



ANNEX O

WAD Extracts

25 AUG 2006



File No 10/317.1645.1
John Perkins

Resource Design & Management Pty. Ltd.
PO Box J430
COFFS HARBOUR NSW 2450

Attention: Ken Maguire, Senior Environmental Planner

PROJECT NRG/06/48 – WORKS AUTHORISATION DEED SIGNED AND EXECUTED

Dear Sir

Enclosed for your records is a copy of the executed Works Authorisation Deed for the private developer works on Lots 1 & 2 DP 725785 Pacific Highway for the subject development at Moonee.

Please maintain contact with John Perkins (Ph: 02 6604 9328) during the design and construction of the project.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G D Nash', with a horizontal line underneath.

Gregory D Nash
Senior Project Manager – Maintenance
Northern Region

DATE 23 August 2006

Enc. Executed copy of Works Authorisation Deed





**MAJOR
WORKS AUTHORISATION DEED –
PRIVATE FINANCING &
CONSTRUCTION
NRG/06/48**

**Roads & Traffic Authority of New South Wales
("RTA")**

**The party identified in Item 1 of the Schedule
("Developer")**

[This is a Legal Branch precedent document which must only be modified with the approval of the Manager, Environment & Property, Legal Branch]

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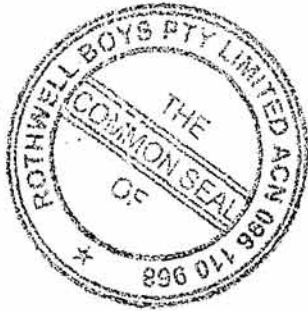
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Executed as a deed

Date:

SIGNED, SEALED AND DELIVERED by)
[] in accordance with)
section 127 of the Corporations Act 2001)



Signature of director

DAVID ROTHWELL

Name of director (print)

Signature of director / secretary

MARGARET O'BRIEN

Name of director / secretary

SIGNED, SEALED AND DELIVERED by)
ROADS AND TRAFFIC AUTHORITY OF)
NEW SOUTH WALES by its authorised)
delegate in the presence of)

Witness

Name of witness (print)

John Perkins

Delegate

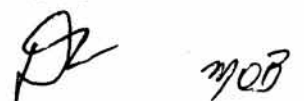
Name of delegate (print)

John Alexander

Schedule

- Item 1** **Name of Developer:** *NOTHWELL BOYS PTY. LIMITED*
(Parties and clause 16.1) *ABN: 35 536 670 698*
- Address: [use only street address] *LEVEL 10/61 LAVENDER ST*
MILSONS POINT 2061
- Authorised Representative: *DALE HOLT*
- Address: *PO BOX 2578, SOUTHPORT BC 4215*
- Telephone: *07 5503 1000* Fax: (02) 66537104
FAX: 07 5503 1011
- Item 2** **Estimated Cost of the Works:** [\$2,000,000.....]
(clause 1.1) (Inclusive of GST)
- Item 3** **Defects Liability Period:** 12 months from the Date of
(clause 1.1) Practical Completion.
- Item 4** **Agreed Capitalised Maintenance Costs:** [\$.....]
Period: [.....years from the Date of
[Normally not required unless Works include
traffic control signals or other electronic
equipment, a bridge, tunnel or other appropriate
element] Practical Completion]
(clause 12.1(i)) (Inclusive of GST)
- Item 5** **Road:** Pacific Highway (H10)
(clause 1.1)
- Item 6** **Rate of Interest on overdue payments:** (12% per annum if nothing is
(clause 12.4) stated)
- Item 7** **Authorised Representative of RTA:** Mr John Perkins
(clause 16.1)
- Address: 31 Victoria Street Grafton
P.O. Box 576 Grafton NSW
2460
Telephone: (02) 66049328
- Fax: (02) 66401006
- Item 8** **Notice of estimate of Date of Practical**
Completion
(clause 10.1):

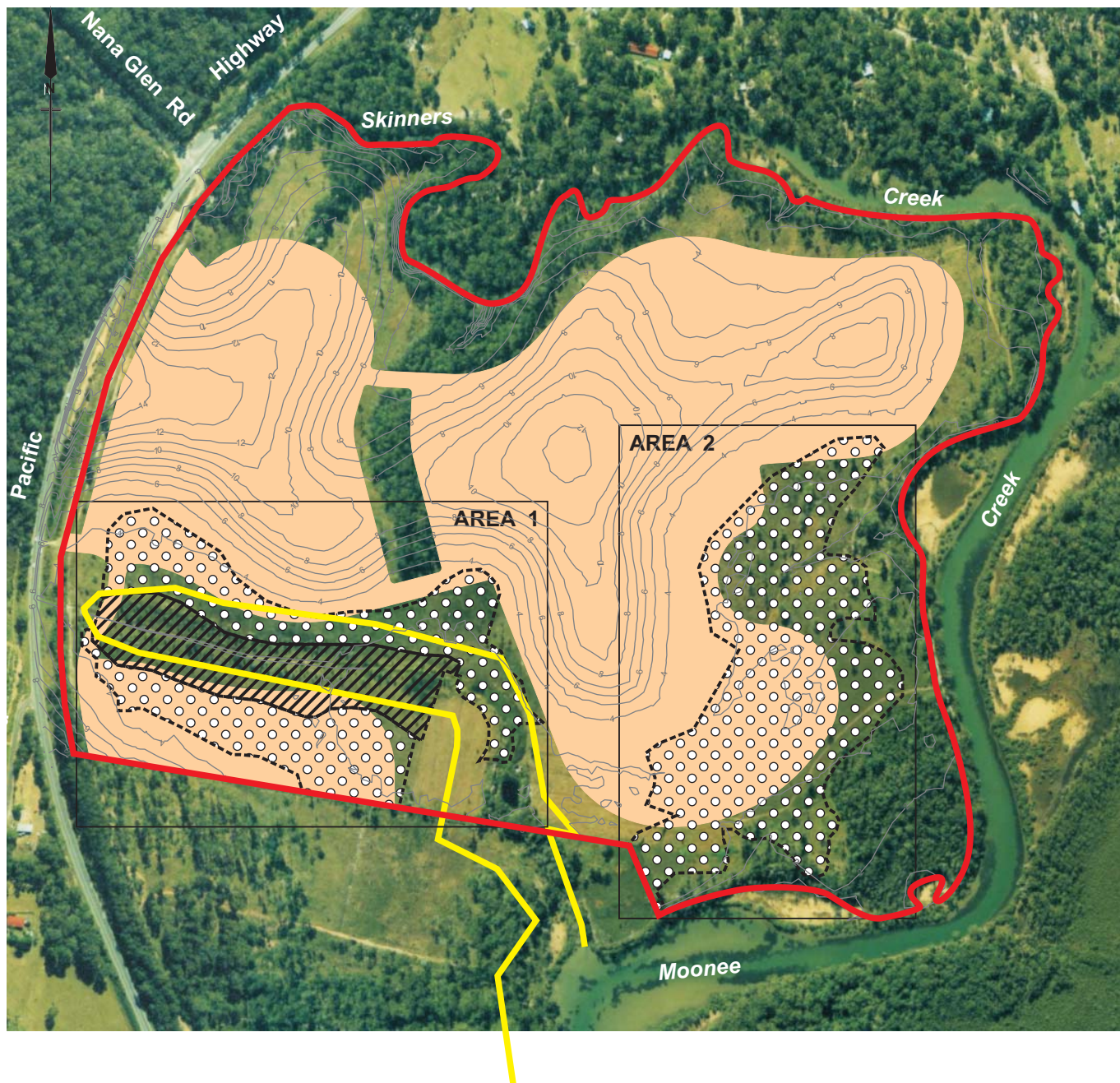
Item 9	Approved Security (clause 4.1):	[\$2,000,000 (normally not less than the Estimated Cost of the Works)]
Item 10	Estimated RTA Costs (clauses 12.1(a) (b) and (c)):	[\$98,126 (Inclusive of GST)
Item 11	Land to be Dedicated (clause 10.9(b))
Item 12	Road Safety Audits	
	Detailed Design Stage	Yes
	Immediately Prior To Opening	Yes










ANNEX P

**Figure 4 - Comparison of
Wallum Froglet Habitat
Mapping**



- Legend**
-  Wallum froglet habitat (CHCC)
 -  Potential Wallum froglet habitat (CHCC)
 -  Probable extent of Wallum froglet foraging & dispersal activity (White)
 -  Proposed Development Area
 -  Subject Site

0 100 200m

SOURCE: Biosphere Environmental Consultants
Wallum Froglet Survey (4 August 06) Figure 3 &
Coffs Harbour City Council Moonee DCP 2004
SCALE: 1 : 8000 @ A4

JAMES WARREN & ASSOCIATES PTY LIMITED
Environmental Consultants

CLIENT
Resource Design Management Pty Ltd
PROJECT
Wallum Froglet Assessment
Lots 1 & 2 Dp725785
Pacific Highway, Moonee, NSW
Coffs Harbour City LGA

FIGURE 4

PREPARED: VJA/BW
DATE: 07 February 2008
FILE: 02066_WFA_Overlay.cdr

TITLE
**COMPARISON OF
WALLUM
FROGLET HABITAT
MAPPING**



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ANNEX Q

**Copies of Previous Coffey
Reports**

601 Coramba Road Coffs
Harbour
NSW 2450 Australia
PO Box 704 Coffs Harbour
NSW 2450 Australia
Telephone +61 2 6651 3213
Facsimile +61 2 6651 5194
Email coffs@coffey.com.au

**Facsimile Transmission**

To	Winten Property Group Pty Ltd	From	David Barker
Attention	DALE HOLT	Date	31 May 2004
Facsimile number	07 5503 1011	Our Reference	CH1173/1-AH
cc	Number of pages including this page 2		
Subject:	VANDALISED WELL LOGGERS AT SITE OF PROPOSED SUBDIVISION, MOONEE BEACH		

Note. If you do not receive any of the pages of this fax, please telephone COFFEY on the above number as soon as possible.

