Vincent Street
CESSNOCK

14 March 2019

ORDINARY MEETING OF COUNCIL

WEDNESDAY, 20 MARCH 2019

ENCLOSURES

PAGE NO.

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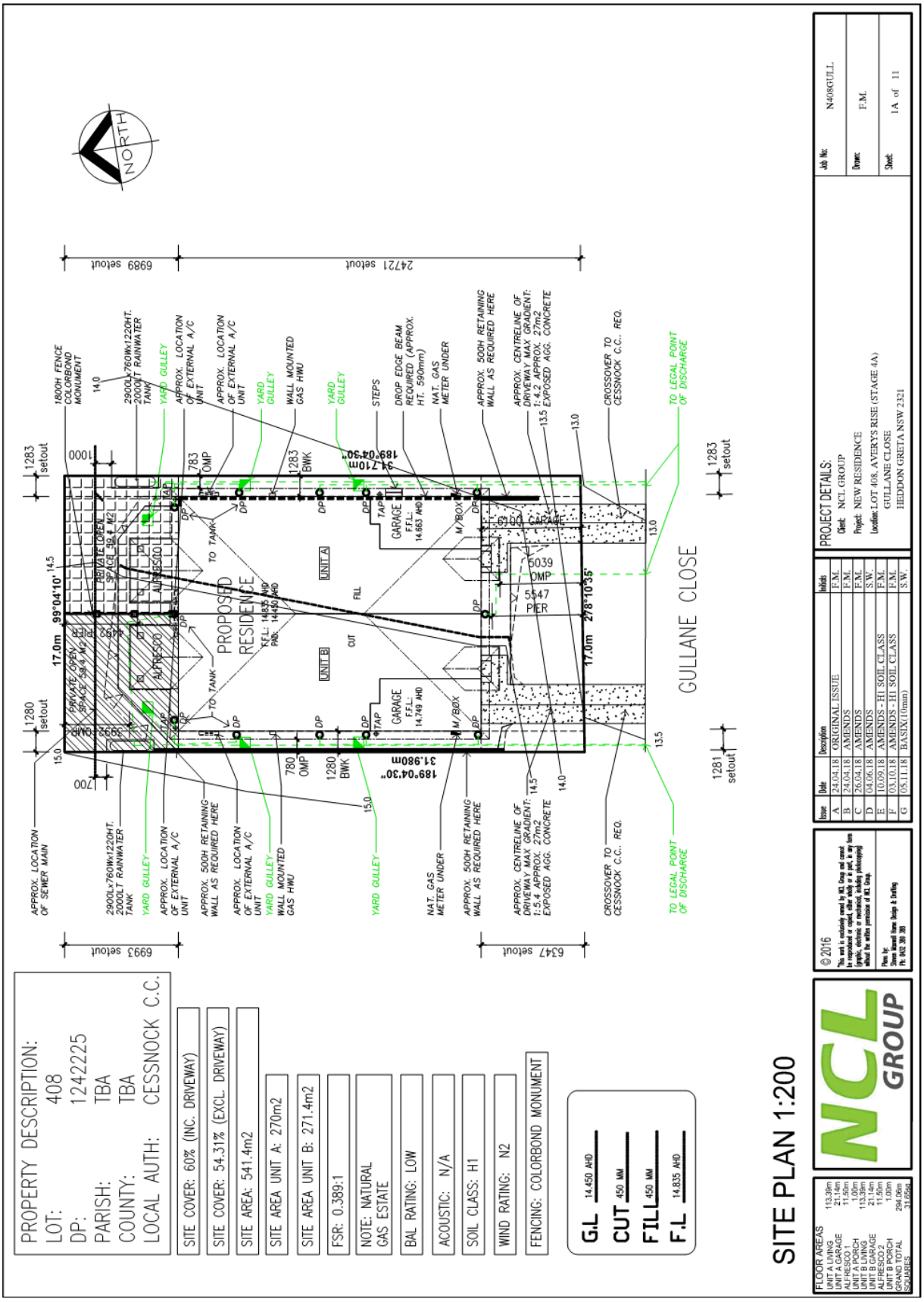
SITE PLAN 1:200
PROPERTY DESCRIPTION:
LOT: 408
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 60% (INC. DRIVEWAY)
SITE COVER: 54.31% (EXCL. DRIVEWAY)
SITE AREA: 541.4m2
SITE AREA UNIT A: 270m2
SITE AREA UNIT B: 271.4m2
FSR: 0.389:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: N2
