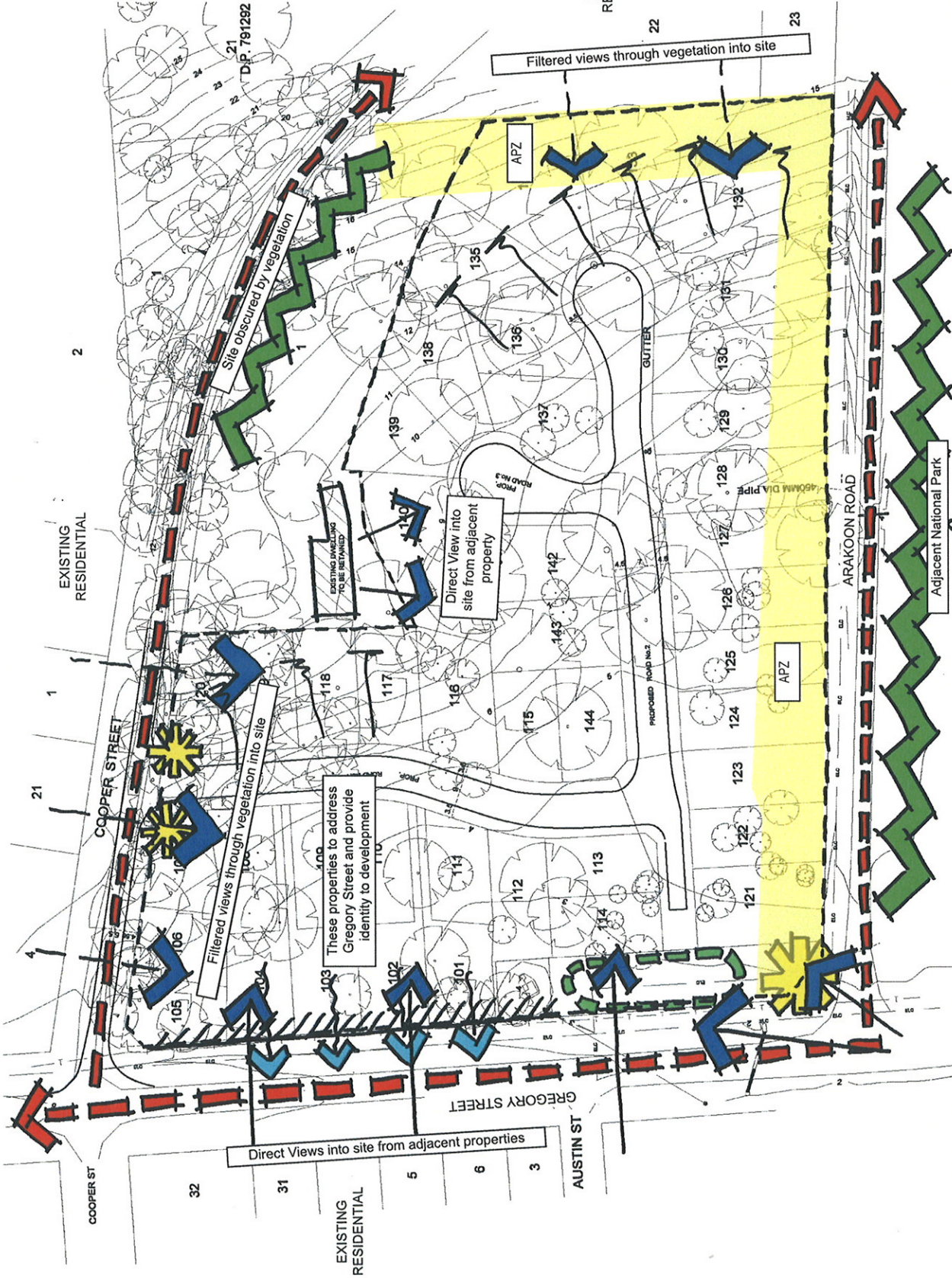


Figure 1 Tree Retention Plan

Tree Number (from Arborist Report)	Arborist ID	DBH	HBT	To be Removed	Number of Hollows	Size (cm)
1031	E. microcorys (Tallowwood)	1.3	x	x	1	10
1059	E. microcorys (Tallowwood)	0.65	x			
1099	E. microcorys (Tallowwood)	0.46	x			
1100	E. microcorys (Tallowwood)	1.2	x			
1054	E. signata (Scribbly Gum)	0.82	x			
1039	E. signata (Scribbly Gum)	1.6	x			
1083	Banksia Integrifolia	0.3	x	x	1	3
1093	E. microcorys (Tallowwood)	1.3	x	x	4	10
1138	E. signata (Scribbly Gum)	0.4	x			
1078	E. microcorys (Tallowwood)	0.9	x	x		
1070	E. microcorys (Tallowwood)	0.7	x	x		
1071	E. microcorys (Tallowwood)	1.2	x	x	2	3
1018	E. tereticornis (Red Gum)	Brush-tailed Phascogale		x		
1048	E. signata (Scribbly Gum)	Squirrel Glider		x		
1060	E. microcorys (Tallowwood)	Squirrel Glider				
1064	E. pilularis (Blackbutt)	Squirrel Glider				
1037	E. microcorys (Tallowwood)	Brahminy Kite Nest				