The contents of this facsimile (including attachments) may be privileged and confidential. Any unauthorised use of the contents is expressly prohibited. If you have received the document in error, please advise us by telephone (reverse charges) immediately and then shred the document. Thank you.

As discussed earlier today, we have recently visited the above site to download information from the groundwater data loggers that had been installed in early April and found that they had been vandalised or removed from the site.

Piezometers were constructed at six locations across the lower lying areas of the site to allow groundwater level monitoring and sampling of groundwater to test for a suite of chemicals to assess groundwater quality. The construction consisted of drilling of a borehole with a truck mounted rig and inserting 50mm diameter slotted PVC pipe. The area around the pipe was then back filled with sand to near the top of the borehole, with clay used to complete back filling and to reduce surface water flow into the piezometer. The PVC was cut off about 1m above the ground so that it could be seen during slashing and so that the top of the data loggers were above water at all times. The data loggers were then set to read water levels every six hours and inserted into the piezometer.

When we visited the site on 27 May 2004, all of the data loggers had either been vandalised or removed. Three data loggers were saved from the piezometers and we are currently going through the information on the loggers, though at this stage we do not think any of the data will be useable. The data loggers are a sealed submersible unit attached to a hollow tube, the top of which must be kept dry at all times as water entering the top of the tube will affect the readings and most likely the operation of the submerged logger. When we visited the site, we observed that the top of the tube was broken and appeared to have been crimped or melted, and thus the data loggers are not re-useable. The piezometers (50mm PVC pipe) were not vandalised and appeared to be unaffected, though the plastic caps and data logger attachment was missing, but these items are easy and inexpensive to replace.

The six data loggers cost about \$2600.00 (including freight and stamp duty etc.) excluding GST when purchased two months ago and it takes three to four weeks to import then from New Zealand. To set them up in the piezometers including calibration and a trip to site would cost about \$400.00.

To reduce the likelihood of future vandalism, steel well monuments could be installed at each site. These comprise a 100mm square tube with a lockable cap which is generally concrete into the ground. Enquiries indicate that six monuments would cost about \$800.00 to supply with keyed alike padlocks to Coffs Harbour. We have estimated about \$500.00 to construct the well monuments, assuming that we could drive up to each well. Note that the ground surface was very wet during our recent site visit and therefore driving to each site may not be possible depending on conditions at the time.

All prices above are estimates and do not include GST.



CH1173/1-AH
31 May 2004

2

In our original proposal, we allowed to sample groundwater in the same trip as the monthly level monitoring and to provide a brief letter on the results of both. If necessary, we are still able to carry out the sampling as the piezometers did not appear to be vandalised.

Please contact us at your earliest convenience to discuss the above matters. Groundwater samples will not be taken until you have contacted us to authorise proceeding with this portion of the site assessment.

For and on behalf of

COFFEY GEOSCIENCES PTY LTD

GREG HACKNEY
Manager, Northern NSW

CH1173/1AN

26 June 2006

The Rothwell Boys Pty Ltd
c/- Winten Property Group Pty Ltd
PO Box 2578
Southport QLD 4215

Attention: Mr Dale Holt

Dear Sir,

RE: RESULTS OF GROUNDWATER MONITORING

As requested by Mr Doug Aird of Winten Property Group Pty Ltd, Coffey Geosciences Pty Ltd (Coffey) has carried out an assessment of groundwater levels for the above development.

The groundwater level assessment comprised installation of six water monitoring wells, and subsequent bi-weekly water level assessment over the one year period from May 2005 to May 2006.

The water monitoring wells were installed by a Coffey Scientist on the 5 and 6 April 2004. Water levels within the six monitoring wells were assessed by a Coffey Engineer on a bi-weekly basis from 18 May 2005 to 19 May 2006. Calibrated data plots of water level variations over the time period have been constructed. Presented on the attached sheets are plots of groundwater level (AHD) data for six sites BH1, BH2, BH3, BH4, BH5 and BH6. The approximate locations of these sites are shown on Figure 1.

Observation of the data indicates that the groundwater levels vary as much as 1.65m over the site, with the largest observed variation in groundwater level observed in BH1 and BH4 at 3.3m and 1.65m (AHD) respectively on 21 October 2005. The water levels within BH1 to BH5 have similar variation over the time period, with the water levels for each site generally varying $\pm 0.5\text{m}$ over the time period. The water levels in each of the piezometers varied between levels (AHD) as shown in Table 1.

TABLE 1: WATER LEVEL (AHD) FOR BH1 TO BH6

Site	Ground Surface Level (m) (AHD)	Minimum Water Level (m)	Maximum Water Level (m)	Water Level Variation (m)
BH1	3.65	2.65	3.59	0.94
BH2	2.95	1.89	2.88	0.99
BH3	3.35	2.29	3.1	0.81
BH4	3.15	1.65	2.85	1.2
BH5	3.1	1.7	2.74	1.04
BH6	3.5	2.85	3.97	1.12

1/18 Hurley Dr Coffs Harbour
NSW 2450 Australia
PO Box 704 Coffs Harbour
NSW 2450 Australia
Telephone +61 2 6651 3213
Facsimile +61 2 6651 5194
Email coffs@coffey.com.au

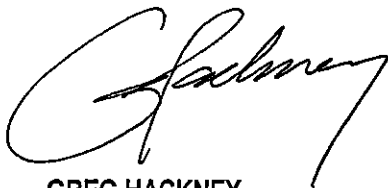
It is noted that for a period within BH6, the water level is above ground level, indicating artesian conditions. This does not mean that there was water above ground, but rather the water was pressurised thus resulting in the level in the piezometer being above the ground level.

We draw your attention to the attached sheet entitled "Important Information about Your Coffey Report" which should be read in conjunction with this letter.

If you have any questions regarding this matter, please do not hesitate to contact David Barker or the undersigned.

For and on behalf of

COFFEY GEOSCIENCES PTY LTD



GREG HACKNEY

Manager – Northern NSW

ATTACHMENTS:

Important Information About Your Coffey Report

Figure 1: Site Plan

Table 2: Water Level Data

Figures BH1, BH2, BH3, BH4, BH5, BH6: Plots of Groundwater Levels

Information

Important information about your Coffey Report

As a client of Coffey you should know that site subsurface conditions cause more construction problems than any other factor. These notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report is based on project specific criteria

Your report has been developed on the basis of your unique project specific requirements as understood by Coffey and applies only to the site investigated. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the client. Your report should not be used if there are any changes to the project without first asking Coffey to assess how factors that changed subsequent to the date of the report affect the report's recommendations. Coffey cannot accept responsibility for problems that may occur due to changed factors if they are not consulted.

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from literature and external data source review, sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by

earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, owners should retain the services of Coffey through the development stage, to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

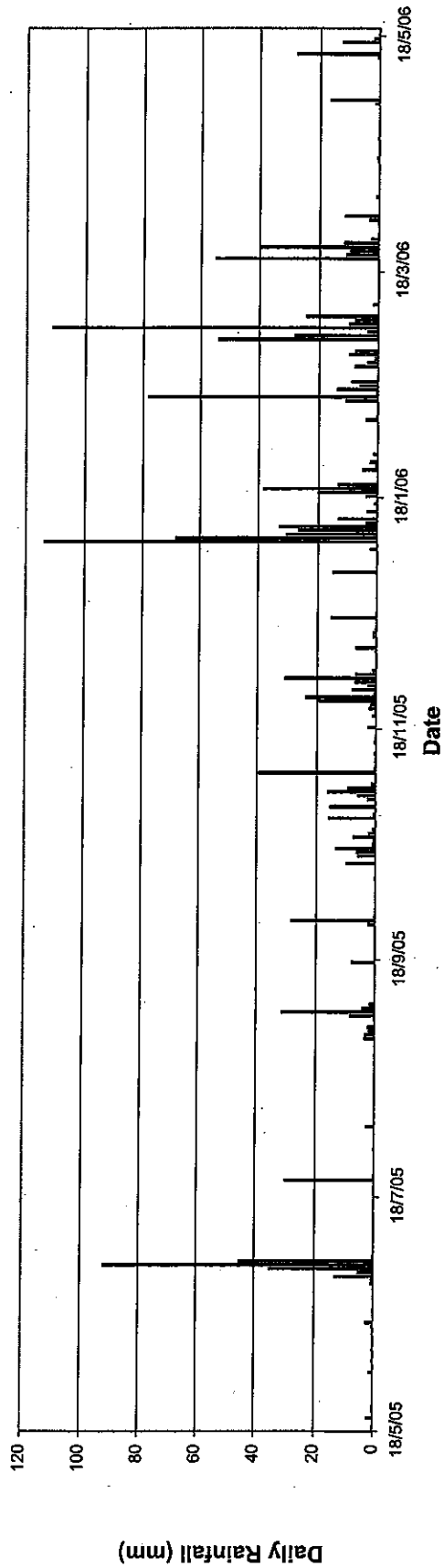
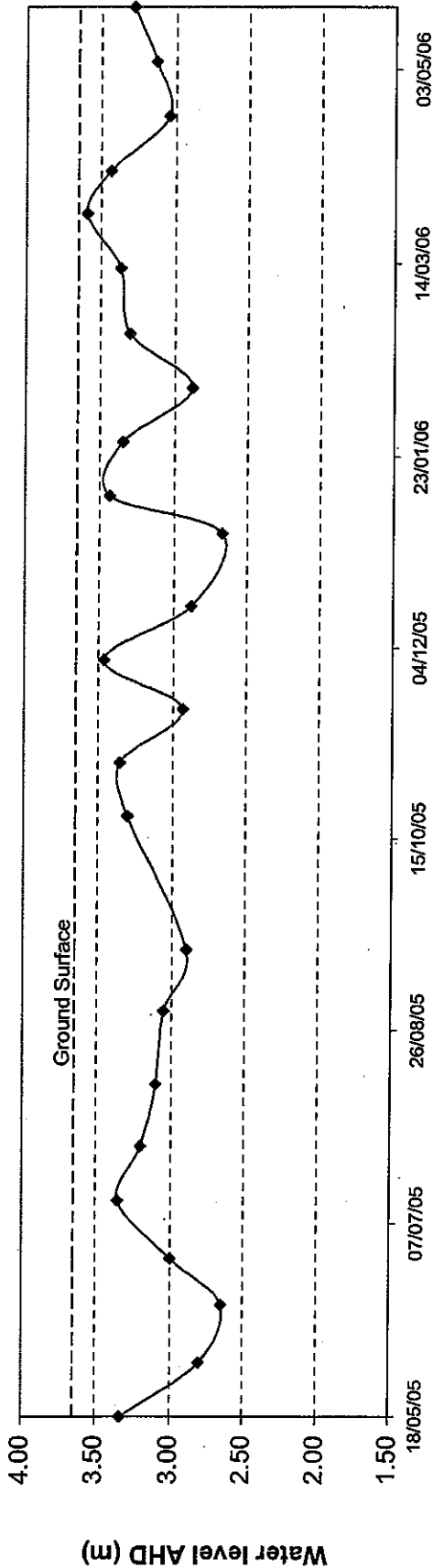
Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.

