



Vincent Street  
CESSNOCK

10 June 2016

## ORDINARY MEETING OF COUNCIL

**WEDNESDAY, 15 JUNE 2016**

### ENCLOSURES

*PAGE NO.*

#### PLANNING AND ENVIRONMENT

- PE37/2016** Development Application No 8/2015/368/1 proposing alterations to existing hotel and bottle shop, consisting of the demolition of the existing slate roof and replacement with a new metal (Colorbond) roof

**122 -126 Lang Street, Kurri Kurri**

**Enclosure1:** Extract from Applicant's Submission ..... 3

- PE38/2016** Branxton Subregional Land Use Strategy - Post Exhibition

**Enclosure1:** Summary of Agency and Public Submission ..... 14

**Enclosure2:** Draft Branxton Subregional Land Use Strategy - Post Exhibition Changes (Provided under Separate Cover) ..... 19

- PE40/2016** Site Inspection Protocol

**Enclosure1:** Draft Site Inspection Protocol..... 20

#### CORPORATE AND COMMUNITY

- CC40/2016** Resolutions Tracking Report

**Enclosure1:** Completed Actions - May 2016 ..... 23

**Enclosure2:** Outstanding Actions..... 28

#### WORKS AND INFRASTRUCTURE

- WI35/2016** Convent Hill, Bridges Hill Park and East End Oval Masterplan

**Enclosure1:** Draft Convent Hill Bridges Hill Park and East End Oval Masterplan ..... 33

**Enclosure2:** Draft Masterplan Public Submission Responses ..... 52

**WI36/2016 Cessnock Aquatic Centre Feasibility & Design Report**

<b>Enclosure1:</b> Draft Cessnock Aquatic Centre Feasibility & Design Report - Under Seperate Cover .....	56
<b>Enclosure2:</b> Draft Cessnock Aquatic Centre Preliminary Designs - Under Seperate Cover .....	57

**122 -126 Lang Street, Kurri Kurri**

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Please be advised that I have been retained by the owners of the Chelmsford Hotel to assess cost of replacing the roof structure of the hotel and advise of the recommended action resulting from that assessment.

I have also been requested to provide a structural certificate to support the application and in particular address the following concerns of Council, outlined in their letter of the 24 September 2015.

- Detailed assessment of costs of various options for the repair/replacement of the roofing as detailed by the heritage advisor
  1. Repair of slate and patching where required
  2. Replacement entire slate roof with new slate
  3. Replacement with Eternit tiles
  4. Replacement with Colorbond Steel Roof
  5. Replacement with Galvanized Steel Roof in Fielders Roofing
  6. Replacement with Concrete Tiles
- Engineering assessment of the roof structure and framing in terms of its suitability for each option.

**Background**



**122 -126 Lang Street, Kurri Kurri**

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## **Structural Assessment**

I, Guy Patrick Douglas, a corporate Member of the Institution of Engineers Australia, (membership number 2809743) being part of the Pavey Consulting Group have assessed the structural adequacy of the roof structure and have determined:

- The existing roof has rafters at approx 3 m spacings which was appropriate at the time of constructions, however with current timber framing codes and industry practices it is appropriate that the spacing of the rafters be reduced by the inclusion of additional rafters at 600mm cts to support or concrete tiles/ slate/ or similar roof materials.
- That the existing rood battens/ purlins will need to be replaced for all options due to their age, and significant water damage. The cost of this is included in each of the options listed above as the quantity varies with each application (i.e. spacing of battens are at approx 300mm for option 1, 2 and 3 and 900mmm for option 4 and 5 )



**122 -126 Lang Street, Kurri Kurri**

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- Some of the existing rafters may also need to be replaced due to water damage and may need the connections/ tie downs to the existing brick walls replaced or strengthen, however the cost of this have not been included as they will be similar across all rood options being considered

Further on inspection by David Pavey BE (Civil) (Director Pavey Consulting Services) it was observed that the third floor of the building is severely damaged by ingress of water for the roof area and will continue to deteriorate at a rapid rate if the exiting roofing is not repaired. An Inspection of the 2<sup>nd</sup> floor show that even with the efforts that the owner has gone to too to reduce or redirect the inflow of rain water into the 3<sup>rd</sup> floor damage has started to occur on lower levels. It is my opinion that such deterioration of both floors will continue if the water ingress from the damaged/ aging roof is not rectified and my over the next few years require the demolition of at least the third story to ensure that the structural integrity of the building is not compromised

From my inspection and previous reports the total:

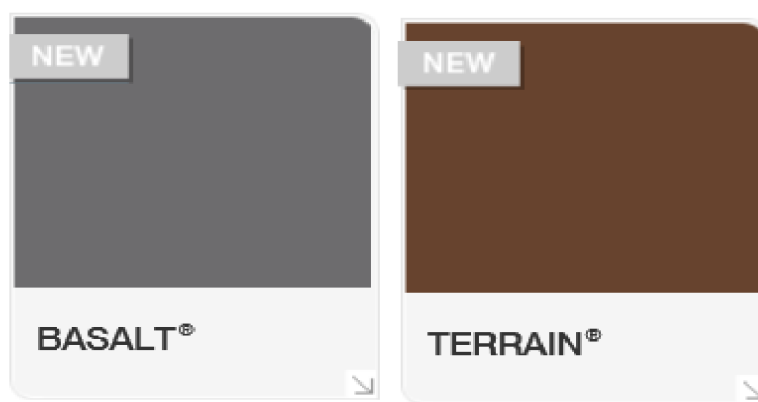
- area of existing slate roofing that needs to be replace is 950 m2
- Total length of ridge capping is 150 m
- Total sq meters of wall area that requires scaffolding ( full frontage by 3 stories) – approx 1000m<sup>2</sup>

**122 -126 Lang Street, Kurri Kurri**

From a heritage perspective it is also important for the roof to be replaced. The continuation of exposure to the weather as currently being experienced will result in further deterioration of the building. The loss of the third floor will have a negative impact on the heritage significance of the heritage item.

The proponents have carefully considered their options for replacing the existing slate roof. They have taken into account advice received from Cessnock City Council planning officers, Council Heritage Advisor, Structural Engineer and Heritage Consultant.

To ensure the buildings future and in accordance with the recommendations of the Structural Engineer's Report the proponents are seeking permission to remove the existing slate roof and replace it with Colorbond iron sheeting, Basalt in colour. Gutters are also to be Basalt with Terrain being used for the ridge capping. Note: Terra Cotta is not available in Colorbond or any other iron product. Figure 1 details proposed colours for replacement roof.



**Figure 1: Colorbond Colours**

The replacement of the existing slate roof with Colorbond iron sheeting (Basalt) is considered to be the most economical and best option for preserving the building. The use of Boral Linea (Concrete Tiles) is not recommended for the following reasons:

- The shape, texture and size are not compatible with the existing slate tiles;
- The concrete tile would be constructed in a straight lay tile pattern, whereas the existing slate tiles are in a diagonal tile pattern;
- While it is possible for the concrete tiles to match the colour of the existing roof this aspect can also be achieved through the use of Colorbond iron sheeting;
- The use of concrete tiles could be perceived as attempting to mimic the existing slate tiles, according to the Heritage Branch this is not an accepted practice;
- The use of concrete tiles would create a negative impact on the heritage item as they are not conducive with the age of the building;
- Cement tiles are not conducive to the curtilage of the area. Refer to Section 4.4 Surrounding Environment for further information; and
- From a cost and compliance with DCP the use of Colorbond Steel in an appropriate colour is the most appropriate option.

122 -126 Lang Street, Kurri Kurri

## 6.3 Cessnock Development Control Plan 2011

### 6.3.1 Part D: Chapter 12: Heritage Conservation and Design Guidelines

Part D: Chapter 12: Heritage Conservation and Design Guidelines aim to provide guidance in the maintenance of heritage significant items and buildings. Section 12.4.2 relates to Repairing and Maintaining Roofs. Consideration of the information contained within this section has been taken into account when preparing the development application for the replacement of the slate roof with Colorbond iron sheeting. The following table responds to the matters raised in Section 12.4.2.

DCP GUIDELINES	COMPLIES	RESPONSE
Original roof material shall be repaired rather than replaced wherever possible.	NO	The replacement of the existing slate cannot be carried out to match the size, shape, colour or texture as the original and consequently any replacement of sections of the roof will look patchwork and may distract from the overall appearance of the building.
However, if it is necessary to replace it, materials shall generally match in size, shape, colour and texture	NO	<p>While the replacement slate would be similar colour of the original slate it would be noticeably different to the colour which exists today. The colour of slate is determined by its chemical and mineralogical composition. Since these factors differ in various localities, colours and shades will vary. Upon exposure to the weather, all slate changes colour. The existing colour has been achieved by the effects of weathering. An effect which will take many decades to achieve for any replacement slate.</p> <p>Slate may meet the majority of the requirements of the DCP as it "generally matches the size, shape and texture of the existing roof" however, the concern should be the negative visual impact the colour of the replacement slate would have on the building.</p> <p>The proponents wish to replace the whole roof and not merely replace the damaged tiles. According to the Structural Engineer's report approximately 40% of the existing tiles are damaged with a further 20% expected to break during any repair operation. That is not to say that once this 60% portion of the roof has been replaced that another storm could lead to the remaining section of the original roof needing to be replaced in the future. Given the extent of the damage replacement is not considered to be a feasible option.</p> <p>While the proposed Colorbond iron sheeting roof will not generally match in size, shape and texture it is argued that from a distance of more than 100m these details will not be noticed and that the colour is the most important aspect of the roof. Refer to photo 6 for details.</p>

122 -126 Lang Street, Kurri Kurri

		The use of similar colours, as existing, for the roof and ridge capping would compensate for the removal of the slate tiles.
Original chimneys, original cornices, eaves details, brackets and pediments shall be preserved as an important part of the composition of older buildings	YES where possible	<p>With respect to down pipes and gutters it is intend to use a colour and profile that matches these existing fixtures.</p> <p>The Proponent will endeavour to salvage and reuse the terra cotta ridge capping if possible. However given the age of the ridge capping it is expected that the terra cotta will be brittle and easily broken. Under these circumstances the reuse of the terra cotta ridge capping will not be possible.</p> <p>Investigations into the availability of terra cotta coloured Colorbond have resulted in being advised that the colour is not available. If the reuse of terra cotta ridge capping is not possible then the ridge capping should be replaced with Colorbond Terrain. Refer to colour samples in Section 2 of the Statement.</p>
Traditional stepped flashings, roof vents, gutter moulds, and rainwater heads shall be preserved and restored wherever possible during re-roofing	YES	Refer to information provided above
Appropriate profiles for new guttering are important, such as ogee, half-round or quad styles.	YES	The existing guttering is a combination of ogee and quad styles. It is suggested that the original guttering would have been ogee. It is proposed to replace all guttering within the roof area with ogee.
Round downpipes common until the early 20 <sup>th</sup> century shall be used as appropriate.	YES	Round downpipes are to replace the existing downpipes.
The retention of existing slate roofs will generally be required as this roof type is now rare in the area and complete replacement is likely to be very expensive. The repair of slate roofs will often require skilled tradespeople.	NO	<p>The proposed development involves the removal of the existing slate roof to be replaced with Colorbond Iron roofing.</p> <p>According to the Structural Engineer's report approximately 40% of the existing tiles are damaged with a further 20% expected to break during any repair operation. That is not to say that once this 60% portion of the roof has been replaced that another storm could lead to the remaining section of the original roof needing to be replaced in the future. Given the extent of the damage replacement is not considered to be a feasible option.</p>

**122 -126 Lang Street, Kurri Kurri**

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**Photo 6:** Taken approximately 100m from building.

## **6.4 Heritage Conservation**

Council has requested this Heritage Impact Statement under the provision of CLEP 2011 Clause 5.10 Heritage Conservation.

The objectives of Clause 5.10 Heritage Conservation are:

- (a) to conserve the environmental heritage of Cessnock,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

CLEP2011 – 5.10 Heritage Conservation (2) Required for Consent states:

*Development consent is required for any of the following:*

*(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*

- (i) a heritage item,*
- (ii) an Aboriginal object,*
- (iii) a building, work, relic or tree within a heritage conservation area,*

The proposed development will attempt to honour the objectives of Clause 5.10 Heritage Conservation.

*122 -126 Lang Street, Kurri Kurri*

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The Heritage Impact Statement is based upon information gathered from land-use survey of the site, various information sources (refer to bibliography at the end of this Assessment), communications with proponent and a review of the pertinent legislation.

No. 122-226 has been identified as having heritage values and forms part of an area which accommodates a number of heritage significance items. However the area is not classified as a Heritage Conservation Area.

This report provides the necessary information for the consent authority to make an assessment of the proposal on heritage grounds.

The proposed development will not negatively impact on the overall structure of the building.

## **7.1 Assessment of Heritage Significance**

The heritage significance of an item includes all the values that make it special to past, present and future generations. No. 122-226 Lang Street, Kurri Kurri "Chelmsford Hotel" contributes to the heritage significance of Kurri Kurri. The heritage significance of the item relates specifically to the intended use of the building as accommodation for miners and its dominance within the streetscape because of its bulk, scale and form not its aesthetic significance though architectural/design elements.

The proposed development will NOT contribute to the loss of the integrity or condition of the item. The proposed development will NOT diminish its heritage significance.

The proposed development will NOT alter the building so much that it fails to meet the relevant assessment criterion?

No. 122-226 is NOT a movable item and as such heritage significance will not be affected.

The condition of the item will NOT be negatively affected by the proposed development. The condition of the item will be improved as the proposed alterations will ensure the preservation of the item.



## **8.0 CONCLUSIONS**

The proposed development seeks to maintain the ambience of the site. The proponent acknowledges the heritage significance of the building and links to European heritage. The proponent has therefore sought to design the development in such a way as to not be detrimental to the heritage character of the area.

A land-use survey has been carried out to determine the character of the area. The development will not create a negative effect on the area.

It is suggested that the proposed development would not offend the heritage culture of the building or area.

The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The justifications provided in section 5.3.1 of this Assessment are valid and warrant approval of Council;
- Given the current value of the building it is not economically viable to replace with the roof with any other materials other than Colorbond.
- The proposed development will not detract from the scale, form, unity and character of the surrounding area;
- The proposed development respects the character of surrounding area;
- The proposed development will not disturb the historic value or social value of the item;
- The proposed development is consistent with the objectives of Cessnock Local Environmental Plan 2011 and the provisions for land within Zone B2 Local Centre Zone;
- The proposed development is consistent with the amenity of the immediate area;
- The proposed development does not comprise the principals of the Burra Charter in relation to the cultural significance of the conservation area;
- The proposed development has attempted to respect Council's heritage policy;
- The works will not affect the setting of any nearby heritage items;
- The heritage significance of the item relates specifically to the intended use of the building as accommodation for miners and its dominance within the streetscape because of its bulk, scale and form not its aesthetic significance though architectural/design elements.
- The proposed development will be sympathetic to the existing fabric of the building. That is the replacement roof will be of similar colour (Basalt) to the existing roof. The proposed development will not create a negative impact on No. 122-226 Lang Street;
- The proposed development will not detract from the scale, form, unity and character of the surrounding area;
- Other heritage significance building within close proximity of the development have metal sheet (colourbond) roofing;
- Refusal of the proposed development will result in further decay of the building; and
- The proposed development does not mimic the design and materials of the building, but respects the character of surrounding area.