FENCING: COLORBOND MONUMENT
G.L 14.450 AHD
CUT 450 MM
FILL 450 MM
F.L 14.835 AHD
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
GULLANE CLOSE
NORTH
NCL GROUP
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 408, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GREETA NSW 2321
Job No: N408GULL
Drawn: F.M.
Sheet: 1A of 11
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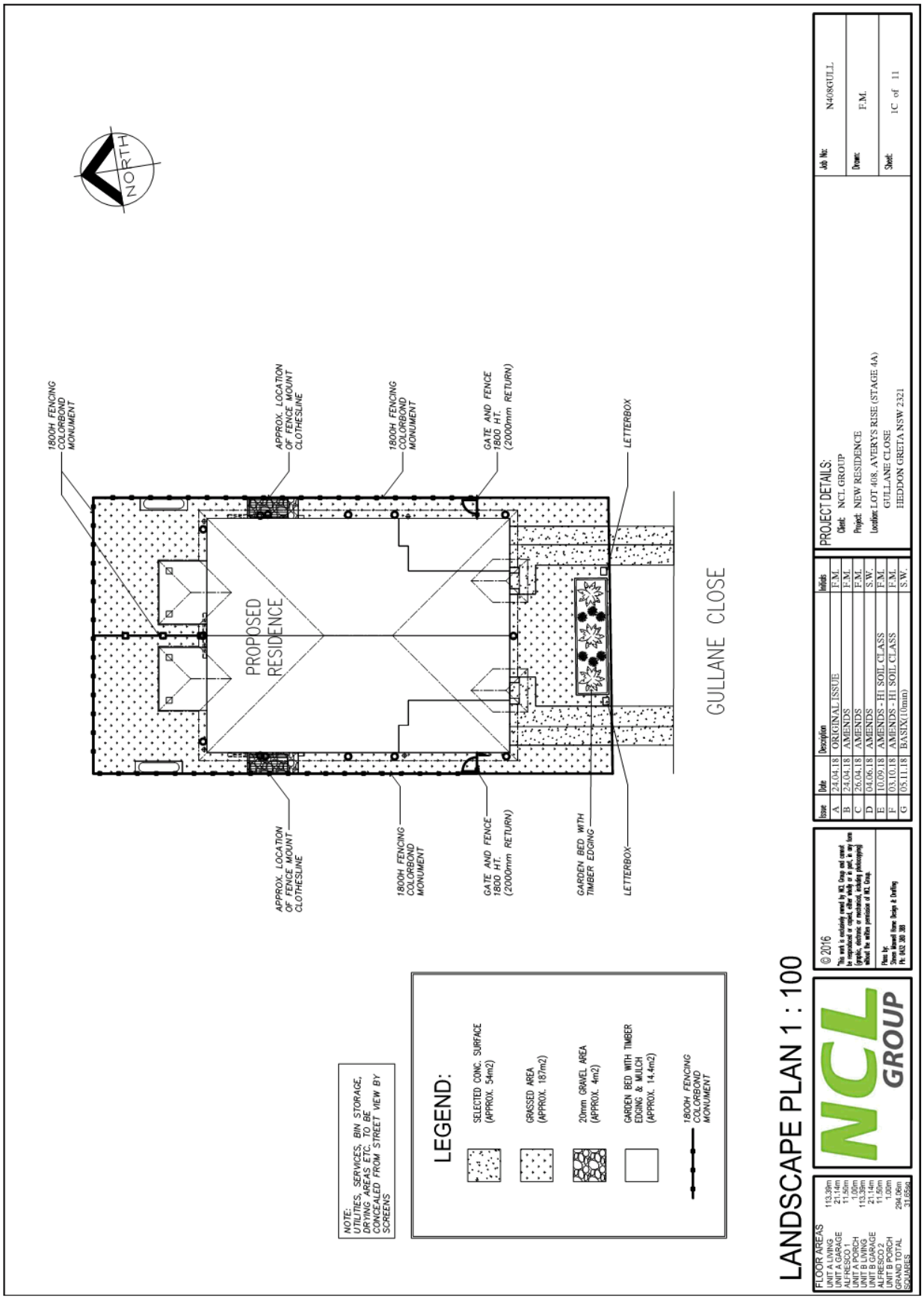
NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 54m2)
GRASSED AREA (APPROX. 187m2)