Tree Number (to be retained on lots 105 to 144)	Lot number	TPZ (metres)
1001	121	2.64
1002	121	not listed
1003	121	2.4
1004	121	2.64
1005	121	2.24
1006	121	2.64
1007	121	2.84
1025	109	9.6
1029	141	7.2
1032	136	6.56
1037	135	8
1039	125	13.36
1040	124	1.92
1041	125	2.24
1050	127	3.68
1054	127	6.56
1055	128	4.4
1056	129	4.72
1057	130	3.36
1058	134	7.2
1059	134	5.24
1060	133	7.2
1061	133	3.68
1062	132	6.32
1064	132	6.08
1066	132	4.64
1068	131	6.56
1075	131	2.52
1087	125	2.96
1090	144	4.64
1091	144	2.96
1097	116	3.44
1098	116	2.4
1099	116	3.68
1100	143	9.6
1102	107	7.52
1104	108	6
1105	108	3.36
1115	107	4.16
1121	Coopers Street	7.52
1122	120	4.64
1134	109	1.76
1138	118	3.2
1139	122	3.36
1140	122	1.92
1141	122	2.84
1147	116	3.36
1149	143	2.96
1150	142	2.64
1151	126	2.24
1152	126	3.68
1153	126	3.36
1154	126	2.52
1157	137	3.68
1161	137	3.12
1163	141	2.64
1164	141	4.8
1166	116	4.16
1167	118	2.64
1173	108	6.32



Gregory Street, South West Rocks **OPPORTUNITIES AND CONSTRAINTS**

Client :

MVPG

Meadley Valley Property Group Pty Limited



DWG No : 1648-LP-01

Revision : B



Gregory Street, South West Rocks LANDSCAPE CONCEPT PLAN

Client :

MVPG
Mackay Valley Property Group Pty Limited

DWG No : 1648-LP-03

Revision : C

Scale 1:500 @ A1

Rev A (Sheet 03) - Draft
Rev B (Sheet 03) - Approved
Rev C (Sheet 03) - Approved Trees to be retained

All tree planting to be indigenous tree species, eg. *Eucalyptus tereticornis* and *Eucalyptus microcorys*



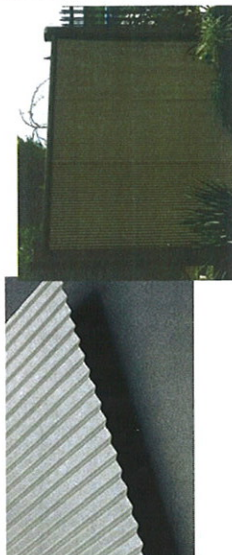
Proposed Shrub Planting
The shrub planting palette is to contain a high proportion of locally indigenous species, supported by a number of non-indigenous native species, and a small amount of non-natives for highlight colour

Client:

MVPG
Hickory Valley Property Group Pty Limited

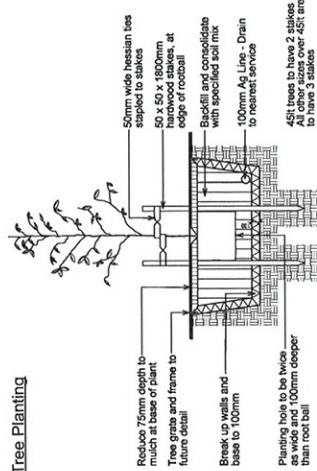
sma
scott murray & associates

landscape architecture = quell'insieme di professionisti - oltre lo ambientale/ planning - urban design

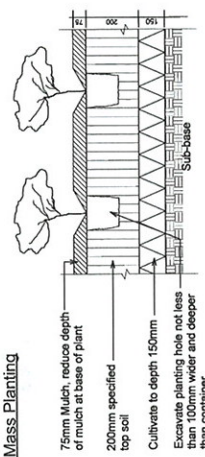


DETAIL 3 - Proposed Timber / Metal (1.5m / 1.8m high)

side fences to be metal with timber surrounds, therefore more suitable for locating in APZ areas. Metal to be Lysaght Miniscreen or similar. Provides greater interest and detail than standard Colorbond fence.