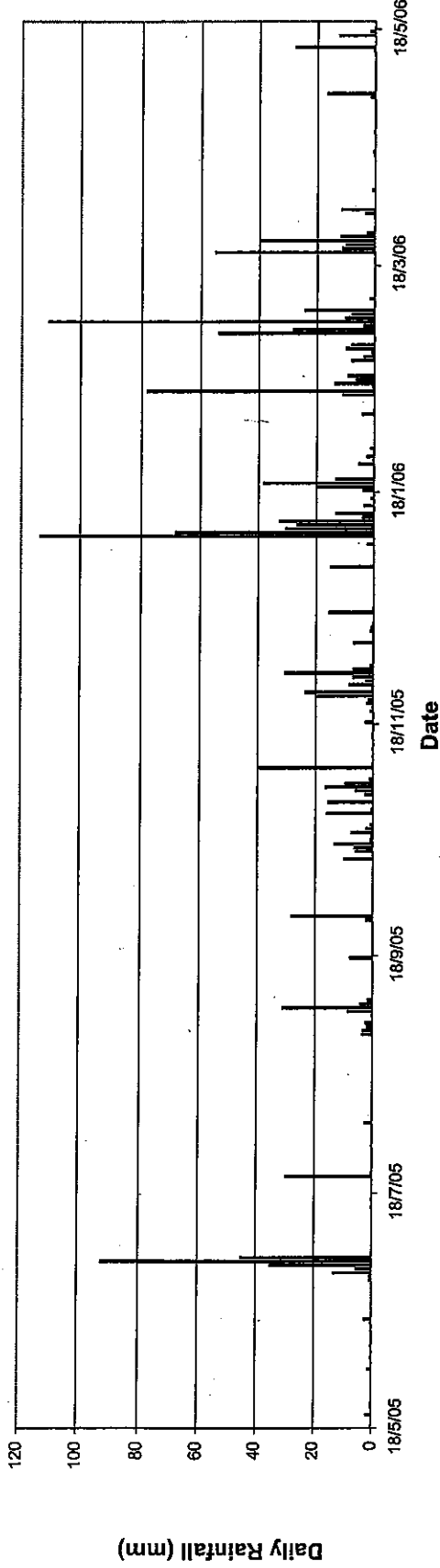
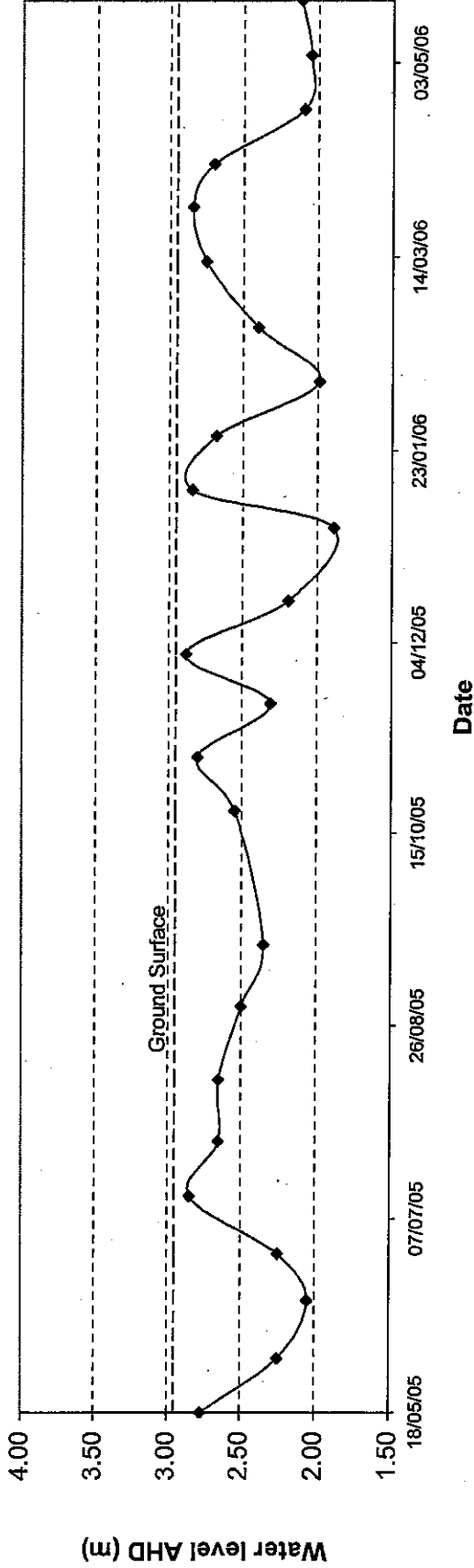
**Coffey**