## **Recommendations.**

In summary the cost of each of the options request by Council are as follows:

1. Repair of slate and patching where required	\$435,000
2. Replacement entire slate roof with newslate	\$635,000
3. Replacement with Eternit tiles	\$380,000
4. Replacement with Colourbond Steel Roof	\$128,000

**122 -126 Lang Street, Kurri Kurri**

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5. Replacement with Galvanized Steel Roof in Fielders Roofing	\$260,000
6. Replacement with Concrete tile Roof (Boral Linae)	\$250,000

From compliance with Cessnock Development Control Plan 2010 (DCP 2010) perspective

Part D: Specific Development Chapter 12: Heritage Conservation and Design Guidelines clause 12.4.2 Repairing and Maintaining Roofs provides the aim that:

“Original roof material shall be repaired rather than replaced wherever possible. However, if it is necessary to replace it, materials shall generally match in size, shape, colour and texture”

It is clear that the existing material cannot be repaired and consequently needs to be replaced. As recommended by Council's Heritage Advisor a number of options have been explored. These options have also been considered under CDCP provision as outlined above and the following conclusions have been made:

**Option 1** - the replacement of the existing slate cannot be carried out to match the size, shape, colour or texture as the original and consequently any replacement of sections of the roof will look patchwork and may distract from the overall appearance of the building.

While the replacement slate would be similar colour of the original slate it would be noticeably different to the colour which exists today. The color of slate is determined by its chemical and mineralogical composition. Since these factors differ in various localities, colours and shades will vary. Upon exposure to the weather, all slate changes colour. The existing colour has been achieved by the effects of weathering. An effect which will take many decades to achieve for any replacement slate.

Slate may meet the majority of the requirements of the DCP as it “generally matches the size, shape and texture of the existing roof” however, the concern should be the negative visual impact the colour of the replacement slate would have.

**Option 2** - the replacement of the existing slate cannot be carried out to match the size, shape, colour or texture as the original however it meets the requirements of the DCP as it “generally matches the size, shape colour and texture of the existing roof”.

Option 3 is not available due to supply issues.

Options 4, 5, and 6 all provide for the use of alternative modern day materials.

However option 4 generally from the street view in the selected colours meets the requirements in colour and appearance. With respect to down pipes and gutters it is intend to use a colour and profile that matches closely the existing fixtures that are attached to the building. In this regard it is intend to use slate grey. The Applicant will endeavor to salvage and reuse the terra cotta ridge capping if possible. However given the age of the ridge capping it is expected that the terra cotta will be brittle and easily broken. Under these circumstances the reuse of the terra cotta ridge capping will not be possible.

Investigations into the availability of terra cotta coloured Colorbond have resulted in being advised that the colour is not available. If the reuse of terra cotta ridge capping is not possible then the Applicant recommends that the ridge capping should be the same colour as the proposed roof (slate grey).

Option 5 being in galvanized steel doesn't meet the general intent of the DCP

Options 6 generally from a street view in the selected colours meets the requirements in colour and appearance. This product is only available in one colour, that being Charcoal Grey. It would not be possible for ridge capping to be replaced in terra cotta.

With respect to down pipes and gutters it is intend to use a colour and profile that matches closely the existing fixtures that are attached to the building.

Clearly from the above and the unavailability of products that exactly match the exiting material in size , shape, colour and texture the only options is to find a product that is cost affective that meets the DCP requirements of “generally matches the size, shape colour and texture of the existing roof”. Given this



**122 -126 Lang Street, Kurri Kurri**

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information the replacement of the roof with either Option 4 (Colorbond steel) or Option 6 (Concrete Roof Tiles) will result in a change of texture.

From a structural adequacy perspective the replacement of the roof with the heavier slate /tile options may require the installation of additional rafters to meet current manufactures installation requirements which will add an additional cost burden to the building 's owner. Clearly from the above cost estimates the cost of replacing the existing roof with slate or slate like products or a traditional corrugated iron profile is between 2 to 5 times the costs of Colourbond steel roofing. This is clearly no viable from a business operational / continuity perspective

Consequently from a cost and compliance with DCP the use of Colourbond Steel in an appropriate color is the most appropriate option.

**Scope of Works**

In pursuing the owners preferred option the following scope of works is proposed

- Installation of scaffolding
- Removal and storage of exiting slate tiles( please not this will be carried out carefully to preserve as many tiles as possible and will stored for sale and reuse on other projects)
- Remove and dispose of exiting battens/ purlins
- Replace and the exiting rafters as required ( to be confirm by Structural Engineer at time of works)
- Fixing of battens as per manufactures( Colourbond) requirements
- Installation of Colourbond roof sheeting (Basalt in colour) including lashing and insulation in accordance with Manufactures requirements
- Installation of ridge capping and fascia (Basalt in Colour) in accordance with Manufactures requirements
- Replacement of all gutters in Colourbond (profile to match existing as close as possible) in accordance with Manufactures requirements
- Replacement of all down pipes in Colourbond (round profile as recommended in DCP) in accordance with Manufactures requirements
- Reinstatement of penetrations in roof ( i.e. vents and chimneys)
- Removal of scaffolding and site clean up

Enclosure 2

## Summary of Agency and Public Submissions

No.	Issue	Response
1	Presents additional policy / guidelines / evidence in relation to Agricultural Lands	Contextual text for agricultural lands updated to include reference to localised studies (refer to Section 3.3.1 of <b>Enclosure 3</b> ) Policies amended for Direction 3 (Identifying lands suitable for development) with respect to rural residential re-zonings
2	Remove reference to conclusion of poultry farming activities in the Subregion.	Reference removed.
3	Correct text defining New England Highway Corridor	Reference removed
4	Recommends policies to manage the impacts of noise arising from classified roads	Included in policies for identifying lands suitable for development (Direction 3).
5	Advises that Councils should give early consideration to the cumulative impact of traffic resulting from the proposed land use pattern, and identify appropriate mechanisms to capture costs associated with required infrastructure upgrades.	Noted. This is a procedural issue for Councils.
6	Recommends future flood risk management studies consider the potential impact that stormwater may have on RMS's stormwater infrastructure in the road reserve of the classified road network.	Noted. This is a procedural issue for Councils.
7	Recommends providing objectives for land use planning to support public transport and active transport as attractive / viable alternatives to car-based travel, and to aim for greater self-sufficiency within settlement areas to limit the need for people to travel by car.	Whilst not explicitly stated as an objective, the policies and recommendations of the Strategy, Structure Plan and Masterplan support these outcomes.
8	Update reference to New England Highway Corridor originating from Belford (not Beresfield).	Updated (refer to section 4.1.1 of <b>Enclosure 3</b> )
9	Extend study area boundary to include site at Tuckers Lane, Greta	Site included in review of EOIs, appended to Strategy/Structure Plan
10	EOIs / site-specific requests in relation to 5 sites (surplus RMS lands)	Site included in review of EOIs, appended to Strategy/Structure Plan
11	Consider recommendations for alternative economic uses (non-residential) for land at Dalwood Rd, Leconfield	Noted. This would be considered through an owner-initiated proposal, in line with policies for identifying lands suitable for development (Direction 3) established in the Strategy (refer <b>Enclosure 3</b> ).
12	Identify Wyndham Estate as a redevelopment opportunity	Site included in review of EOIs, appended to Strategy/Structure Plan

No.	Issue	Response
13	Provide stronger vision, emphasising regional connectivity	Updated contextual text to make reference to Subregion's context in broader Hunter region, particularly with respect to connections to larger centres and service-ability by public transport.
14	Provide more specific proposals for employment-generating opportunities (particularly tourism)	Noted. This is outside the scope of the Strategy.
15	Concerns over proposals for median and street trees (detracting from business visibility and reducing access to shops),	Section 4.5 of <b>Enclosure 3</b> (Detailed design considerations) outlines that recommended street cross-sections can safely accommodate the anticipated mix of road users, including heavy vehicles, general vehicles and cyclists, and the improvements lead to minimal loss of on-street parking with a net gain of parking overall.
16	Concern over lack of detail regarding public toilets/amenities.	Recommendation to include public amenities added in Section 4.3.3 of <b>Enclosure 3</b>
17	Recommend getting an independent review of development estimates and timings	Noted. This could be considered upon the 5 yearly review of the Strategy.
18	Suggested actions re: section 94 plans; review of exempt and complying developments, etc.	Noted. Actions already identified would address these issues.
19	Recommends providing public amenities (assumed toilets) in proposed parks	Recommendation to include public amenities added in Section 4.3.3 of <b>Enclosure 3</b>
20	Concerns over impact of proposed parking and cycleways on ability to attract customers	Section 4.5 of <b>Enclosure 3</b> (Detailed design considerations) outlines that recommended street cross-sections can safely accommodate the anticipated mix of road users, including heavy vehicles, general vehicles and cyclists, and the improvements lead to minimal loss of on-street parking with a net gain of parking overall.
21	Strongly supports increased street tree planting, with considerations provided for selecting species	Noted. This is a detailed design consideration for subsequent planning.
22	Recommends colour and materials palletes for public domain improvements to retain heritage/character	Noted. This is a detailed design consideration for subsequent planning.
23	Recommends Councils take leadership in targeting landholders to invest in their Town Centre properties	Noted.
24	Recommends Councils are proactive in identifying and securing funding to deliver improvements	Noted.
25	Amend text and figures in strategy and masterplan to promote greater access to Greta & Branxton railway stations	Reference made to stations throughout text in both Reports; stations identified on relevant maps
26	EOI at McMullins Road, Branxton for more intense residential uses (currently R5)	Site included in review of EOIs, appended to Strategy/Structure Plan

No.	Issue	Response
27	EOI for site at Old North Road, Rothbury as investigation area for Large Lot Residential	Site included in review of EOIs, appended to Strategy/Structure Plan
28	EOI at Standen Dr, Lower Belford as investigation area for Environmental Living	Site included in review of EOIs, appended to Strategy/Structure Plan
29	EOI at McMullins Road as investigation area for rural residential	Site included in review of EOIs, appended to Strategy/Structure Plan
30	Identify West & Wyndham Streets release area on maps	Growth area maps updated
31	Update staging information for Wests and Wyndham Streets release area in line with DA currently being considered by Council	No change made to staging as DA is still pending at time of writing. The land release program identified in the Structure Plan is indicative only, and will not preclude development from occurring in line with any approved DA (refer to statement in Section 13)
32	EOI for more intense residential uses, or greater flexibility of lot sizes, in staged delivery at Radford Park	Site included in review of EOIs, appended to Strategy/Structure Plan
33	EOI for large lot residential adjacent to Radford Park, westward	Site included in review of EOIs, appended to Strategy/Structure Plan
34	Acknowledge changing dynamics of Central Hunter Valley as purpose of Strategy	Contextual text updated, where relevant
35	Review constraints mapping to confirm extent of BSAL and CIC, and remove buffers to these (no policy basis)	Data reviewed and confirmed - buffers to CICs removed.
36	Emphasise importance of connectivity between Branxton's residential areas (Branxton, East Branxton and North Branxton) and its Town Centre	In Strategy/Structure Plan, refer to strategic actions for local path networks in Direction 6 (Centres) and Direction 8 (Urban open space); In Masterplan Report, refer to contextual text for wider town centre considerations.
37	Correct information relating to Dalwood Road Planning Proposal	All references to Planning Proposals or Development Applications that are currently being considered have been removed. Should the PP lead to a rezoning, this will be reflected in subsequent reviews of the Strategy. Should the PP be unsuccessful, future expressions of interest will be assessed against the policies for identifying lands suitable for development (Direction 3) established in the Strategy.
38	EOI at Dalwood Road, Leconfield as an investigation area for large lot residential	Site included in review of EOIs, appended to Strategy/Structure Plan
39	EOI at Standen Dr, Lower Belford as investigation area for Environmental Living	Site included in review of EOIs, appended to Strategy/Structure Plan
40	EOI at Tuckers Land, North Rothbury as investigation area for Large Lot Residential	Site included in review of EOIs, appended to Strategy/Structure Plan
41	EOI at Elderslie Rd, Branxton as investigation area for Large Lot Residential	Site included in review of EOIs, appended to Strategy/Structure Plan

No.	Issue	Response
42	Objects to over-development in established towns/villages	Noted - the Strategy/Structure plan identifies strategic intention for development in Branxton/Greta recognise the setting and character of these towns (refer to Section 3.4.2 of <b>Enclosure 3</b> ).
43	Requests greater emphasis on stormwater and flood management	Text acknowledging flood risk, describing limitations of currently available flood information, current controls and challenges to coordinate flood planning across two LGAs provided in Strategy/Structure Plan Section 3.1.2 of <b>Enclosure 3</b> ; Existing action to complete flood risk management plans, and to establish flood planning levels remain throughout both reports.
44	Provides detailed critiques of strategy and masterplan elements	Noted. Reflected in text, where relevant.
45	Raises issues with process to prepare strategy/masterplan	Noted.
46	Seeking to retain unrestricted (vehicle) access and parking along main street, particularly for large/heavy vehicles - therefore objects to main street median/street tree planting	Section 4.5 of <b>Enclosure 3</b> (Detailed design considerations) outlines that recommended street cross-sections can safely accommodate the anticipated mix of road users, including heavy vehicles, general vehicles and cyclists, and the improvements lead to minimal loss of on-street parking with a net gain of parking overall.
47	Recommends focus should be on attracting business (e.g. light industry) rather than prioritising coffee shops and boutiques.	Noted.
48	Clarify constraints mapping for property at McMullins Road, Branxton	Subject site identified as 'Conservation lands' on constraints map. This relates to the likelihood of the site to contain EECs, based on available information. New Figure 3 presented in Strategy report (refer <b>Enclosure 3</b> ) shows a combined constraints layer, which addresses this issue.
49	Detailed recommendation for activation in Branxton Town Centre	Noted.
50	Does not feel residents had suitable access to exhibition documents	Noted. Exhibition documents were available online, in Council buildings, libraries and local post offices.
51	Emphasise Branxton Town Centre character modelled on Morpeth	Both reports provide strategic intent to protect heritage/character - no specific change made to refer to Morpeth in text
52	Identify measures to manage traffic / improve road safety along Cessnock Rd and through re-opening of John St	Text and figures amended to identify this as a recommended future design outcome

No.	Issue	Response
53	Objects to masterplan proposals that adversely affect property at Maitland Street, Branxton	Relevant recommended public domain improvements have been amended, including removal of median in front of subject property. Recommendation to re-configure / extend car park adjoining subject property has been retained, noting that all adjoining landowners will be consulted to investigate options and prepare detailed designs. Proposal of subject site as a future mixed-use development has been retained, to enable future owner-initiated re-zoning requests.
54	Identify additional investigation areas for residential uses, particularly R1 and R2; recommends Dalwood Road	Site included in review of EOIs, appended to Strategy/Structure Plan
55	Improve road safety at Cessnock Rd.	Text and figures amended to identify this as a recommended future design outcome
56	Address stormwater issues in Town/Town Centre	Text acknowledging flood risk, describing limitations of currently available flood information, current controls and challenges to coordinate flood planning across two LGAs provided in Strategy/Structure Plan Section 3.1.2 of <b>Enclosure 3</b> ; Existing action to complete flood risk management plans, and to establish flood planning levels remain throughout both reports.