20mm GRAVEL AREA (APPROX. 4m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 14.4m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.06m
SQUARES 31.6639
NCL GROUP
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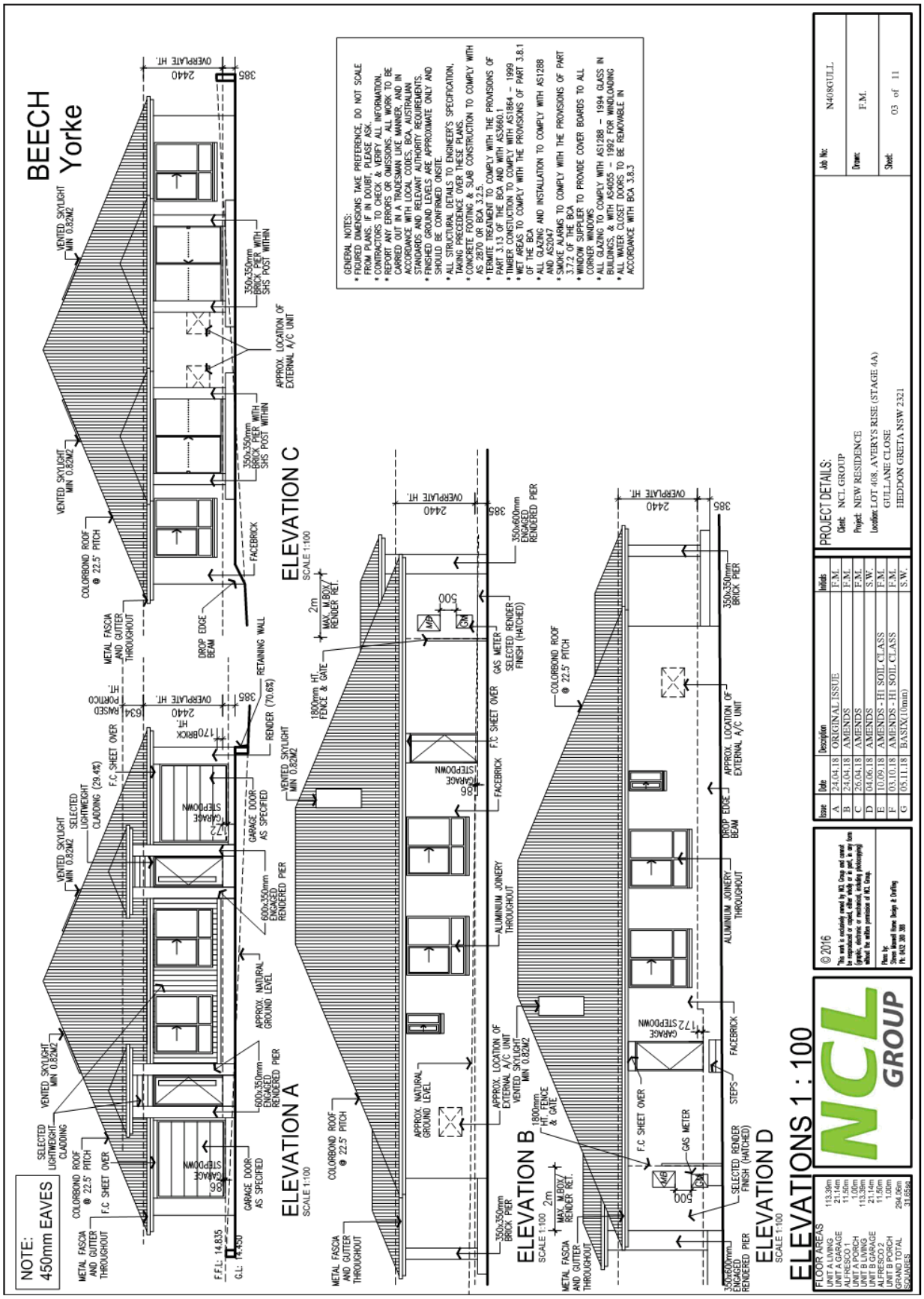
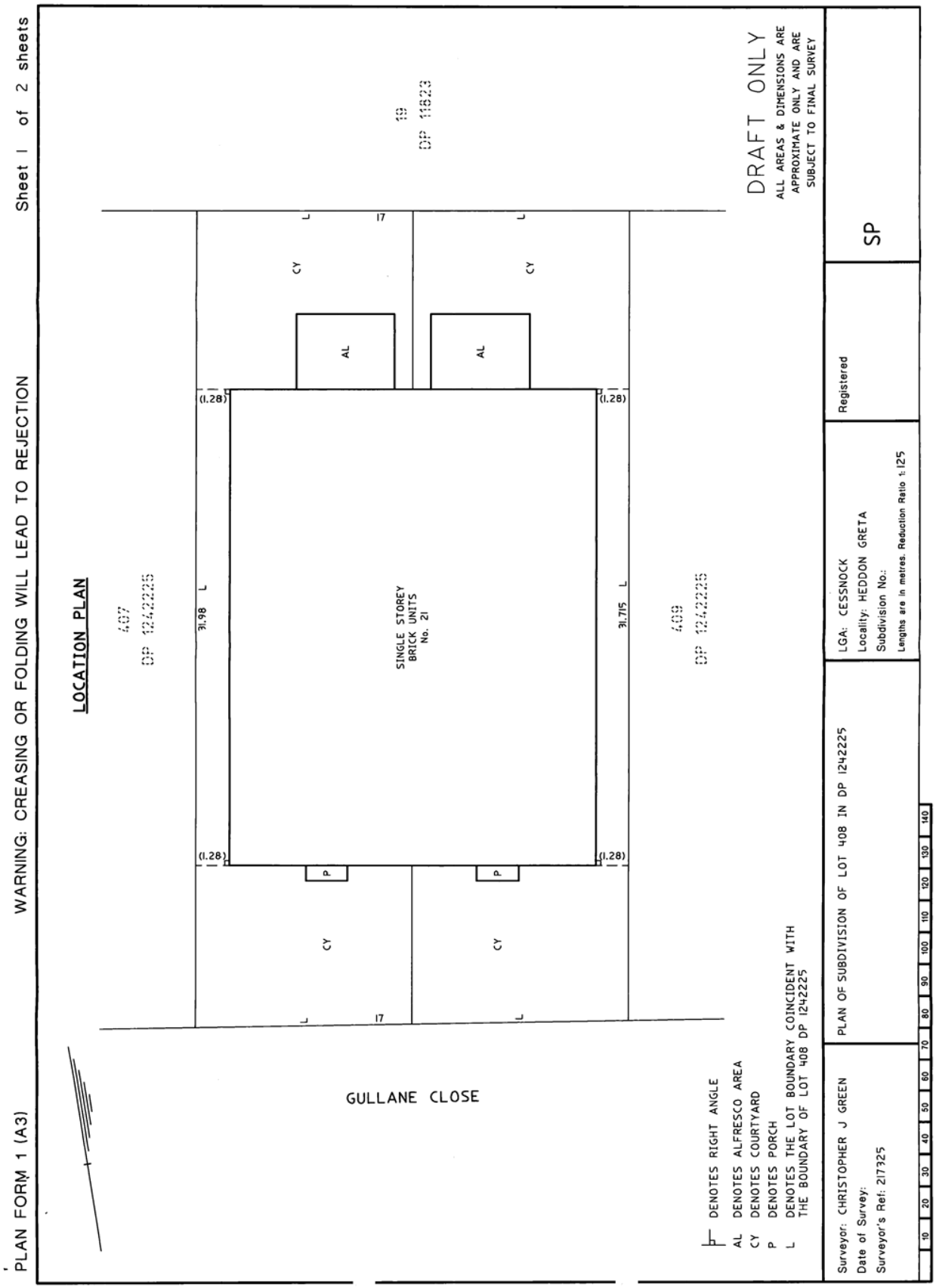
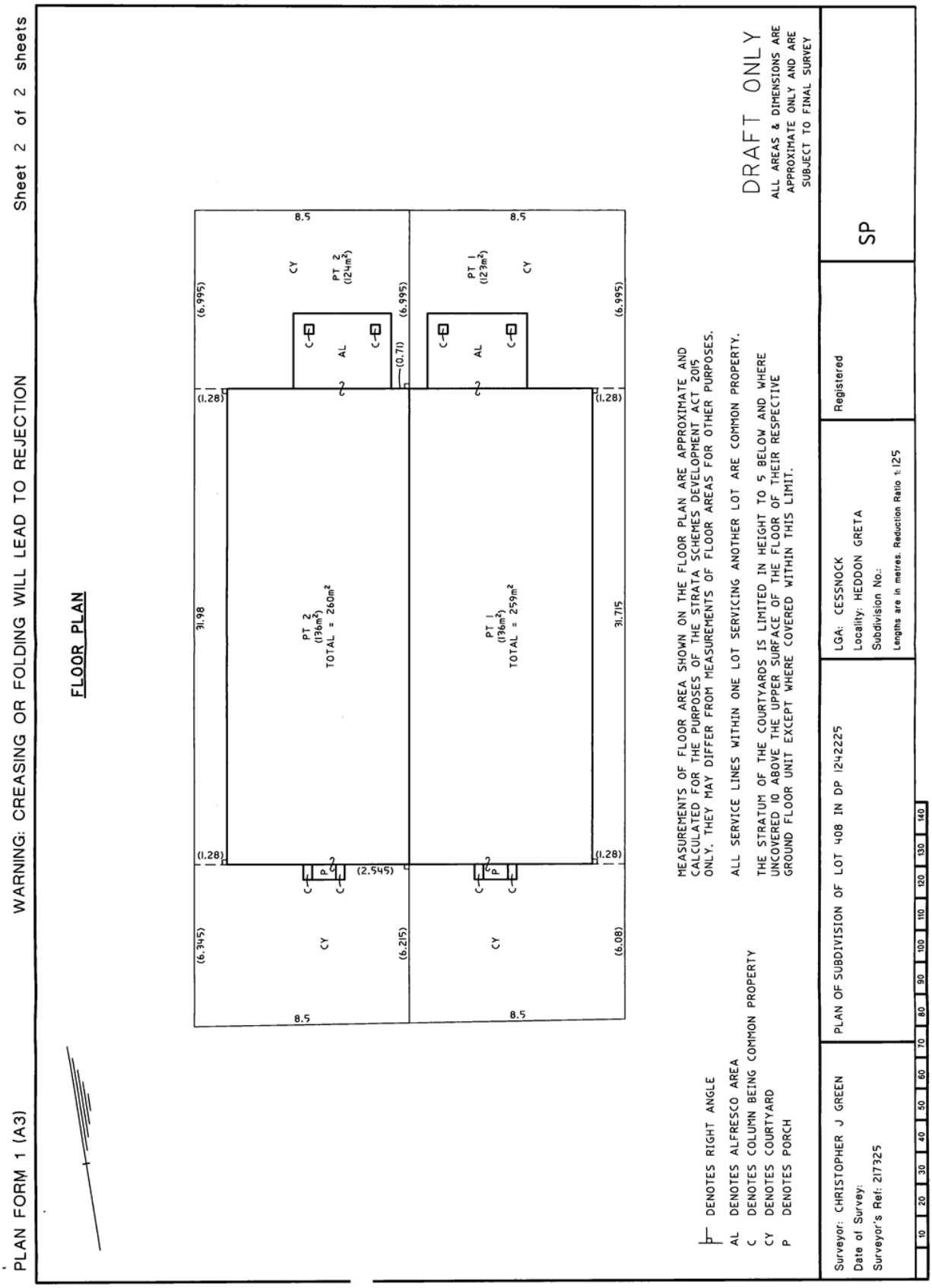
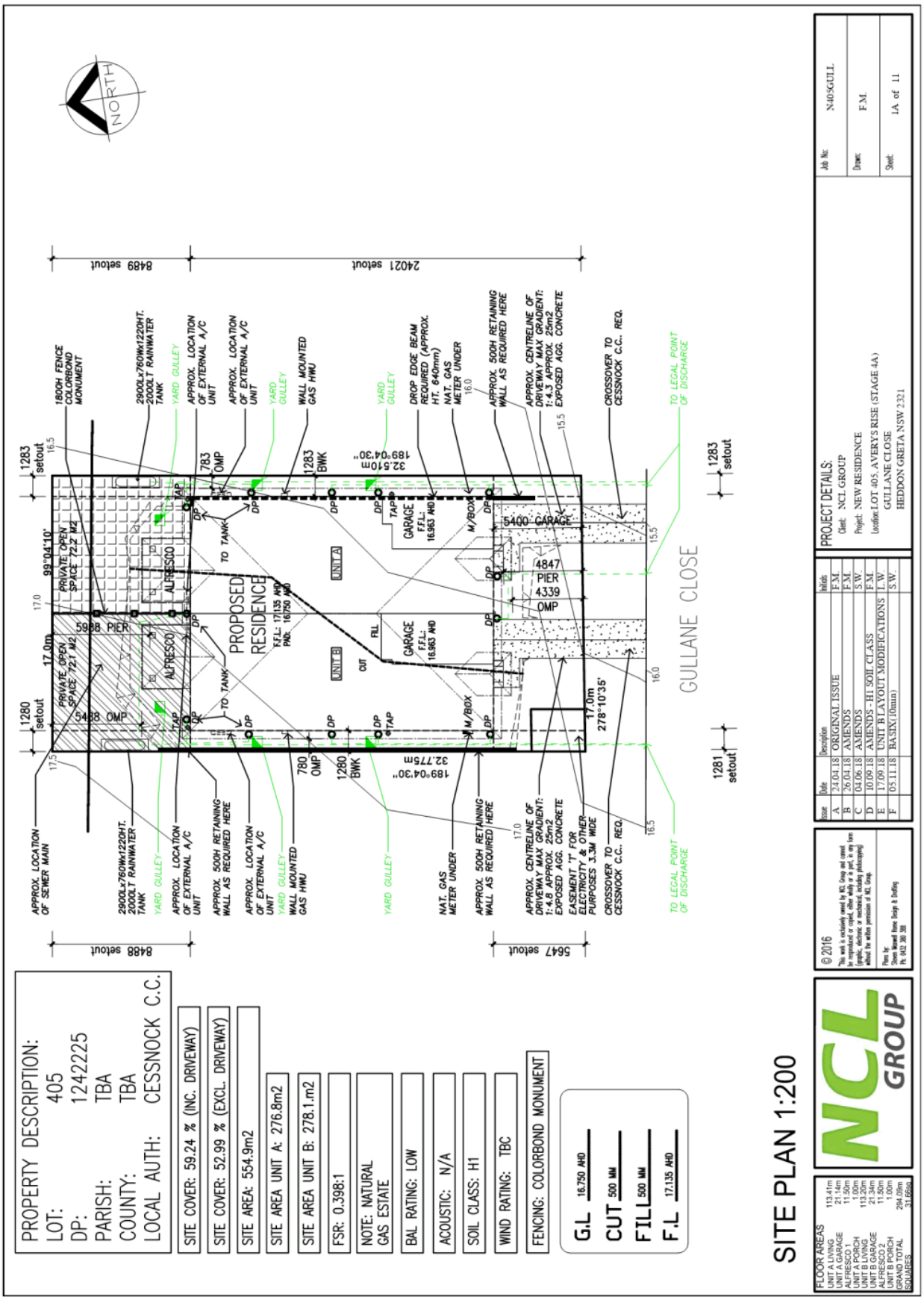
Plans by:
Simon Howard Home Design & Drafting
Ph: 0432 300 300
Issue Date Description Initials
A 24.04.18 ORIGINAL ISSUE F.M.