TABLE 2 – WATER LEVEL DATA

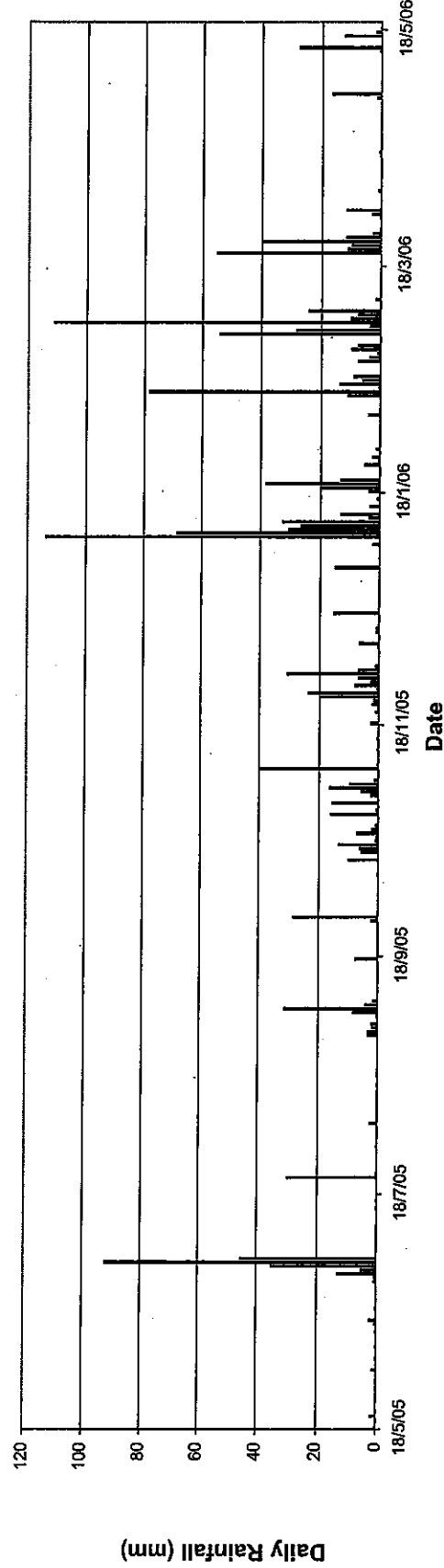
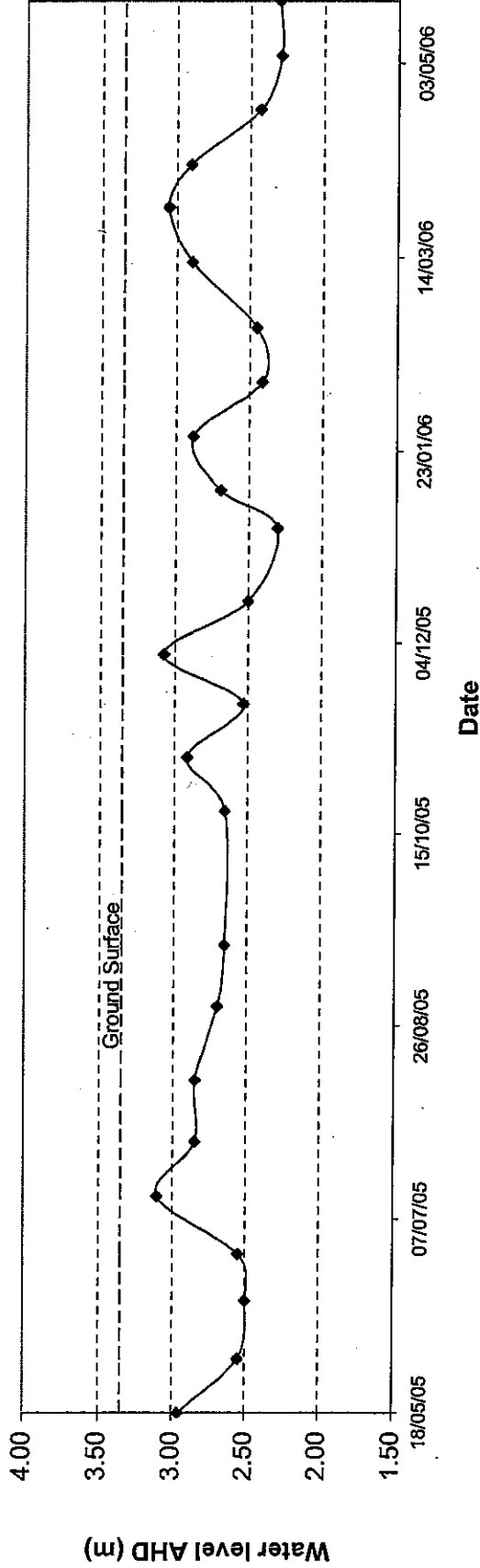
GROUNDWATER DEPTH (m) AHD						
DATE	BH1	BH2	BH3	BH4	BH5	BH6
18-5-05	3.33	2.77	2.96	2.42	2.56	-
1-6-05	2.80	2.25	2.55	2.15	2.10	3.15
16-6-05	2.65	2.05	2.50	1.85	2.00	3.10
28-6-05	3.00	2.25	2.55	1.75	2.00	2.85
13-7-05	3.35	2.85	3.10	2.55	2.70	3.55
27-7-05	3.20	2.65	2.85	2.25	2.18	3.29
12-8-05	3.10	2.65	2.85	2.15	2.15	3.20
31-8-05	3.05	2.50	2.70	2.00	2.05	3.15
16-9-05	2.90	2.35	2.65	1.85	1.90	3.15
21-10-05	3.30	2.55	2.65	1.65	1.80	2.85
4-11-05	3.35	2.80	2.91	1.90	1.99	3.00
18-11-05	2.93	2.31	2.53	1.85	1.89	3.28
1-12-05	3.46	2.88	3.07	2.79	2.70	3.46
15-12-05	2.88	2.19	2.50	2.11	2.06	3.45
3-1-06	2.67	1.89	2.30	1.76	1.70	3.40
13-1-06	3.43	2.84	2.69	2.61	2.67	3.63
27-1-06	3.34	2.68	2.88	2.48	2.47	3.85
10-2-06	2.88	1.99	2.41	2.03	1.90	3.65
24-2-06	3.30	2.40	2.45	2.06	2.08	3.49
13-3-06	3.36	2.75	2.89	2.51	2.47	3.84
27-3-06	3.59	2.84	3.05	2.85	2.74	3.90
7-4-06	3.43	2.70	2.90	2.50	2.45	3.97
21-4-06	3.04	2.09	2.43	2.13	2.00	3.90
5-5-06	3.13	2.05	2.29	1.96	1.80	3.40
19-5-06	3.28	2.11	2.3	1.91	1.87	3.18



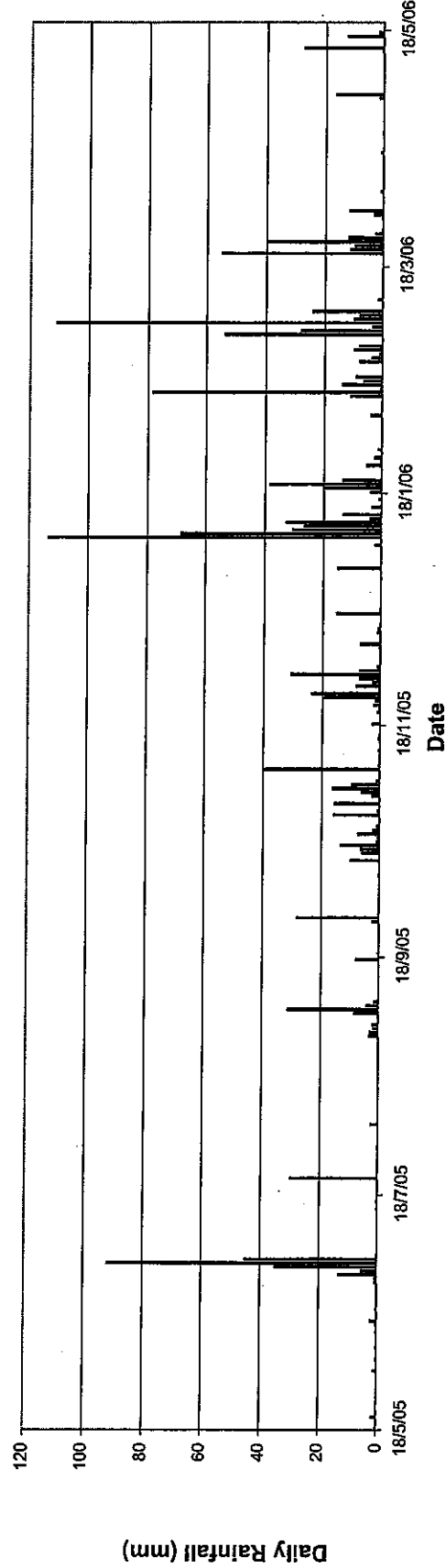
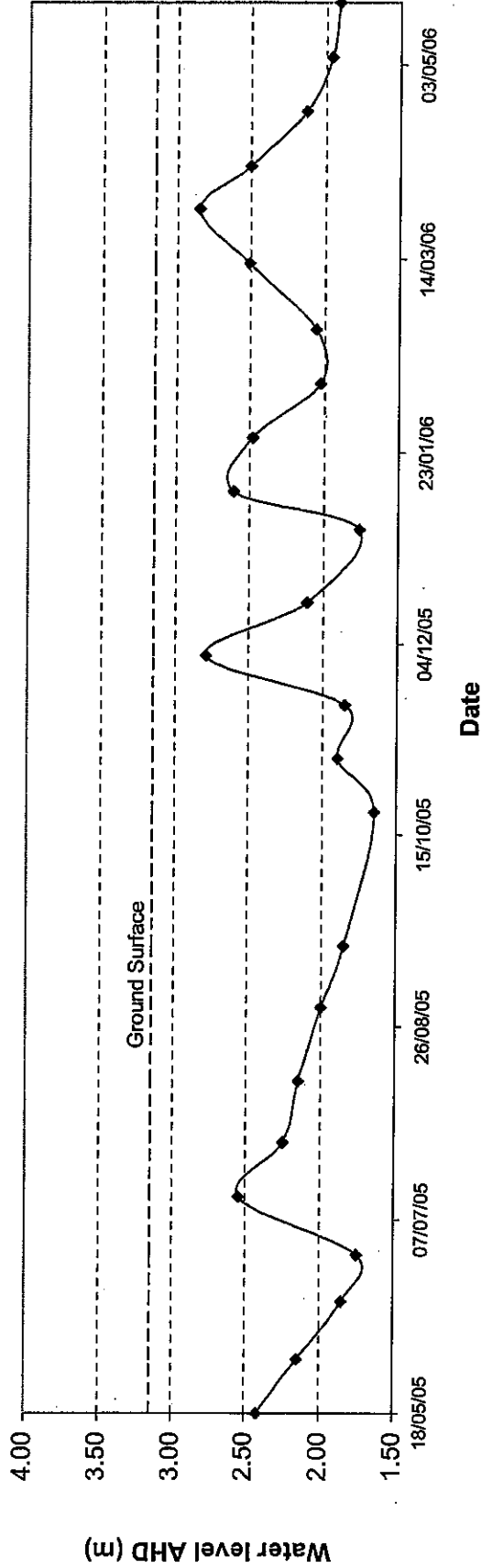
Coffey Geosciences Pty Ltd			ACN 056 335 516		Geotechnical Resources Environmental Technical Project Management	
Drawn	ND	RESOURCE DESIGN & MANAGEMENT PROPOSED SUBDIVISION PACIFIC HIGHWAY, NORTH MOONEE BEACH PLOT FOR BH1				Drawing no: BH1
Approved						
Date	26/6/06					
Scale	NTS					Job no: CH1173/1



