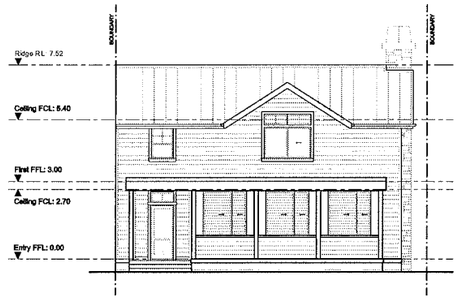
02 First Floor Plan



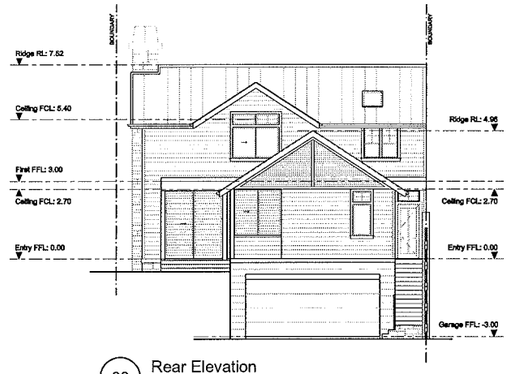
03 Ground Floor Plan



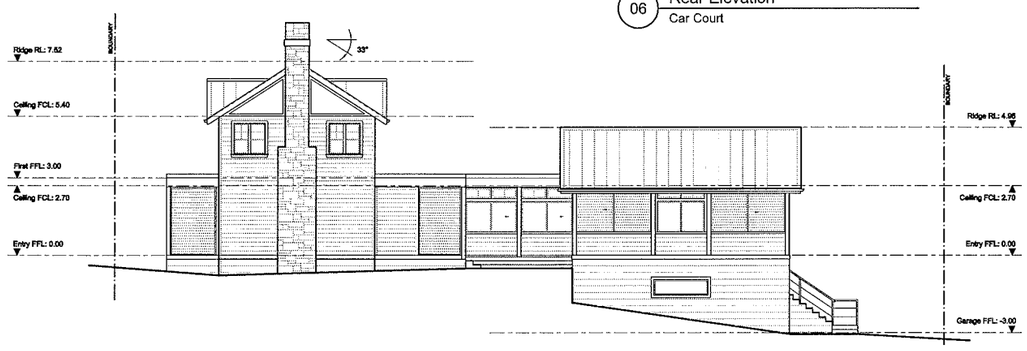
04 Lower Ground Plan



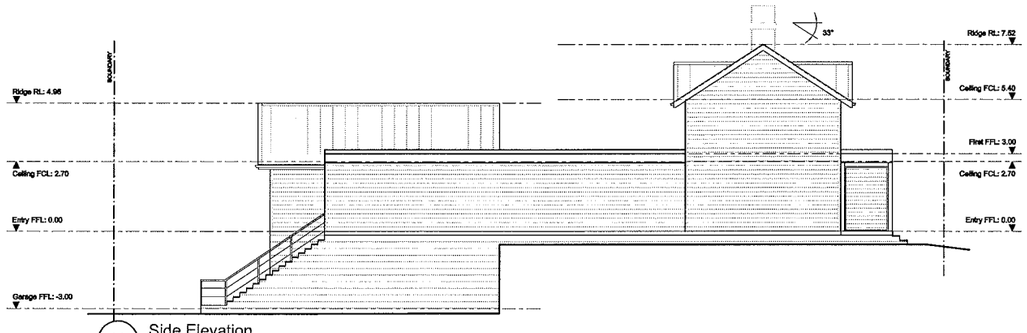
05 Front Elevation
Pedestrian Court



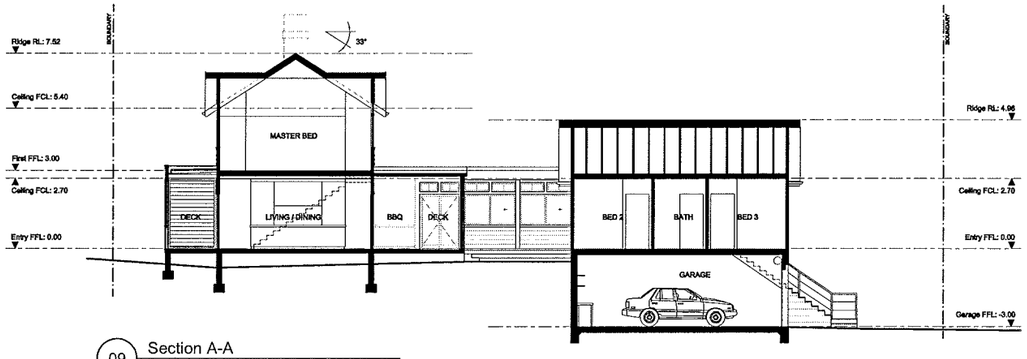
06 Rear Elevation
Car Court



07 Side Elevation

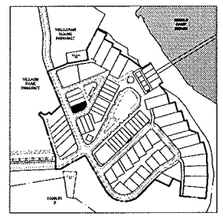


08 Side Elevation



09 Section A-A

HAMLET 1 - KEY PLAN



Quantity of 12m House types used = 1 out of 69 dwellings 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 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

0 1 2 3 4 5m 1:100 @ B1

PRELIMINARY not for Construction

Date	Amendment	Issue
02.08.07	Issued For Project Application	C
06.07.07	Issued For Client Review	A

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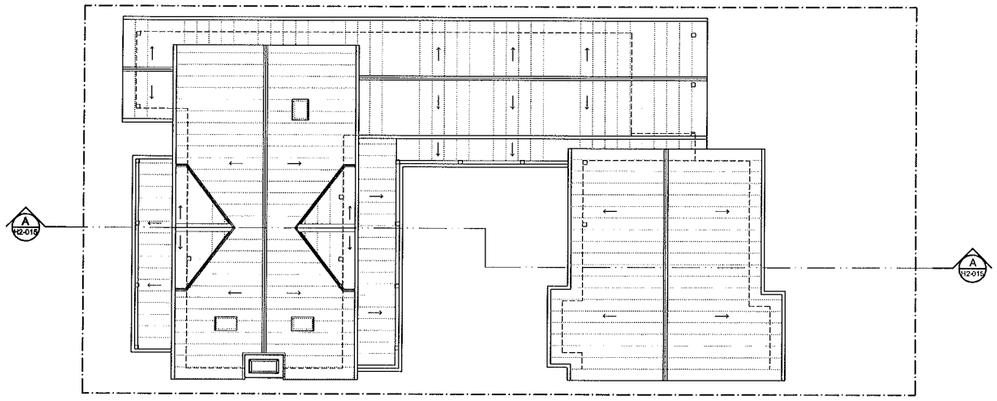
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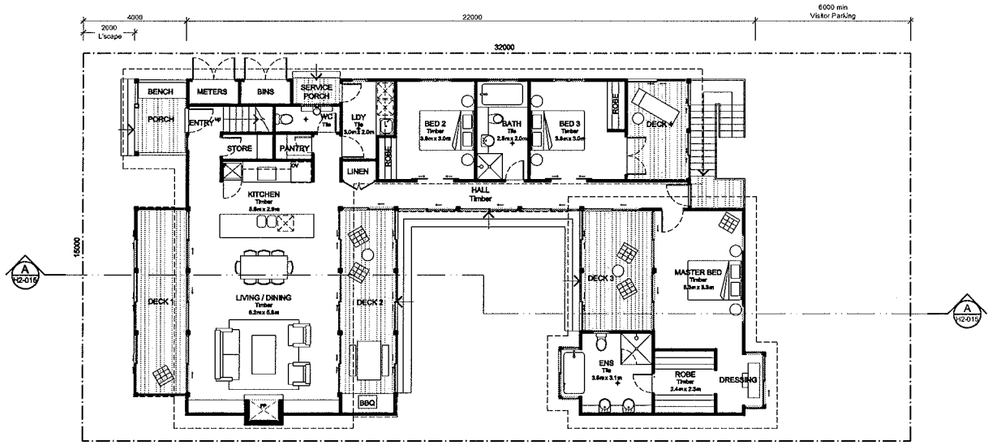
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	12m House - Type A Plans Elevations and Sections
Date	28 June 2007 Dr/Ch LS/
Dwg No	07020 H1 034 Issue C



01 Roof Plan

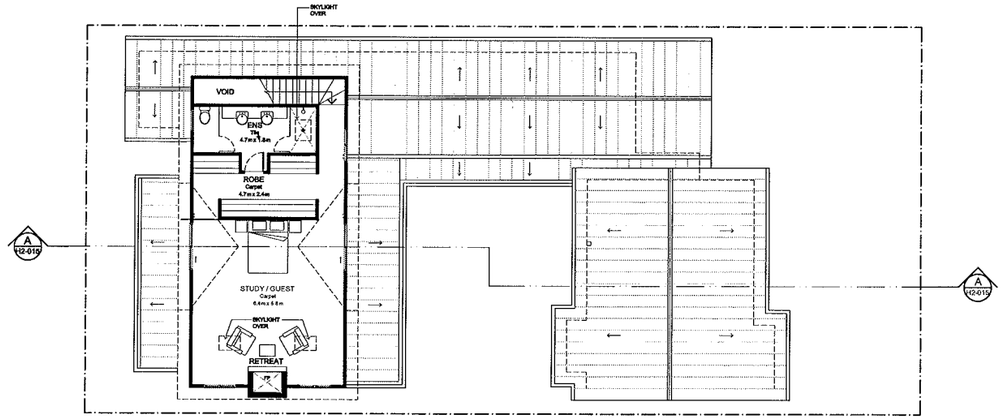


03 Ground Floor Plan

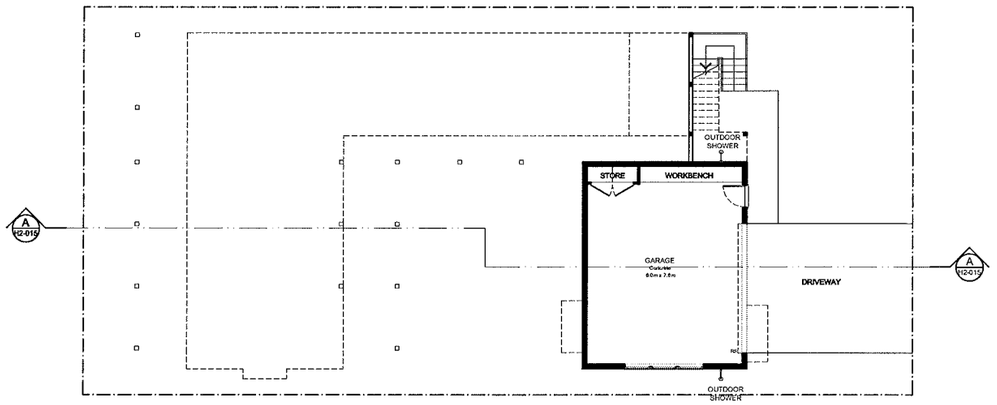
HAMLET 1 - KEY PLAN



Quantity of 15m House types used = 1 out of 69 dwellings for this Hamlet



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 '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

Date	Amendment	Issue
02.08.07	Issued For Project Application	C
06.07.07	Issued For Client Review	A

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PRELIMINARY not for Construction

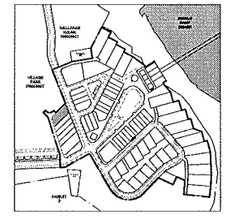
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

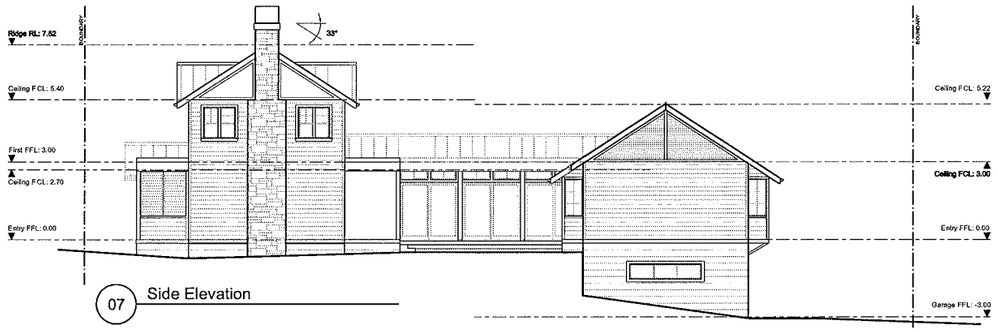
Title	15m House - Type A Floor Plans
Date	28 June 2007 Dn/Ch LS/
Dwg No	07020 H1 035 Issue C

HAMLET 1 - KEY PLAN





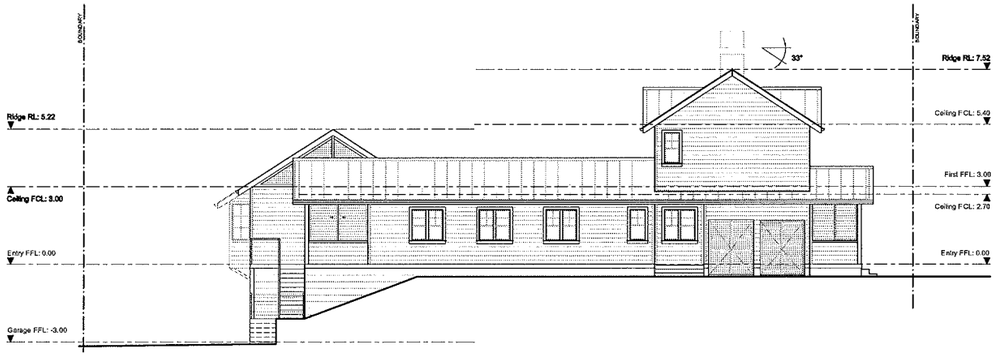
05 Front Elevation
Pedestrian Court



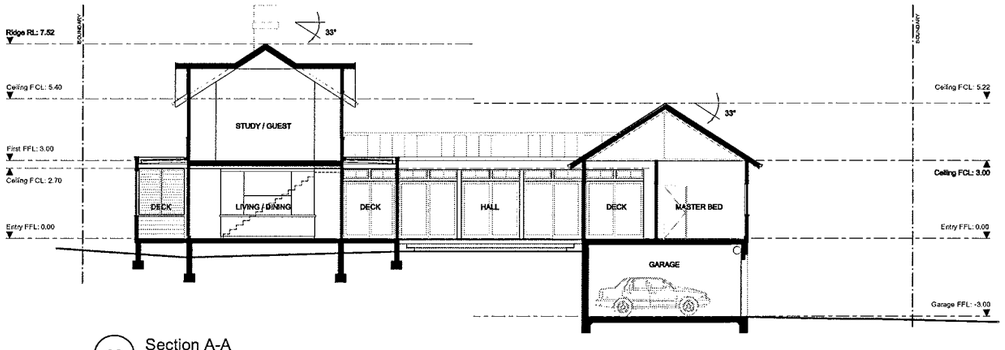
07 Side Elevation



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.

02.08.07	Issued For Project Application	C
06.07.07	Issued For Client Review	A
Date	Amendment	Issue

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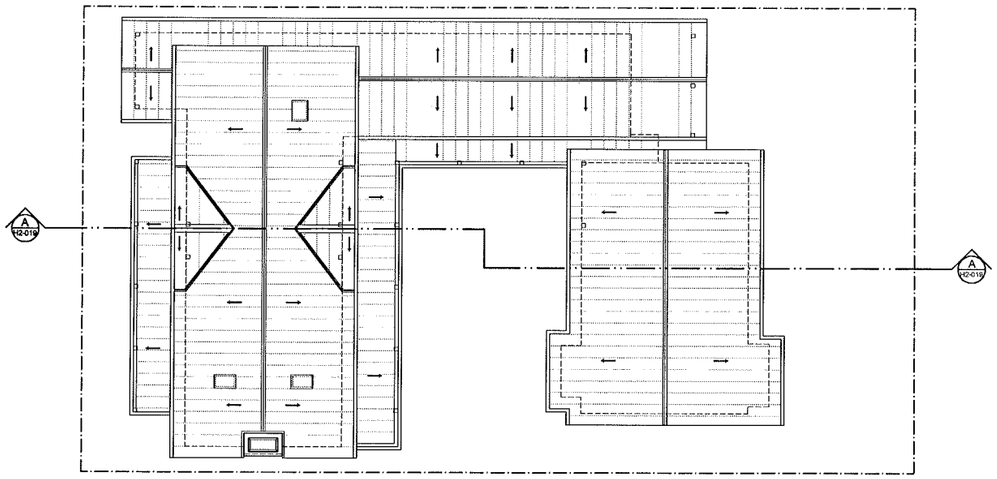
PRELIMINARY not for Construction

1:100 @ B1

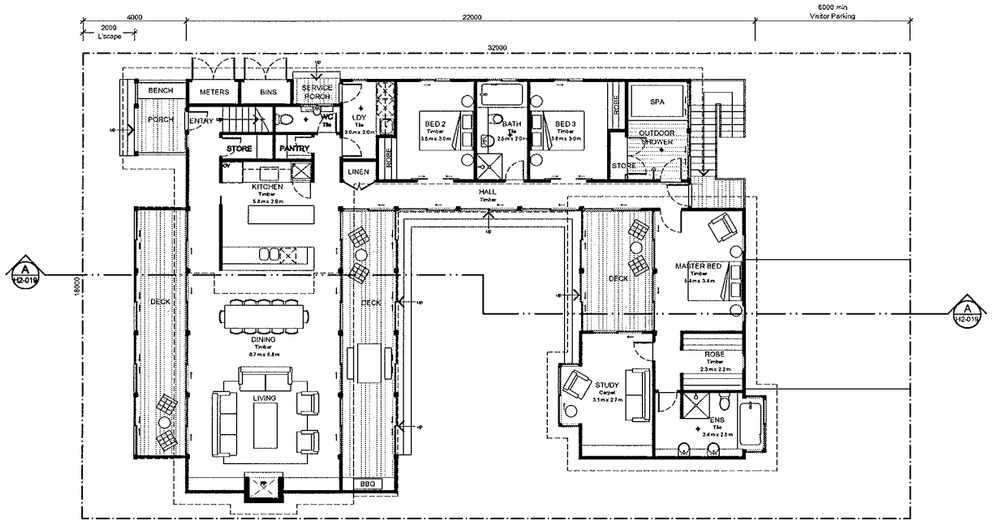
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	15m House - Type A Elevations and Sections
Date	26 June 2007 Dr/Ch LB/
Dwg No	07020 H1 036 Issue C

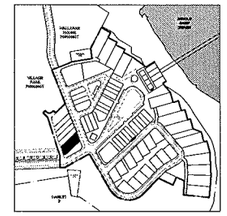


01 Roof Plan

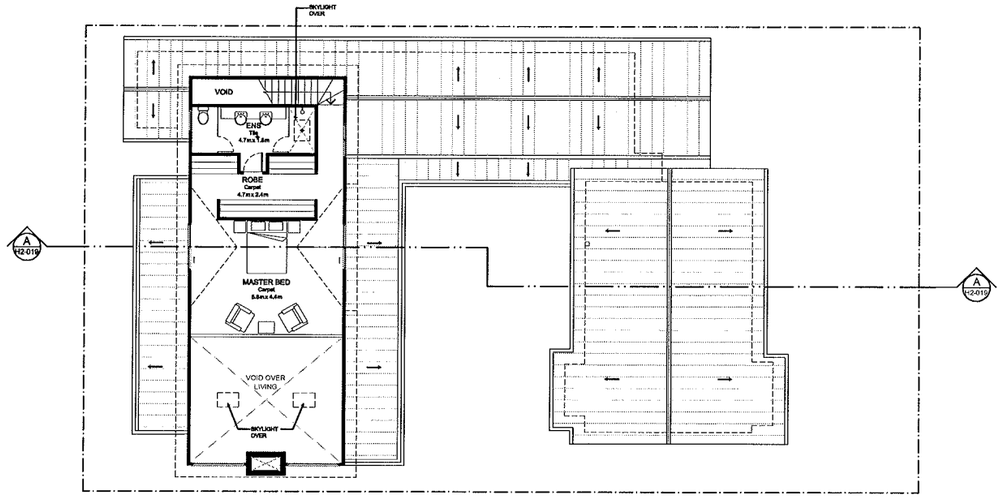


03 Ground Floor Plan

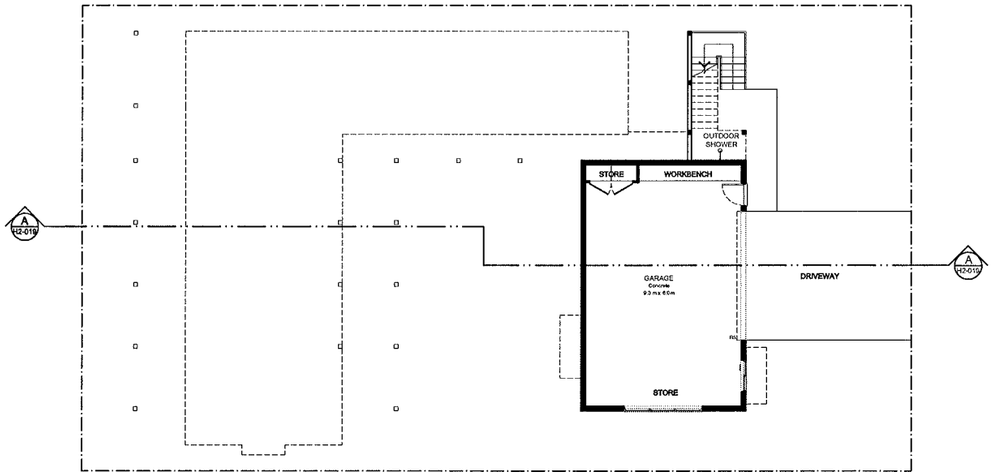
HAMLET 1 - KEY PLAN



Quantity of 15m House types used = 1 out of 69 dwellings for this Hamlet



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

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

Notes

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0 1 2 3 4 5m 1:100 @ B1

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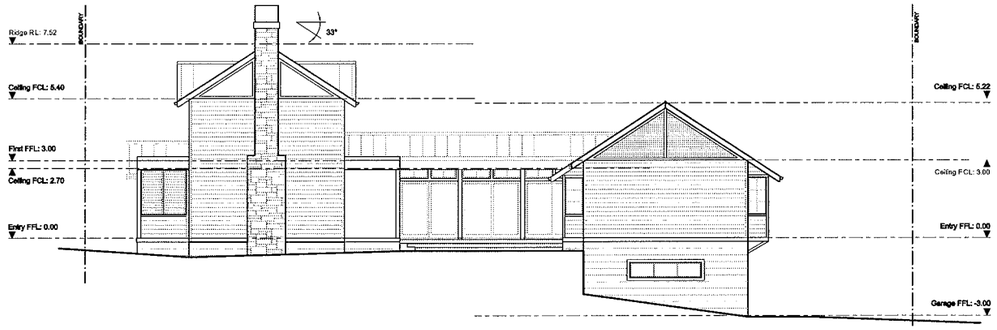
Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd
Title	18m House - Type A Floor Plans
Date	30 July 2007 Dr/Ch XX/XX
Dwg No	07020 H1 037 Issue C



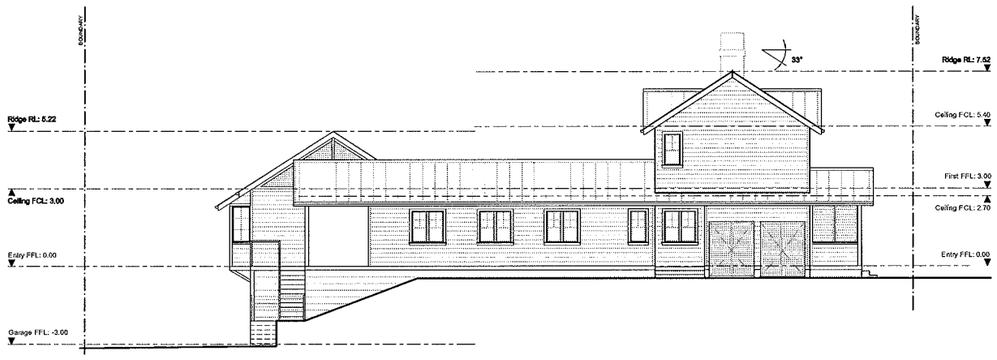
01 Front Elevation
Pedestrian Court



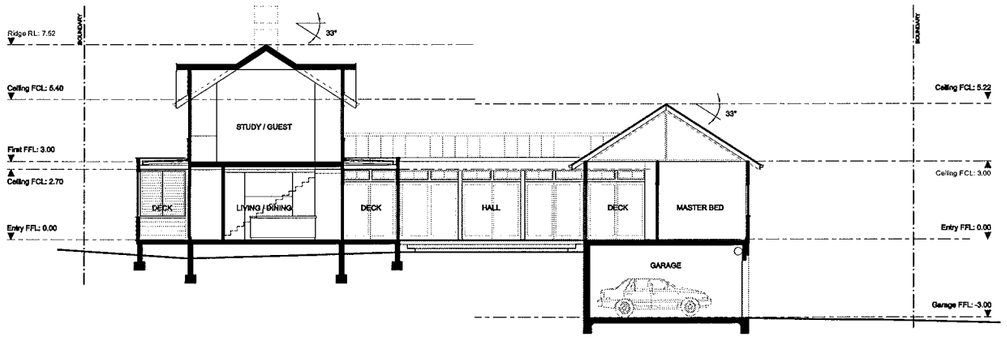
02 Rear Elevation
Car Court



03 Side Elevation

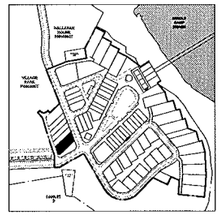


04 Side Elevation



05 Section A-A

HAMLET 1 - KEY PLAN



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

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

Notes

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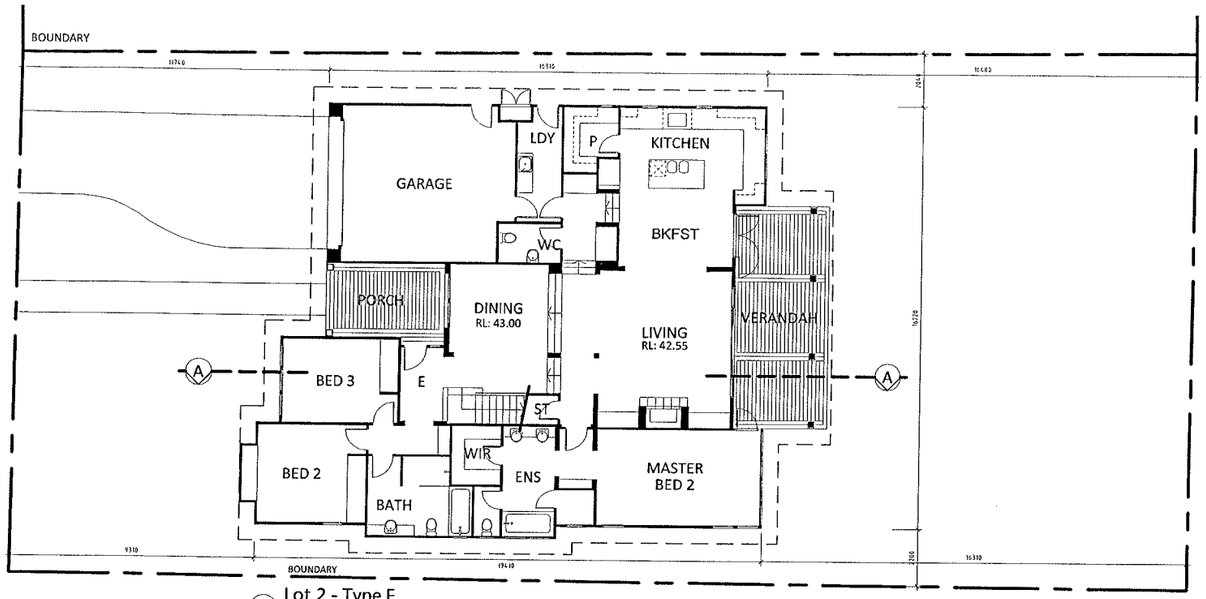
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0 1 2 3 4 5m 1:100 @ B1

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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

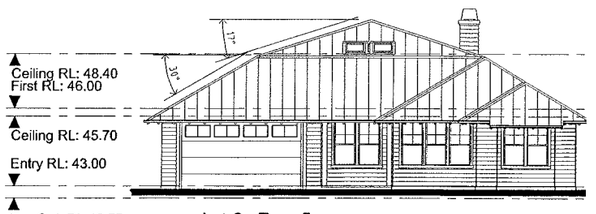
Title	18m House - Type A Elevations and Sections
Date	30 July 2007 Dr/Ch XX/XX
Dwg No	07020 H1 038 Issue C



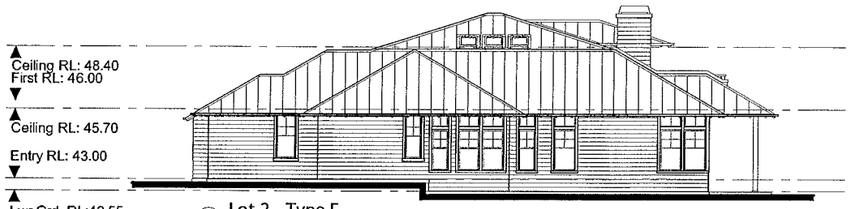
Lot 2 - Type F
ground floor plan



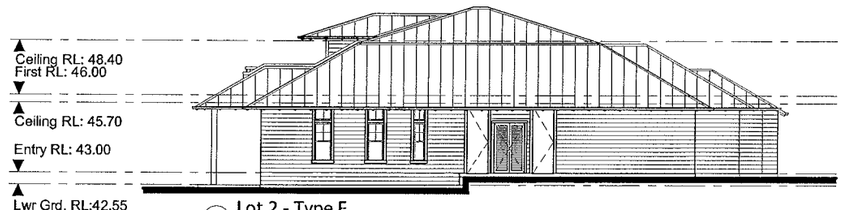
Lot 2 - Type F
rear elevation



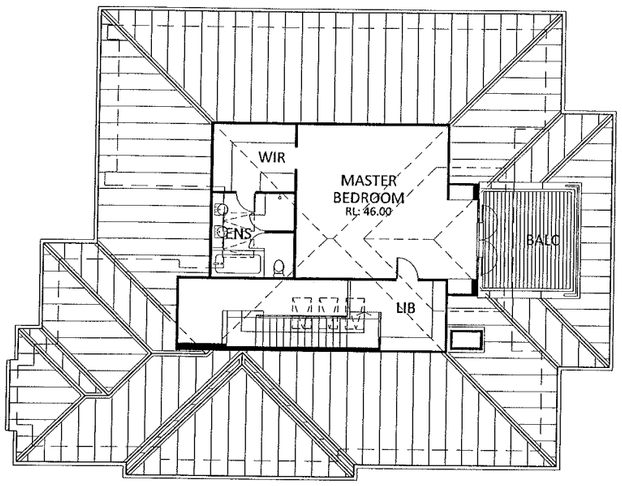
Lot 2 - Type F
front elevation



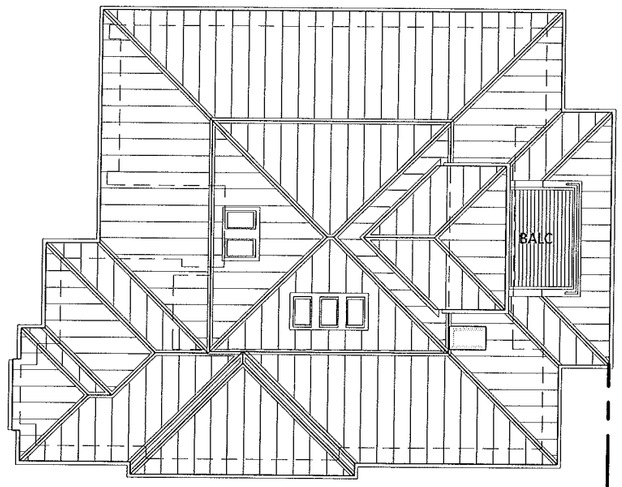
Lot 2 - Type F
side elevation



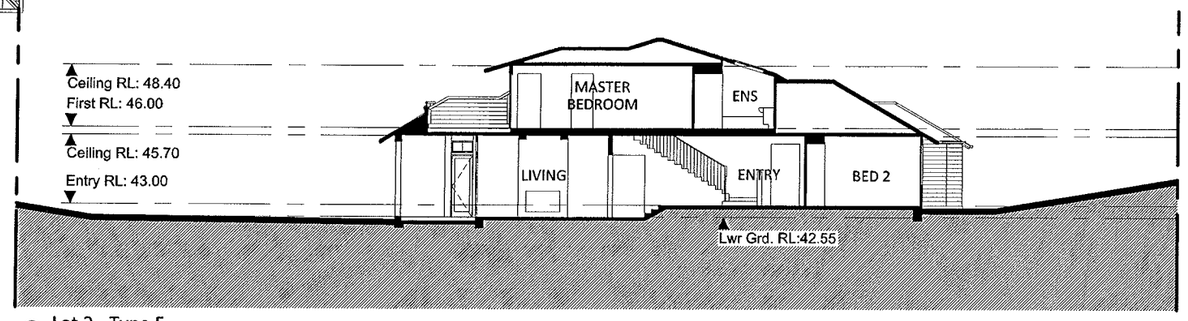
Lot 2 - Type F
side elevation



Lot 2 - Type F
first floor plan



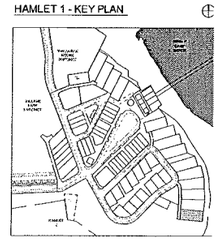
Lot 2 - Type F
roof plan



Lot 2 - Type F
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Dune or Bushland (colourbond)
Walls	FC Cladding	Tristan PG2.C5 or Burnt Red P04.D1 or
	Boards	White Duck P16.B1 or Powdered Rock P15.A2 or Paving Stone P15.A3
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



Date	Amendment	Issue
08.07	Issued For Project Application	C

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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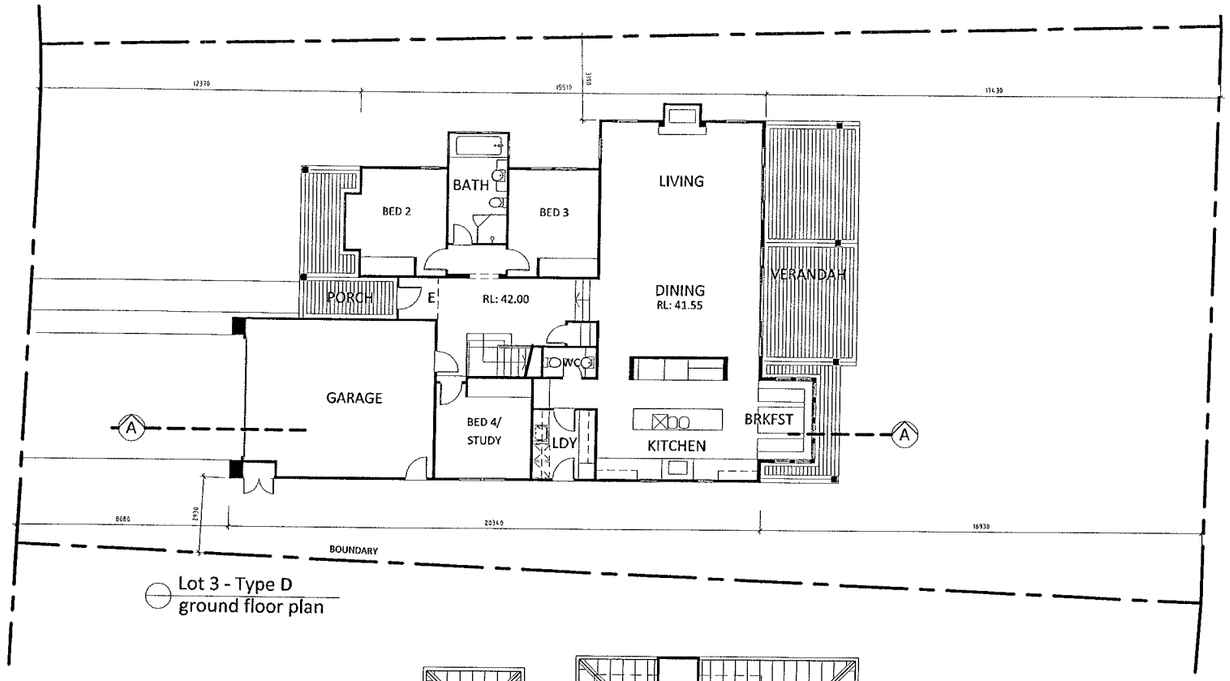
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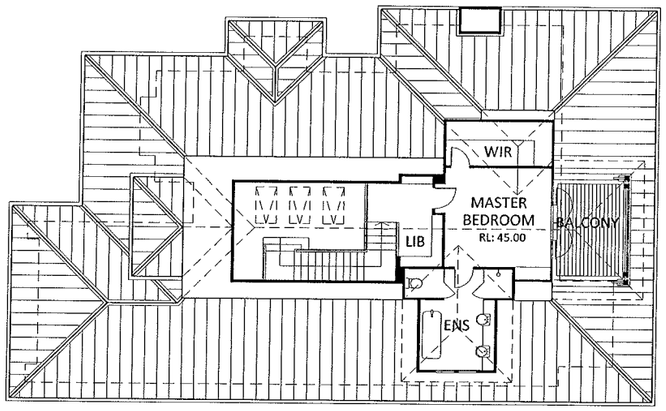
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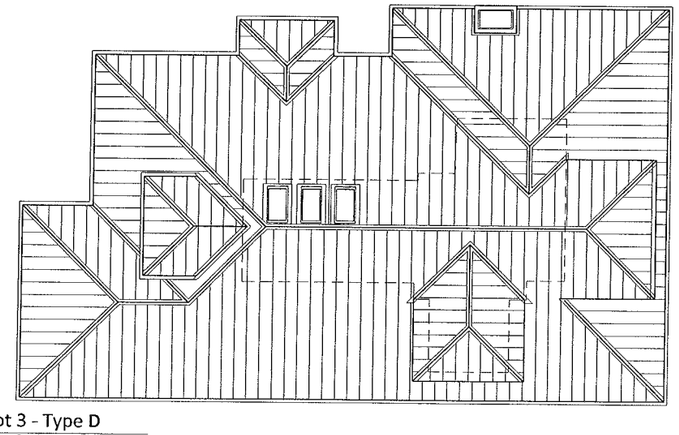
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd
Title	Lot 2 - Type F Plans Elevations and Sections
Date	6 July 2007
Dwg No	07020 H1 039
Drn/Ch	XX/XX
Issue	C