Tree Planting



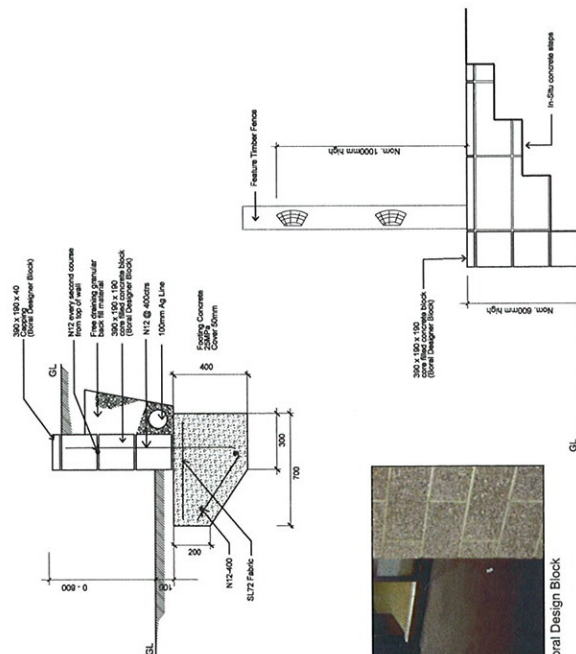
Mass Planting

DETAIL 4 - Planting Details



DETAIL 1 - Feature Timber Post and Rail Fence

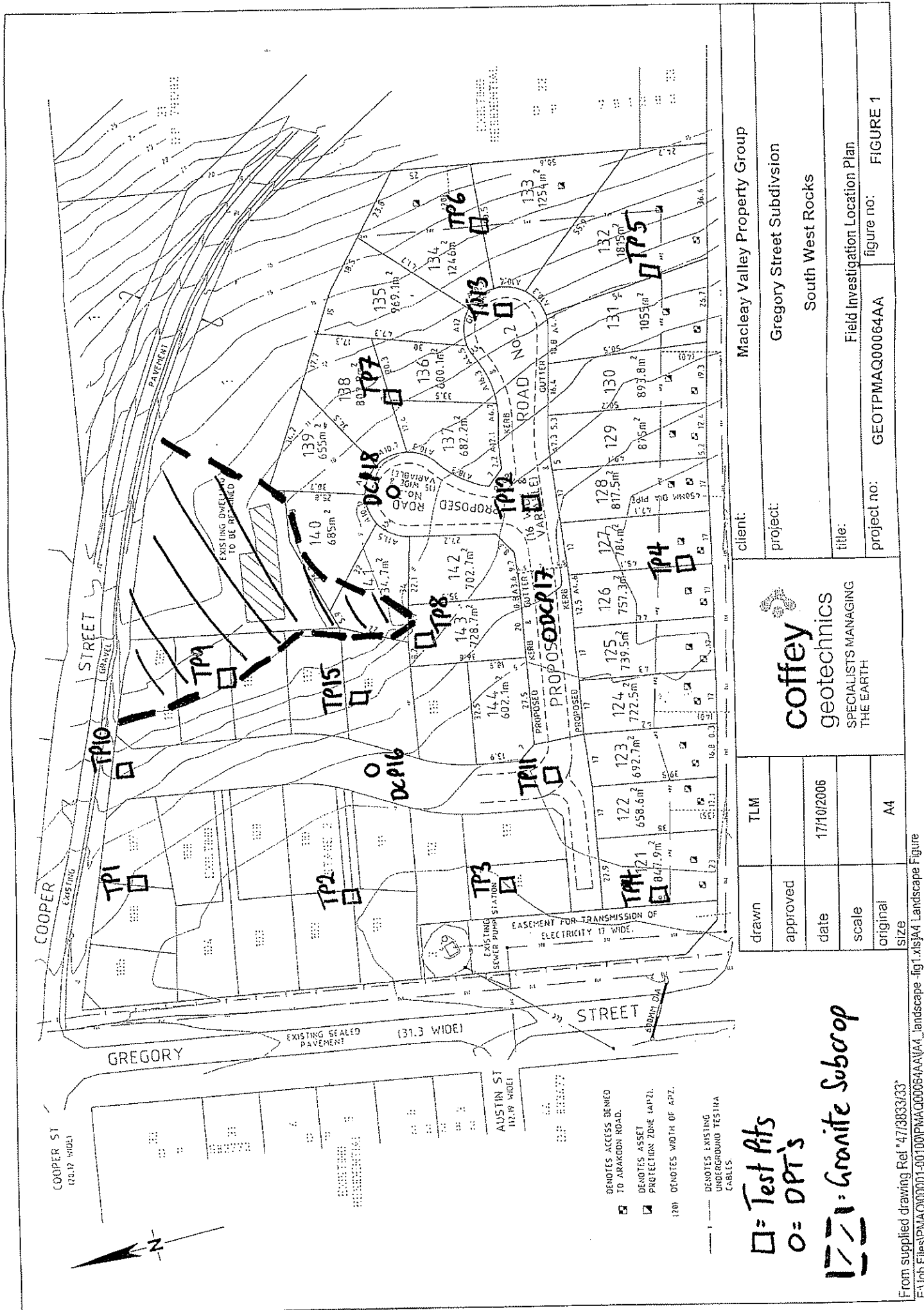
ence detail occurs locally and ties the development into the surrounding vernacular.