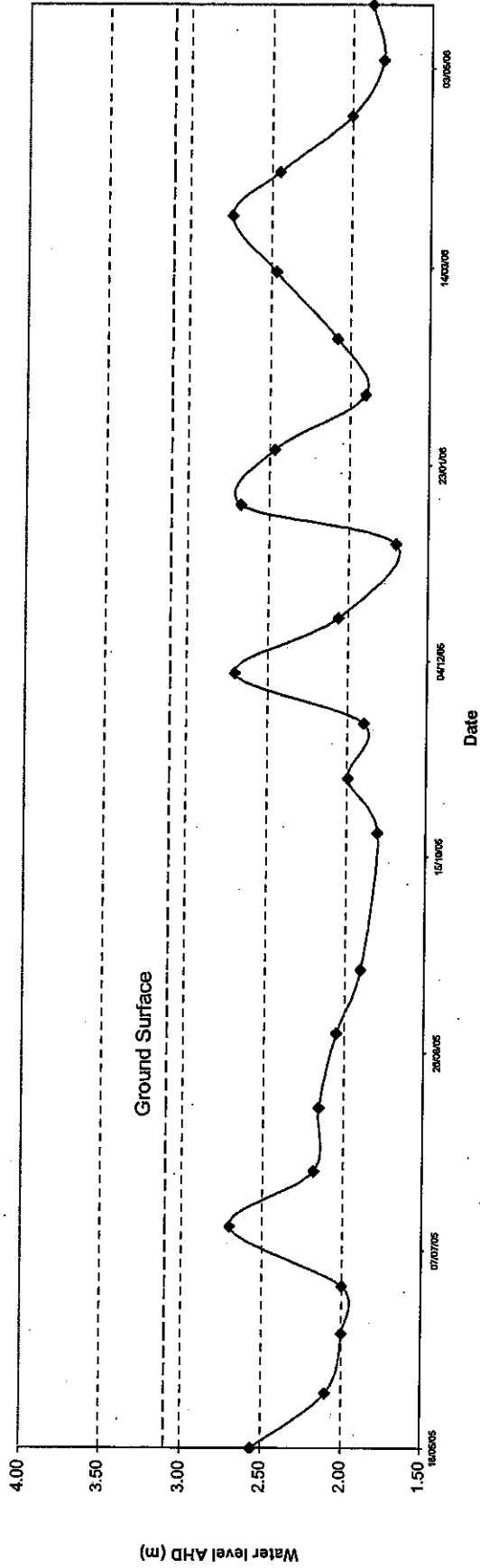
Coffey Geosciences Pty Ltd				ACN 056 335 516				Geotechnical Resources Environmental Technical Project Management							
Drawn		ND		RESOURCE DESIGN & MANAGEMENT PROPOSED SUBDIVISION PACIFIC HIGHWAY, NORTH MOONEE BEACH PLOT FOR BH2								Drawing no:		BH2	
Approved															
Date												26/6/06			
Scale												NTS			
												Job no:			

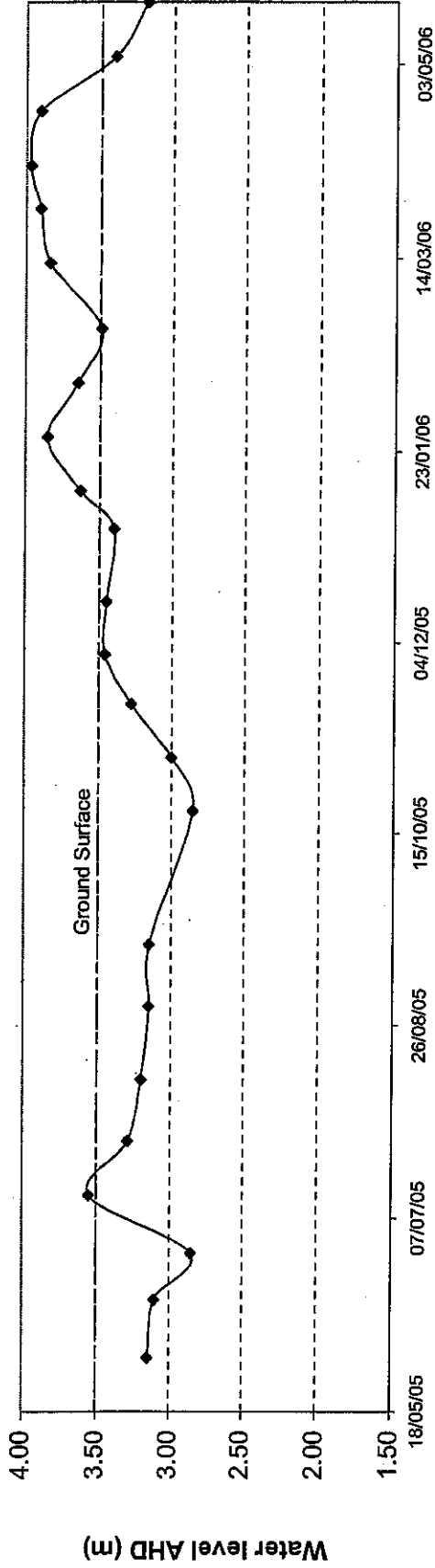


Coffey Geosciences Pty Ltd ACN 056 306 516		Geotechnical Resources Environmental Technical Project Management	
Drawn	ND	RESOURCE DESIGN & MANAGEMENT PROPOSED SUBDIVISION PACIFIC HIGHWAY, NORTH MOONEE BEACH PLOT FOR BH3	
Approved			
Date	26/6/06		
Scale	NTS		
		Drawing no:	BH3
		Job no:	CH173/1

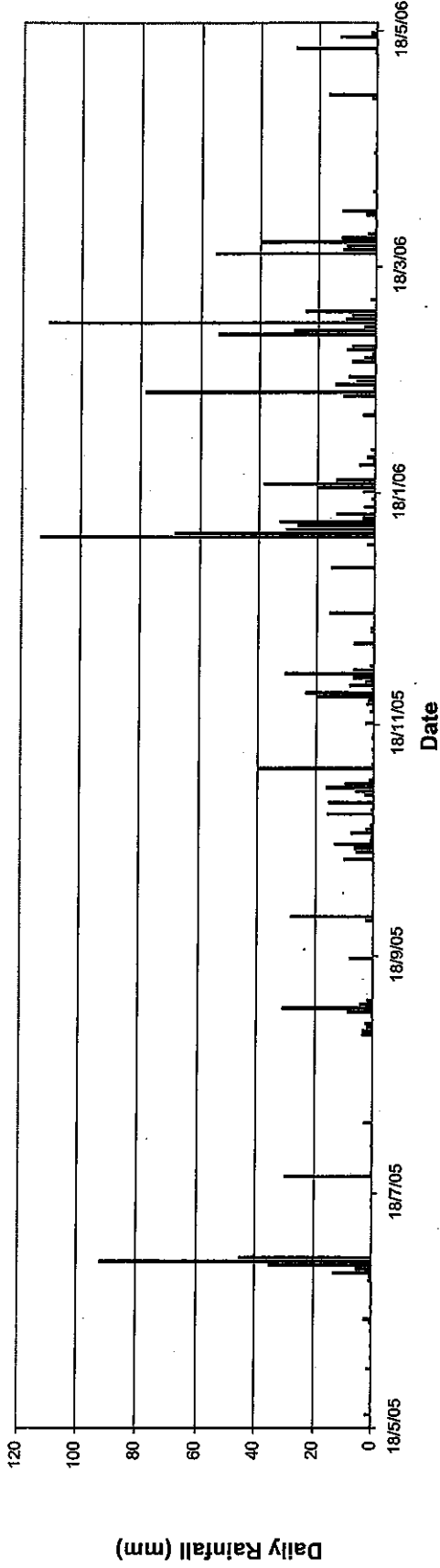


Coffey Geosciences Pty Ltd		ACN 056 335 516		Geotechnical Resources Environmental Technical Project Management	
Drawn	ND	RESOURCE DESIGN & MANAGEMENT PROPOSED SUBDIVISION PACIFIC HIGHWAY, NORTH MOONEE BEACH PLOT FOR BH4			
Approved					
Date	26/6/06				
Scale	NTS				
		Drawing no:		BH4	
		Job no:		CH1173/1	





Date



Daily Rainfall (mm)

Date

Coffey Geosciences Pty Ltd		ACN 056 335 516	Geotechnical Resources Environmental Technical Project Management
Drawn	ND	RESOURCE DESIGN & MANAGEMENT PROPOSED SUBDIVISION PACIFIC HIGHWAY, NORTH MOONEE BEACH PLOT FOR BH6	
Approved			
Date	26/6/06		
Scale	NTS		
			Drawing no: BH6
			Job no: CH1173/1