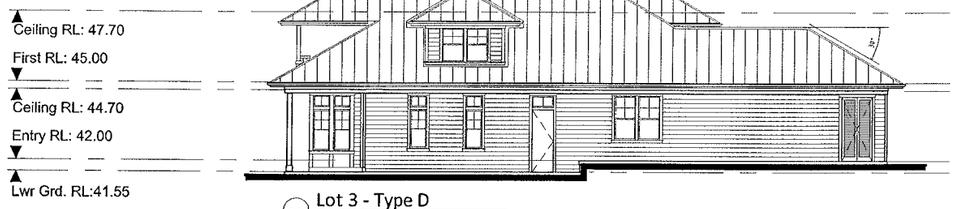
Lot 3 - Type D
ground floor plan



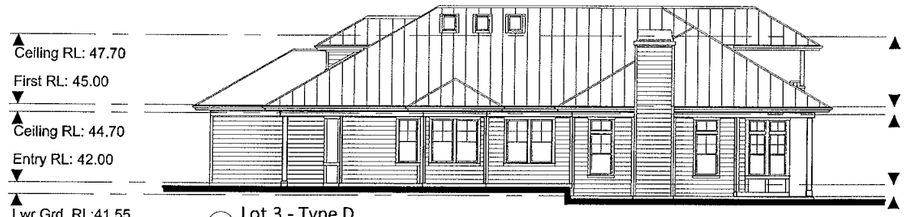
Lot 3 - Type D
first floor plan



Lot 3 - Type D
roof plan



Lot 3 - Type D
side elevation



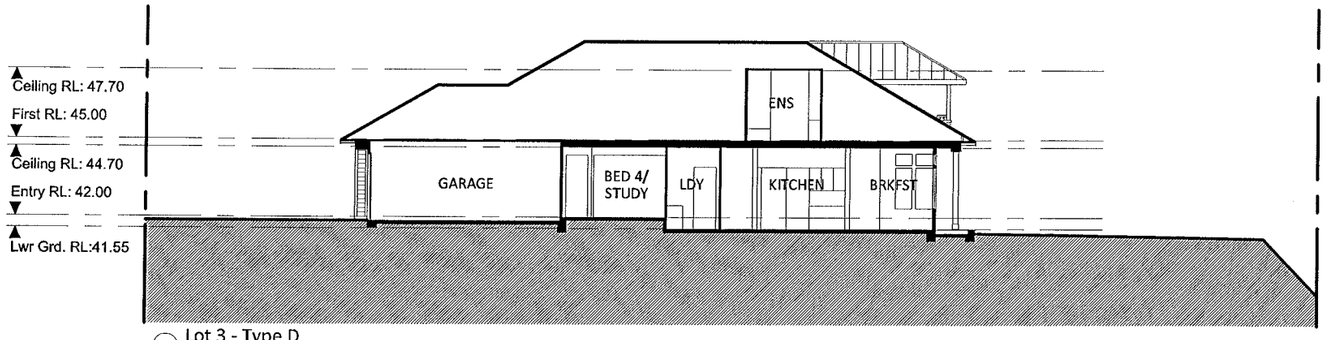
Lot 3 - Type D
side elevation



Lot 3 - Type D
rear elevation



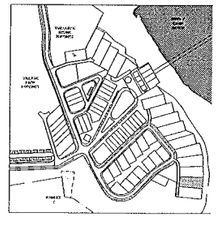
Lot 3 - Type D
front elevation



Lot 3 - Type D
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
Walls	FC Cladding Boards	Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



0 1 2 3 4 5m
1:100 @ B1

B.07	Issued For Project Application	C
Date	Amendment	Issue

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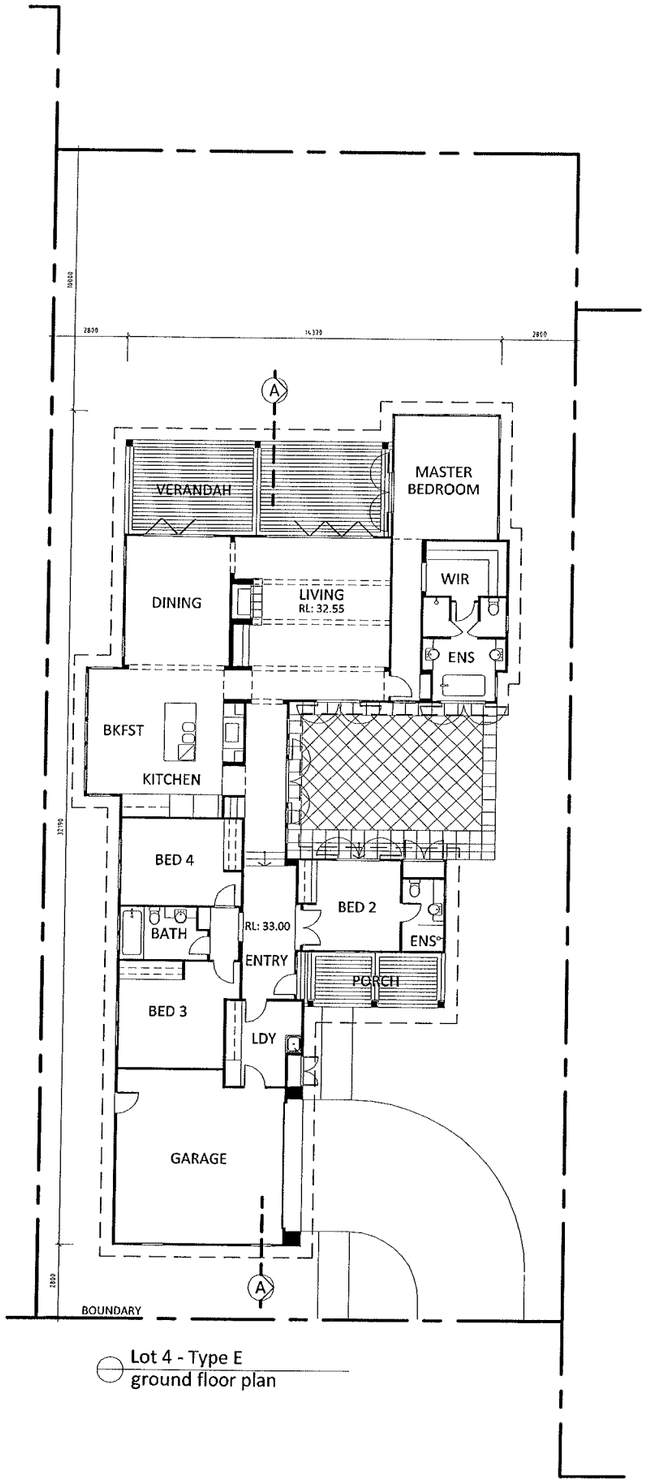
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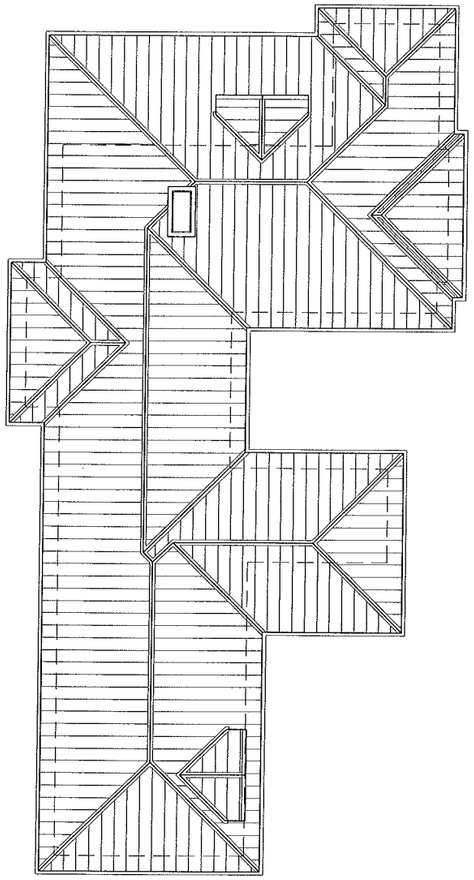
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Project: Hamlet 1
Project Application
Client: Rose Property Group Pty Ltd

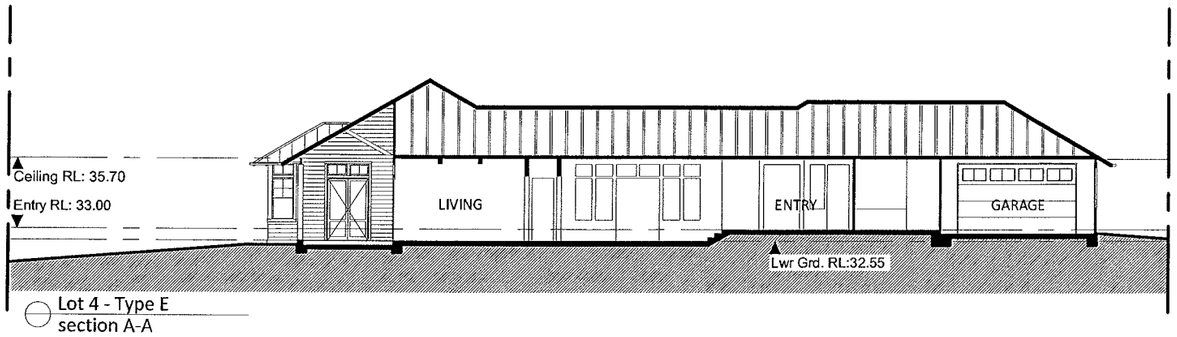
Title: Lot 3 - Type D
Plans Elevations and Sections
Date: 6 July 2007 Dr/Ch XX/XX
Drwg No: 07020 H1 040 Issue: C



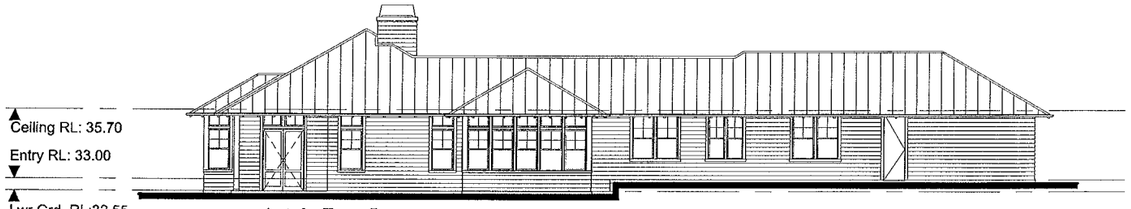
Lot 4 - Type E
ground floor plan



Lot 4 - Type E
roof floor plan



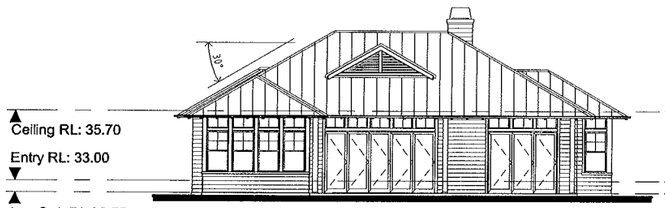
Lot 4 - Type E
section A-A



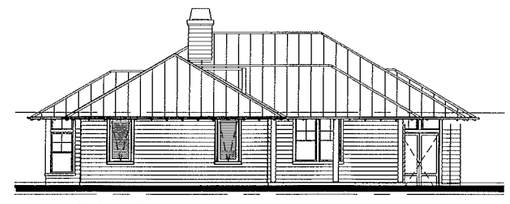
Lot 4 - Type E
side elevation



Lot 4 - Type E
side elevation



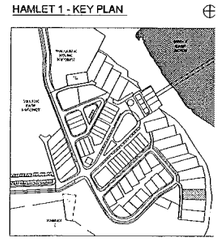
Lot 4 - Type E
rear elevation



Lot 4 - Type E
front elevation

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Dune/ Bushland (colourbond)
Walls	FC Cladding	Tristan PG2.C5/ Burnt Red P04.D1/
	Boards	White Duck P16.B1/ Powdered Rock P15.A2/ Paving Stone P15.A3
Window & Door Trims	Timber	Stone White
Window & Door Frames	Aluminium	Stone White (powdercoat finish)
Balustrades	Aluminium	Stone White (powdercoat finish)
Gutters & Downpipes	Steel	Stone White
Chimney Cowl	Metal	Stone White

HAMLET 1 - KEY PLAN



1:100 @ 01

8.07	Issued For Project Application	C
Date	Amendment	Issue

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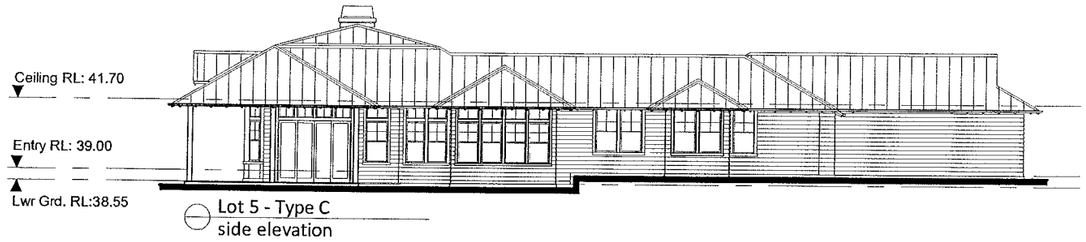
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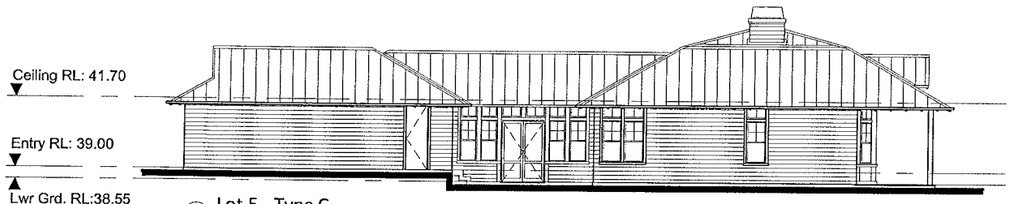
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Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd

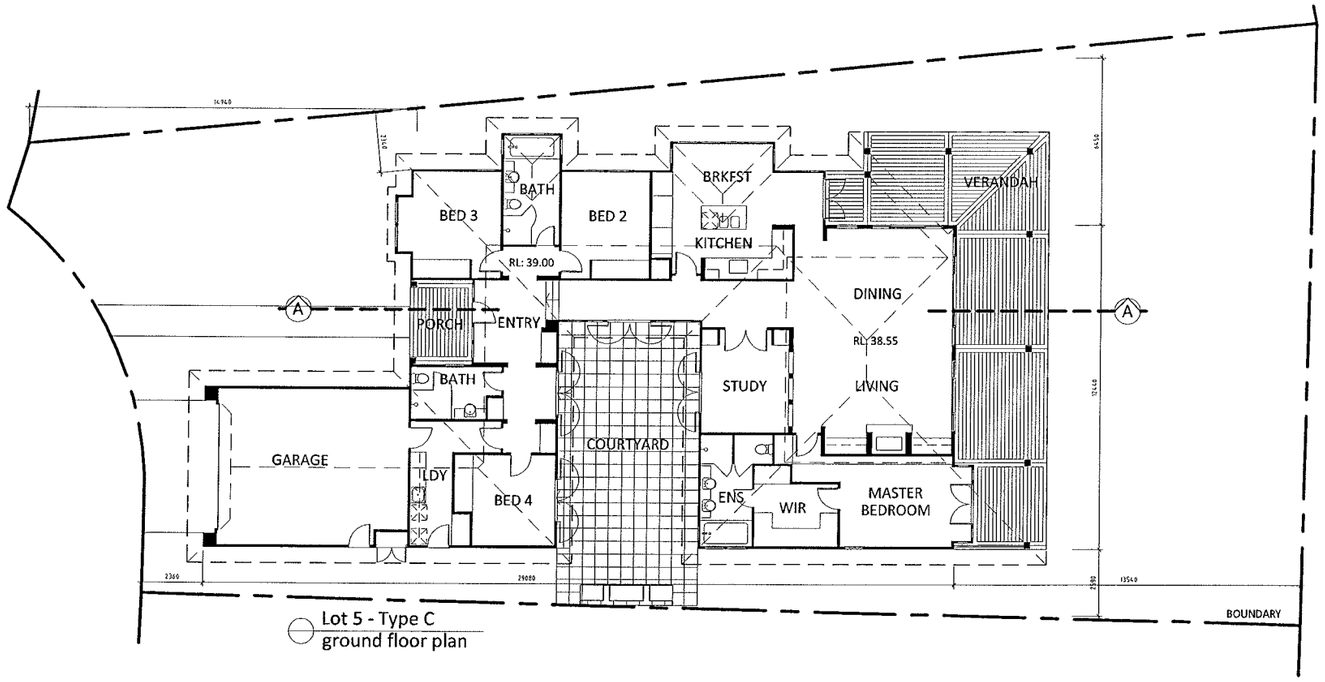
Title	Lot 4 - Type B Plans Elevations and Sections
Date	6 July 2007 Dr/Ch XX/XX
Drwg No	07020 H1 041 Issue C



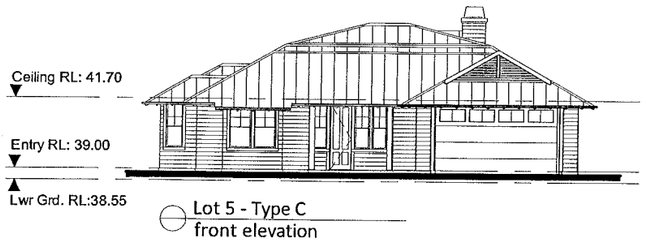
Lot 5 - Type C
side elevation



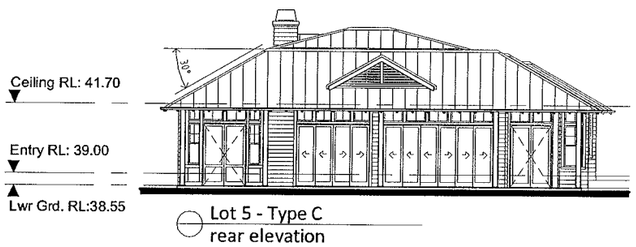
Lot 5 - Type C
side elevation



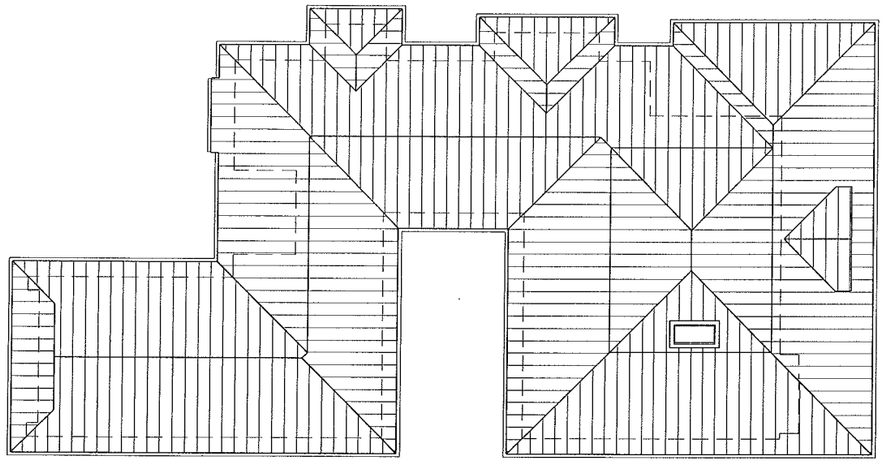
Lot 5 - Type C
ground floor plan



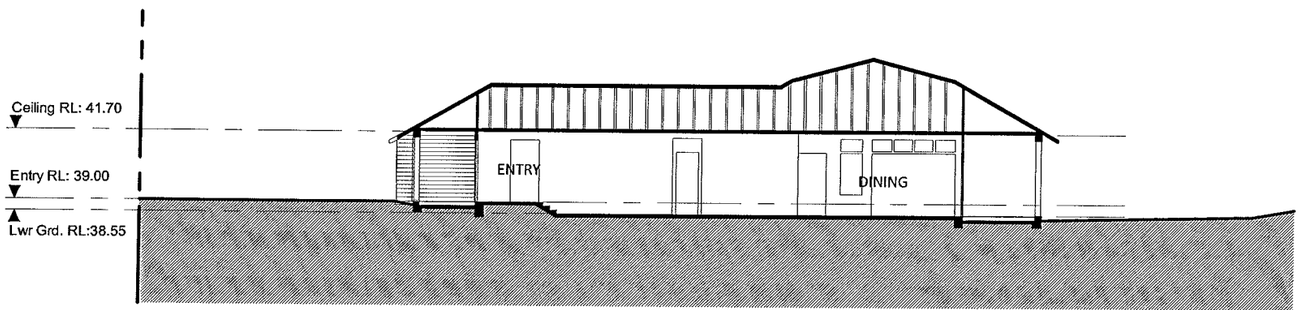
Lot 5 - Type C
front elevation



Lot 5 - Type C
rear elevation



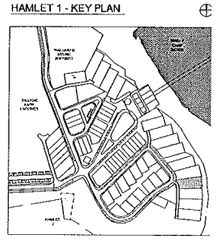
Lot 5 - Type C
roof plan



Lot 5 - Type C
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Dune or Bushland (colourbond)
Walls	FC Cladding	Tristan PG2.C5 or Burnt Red P04.D1 or
	Boards	White Duck P16.B1 or Powdered Rock P15.A2 or Paving Stone P15.A3
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



1:100 @ B1

Issue	Amendment	Issue
3.07	Issued For Project Application	C

Notes
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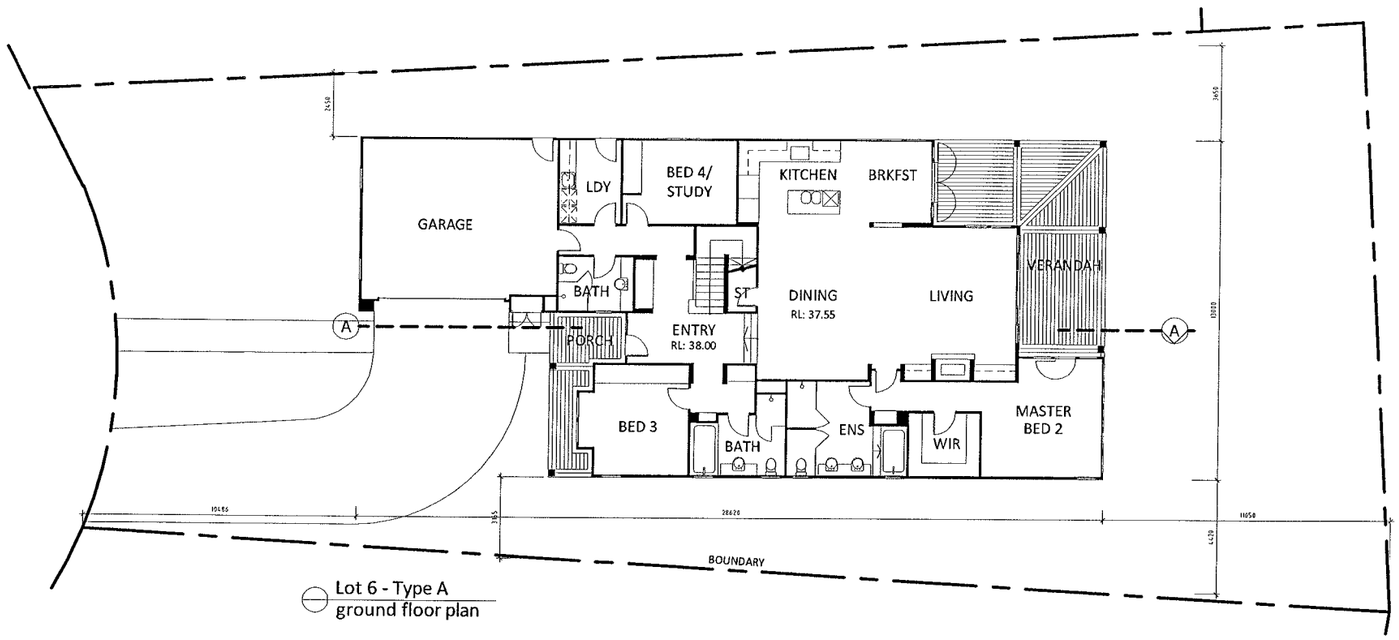
ROSE
Creating a quality way of living

PRELIMINARY not for Construction

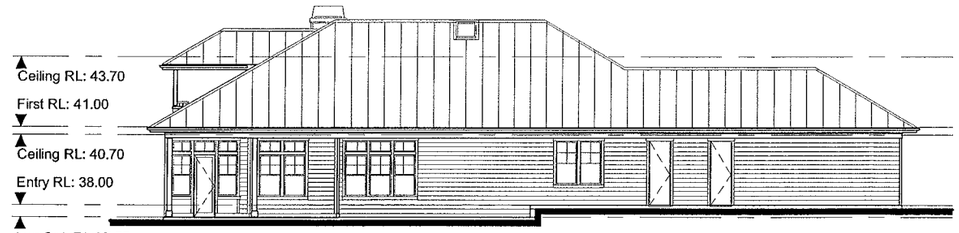
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

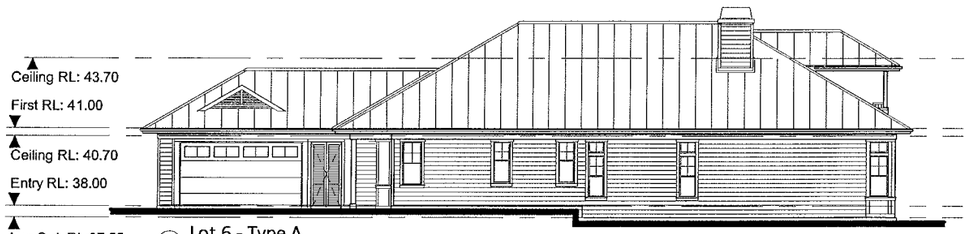
Title	Lot 5 - Type C Plans Elevations and Sections
Date	6 July 2007 Dr/Ch XXXX
Dwg No	07020 H1 042 Issue C



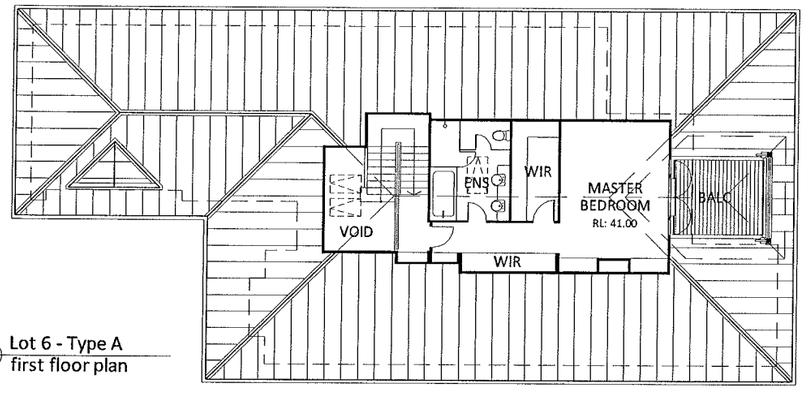
Lot 6 - Type A
ground floor plan



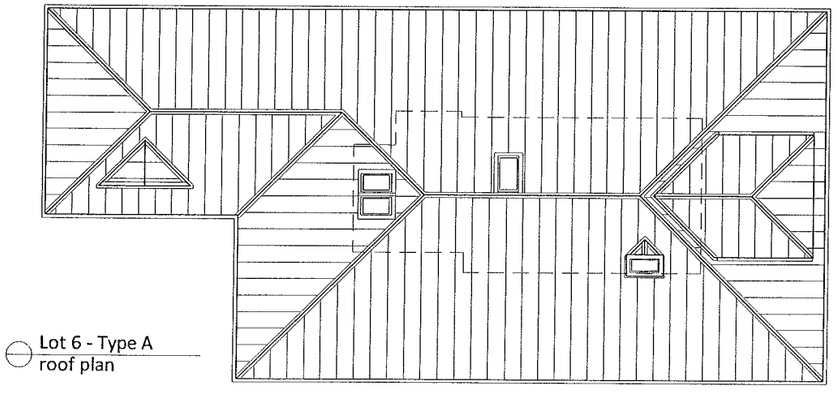
Lot 6 - Type A
side elevation



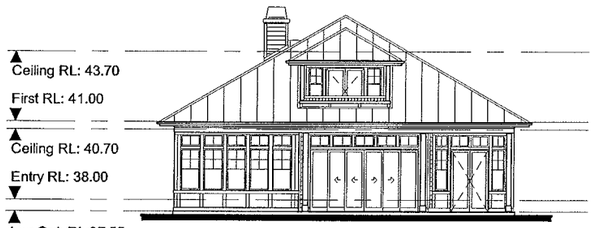
Lot 6 - Type A
side elevation



Lot 6 - Type A
first floor plan



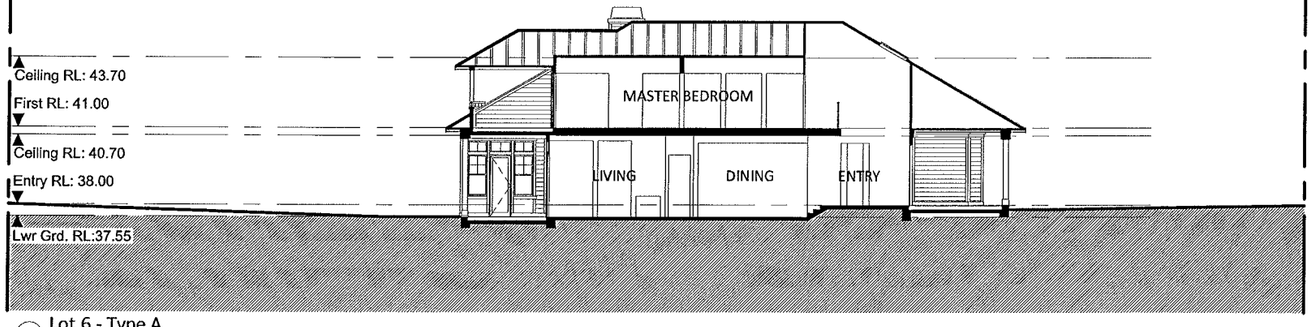
Lot 6 - Type A
roof plan



Lot 6 - Type A
rear elevation



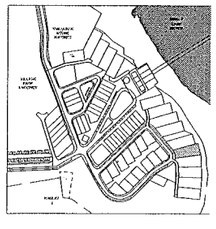
Lot 6 - Type A
front elevation



Lot 6 - Type A
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
Walls	FC Cladding	Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or
	Boards	Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



1:100 @ B1

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08.07	Issued For Project Application	C
ite	Amendment	Issue

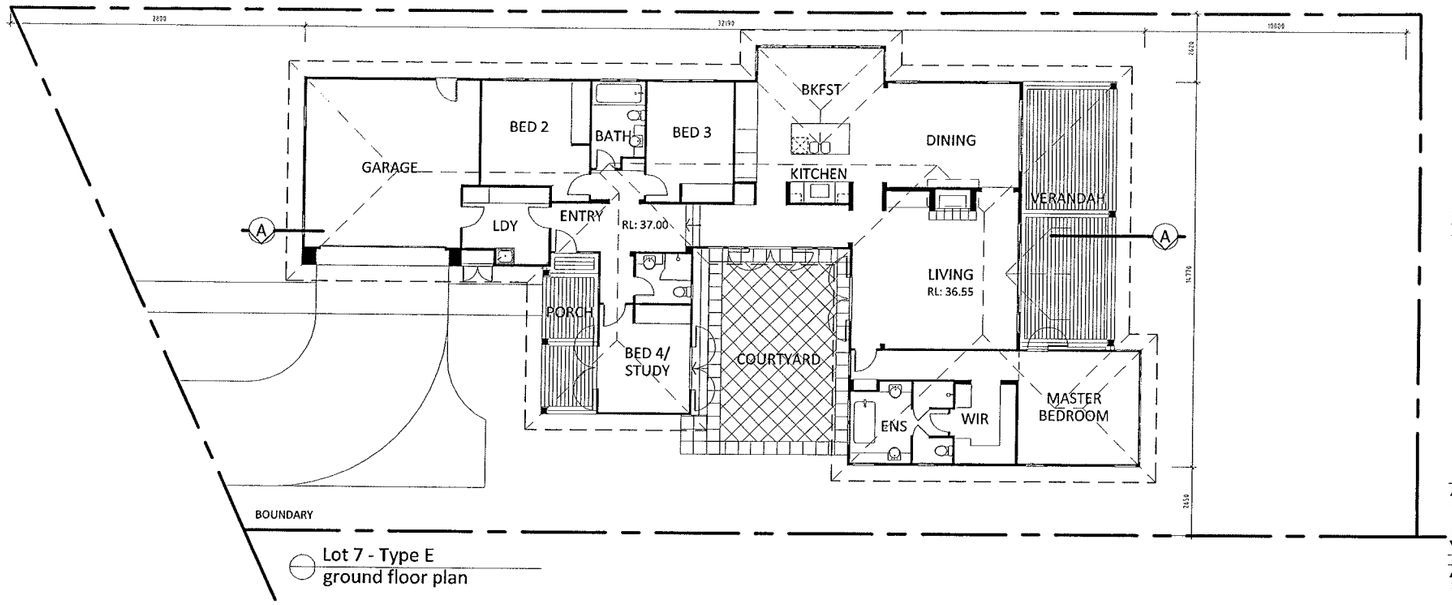
ROSE
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PRELIMINARY not for Construction

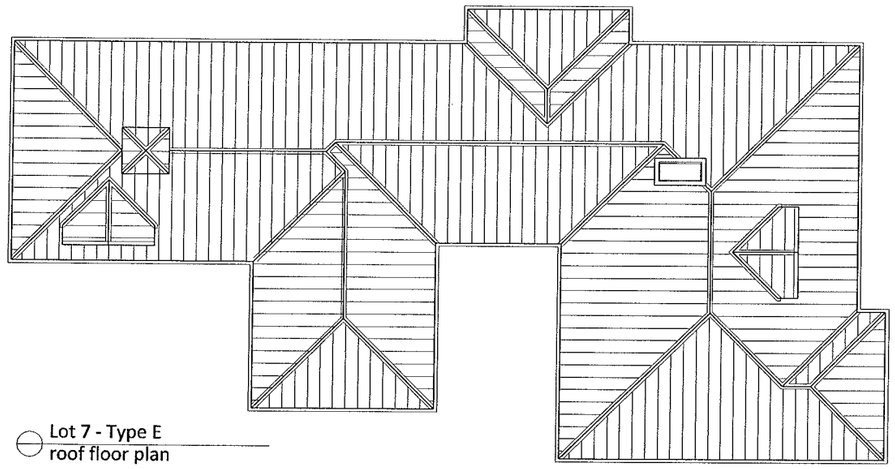
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Lot 6 - Type A
Title: Plans Elevations and Sections
Date: 6 July 2007 Dis/Ch: XX/XX
Dwg No: 07020 H1 043 Issue: C



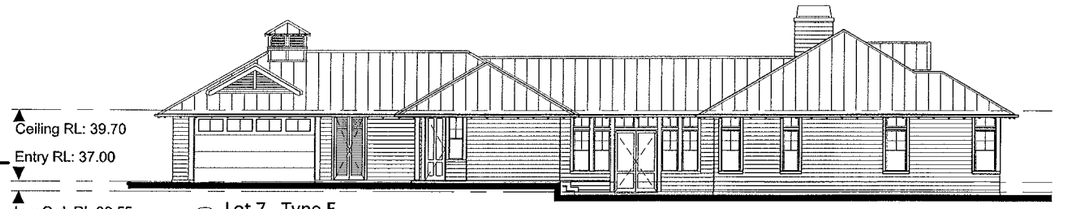
Lot 7 - Type E
ground floor plan



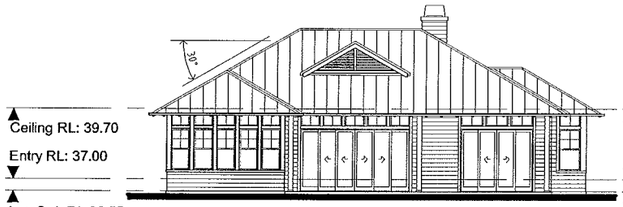
Lot 7 - Type E
roof floor plan



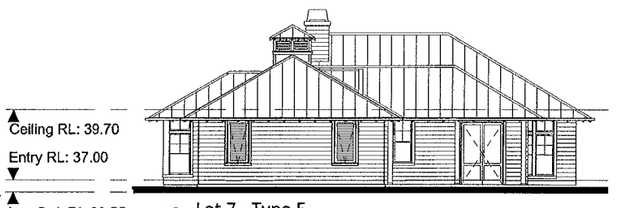
Lot 7 - Type E
side elevation



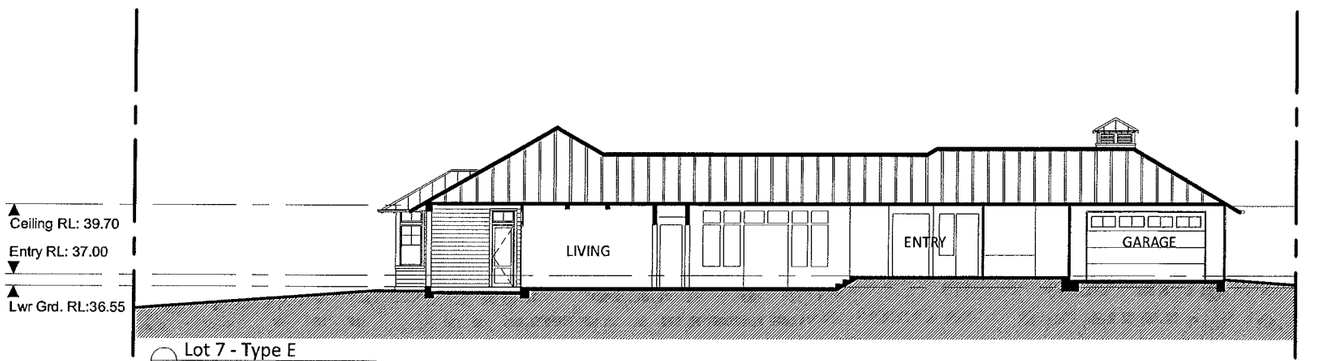
Lot 7 - Type E
side elevation



Lot 7 - Type E
rear elevation



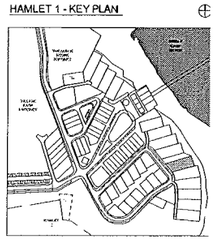
Lot 7 - Type E
front elevation



Lot 7 - Type E
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Dune or Bushland (colourbond)
Walls	FC Cladding	Tristan PG2.C5 or Burnt Red P04.D1 or
	Boards	White Duck P16.B1 or Powdered Rock P15.A2 or Paving Stone P15.A3
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