## Placeholder for Enclosure 3

Planning and Environment No. PE38/2016.DOC

Draft Branxton Subregional Land Use Strategy - Post  
Exhibition Changes (Provided under Separate Cover)

0 Pages



## SITE INSPECTION PROTOCOL

### DEFINITIONS

<i>Application</i>	Development Application, Section 96 Application, Section 82A Application
<i>CCC</i>	Cessnock City Council
<i>Councillor</i>	Means a person elected or appointed to civic office as a member of the governing body of CCC, including the Mayor
<i>Director</i>	CCC Director Planning and Environment
<i>DSM</i>	CCC Development Services Manager
<i>GM</i>	CCC General Manager
<i>PPE</i>	Personal Protective Equipment

### INTRODUCTION

All *Applications* listed on the business paper for consideration at a particular Council meeting, will be scheduled for a site inspection between 3:00pm and 5:00pm, immediately preceding the Council meeting.

This protocol addresses the following operational issues:

1. Scheduling of site inspections and minimum attendance;
2. Issuing of invitations to attend site inspections;
3. Advising of attendance at site inspections;
4. Cancellation of site inspections;
5. Carrying out of site inspections;
6. Maintaining records of site inspections.

### OPERATIONAL ISSUES

#### 1. Scheduling of site inspections and minimum attendance

Site inspections will be scheduled as follows:

- a. Site inspections will occur between 3:00pm and 5:00pm, on the same afternoon as the scheduled Council meeting.
- b. Each *Application* that is listed on the business paper for consideration at that evening's Council meeting, will be scheduled for a site inspection.
- c. The minimum attendance for a site inspection is six (6) *Councillors*. Specifically, in order for a site inspection to be held, 6 *Councillors* must confirm their attendance at the site inspection, and 6 *Councillors* must subsequently attend the inspection. Even if there are vacancies on the Council because of the resignation of a *Councillor* or *Councillor* leave, the minimum attendance remains at six (6) *Councillors*.



## 2. Issuing of invitations to attend site inspections

- a. Invitations to attend site inspections will be sent to all *Councillors* via a calendar meeting invite (using CCC e-mail addresses), from the *Director's* office, on the Monday immediately preceding the Council meeting.
- b. A separate meeting invite will be sent for each site inspection proposed to be undertaken. Each meeting invite will contain the *Application* reference number, the proposed development and the subject site.
- c. In the event the site is significant in size, a meeting point will be specified in the memo.

## 3. Advising of attendance at site inspections

All invitees are required to confirm their attendance or non-attendance at the site inspection by responding to the calendar invitation, through either accepting or declining the meeting invite.

## 3. Cancellation of site inspections

- a. In the event a minimum of 6 *Councillors* do not accept the meeting invite, the site inspection will not proceed.
- b. Notice of the site inspection not proceeding will be sent by the *Director's* office via cancellation of the calendar invitation.

## 4. Carrying out of site inspections

Site inspections will be carried out as follows:

- a. Site inspections will be attended by *Councillors*, the *Director* and/or *DSM*, relevant assessment officer, and any other specialist officer of CCC whose advice is required due to specific issues.
- b. *Councillors* are responsible for making their own arrangements for travel to and from the site inspection. In the event a *Councillor* requires transport to the site inspection, arrangements must be made with either the *Director* or *DSM* for this to occur.
- c. Site inspections will commence at the time stipulated in the calendar invitation. If a location has been specified, the site inspection will commence at that location.
- d. The Mayor will chair the site inspection.
- e. *Councillors* can ask questions of, and seek clarification from, CCC officers in relation to the *Application* in question.
- f. Owners/Applicants will be invited to attend the site inspection, predominantly to provide access to the site. In the event *Councillors* have a specific question for the owner/applicant, or wish to obtain clarification regarding a certain issue, the Chair has discretion as to

whether to permit this. All such questions and inquiries are to be made through the Chair.

- g. Objectors to an *Application* will not be invited to attend the site inspection.
- h. All invitees are required to wear suitable clothing, including sun protection and fully enclosed shoes to the site inspection. On occasion, invitees may be required to wear *PPE* which will be supplied by CCC officers, to ensure compliance with relevant CCC Work Health and Safety requirements.

## 5. Maintaining records of site inspections

A record of the site inspection will be maintained by the *DSM*, specifying the following:

- a. Inspection information, including the following:
  - i. Subject and *Application* reference
  - ii. Purpose of inspection
  - iii. Location of inspection
  - iv. Inspection date and time
  - v. Inspection officer
- b. Attendance at the site inspection, including *Councillors*, CCC staff, others and apologies.
- c. Confirmation that a minimum of six (6) *Councillors* are in attendance at the site inspection, and therefore, that the minimum attendance requirements have been satisfied.
- d. Disclosures of interests (*Councillors* and CCC staff), if any.
- e. Inspection notes.

Following completion of the site inspection, the record will be e-mailed to all *Councillors*, and a copy placed on the file.

**Report CC40/2016 - Resolutions Tracking Report**
**Enclosure 1**

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 20 April 2016	Janine McCarthy	Section 96 (AA) Application to Modify NSW Land and Environment Court Order No. 10515 of 1995 (Council reference: 5/1994/80115/1) Black Hill Road, Black Hill	18/05/2016	22/04/2016	3/05/2016
PE29/2016 1649 03 May 2016 - 2:27 PM - Janine McCarthy Action completed by: Janine McCarthy Determination notice issued.		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 02 March 2016	Jane Holdsworth	Notes of the Inquorate Economic Development Strategy Committee Meeting held on 2 February 2016	15/05/2016	7/03/2016	5/05/2016
GMU2/2016  05 May 2016 - 3:12 PM - Jane Holdsworth Action completed by: Jane Holdsworth All noted and finalised.		Stephen Glen				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 20 April 2016	Simon Eade	Minutes of the Cessnock City Youth Council Committee Meeting held on 22 March 2016	18/05/2016	22/04/2016	5/05/2016
CC19/2016 1656 05 May 2016 - 9:55 AM - Simon Eade Action completed by: Simon Eade No action required. Matter completed.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 20 April 2016	Simon Eade	Minutes of the Cultural Planning and Development Committee Meeting of Cessnock City Council held on 22 March 2016	18/05/2016	22/04/2016	5/05/2016
CC20/2016 1657 05 May 2016 - 9:58 AM - Simon Eade Action completed by: Simon Eade Tasks associated with resolutions completed.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Jane Holdsworth	Minutes of the Economic Development Strategy Committee Meeting held 19 April 2016	1/06/2016	5/05/2016	5/05/2016
GMU5/2016 1668 Actions completed. 05 May 2016 - 3:12 PM - Jane Holdsworth EOI submitters have been notified. Other resolutions noted.		Stephen Glen				

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 20 April 2016	Susanne Brinkworth	Classification of Land - 32 and 34 Bennett Street, Millfield	18/05/2016	22/04/2016	6/05/2016
CC16/2016 1653 06 May 2016 - 9:35 AM - Susanne Brinkworth Action completed by: Robyn Keegan Report to Council 20 April 2016 on reclassification of land and Carried Unanimously.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 06 April 2016	Natalie Drage	Draft 2031: A Vision for the Future, Community Infrastructure Strategic Plan	30/06/2016	8/04/2016	9/05/2016
CC13/2016 1641 09 May 2016 - 9:54 AM - Natalie Drage Action completed by: Natalie Drage The exhibition period will conclude 11/5/2016.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 20 April 2016	Kim Appleby	2016 National General Assembly of Local Government - Consideration of Motions Received and Nominations to Attend	18/05/2016	22/04/2016	9/05/2016
CC23/2016 1660 09 May 2016 - 11:13 AM - Kim Appleby Action completed by: Kim Appleby Completed.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Robert Maginnity	Local Government NSW - Board of Directors Elections	18/05/2016	5/05/2016	9/05/2016
CC24/2016 1670 09 May 2016 - 9:44 AM - Robert Maginnity Action completed by: Robert Maginnity Voting delegates registered as per resolution		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Katrina Kerr	Heddon Greta Traffic Issues	1/06/2016	5/05/2016	11/05/2016
Q31/2016  11 May 2016 - 10:31 AM - Katrina Kerr Action completed by: Kristy Meyers Report being presented to 18/5/16 Council meeting.		Nicole Benson				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Geoffrey Bent	Rough Surface in Boundary Street, Kurri	1/06/2016	5/05/2016	11/05/2016
Q32/2016  11 May 2016 - 10:30 AM - Geoffrey Bent Action completed by: Kristy Meyers Report being presented to 18/5/16 Council meeting.		Nicole Benson				

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Nicole Benson	Pond at Peace Park	1/06/2016	5/05/2016	11/05/2016
Q33/2016		Nicole Benson				
11 May 2016 - 10:30 AM - Nicole Benson Action completed by: Kristy Meyers Report being presented to 18/5/16 Council meeting.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 02 March 2016	Stephen Long	Minutes of the Floodplain Management Committee Meeting held on 15 February 2016	18/05/2016	9/03/2016	12/05/2016
W18/2016 1596		Nicole Benson				
12 May 2016 - 2:13 PM - Stephen Long Action completed by: Kristy Meyers With SAP for finalisation.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 02 March 2016	Stephen Long	National Stronger Regions Fund - Round Two Cessnock CBD	15/06/2016	7/03/2016	12/05/2016
W19/2016 1597		Nicole Benson				
12 May 2016 - 2:30 PM - Stephen Long Action completed by: Kristy Meyers With SAP for finalisation.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 06 April 2016	Ian Turnbull	Flying-foxes East Cessnock	4/05/2016	8/04/2016	12/05/2016
PE27/2016 1638		Gareth Curtis				
12 May 2016 - 3:03 PM - Ian Turnbull All action Items completed						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 06 April 2016	Renae Leayr	Tender T1415/04 - Hire of Plant and Equipment - Addition of Contractor	4/05/2016	8/04/2016	12/05/2016
CC14/2016 1642		Robert Maginnity				
12 May 2016 - 12:56 PM - Renae Leayr Action completed by: Renae Leayr Letter of acceptance sent 20 April 2016						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 20 April 2016	Michael Alexander	Tender for Supply and Delivery of Electricity to Small Sites	4/05/2016	22/04/2016	12/05/2016
W121/2016 1663		Nicole Benson				
12 May 2016 - 12:19 PM - Michael Alexander Action completed by: Kristy Meyers Contact has been signed and sent.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Stephen Long	Frame Drive Bridge	1/06/2016	5/05/2016	12/05/2016
WI25/2016 1673 12 May 2016 - 2:30 PM - Stephen Long Action completed by: Kristy Meyers Noted.		Nicole Benson				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Stephen Glen	Motion of Urgency	1/06/2016	5/05/2016	20/05/2016
1674 20 May 2016 - 5:35 PM - Stephen Glen Action completed by: Sandra Richardson Completed 20 May 2016 - 5:34 PM - Sandra Richardson Meeting request with Singleton was not accepted by the Minister. Council has written independently to Minister Speakman on 13 May 2016 requesting a meeting.		Stephen Glen				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 18 May 2016	Simon Eade	Meeting Notes of the Inquorate Cessnock City Youth Council Committee Meeting held 3 May 2016	15/06/2016	20/05/2016	24/05/2016
CC28/2016 1683 24 May 2016 - 10:40 AM - Simon Eade Action completed by: Robyn Keegan Information Noted. Item Completed.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Michelle Lindsay	Operation of the Reuse Centre - Cessnock Waste Management Centre	1/06/2016	5/05/2016	26/05/2016
WI22/2016 1671 26 May 2016 - 11:48 AM - Michelle Lindsay Action completed by: Michael Alexander Correspondence sent to unsuccessful tenderers		Nicole Benson				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 18 May 2016	Peter Davis	Lomas Lane Bridge Reinstatement (T1516/03)	15/06/2016	20/05/2016	27/05/2016
WI27/2016 1685 27 May 2016 - 2:23 PM - Peter Davis Action completed by: Peter Davis Proceeding with engagement of Kenpass Pty Ltd.		Nicole Benson				

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 18 May 2016	Bronwyn Rumbel	March 2016 Quarter Review of 2013-17 Delivery Program and Fit for the Future Improvement Proposal	30/06/2016	20/05/2016	30/05/2016
PE34/2016 1679 30 May 2016 - 10:20 AM - Bronwyn Rumbel Action completed by: Bronwyn Rumbel Completed.		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 18 May 2016	Kim Appleby	Use of Facility for 2016 Local Government Election Pre-Poll	15/06/2016	20/05/2016	31/05/2016
CC29/2016 1684 31 May 2016 - 11:45 AM - Kim Appleby Action completed by: Kim Appleby Completed. 31 May 2016 - 11:43 AM - Kim Appleby NSW Electoral Commission advised that the Community Meeting Room will not be offered to be used as the pre-poll facility for the 2016 Council election.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 18 May 2016	Ian Turnbull	Motion - Flying Foxes at East Cessnock	15/06/2016	20/05/2016	31/05/2016
Q34/2016  31 May 2016 - 3:41 PM - Ian Turnbull Action completed by: Ian Turnbull Councillor Memo with correspondence attached sent Friday 27 May 2016, DOC2016/028353.		Gareth Curtis				