DETAIL 2 - Concrete Block Retaining Wall to Gregory Street

Gregory Street, South West Rocks DETAILS

DWG No : 1648-LP-04	Revision : B
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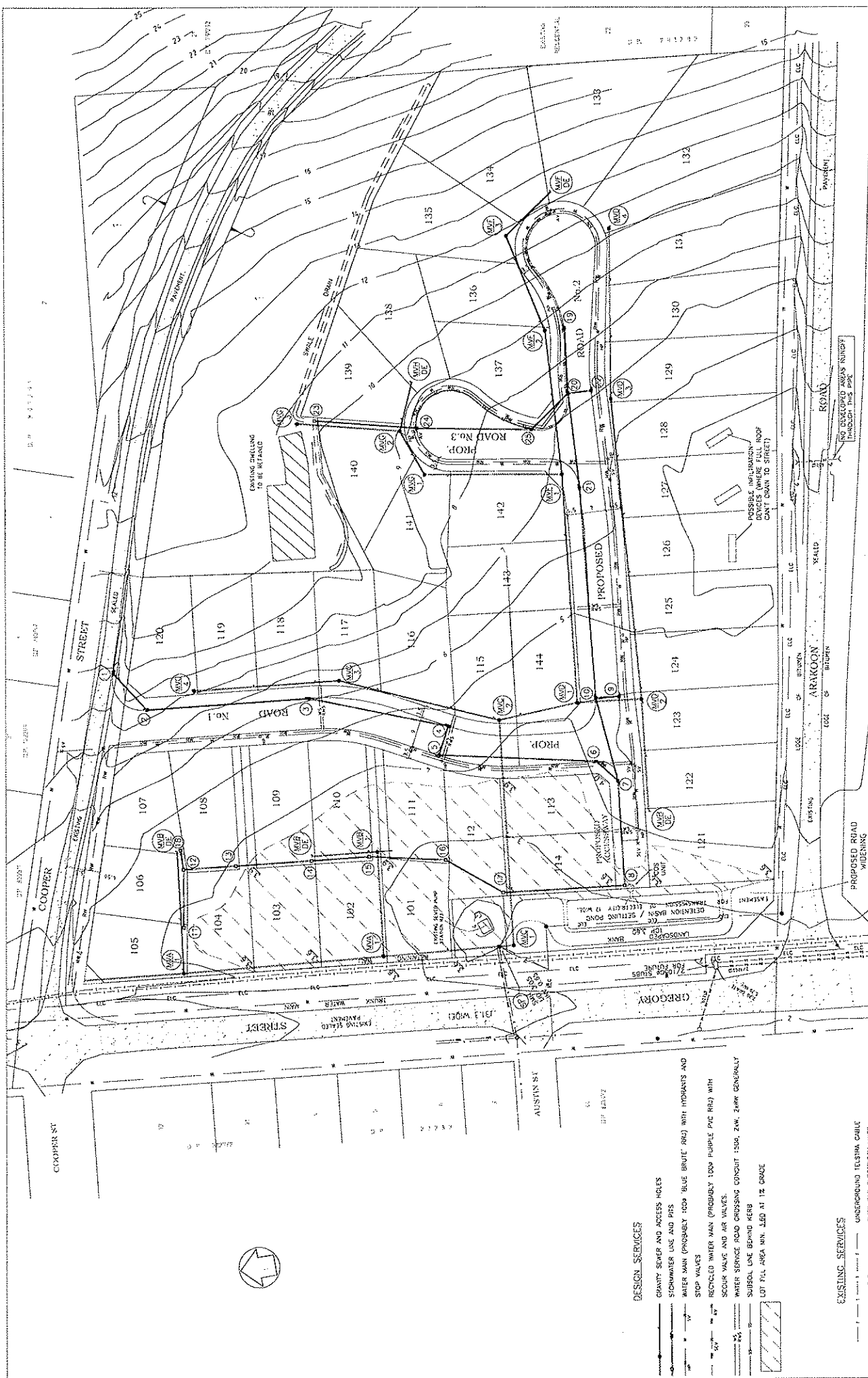


client:		Macleay Valley Property Group	
project:		Gregory Street Subdivision	
title:		South West Rocks	
project no:		GEOTPMQA000064AA	figure no: FIGURE 1

drawn	TLM	 coffey geotechnics SPECIALISTS MANAGING THE EARTH	17/10/2006 A4
approved			
date			
scale			
original size			

From supplied drawing Ref "47/3833/33"

E:\Job Files\PMQA000001-00100\PMQA000064AA\A4_landscape -fig 1.xls\A4 Landscape Figure



DESIGN SERVICES

- COUNTY SEWER AND ACCESS HOLES
- STORMWATER LINE AND PITS
- WATER MAIN (PROBABLY 100% BLUE BRUTE ROAD) WITH HYDANTS AND STOP VALVES
- RECYCLED WATER MAIN (PROBABLY 100% PURPLE PVC HD) WITH SCOUR VALVE AND AIR VALVES
- WATER SERVICE ROAD CROSSING CONDUIT 1500, 24" 24" GENERALLY SUBSOL LINE BEHIND KERB
- LOT FILL AREA MIN. 150 AT 1% GRADE