1:100 @ B1

PRELIMINARY not for Construction

Amendment	Issue
8.07 Issues For Project Application	C

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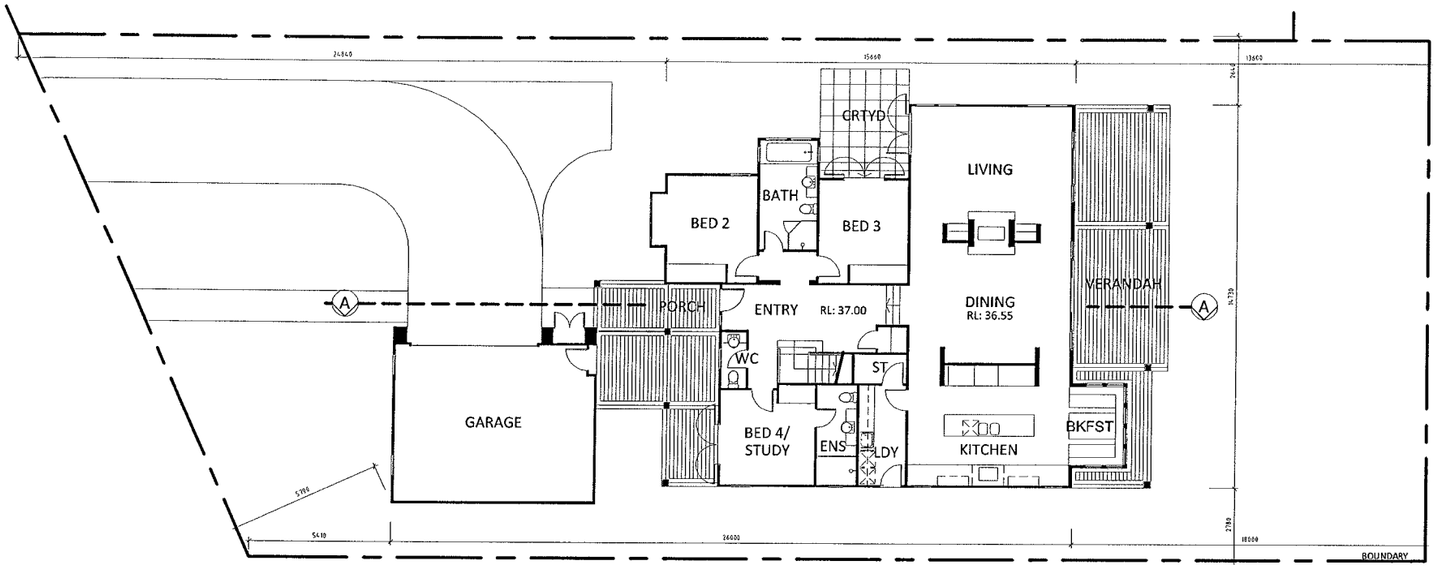
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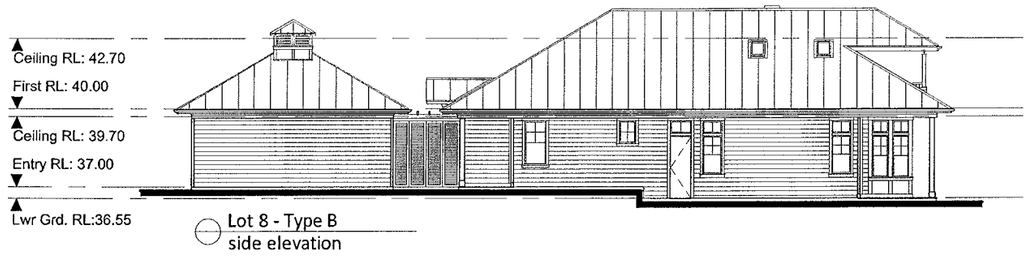
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Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd

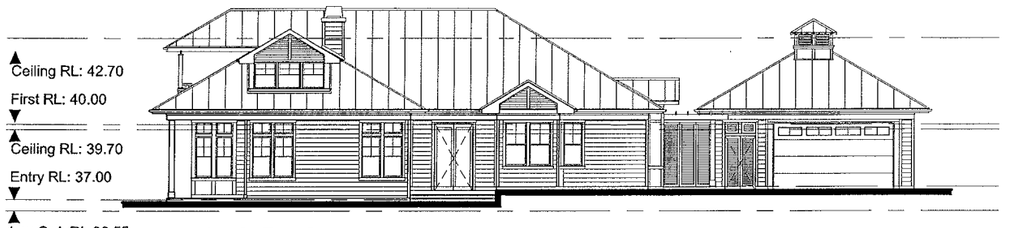
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Date	6 July 2007 Dr/Ch XX/XX
Drwg No	07020 H1 044 Issue C



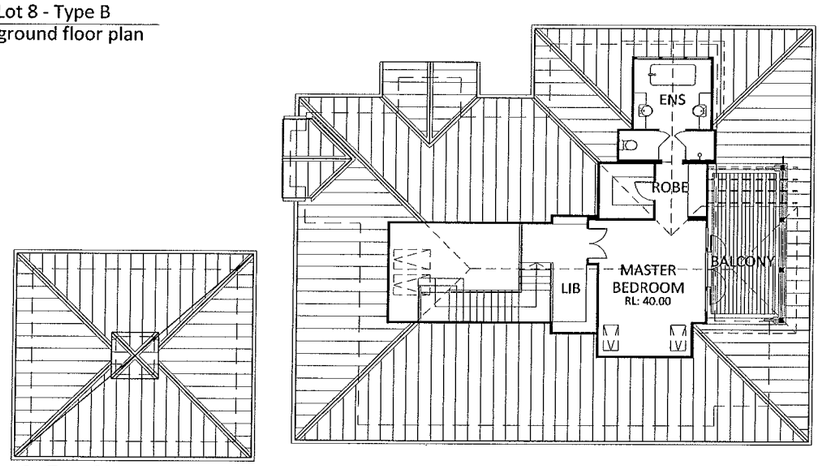
Lot 8 - Type B
ground floor plan



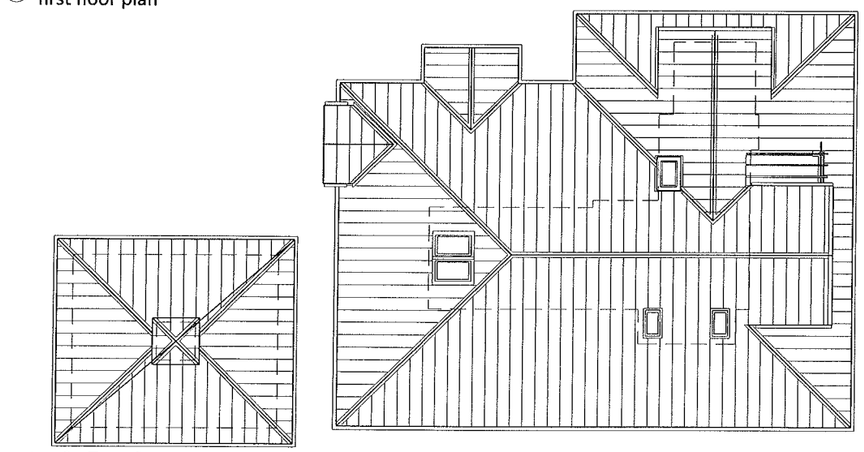
Lot 8 - Type B
side elevation



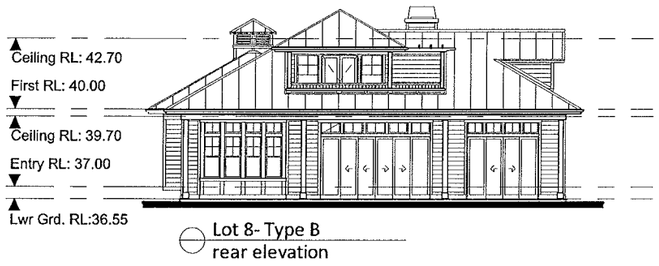
Lot 8 - Type B
side elevation



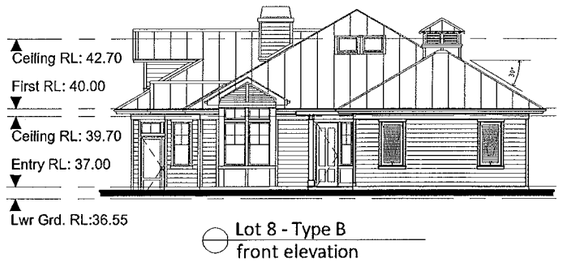
Lot 8 - Type B
first floor plan



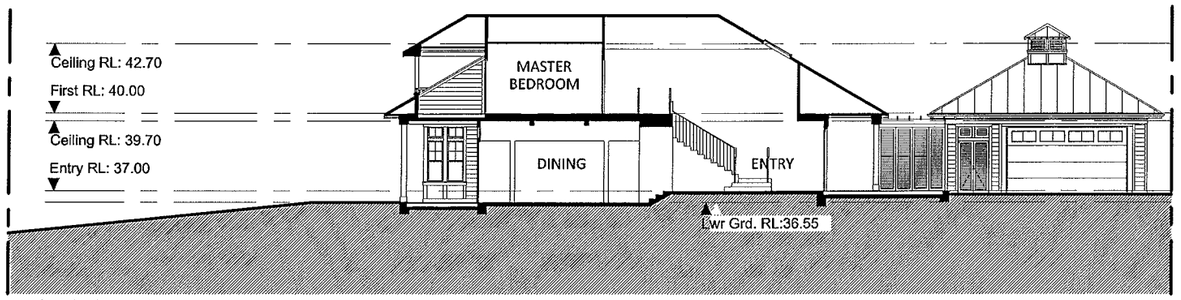
Lot 8 - Type B
roof plan



Lot 8- Type B
rear elevation



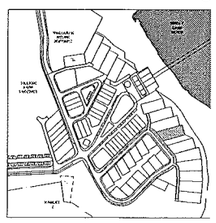
Lot 8 - Type B
front elevation



Lot 8 - Type B
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
Walls	FC Cladding Boards	Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



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Amendment	Issue
07 Issued For Project Application	C

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Providing a quality way of living

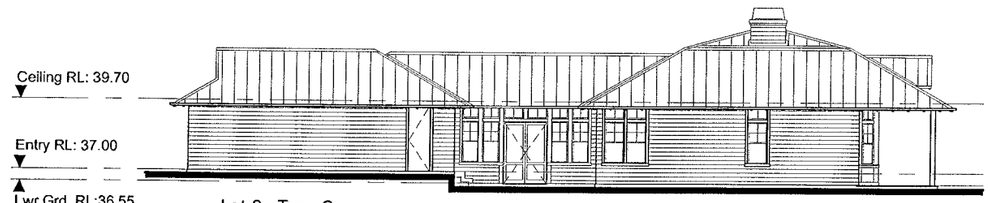
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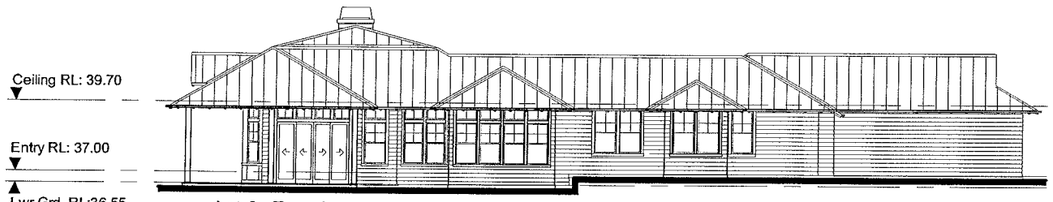
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Lot 8 - Type B
Plans Elevations and Sections

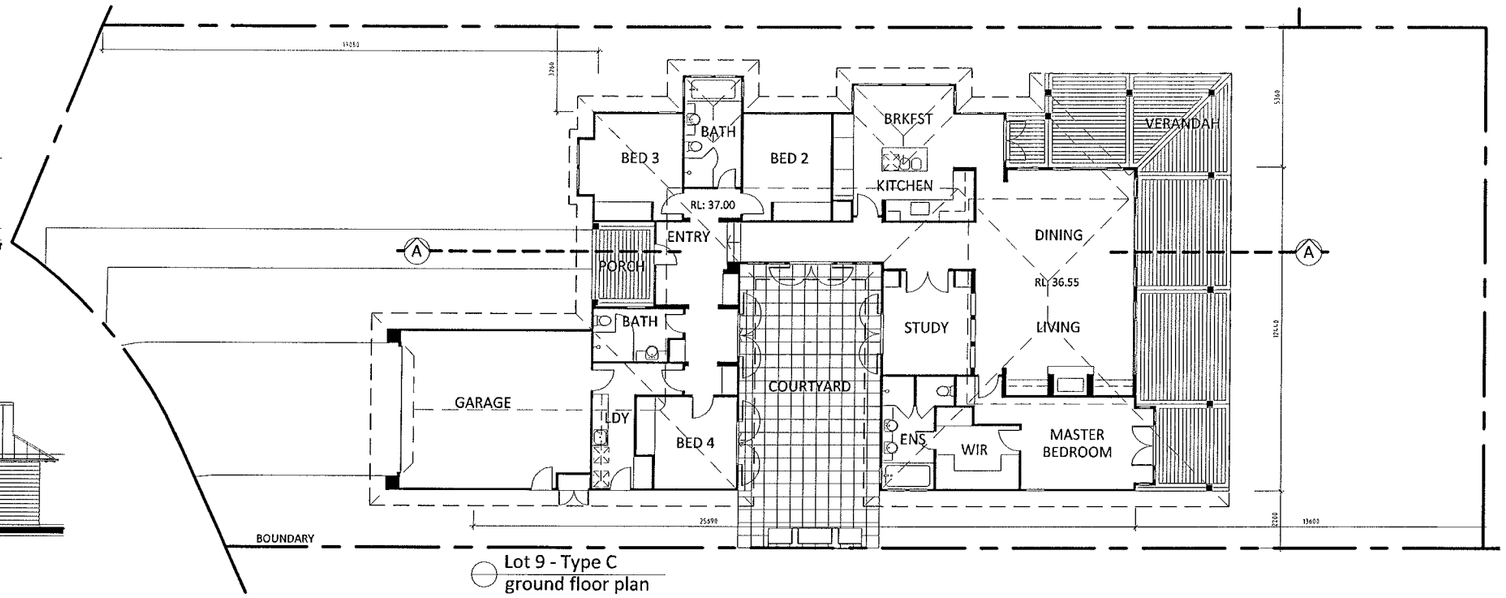
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Drwg No	07020 H1 045	Issue	C



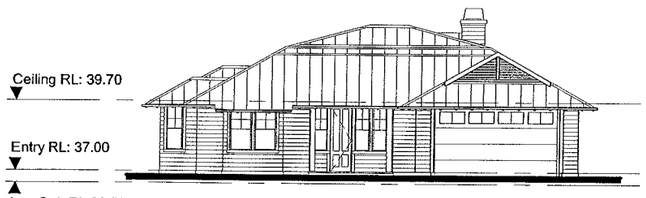
Lot 9 - Type C
side elevation



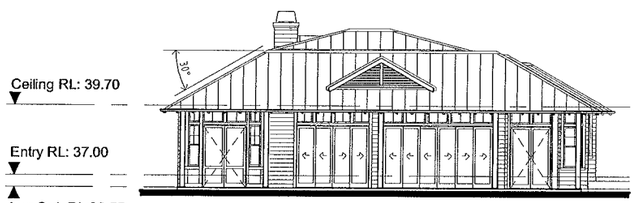
Lot 9 - Type C
side elevation



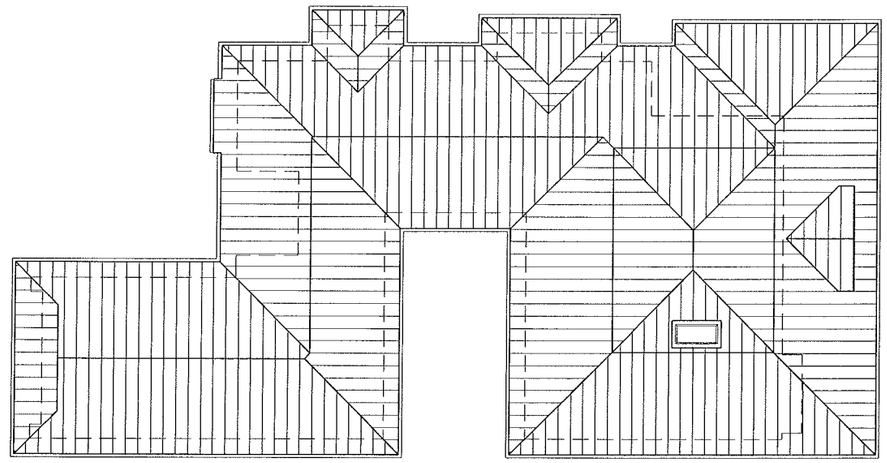
Lot 9 - Type C
ground floor plan



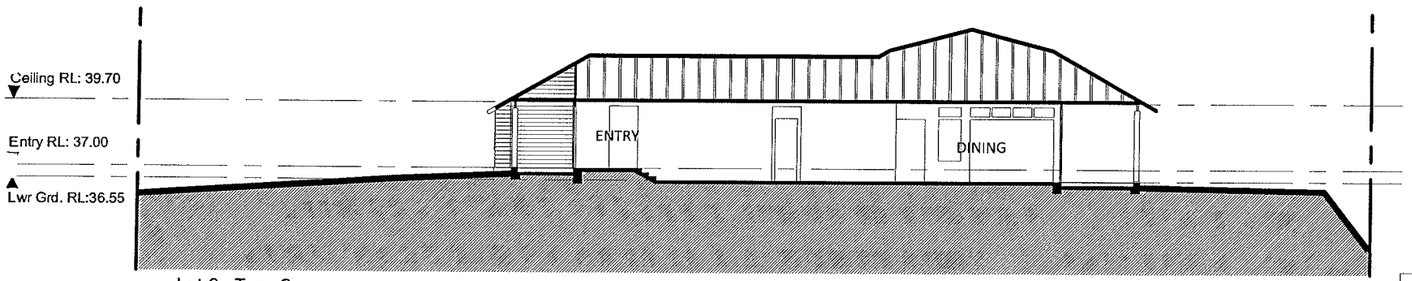
Lot 9 - Type C
front elevation



Lot 9 - Type C
rear elevation



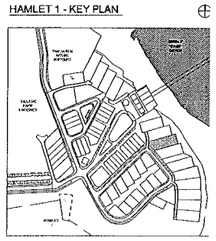
Lot 9 - Type C
roof plan



Lot 9 - Type C
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Dune or Bushland (colourbond)
Walls	FC Cladding	Tristan PG2.C5 or Burnt Red P04.D1 or
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Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



0 1 2 3 4 5m
1:100 @ B1

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8.07	Issued For Project Application	C
Amendment		Issue

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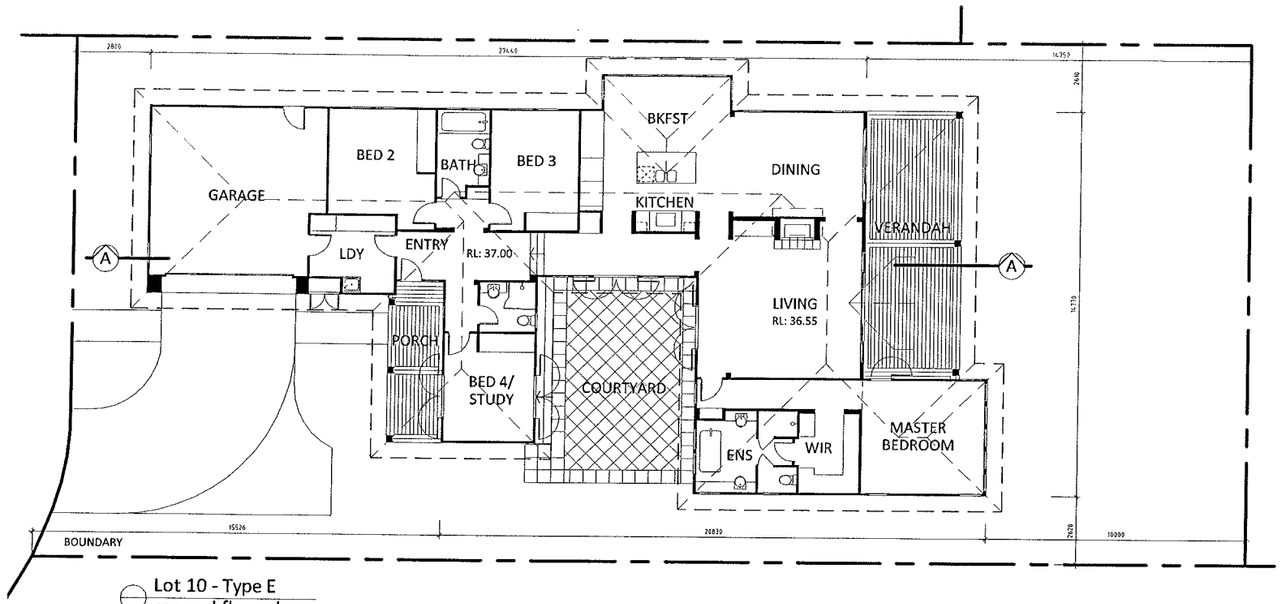
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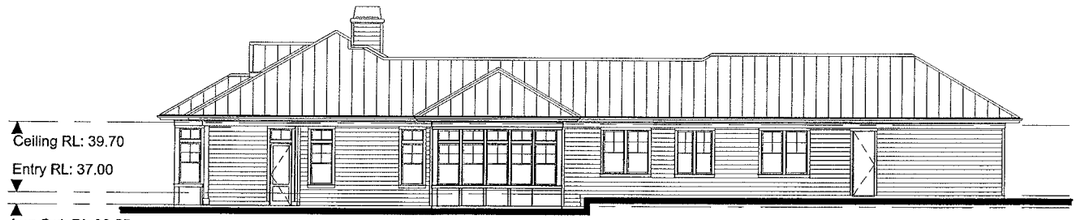
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Title	Lot 9 - Type C Plans Elevations and Sections
Date	6 July 2007 Dn/Ch XX/XX
Dwg No	07020 H1 046 Issue C



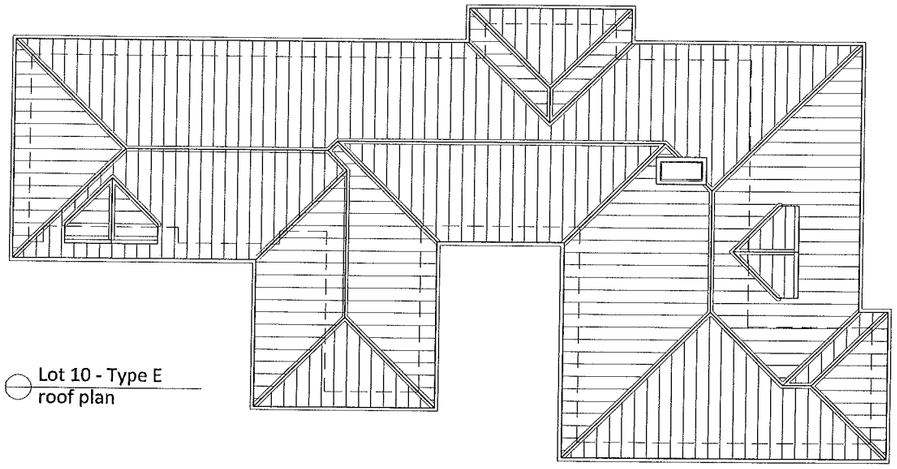
Lot 10 - Type E
ground floor plan



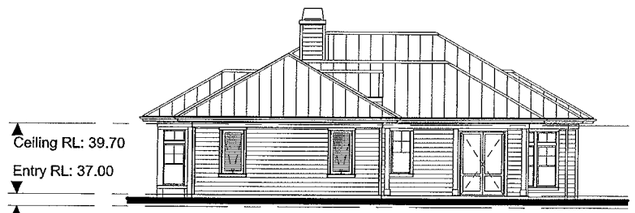
Lot 10 - Type E
side elevation



Lot 10 - Type E
side elevation



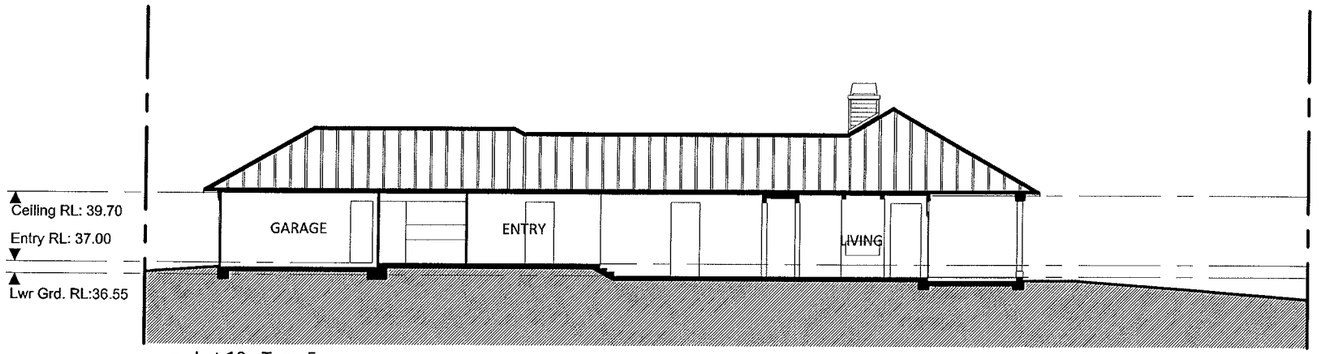
Lot 10 - Type E
roof plan



Lot 10 - Type E
front elevation



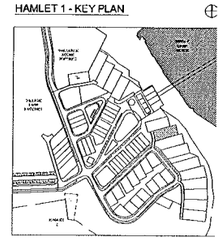
Lot 10 - Type E
rear elevation



Lot 10 - Type E
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
Walls	FC Cladding Boards	Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



1:100 @ B1

PRELIMINARY not for Construction

Amendment	Issue
Issued For Project Application	C

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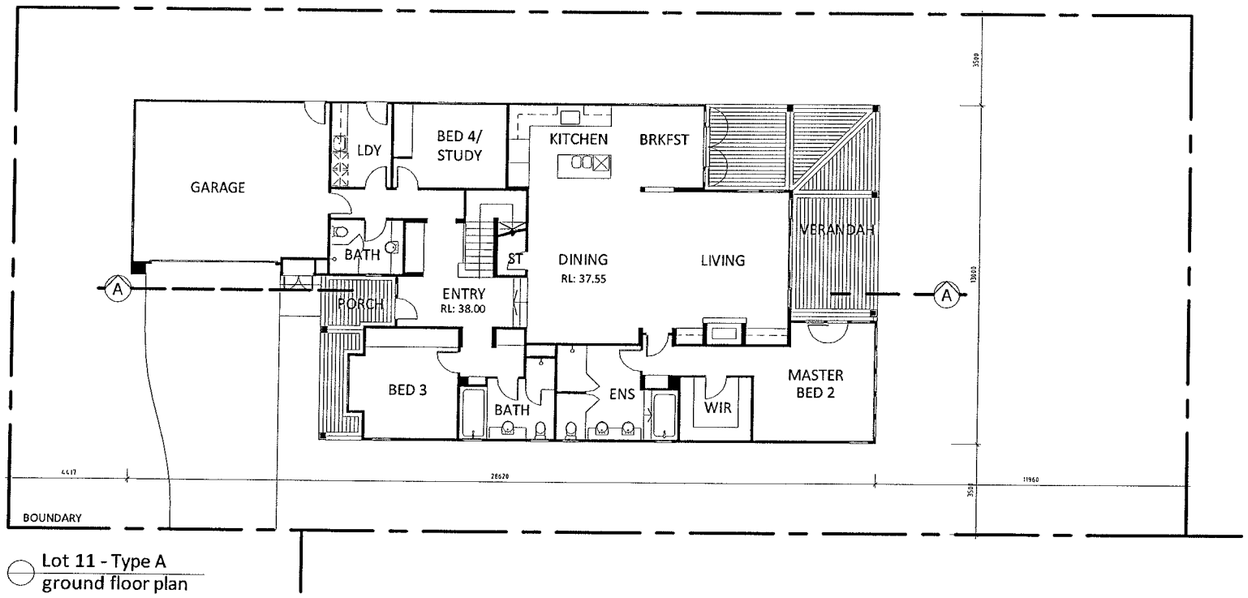
All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

ROSE
Creating quality lifestyles

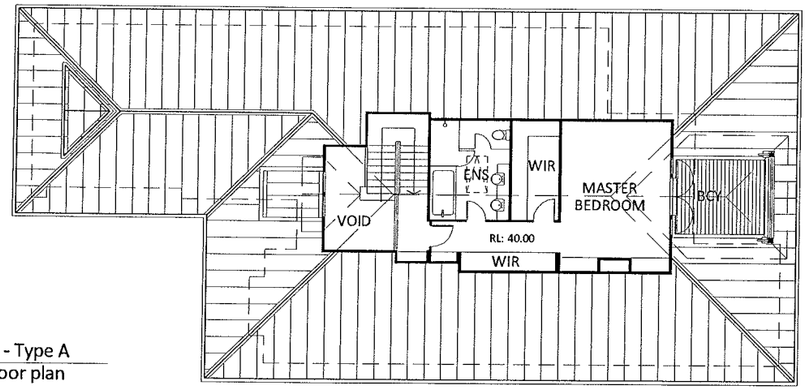
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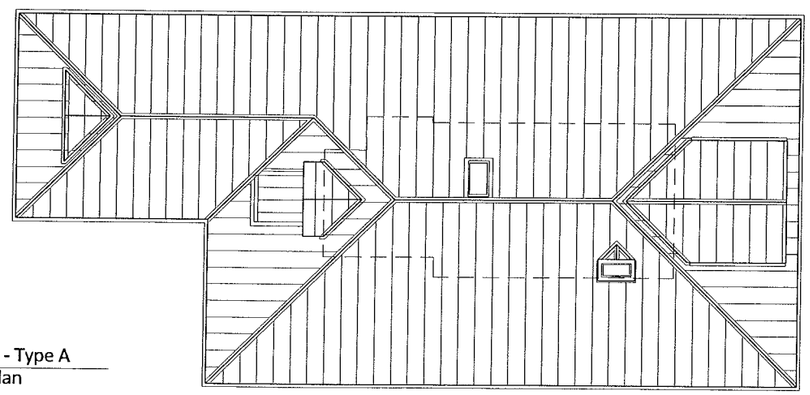
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd
Title	Lot 10 - Type E Plans Elevations and Sections
Date	6 July 2007
Drg No	07020 H1 047
Drn/Ch	XX/XX
Issue	C



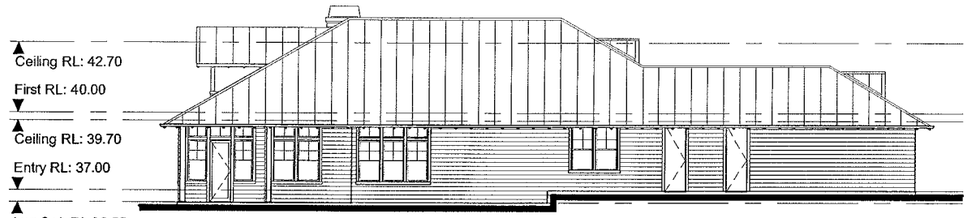
Lot 11 - Type A
ground floor plan



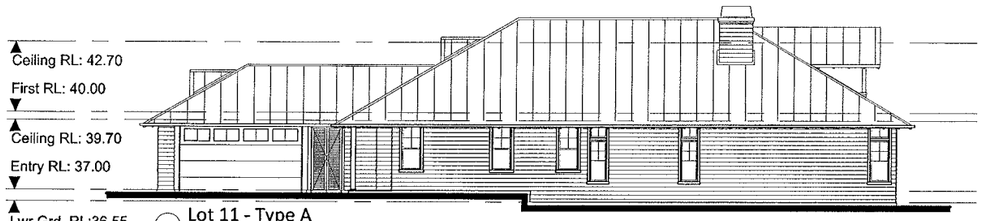
Lot 11 - Type A
first floor plan



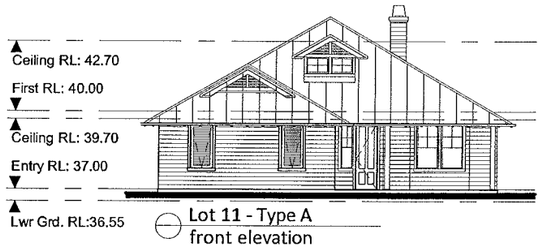
Lot 11 - Type A
roof plan



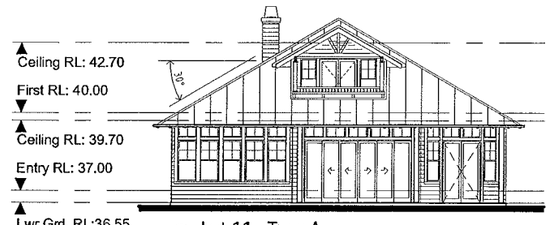
Lot 11 - Type A
side elevation



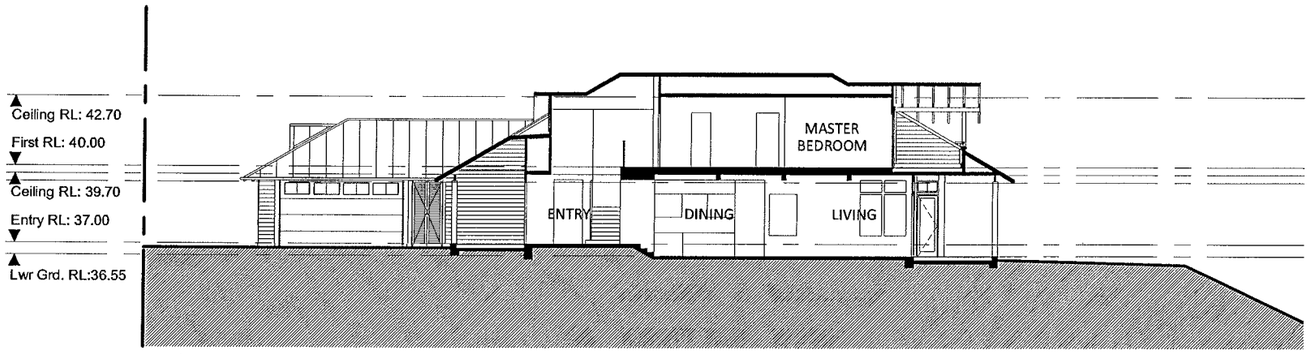
Lot 11 - Type A
side elevation



Lot 11 - Type A
front elevation



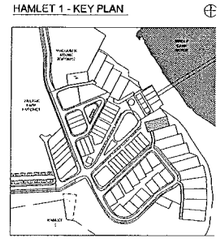
Lot 11 - Type A
rear elevation



Lot 11 - Type A
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Dune or Bushland (colourbond)
Walls	FC Cladding	Tristan PG2.C5 or Burnt Red P04.D1 or
	Boards	White Duck P16.B1 or Powdered Rock P15.A2 or Paving Stone P15.A3
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



0 1 2 3 4 5m 1:100 @ B1

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Amendment	Issue
07 Issued For Project Application	C