**Report CC40/2016 - Resolutions Tracking Report**
**Enclosure 2**

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 02 March 2016	Jane Holdsworth	Visitor Economy Project Funding	15/06/2016	7/03/2016	
BN3/2016		Stephen Glen				
05 May 2016 - 3:16 PM - Jane Holdsworth Awaiting confirmation of budget prior to facilitating a workshop to develop a policy.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 16 March 2016	Martin Johnson	Parking and Toilets in Vincent Street	15/06/2016	18/03/2016	
BN5/2016		Gareth Curtis				
1627						
02 Jun 2016 - 12:53 PM - Kristy Meyers Referred to Strategic Land Use Planning for input from the current public domain study / strategy. 12 May 2016 - 12:16 PM - Kristy Meyers Investigations ongoing.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 18 May 2016	Ian Turnbull	Minutes of Environmental Strategy and Management Committee 21 April 2016	15/06/2016	20/05/2016	
PE33/2016		Gareth Curtis				
1678						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 06 April 2016	Paul Burton	Cessnock Aquatic Centre Feasibility and Design	15/06/2016	8/04/2016	
WI18/2016		Nicole Benson				
03 Jun 2016 - 1:01 PM - Paul Burton Council report seeking Council's endorsement to publicly exhibit draft document deferred until 15 June 2016 Council Meeting.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 21 October 2015	Bruce Hughes	Renaming of Part of Millfield Street, Cessnock	15/06/2016	26/10/2015	
WI46/2015		Nicole Benson				
1450						
02 May 2016 - 8:35 AM - Karen Burgess GNB has sent out notification to Government agencies seeking submissions.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 01 June 2016	Natalie Drage	Minutes of the Access Advisory Committee Meeting held on 4 May 2016	29/06/2016	2/06/2016	
CC30/2016		Robert Maginnity				
1692						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 01 June 2016	Robert Maginnity	Local Government NSW - Contribution to Legal Assistance for Bathurst Regional Council	29/06/2016	2/06/2016	
CO1/2016		Robert Maginnity				
1699						



Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 01 June 2016	Peter Giannopoulos	Section 96(2) Application proposing to modify Development Consent 8/2010/527/1 Cessnock Road, Neath	29/06/2016	2/06/2016	
PE35/2016 1690		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 01 June 2016	Bo Moshage	Planning Proposal - Removal of Minimum Lot Size, Heddon Greta	29/06/2016	2/06/2016	
PE36/2016 1691		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 01 June 2016	Ben Lovell	Evaluation of Tenders for Birrale Park - New Amenities Building (T1516/05)	29/06/2016	2/06/2016	
WI33/2016 1698		Nicole Benson				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 03 February 2016	Jane Holdsworth	Council's Role in Christmas - CBD Decorations and Mayoral Christmas Appeal	30/06/2016	5/02/2016	
MM1/2016		Stephen Glen				
08 Apr 2016 - 9:27 AM - Jane Holdsworth We have now undertaken the scoping of the work. Report being prepared.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 16 March 2016	Scott Christie	Good Design Standards for Affordable Rental Housing Development	30/06/2016	18/03/2016	
PE17/2016 1616		Gareth Curtis				
11 Apr 2016 - 9:46 AM - Scott Christie Affordable Housing Strategy project yet to be scoped or programmed into work program.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 16 March 2016	Wonona Fuzzard	18/2011/9: Planning Proposal - Black Hill	30/06/2016	18/03/2016	
PE20/2016		Gareth Curtis				
13 Apr 2016 - 4:56 PM - Wonona Fuzzard Resolution 1-5 and 7 completed. Resolution 6 will commence on receipt of a Gateway determination.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Iain Rush	18/2015/6: Planning Proposal - Huntlee B4 Mixed Use Zone - Additional Permitted Uses	30/06/2016	5/05/2016	
PE32/2016 1669 31 May 2016 - 3:25 PM - Iain Rush Parliamentary Counsel Opinion received on 9 May 2016. Awaiting proponent payment of outstanding Phase 2 Fee before forwarding request to DoPE to notify the Plan.		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 03 February 2016	Iain Rush	18/2014/4: Revised Planning Proposal - Orica	6/07/2016	5/02/2016	
PE1/2016 1537 01 Jun 2016 - 8:27 AM - Iain Rush Planning Proposal and Planning Agreement on exhibition between 1 June and 28 June 2016.		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 06 April 2016	Keren Brown	Draft Cessnock City Council Heritage Policy 2016	6/07/2016	8/04/2016	
PE26/2016 1637 11 Apr 2016 - 9:13 AM - Keren Brown 1. COMPLETE Draft Policy to be exhibited from Wednesday 13 April to Thursday 12 May 2016. 2. Report to be provided following public exhibition. To be reported to Heritage Committee on 9 June.		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 20 April 2016	Natalie Drage	Minutes of the Aboriginal Advisory Committee Meeting of the Cessnock City Council held on 1 April 2016	11/07/2016	22/04/2016	
CC21/2016 1658 07 Jun 2016 - 2:26 PM - Natalie Drage In actioning item 4, an initial assessment has been undertaken to consider the inclusion of a third flag pole at the carpark entrance of the Council Administration Building. A third flag pole will allow the display of the Torres Strait Islander Flag. The flying of three flags is respectful for a NAIDOC Week flag raising ceremony. A NAIDOC Week flag raising ceremony should include the Australian Flag, Aboriginal Flag and Torres Strait Islander Flag.  A preliminary assessment has found that with the positioning of the existing two flag poles, the inclusion of a third flag pole may require a complete re-design and this could also include relocating the existing two flag poles. Further investigation is to be undertaken to consider the placement of three flag poles within the grounds of the property. This investigation will be undertaken in accordance with the protocol resource "Australian Flags" provided by the Australian Government.  For NAIDOC Week 2016, Council Officers are aware of three public flag raising ceremonies occurring within the Cessnock Local Government. These include Kurri Kurri Rotary Park (organised by Barkuma Neighbourhood Service), Cessnock TAFE Grounds (Black Creek Aboriginal Co-operation) and Kurri Kurri Hospital (organised by Hunter New England Area Health Service).  In relation to Item 2, a staff BBQ acknowledging NAIDOC Week will occur on the 1 July 2016. Given the issue raised above, a flag raising ceremony will not occur for the July event. Instead on display at the Staff BBQ will be three indoor flag poles (each at an approximate height of 1.8 metre's) flying the Australian Flag, Aboriginal Flag and Torres Strait Islander Flag. The staff lunch tables will include messages that inform the history of the flags, the history of NAIDOC Week and continued awareness of Council's Reconciliation Action Plan.	Robert Maginnity					

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 04 May 2016	Stephen Long	Pedestrian Access and Mobility Plan (PAMP)	20/07/2016	5/05/2016	
WI23/2016 1672 01 Jun 2016 - 11:54 AM - Kristy Meyers Councillor briefing held 11 May 2016, Exhibition closes 8 June 2016 with report to Council 20 July 2016.		Nicole Benson				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 21 October 2015	John Oliver	Proposed Property Acquisition for Drainage Purposes in Settlement of Rates Debt	31/08/2016	26/10/2015	
CC94/2015 05 May 2016 - 9:34 AM - John Oliver LG Legal still awaiting response from ratepayer. Completion date highly likely to extend.		Robert Maginnity				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 16 March 2016	Stephen Long	Improved Crossing Balder Creek - Cedar Creek Road to Sawpit Road	21/09/2016	18/03/2016	
BN4/2016 1626 02 Jun 2016 - 3:12 PM - Kristy Meyers The project has been listed for investigation in the Draft 16/17 Operational Plan. Report will be provided once investigations are completed.		Nicole Benson				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 17 February 2016	Bronwyn Rumbel	Strategic Property Review - Phase 2 Progress Report - Part 1	30/09/2016	19/02/2016	
PE6/2016 1555 12 Apr 2016 - 9:39 AM - Bronwyn Rumbel A provision of \$75,000 (funded from the Property Investment Fund) has been included in the March Budget Review. The Executive has determined that further reports (parts 2-4) on the progress of Phase 2 of the Strategic Property Review be considered by Council following the adoption of the Community Infrastructure Strategic Plan (currently scheduled for June 2016).		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 09 December 2015	Iain Rush	18/2015/1: Joint Planning Proposal - Cessnock and Singleton Councils - Vineyards District	2/12/2016		
PE99/2015 21 Mar 2016 - 2:09 PM - Iain Rush Gateway Determination issued on 3 March 2016. Consultation commenced with vineyards 'peak bodies' on 14 March 2016.		Gareth Curtis				
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 18 November 2015	Bo Moshage	Planning Proposal - Hydro Kurri Kurri	31/12/2016	20/11/2015	
PE89/2015 09 May 2016 - 4:19 PM - Bo Moshage Following the Gateway Determination Council has met with the DoPE and MCC to discuss the Gateway Conditions. Both CCC and MCC have met with the RMS to discuss traffic implications. Meetings with the OEH to discuss flooding and biodiversity considerations are anticipated to occur within the next week		Gareth Curtis				

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
	Ordinary Meeting of Council 16 March 2016	Iain Rush	18/2015/7: Planning Proposal - 1443 Wine Country Drive Rothbury	31/03/2017	18/03/2016	
PE15/2016 1613 01 Jun 2016 - 8:26 AM - Iain Rush		Gareth Curtis	Gateway determination received on 29 April 2016. Awaiting further information from the proponent prior to agency consultation and exhibition.			





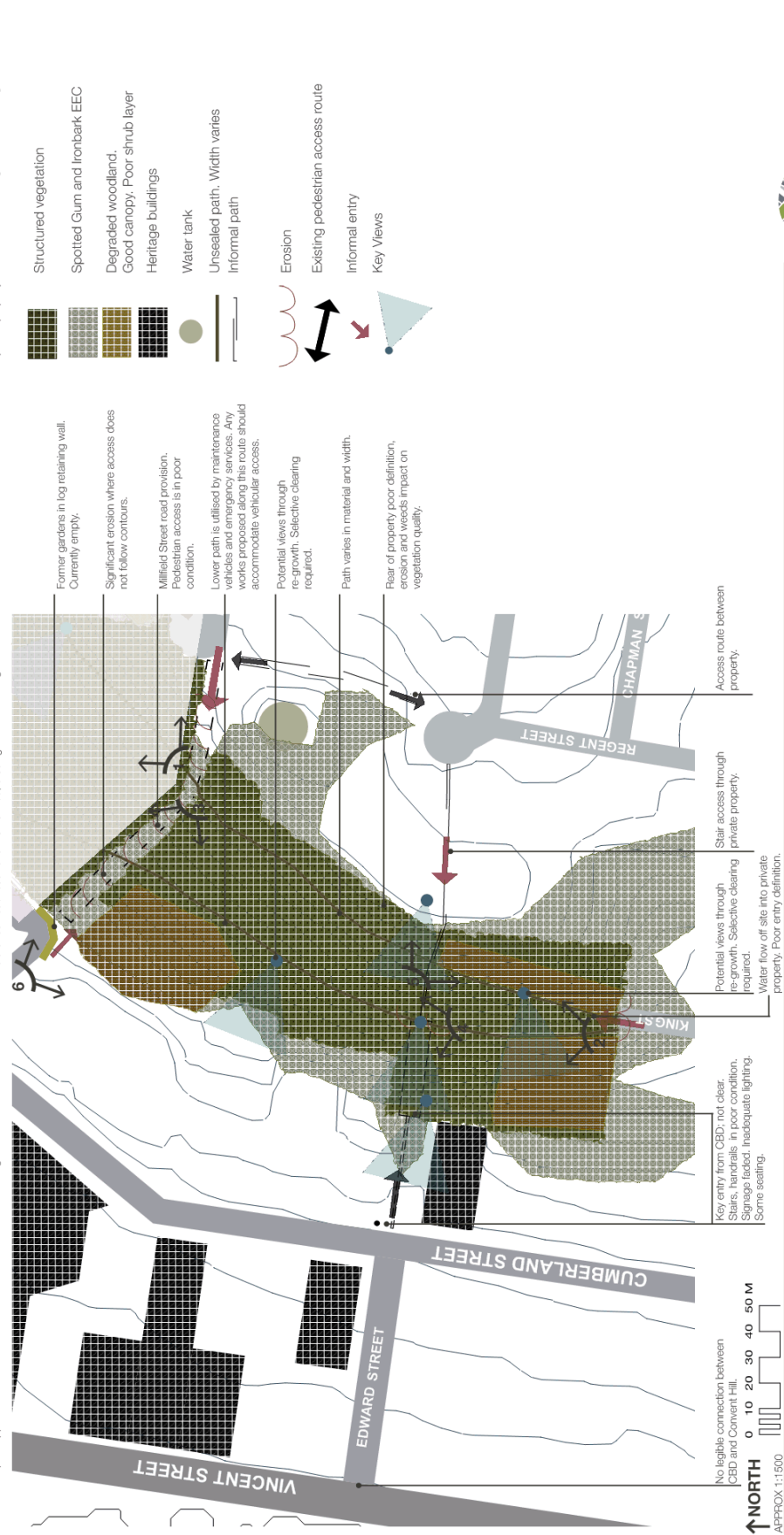
OVERALL MASTER PLAN  
LP01 REV 03.06.2016

Convent Hill, Bridges Hill and East End Oval Master Plan 1229  
CESSNOCK COUNCIL

Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111  
Islington NSW 2296  
admin@moirla.com.au  
Ph: (02) 4965 3500 Fax: (02) 4965 3555  
www.moirla.com.au  
ACL: 097 558 908 ABN: 48 097 558 908