B 24.04.18 AMENDS F.M.
C 26.04.18 AMENDS F.M.
D 04.06.18 AMENDS S.W.
E 10.09.18 AMENDS - H1 SOIL CLASS F.M.
F 03.10.18 AMENDS - H1 SOIL CLASS F.M.
G 05.11.18 BASIX(10min) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 408, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N408GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
Yorke
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTRUCTION TO COMPLY WITH AS1684 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
NOTE:
450mm EAVES
ELEVATIONS 1 : 100
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 408, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N408GULL
Drawn: F.M.
Sheet: 03 of 11
NCL GROUP
© 2016
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GROUND TOTAL 294.26m
GARAGES 37.69m


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
407
DP 1242225
409
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 21
31.98 L
31.715 L
(1.28)
17
CY
AL
P
GULLANE CLOSE
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 408 DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217325
PLAN OF SUBDIVISION OF LOT 408 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (136m²) TOTAL = 260m²
PT 1 (136m²) TOTAL = 259m²
PT 2 (124m²)
PT 1 (129m²)
CY
AL
C
P
8.5
31.98
31.715
(6.995)
(6.345)
(6.215)
(6.08)
(1.28)
(2.545)
(0.71)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217325
PLAN OF SUBDIVISION OF LOT 408 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 405
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 59.24 % (INC. DRIVEWAY)
SITE COVER: 52.99 % (EXCL. DRIVEWAY)
SITE AREA: 554.9m2
SITE AREA UNIT A: 276.8m2
SITE AREA UNIT B: 278.1.m2
FSR: 0.398:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 16.750 AHD
CUT 500 MM
FILL 500 MM
F.L 17.135 AHD
SITE PLAN 1:200
NORTH
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
ALFRESCO
PRIVATE OPEN SPACE 72.2 M2
PRIVATE OPEN SPACE 72.1 M2
5988 PIER
5488 OMP
5400 GARAGE
4847 PIER 4339 OMP
GULLANE CLOSE
APPROX. LOCATION OF SEWER MAIN
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
YARD GULLEY
APPROX. LOCATION OF EXTERNAL A/C UNIT
APPROX. 500H RETAINING WALL AS REQUIRED HERE
WALL MOUNTED GAS HWU
DROP EDGE BEAM REQUIRED (APPROX. HT. 640mm)
NAT. GAS METER UNDER
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:4.3 APPROX. 25m2 EXPOSED AGG. CONCRETE
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:4.8 APPROX. 25m2 EXPOSED AGG. CONCRETE
EASEMENT 'T' FOR ELECTRICITY & OTHER PURPOSES 3.3M WIDE
CROSSOVER TO CESSNOCK C.C. REQ.
TO LEGAL POINT OF DISCHARGE
1800H FENCE COLORBOND MONUMENT
8488 setout
2402I setout
5647 setout
1280 setout
1281 setout
1283 setout
99°04'10"
189°04'30"
32.510m
32.775m
278°10'35"
17.0m
FLOOR AREAS
UNIT A LIVING 113.41m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.20m
UNIT B GARAGE 21.34m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.09m
SQUARES 31.66sq
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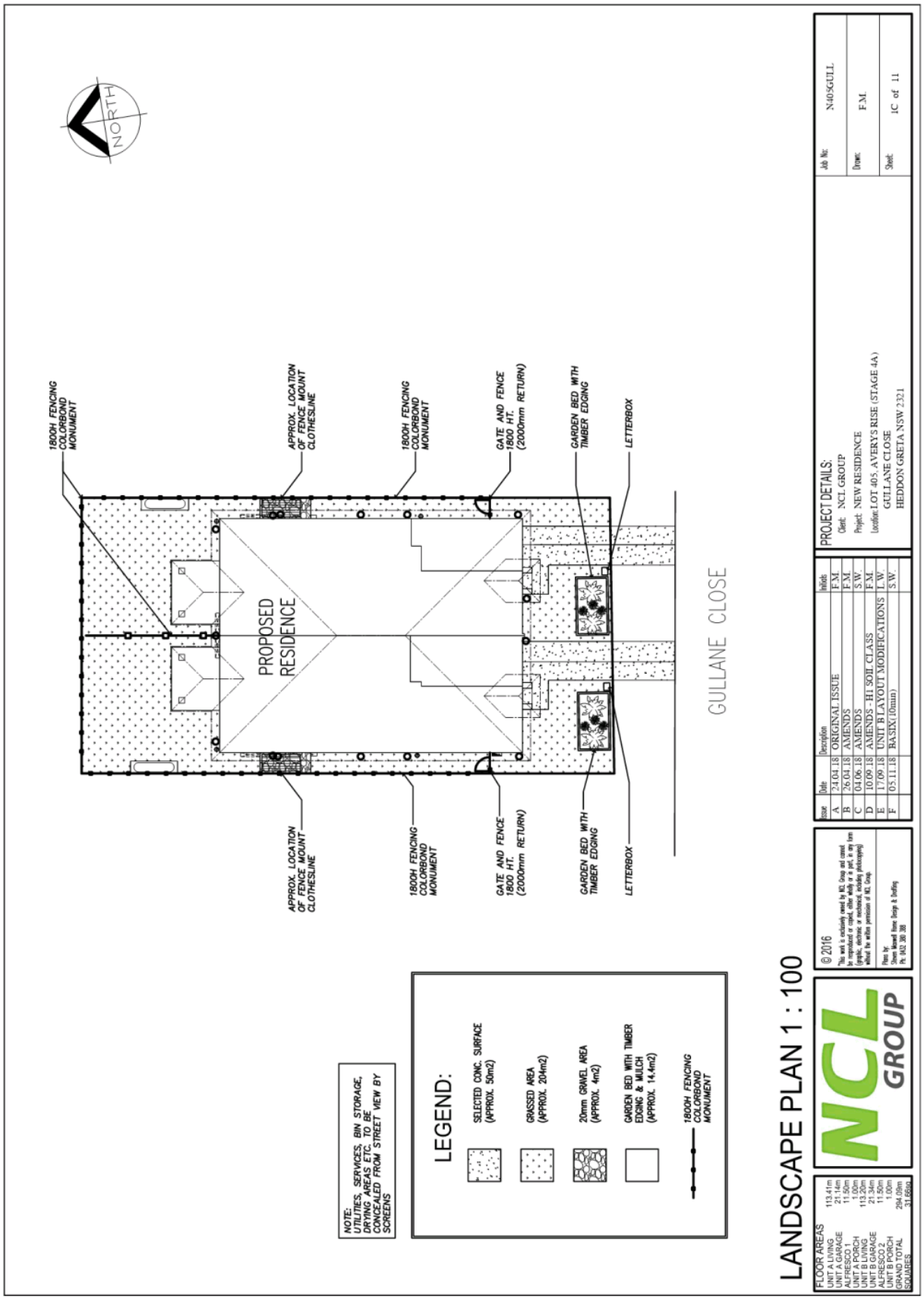
Plans by:
Steve Hansel Home Design & Drafting
Ph. 0402 300 300
Issue Date Description Initials
A 24.04.18 ORIGINAL ISSUE F.M
B 26.04.18 AMENDS F.M
C 04.06.18 AMENDS S.W
D 10.09.18 AMENDS - H1 SOIL CLASS F.M
E 17.09.18 UNIT B LAYOUT MODIFICATIONS L.W
F 05.11.18 BASIX (10mm) S.W
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 405, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N405GUL
Drawn: F.M
Sheet: 1A of 11


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
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SQUARES 31.66sq
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B 26.04.18 AMENDS F.M.