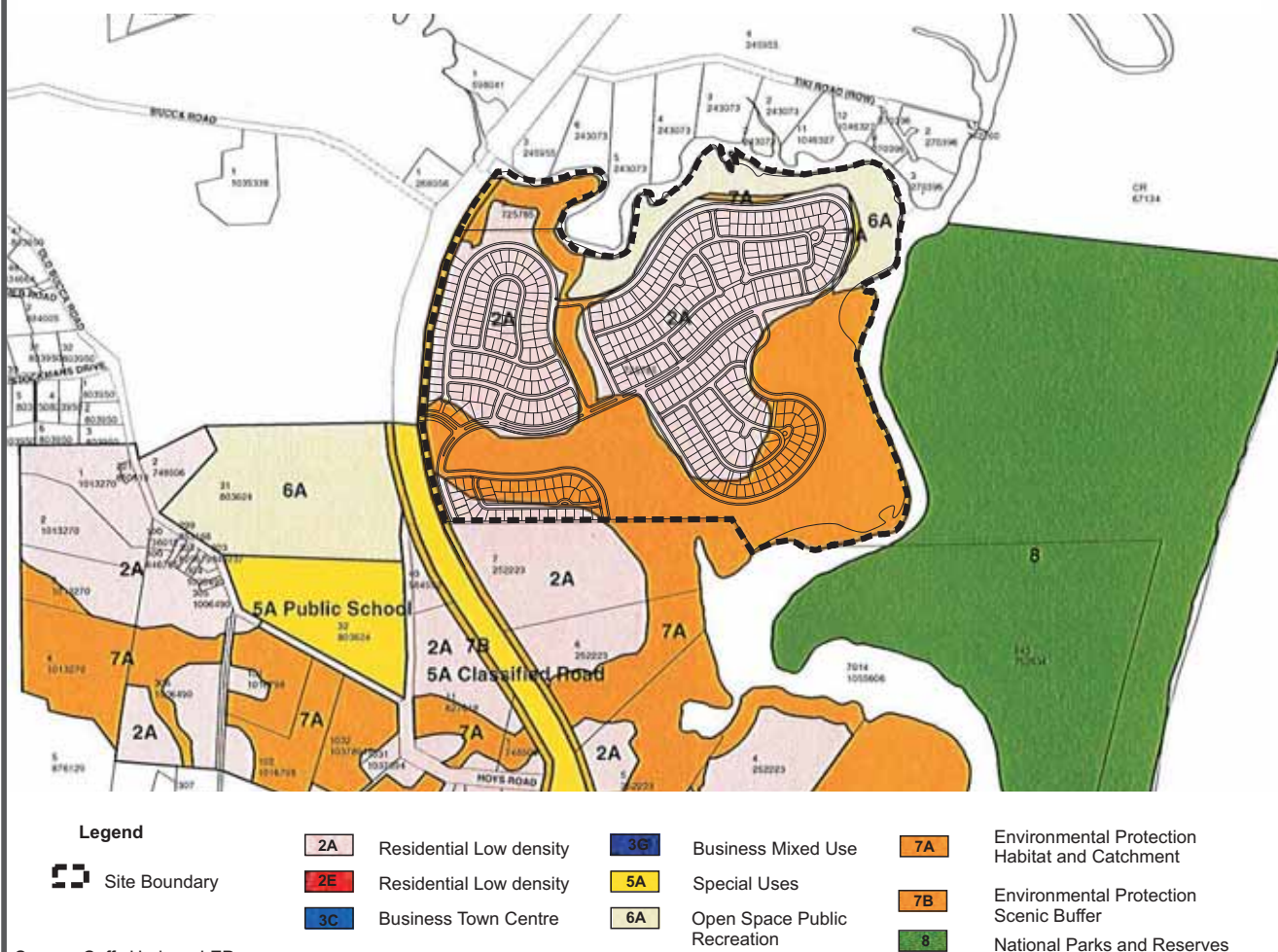
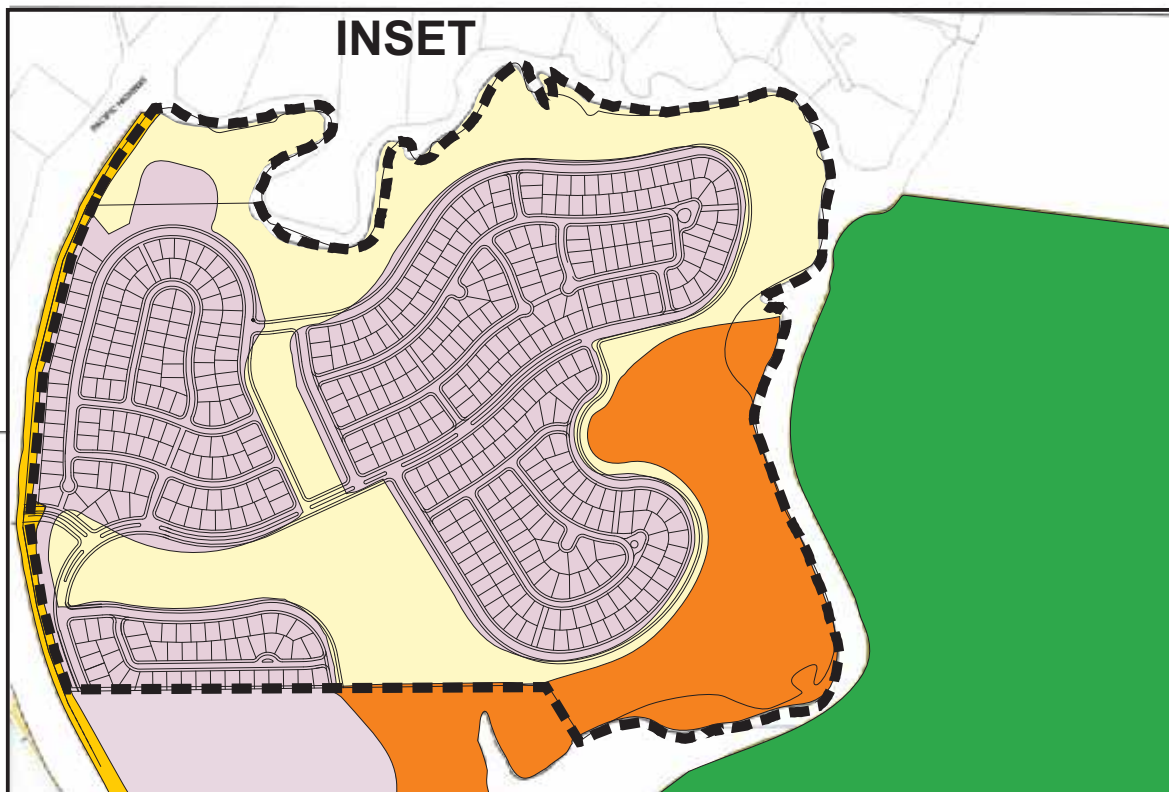
ANNEX R

**Draft LEP Amendment No.
Annex 24 Overlay and
Correspondence**

ANNEX

R1

Draft LEP Zoning Map



Source: Coffs Harbour LEP



0 350m
Approximate Only

Annex R

Draft LEP Amendment No.24 - Zoning Map

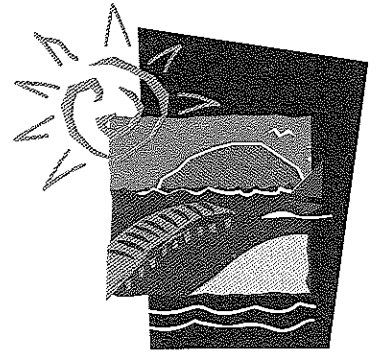
The Glades Estate, Coffs Harbour- Preferred Project Report

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Correspondence from Council and Rothwell Boys

28 MAR 2008

COFFS HARBOUR CITY COUNCIL



Our ref: 1886934

26 March 2008

Mr M Cooper
RDM Pty Ltd
PO Box J430
COFFS HARBOUR NSW 2450

Dear Mr Cooper

**Coffs Harbour City Local Environmental Plan (LEP) 2000 - Draft LEP Amendment No. 24
Various Land Parcels at Moonee and Major Project 06-0143 (CHCC 631/08)
Lots 1 and 2, DP725785, Pacific Highway, Moonee Beach**

Reference is made to the meeting held on Tuesday, 18 March 2008 at 2.00pm between Council officers and representatives of the Rothwell Boys Pty Ltd (the owners of Lots 1 and 2) with respect to the abovementioned subject matter.

As advised at the subject meeting, Council is willing to zone certain parts of Lots 1 and 2 Open Space 6A Public Recreation provided it is not exposed to any future compensation claims and the land be dedicated prior to any new zoning coming into effect. This proposal was requested by Mr Ken Maguire (former employee of RDM, Coffs Harbour) in a submission to Draft LEP No. 24 dated 2 June 2005 (copy enclosed). Council agreed to Mr Maguire's request pending the outcome of certain matters (copy of letter attached). To date, the matters outlined in the letter of 12 August 2005 have not been addressed and that advice still remains current.

For further information please contact me on 6648 4659 (Monday-Wednesday).

Yours faithfully

A handwritten signature in cursive script, reading 'Harpreet Jenkins', is written over a horizontal line.

Harpreet Jenkins
Land Use Planner (Senior)

HSJ:kdI
Attach.

- Communications to: The General Manager, Locked Bag 155, Coffs Harbour 2450 • Administration Building, 2 Castle Street, Coffs Harbour • Tel: (02) 6648 4000
- Fax: (02) 6648 4199 • DX: 7559 • ABN 79 126 214 487
- Email: coffs.council@chcc.nsw.gov.au
- Website: www.coffsharbour.nsw.gov.au



COPY

Our ref: 1184133

12 August 2005

Mr K Maguire
RDM Pty Ltd
PO Box J430
COFFS HARBOUR NSW 2450

Dear Mr Maguire

**Coffs Harbour City Local Environmental Plan (LEP) 2000
Draft LEP Amendment No. 24 – Various Land Parcels at Moonee
Lots 1 and 2, DP725785, Pacific Highway, Moonee Beach**

Reference is made to your letter dated 2 June 2005 and subsequent letter received by Council on 4 August 2005 with respect to the above matter.

You are advised that when the subject matter is reported to Council in the near future, it will be recommended that the Draft LEP be amended to reflect the proposed zonings outlined in your submission dated 2 June 2005. However, this will only occur pending the outcome of the following matters:

- The landowner entering into a Deed of Release agreement relinquishing any future exposure to Council to purchase any lands proposed to be zoned 6A Open Space (Public Recreation).
- All parties involved in the Focus Group Meeting agreeing to the proposed changes to the Draft LEP.
- Support being obtained from the Department of Environment and Conservation on the proposed changes to the Draft LEP.

For further information please contact Ms Harpreet Jenkins on 6648 4659.