EXISTING SERVICES

- UNDERGROUND TELSTRA CABLE
- OVERHEAD ELECTRICITY LINES
- EXISTING SEWER LINE
- EXISTING WATER MAIN
- EXISTING STORMWATER LINE

PROJECT INFORMATION

PROJECT NAME: SOUTH VALLEY PROPERTY GROUP P/L
PROJECT ADDRESS: 334-336 GREGORY STREET
PROJECT TYPE: PRELIMINARY LAYOUT PLAN
DRAWING NO: 51162-C
SHEET NO: 1 OF 2

SCALE 1:500

DATE 27 OCT 2018

DRAWING REF 51162C.DWG

CLIENT SOUTH VALLEY PROPERTY GROUP P/L

DESIGNER [Logo]

DATE 27 OCT 2018

DRAWING REF 51162C.DWG

DESIGN & CONSTRUCTION, GENERALLY TO BE IN ACCORDANCE WITH KEMPSEY COUNCIL'S DCP 36 AND REFERENCED STANDARDS

- 1 LINES BELOW DIA. PAVE RR. SEWER GRADE SH4 TO AS 7200
- 2 JUNCTIONS TOBAIN DIA. AND CAPPED AND STAGED
- 3 WASTEWATER HOLES PRECAST CONCRETE WITH 1" CYRILUS AT THE LOTS AND 1" CYRILUS WITHIN CARRIAGEWAYS AND FOOTPATHS
- 4 MINIMUM GRASSES - 25% FOR 1.5 LOTS + 11% FOR 3.5 LOTS - 100% FOR 6.0 LOTS - 93% FOR 7.0 LOTS
- 5 CONNECT SYSTEM TO EXISTING STUB AT EXISTING COUNCIL MANHOLE SP. AT BEAVER LUMP STATION #03
- 6 MINIMUM COVER 600MM WITH 10% 900MM WITHIN 0.01 HAS - 100MM UNDER CARPARKWAY

- 1 MAINS TO MAINS: FORMER SYSTEM HAS 12" POLYETHYLENE GLASS REINFORCED PVC PRESSURE RATED 150 PSI PIPE TO 1577 IN FOOT PATHS AND CL. CLASS 90 TO 2550 UNDER CARRIAGEWAY
- 2 CGL STOP VALVES AND STANDARD HYDRANTS - HYDRANT SPACING MAXIMUM 300M
- 3 MAINS LOOPED WHERE PRACTICAL
- 4 150MM PVC CLASPED CONDUITS UNDER CARRIAGEWAY WHERE REQUIRED FOR UTILITY WATER SERVICE CONNECTIONS
- 5 CONNECT MAINS TO EXISTING RETICULATION WATER MAIN IN COOPLES STREET
- 6 500MM COVER COVER 450MM IN FOOTPATHS AND 1000MM IN OTHER CARRIAGEWAYS

- 1 MAINS 120MM DIA PURPLE PVC RRI CLASS 12 TO AS 477
- 2 SODUP VALVES AT LOW POINTS AND AIR VALVES AT HIGH-POINTS IN MAIN
- 3 NO HYDRANTS TO BE PROVIDED IN RECYCLED WATER MAINS
- 4 100MM PVC CAPTIVE CONSULTS UNDER CARRIAGEWAY WHERE REQUIRED FOR FUTURE RECYCLED WATER SERVICE CONNECTIONS
- 5 EXTENSION MAINS UNDER ALONG COOPER STREET TO CATEGORY STREET AND BEYOND FOR CONNECTION TO COUNCIL'S PROPOSED RECYCLED WATER RETICULATION MAIN. TEMPORARY CONNECTION MAY BE NEEDED TO COUNCIL'S NORMAL RETICULATION DURING CONSTRUCTION OF COUNCIL'S RECYCLED WATER MAIN
- 6 MAINS UNDER COVER 450MM DEPTH AT 120 AND 100MM UNDER CARRIAGEWAYS

- 1 DESIGN FOR 20% AEP STORM EVENTS GENERALLY WITHIN SAFETY OVERLAYS TO 1% AEP STORMS.
- 2 PROVIDE 1% AEP SYSTEM FROM PROHOSLOD LOT 1 TO ROAD 304 IN U.S.
- 3 DESIGN INTERIOR DRAINAGE LINES FOR 20% AEP STORMS AND MINIMUM 50% OVERFLOW AREAS ON LOTS
- 4 STORMWATER RIFES EITHER R/O TO AS 6658 7/60P TO AS 1130 OF PVC TO AS 1254 ONLY FOR INTERIOR
- 5 DRAINAGE; R/PF CLASSES TO SUIT BEDDINGS AND COVER AT DETAILED DESIGN
- 6 ROAD P/TS GENERALLY DEPARTING R/UD INTERIOR P/TS GENERALLY DEPARTMENT OF HOUSING
- 7 R/UD
- 8 ALL LOT'S DESIGN TO DRAIN IMPEVIOUS AREAS TO STREET OR INTERIOR DRAINAGE SYSTEM. LOT'S 108, 109, 120P
- 9 MAY REQUIRE ON SITE ACQUAPARTICIPATION DEVICES TO COLLECT THAT IMPROVED AREAS ON THESE