CONVENT HILL SITE ANALYSIS












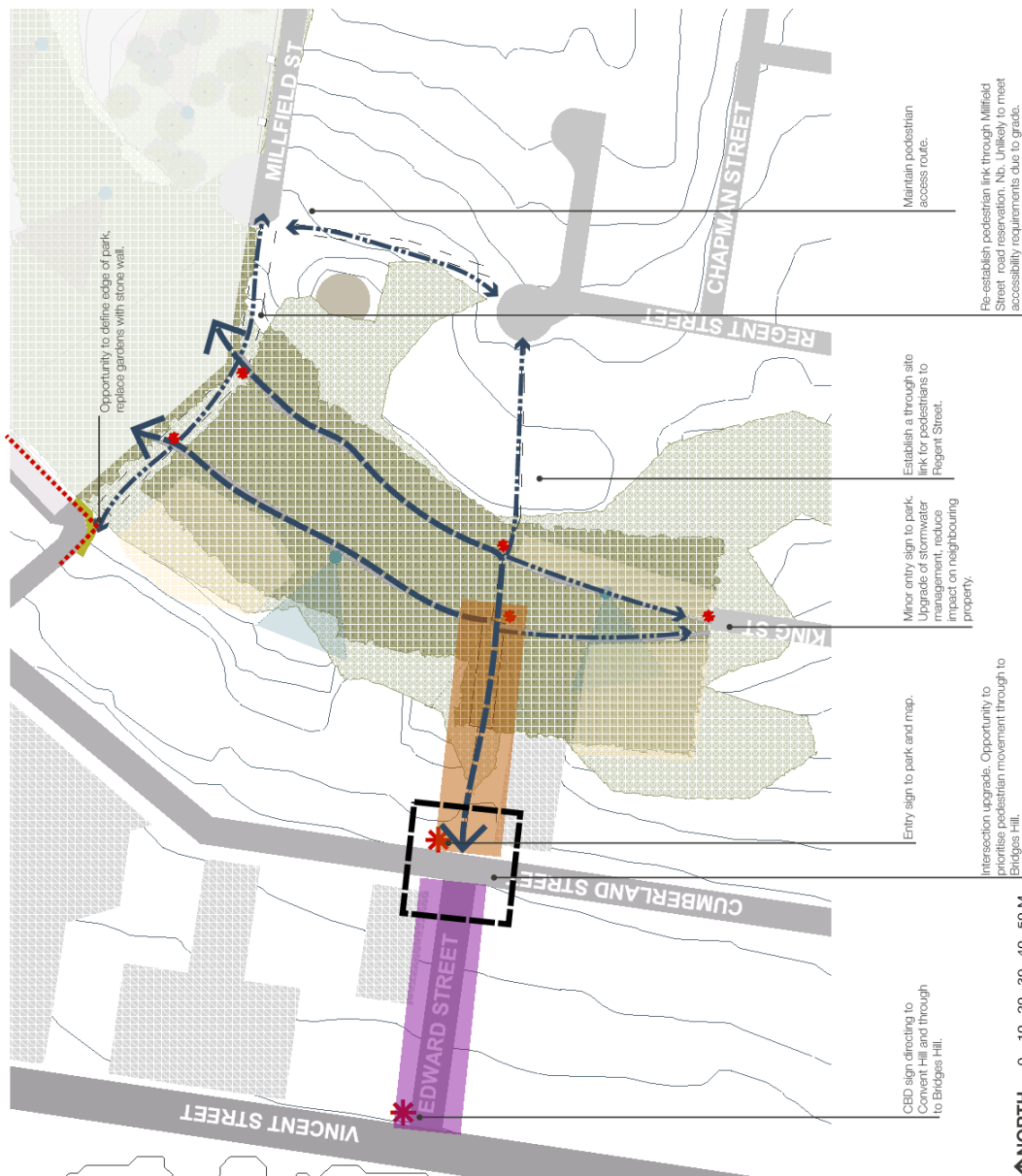
CONVENT HILL SITE ANALYSIS  
LP02 REV 03.06.2016

Convent Hill, Bridges Hill and East End Oval Master Plan 1229  
CESSNOCK COUNCIL

Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111  
Islington NSW 2296  
admin@moirla.com.au  
Ph: (02) 4965 3500 Fax: (02) 4965 3555  
www.moirla.com.au  
A/NZ: 097 558 908 A/NZ: 48 097 558 908

## CONVENT HILL OPPORTUNITIES

-  Major access route.
-  Minor access route.
-  Access route to initiate.
-  Wayfinding and/or Interpretive Signage
-  Edge to be defined through planting and stabilisation using sandstone block wall.
-  East-West Street upgrade in line with the Cessnock CBD Master Plan.
-  Upgrade stairs, handrails, ramps to achieve an inviting main entry to the park. Include uplifting and selective removal of planting to highlight views.
-  Targeted areas for weed removal and bush regeneration. Good canopy. Poor shrub and groundcover layer.
-  Selected area for defined viewing points. Allowance for resting area, seating and interpretive signage.



↑ NORTH  
APPROX 1:1500  
0 10 20 30 40 50 M

Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111  
Islington NSW 2296  
admin@moirla.com.au  
Ph: (02) 4965 3500 Fax: (02) 4965 3555  
www.moirla.com.au  
ACN: 097 558 908 ABN: 48 097 558 908

Convent Hill, Bridges Hill and East End Oval Master Plan 1229  
CESSNOCK COUNCIL

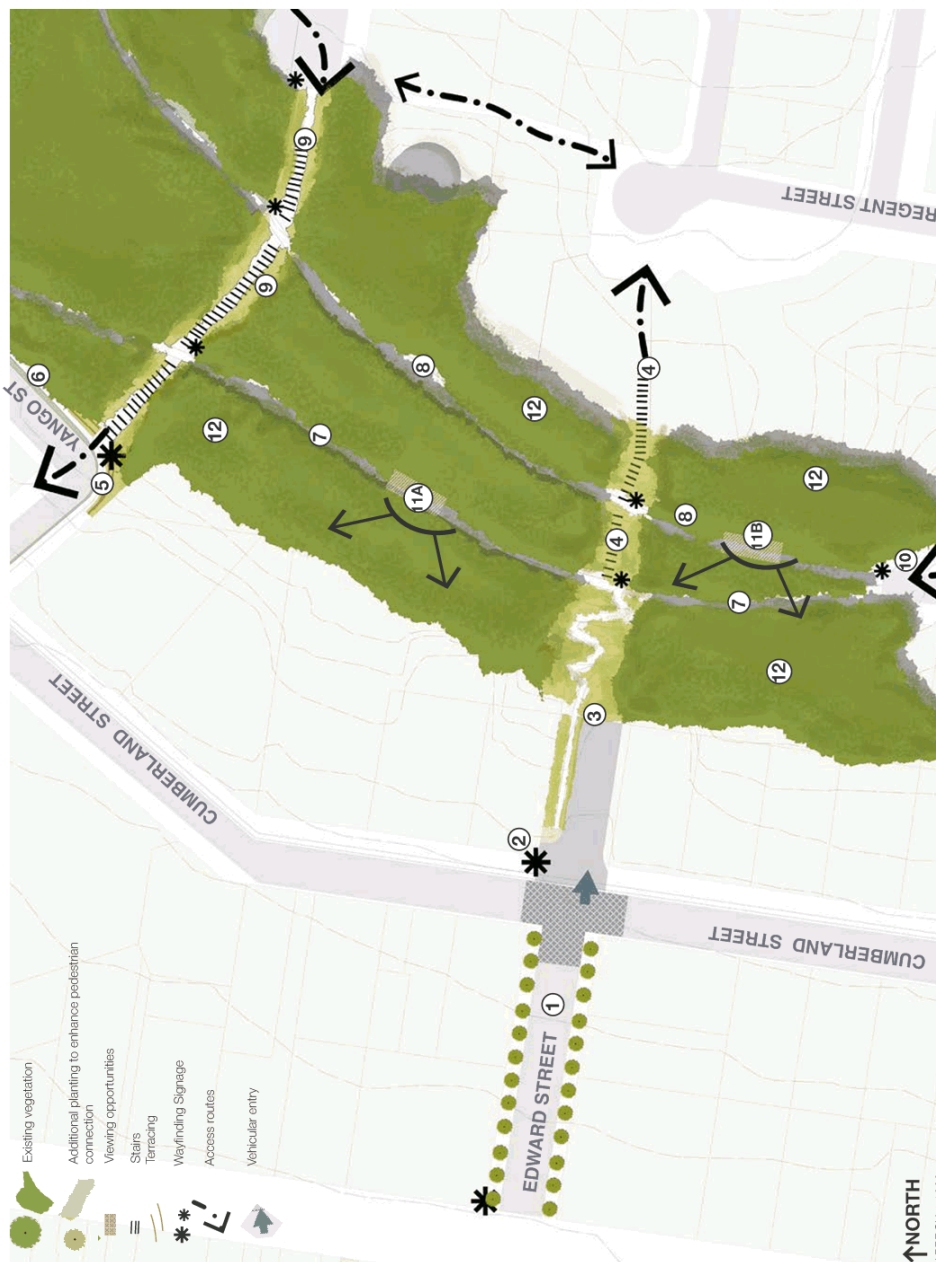
CONVENT HILL OPPORTUNITIES  
LP03 REV 03.06.2016





## CONVENT HILL MASTERPLAN

- 1 Edward Street upgrade**  
East-west street to be upgraded in line with CBD Master Plan. Including street tree planting, paving and wayfinding signage.  
Intersection upgrade to prioritise pedestrian movement through to Bridges Hill, including raising road to create a raised threshold.
- 2 Convent Hill Entry Sign**  
Entry sign clearly visible to pedestrians and traffic.
- 3 Convent Hill entry**  
Replacement of stairs, hand-rails and ramps to establish a legible and accessible entry to the parks. Includes up lighting of larger trees and selective removal of planting, to improve safety.
- 4 East-west through link**  
Establish a through site link for pedestrians. With low level pedestrian lighting.
- 5 Yango Street entry garden bed upgrade**  
Upgrade to the entry from Yango street, to include new retaining walls to existing garden beds, signage and planting.
- 6 Perimeter footpath to Bridges Hill**  
Perimeter footpath along Cumberland and Yango Street to Bridges Hill.
- 7 Lower route through to Bridges Hill**  
Distance markers and low level pedestrian lighting.
- 8 Secondary route through to Bridges Hill**  
Distance markers for running and walking circuit.
- 9 Access upgrade to Millfield Street**  
Erosion control, revegetation and new stair access to be provided from Yango St to Millfield for east-west movement through the park.
- 10 Access upgrade to King Street**  
Stair access to upper path, accessible route on lower path. Directional sign.
- 11A 11B Location for Viewing**  
Selective removal of branches and trees to open up views to distant ranges. Provide viewing area's with platform, seating and interpretive signage- Indigenous and European.
- 12 Weed Management**  
Removal of weeds and revegetation using endemic species to improve integrity of remnant and re-growth vegetation.



Stone stairs

Improved access on East-West links

Viewing areas

Streetscape Improvement

Weed Management

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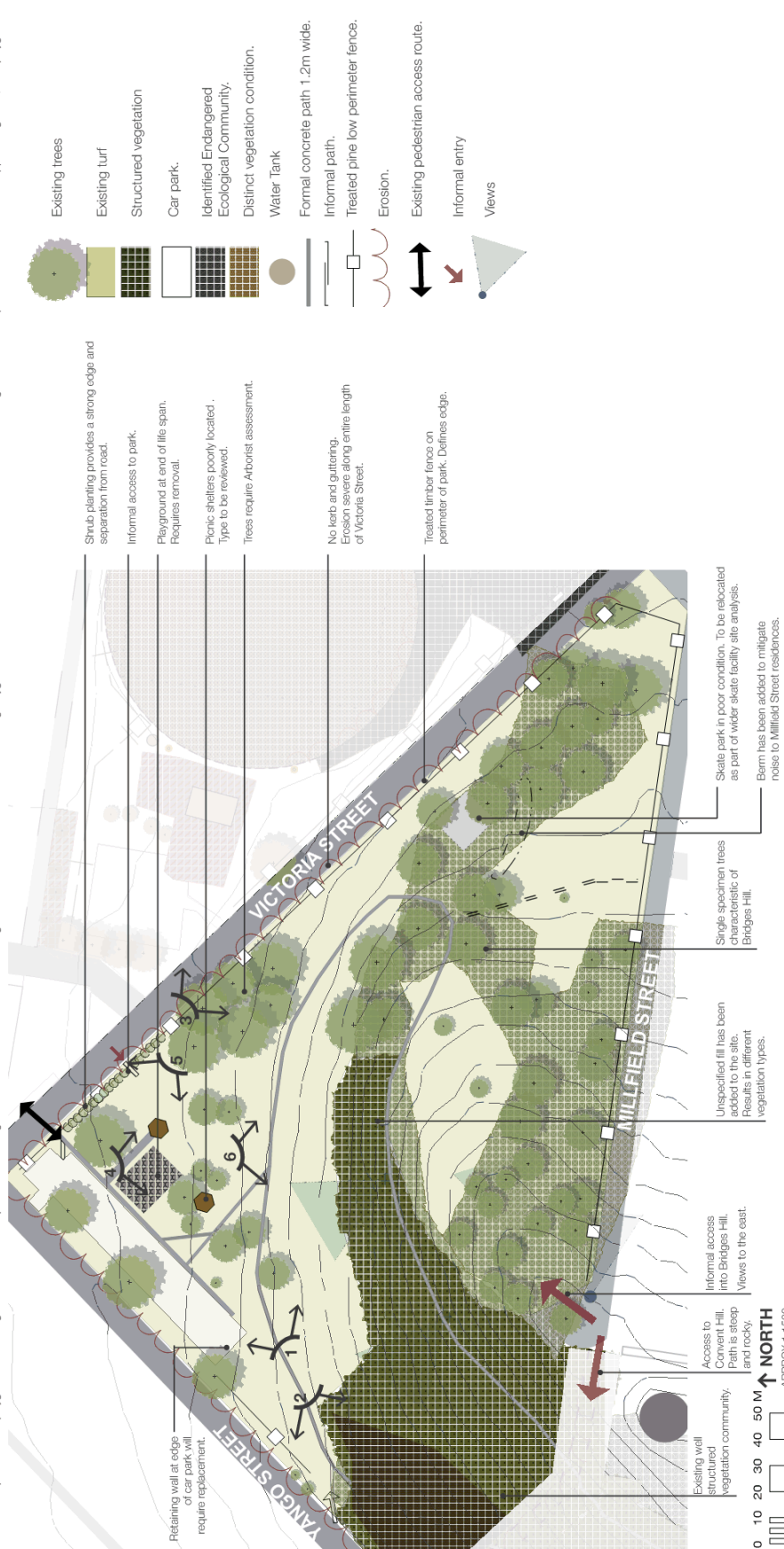
Convent Hill, Bridges Hill and East End Oval Master Plan 1229  
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CONVENT HILL MASTER PLAN  
LP04 REV 03.06.2016





## BRIDGES HILL SITE ANALYSIS












BRIDGES HILL SITE ANALYSIS  
LP05 REV 03.06.2016

Convent Hill, Bridges Hill and East End Oval Master Plan 1229  
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Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111  
Islington NSW 2296  
admin@moirla.com.au  
Ph: (02) 4965 3500 Fax: (02) 4965 3555  
www.moirla.com.au  
A/NZ: 097 558 908 A/NZ: 48 097 558 908

## BRIDGES HILL OPPORTUNITIES

-  Major access route.
-  Minor access route.
-  Establish formal link on existing desire lines.
-  Wayfinding and/or Interpretive Signage
-  Edge to be defined with vegetation and/or low fencing.
-  Open green space; relatively flat, free play, includes picnic, bbq and toilet facilities.
-  Playground; integrated formal and informal play typology. Utilises topography of site.
-  Viewing area, picnic space, playground extension. Requires earthworks.
-  Re-use of skate park area, integrated with oval and playground through path system. Potential for enclosed hard court or additional covered seating - lighting should be considered.