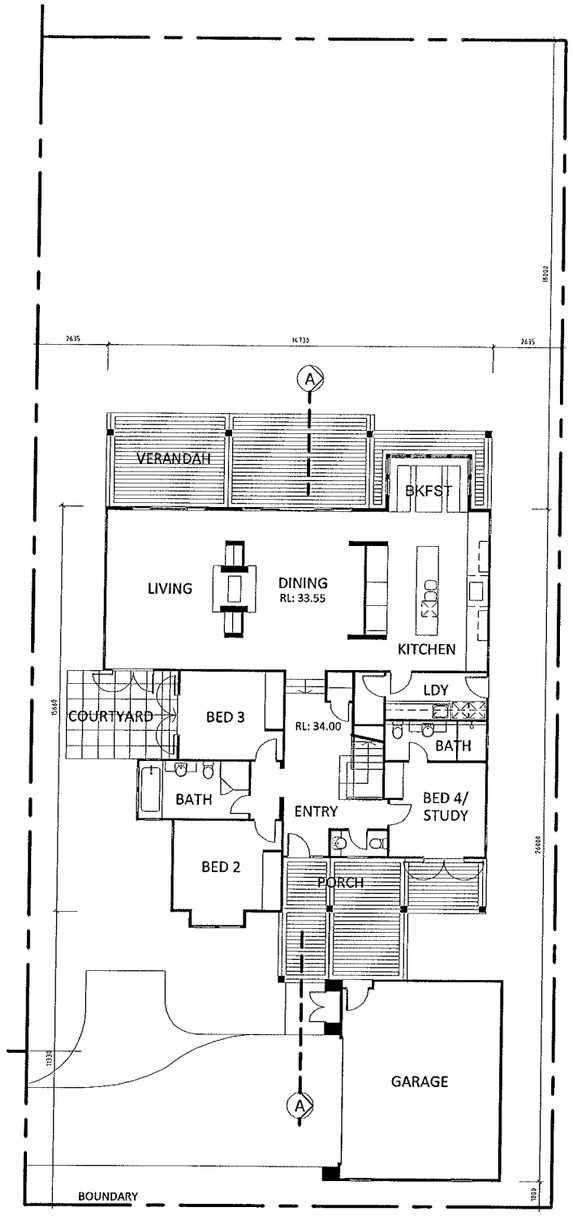
ROSE
Creating a quality way of living

PRELIMINARY not for Construction

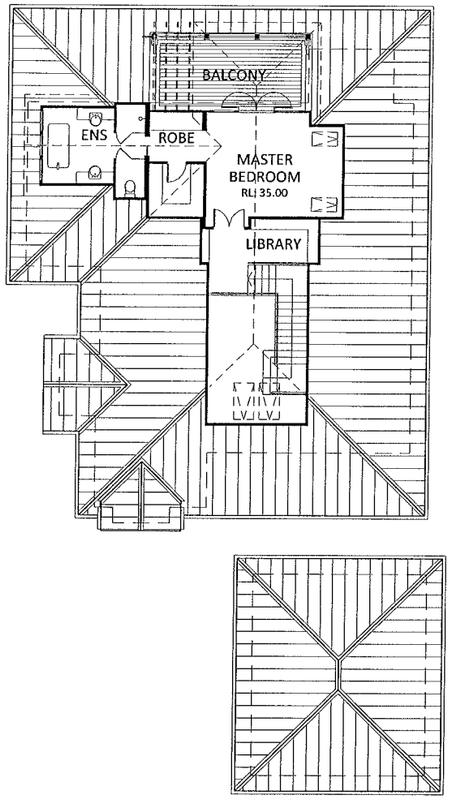
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Project: Hamlet 1
Project Application
Client: Rose Property Group Pty Ltd

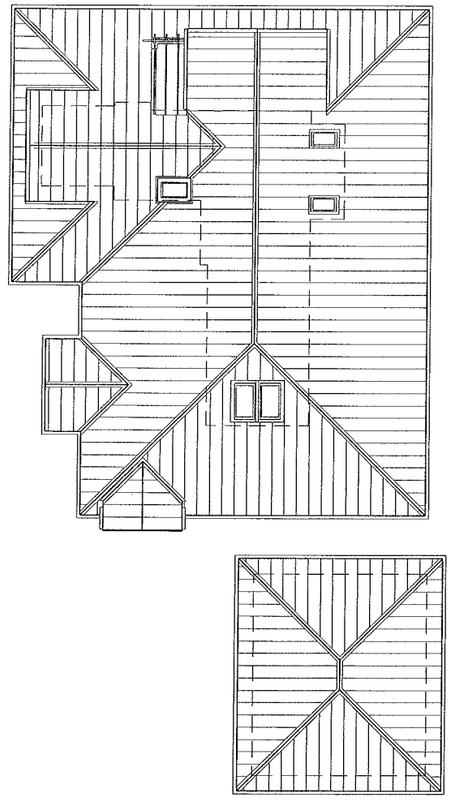
Title: Lot 11 - Type A
Plans Elevations and Sections
Date: 6 July 2007 Dr/Ch XX/XX
Drwg No: 07020 H1 048 Issue C



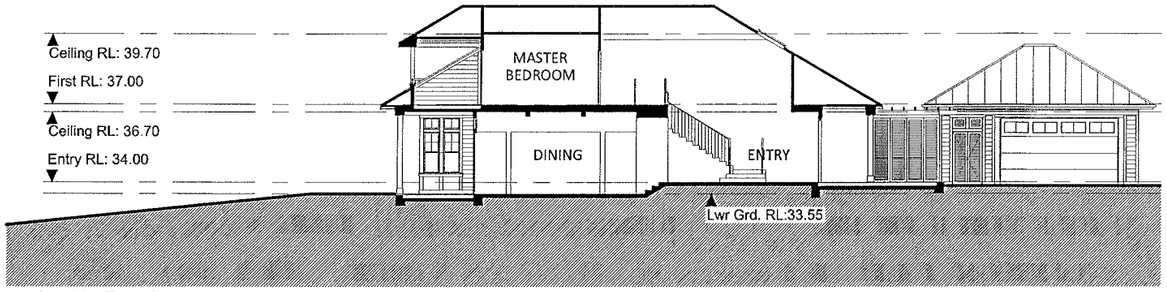
Lot 12 - Type B
ground floor plan



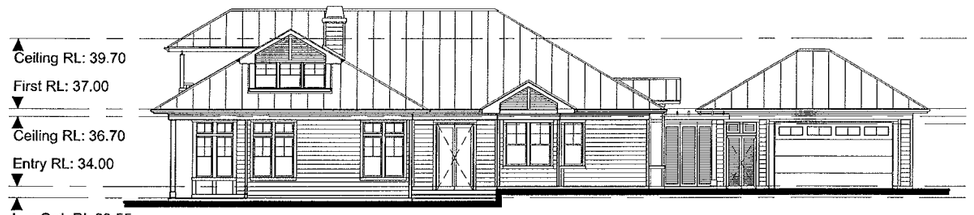
Lot 12 - Type B
first floor plan



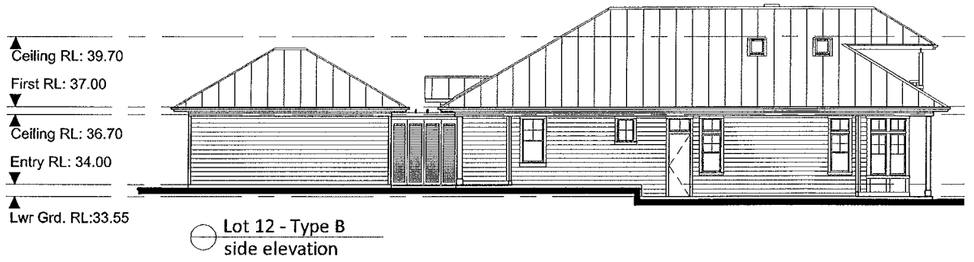
Lot 12 - Type B
roof plan



Lot 12 - Type B
section A-A



Lot 12 - Type B
side elevation



Lot 12 - Type B
side elevation

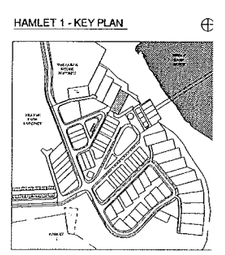


Lot 12 - Type B
rear elevation



Lot 12 - Type B
front elevation

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
Walls	FC Cladding Boards	Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713



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08.07	Issued For Project Application	C
-	Amendment	Issue

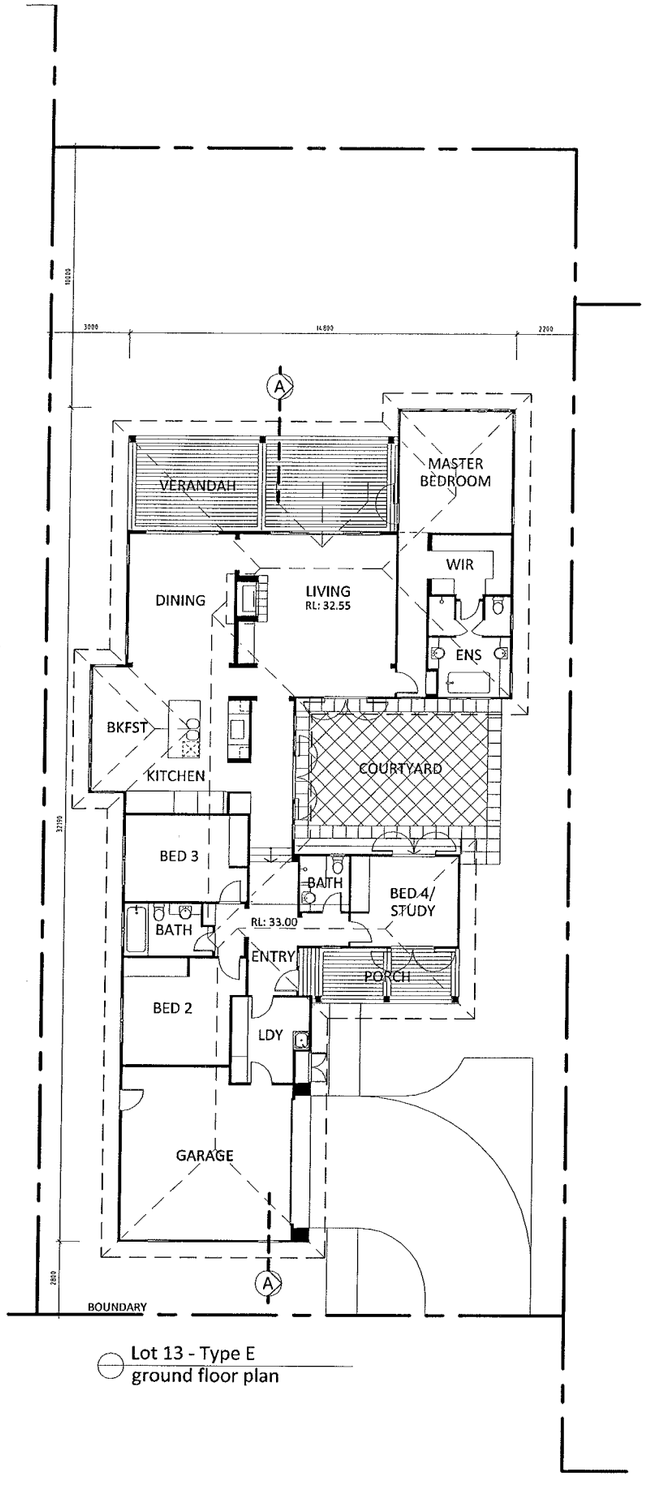
ROSE
Creating a quality way of living

PRELIMINARY not for Construction

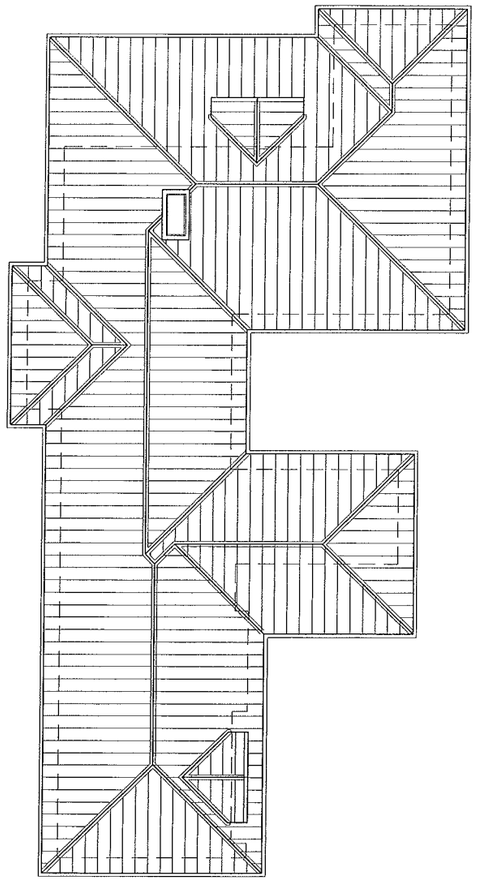
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

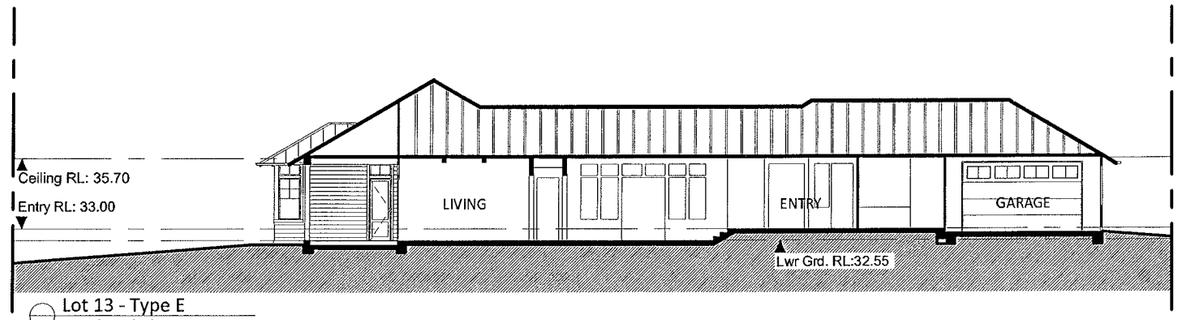
Title	Lot 12 - Type B Plans Elevations and Sections
Date	6 July 2007
Drwg No	07020 H1 049
Drn/Ck	XX/XX
Issue	C



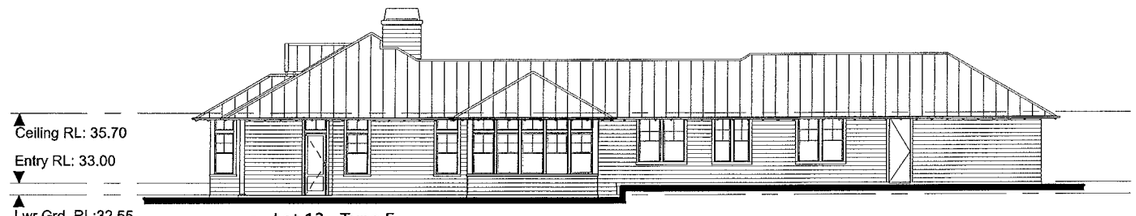
Lot 13 - Type E
ground floor plan



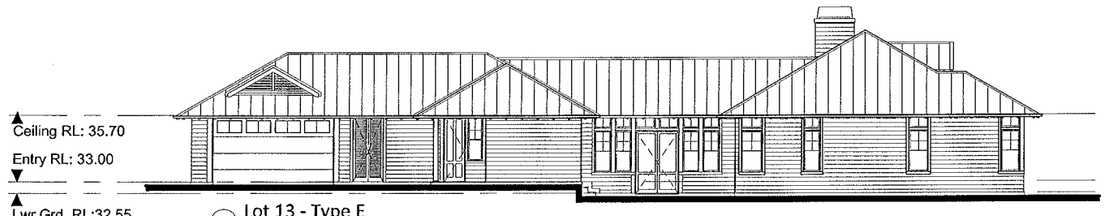
Lot 13 - Type E
roof floor plan



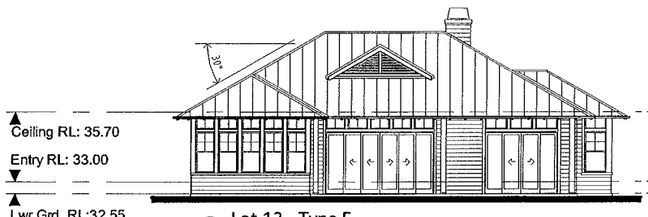
Lot 13 - Type E
section A-A



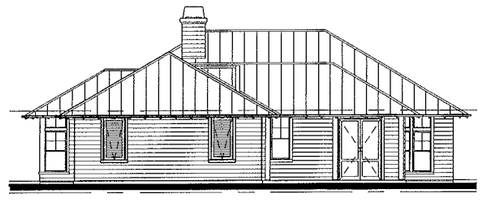
Lot 13 - Type E
side elevation



Lot 13 - Type E
side elevation



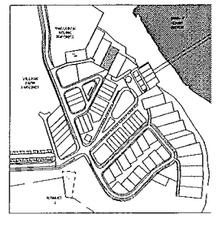
Lot 13 - Type E
rear elevation



Lot 13 - Type E
front elevation

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Dune or Bushland (colourbond)
Walls	FC Cladding Boards	Tristan PG2.C5 or Burnt Red P04.D1 or White Duck P16.B1 or Powdered Rock P15.A2 or Paving Stone P15.A3
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



0 1 2 3 4 5m 1:100 @ B1

Notes
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07 Issued For Project Application C
Amendment Issue

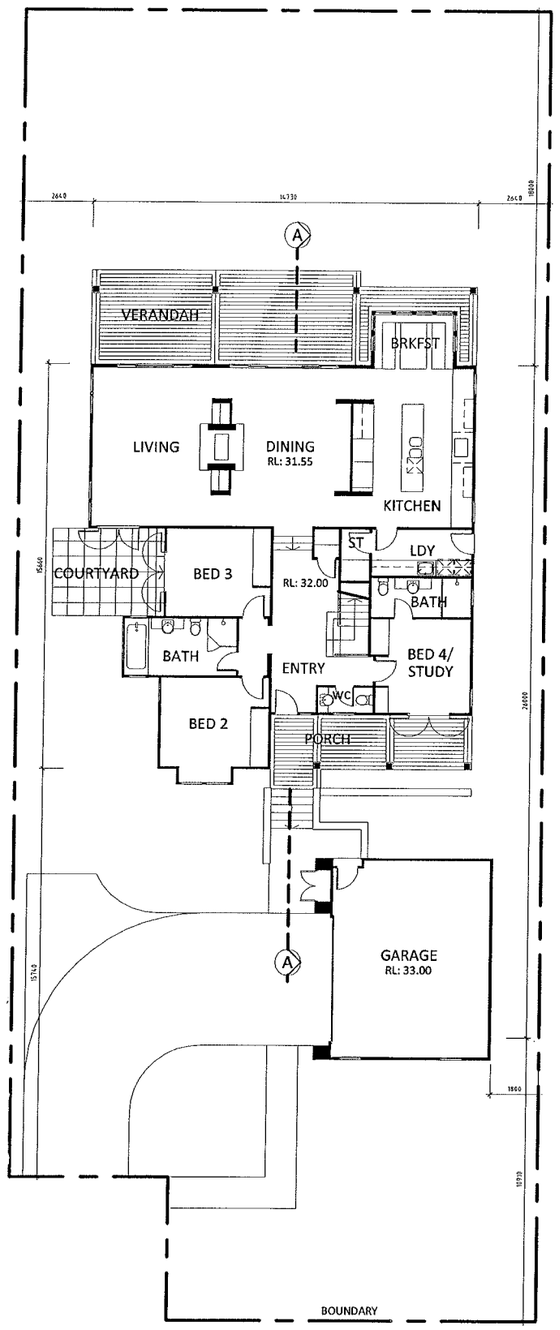
ROSE
Creating a quality way of living

PRELIMINARY not for Construction

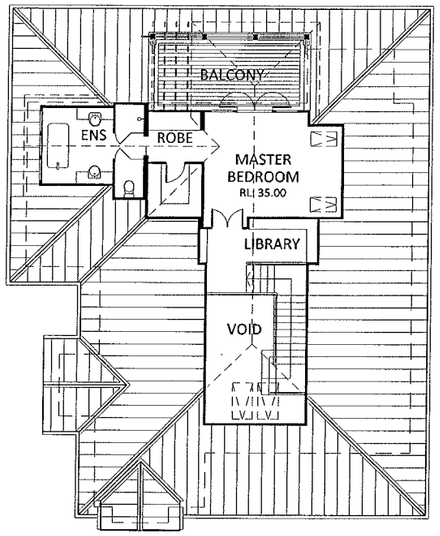
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Project: Hamlet 1
Project Application
Client: Rose Property Group Pty Ltd

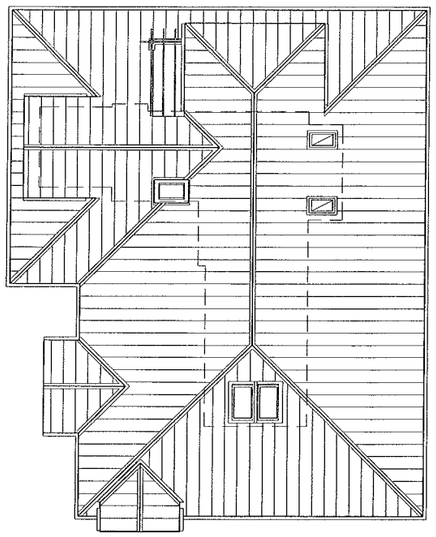
Title: Lot 13 - Type E
Plans Elevations and Sections
Date: 6 July 2007 Drn/Ch XX/XX
Dwg No: 07020 H1 050 Issue C



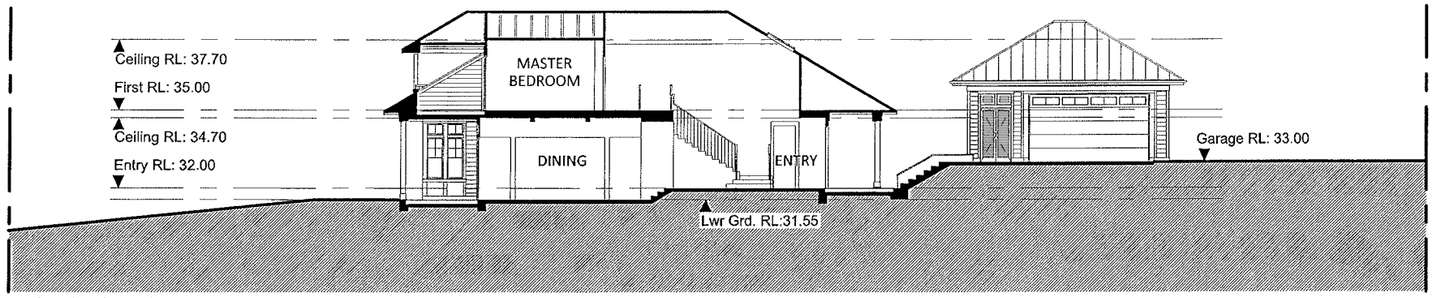
Lot 14 - Type B
ground floor plan



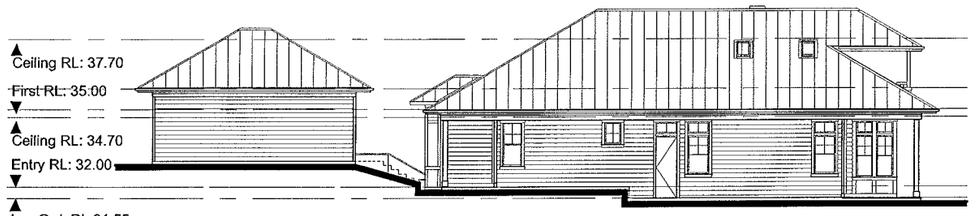
Lot 14 - Type B
first floor plan



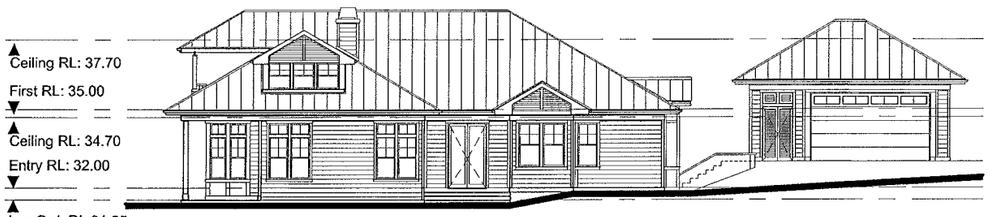
Lot 14 - Type B
roof plan



Lot 14 - Type B
section A-A



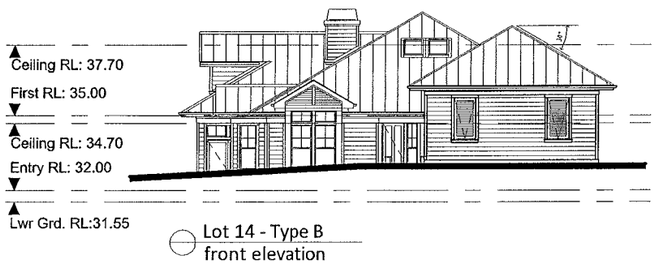
Lot 14 - Type B
side elevation



Lot 14 - Type B
side elevation

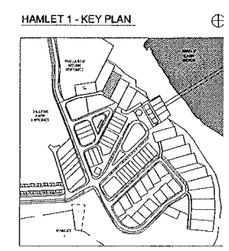


Lot 14- Type B
rear elevation



Lot 14 - Type B
front elevation

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
Walls	FC Cladding Boards	Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
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Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713



Amendment	Issue
07 Issued For Project Application	C

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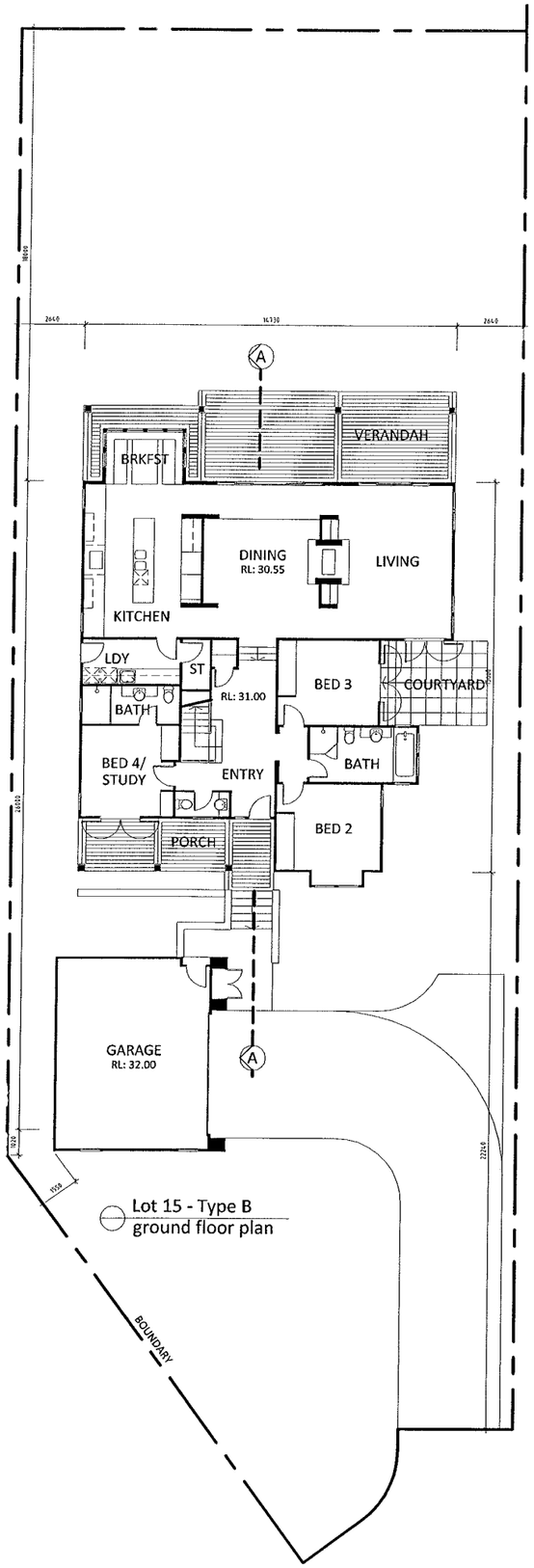
ROSE
Creating a quality way of living

PRELIMINARY not for Construction

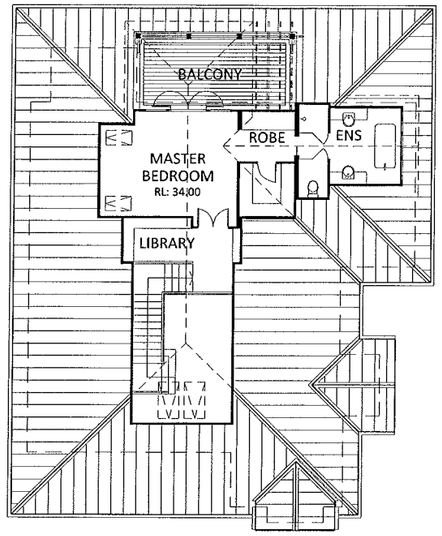
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Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

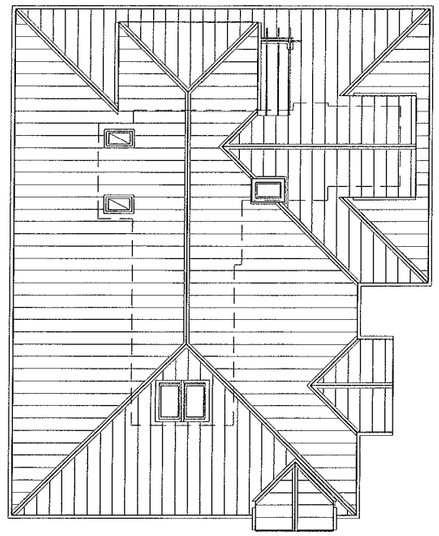
Title: Lot 14 - Type B
Plans Elevations and Sections
Date: 6 July 2007 Dr/Ch: XX/XX
Dwg No: 07020 H1 051 Issue: C



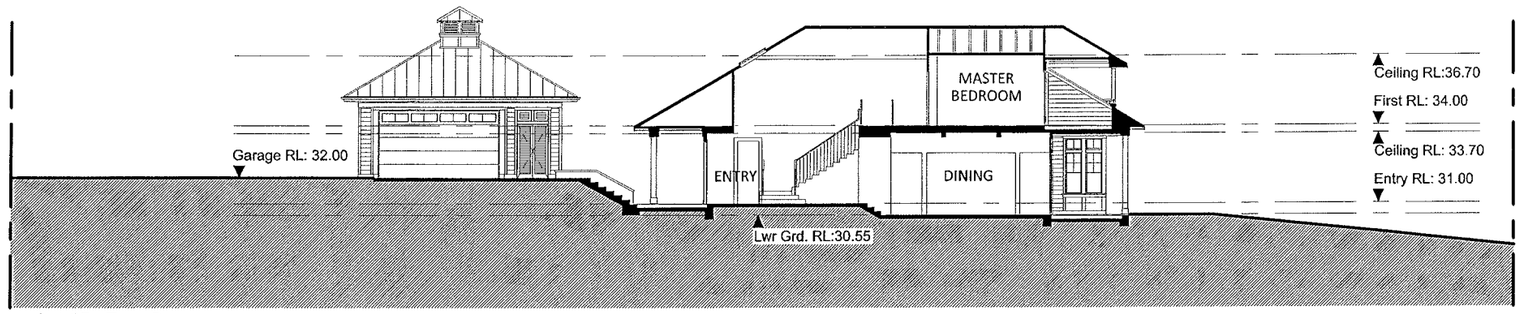
Lot 15 - Type B
ground floor plan



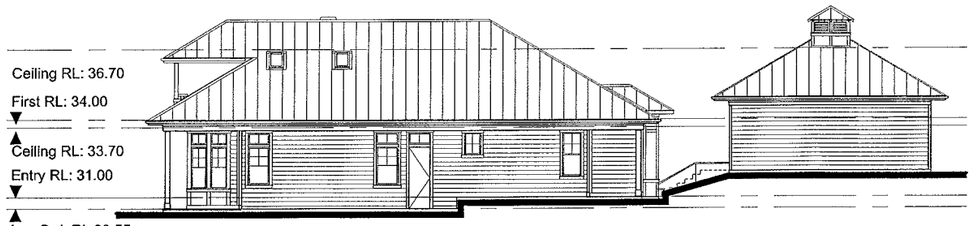
Lot 15 - Type B
first floor plan



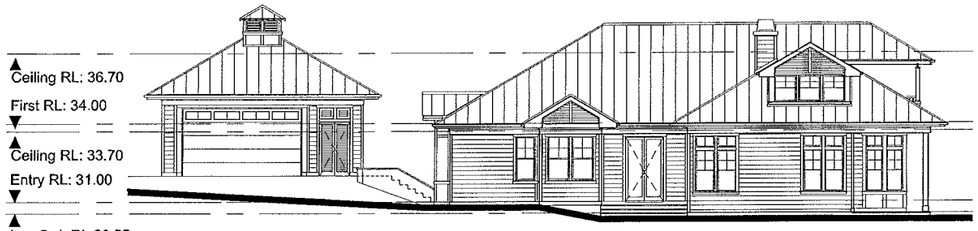
Lot 15 - Type B
roof plan



Lot 15 - Type B
section A-A



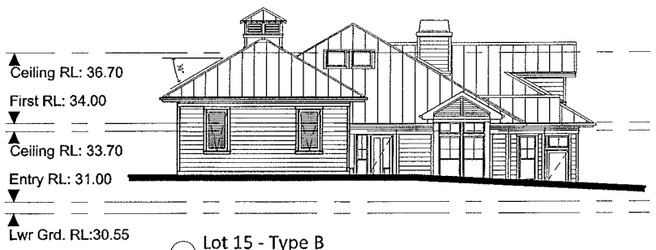
Lot 15 - Type B
side elevation



Lot 15 - Type B
side elevation



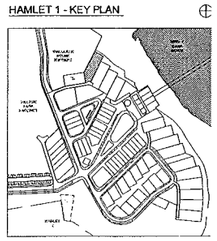
Lot 15- Type B
rear elevation



Lot 15 - Type B
front elevation

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
Walls	FC Cladding	Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or
	Boards	Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
Window & Door Trims	Timber	Stone White 73561 or Antique White USA 73412
Window & Door Frames	Aluminium	Chalk USA 73713 (powdercoat finish)
Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



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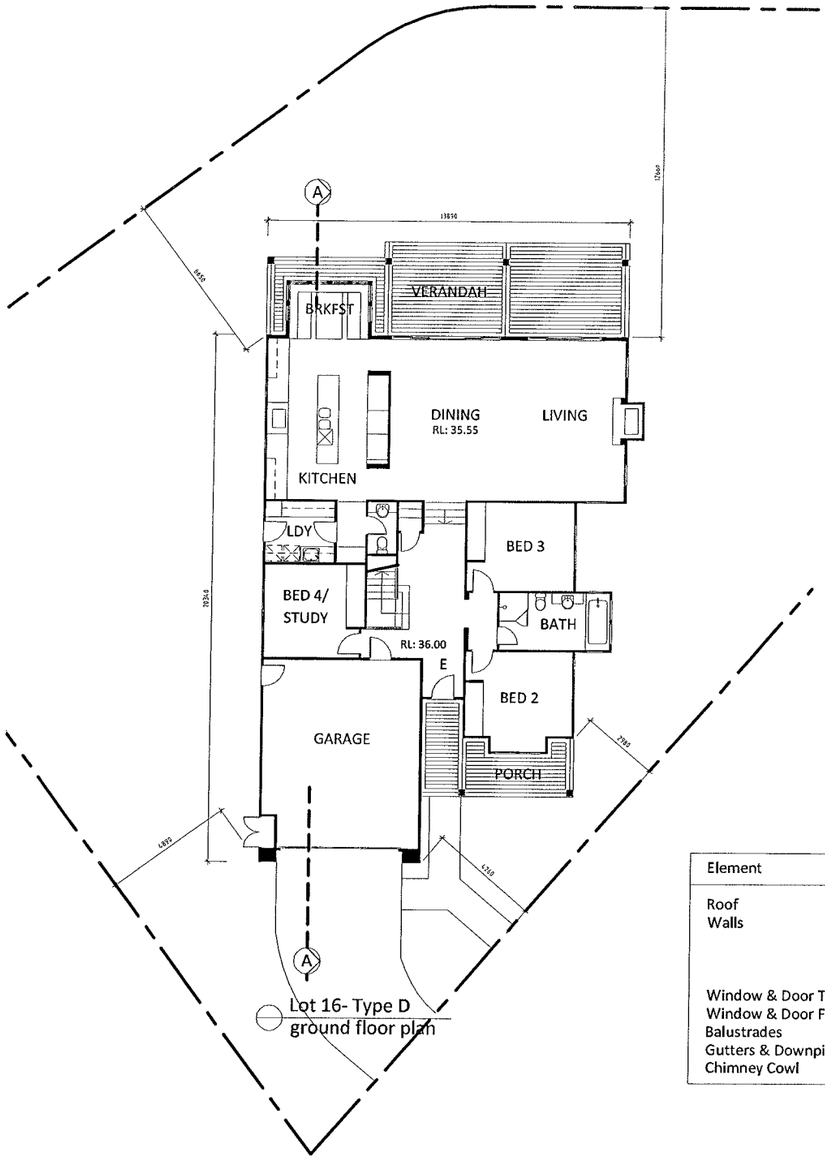
Amendment	Issue
07 Issued For Project Application	C

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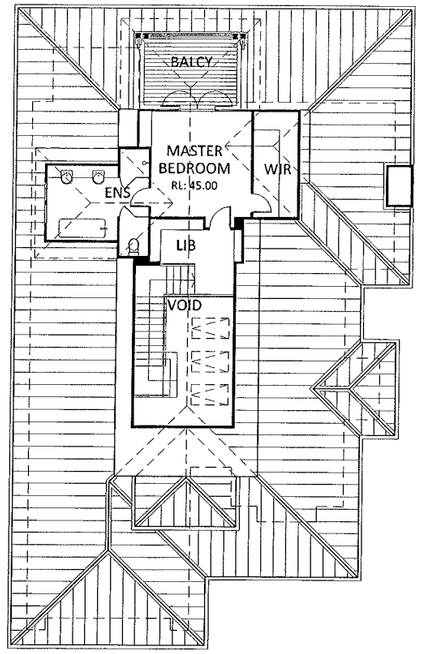
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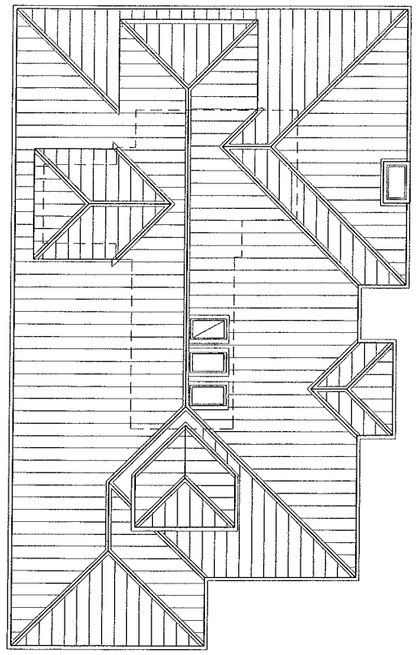
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd
Title	Lot 15 - Type B Plans Elevations and Sections
Date	6 July 2007
Drn/Ch	XX/XX
Drwg No	07020 H1 052
Issue	C