- 1 DESIGN AREA 5 X 10' IN ACCORDANCE WITH COOPER'S GEOTECHNICS
P. 114, DRAINAGE AND PAVEMENT DESIGN, CO. JUNE 1999.
- 2 ROAD 1: 1/2" KERB TO KERB, 3.5M GRASSED FOOTPATHS EACH SIDE
- 3 ROAD 2: 1/2" KERB TO KERB, 4.5M GRASSED FOOTPATHS EACH SIDE AND WITH CONCRETE FOOTPATH ONE SIDE
- 4 ROAD 3: 7/8" KERB TO KERB AND WITH 3.5M GRASSED FOOTPATH EACH SIDE
- 5 COOPER STREET: MINOR SHOULDER WIDENING TO EXISTING SPAL AND INTERSECTION WITH ROAD 1
- 6 ALL KERB AND CUTTER LAYBACK MOUNTAIN-STYLE STYLE TO CONDUCE 5 STANDARD PROFILE
- 7 WEARING SURFACE: TWO COAT 14MM/17MM AGGREGATE-TUFF SEAL ON ASPHALTIC CONCRETE
- 8 MINIMUM ROAD LONGITUDINAL GRADE IS 1% AND MAXIMUM IS 10%
- 9 FOOTPATH AREAS TO BE LANDSCAPED IN ACCORDANCE WITH LANDSCAPE DESIGNER'S DETAILS



SECTION B SCALE 1:100

DRY DETENTION BASIN / SETTLING POND DETAIL

[illegible]

BUILDING COVENANTS

1. BUILDING COVENANTS – DESIGN REQUIREMENTS

1(a) IDENTIFICATION OF BUILDING COVENANTS

These are the Building Covenants that will form part of the restrictions imposed on title for each new lot created under Section 88B of the Conveyancing Act.

1(b) COMMENCEMENT ON SITE

No structure such as a dwelling, outbuilding, garage, carport, shed, fencing, swimming pool or any excavation shall be commenced unless working drawings showing the design and materials for all external elements of the structure comply with these covenants and, where necessary, approval has been obtained from Kempsey Shire Council or private certifier.

1(c) USE OF LAND

No more than one dwelling shall be erected on each lot and shall be used only as a private residence. However the dwelling may be used for professional persons in the practice of their business subject to compliance with Kempsey Shire Council's Local Environment Plan.

1(d) DWELLINGS

i. Setbacks

A minimum street boundary setback of 6 metres is required. For corner lots, the minimum setback from the secondary frontage is 3 metres. Side boundary setbacks of a minimum of 900mm are required.

Zero lot lines will not be accepted.

ii. Minimum floor areas

The total minimum gross external ground floor area to the dwelling shall be at least 160 square metres.

Carports, under soffits, entry porches, breezeways or roofed external areas are not included in the calculation of minimum floor area.

iii. Design

General - In view of the unique location of the property at the entrance to South West Rocks, purchasers are encouraged to design their houses to complement the environmental quality of the region.

Main building location – The main building and outbuildings shall be sited on each lot having regard to the natural topography of the lot, vegetation to be retained, orientation, the finished ground levels and setbacks required elsewhere in these covenants.

Dwellings fronting Gregory Street Proposed Lots 101-104 - These dwellings shall be designed to address Gregory Street, vehicular access to these lots is not permitted from Gregory Street.

Character - Dwellings shall provide an articulated appearance to the street by incorporating verandahs, porches and eaves in their design. Garages within dwellings are encouraged to be recessed behind the front façade.

Sustainability - Dwellings shall comply with the NSW Government Building Sustainability Index (BASIX).

Colours - The colours of external building materials and finishes shall be predominantly subdued in colour intensity and be non-reflective.

Roof pitches – The main roof shall be pitched at not less than 22.5 degrees.

Eaves – Eaves shall be provided and have a minimum of 450mm overhang.

Outbuildings (ie garages, carports, sheds, toolsheds, playhouses, pergolas etc.) – The design, appearance, external colours and materials of all outbuildings shall be integrated with the design of the main building through the combined use of materials, colour and finishes.

Foundations – Raw concrete, steel or other stumping used in foundation work or supports shall be incorporated into the architectural and structural design of the dwelling.

High-set structure – When a dwelling is of high-set design, the lower storey of a high-set building shall be suitably enclosed and designed.

iv. Materials

General - Materials shall be selected to compliment the dwelling design and to present an attractive streetscape.