Yours faithfully

Harpreet Jenkins
Strategic Planner

per:

HSJ:kdI

21 May 2008

General Manager

COFFS HARBOUR CITY COUNCIL
Locked Bag 155
COFFS HARBOUR NSW 2450

Your Reference : 1886934

Attention : Ms Harpreet Jenkins

Dear Ms Jenkins

Rothwell Boys Pty Ltd
Level 10, 61 Lavender St
Milsons Point NSW 2061
PO Box 55
Cammeray NSW 2062

T +61 2 9929 5000
F +61 2 9929 5001
www.winten.com.au

ABN 35 536 670 698

**RE: DRAFT AMENDMET NO 24 TO COFFS HARBOUR CITY LOCAL
ENVIRONMENTAL PLAN 2000 (LEP 2000), IN PARTICULAR LOTS 1 AND 2
DP 725785, PACIFIC HIGHWAY, MOONEE BEACH**

I refer to your letter addressed to RDM dated 26 March 2008, regarding the discussions held at the meeting of 18 March 2008 between various Council officers and representatives of Rothwell Boys Pty Ltd where the future zoning of Lots 1 and 2 DP 725785 Pacific Highway, Moonee was discussed.

In your letter to RDM you outlined Council's willingness to rezone parts of the subject land Open Space 6A provided that Council is not exposed to future compensation claims. The zoning plan accompanying your letter accords with our intended development footprint for the subject land and is in accordance with our part 3A application.

In your letter of 26 March 2008, you referred to earlier correspondence from Council dated 12 August 2005 which laid down a number of matters which had to be attended to before any rezoning could take effect. Whilst Council did not receive a formal response to this letter we believe further discussions were initiated by Mr Ken Maguire (RDM) with Mr Tony Mutkins and later with Mr Clyde Treadwell. It was understood that further advice was being prepared by Mr Treadwell, which would then allow us to finalise our response. However, I now would like to confirm our commitment to the course of action outlined in your letter.

I understand that Council requires the Rothwell Boys Pty Ltd to enter "*into a Deed of Release relinquishing any future exposure to Council to purchase any lands proposed to be zoned 6A Open Space (Public Recreation).*" We would therefore appreciate receipt of Council's Deed of Release for our review prior to execution.

We look forward to the progress of the rezoning of the subject land in the manner shown on the zoning plan attached to your letter dated 26 March 2008 through Amendment No 24 to LEP 2000.

If you wish to discuss any matters arising from this letter please do not hesitate to contact me on 02 9929500.

Yours sincerely,
for Rothwell Boys Pty Ltd

A handwritten signature in black ink, appearing to read 'Bill Sarkis', written in a cursive style.

Bill Sarkis
Director – Residential Estates



ANNEX S

Draft Design Guidelines

DESIGN GUIDELINES

Building Form

The Glades at Moonee Beach will be a high quality built environment, surrounded by open space, reflecting the character of its beautiful natural coastal setting. The Glades will exemplify high quality coastal living within an enhanced natural environment – the ultimate sea change.

Homes in The Glades will be developed in a “Refined Australian Aesthetic” as illustrated by the images throughout these Design Guidelines.

Further, your home should include elements such as pitched roofs (22-45 degrees), eaves and formal residential entries, facing the primary street frontage and creating an address of which you and your neighbours can be proud.

All double storey homes should include balconies of at least 5m² that face the street, to encourage an activated streetscape and enhance passive security within The Glades.

Elements such as weatherboard and weatherboard-look products, feature stone highlights, balconies for double storey homes and timber balustrades will create a village that is comfortable in its surrounds whilst presenting a refined and elegant address.

You should also consider how your vehicles are housed and be careful to ensure that your garage does not dominate the street elevation of your home, thus cluttering the streetscape.

Minimum Floor Area

A minimum floor area applies to all home-sites in The Glades as follows:

- Home-sites larger than 600m² – min 200m² floor area including attached garage, roofed verandah and entry.
- Home-sites between 500m² and 600m² – min 170m² of floor area including attached garage, roofed verandah and entry.

All home-sites other than designated duplex or group housing home-sites are designed for single dwellings and carry a restriction on further subdivision, as set out in your Contract of Sale.

Solar Access and Energy Efficiency

All new homes in NSW are now required to meet minimum energy and water efficiency requirements under the Building Sustainability Index (BASIX).

You will need to obtain a BASIX Certificate prior to commencement of building works on your home. The BASIX Certificate is proof that your proposal satisfies the NSW Government’s targets to reduce the amount of water and energy we use in our homes.

You should refer to Coffs Harbour City Council for more information on BASIX, lot specific siting and solar energy efficiency requirements. You may also wish to contact the developer to determine (if possible) what your neighbours are building and where they are proposing to position their home and garage. This will help you to design your home with improved security, amenity, and sunlight in mind.

Bushfire Protection

When considering the design of your home, you should be aware that your home-site might require that you achieve special design criteria to help protect

against damage in the event of a bushfire.

You will need to ensure that your home design meets the requirements of the Rural Fire Service, prior to submitting any plans to the developer and Coffs Harbour City Council.

Corner Home-Sites

On corner home-sites, homes should be designed to take advantage of the dual street frontage and to enhance the streetscape of both streets.

You should avoid using a design that has been created for a standard, single frontage lot or those that have a 'blank' wall that faces the secondary street elevation. Most architects and building designers will modify your selected design to suit a corner block upon request.

You will also need to consider the fencing of your corner lot. The developer has designed a special fencing type for these lots and details of this can be found in the "Fencing and Retaining Walls" section of this document.

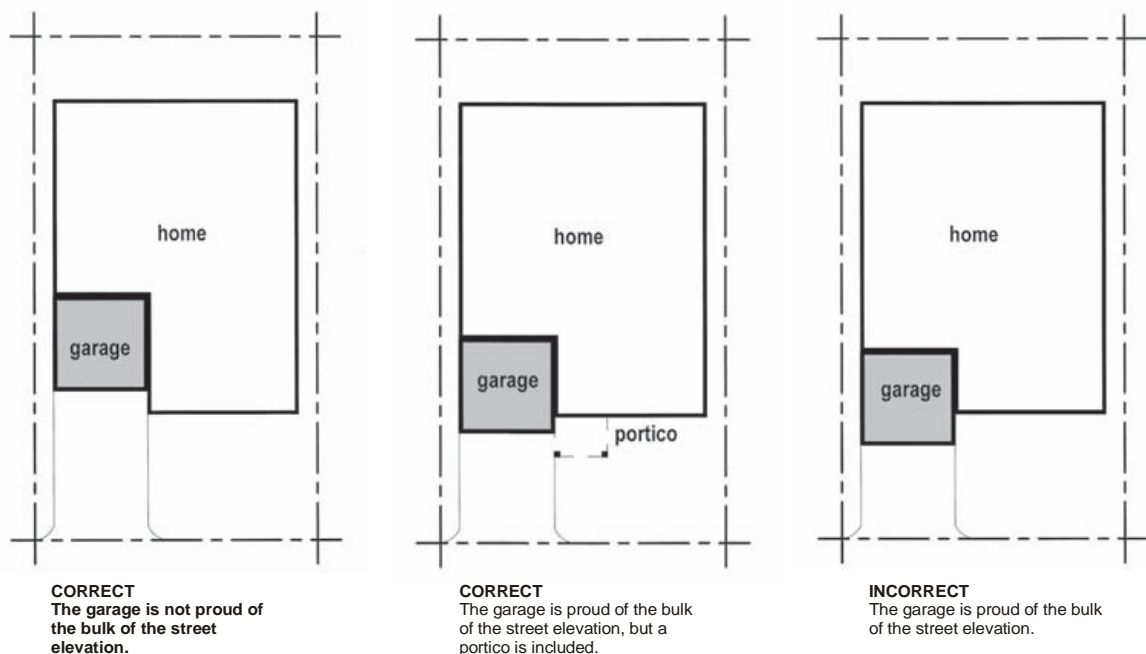
Vehicle Accommodation

Streetscapes that are dominated by garages are repetitive and generally unpleasant. Garages in The Glades must be treated carefully and should not be positioned in front of the bulk of the street elevation. Garages should be set back from the bulk of the street elevation by at least 470mm. Porticos or entry elements may also be an appropriate way to lessen the impact of the garage.

Please refer to the drawings below for an illustration.

The design of the garage door should also be considered. Timber and "timber look" garage doors are the most attractive option and are encouraged, as is lessening the bulky appearance of a double garage door by using two single garage doors, separated by a pier.

Many wide frontage home-sites have been developed so that garages can be located adjacent to the main dwelling to improve the home appearance and give a larger private rear yard area. Garages that unnecessarily dominate the appearance of homes and the streetscape are not permitted.



A rear garage door through to the backyard is suggested for storing boats and trailers behind the building line.

If a freestanding garage is proposed, it should be constructed and roofed in a complementary fashion to that of the home.

External Wall Finishes & Colours

External walls that are visible from the street must be treated in the following manner:

- Rendered, rendered and painted, bagged and painted or texture coated finishes.
- Where the above is not considered appropriate, a composite external finish is required, using elements of render, painted render, texture coating or bagging and painting together with feature face brickwork that has been selected from the Approved Feature Face Brick list located in Annexure 1 of these guidelines.
- Further accent materials of stone; weatherboard or natural finish timber may be used.
- Preferred colours are dark brown and or dark timber stain finish, grey, cream or stone colour, with rich olive green highlights.
- Street elevations consisting solely of face brick will not be approved. The use of white or very light coloured bricks is discouraged. Brightly coloured renders and contrasting mortar are not permitted.