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E 17.09.18 UNIT B LAYOUT MODIFICATIONS L.W.
F 05.11.18 BASIX (10mm) S.W.
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Project: NEW RESIDENCE
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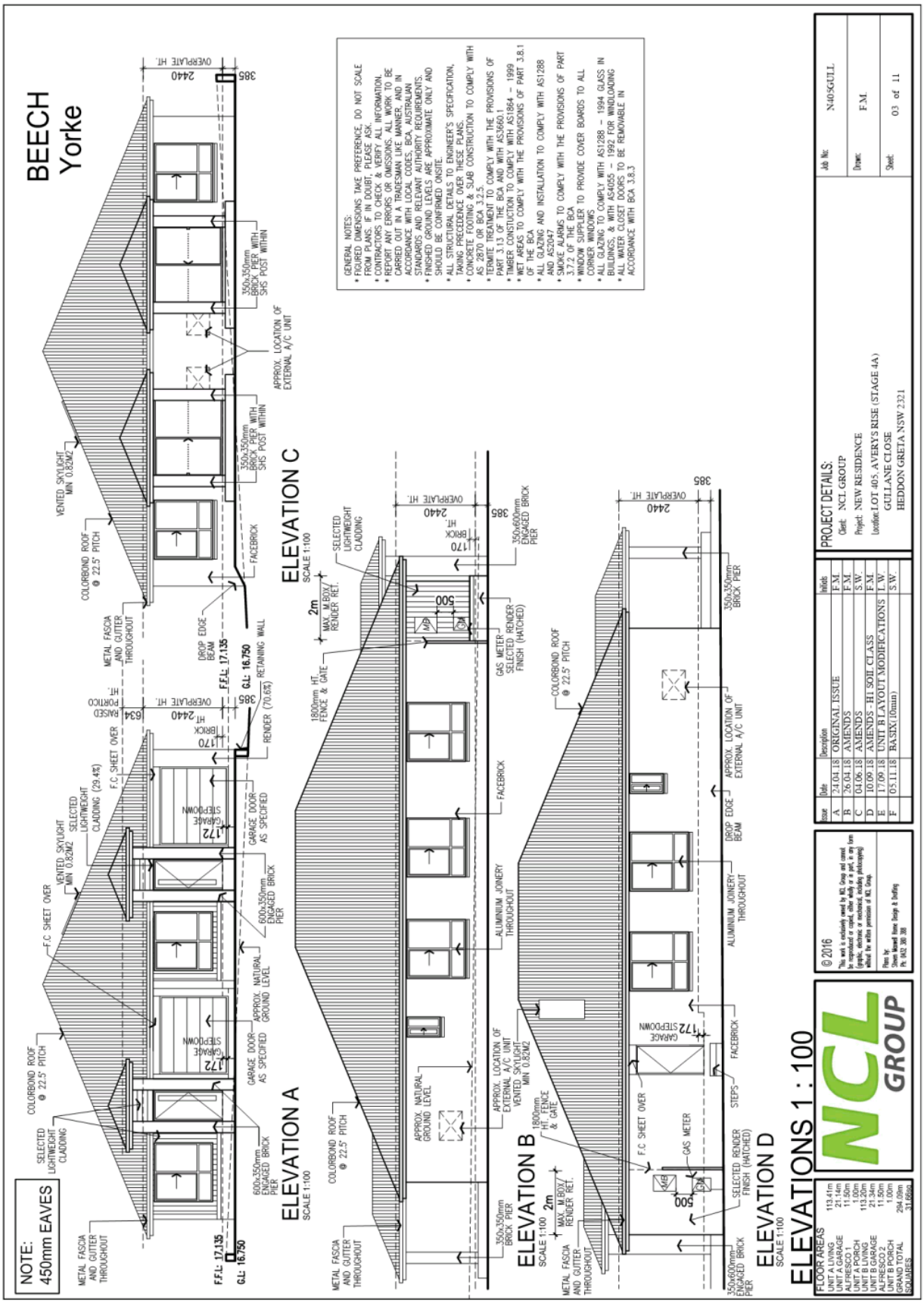
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N405GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
Yorke
GENERAL NOTES:
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* TERMITE PROTECTION TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1.