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NORTH  
APPROX 1:1500

Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
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Lidington NSW 2296  
admin@moirla.com.au  
Ph: (02) 4965 3500 Fax: (02) 4965 3555  
www.moirla.com.au  
ACN: 097 558 908 ABN: 48 097 558 908

Convent Hill, Bridges Hill and East End Oval Master Plan 1229  
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BRIDGES HILL OPPORTUNITIES  
LP06 REV 03.06.2016





## BRIDGES HILL MASTERPLAN

- 1 **Centrally located playground**  
Provide integrated range of opportunities with a gradation of challenges which utilises the unique topography of the site. Centrally located with no paths intersecting the play space. Offers three types of play.
- 2 **Toilet block** - Facilities building to be located in a visible and accessible location.
- 3 **Free play space** - Free play space to be located on flattest part of site.
- 4 **Perimeter route - 2.5m wide**  
Shared pathway catering for pedestrian and cycling traffic of varying speeds
- 5 **Lower route**  
Route assumes pedestrian movement and provides all-ability access to terracing and picnic areas.
- 6 **Upper route**  
Connects back to Convent Hill and surrounding residents, generally of limited width to deter cyclists/skateboarders.
- 7 **Hardcourt multi-use space**  
All purpose hardcourt to be co-located with Playground and fitness equipment.
- 8 **Victoria Street raised crossing**  
Provide an extended raised crossing across Victoria Street to East End Oval.
- 9 **Formalise route to Millfield Street.**  
Provide all-ability access from car park to terracing, picnic areas and yarning circle
- 10 **Informal amphitheater**  
Terracing for bank stabilisation, viewing opportunities and greater connectivity to upper Bridges Hill. Opportunity for shelters, play elements such as slides; provision of deciduous trees for shade.
- 11 **Stairs to upper Bridges Hill**
- 12 **Fitness stations**  
Fitness stations to be located on accessible paths in a bop or linked arrangement. Inclusion of Water Filter Station.
- 13 **Signage and low fence**  
Entry sign and low wall to define entry to park. Gateway opportunity between East End and Bridges Hill.
- 14 **Entry feature - public art**  
Key location for interpretive design element responding to the Indigenous and European use and of the site and the surrounding area.
- 15 **Picnic shelters**  
Strategically located shelters for supervision of playground and for amenity.
- 16 **BBO facilities**  
BBQs and picnic tables
- 17 **Off street parking Millfield Street**  
10 parking spaces including all-ability parking. Planted garden beds surrounding car park.
- 18 **Weed management**  
Removal of weeds and revegetation using endemic species to improve integrity of remnant and re-growth vegetation.
- 19 **Yarning Circle**  
Sandstone seating area, additional planting and re-grading.
- 20 **Green Corridor**  
Planting to support connectivity between EEC vegetation at East End and Convent Hill.



## Convent Hill, Bridges Hill and East End Oval Master Plan 1229

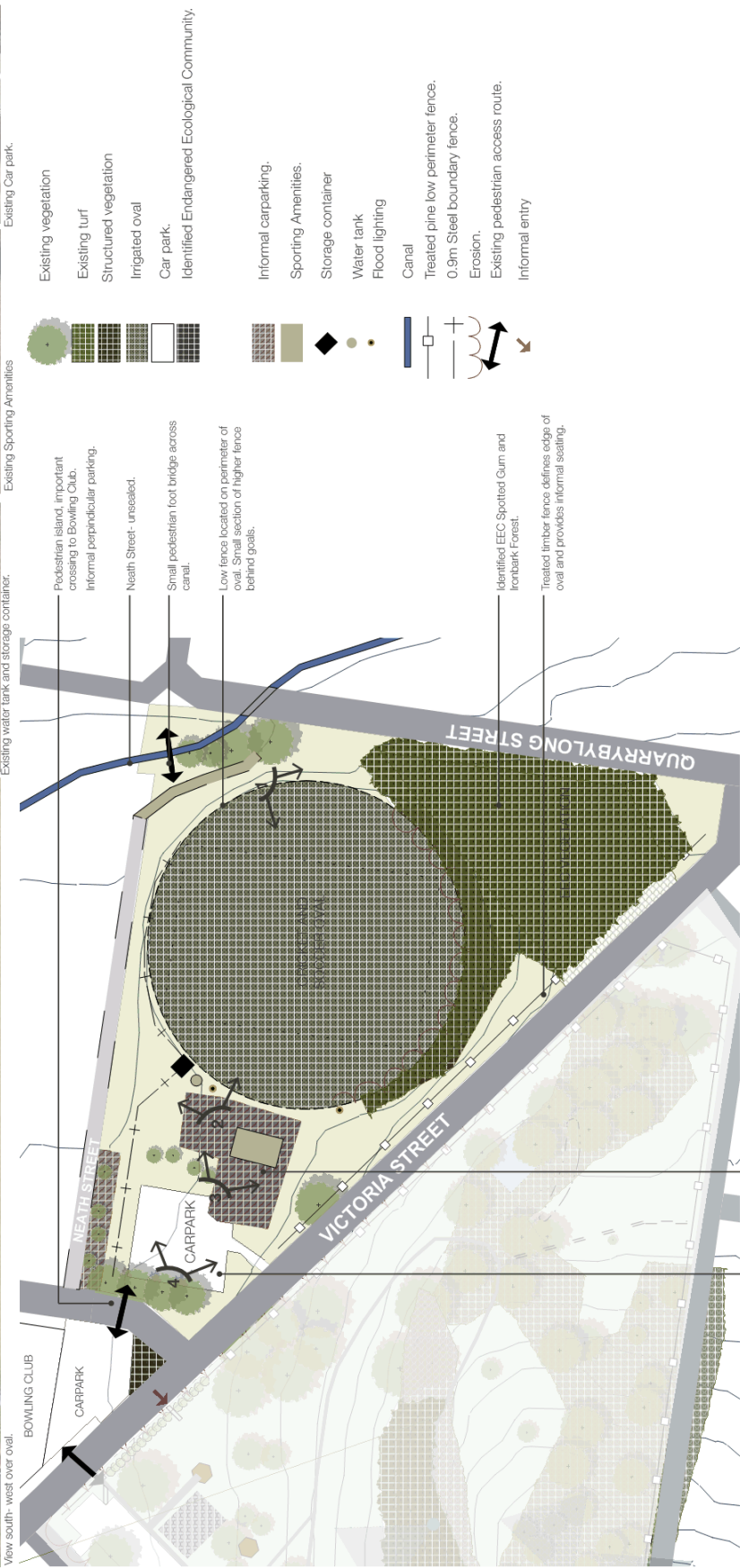
## BRIDGES HILL MASTER PLAN

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LP07 REV 03.06.2016

Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111,  
Islington NSW 2296  
admin@moirla.com.au  
Ph (02) 4965 3500 Fax (02) 4965 3555  
www.moirla.com.au  
ACR 097 558 908 ABN 48 097 558 908



EAST END OVAL ANALYSIS



0 10 20 30 40 50 M  
↑ NORTH  
APPROX 1:1500

Carpark has recently been upgraded.

Surface undefined; used as overflow carparking. Potential for use during cultural and sporting events.

- Existing vegetation
- Existing turf
- Structured vegetation
- Irrigated oval
- Car park.
- Identified Endangered Ecological Community.
- Informal carparking.
- Sporting Amenities.
- Storage container
- Water tank
- Flood lighting
- Canal
- Treated pine low perimeter fence.
- 0.9m Steel boundary fence.
- Erosion.
- Existing pedestrian access route.
- Informal entry



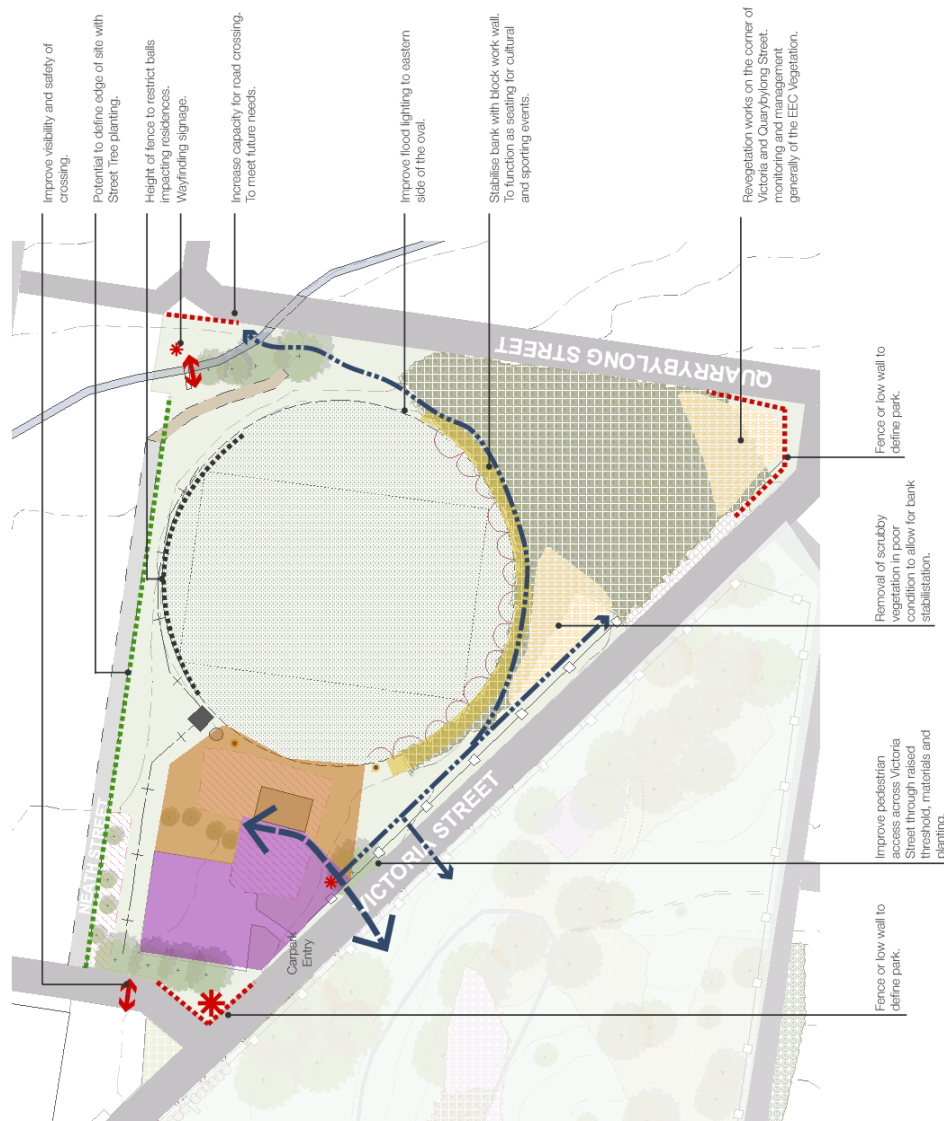
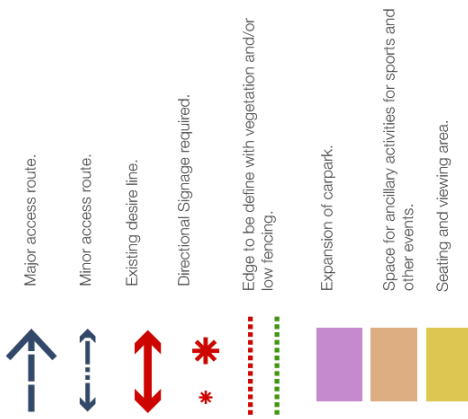
EAST END OVAL ANALYSIS  
LP08 REV 03.06.2016

Convent Hill, Bridges Hill and East End Oval Master Plan 1229  
CESSNOCK COUNCIL

Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111,  
Illington NSW 2296  
admin@moirfa.com.au  
PH: (02) 4965 3500 Fax: (02) 4965 3555  
www.moirfa.com.au  
ACN: 097 558 908 ABN: 48 097 558 908



## EAST END OVAL OPPORTUNITIES



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Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111  
Islington NSW 2296  
admin@moirla.com.au  
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www.moirla.com.au  
ACN: 097 558 908 ABN: 48 097 558 908

Convent Hill, Bridges Hill and East End Oval Master Plan 1229 EAST END OVAL OPPORTUNITIES  
LP09 REV 03.06.2016  
CESSNOCK COUNCIL



## EAST END OVAL MASTERPLAN



Convent Hill, Bridges Hill and East End Oval Master Plan 1229 EAST END OVAL MASTER PLAN  
CESSNOCK COUNCIL LP10 REV 03.06.2016

Moir Landscape Architecture Pty Ltd  
Studio 1, 88 Fern Street,  
PO Box 111  
Islington NSW 2296  
admin@moirla.com.au  
Ph: (02) 4965 3500 Fax: (02) 4965 3555  
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Moir Landscape Architecture Pty Ltd, Studio 1, 88 Fern Street, PO Box 111, Islington NSW 2296 admin@moirla.com.au  
Ph:(02) 4965 3500 Fax:(02) 4965 3555 www.moirla.com.au ACN: 097 558 908 ABN: 48 097 558 908

### Convent Hill - Opinion of Probable Costs 30th May 2016

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NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
<b>STAGE 1</b>						
1.1	<b>CBD Way finding Sign</b> (Refer to plan LP04/No. 1)	Large Way finding sign. Including map. Requires design and fabrication.	Item	1	1000	<b>1,000</b>
1.2	<b>Convent Hill Entry - Tree removal/pruning.</b> (Refer to plan LP04/No. 3)	Small tree and shrub removal. Branch trimming.	PC	1	10000	<b>10,000</b>
1.3	<b>Convent Hill Entry - Main Sign</b> (Refer to plan LP04/No. 2)	Large Way finding sign. Including map. Requires design and fabrication.	Item	1	3500	<b>3,500</b>
1.4	<b>East - West Through link Directional sign</b>	Medium way finding sign. Including map. Requires design and fabrication.	Item	2	2000	<b>4,000</b>
1.5	<b>Temporary treatment to Yango Street garden beds.</b> (Refer to plan LP04/No. 5)	Import and spread 300mm top soil.	m2	136	20	<b>2,700</b>
		Supply 300mm top Soil	t	41	53	<b>2,200</b>
		Mulch 75mm: spread by hand	m2	136	18.65	<b>2,500</b>
		Planting at approximately 4 plants/m2.	m2	136	40	<b>5,400</b>
		Subsoil preparation; cultivate soil by hand	m2	136	12.36	<b>1,700</b>
1.6	<b>Distance markers for lower route.</b> (Refer to plan LP04/No. 7)	Distance markers at 40m intervals. Markers are posts with distances attached.	Item	6	300	<b>1,800</b>
1.7	<b>Distance markers for upper route.</b> (Refer to plan LP04/No. 8)	Distance markers at 40m intervals. Markers are posts with distances attached.	Item	5	300	<b>1,500</b>
1.8	<b>Viewing Area -Lower Path</b> (Refer to plan LP04/No. 11A)	Vegetation removal at viewing areas on lower path. Mainly lower branches.	PC			<b>4,000</b>
		Information sign on upper path. Requires design and fabrication. <i>Interpretive information to be included.</i>	Item	1	2000	<b>2,000</b>
1.9	<b>Viewing Area -Upper Path</b> (Refer to plan LP04/No. 11B)	Vegetation removal at viewing areas on upper path. Mainly lower branches.	PC			<b>4,000</b>
		Information sign on upper path. Requires design and fabrication. <i>Interpretive information to be included.</i>	Item	1	2000	<b>2,000</b>
1.1	<b>Bush regeneration works</b> (Refer to plan LP04/No. 12)	Works to include weed removal, replanting, and management of existing and new vegetation.	PC	1	150000	<b>150,000</b>
	<b>SUB TOTAL STAGE 1</b>					<b>198,300</b>
<b>STAGE 2</b>						
2.1	<b>Design for Edward Street Upgrade</b> (Refer to plan LP04/No. 1)	To be initiated as part of stage 2. Refer to subtotal for approximation.				
2.2	<b>Design for Convent Hill Entry</b> (Refer to plan LP04/No. 3)	To be initiated as part of stage 2. Refer to subtotal for approximation.				
2.3	<b>Lower Footpath treatment</b> (Refer to plan LP04/No. 7)	Footpath associated with lower route. 215m long, 2500mm wide. Trim and compact subgrade (1.98/m2). Surface; 30mm AC10 (20.00/m2) with Bitumen Tack Coat 10mm (19.82/m2)	m2	550	45	<b>24,770</b>
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill. Along length of path and at 30m intervals under path.	lm	230	50	<b>11,500</b>
		Allowance for 44m of sandstone retaining 1 block high as required along the length of the path. 0.4-.85m high sandstone log retaining wall, supply and construct.	lm	44	260	<b>11,500</b>
		Lighting; 215m. Allowance for bollard lights every twenty meters.	Item	11	400	<b>4,400</b>