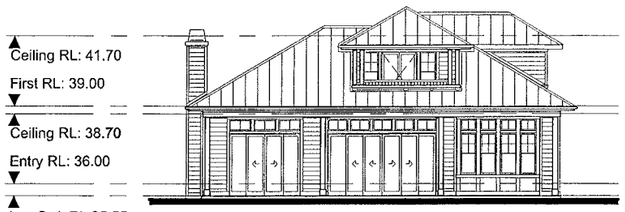
Lot 16- Type D
ground floor plan



Lot 16- Type D
ground floor plan



Lot 16- Type D
ground floor plan



Lot 16 - Type D
rear elevation



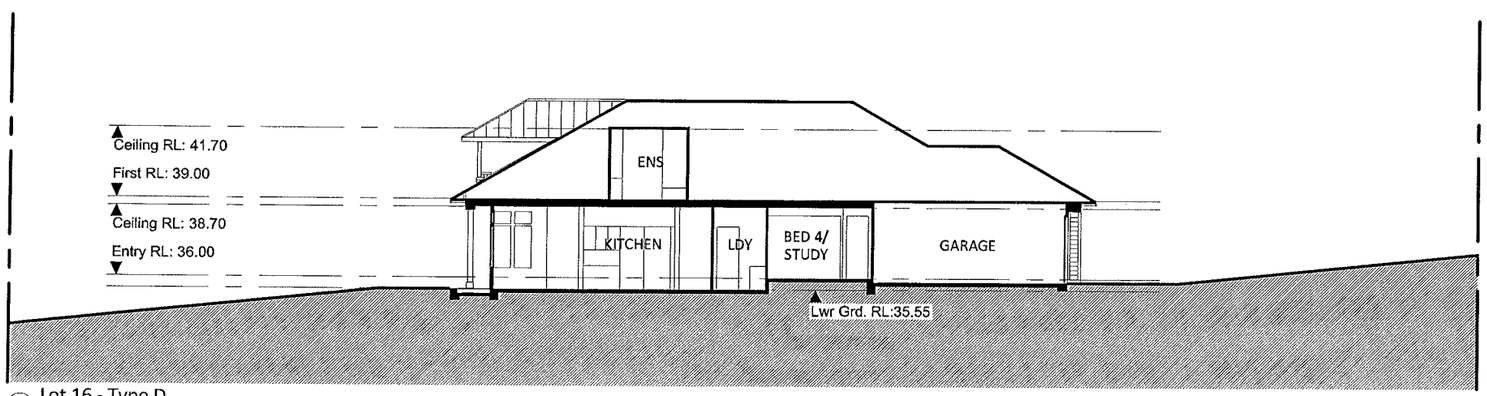
Lot 16 - Type D
front elevation



Lot 16 - Type D
side elevation



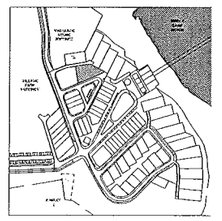
Lot 16 - Type D
side elevation



Lot 16 - Type D
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof Walls	Metal FC Cladding Boards	Surf Mist (colourbond) or American Shingle 'Independance' Rough Sea 65C.3D (Wattyl) or Bilby PG2.B6 or Simone Weil PG1.A4 or Endless Dusk PG1.P3 or Stepney PG2.C4 or Klute PG1.F5 or Viridis PG2.D4 or Mocha Magic P10.B4 or Natural Stone P10.B3 or Light Glaze P10.B2
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Balustrades	Aluminium	Chalk USA 73713 (powdercoat finish)
Gutters & Downpipes	Steel	Chalk USA 73713
Chimney Cowl	Metal	Chalk USA 73713

HAMLET 1 - KEY PLAN



0 1 2 3 4 5m 1:100 @ B1

02.08.07	Issued For Project Application C
Amendment	Issue

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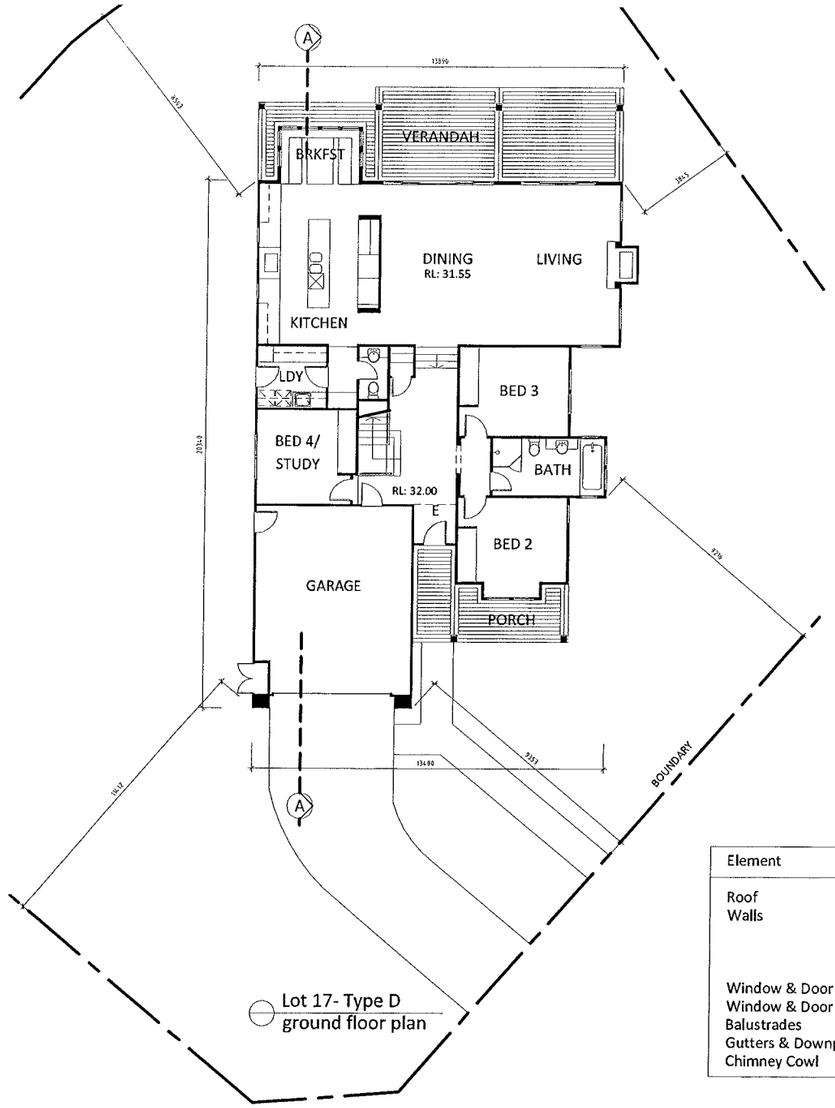
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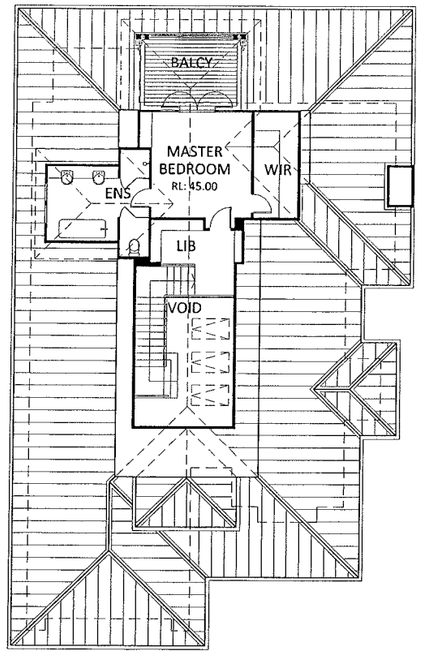
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Project	Hamlet 1 Project Application
Client	Rose Property Group Pty Ltd

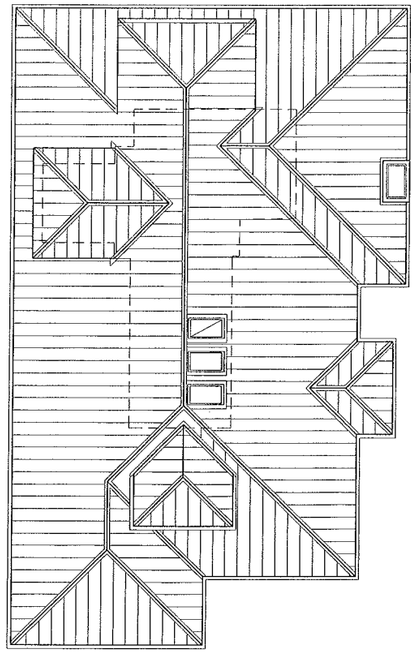
Lot 16 - Type D
Title Plans Elevations and Sections
Date 6 July 2007 Drn/Ch XX/XX
Dwg No 07020 H1 053 Issue C



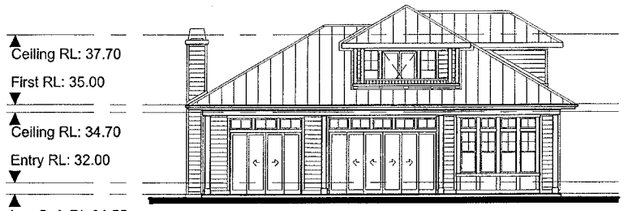
Lot 17- Type D
ground floor plan



Lot 17- Type D
first floor plan



Lot 17- Type D
roof plan



Lot 17 - Type D
rear elevation



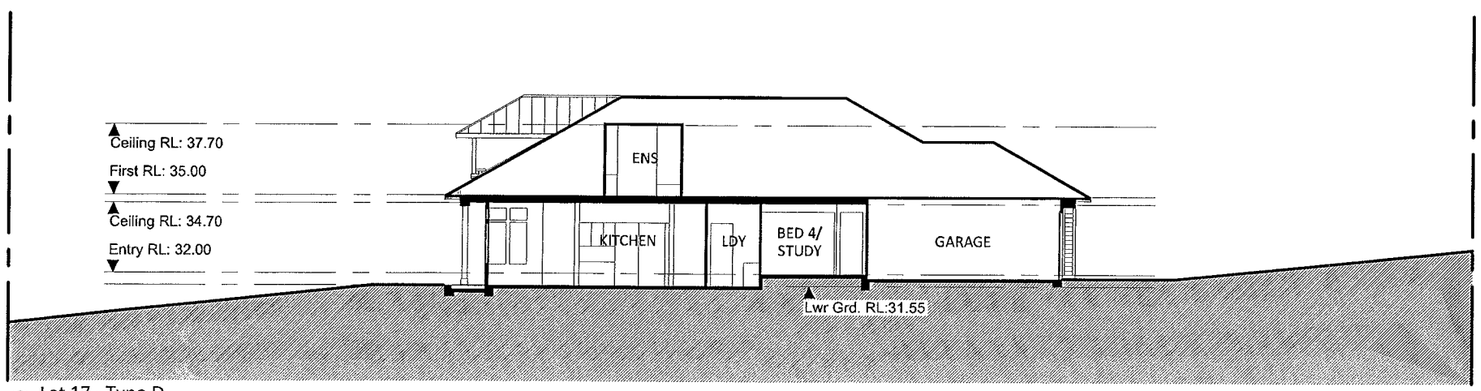
Lot 17 - Type D
front elevation



Lot 17 - Type D
side elevation



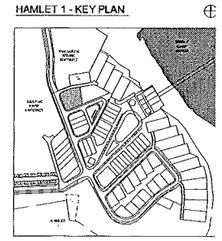
Lot 17 - Type D
side elevation



Lot 17 - Type D
section A-A

Element	Material	Colour (Dulux unless noted otherwise)
Roof	Metal	Surf Mist (colourbond) or American Shingle 'Independance'
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HAMLET 1 - KEY PLAN



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Amendment	Issue
02.08.07 Issued For Project Application	C

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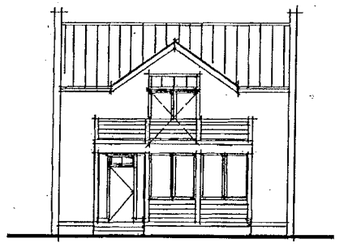
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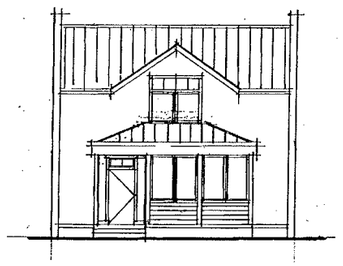
Project	Hamlet 1
	Project Application
Client	Rose Property Group Pty Ltd

Lot 17 - Type D
Plans Elevations and Sections

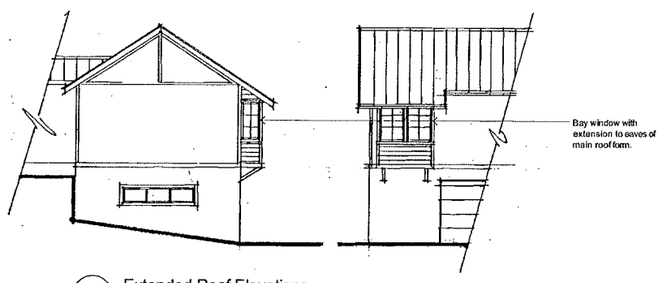
Date	6 July 2007
Drg No	07020 H1 054
Drn/Ck	XX/XX
Issue	C



01 Balcony over Porch
from Loft Bedroom

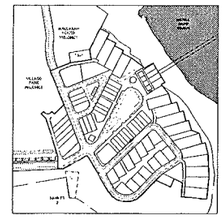


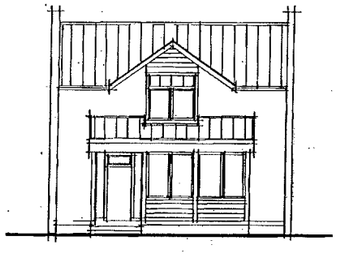
02 Hipped Roof over Porch



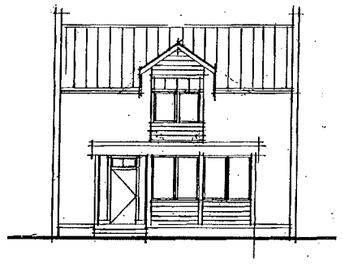
05 Extended Roof Elevations

HAMLET 1 - KEY PLAN

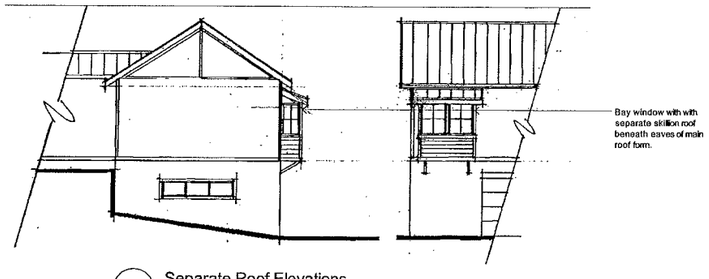




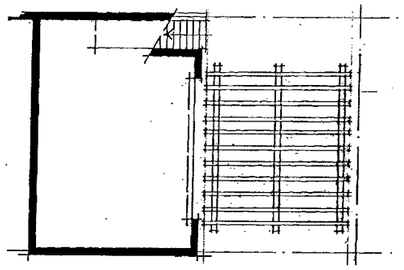
03 Skillion Roof over Porch
with Bay Window



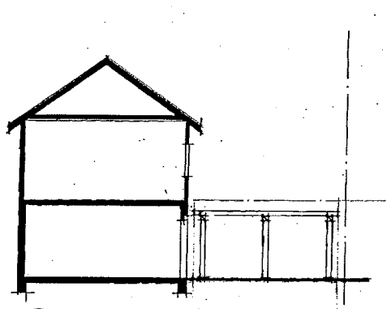
04 Reduced Dormer
with Bay Window



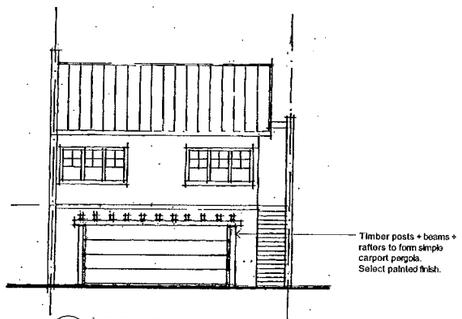
06 Separate Roof Elevations



07 PLAN
Pergola over Garage Entry



08 SECTION
Pergola over Garage Entry



09 ELEVATION
Pergola over Garage Entry

02.08.07	Issued For Project Application	C
	Amendment	Issue

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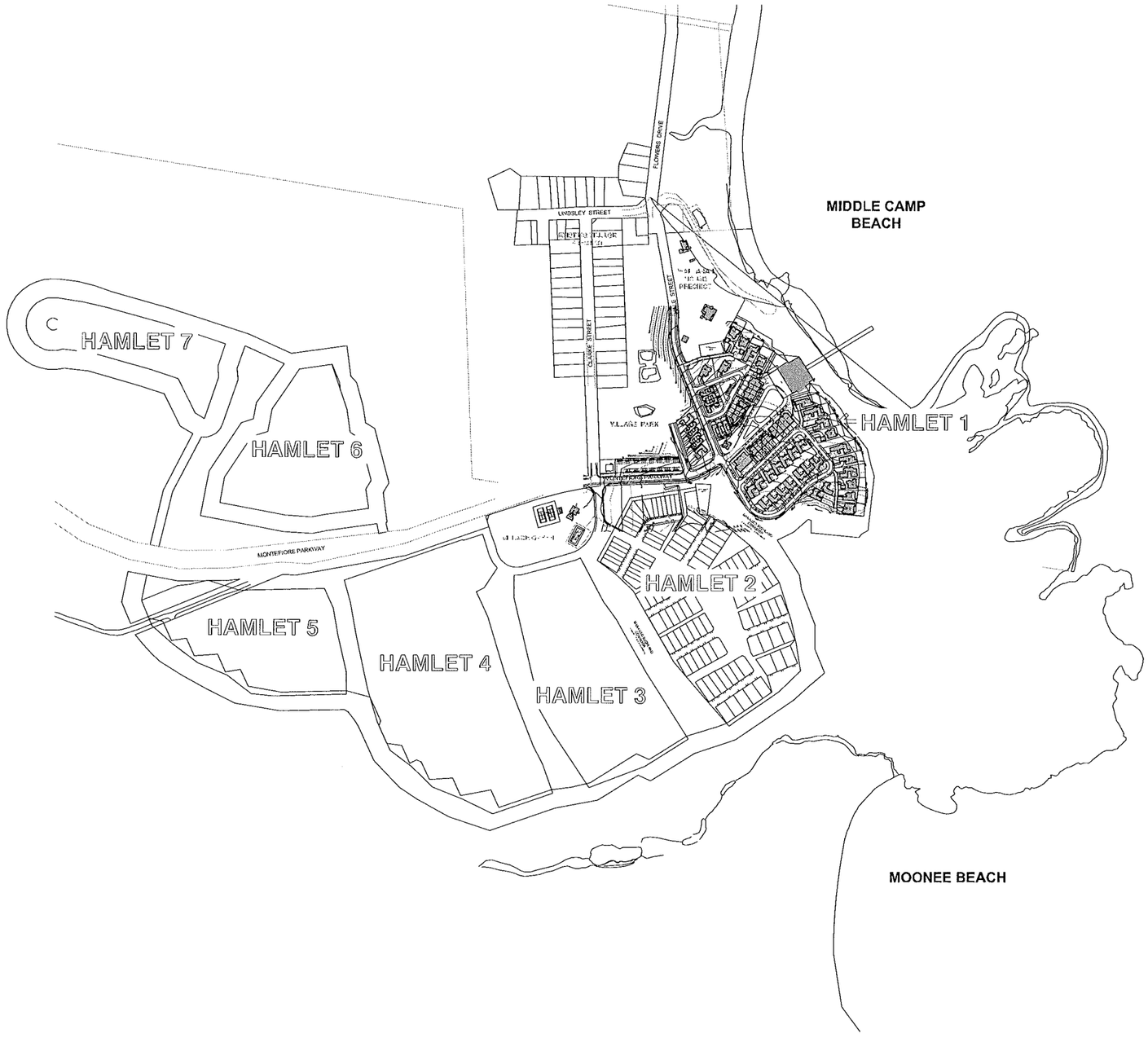
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Project	Hamlet 1	Options:	
Project	Project Application	Title	Architectural Building Elements
Client	Rose Property Group Pty Ltd	Date	27 July 2007 Drn/Ch RG
		Drwg No	07020 H1 055 Issue C

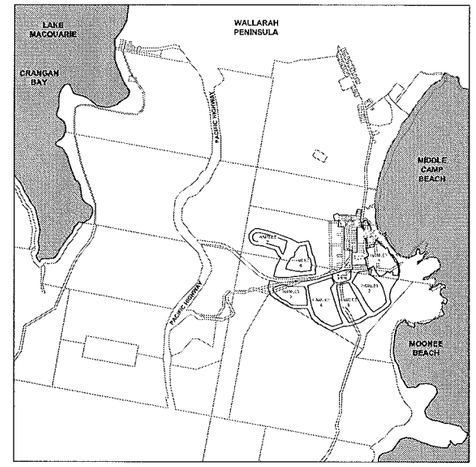
THE MOONEE HAMLETS

CATHERINE HILL BAY, NSW.

HAMLET 1 - PROJECT APPLICATION



LOCATION PLAN



DRAWING INDEX

07520 H1 L - 0	Cover Sheet
07520 H1 L - 1	Hamlet 1 Landscape Concept Plan
07520 H1 L - 2	Hamlet 1 Common & Village Centre
07520 H1 L - 3	H1 Lot 11 Type A Landscape Concept Plan
07520 H1 L - 4	H1 Lot 4 Type B Landscape Concept Plan
07520 H1 L - 5	H1 Lot 9 Type C Landscape Concept Plan
07520 H1 L - 6	H1 Lot 17 Type D Landscape Concept Plan
07520 H1 L - 7	H1 Lot 13 Type E Landscape Concept Plan
07520 H1 L - 8	H1 Lot 2 Type F Landscape Concept Plan
07520 H1 L - 9	H1 Lot 3 Type D Landscape Concept Plan
07520 H1 L - 10	H1 Courtyard House 1 Landscape Concept Plan
07520 H1 L - 11	H1 Courtyard House 2 Landscape Concept Plan
07520 H1 L - 12	H1 9m House 1 Type A Landscape Concept Plan
07520 H1 L - 13	Indicative Typical Details 1
07520 H1 L - 14	Indicative Typical Details 2
07520 H1 L - 15	Street Cross Sections 1
07520 H1 L - 16	Street Cross Sections 2

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

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PO Box A266 Sydney South NSW 1235
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context

	Hamlet 1 Project Application	Title	Cover Sheet
Project	The Moonee Hamlets	Date	10 August 2007 dwn/ck VA / OC
Client	Rose Property Group Pty Ltd	Drwg No	07520 H1 L - 0 Issue B

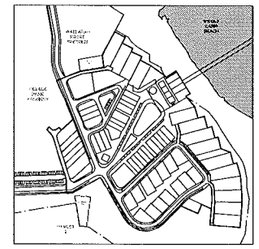


Hamlet 1 Landscape Concept Plan 1:750@B1

LEGEND

- TURF
- SHRUBS/GROUNDCOVERS
- TREE
- STREET TREE
- TIMBER DECK
- GRANITE SETS
- INDICATIVE ART WORK
- INDICATIVE CHILDRENS PLAYGROUND
- DECOMPOSED GRANITE
- UNIT PAVING
- SWALE
- HAMLET 1 BOUNDARY
- CONTOUR LINES
- CONCRETE

HAMLET 1 - KEY PLAN



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

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Date	Amendment	Issue
10.08.07	Project Application	B
23.38.07	Project Application	A

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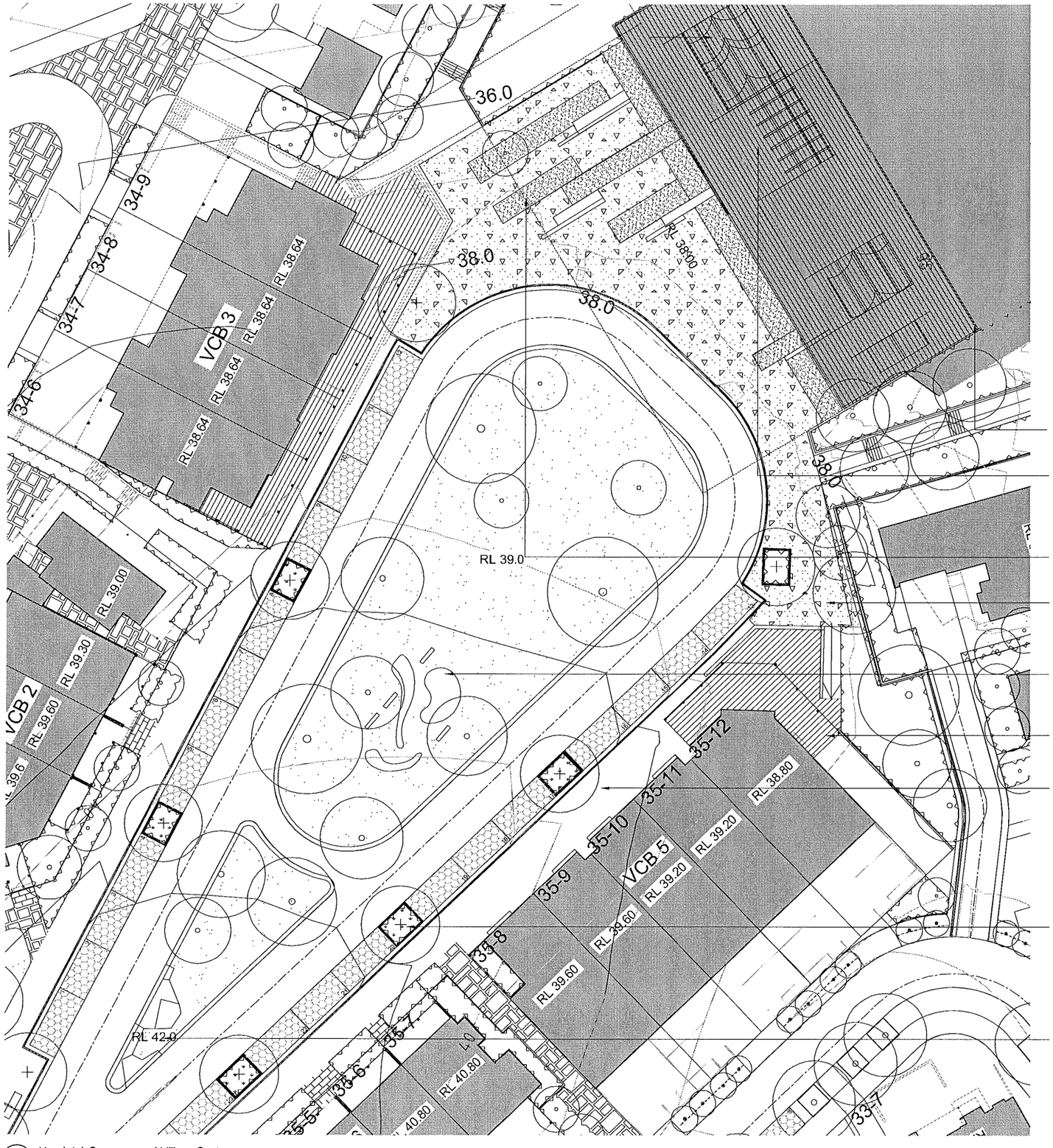
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E. contact@context.net.au
www.context.net.au ACN 088 812 249

context

Project	Hamlet 1 Project Application	Title	Hamlet 1 Landscape Concept Plan
Client	The Moonee Hamlets	Date	10 August 2007 Dr/Ch MV/OC
	Rose Property Group Pty Ltd	Drwg No	07520 H1 L - 1 Issue B



Hamlet 1 Common and Village Centre 1:200@B1

HAMLET COMMON / VILLAGE CENTRE:

THEME:
Green open space with
paved plaza featuring art work

CHARACTER:
Open turf area with informal tree planting in central village location giving focus to sculptural art work extending from Bin Building

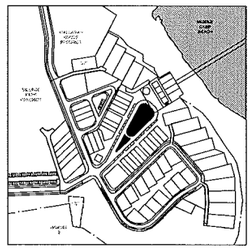
ACTIVITIES:
Passive recreation
Open space for active recreation
Seating / Pergola / Shade Structure
Interpretive Children's Playground

CONCEPT:
Simple park with large expanse of turf and signature tree species.

LEGEND

- TURF
- SHRUBS/GROUNDCOVERS
- TREE
- STREET TREE
- TIMBER DECK
- GRANITE SETS
- INDICATIVE ART WORK
- DECOMPOSED GRANITE
- CONTOUR LINES
- INTERPRETIVE CHILDREN'S PLAYGROUND
- CONCRETE
- SEAT
- UNIT PAVING

HAMLET 1 - KEY PLAN



PLANTING PRINCIPLES

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

INDICATIVE PLANT SCHEDULE - Village Centre		
Botanical Name	**Common Name**	**Mature Height**
Trees		
Araucaria hetrophylla	Norfolk Island Pine	20m
Alocasuarina dislya	Coast She-Oak	4m
Angophora costata	Sydney Red Gum	10m - 15m
Banksia integrifolia	Coast Banksia	5m
Banksia serrata	Banksia	5m
*Cupanniopsis 'Tuckeroo' **	Tuckeroo	6m - 8m
Eucalyptus botryoides	Southern Mahogany	8m
Eucalyptus punctata	Grey Gum	10m
Metrosideros excelsa	NZ Christamas Bush	5m
Tibouchina spp.	Lasiandra	5m
Shrubs		
Cycas revoluta	Cycad	
Cordyline spp.	Cabbage Tree	
Hakea dactylioides	Red poker	
Hebe spp.	Hebe	
Lavandula dentata	Lavender	
Leptospermum laevigatum	Tea Tree	
Melaleuca armillaris	Paper Bark	
Strelitzia reginae	Bird of Paradise	
Syzygium 'select form'	Lilly Pilly	Clipped 2m
Westringia fruticosa	Westringia	
NB * Indicates Street Tree		

PRELIMINARY not for Construction

0 2 4 6 8 10m 1:200 @ B1

Date	Amendment	Issue
10.08.07	Project Application	B
30.08.07	Project Application	A

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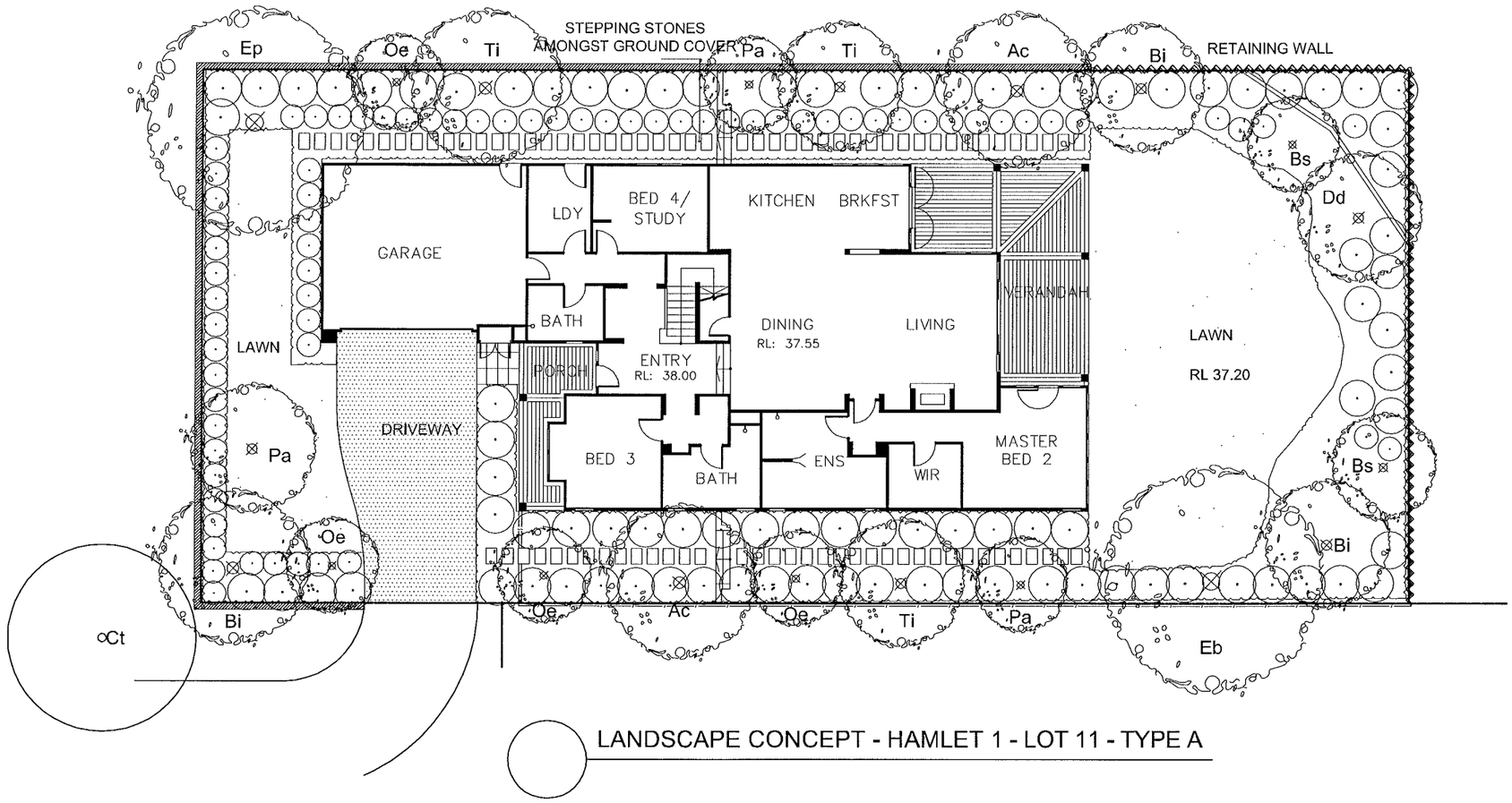
All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

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context

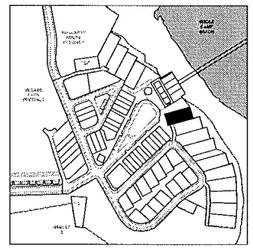
Hamlet 1 Project Application	
Project	The Moonee Hamlets
Client	Rose Property Group Pty Ltd
Title	Hamlet 1 Common & Village Centre
Date	10 August 2007 Dr/Ch MV/OC
Dwg No	07520 H1 L - 2 Issue B



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 1 - KEY PLAN



LANDSCAPE CONCEPT - HAMLET 1 - LOT 11 - TYPE A

INDICATIVE PLANT SCHEDULE -HAMLET 1

Code	Botanical Name	Common Name	Av. Mature Height
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m

Code	Botanical Name	Common Name	Mature Height
	Shrubs continued		
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	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.