External surfaces - One or more of the following materials shall be used: masonry, weatherboards and light weight such as eco-ply, fibre cement and zincalume.

Masonry and light weight materials may be either rendered or unrendered.. Light weight materials shall be either painted or stained.

Roofs – Roofs shall be either tile or metal, dark colours and have low reflectivity.

1(e) GARAGE/PARKING

i. Garage

A minimum of a double lock-up garage shall be incorporated in the dwelling on each lot.

The garage entry is not to be flush with the front wall of the house

On those lots fronting Gregory Street a single garage, single garage and carport and / or double garage is to be provide, accessible via the Right of Carriageway. This garaging shall be built at the same time as the dwelling, be of similar design to the dwelling and be constructed of identical materials, finishes and colours.

ii. Carport

A carport must be screened on at least three sides and be of similar design, materials, finishes and colours to the dwelling and garage.

iii. Off-street parking

Provide vehicle-parking spaces on the land in addition to the garage or carport, in accordance with Kempsey Shire Council's requirements

iv. Driveways

Driveways shall:

- Be less than 3 metres wide at the street boundary;
- Extend from kerb edge to the garage/carport;
- Extend to the full depth of a carport;
- Be constructed of pavers, exposed aggregate, stamped coloured concrete, or coloured, textured concrete or plain concrete
- Be constructed prior to occupation of the main building.

1(f) SITE WORKS

i. Tree Removal

General – To ensure the ongoing viability of existing fauna and flora communities specific existing trees within the area are not to be removed or damaged. These trees are nominated on title in accordance with the tree retention plan.

Trees on lots – purchasers are strongly encouraged to retain as many of the existing trees on their lots in order to maintain the overall vegetative character of the area.
Those trees which may, with Kempsey Shire Council approval.

Streetside trees – These shall be protected during construction. Any damage caused during the construction by the registered owner or their contractors must be repaired and paid for by the registered owner.

ii. Excavation and Filling

Maximum height – Excavation or fill may not exceed 1200mm height above the natural ground level of the land.

Existing levels – These shall be maintained at all boundaries with any cut/fill faces kept a minimum of 900mm clear of each boundary line. This requirement may be relaxed provided the owner of the lot to be cut / filled obtains the written consent of the adjoining owner to the cut / fill on or within 900mm of the common boundary.

iii. Retaining Walls

General – All cut and fill embankments shall be retained as prescribed by the local authority and as follows:-

Embankments – Where a slope is greater than 1:1.5 or higher than 900mm the embankment shall be retained by log, sleeper, masonry, concrete or other approved retaining walls and are to be shown on the approved working drawing. Retaining walls greater than 1 metre will require Structural Engineers design and certification.

Installation – Retaining walls within 1.5 metres of a property line shall be erected before construction of the main building wall commences.

All retaining walls shall be constructed prior to occupation of the main building.

iv. Drainage

Drainage – Shall be provided at the foot of each embankment or retaining wall.

Stormwater – Shall be discharged to the designated weep hole in the street kerb or to the drain provided. Existing concrete kerbs are not to be penetrated in any way without the consent of Kempsey Shire Council.

1(g) FENCING, WALLS & SCREENS

i. Design + materials

General – As part of the landscape works, fencing to certain lots fronting Gregory Street and Arakoon Road. The type, location and materials of this fencing is shown on the approved Landscaping Plan. .
The owners of the lots upon which this fencing has been erected shall maintain the fencing in good order and not remove it other than to facilitate its repair or replacement with fencing of the same type and materials.

Completion – Fencing to all boundaries must be completed prior to occupation of the main building.

Materials – Fencing shall be constructed from lapped and capped treated pine with hardwood posts or masonry with lapped and capped treated pine infill panels.

Masonry Fencing – Face brickwork, rendered, bagged or painted finishes are to match or compliment the finishes and textures used in the main building.

Not-approved - Fibro-sheeting and Colorbond® or similar fence sheeting products will not be approved as fencing materials unless specified as a requirement for lots burdened by Asset Protection Zones

Nomination on plans – the location, materials and height of all fencing is to be shown on the plans submitted for approval by Kempsey Shire Council.

ii. Fencing between adjoining allotments

Timber fences – Boundary fencing between adjoining allotments shall be constructed of lapped treated pine palings with hardwood timber posts and must be capped with a continuous weathered top-plate. The timber is to be of good quality.

Masonry fencing – Face brickwork or render and bagged brickwork/block work is to match the main building.

Extent – Fencing shall not extend to the street beyond the front face of the building.

Height - Side and rear fencing between allotments shall not exceed 1.8m in height. Height shall be deemed to include the height of retaining walls

iii. Street-front fencing

Street-front fencing – No fence shall be constructed between the building set-back line and the street boundary or along the street front unless the lot has frontage to more than one street (ie corner allotments).

Corner allotments – Street-front fencing to the minor road of corner lots must be masonry (to match the dwelling) with lapped and capped timber infill panels and shall not extend into the building setback area. The position and materials to be used for fencing must be indicated on the submitted drawings.