**Convent Hill - Opinion of Probable Costs 30th May 2016**

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NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
2.4	<b>Viewing Area -Lower Path- Seating</b> (Refer to plan LP04/No. 11)	Bench seating.	Item	1	1000	<b>1,000</b>
	<b>SUB TOTAL STAGE 2</b>					<b>53,170</b>
<b>STAGE 3</b>						
NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST
	<b>Demolition</b>	Remove existing landscape elements	m2	105	25	<b>2,628</b>
3.1	<b>Edward St Entry- Paths and Steps and lighting.</b> (Refer to plan LP04/No. 3)	Footpath 1500mm wide. Concrete footpath with SL72 mesh, on 50mm sub base layer.	m2	105	100	<b>10,500</b>
		Stringers 3.750m long 2.800m vertical (Scotts metal)	Pair	5	590	<b>3,000</b>
		Treads (15 each stair case; Scott Metal)	Item	75	100	<b>7,500</b>
		Handrail / midrail pipe balustrade - complete;galvanised steel pipe 1000mm high	lm	38	204	<b>7,800</b>
		Concrete blob footing each end of each stringer (est. 400x400x400); 20 Mpa	m3	1.25	236	<b>300</b>
		Lighting for 100m. Allowance for every 10m. Low voltage to LED bollards	Item	10	500	<b>5,000</b>
		Concrete stairs between prefab flights. Concrete; incl. form work.	m2	8	200	<b>1,600</b>
3.2	<b>Edward St Entry Retaining and stormwater management</b>	Retaining wall sandstone blocks; allowing for 4 rows of 20m. 0.4-.85m high sandstone log retaining wall, supply and construct.	lm	80	260	<b>20,800</b>
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill.	lm	80	50	<b>4,000</b>
3.3	<b>Edward St Entry Additional planting and soil preparation.</b> (Refer to plan LP04/No. 3)	Cultivation by hand	m2	1000	14	<b>14,000</b>
		Amelioration and mulch.	m2	1000	5	<b>5,000</b>
		Supplementary planting. Tubestock at 4/ m2.	m2	800	10	<b>8,000</b>
		Planting for garden beds at entry. 140mm pot size. 4/m2.	m2	200	30	<b>6,000</b>
3.4	<b>East- West Through link- Stairs, lighting and planting.</b> (Refer to plan LP04/No. 4)	Lighting	Item	6	500	<b>3,000</b>
		Concrete stairs, formwork and reinforcement. 1500mm wide, 45m length.	m2	67.5	150	<b>10,100</b>
		Cultivation by hand	m2	180	14	<b>2,500</b>
		Amelioration and mulch.	m2	180	5	<b>900</b>
		Supplementary planting. Tubestock at 4/ m2.	m2	180	10	<b>1,800</b>
3.5	<b>Upper Footpath treatment 200m</b> (Refer to plan LP04/No. 8)	Aggregate driveways and paths - by hand;decomposed granite. 100mm thick	m2	400	30	<b>12,000</b>
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill. Along length of path and at 30m intervals perpendicular to path.	lm	214	50	<b>10,700</b>
		Allowance for 44m of sandstone retaining 1 block high as required along the length of the path. 0.4-.85m high sandstone log retaining wall, supply and construct.	lm	44	260	<b>11,400</b>

**Convent Hill - Opinion of Probable Costs 30th May 2016**

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		Lighting 200m. Allowance for bollard lights every twenty meters.	Item	10	400	<b>4,000</b>
<b>3.6</b>	<b>Viewing Area -Upper Path- Seating</b> (Refer to plan LP04/No. 11B)	Bench seating.	Item	1	1000	<b>1,000</b>
	<b>SUB TOTAL STAGE 3</b>					<b>150,900</b>
<b>STAGE 4</b>						
<b>4.1</b>	<b>Edward Street - Raised Threshold, street trees and paving along street/</b> (Refer to plan LP04/No. 1)	Demolition and removal.	m2	470	40	<b>18,800</b>
		Trim and compact sub grade, 100mm select layer, 125mm lean concrete sub-base, 200mm jointed re-inforced coloured concrete pavement- coved finish.	m2	470	250	<b>117,500</b>
		100L tree, tree pit, soil as per services	item	12	1000	<b>12,000</b>
		Demolition and removal, base course preparation and paving. Paving to footpath along Edward Street.	m2	560	190	<b>106,400</b>
<b>4.2</b>	<b>Yango Street Retaining walls, stairs, Planting and soil preparation. Entry Sign.</b> (Refer to plan LP04/No. 5)	0.4-.85m high sandstone log retaining wall, supply and construct. 500mm wide. 40m length.	lm	40	260	<b>10,400</b>
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill.	lm	40	50	<b>2,000</b>
		Concrete reinforced stairs, including formwork; one 5000mm flight from road up to Millfield Street reserve	m2	10	150	<b>1,500</b>
		Excavate top 300mm	m2	136	1.5	<b>200</b>
		Cultivate subgrade	m2	136	14	<b>1,900</b>
		Ameliorate and replace top 300mm	m3	136	5	<b>700</b>
		Large Way finding sign. Including map. Requires design and fabrication.	Item	1	2000	<b>2,000</b>
<b>4.3</b>	<b>Millfield Street Upgrade. Retaining and stormwater management. Signage, Planting and soil preparation. Lighting.</b> (Refer to plan LP04/No. 9)	Allowance for 5000mm row of blocks every 5m Approximately 120m length. 500mm wide blocks.	lm	120	260	<b>31,200</b>
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill.	lm	120	50	<b>6,000</b>
		Stringers 3.750m long 2.800m vertical. (Scotts metal)	Pair	5	590	<b>3,000</b>
		Treads (15 each stair case; Scott Metal)	Item	75	100	<b>7,500</b>
		Concrete blob footing each end of each stringer (est. 400x400x400); 20 Mpa	m3	1	236	<b>200</b>
		Handrail / midrail pipe balustrade - complete;galvanised steel pipe 1000mm high	lm	120	204	<b>24,500</b>
		Medium way finding sign. Including map. Requires design and fabrication.	Item	2	1000	<b>2,000</b>
		Cultivation by hand	m2	480	14	<b>6,700</b>
		amelioration and mulch.	m2	480	4	<b>1,880</b>
		Additional planting	m2	480	10	<b>4,800</b>
		Lighting 120m. Allowance for bollard lights every twenty meters. Low voltage LED	Item	6	400	<b>2,400</b>
	<b>SUB TOTAL STAGE 4</b>					<b>363,580</b>

**Convent Hill - Opinion of Probable Costs 30th May 2016**

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NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
<b>STAGE 5</b>						
5.1	<b>King Street Entry: Includes Stairs, retaining and stormwater management.</b> (Refer to plan LP04/No. 10)	Stringers 3.000m long 2.275m vertical (Scotts metal)	Pair	1	475	<b>500</b>
		Treads (12 each stair case; Scott Metal)	Item	15	100	<b>1,500</b>
		Handrail / midrail pipe balustrade - complete;galvanised steel pipe 1000mm high	lm	6	204	<b>1,200</b>
		Concrete blob footing each end of each stringer (est. 400x400x400); 20 Mpa	m3	0.25	236	<b>100</b>
		Retaining wall sandstone blocks; allowing for 4 rows of 2m. 0.4-.85m high sandstone log retaining wall, supply and construct.	lm	8	260	<b>2,100</b>
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill.	m	8	50	<b>400</b>
5.2	<b>Viewing Platform</b> (Refer to plan LP04/No. 11A and 11B)	Allowance for simple viewing platform to be constructed.	PC	2	10000	<b>20,000</b>
<b>SUB TOTAL STAGE 5</b>						<b>25,800</b>
<b>SUB TOTAL</b>						<b>791,750</b>
<b>DESIGN (15% allowance)</b>						<b>118,762</b>
<b>TOTAL (not including GST)</b>						<b>910,512</b>



Moir Landscape Architecture Pty Ltd, Studio 1, 88 Fern Street, PO Box 111, Islington NSW 2296 admin@moirla.com.au  
Ph.(02) 4965 3500 Fax.(02) 4965 3555 www.moirla.com.au ACN: 097 558 908 ABN: 48 097 558 908

### Bridges Hill - Opinion of Probable Cost 30th May 2016

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NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
<b>STAGE 1</b>						
1.1	DESIGN	To be initiated as part of stage 1. Refer to subtotal for approximation				
1.2	Weed Management	Works to include weed removal, replanting, and management of existing and new vegetation	m2	137	60	8,200
<b>SUB TOTAL STAGE 1</b>						<b>8,200</b>
<b>STAGE 2</b>						
2.1	Lower and Upper Route Footpath (Refer to plan LP07/No. 5)	Lower footpath- Associated with direct link between Convent Hill and East End Oval. 1500mm wide. 284m long	m2	426	100	42,600
		Footpath linking lower and upper paths. 1500mm wide. 51m long	m2	76.5	100	7,700
	(Refer to plan LP07/No. 6)	Footpath Upper- Associated with direct link between Convent Hill and East End Oval. 2000mm wide. 264m	m2	528	100	52,800
	(Refer to plan LP07/No. 9)	Footpath Upper- Link from Millfield Street Associated with direct link between Convent Hill and East End Oval. 1500mm wide. 75m long	m2	112	100	11,200
2.2	Distance markers (Refer to plan LP07/No. 5 and 6)	Distance markers at 40m intervals on lower and upper paths	Item	15	300	4,500
2.3	Sign- Main (Refer to plan LP07/No. 13)	Sign on corner of Millfield and Victoria Street. Large Way finding sign. Requires design and fabrication	Item	1	3500	3,500
	(Refer to plan LP07/No. 14)	Sign on entry from Convent Hill, lower path. Large Way finding sign. Including map. Requires design and fabrication. To include interpretive information and/or artwork.	Item	1	5000	5,000
<b>SUB TOTAL STAGE 2</b>						<b>127,300</b>
<b>STAGE 3</b>						
3.1	Terraced Amphitheatre, access stairs, planting either side of upper stairs and extension of bush (Refer to plan LP07/No. 10 and 11)	Cut to fill. Assuming 2m wide and 0.75m depth along length of terracing and stairs	m3	624	7	4,400
		0.4-.85m high sandstone log retaining wall, supply and construct. For three terraces total length is 375m. 500mm wide	lm	375	260	97,500
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill	lm	375	50	18,800
		Stairs: Allowance for sandstone stair every meter through terraced area. 3000mm wide	lm	75	260	19,500
		Stairs: Allowance for sandstone stair every meter through to upper path. 3000mm wide	lm	48	260	12,500
		Cultivation by hand	m2	64	14	900
		Amelioration and mulch	m2	80	5	400
		Planting for garden beds at entry. 140mm pot size at 4/m2	m2	200	30	6,000
		Extension of bushland on upper terrace: Works to include weed removal, replanting, and management of existing and new vegetation	m2	580	60	34,780

**Bridges Hill - Opinion of Probable Cost 30th May 2016**

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NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
3.2	<b>Shelter - small</b> (Refer to plan LP07/No. 15)	Small shelter located on terraced amphitheatre x2	PC	2	12500	<b>25,000</b>
3.3	<b>Victoria road raised crossing</b> <b>Provide an extended raised crossing across Victoria Street to East End Oval, and footpath.</b>  (Refer to plan LP07/No. 8)	Demolition and removal	m2	884	40	<b>35,400</b>
		Trim and compact sub grade, 100mm select layer, 125mm lean concrete sub-base, 200mm jointed re-inforced coloured concrete pavement- coved finish	m2	884	250	<b>221,000</b>
		Footpath - Along length of Victoria Street. 309m long. 1200mm wide	m2	370.8	100	<b>37,100</b>
3.4	<b>Kerb, guttering and swales- Victoria and Yango Street</b>	Upright kerb and gutter, along both sides of Victoria Street and southern side of Yango Street	lm	830	100	<b>83,000</b>
		Grass lined swale drain, along perimeter of Bridges Hill	lm	570	25	<b>14,200</b>
		Rip subgrade to 150mm; remove rock and debris; by machine	m2	570	1.26	<b>700</b>
3.5	<b>Directional sign</b> (As located on plan)	Directional signs along lower and upper footpaths. Medium way finding sign. Including map. Requires design and fabrication. <b>Interpretive information to be included on 2/5 signs.</b>	Item	5	1000	<b>5,000</b>
3.6	<b>Large Trees + soil replacement</b> (As located on plan)	200L Tree	Item	4	1000	<b>4,000</b>
		Ameliorate 300mm and mulch	m2	12	6	<b>100</b>
<b>SUB TOTAL STAGE 3</b>						<b>620,280</b>
<b>STAGE 4</b>						
4.1	<b>Screening Planting along carpark and 40m along Victoria Street.</b> (As located on plan)	Cultivate and ameliorate top 300mm soil, mulch.	m2	210	4	<b>800</b>
		45L TREE		17	70	<b>1,200</b>
		Groundcover planting	m2	210	40	<b>8,400</b>
4.2	<b>Fitness Stations</b> (Refer to plan LP07/No. 12)	Variety of varying challenges located in groups of three.	Item	9	1500	<b>13,500</b>
		Softfall area, including; concrete edging 100mm; sandstone log retaining; subgrade preparation; roadbase.	PC	3	11000	<b>33,000</b>
4.3	<b>Toilet Block</b> (Refer to plan LP07/No. 2)		PC			<b>75,000</b>
4.4	<b>Free Play Area: Earthworks and soil preparation.</b> (Refer to plan LP07/No. 3)	Grading	m2	1000	7.4	<b>7,400</b>
		Cultivation by machine.	m2	1000	1.26	<b>1,300</b>
		Amelioration of top 200mm.	m2	1000	3	<b>3,000</b>
		Turf	m2	1000	8	<b>8,000</b>
4.5	<b>Skate Park Demolition</b>	Break up by machine/hand as noted , includes plant/equipment hire , load spoil onto truck , cart 10km and disposal. Reinforced concrete, by machine. Assuming 10x5m slab	m3	50	608	<b>30,400</b>
		Earthworks	m2	75	7.4	<b>600</b>
		Make good with turf	m2	75	8	<b>600</b>
4.6	<b>Yarning Circle</b>	Site grading, sandstone seating, planting, gravel treatment and interpretive signage.	PC	1	25000	<b>25,000</b>
4.7	<b>Footpath</b> (Refer to plan LP07/No. 7)	Footpath-link to Yarning Circle. 1500mm wide. 15m.	m2	22.5	100	<b>2,250</b>