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes

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PRELIMINARY not for Construction

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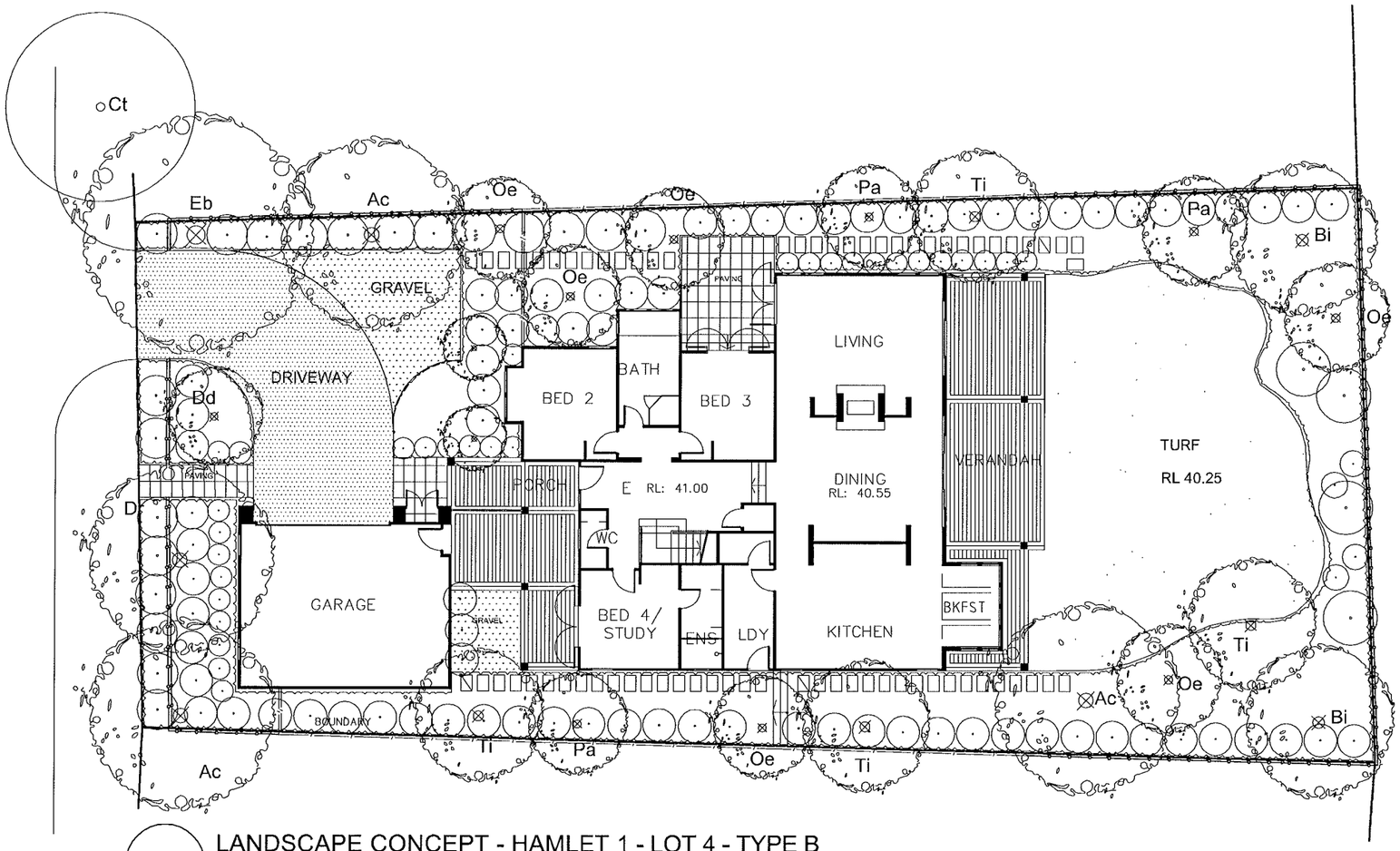
ROSE

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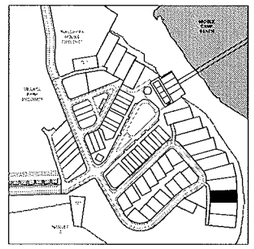
context

Project	Hamlet 1 Project Application
Client	The Moonee Hamlets
Client	Rose Property Group Pty Ltd

Title	Hamlet 1 Lot 11 - Type A Landscape Concept Plan
Date	10 August 2007
Drg No.	07520 H1 L -3
Dr/Ch.	VA/DC
Issue	B



HAMLET 1 - KEY PLAN



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 1 - LOT 4 - TYPE B

INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Av. Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m

Code	**Botanical Name**	**Common Name**	**Mature Height**
	Shrubs continued		
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	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 1:200 @ A3

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes
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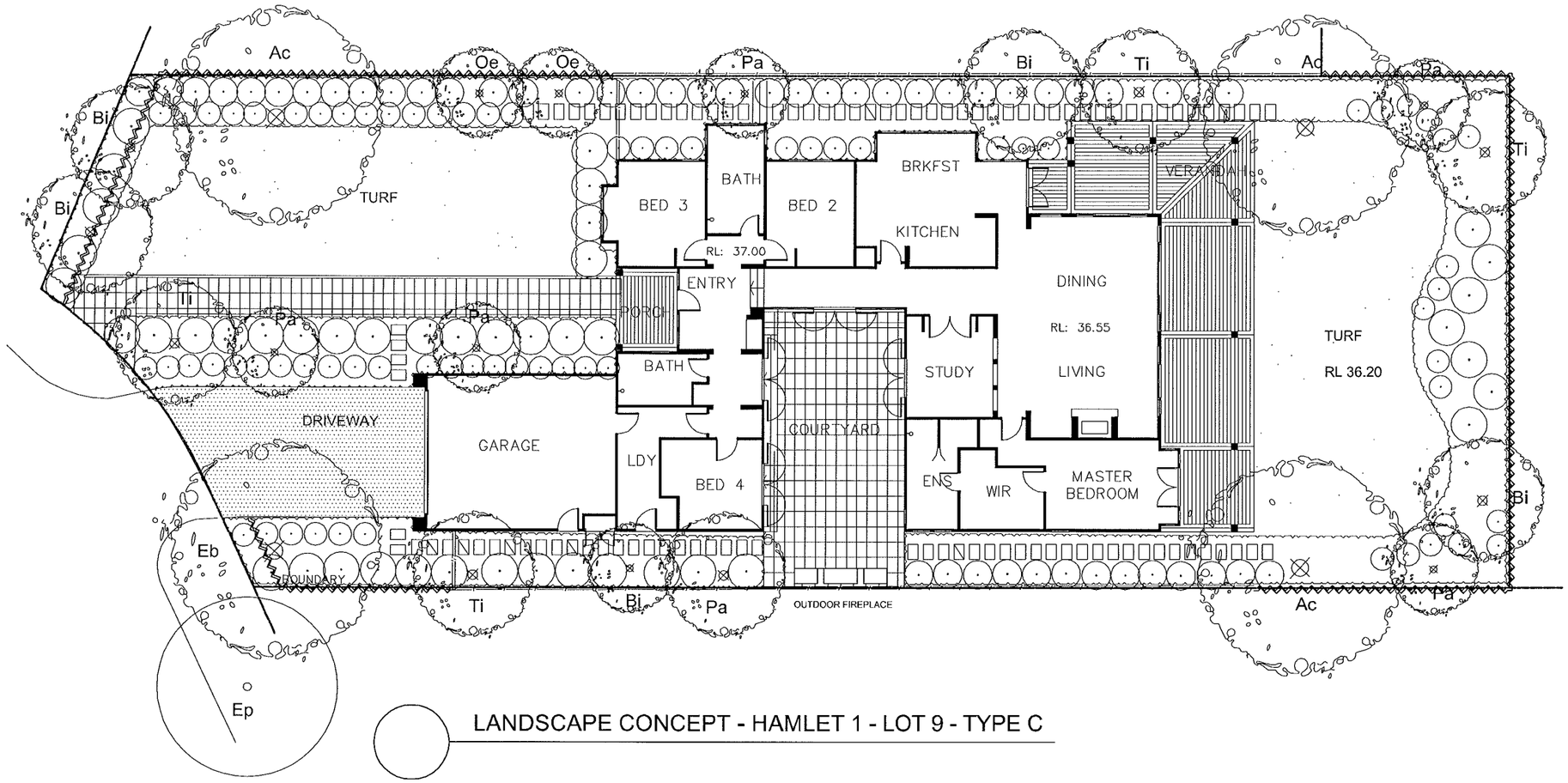
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ROSE

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context

Project	Hamlet 1 Project Application
	The Moonee Hamlets
Client	Rose Property Group Pty Ltd
Title	Hamlet 1 Lot 4 - Type B Landscape Concept Plan
Date	10 August 2007 Dr/Ch VA/DC
Drwg No	07520 H1 L - 4 Issue B

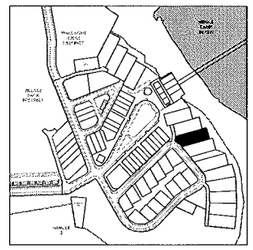


LANDSCAPE CONCEPT - HAMLET 1 - LOT 9 - TYPE C

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 1 - KEY PLAN



INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Av. Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m

Code	**Botanical Name**	**Common Name**	**Mature Height**
	Shrubs continued		
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	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.

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes

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PRELIMINARY not for Construction

0 2 4 6 8 10m 1:200 @ A3

ROSE

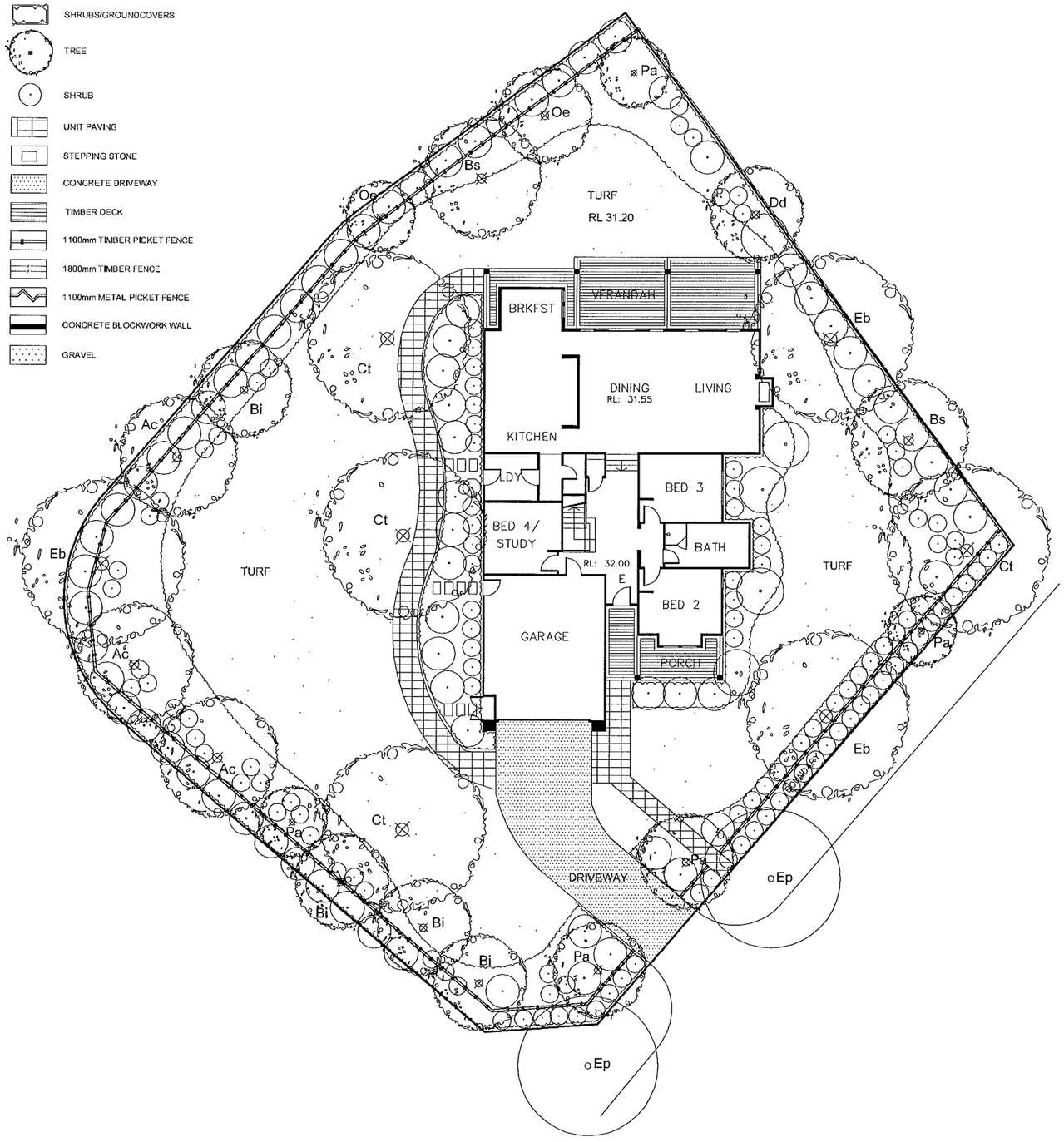
LANDSCAPE ARCHITECT
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context

Project	Hamlet 1 Project Application	Title	Hamlet 1 Lot 9 - Type C Landscape Concept Plan
Client	The Moonee Hamlets	Date	10 August 2007 Dr/Ch: VA/DC
	Rose Property Group Pty Ltd	Drwg No	07520 H1 L -5 Issue B

KEY

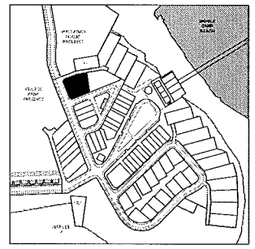
- TURF
- SHRUBS/GROUNDCOVERS
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- SHRUB
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- TIMBER DECK
- 1100mm TIMBER PICKET FENCE
- 1800mm TIMBER FENCE
- 1100mm METAL PICKET FENCE
- CONCRETE BLOCKWORK WALL
- GRAVEL



LANDSCAPE CONCEPT - HAMLET 1 - LOT 17 - TYPE D

INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Av. Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	Wonga wonga vine	N/A

HAMLET 1 - KEY PLAN



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.

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes

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ROSE

PRELIMINARY not for Construction

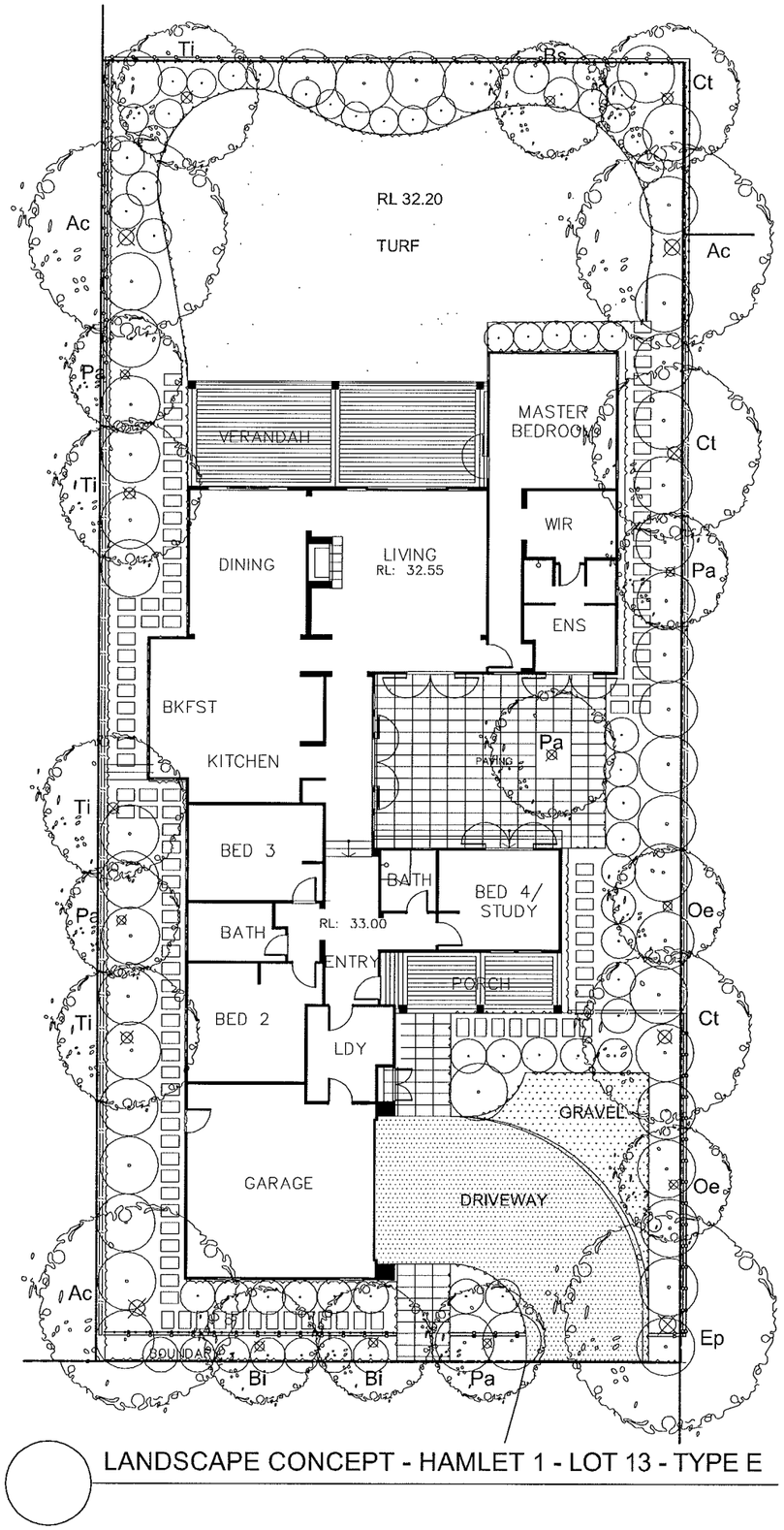
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1:250 @ A3

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context

	Hamlet 1 Project Application	Title	Hamlet 1 Lot 17 - Type D Landscape Concept Plan
Project	The Moonee Hamlets	Date	10 August 2007 Dr/Ch: VA/DC
Client	Rose Property Group Pty Ltd	Dwg No	07520 H1 L - 6 Issue B



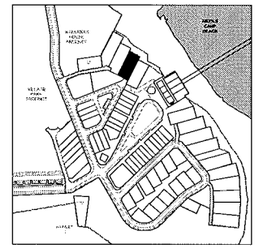
LANDSCAPE CONCEPT - HAMLET 1 - LOT 13 - TYPE E

INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Av. Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
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Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
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He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
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Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
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Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
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Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	Wonga wonga vine	N/A

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 1 - KEY PLAN



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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Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

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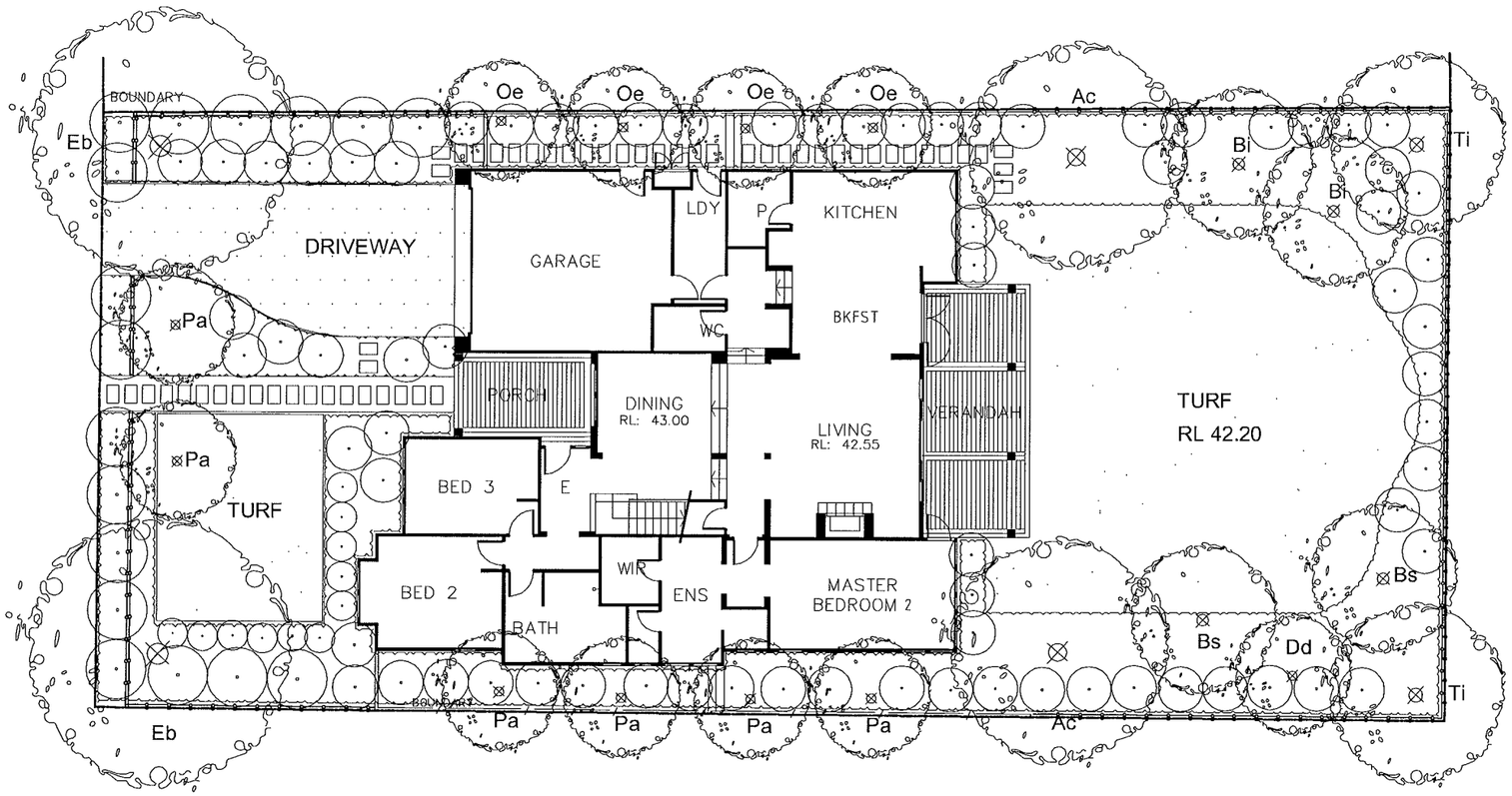
PRELIMINARY not for Construction

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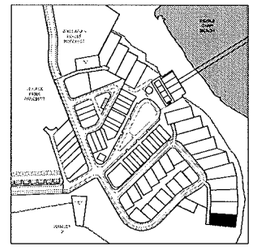
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Project	The Maonee Hamlets	Date	10 August 2007 Dr/Ch VA/GC
Client	Rose Property Group Pty Ltd	Drwg No	07520 H1 L -7 Issue B



LEGEND

- 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 1 - KEY PLAN



LANDSCAPE CONCEPT - HAMLET 1 - LOT 2 - TYPE F

INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Av. Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m

Code	**Botanical Name**	**Common Name**	**Mature Height**
	Shrubs continued		
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	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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Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes
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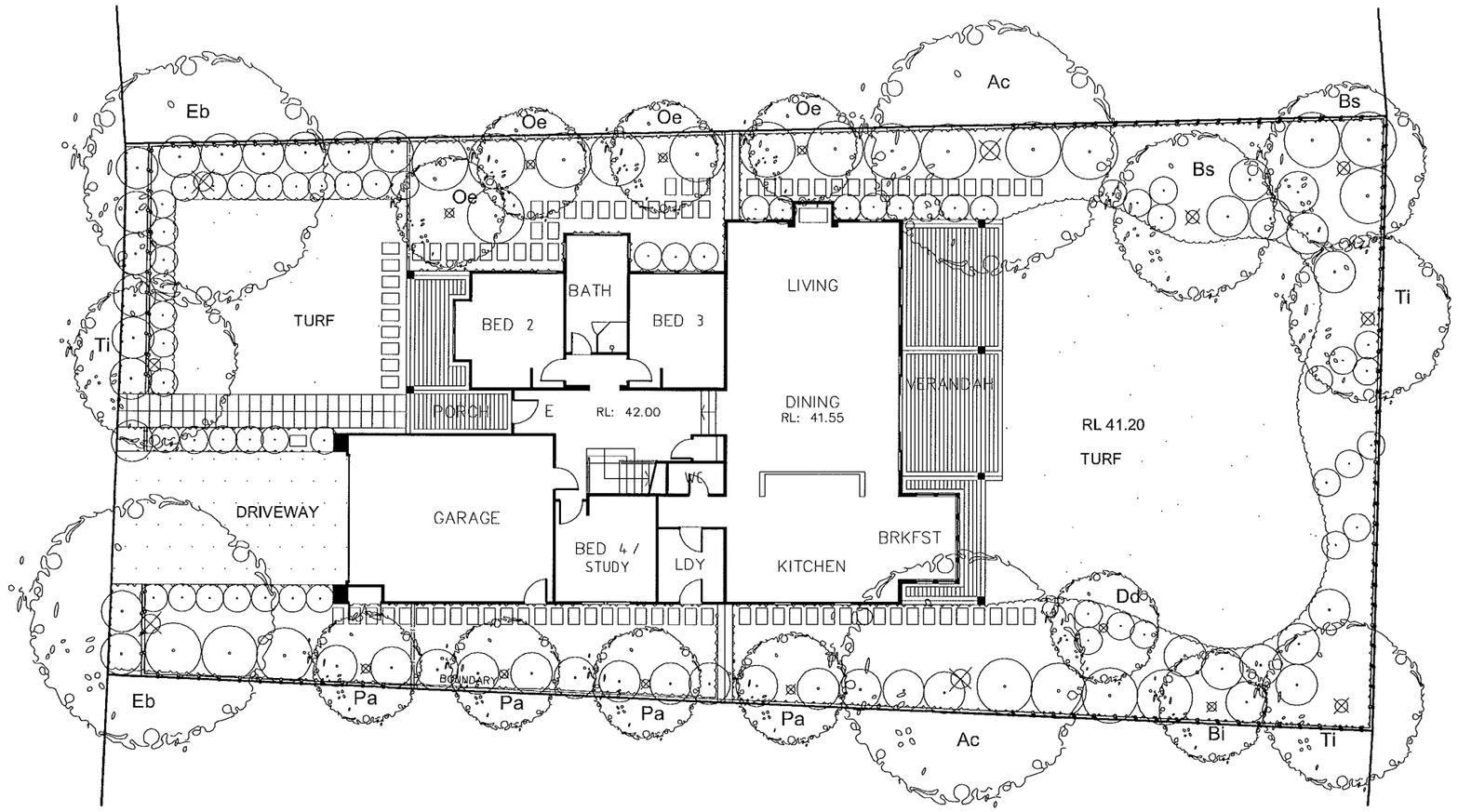
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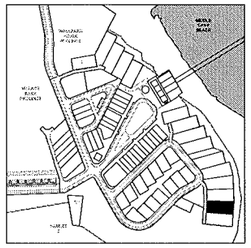
Hamlet 1 Project Application		Title	Hamlet 1- Lot 2 - Type F Landscape Concept Plan
Project	The Moonee Hamlets	Date	10 August 2007 Dr/Ch VA/DC
Client	Rose Property Group Pty Ltd	Drwg No	07520 H1 L - 8 Issue B



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 1 - KEY PLAN



LANDSCAPE CONCEPT - HAMLET 1 - LOT 3 -TYPE D

INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Av. Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m

Code	**Botanical Name**	**Common Name**	**Mature Height**
	Shrubs continued		
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	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.

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes

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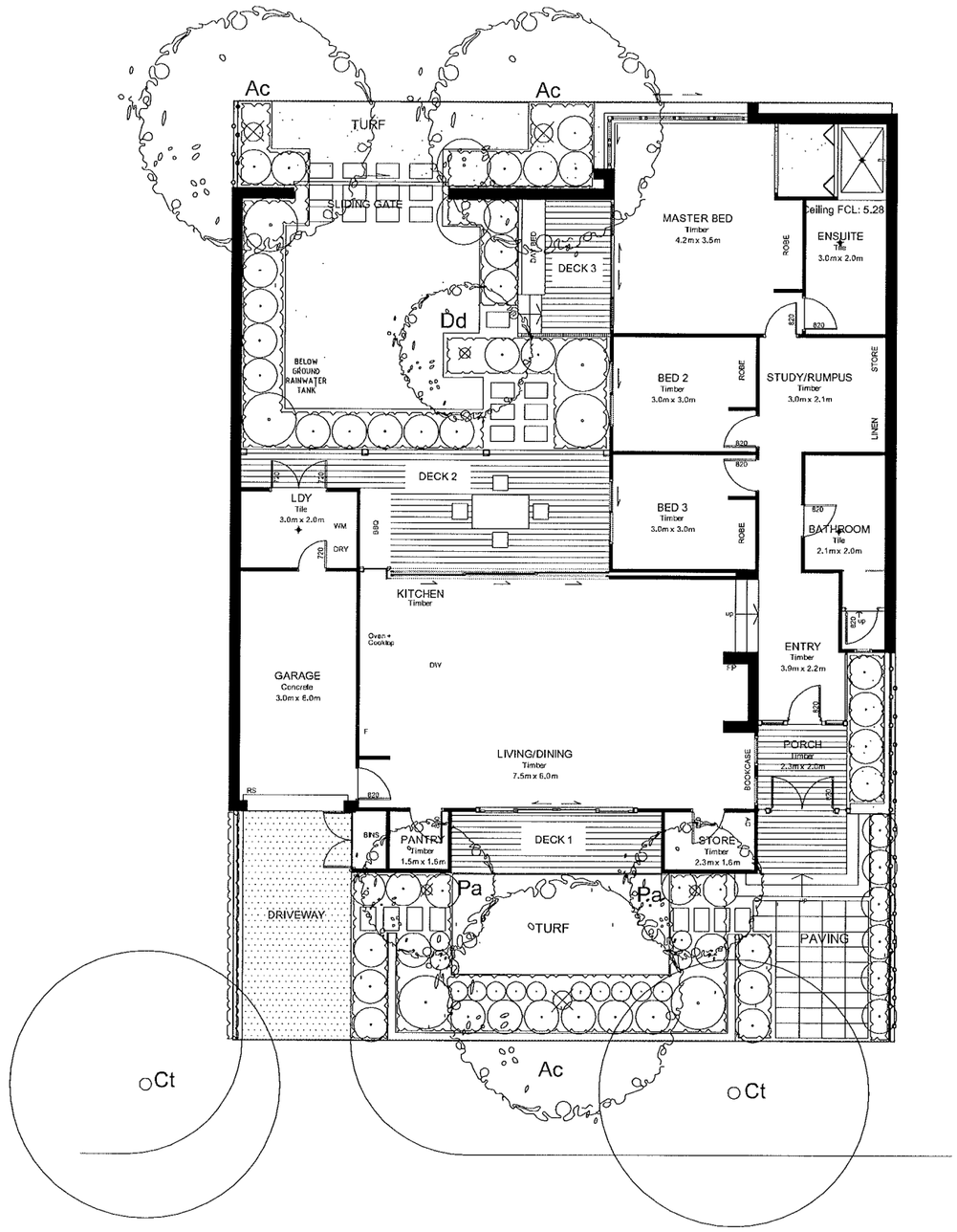
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Project	Hamlet 1 Project Application
Client	The Moonee Hamlets
Drawing No	Rose Property Group Pty Ltd
Title	07520 H1 L - 9
Date	Hamlet 1 Lot 3 - Type D Landscape Concept Plan
Dr/Ch	10 August 2007 VARIC
Issue	B



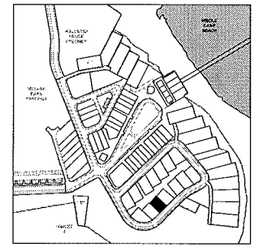
LANDSCAPE CONCEPT - HAMLET 1 - COURTYARD HOUSE 1 - TYPE A

INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Av. Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
Dd	*Dracaena draco*	Dragon's Tree	5m
Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	Wonga wonga vine	N/A

KEY

- TURF
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- TREE
- SHRUB
- UNIT PAVING
- STEPPING STONE
- CONCRETE DRIVEWAY
- TIMBER DECK
- 1100mm TIMBER PICKET FENCE
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HAMLET 1 - KEY PLAN



PLANTING PRINCIPLES

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Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

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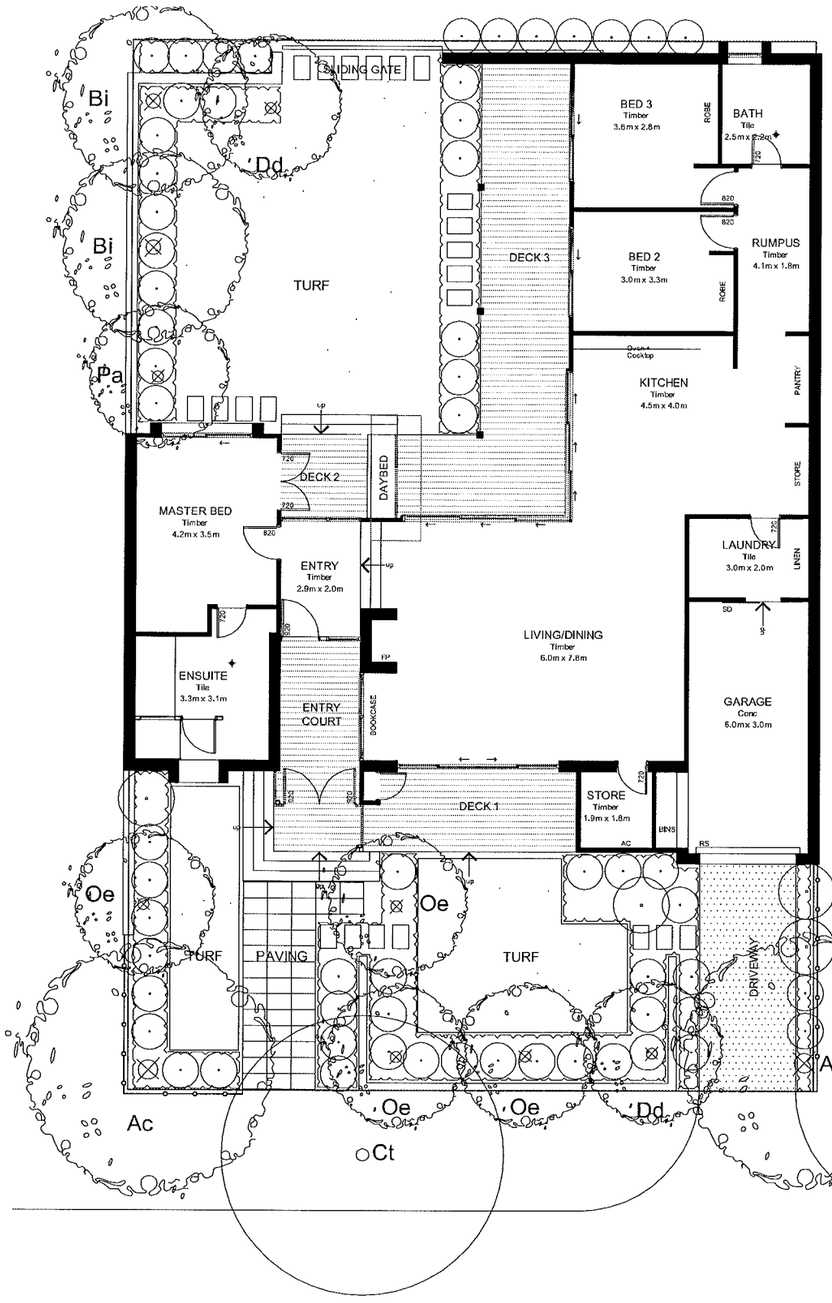
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Project	Hamlet 1 Project Application
Client	The Moonee Hamlets
Drawing No	Rose Property Group Pty Ltd
Title	Hamlet 1 Courtyard House 1 Landscape Concept Plan
Date	10 August 2007
Drawn	VARDC
Issue	07520 H1 L - 10 B

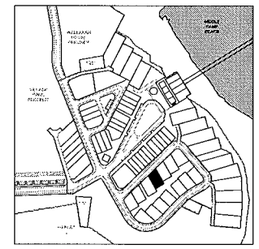


INDICATIVE PLANT SCHEDULE -HAMLET 1			
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	Trees		
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Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m - 15m
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Oe	*Olea europea*	Olive	5m
Pa	*Plumeria acutifolia 'rubra'*	Pink Frangipani	5m
Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
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KEY

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- CONCRETE BLOCKWORK WALL
- GRAVEL

HAMLET 1 - KEY PLAN



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

LANDSCAPE CONCEPT - HAMLET 1 - COURTYARD HOUSE 2 - TYPE A

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes

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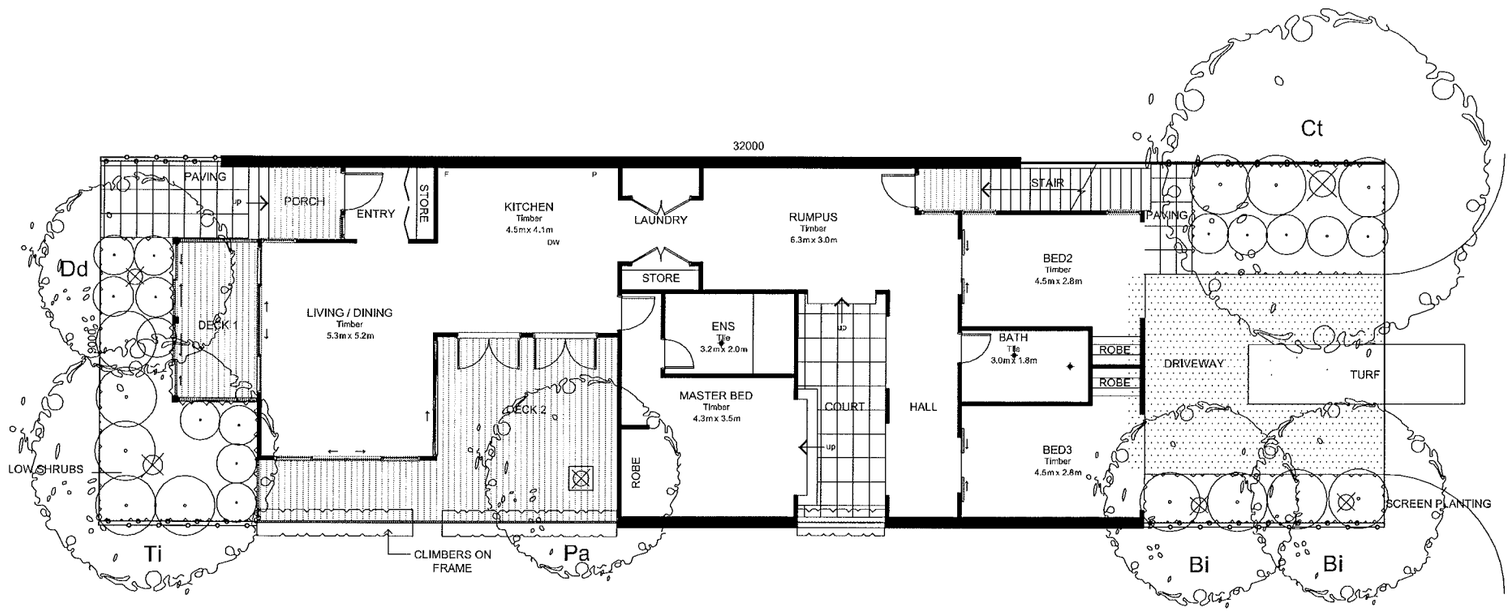
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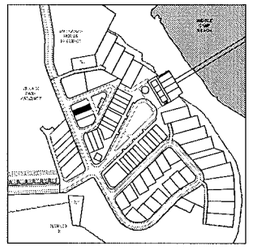
	Hamlet 1 Project Application	Title	Hamlet 1 Courtyard House 2 Landscape Concept Plan
Project	The Moonee Hamlets	Date	10 August 2007 Dr/Ch VA/DC
Client	Rose Property Group Pty Ltd	Dwg No	07520 H1 L - 11 Issue B



LEGEND

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

HAMLET 1 - KEY PLAN



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

INDICATIVE PLANT SCHEDULE -HAMLET 1			
Code	**Botanical Name**	**Common Name**	**Mature Height**
	Trees		
Ac	*Angophora costata*	Sydney Red Gum	10m - 15m
Bi	*Banksia integrifolia*	Coast Banksia	5m
Bs	*Banksia serrata*	Banksia	5m
Ct	*Cupanniopsis 'Tuckeroo'*	Tuckeroo	6m - 8m
Eb	*Eucalyptus botryoides*	Southern Mahogany	8m
Ep	*Eucalyptus punctata*	Grey Gum	10m
	Feature Trees (Courtyards)		
Dr	*Delonix regia*	Royal Poinciana	8m
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Ti	*Tibouchina spp.*	Lasiandra	5m
	Shrubs		
Cr	*Cycas revoluta*	Cycad	2m
Co	*Cordyline spp.*	Cabbage Tree	4m
Ge	*Geranium*	Cranes Bill	50cm
Hd	*Hakea dactylioides*	Red poker	1.5m
He	*Hebe spp.*	Hebe	1m
Hy	*Hydrangea macrophylla*	Garden Hydrangea	1m