Roofscape

Roofs shall be pitched between 22 and 45 degrees where visible from streets and public areas, with a shallow pitch

allowed for verandahs and canopies. All roofs shall incorporate overhangs or eaves to a minimum of 450mm including the width of the gutter. No eave-less roof construction will be permitted, however the developer will consider no eaves on garage elements if appropriate to the design.

Devices such as attractively detailed gable ends and dormer windows help to break up the roof volume and add interest to the streetscape. You should consider using elements such as these when designing your home.

Skillion or curved roof forms are not permitted.



CORRECT



INCORRECT



INCORRECT

The developer has pre-selected a range of roof tiles and Colorbond roofing that will contribute to the overall quality and consistency of The Glades. The current range is provided in Annexure 1.

When choosing your roofing material, you must select from the approved colours as specified in Annexure 1. Roof tiles that are bright, light or pastel in colour are not permitted, nor is zincalume roofing material.

Driveways

Driveways and footpath crossovers must be constructed prior to occupancy.

Your driveway must be charcoal / grey in colour. This will complement the tones used in your roofing materials and will help establish a streetscape that is unified and well considered.

Plain uncoloured concrete treatment is not permitted, however, 'pebble-crete' (or similar products) and brick or concrete pavers are encouraged, as is stamped/ stencilled concrete in grey tones.

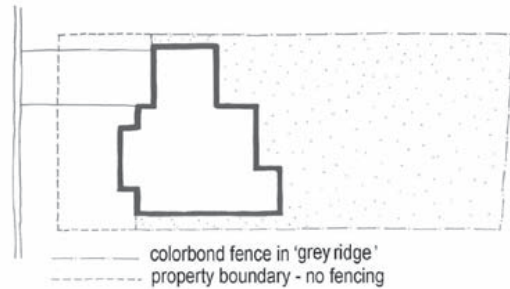
The location of driveways should aim to avoid existing street trees. Within your submission, you must indicate the location and proposed finish of your driveway and show this in relation to the location of any street trees.

Fencing and Retaining Walls

Internal dividing fencing is to be constructed prior to occupancy of your home and must be Colorbond construction and "Grey Ridge" in colour.

Fencing that has been constructed by the developer cannot be altered, or removed and must be maintained in good repair.

Front fencing is not permitted, nor is any boundary fencing that lies in front of the building line. Please refer to sketch below.

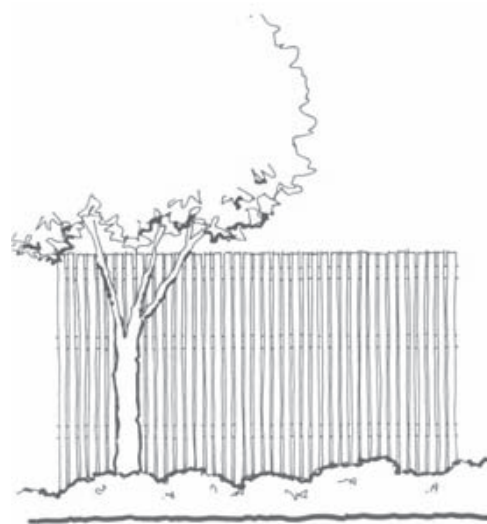


Fencing Plan for Typical Home – site.

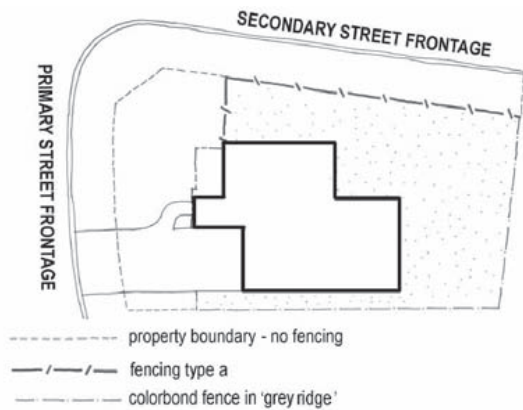
Corner Lots

Fencing to corner lots requires special consideration. In the interest of creating good streetscapes, we have designed an inexpensive, yet attractive timber fencing option for this situation – Fencing Type 'A'. Fencing Type 'A' is a 1.6m high timber construction, consisting of 50mm wide pickets, set 15mm apart and painted in the Colorbond colour, 'Grey Ridge.'

This fencing type is illustrated below, together with a plan of where it should be used.



Fencing Type 'A'.



Fencing Plan

Retaining Walls and Landscaping

To maintain a consistency of quality and appearance throughout The Glades, all retaining walls, which are visible from the street or public places, should be constructed of masonry, rock or stone, to the developer's approval.

Kopper treated log and treated pine sleeper retaining walls may only be used if they are not visible from the street or public spaces.

Landscaping to Front Gardens

The front areas of all dwellings should be landscaped within three months of completion of the dwelling so that the Glades takes on an established appearance quickly. A high standard of landscaping is required to complement that which will be installed by the developer.

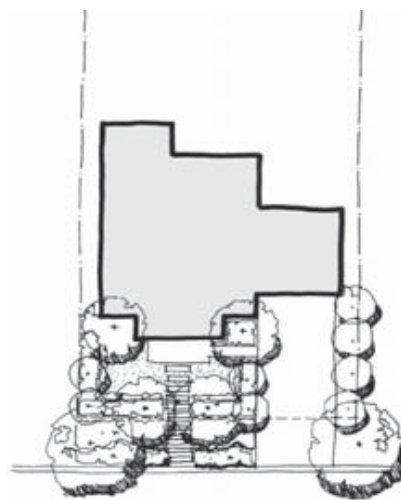
To establish a consistency in quality and appearance, the following Architectural and Landscape Standards are provided:

- Much care and effort has been invested in the selection of street trees at The Glades to ensure that they are both attractive and appropriate to the local environment. Therefore, existing street planting

(including trees and shrubs) should be retained and should not be replaced by other species.

- Trees selected for front gardens should be compatible with street trees and the overall landscape theme. The use of Australian native plants is essential and a list of permitted species is available from the developer upon request. Cocos palms are not compatible with the theme or surrounding environment and therefore are not permitted.
- Turf and landscaping of the area in front of your home must be laid within 3 months of completion. Establishing lawns from seed or runners is not preferred as it can take some time to properly establish.
- Pathways should be constructed of the same or complementary materials to the driveway.

You should also consider the requirements of the Rural Fire Service when designing your garden, to ensure that the planting does not increase the risk of damage that may occur during a bushfire.



A plan of good quality landscaping for front gardens.

Cooling, Heating and Water Storage

In the interests of creating pleasant streetscapes, air conditioners and solar collectors must not be visible from the street.

As air conditioning units can often be noisy, consideration to their location within your home-site and in relation to your neighbours' "quiet spaces" should be given. Therefore, air conditioning units should not be located directly abutting a neighbours' bedroom.

As roof mounted units are often unsightly, outside units located at ground level are encouraged. However, if a roof-mounted unit is the only solution, then it should be painted in the same colour as your roof and located at the rear, away from public view.

Similarly, water tanks with pump facilities should be positioned carefully to avoid disturbance to your neighbours' quiet spaces and should not be visible from public spaces. Below ground water tanks are encouraged and will provide you with more useable space in your backyard.

ANNEXURE 1
Approved Feature Face Brick
AUSTRAL AUSTRALIANA SERIES – Rivergum
AUSTRAL CLASSIC RANGE – Red
AUSTRAL GOVERNORS – Rawson, Loftus, Brand, Robinson, Young, Gipps, Belmore, Darling, Foveaux, Denison
AUSTRAL HERITAGE COLLECTION – Flashed Sandstock, Argyle Blend, Woollahra, Jamison
AUSTRAL OLD COLONIAL SERIES II – Red, Mahogany
AUSTRAL RIVERVIEW COLLECTION – Merindah
BORAL ESCURA SMOOTH ELAN – Brown Smooth
BORAL ESCURA SMOOTH – Oyster Grey Smooth, Choc Tan Smooth, Brown
BORAL HORIZON – Leura
BOWRAL BRICKS – Gertrudis Brown, Bowral Murray Grey Select, Bowral Brown, Bowral Blue
PGH QUARRYMASTER COLLECTION – Woburn
PGH ROMAN SPLIT COLLECTION – Roman Greenway, Roman Chisholm
PGH SMOOTHFACE – Nutmeg, Brown Mottle, Red
PGH SPINIFEX – Ghania, Poa
PGH TOWNHOUSE COLLECTION – Edwardian, Victorian, Curran Blend
Approved Concrete Roof Tiles
BORAL – Ash, Charcoal, Chargrey, Daintree, Dove Grey, Ebony, Gunmetal, Marine, Slate, Storm Grey, Windsor Bronze
BRISTILE – Caulfield, Charcoal, Eclipse, Magnum, Mallee, Phoenix, Sanctuary, Slate
CSR – Cottage grey, Midnight, Welsh Black
MONIER “Cambridge” or “Madison” – Soho Night
Approved Terracotta Roof Tiles
BORAL – Ebony, Eclipse, Feldspar, Ghost Gum Grey, Slate Grey, Wild Choco
BRISTILE – Glazed Black Granite, Graphite, Onyx, Slate
CSR Wunderlich – Charcoal, Granite, Latte, Nullarbor, Ocean, Pacific, Slate, Slate Grey
Approved Colorbond Steel Roof Sheetting
Deep Ocean, Ironstone, Jasper, Night Sky, Plantation, Windspray, Woodland Grey