**Bridges Hill - Opinion of Probable Cost 30th May 2016**

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NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
4.8	<b>Green Link-</b> Approximately 200m in length, up to 20m in width. To be undertaken in stages. Ongoing management required to maintain sight lines and manage for fire risk.	Works include soil amelioration, turf and weed removal, localised swales to hold water on the slope, planting, mulch, signage and fencing. Ongoing maintenance and monitoring not included in PC sum.	PC	1	150000	150,000
<b>SUB TOTAL STAGE 4</b>						<b>360,450</b>
<b>STAGE 5</b>						
5.1	<b>Playground Construction</b> (Refer to plan LP07/No. 1)	Inclusive of nature-play playground; picnic shelters, Barbecue facilities and multipurpose court.	PC			1,400,000
5.2	<b>Covered Shelters.</b> To be located on former skate park site.	Small shelter located on terraced amphitheatre x2	PC	2	12500	25,000
5.3	<b>Millfield Carparking</b> (Refer to plan LP07/No. 17)	Grading	m2	180	7.4	1,300
		Trim and compact subgrade; 200mm sub base; 150mm base coarse; bitumen tack (10mm seal); 30mm AC10.	m2	180	65	11,700
		Upright kerb and gutter.	m	54	100	5,400
		Cultivate and ameliorate top 300mm soil, mulch.	m2	60	4	200
		Planting for garden beds at entry. 140mm pot size at 4/m2	m2	60	30	1,800
<b>SUB TOTAL STAGE 5</b>						<b>1,445,400</b>
<b>SUB TOTAL</b>						<b>2,561,630</b>
<b>DESIGN (15% allowance)</b>						<b>384,245</b>
<b>TOTAL (not including GST)</b>						<b>2,945,875</b>



Moir Landscape Architecture Pty Ltd, Studio 1, 88 Fern Street, PO Box 111, Islington NSW 2296 admin@moirla.com.au  
Ph.(02) 4965 3500 Fax.(02) 4965 3555 www.moirla.com.au ACN: 097 558 908 ABN: 48 097 558 908

**East End Oval - Opinion of Probable Cost 30th May 2016**

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This is not an estimate and is intended to give an indication of the probable costs.

Should a detailed accurate estimate be required then it is recommended that the services of a qualified quantity surveyor be engaged.

m =

metre, m2 = square metre, m3 = cubic metre, item = individual item, lm = lineal metre, PC = probable cost, t = tonnes

NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
<b>STAGE 1</b>						
1.1	<b>Lighting</b> (Refer to plan LP10/No. 6)	Sports Oval Lighting	PC	2	30000	<b>60,000</b>
1.2	<b>Oval Fence</b> (Refer to plan LP10/No. 14)	Tubular fence - picket/loop/spear/patterns/flat; average - 1800mm high tubular frame (does not include labour)	m	70	100	<b>7,000</b>
		Tubular fence - picket/loop/spear/patterns/flat; average - 6000mm high tubular frame (does not include labour)	m	30	200	<b>6,000</b>
1.3	<b>Sign- Main</b> (Refer to plan LP10/No. 12)	Large Way finding sign. Requires design and fabrication	Item	2	3500	<b>7,000</b>
1.4	<b>Weed Management</b>	Works to include weed removal, replanting, and management of existing and new vegetation	m2	500	60	<b>30,000</b>
<b>SUB TOTAL STAGE 1</b>						<b>110,000</b>
<b>STAGE 2</b>						
	<b>DESIGN</b>	To be initiated as part of stage 2. Refer to subtotal for approximation. Terracing, activity space, carpark				
2.2	<b>Additional Large Tree Planting</b> (Refer to plan)	200L Tree	Item	2	1000	<b>2,000</b>
		Ameliorate 300mm and mulch, allow for 3m2 for 200L tree	m2	6	6	<b>100</b>
<b>SUB TOTAL STAGE 2</b>						<b>2,100</b>
<b>STAGE 3</b>						
3.1	<b>Terracing for seating and bank stabilisation.</b> (Refer to plan LP10/No. 7)	Earthworks: Cut to fill	m3	348	7	<b>2,400</b>
		0.4 - 0.85m high sandstone log retaining wall, supply and construct. For two terraces total length is 300m. 500mm wide	lm	300	260	<b>78,000</b>
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill	lm	300	50	<b>15,000</b>
3.2	<b>Shelters</b> (Refer to plan LP10/No. 7)		Item	2	12500	<b>25,000</b>
3.3	<b>Additional Tree Planting</b>	75L TREE	Item	3	200	<b>600</b>
		Ameliorate 300mm and mulch	m2	6	6	<b>100</b>
		45L TREE	Item	7	70	<b>500</b>
		Ameliorate 300mm and mulch	m2	7	6	<b>100</b>
3.4	<b>Footpath- Associated with Victoria Street 285m. 1500mm.</b> (Refer to plan LP10/No. 5)	Footpath 1500mm wide. Concrete footpath with SL72 mesh, on 50mm sub base layer	m2	428	100	<b>42,800</b>
3.5	<b>Footpath to terrace extends along Quarrybylong St- Associated with terracing 267m. 1500mm.</b>	Footpath 1500mm wide. Concrete footpath with SL72 mesh, on 50mm sub base layer	m2	400	100	<b>40,000</b>
<b>SUB TOTAL STAGE 3</b>						<b>204,500</b>
<b>STAGE 4</b>						
4.1	<b>Carpark: Additional 425m2 of car park.</b> (Refer to plan LP10/No. 1)	Trim and compact subgrade; 200mm sub base; 150mm base coarse; bitumen tack (10mm seal); 30mm AC10	m2	425	65	<b>27,600</b>
		Upright kerb and gutter	m	90	100	<b>9,000</b>
4.2	<b>Ancillary activity space: Between carpark and oval.</b> (Refer to plan LP10/No. 2)	Trim and compact subgrade	m2	1100	2	<b>2,200</b>
		Aggregate driveways and paths - by hand; decomposed granite. 100mm thick	m2	1100	30	<b>33,000</b>
		Cultivation by machine	m2	1100	1.5	<b>1,600</b>
		Amelioration of top 200mm	m2	1000	3	<b>3,000</b>
		Turf	m2	1000	8	<b>8,000</b>



**East End Oval - Opinion of Probable Cost 30th May 2016**

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NO.	ITEM	SPECIFICATION	UNIT	QUANTITY	RATE	COST (to 100)
4.3	Footpath- 40m long, 1500mm wide	Footpath 1500mm wide. Concrete footpath with SL72 mesh, on 50mm sub base layer	m2	60	76	4,600
4.4	Neath Street Planting (Refer to plan LP10/No. 16)	Cultivate and ameliorate top 300mm soil, mulch	m2	182	6	1,100
		45L TREE	Item	20	70	1,400
		Groundcover planting	m2	182	40	7,300
		100mm dia ag line with non-woven geotextile filter sock surround with free draining crushed stone backfill	m	182	50	9,100
SUB TOTAL STAGE 4						107,900
STAGE 5						
5.1	Upgrade Footbridge (Refer to plan LP10/No. 15)	1.5m wide	PC			12,000
5.2	Quarrybylong pedestrian crossing (Refer to plan LP10/No. 9)		PC			10,000
5.3	Sign - Directional	Medium way finding sign. Including map. Requires design and fabrication	Item	4	2000	8,000
5.4	Footpath- from Quarrybylong to Neath St (Refer to plan LP10/No. 15)	Footpath 1200mm wide. Concrete footpath with SL72 mesh, on 50mm sub base layer	m2	80	76.65	6,100
SUB TOTAL STAGE 5						36,100
SUBTOTAL						460,600
DESIGN (15% allowance)				0.15		69,090
TOTAL (not including GST)						529,690

Enclosure 2 – Masterplan public submission responses

No.	Details	Council comments
1	Consideration should be given to installing a drinking bubbler, barbeque facility and outdoor power point. The power point could be locked and use would be managed by Council.	<p>The draft Masterplan includes provision for BBQ facilities within Bridges Hill Park. The Masterplan been updated to include the provision of drinking fountains.</p> <p>Infrastructure such as power points are not of a scale or nature suitable for consideration at the Masterplanning level.</p>
2	The significance of European and Aboriginal Heritage at this site has not been addressed.	<p>Whilst the European significance of Convent Hill and Bridges Hill is well documented, the Aboriginal significance of the subject site is currently unknown. Council has liaised with local Aboriginal Land Councils and Aboriginal Corporations as well as sought feedback from the Aboriginal and Torres Strait Islander Advisory Committee in an effort to better understand the Aboriginal significance.</p> <p>Despite the lack of documented information, opportunities to incorporate Aboriginal Heritage, as well as European Heritage, into the future design and development of the site will be considered. The Masterplan has been updated to reflect this opportunity.</p>
3	<p>Remnant Melaleuca and Blueberry Ash Groves must be preserved. The proposed playground has the potential to impact on these trees. Consideration should be given to environmental impacts including Aboriginal artefacts and threatened flora and fauna.</p> <p>Planning of Aboriginal 'yarning circles' within these groves has also been discussed.</p>	<p>The extent of the playground and subsequent impacts to vegetation will be determined during subsequent planning and design stages. In the interest of maintaining the natural character of the site, removal of vegetation will be avoided as much as possible. Any impact to the natural and built environment will be managed in accordance with the requirements of relevant legislation.</p> <p>The Masterplan has been updated to include a 'yarning circle'.</p>

4	Signage should reflect the natural essence of the landscape and not resemble the proposed Signage Strategy.	Council's adopted Signage Strategy guides to development and implementation of signage for community and recreational facilities. Signage is a powerful tool for communities to develop a strong brand for their region and it is Council intention to implement consistent signage across the LGA. The content, positioning and size of signs will be considered in accordance with the adopted Signage Strategy and with consideration to the local character of the sites.
5	Endemic plants should be considered for bush regeneration.	Preference will be given to endemic species for tree planting and bush regeneration. The details of bush regeneration works will be developed during subsequent planning and design stages.
6	The site is prone to anti-social behavior including lighting fires, illegal motor vehicle access and loitering and should be addressed.	Whilst consideration has been given to minimising opportunities for anti-social behavior in the development of the Masterplan, Council's ability to deter such activities is limited. Should anti-social behavior be witnessed it is the communities responsibility to report incidences to the NSW Police to address the issue.
7	Consideration is needed of harsh afternoon sun for western facing amphitheatre and playground. Eastern facing slopes would be a better option for an informal amphitheatre.	The proposed informal amphitheatre is proposed to provide park users an accessible and enjoyable viewing and picnic area within the upper areas of Bridges Hill. The proposed amphitheatre has a westerly aspect to improve surveillance and connection to playground area and take advantage of distant mountain views. It is noted that the western summer sun is particularly harsh and additional deciduous plantings are proposed on terraced area to maximise shade during Summer.

8	Consider closing Victoria Street and locating the playground on the current alignment to improve integration between Bridges Hill and East End Oval. This would solve issues with poor surveillance and more importantly prioritise the significance and extension of the parkland to the Cessnock Community over road access.	Closing Victoria Street is not considered a feasible way to improve connectivity between Bridges Hill Park and East End Oval due to the disruption it may cause to local traffic routes. Raised thresholds, landscaping and cycling lanes are all measures proposed to reduce vehicle speed and improve pedestrian connectivity between the two sites.  Surveillance of the playground area is not of particular concern due to its level sightlines from motorists using Yango Street and Victoria Street and views from adjacent residential buildings and carparks. Perimeter fencing and landscaping be constructed with an aim to maintain/establish passive sightlines.
9	Locating the hard court where the current skatepark is located is recreating the surveillance and access issues of the past. Such facilities should be located with good connectivity to busy streets and services and highly visible.	The Masterplan has updated to propose the hard court be co-located with the playground and adjacent to Victoria Street to improve connectivity and passive surveillance.
10	Consider on-road bike lanes that link to the parkland from surrounding residential.	The Masterplan has been updated to identify connection to proposed cycling networks identified within the Cessnock Cycling Strategy.
11	Consider promoting the natural character of the site by reducing mown areas, reducing cut and fill associated with tiered amphitheatre and edge planting along Millfield Street between the EEC community on the corner of East End Oval to provide an arboreal habitat corridor to Convent Hill.	The Masterplan has been updated to propose expansion of the bushland on Bridges Hill and a reduction in the extent of terracing. A green corridor connecting Convent Hill to East End Oval is also proposed through the southern extent of Bridges Hill Park to further promote the natural value of the site.
12	Masterplan should consider all-ability access to key park features.	The Masterplan has been updated to proposed accessible access to tiered picnic areas and yarning circle from Millfield Street. Lower areas near Yango Street will also be accessible, providing access to the playground, toilets and barbeque facilities.

13	Lighting should be provided with consideration to light spill on adjacent residences and the visibility of the night sky.	Low voltage lighting is proposed along primary walking routes through Convent Hill. Key park elements such as the playground, shelters and hardcourt may also be lit to deter loitering at night. Lighting will be provided in accordance with Australian Standards to avoid adverse light spill on adjacent residences and natural features.
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# Placeholder for Enclosure 1

Works and Infrastructure No. WI36/2016.DOC

Draft Cessnock Aquatic Centre Feasibility & Design  
Report – (Provided under separate cover)



## Placeholder for Enclosure 2

Works and Infrastructure No. WI36/2016.DOC

Draft Cessnock Aquatic Centre Preliminary Designs -  
(Provided under separate cover)