Code	**Botanical Name**	**Common Name**	**Mature Height**
	Shrubs continued		
La	*Lavandula dentata*	Lavender	1m
Le	*Leptospermum laevigatum*	Tea Tree	3m
Ma	*Melaleuca armillaris*	Paper Bark	1m - 2m
St	*Strelitzia reginae*	Bird of Paradise	1.5m
Ss	*Syzygium 'select form'*	Lilly Pilly	Clipped 2m
Vi	*Viburnum tinus*	Viburnum	Clipped 1.5m
We	*Westringia fruticosa*	Westringia	1m
	Groundcovers / Grasses		
Ap	*Agapanthus 'Peter Pan'*	Miniature Agapanthus	40cm
Aa	*Agave attenuate*	Century Plant	50cm
Ds	*Dianella 'Silver Streak'*	Flax Lily	40cm
Dc	*Dianella 'Cassa Blue'*	Flax Lily	40cm
Dr	*Dichondra repens*	Kidney Weed	10cm
De	*Doryanthes excelsa*	Gymea Lily	2m
Ll	*Lomandra longifolia*	Mat rush	1m
Le	*Liriope 'Evergreen giant'*	Lily Turf	60cm
Vh	*Viola hederacea*	Native Violet	20cm
	Climbers		
Bg	*Bougainvillea glabra*	Bougainvillea	N/A
Cl	*Clematis aristata*	Clematis	N/A
Ci	*Cissus spp.*	Kangaroo vine	N/A
Fp	*Ficus pumila*	Sticky Ficus	N/A
Pp	*Pandorea pandorana*	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

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

Notes

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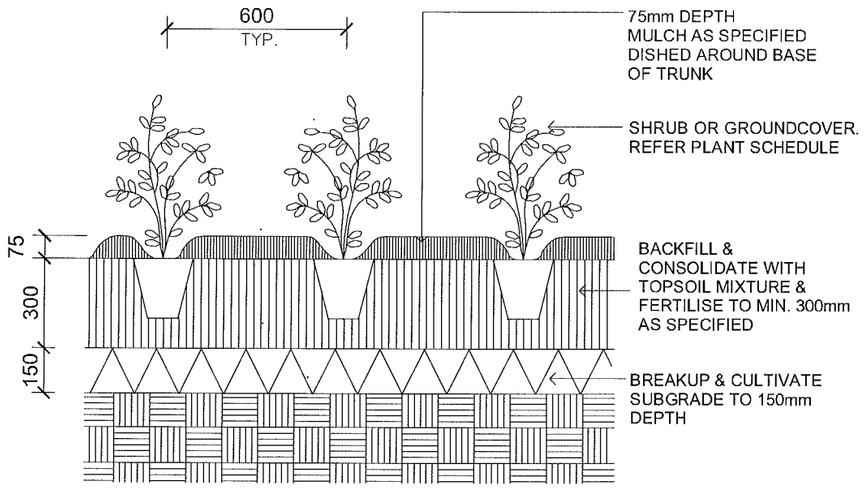
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Creating spaces for living

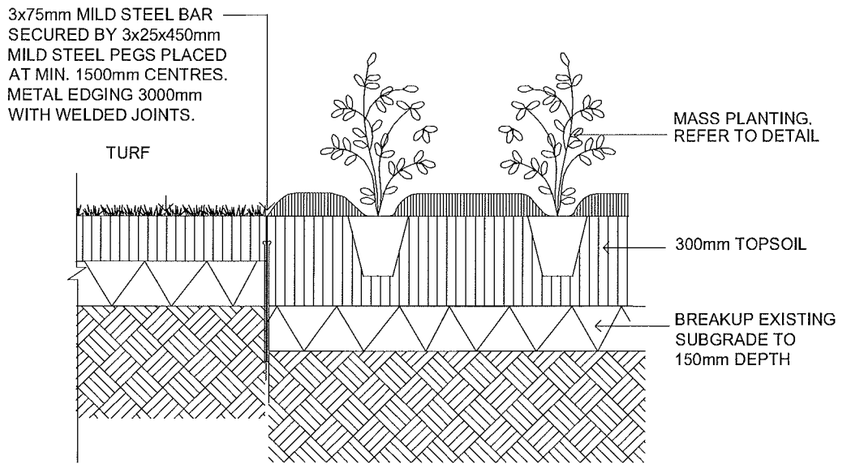
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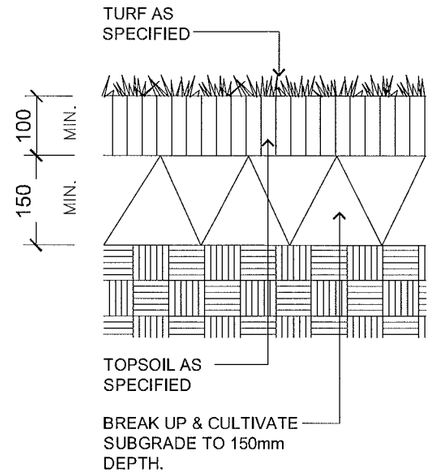
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Client	The Moonee Hamlets
Drwg No	Rose Property Group Pty Ltd
Title	07520 H1 L - 12
Date	Hamlet 1 9m House 1 Type A Landscape Concept Plan
Dr/Ck	10 August 2007 VA/DC
Issue	B



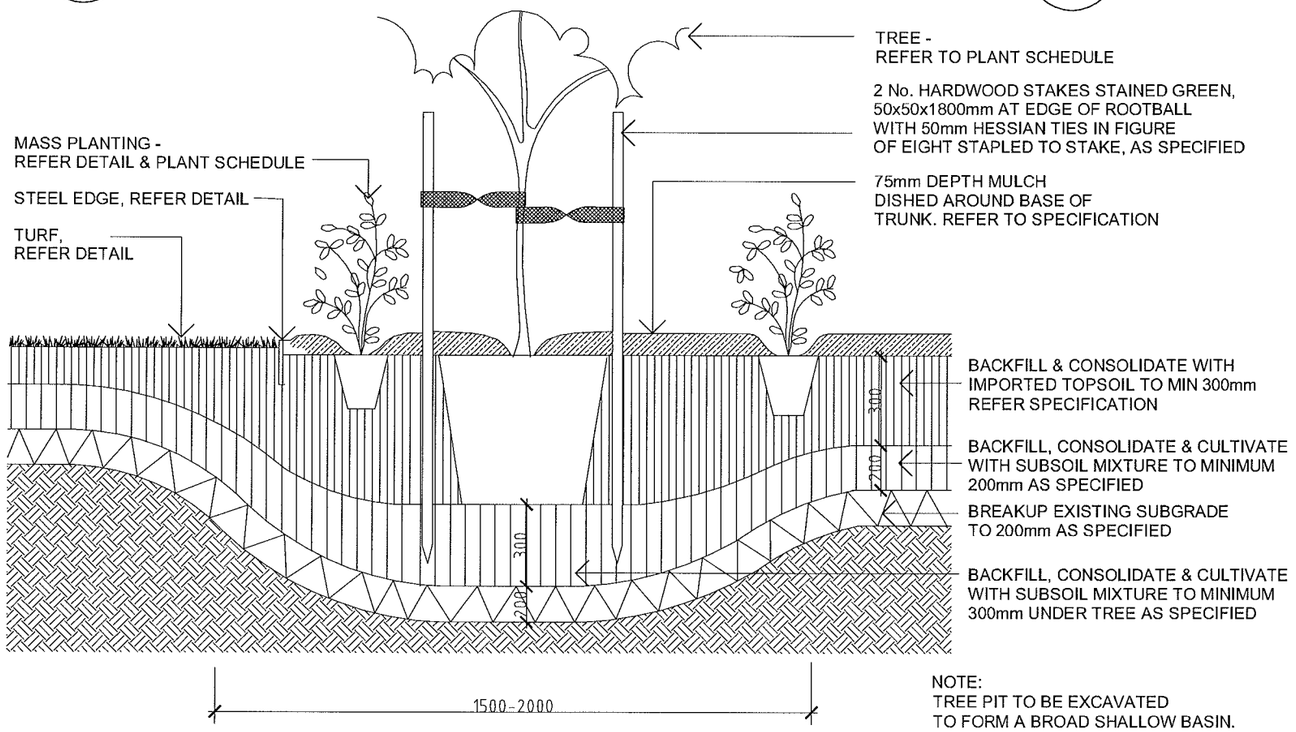
1 / - SHRUB PLANTING DETAIL TYP.
Scale 1:20



2 / - EDGING DETAIL TYP.
Scale 1:20



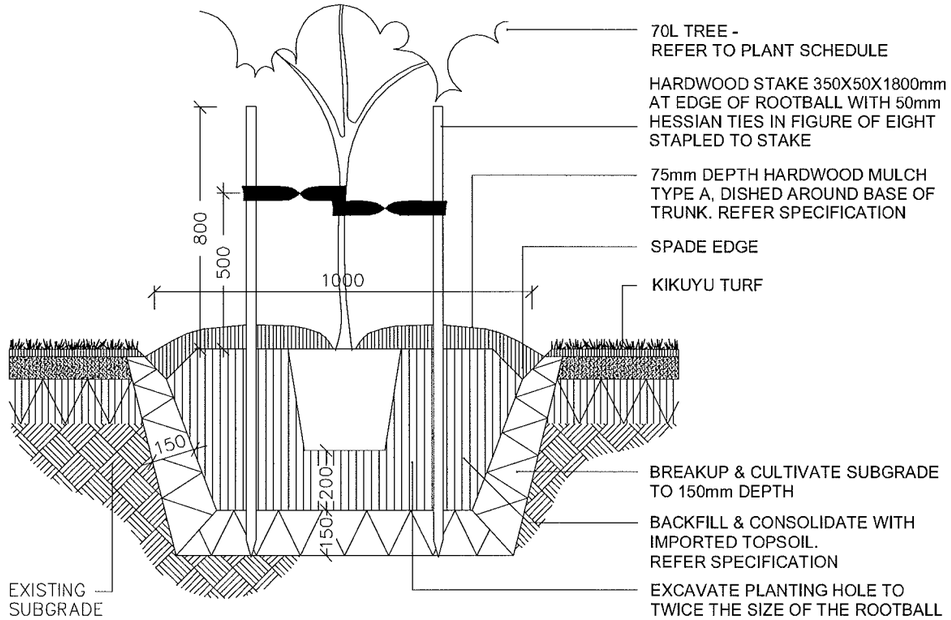
3 / - TURF PLANTING DETAIL TYP.
Scale 1:10



NOTE:
TREE PIT TO BE EXCAVATED
TO FORM A BROAD SHALLOW BASIN.

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

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

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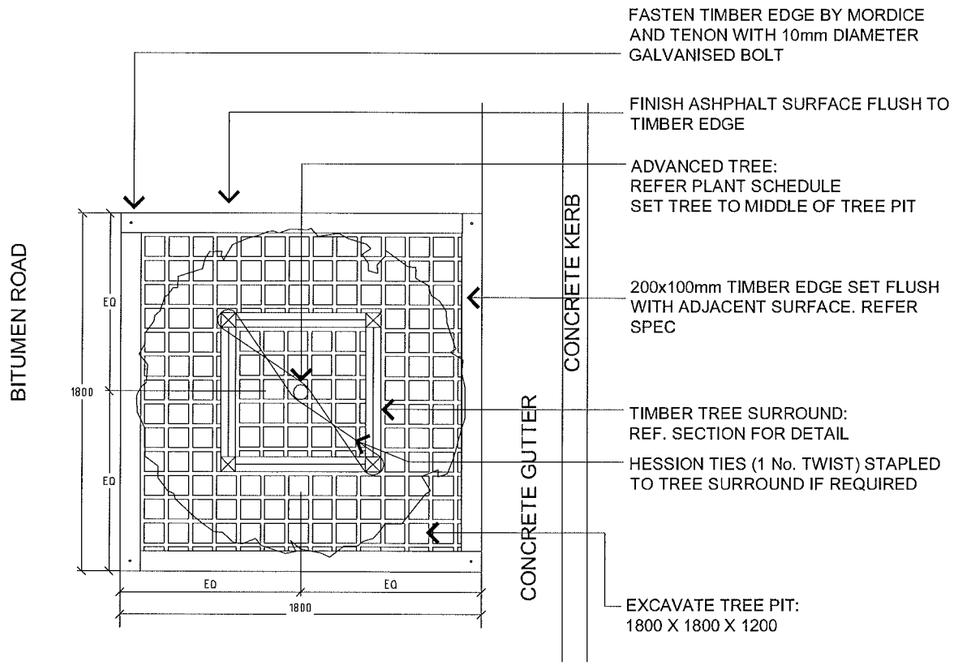
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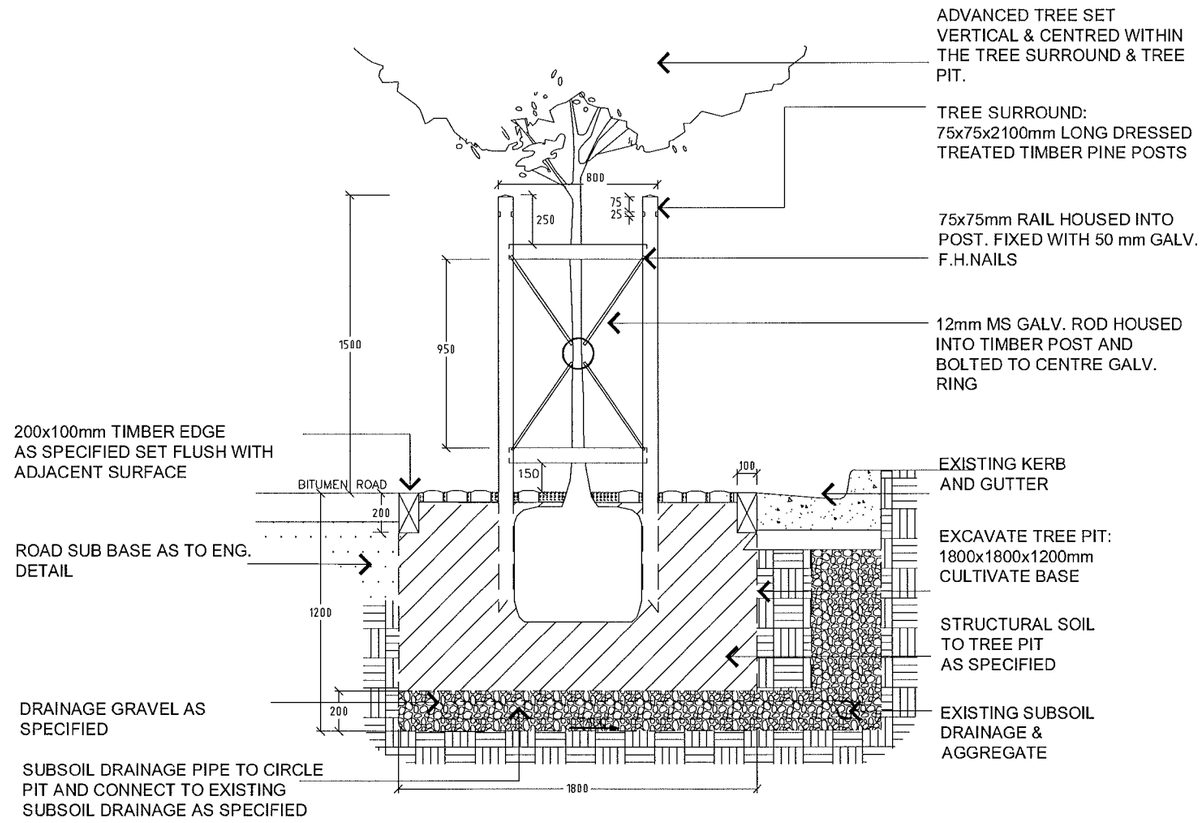
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Project	Hamlet 1 Project Application	Title	Typical Details 1
	The Moonee Hamlets	Date	10 August 2007
Client	Rose Property Group Pty Ltd	Dwg No	07520 H1 L - 13
		Issue	B



6 - STREET TREE IN SURROUND PLAN TYP.
Scale 1:30



7 - STREET TREE IN SURROUND DETAIL TYP.
Scale 1:30

Date	Amendment	Issue
10.08.07	Project Application	B
03.08.07	Project Application	A

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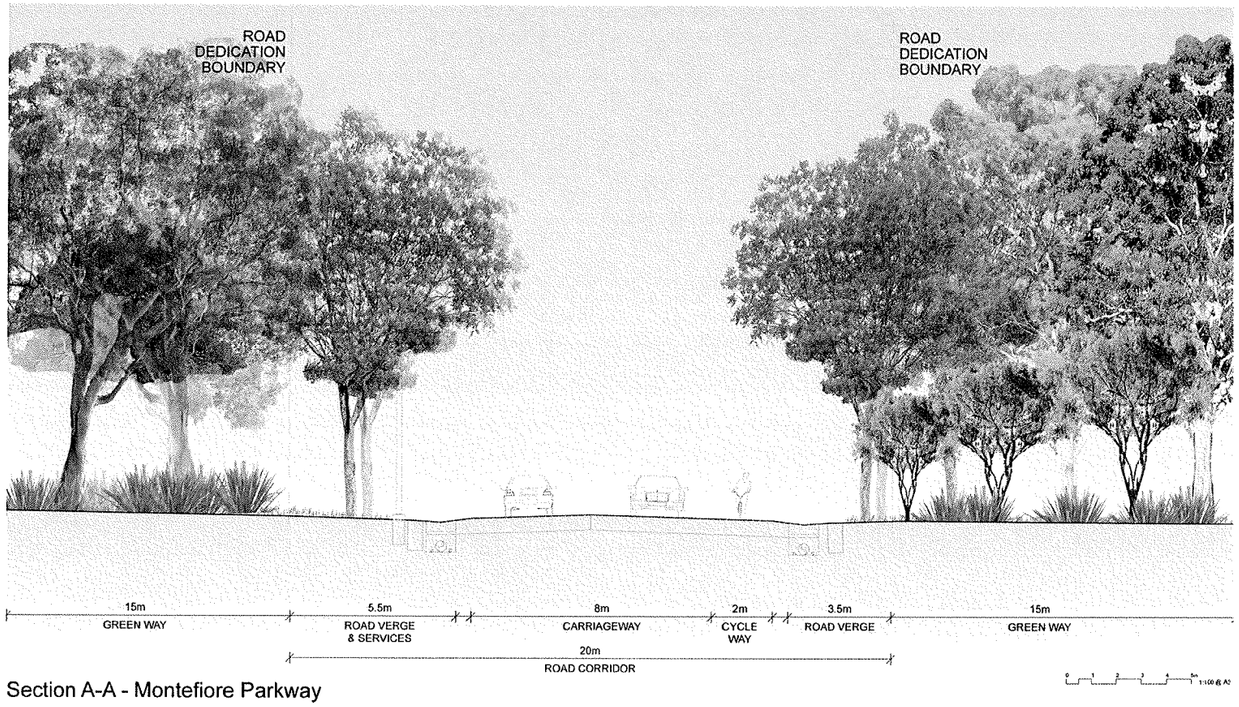
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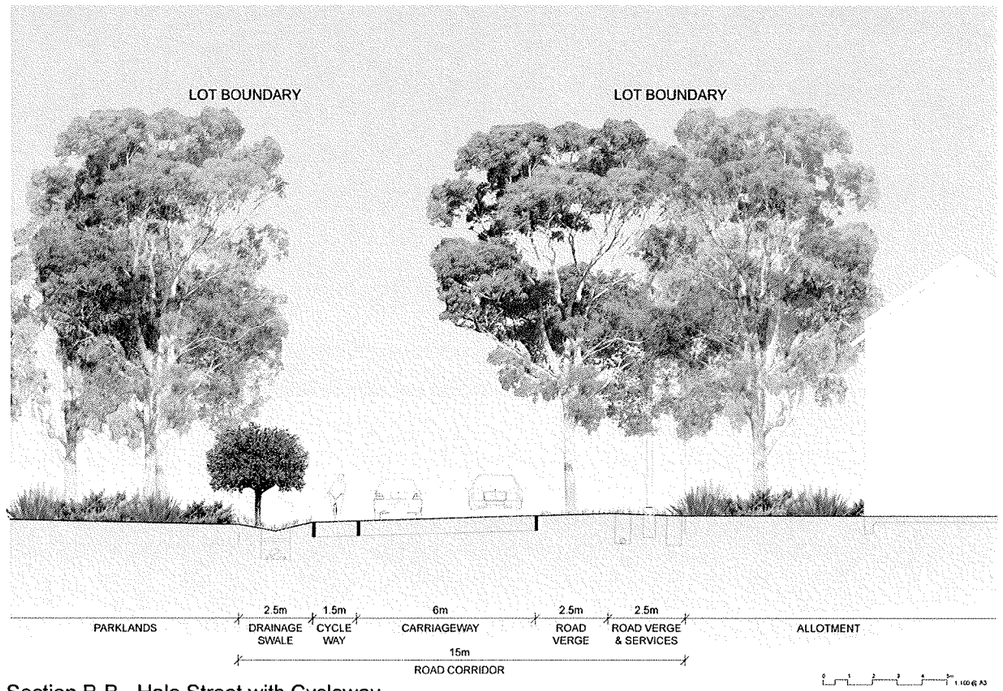
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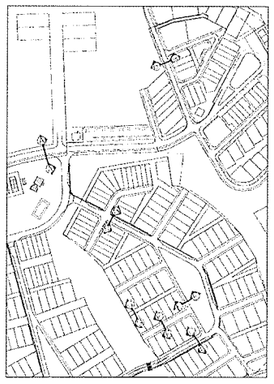
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	The Moonee Hamlets	Date	10 August 2007
Client	Rose Property Group Pty Ltd	Dwg No	07520 H1 L - 14
		Issue	B



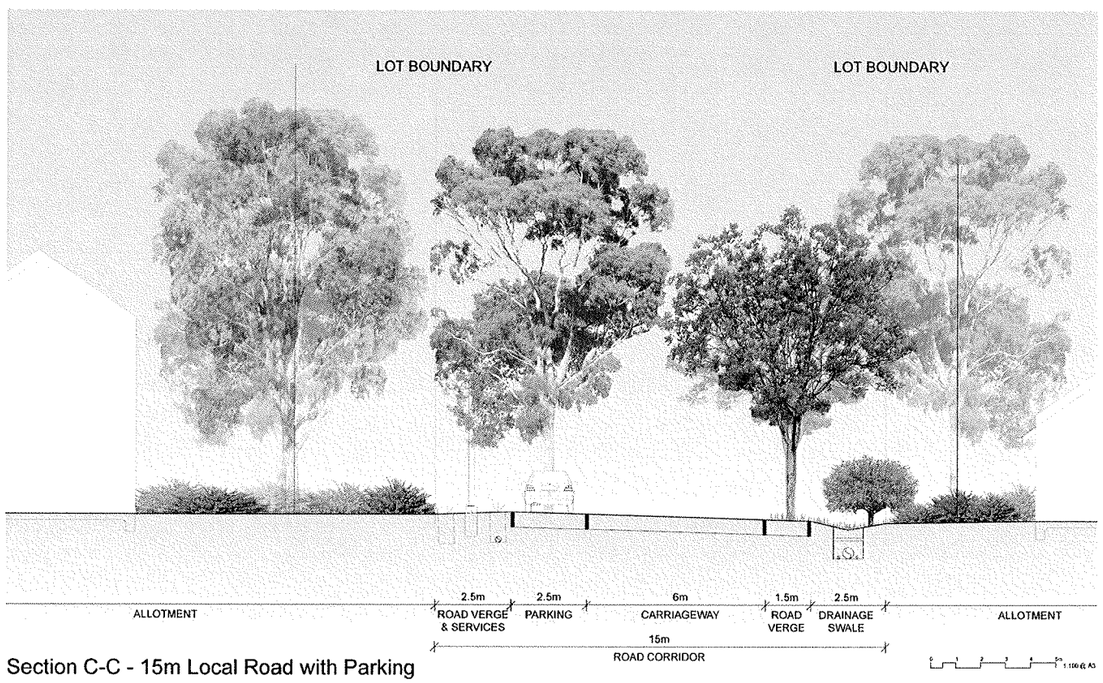
Section A-A - Montefiore Parkway



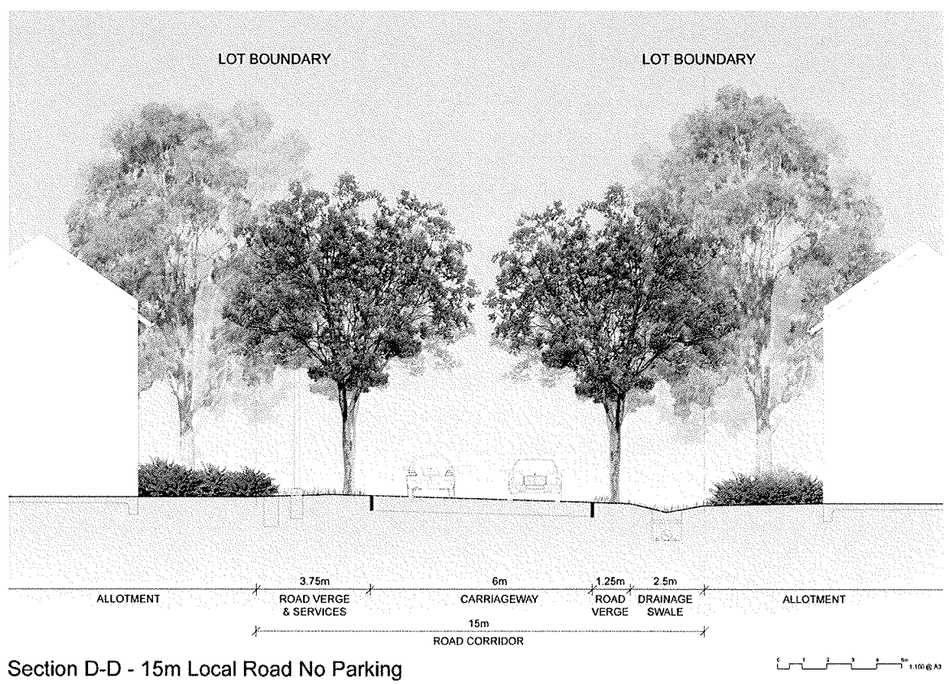
Section B-B - Hale Street with Cycleway



Key Plan



Section C-C - 15m Local Road with Parking



Section D-D - 15m Local Road No Parking

10.08.07	Project Application	B
03.08.07	Project Application	A
Date	Amendment	Issue

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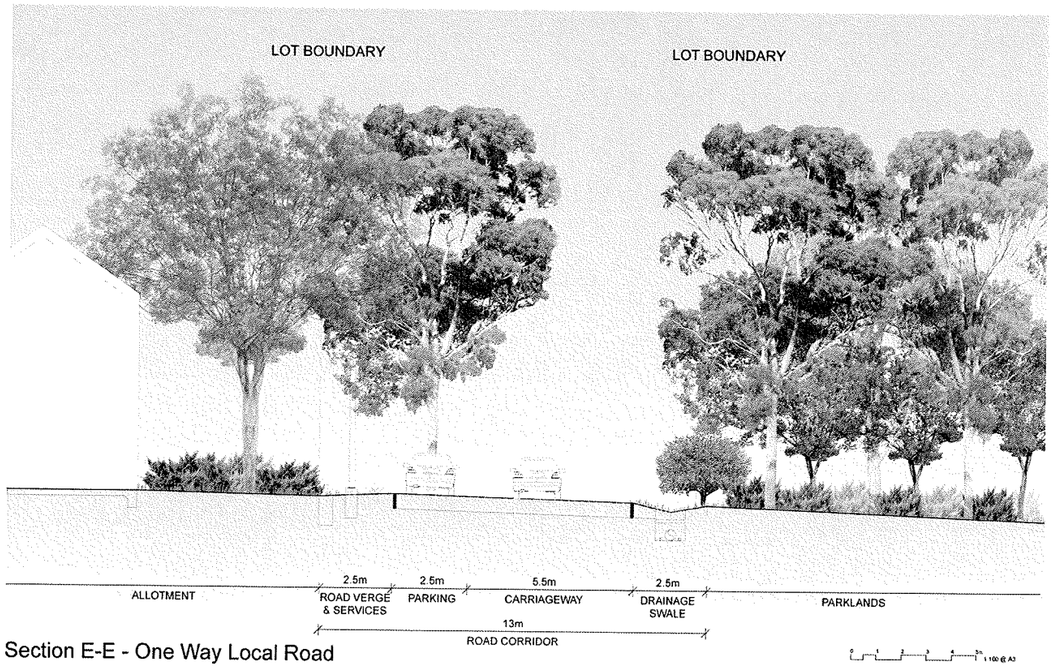
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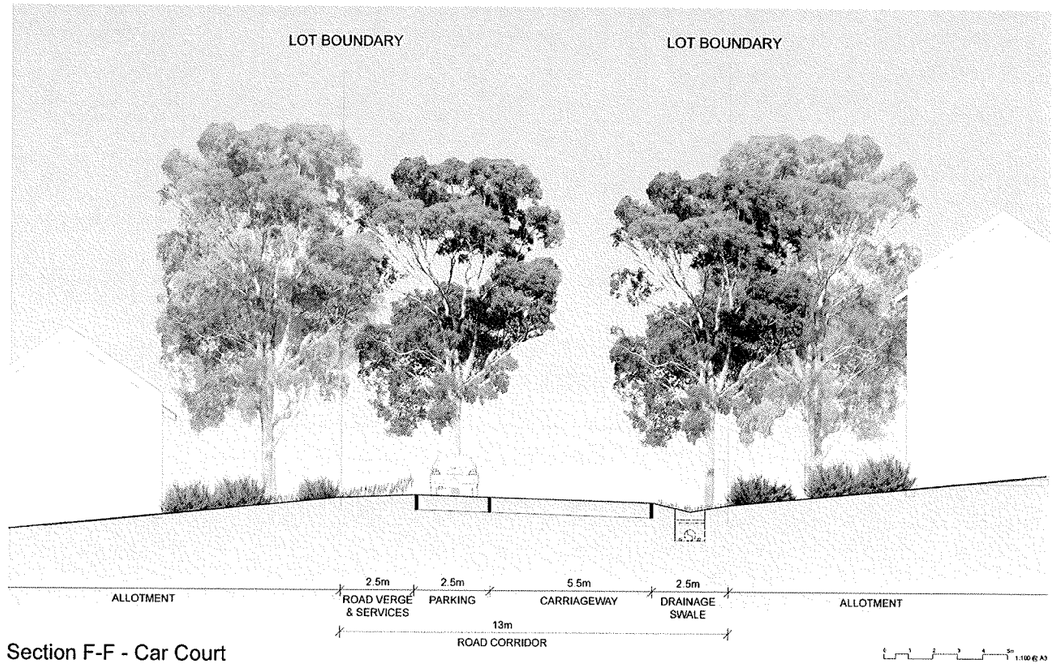
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	Hamlet 1 Project Application
Project	The Mooney Hamlets
Client	Rose Propety Group PTY LTD

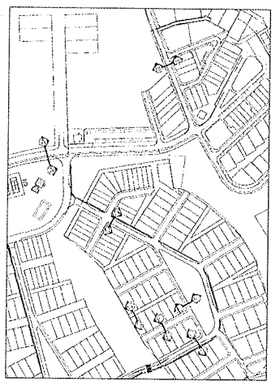
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Date	10 August 2007
Drawn	MK/DC
Drwg No	07520 H1 L . 15
Issue	B



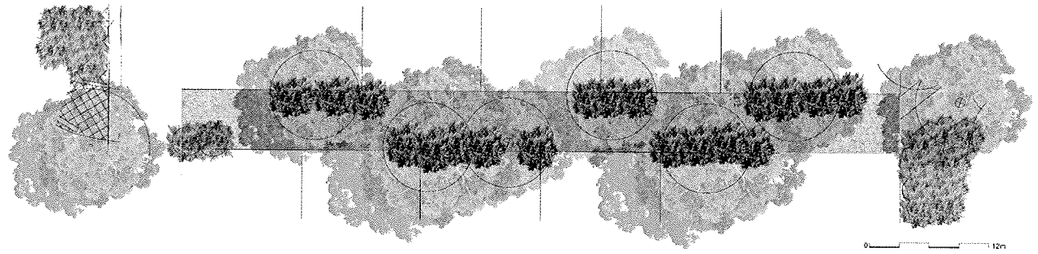
Section E-E - One Way Local Road

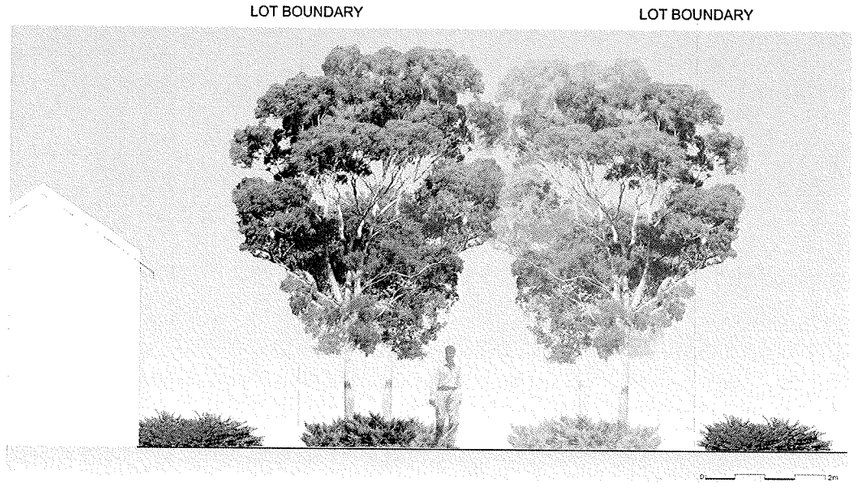


Section F-F - Car Court



Key Plan





Section G-G - Pedestrian Pathway

Date	Amendment	Issue
10.09.07	Project Application	B
03.08.07	Project Application	A

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context

Project	Hamlet 1 Project Application
	The Moonee Hamlets
Client	Rose Property Group PTY LTD

Title	Street Cross Sections 2
Date	10 August 2007
Drg No	07520 H1 L 16
Drn	MJ/DC
Issue	B

2122743A-CIV-1010

THE MOONEE HAMLETS

CATHERINE HILL BAY, NSW

HAMLET 1 PROJECT APPLICATION

ROADS AND STORMWATER DRAINAGE DESIGN

DRAWING NUMBER	REV	TITLE
2122743A-CIV-1010	A	#VALUE!
2122743A-CIV-1011	A	HAMLET 1 - PROJECT APPLICATION - OVERALL PLAN
2122743A-CIV-1012	A	HAMLET 1 - PROJECT APPLICATION - DETAIL PLAN - SHEET 1 OF 3
2122743A-CIV-1013	A	HAMLET 1 - PROJECT APPLICATION - DETAIL PLAN - SHEET 2 OF 3
2122743A-CIV-1016	A	HAMLET 1 - PROJECT APPLICATION - DETAIL PLAN - SHEET 3 OF 3
2122743A-CIV-1061	A	HAMLET 1 - PROJECT APPLICATION - ROAD LONG SECTIONS - ROAD 12 - CH 0.000 TO CH 302.517
2122743A-CIV-1066	A	HAMLET 1 - PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 52 - CH 0.000 TO CH 178.556
2122743A-CIV-1071	A	HAMLET 1 - PROJECT APPLICATION - DRIVE LONG SECTIONS - DRIVE 1 - CH 0.000 TO CH 65.619
2122743A-CIV-1075	A	HAMLET 1 - PROJECT APPLICATION - DRIVE LONG SECTIONS - DRIVE 2 - CH 0.000 TO CH 87.803
2122743A-CIV-1078	A	HAMLET 1 - PROJECT APPLICATION - DRIVE LONG SECTIONS - DRIVE 3 - CH 0.000 TO CH 31.526
2122743A-CIV-1081	A	HAMLET 1 - PROJECT APPLICATION - ROAD LONG SECTIONS - ROAD 11 - CH 0.000 TO CH 300.000
2122743A-CIV-1082	A	HAMLET 1 - PROJECT APPLICATION - ROAD LONG SECTIONS - ROAD 11 - CH 300.000 TO CH 473.966
2122743A-CIV-1086	A	HAMLET 1 - PROJECT APPLICATION - ROAD LONG SECTIONS - CAR COURT 54 - CH 0.000 TO CH 90.152
2122743A-CIV-1121	A	HAMLET 1 - PROJECT APPLICATION - TYPICAL ROAD CROSS SECTIONS