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
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* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
NOTE: 450mm EAVES
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
FLOOR AREAS
UNIT A LIVING 113.41m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.20m
UNIT B GARAGE 21.34m
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UNIT B PORCH 1.00m
GRAND TOTAL 294.09m
SQUARES 31.66sq
NCL GROUP
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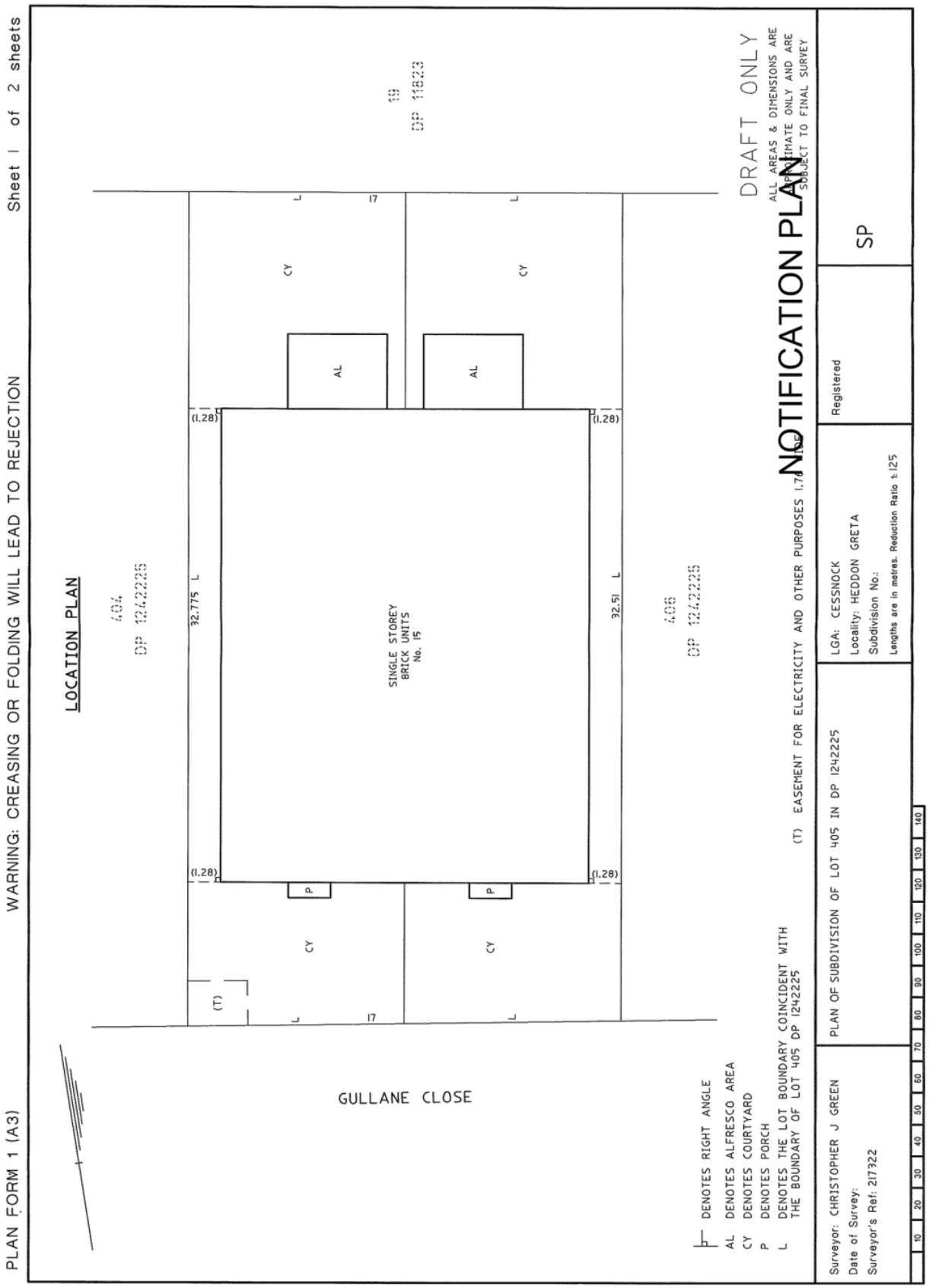
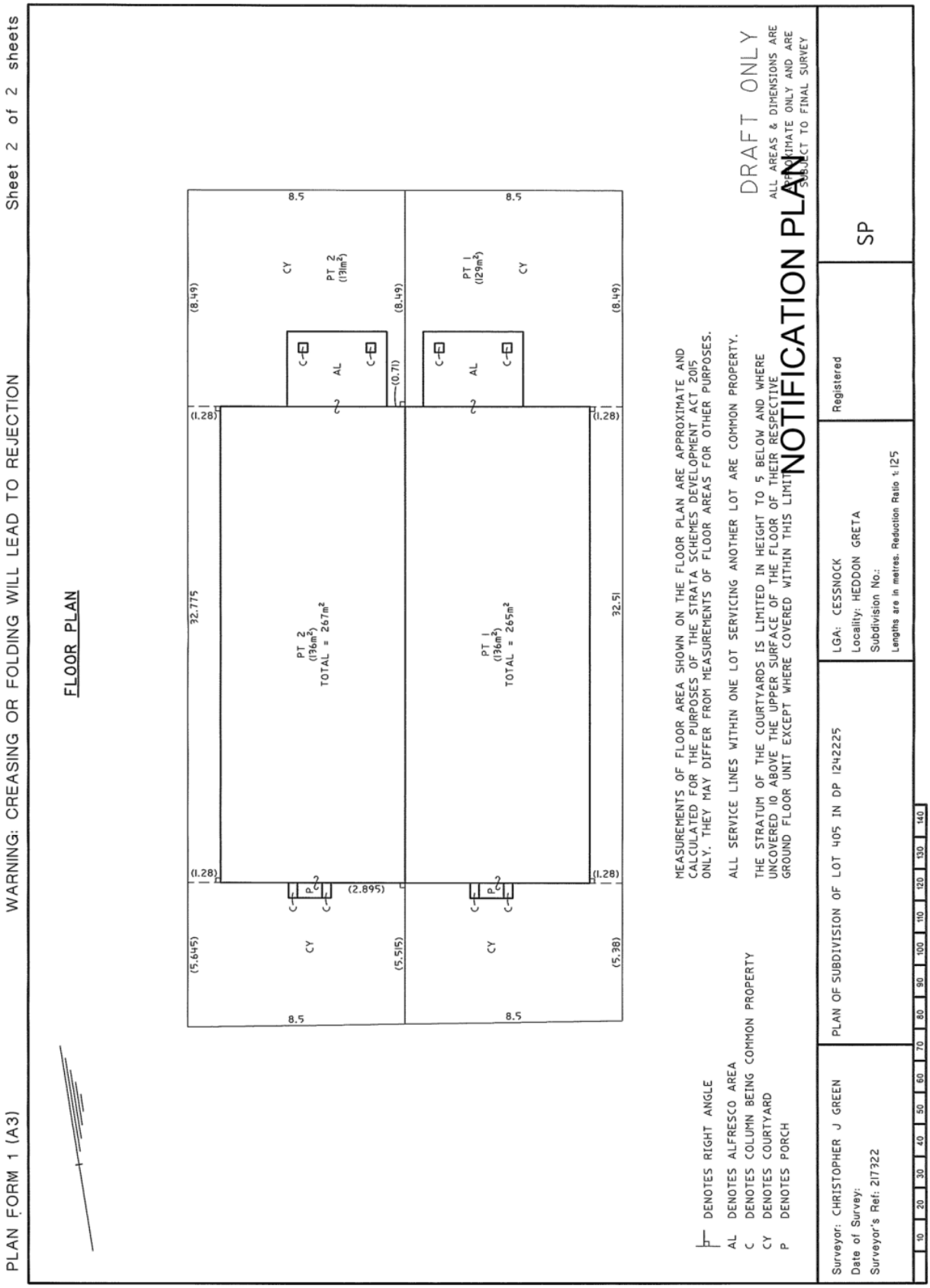
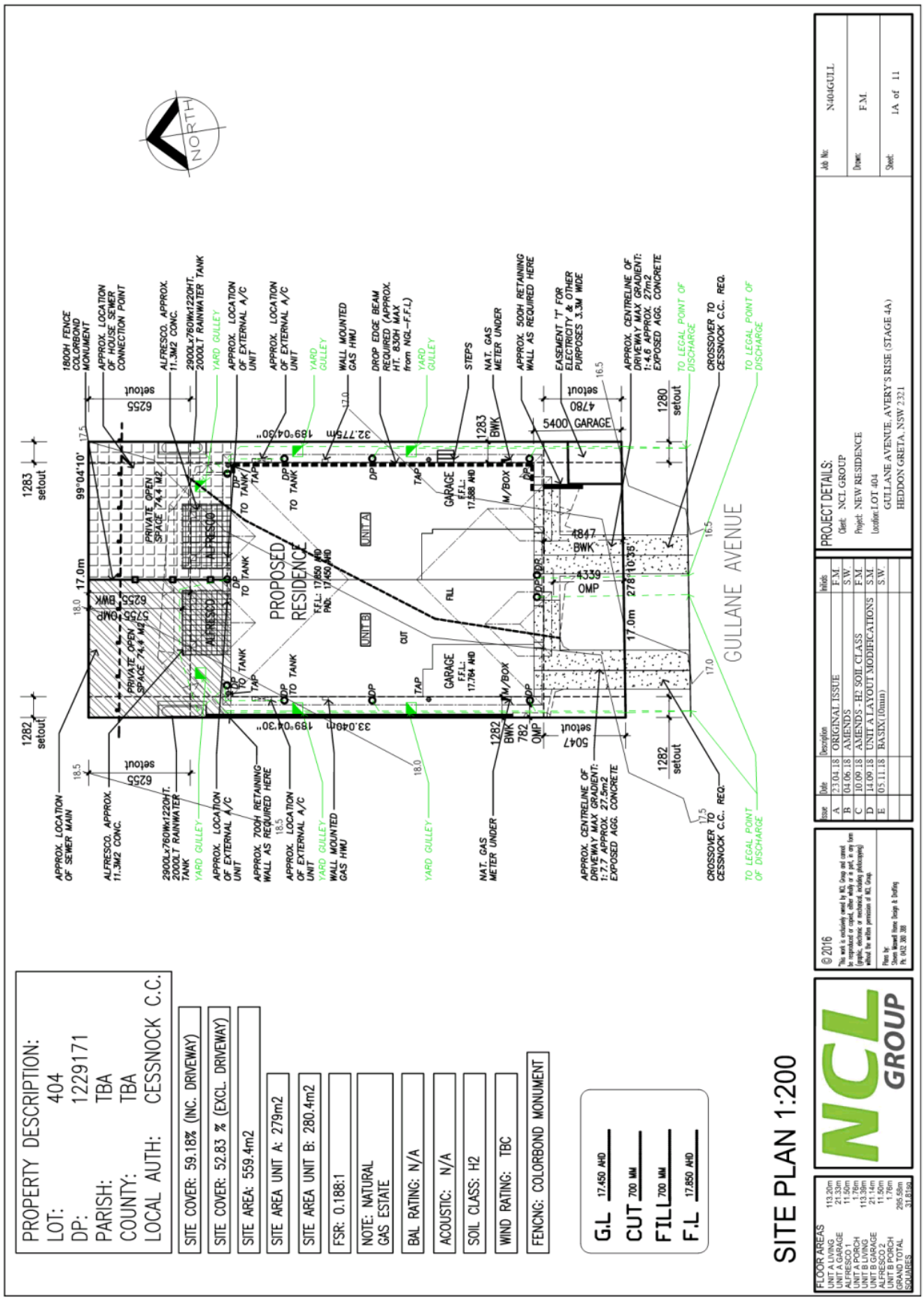
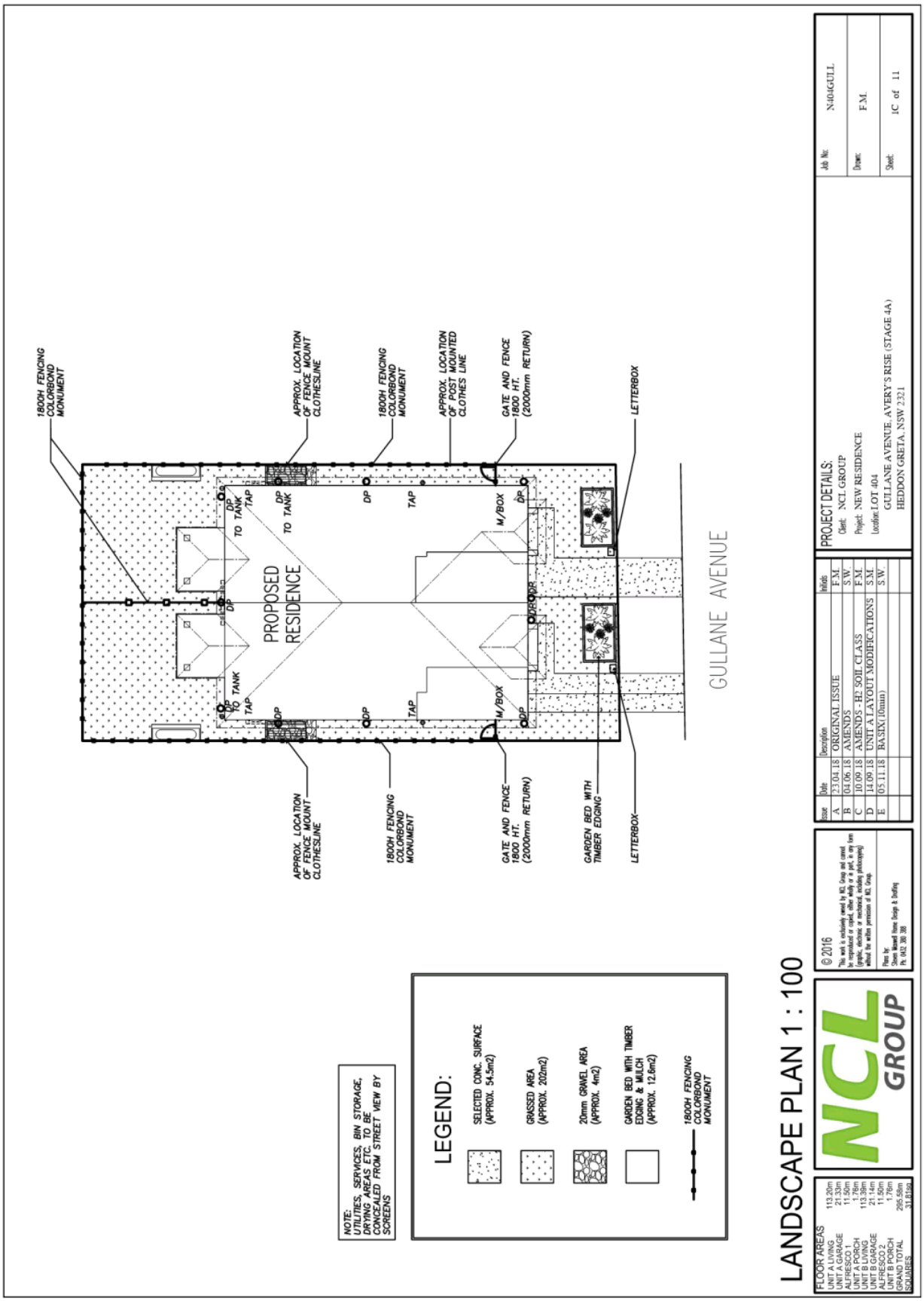
Plans by:
Steve Gaunt Home Design & Drafting
Ph: 0412 206 202
Issue Date Description Initials
A 24.04.18 ORIGINAL ISSUE F.M
B 26.04.18 AMENDS F.M
C 04.06.18 AMENDS S.W
D 10.09.18 AMENDS - H1 SOIL CLASS F.M
E 17.09.18 UNIT B LAYOUT MODIFICATIONS L.W
F 05.11.18 BASIX (10mm) S.W
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 405, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N405GULL
Drawn: F.M
Sheet: 03 of 11


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
404
DP 1242225
19
DP 11823
406
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 15
32.775 L
32.51 L
(1.28)
(1.28)
(1.28)