1(h) LANDSCAPING

Extent – The purchasers is to plant and maintain a substantial quantity of drought resistant, indigenous trees and shrubs and lay good quality turf over their between the building line and the front boundary

Planting is to complement the architecture of the dwelling with at least three trees capable of growing to a minimum height of 5 metres.

Completion time – The landscaping between the building and the kerb line must be completed within one month of occupation of the main building and the remainder must be substantially completed within 6 months.

Maintenance – The landscaping between the street frontage and the kerb line is to be maintained in good order.

1(i) SIGNS

Type and number – One 'Builder's' sign and one 'For Sale' sign only may be erected on the Land at any one time.

Design – Permanent signs shall be of high quality sign writing and design and approved by Kempsey Shire Council.

1(j) ADDITIONAL FIXTURES

Antennae, aerial – External TV antennae, satellite dishes and other aerials shall be unobtrusive and located wherever possible to be unseen from public places.

Solar panels – Must be integrated with the roof design and must not be highly visible from public places.

Clotheslines – Must be screened from view from public places.

Letterboxes – Shall complement the main building and be located adjacent to driveway.

Incinerators – Not permitted.

Air conditioners – Shall be located below eaves-lines and concealed from view from public places.

Garden sheds (separate from the main building) - must be less than 3 x 3 metres in plan and less than 2.1 metres in height and concealed from view. White or highly reflective colours may not be used.

Rainwater tanks – Shall be screened from the street and public view.

Rubbish bins – Shall be stored behind screening and are not to be left out beyond the front setback to the dwelling house, unless it is collection day.

1(k) ADDITIONS AND EXTENSIONS

Additions and extensions to the main buildings, outbuildings and other structures, including new verandahs, pergolas, outbuildings, sheds, swimming pools, retaining walls, and garden structures, are subject to the same covenant requirements as the main building.

1(n) CONSTRUCTION AND MAINTENANCE OBLIGATIONS

i. Keep clean and tidy

The Buyer shall keep the Land in a neat and tidy condition and free of weeds and rubbish before, during and after building works. No excavation material, trees, rubbish, builders' waste or other substances whatsoever shall be deposited or held on the neighbouring land at any time.

A bin or enclosure shall be provided on site for the duration of the construction period for collection of all Builders' rubbish and be emptied as waste accumulates. Builders must abide by the Environmental Protection Agency Legislation. Builders must erect erosion and sediment control barriers on the site to prevent discharge into drains and waterways. This should be erected once the initial site works have been commenced.

ii. Construction time

Total construction time of the main building shall not exceed 12 months from commencement of work and must be commenced within 2 years of the settlement of the land.

iii. Continuity of construction

No building works shall be left incomplete or without substantial work being carried out for a period longer than 2 months.

iv. Street trees and adjoining surfaces

Street trees, paving and turfed surfaces adjacent to a property are to be protected by the Buyer for the duration of construction and if damaged or removed during construction works are to be replaced by the Buyer at their expense.

v. Occupancy

Occupation of a residence shall not commence until:

- Final building Certification is issued by the Principal Certifying Authority;
- Functional window coverings (blinds & curtains) are installed to any clear glass windows visible from the street;
- Driveways are installed and completed.

vi. Investment/rental properties

Where any property is purchased for investment/rental purposes the Buyer must ensure the obligations of the Building Covenant are passed onto the Investor or the Tenant.

1(o) CARE & ONGOING MAINTENANCE OF LAND

i. Normal maintenance

From the date of purchase of the land whilst the building works are in progress, and from then on, the Buyer shall:-

- a) Comply with these Covenants;
- b) Keep the land clear of excessive weeds by mowing;
- c) Maintain the Land in an acceptable state and free of rubbish and garbage;
- d) Not dump, or store or leave on the Land any spoil, building or other materials.
- e) Not park vehicles on the Land other than in designated positions on paved surfaces;
- f) Conceal from view any vehicles not registered and/or in good repair.

ii. Obligatory rubbish removal, slashing, maintaining and clearing

Should the Seller notify the Buyer that rubbish removal, slashing, maintaining or clearing of the Land is necessary to maintain the tidy presentation of the Estate the Buyer shall carry out the works within 14 days.

If the Buyer fails to comply with the request to remove rubbish, slash, maintain or clear, the Seller may employ a contractor to carry out the rubbish removal, slashing, maintaining or clearing and the Buyer shall pay the Seller for the costs incurred thereby.

iii. Continuing maintenance

After completion of the building works, the Buyer shall maintain the landscaping and lawns within the land and that part of the landscaping which extends from the street alignment to the kerb line.

iv. Animals

No animal, livestock, or poultry shall be brought onto, raised, bred or kept on the Land without the prior approval of the local authority, other than a domestic dog registered with the local authority.

Macleay Valley Property Group Pty Ltd, may update these Building Covenants with new versions at any time