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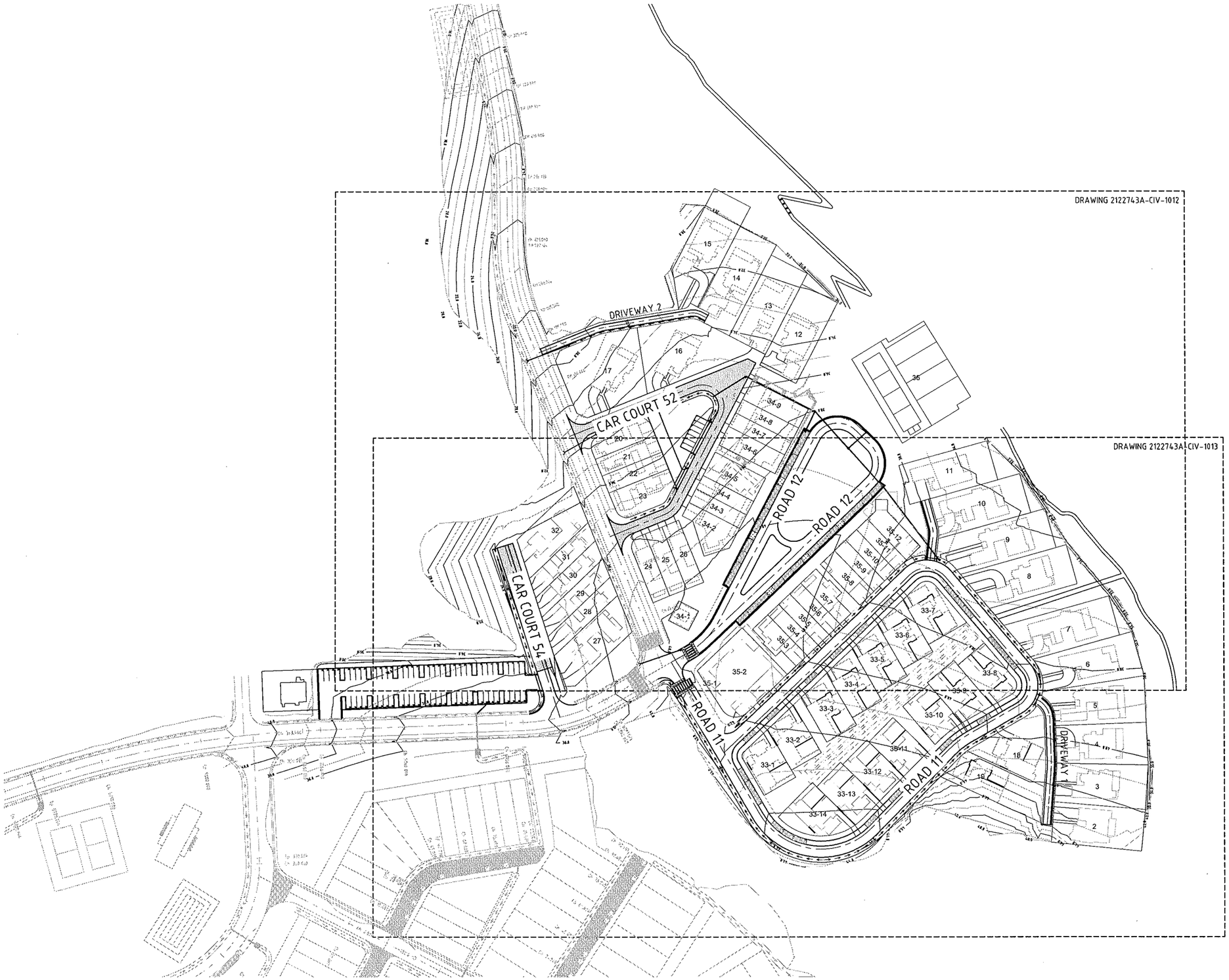
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PROJECT
THE MOONEE HAMLETS
HAMLET 1
PROJECT APPLICATION
COVER SHEET

PROJECT No.	DISCIPLINE	NUMBER	REV.
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2122743A-CIV-1011



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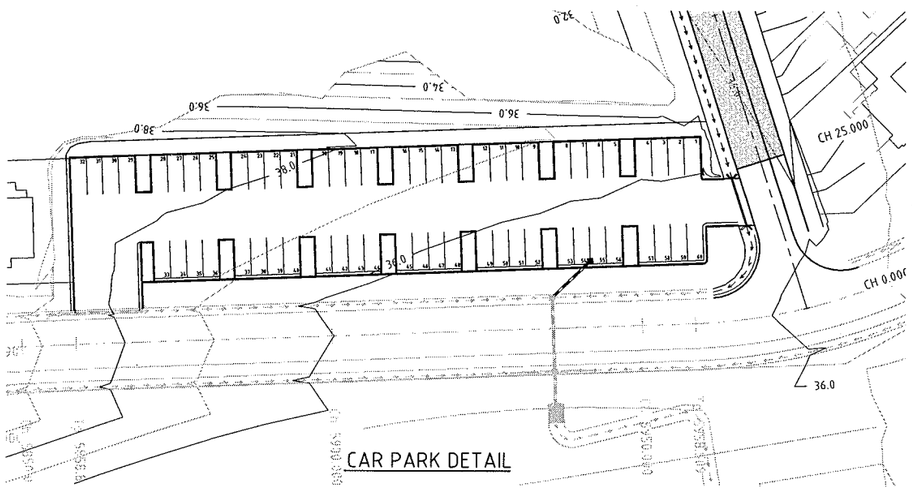
PROJECT
THE MOONEE HAMLETS
HAMLET 1
PROJECT APPLICATION
OVERALL PLAN

PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	CIV	1011	A

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2122743A-CIV-1012





LEGEND:

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

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REV	DATE	DESCRIPTION	DRAWN	CHECK	DESIGN	VERIFY
A	16.07.07	PRELIMINARY ISSUE	JR	SH	BS	SH

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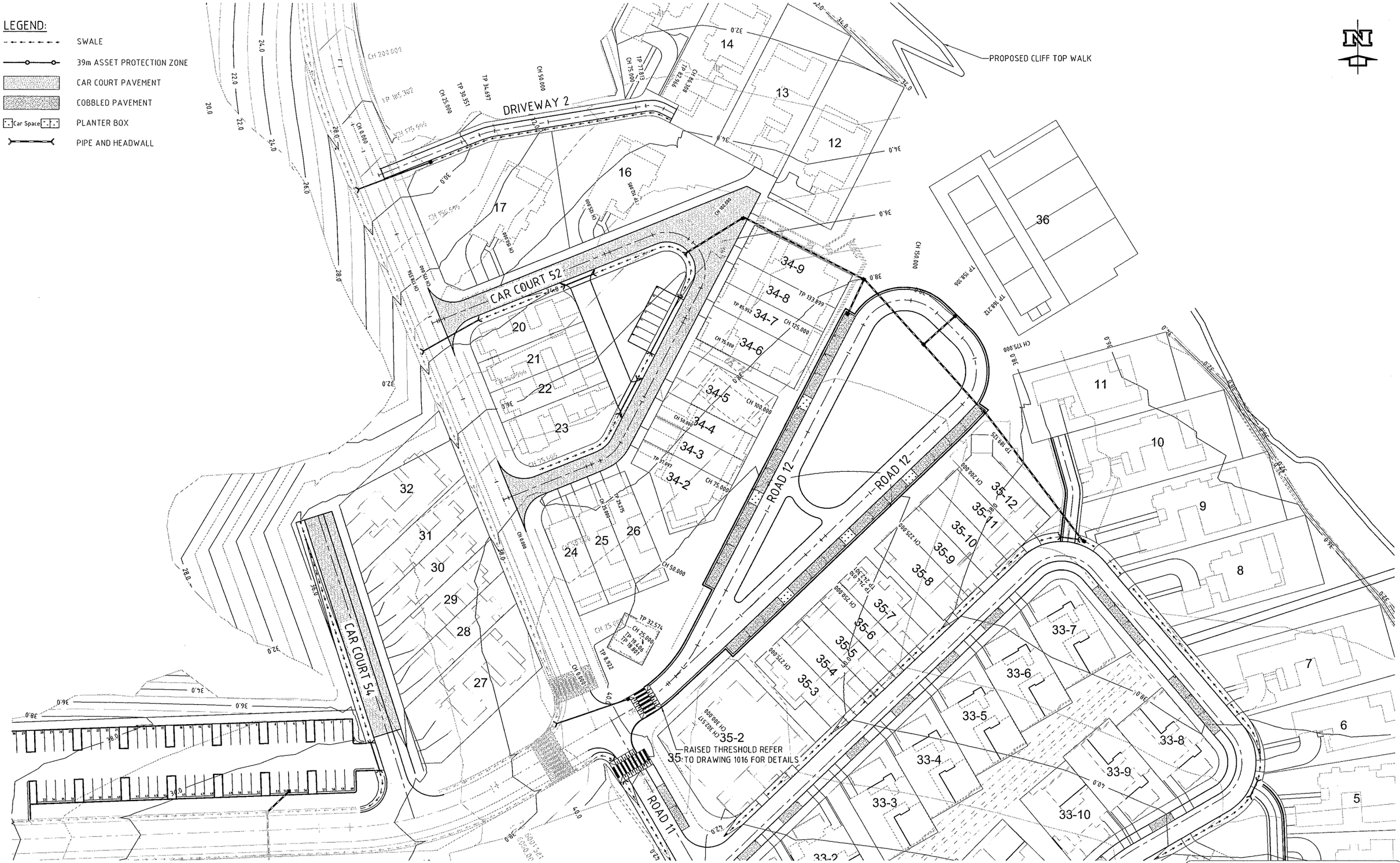
PROJECT
THE MOONEE HAMLETS
HAMLET 1
PROJECT APPLICATION
DETAIL PLAN
SHEET 1 OF 3

PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	CIV	1012	A

2122743A-CIV-1013

LEGEND:

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



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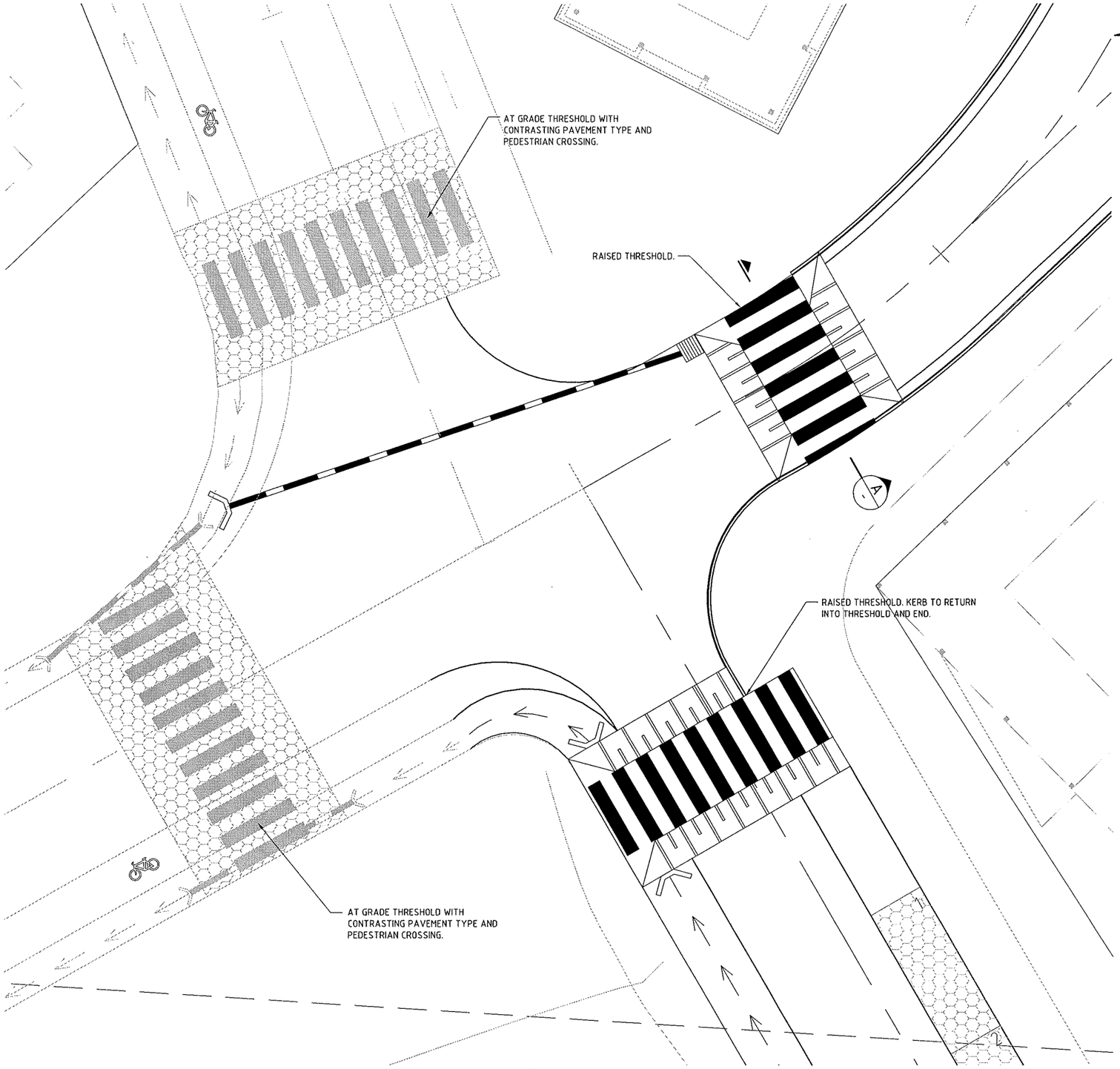
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PROJECT
THE MOONEE HAMLETS
HAMLET 1
PROJECT APPLICATION
DETAIL PLAN
SHEET 2 OF 3

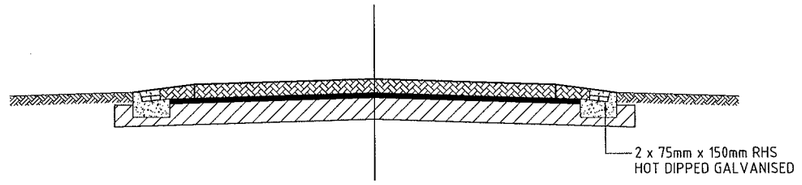
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2122743A	CIV	1013	A

100mm AT FULL SIZE

2122743A-CIV-1016



PLAN
SCALE 1:100



ROAD RAISED HUMP SECTION A-A
SCALE 1:50

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Newcastle NSW 2300
Australia
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Facsimile +61 2 4929 7299
Email: newcastle@pb.com.au

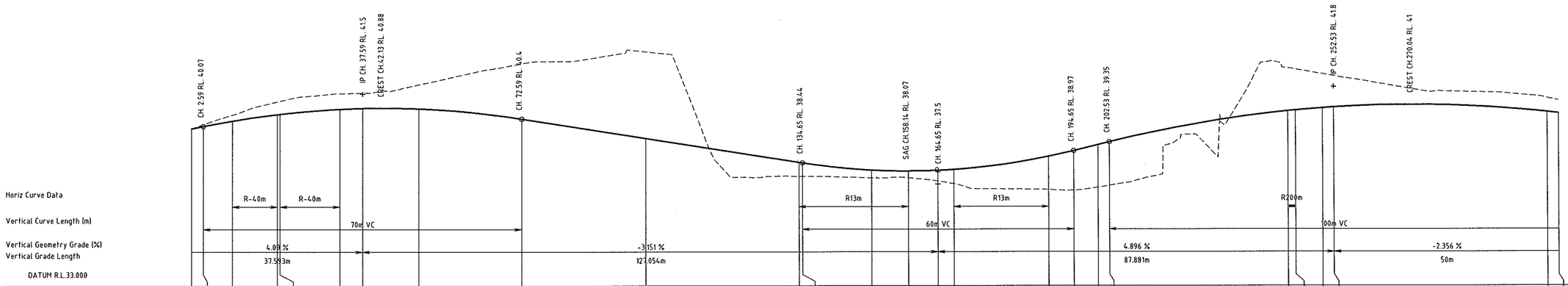
CLIENT
ROSE

PROJECT
THE MOONEE HAMLETS
HAMLET 1
PROJECT APPLICATION
DETAIL PLAN
SHEET 3 OF 3

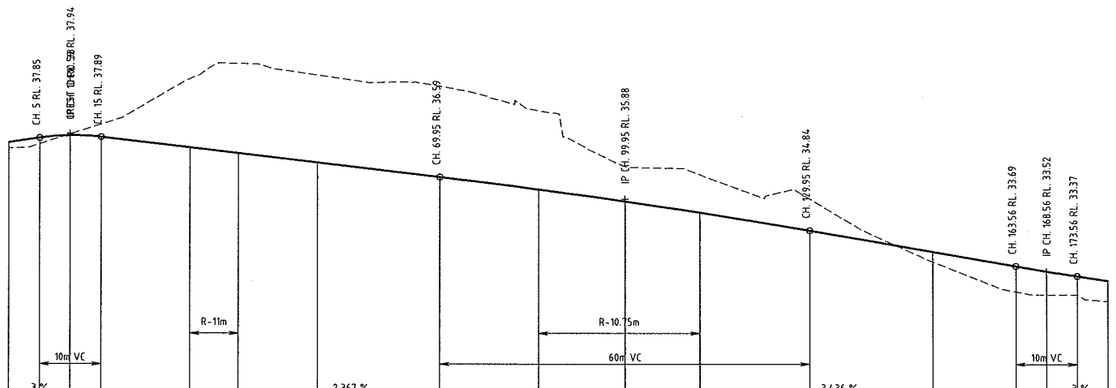
PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	CIV	1016	A

100mm AT FULL SIZE

2122743A-CIV-1061

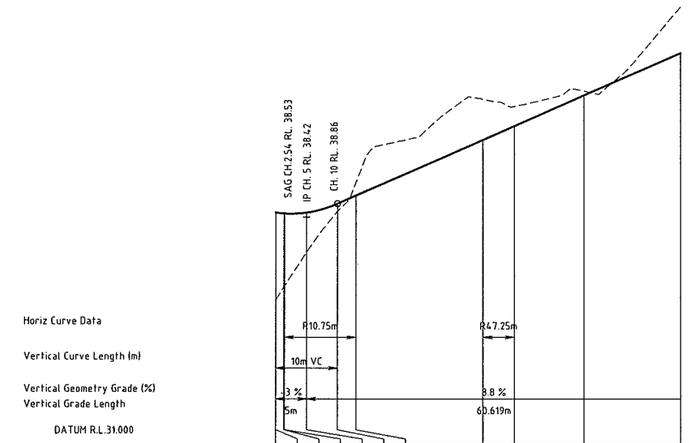


| | | |


CH. 5 RL. 37.85
CH. 15 RL. 37.89
CH. 69.95 RL. 36.59
IP CH. 99.95 RL. 35.88
CH. 149.95 RL. 34.84
CH. 163.56 RL. 33.69
IP CH. 168.56 RL. 33.52
CH. 173.56 RL. 33.37
R-11m
R-10.75m
10m VC
60m VC
10m VC
3 %
-2.367 %
-3.436 %
-3 %
10m
89.949m
68.607m
10m

| | | |

2122743A-CIV-1071



Horiz Curve Data

Vertical Curve Length (m)

Vertical Geometry Grade (%)
Vertical Grade Length

DATUM R.L.31.000

EXISTING	35.719	35.719	36.129	36.172	37.278	38.607	39.559	42.251	42.016	42.514	45.249	
CUT / FILL	2.847	2.847	2.407	2.363	1.285	0.248	-0.438	-1.325	-0.641	-0.139	-1.500	
DESIGN	38.565	38.565	38.536	38.534	38.563	38.855	39.121	40.926	41.376	42.375	43.750	
CHAINAGE	0.000	0.000	1.301	1.436	5.000	10.000	13.018	33.533	38.643	50.000	65.619	

LONGITUDINAL SECTION

SCALE 1:500 HORIZONTAL, 1:100 VERTICAL

100mm AT FULL SIZE

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SCALES

VERT 0 1 2 3 4 — A1 / A3 1:100 / 1:200

HORIZ 0 10 20 — A1 / A3 1:500 / 1:1000

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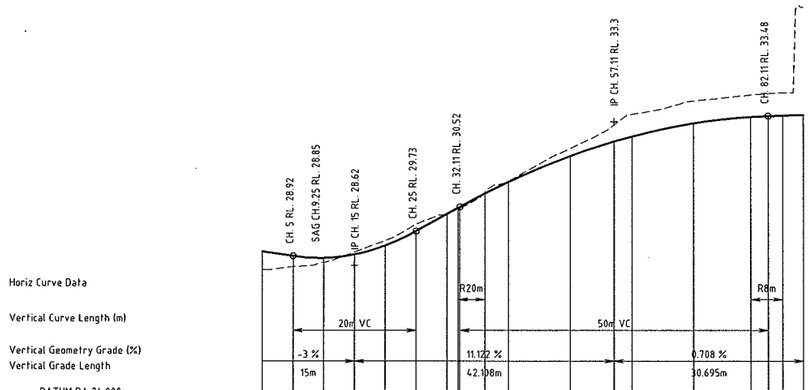
PROJECT

THE MOONEE HAMLETS

HAMLET 1
PROJECT APPLICATION
DRIVE LONG SECTIONS - DRIVE 1
CH 0.000 TO CH 65.619

PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	CIV	1071	A

2122743A-CIV-1075



Horiz Curve Data

Vertical Curve Length (m)

Vertical Geometry Grade (%)

Vertical Grade Length

DATUM R.L. 24.000

EXISTING	28.472	28.569	28.710	29.047	29.048	29.476	29.956	30.279	30.450	30.475	30.995	31.352	32.419	32.420	33.191	33.531	33.962	34.162	34.208	34.230	37.017	37.017		
CUT / FILL	0.595	0.347	0.145	-0.078	-0.078	-0.155	-0.227	0.006	0.040	0.045	-0.039	-0.021	-0.244	-0.244	-0.541	-0.720	-0.724	-0.713	-0.731	-0.736	-3.500	-3.500		
DESIGN	29.067	28.917	28.855	28.970	28.970	29.261	29.729	30.285	30.490	30.520	30.956	31.331	32.175	32.176	32.649	32.811	33.238	33.449	33.477	33.496	33.517	33.517		
CHAINAGE	0.000	5.000	9.995	14.995	15.000	19.995	25.000	29.995	31.846	32.108	36.193	39.987	49.987	50.000	57.108	59.987	69.987	79.309	82.108	84.461	87.803	87.803		

LONGITUDINAL SECTION

SCALE 1:500 HORIZONTAL, 1:100 VERTICAL

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REV	DATE	DESCRIPTION	DRAWN	CHECK	DESIGN	VERIFY
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SCALES

VERT 0 1 2 3 4 — A1 / A3 1:100 / 1:200

HORIZ 0 10 20 — A1 / A3 1:500 / 1:1000

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PROJECT

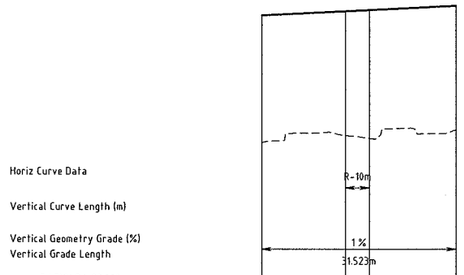
THE MOONEE HAMLETS

HAMLET 1
PROJECT APPLICATION
DRIVE LONG SECTIONS - DRIVE 2
CH 0.000 TO CH 87.803

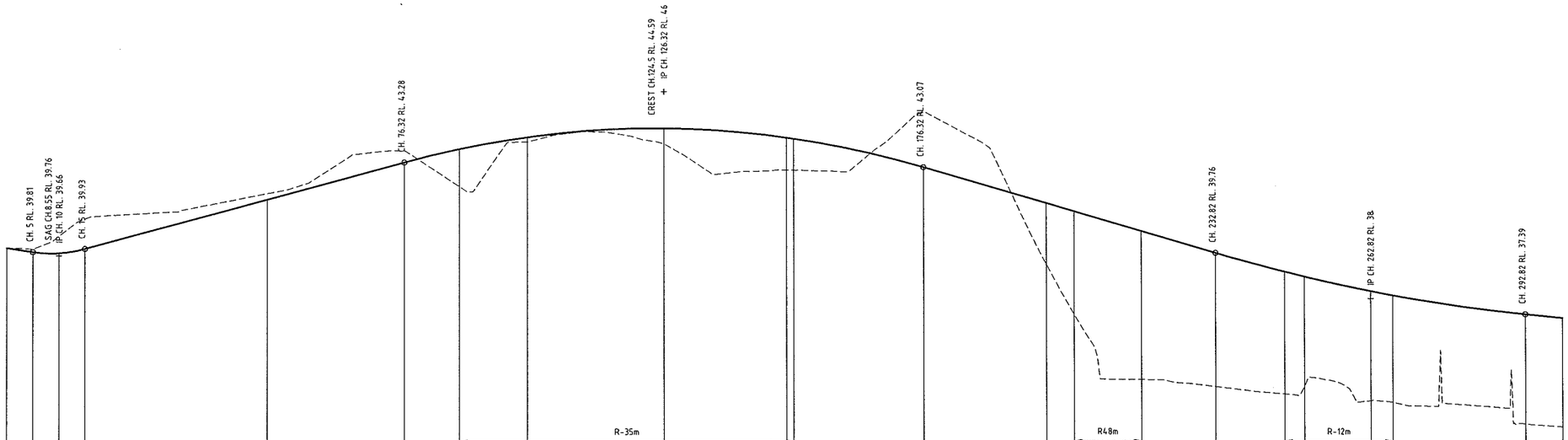
PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	CIV	1075	A

100mm AT FULL SIZE

2122743A-CIV-1078

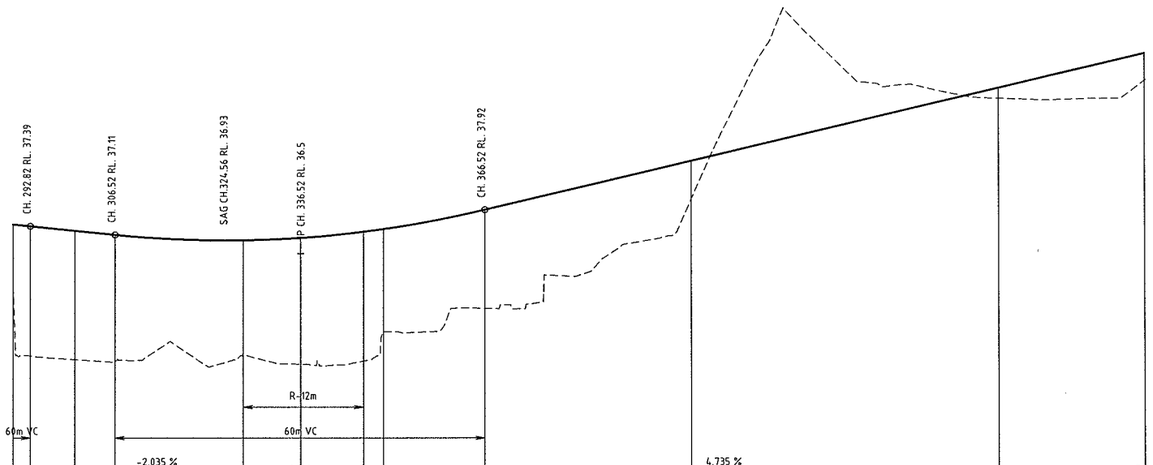


| | | |


CH. 5 RL. 39.81
SAG CH 8.55 RL. 39.76
IP CH. 10 RL. 39.66
CH. 15 RL. 39.93
CH. 76.32 RL. 43.28
CREST CH.124.5 RL. 44.59
+ IP CH. 126.32 RL. 46
CH. 176.32 RL. 43.07
CH. 232.82 RL. 39.76
IP CH. 262.82 RL. 38
CH. 292.82 RL. 37.39

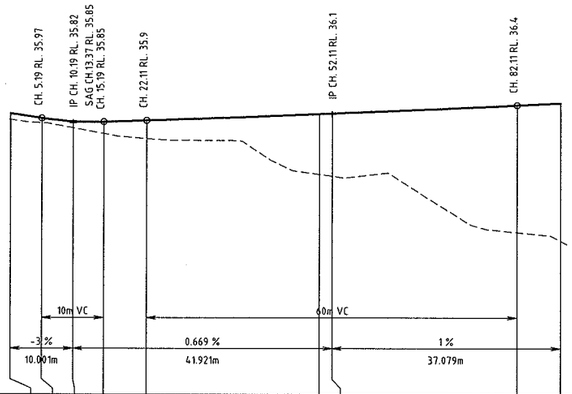
| | | |

2122743A-CIV-1082



| | | |

2122743A-CIV-1086



Horiz Curve Data													
Vertical Curve Length (m)			10m VC				60m VC						
Vertical Geometry Grade (%)			-3 %				0.669 %				1 %		
Vertical Grade Length			10.001m				41.921m				37.079m		
DATUM R.L.27.000													
EXISTING	35.930	35.924	35.811	35.552	35.471	35.309		34.150	34.090		32.270	31.990	31.888
CUT / FILL		0.196	0.568	0.213	0.382	0.590		1.957	2.034		4.130	4.481	
DESIGN		36.120	35.970	35.866	35.853	35.899		36.107	36.125		36.400	36.471	
CHAINAGE	0.000	0.188	5.188	10.188	15.188	22.109		50.000	52.109		82.109	89.188	90.152

LONGITUDINAL SECTION

SCALE 1:500 HORIZONTAL, 1:100 VERTICAL

100mm AT FULL SIZE

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HORIZ 0 10 20 — A1 / A3 1:500 / 1:1000

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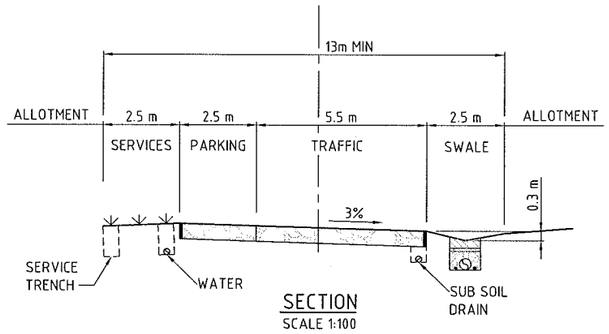
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PROJECT
THE MOONEE HAMLETS
HAMLET 1
PROJECT APPLICATION
ROAD LONG SECTIONS - CAR COURT 54
CH 0.000 TO CH 90.152

PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	CIV	1086	A

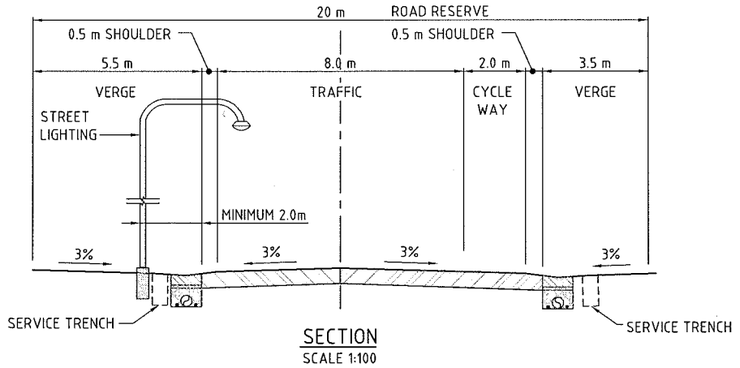
2122743A-CIV-1121

CAR COURT



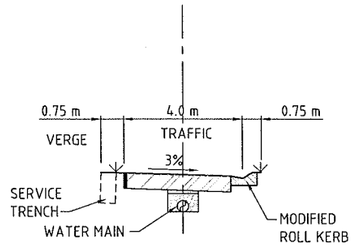
SECTION
SCALE 1:100

MONTEFIORE PARKWAY WITH CYCLEWAY



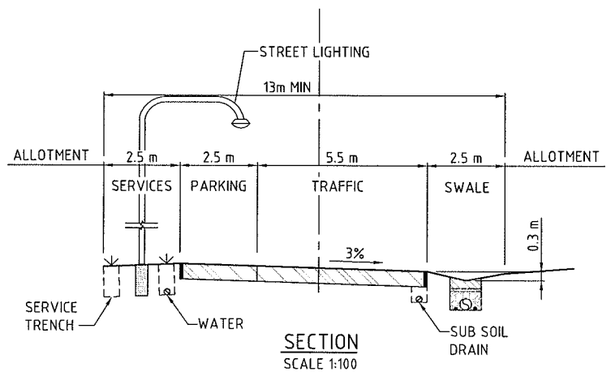
SECTION
SCALE 1:100

DRIVEWAY



SECTION
SCALE 1:100

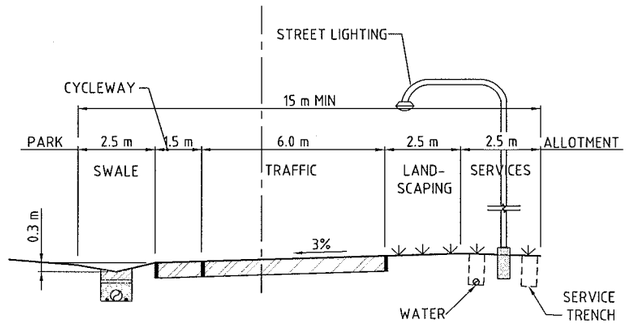
ROAD 11



SECTION
SCALE 1:100

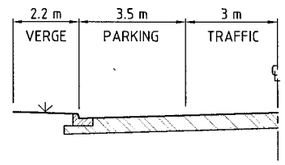
- PARKING LANE SEAL TO CONTRAST TRAFFIC LANE SEAL

HALE ST WITH CYCLEWAY



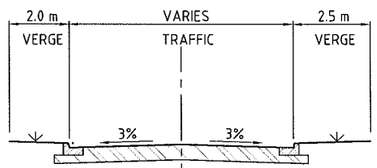
SECTION
SCALE 1:100

ROAD 12 LOOP ONEWAY CROSSFALL



SECTION
SCALE 1:100

ROAD 12 TWOWAY CROSSFALL



SECTION
SCALE 1:100

100mm AT FULL SIZE

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SCALES
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A1 / A3
1:100 / 1:200

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PROJECT
THE MOONEE HAMLETS
HAMLET 1
PROJECT APPLICATION
TYPICAL ROAD CROSS SECTIONS

PROJECT No.	DISCIPLINE	NUMBER	REV.
2122743A	CIV	1121	A

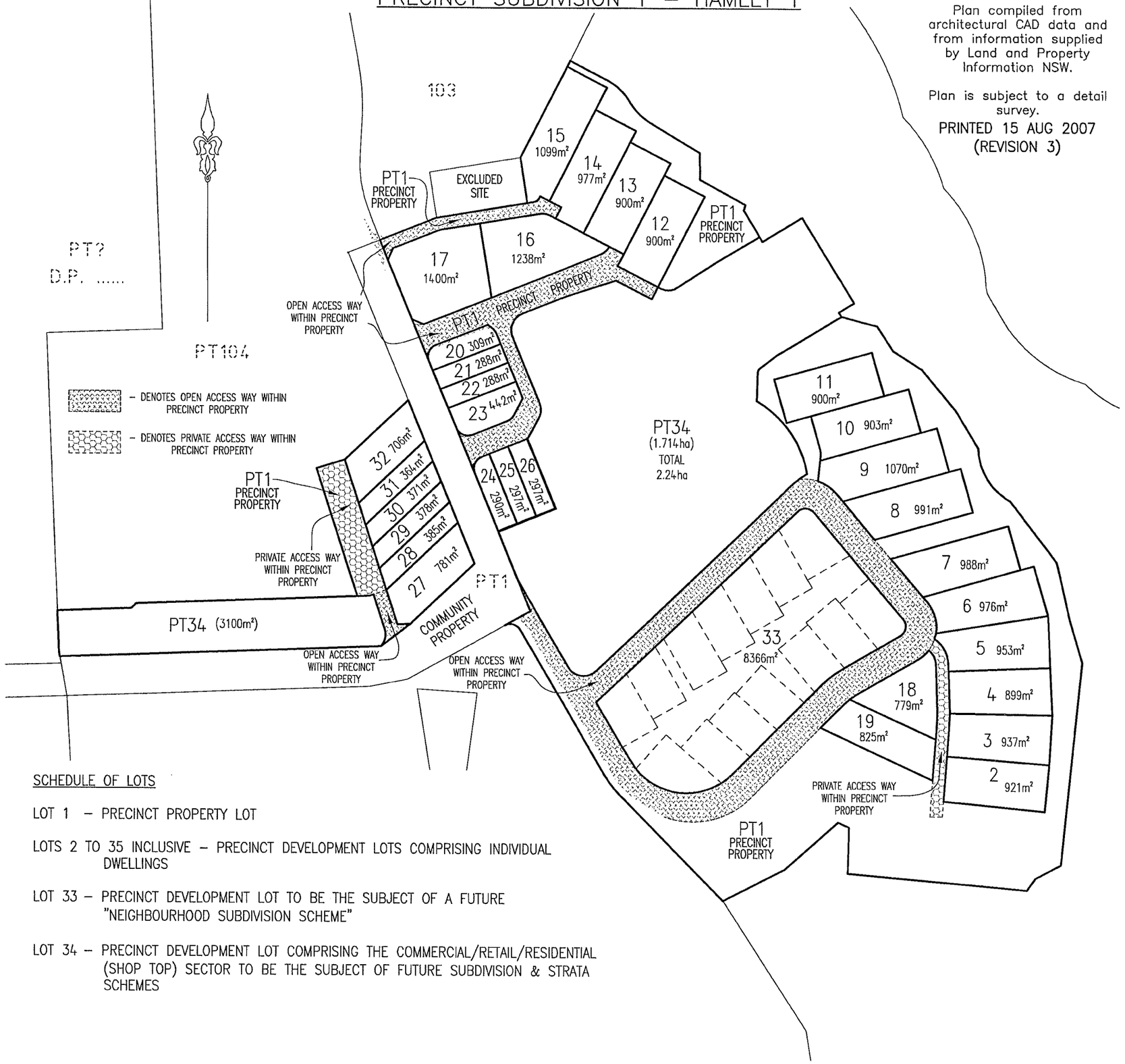
PLAN FORM 2

Plan Drawing only to appear in this space

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SIGNATURES AND SEALS ONLY

SUBDIVISION PLAN 3 – MOONEY HAMLET
PRECINCT SUBDIVISION 1 – HAMLET 1



– DENOTES OPEN ACCESS WAY WITHIN PRECINCT PROPERTY

– DENOTES PRIVATE ACCESS WAY WITHIN PRECINCT PROPERTY

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 35 INCLUSIVE – PRECINCT DEVELOPMENT LOTS COMPRISING INDIVIDUAL DWELLINGS

LOT 33 – PRECINCT DEVELOPMENT LOT TO BE THE SUBJECT OF A FUTURE "NEIGHBOURHOOD SUBDIVISION SCHEME"

LOT 34 – PRECINCT DEVELOPMENT LOT COMPRISING THE COMMERCIAL/RETAIL/RESIDENTIAL (SHOP TOP) SECTOR TO BE THE SUBJECT OF FUTURE SUBDIVISION & STRATA SCHEMES

*

Registered: *

C.A.:

Title System:

Purpose:

Ref.Map:

Last Plan:

PLAN OF PROPOSED PRECINCT SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 2, 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, O

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.*

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

SURVEYOR'S REFERENCE: 070701 MAST–COMM D–SUB

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

X:\07JOBS\070701 CATHERINE HILL BAY\SUBDIVISION\SUBDIVISION PLAN 3.dwg