(1.28)
AL
AL
CY
CY
CY
CY
P
P
(T)
L
17
GULLANE CLOSE
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
(T) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 1.7 WIDE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 405 DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217322
PLAN OF SUBDIVISION OF LOT 405 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (136m²) TOTAL = 267m²
PT 1 (136m²) TOTAL = 265m²
PT 2 (191m²)
PT 1 (129m²)
CY
AL
P
C
32.775
32.51
8.5
(8.49)
(0.71)
(1.28)
(2.895)
(5.645)
(5.515)
(5.38)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217322
PLAN OF SUBDIVISION OF LOT 405 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 404
DP: 1229171
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 59.18% (INC. DRIVEWAY)
SITE COVER: 52.83 % (EXCL. DRIVEWAY)
SITE AREA: 559.4m2
SITE AREA UNIT A: 279m2
SITE AREA UNIT B: 280.4m2
FSR: 0.188:1
NOTE: NATURAL GAS ESTATE
BAL RATING: N/A
ACOUSTIC: N/A
SOIL CLASS: H2
WIND RATING: TBC
FENCNG: COLORBOND MONUMENT
G.L 17.450 AHD
CUT 700 MM
FILL 700 MM
F.L 17.850 AHD
SITE PLAN 1:200
NCL GROUP
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
GULLANE AVENUE
NORTH
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 404
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N404GULL
Drawn: F.M.
Sheet: 1A of 11
© 2016
FLOOR AREAS
UNIT A LIVING 113.20m
UNIT A GARAGE 21.33m
ALFRESCO 1 11.52m
UNIT A PORCH 1.76m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL SQUARES 295.59m 31.81sq


1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF POST MOUNTED CLOTHES LINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
DP TO TANK
TAP
DP
M/BOX
PROPOSED RESIDENCE
GULLANE AVENUE
GARDEN BED WITH TIMBER EDGING
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 54.5m2)
GRASSED AREA (APPROX. 202m2)
20mm GRAVEL AREA (APPROX. 4m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 12.6m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.20m
UNIT A GARAGE 21.33m
ALFRESCO 1 11.50m
UNIT A PORCH 1.76m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL SQUARES 295.58m 31.81sq
NCL GROUP
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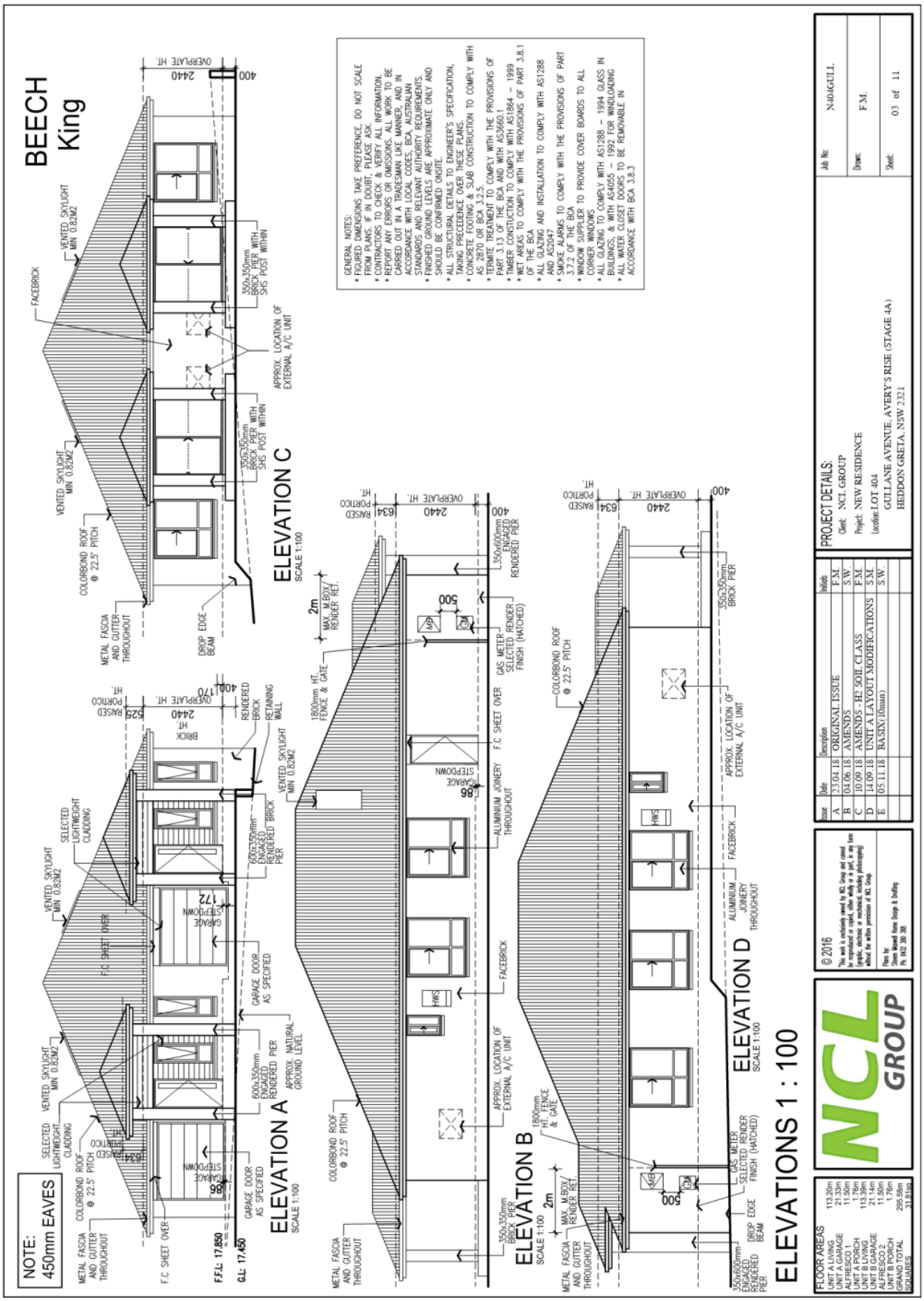
Issue Date Description Initials
A 23.04.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 10.09.18 AMENDS - H2 SOIL CLASS F.M.
D 14.09.18 UNIT A LAYOUT MODIFICATIONS S.M.
E 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 404
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N404GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
King
ELEVATIONS 1 : 100
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
NOTE:
450mm EAVES
GENERAL NOTES:
• FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS, IF IN DOUBT, PLEASE ASK.
• CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
• REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
• FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
• ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
• CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
• TERMITE PROOFING TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1.
• TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
• WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
• ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
• SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
• WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS.
• ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
• ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 404
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N404GULL
Drawn: F.M.
Sheet: 03 of 11
Issue | Date | Description | Initials
A | 23.04.18 | ORIGINAL ISSUE | F.M.
B | 04.06.18 | AMENDS | S.W.
C | 10.09.18 | AMENDS - H2 SOIL CLASS | F.M.
D | 14.09.18 | UNIT A LAYOUT MODIFICATIONS | S.M.
E | 05.11.18 | BASIX (10min) | S.W.
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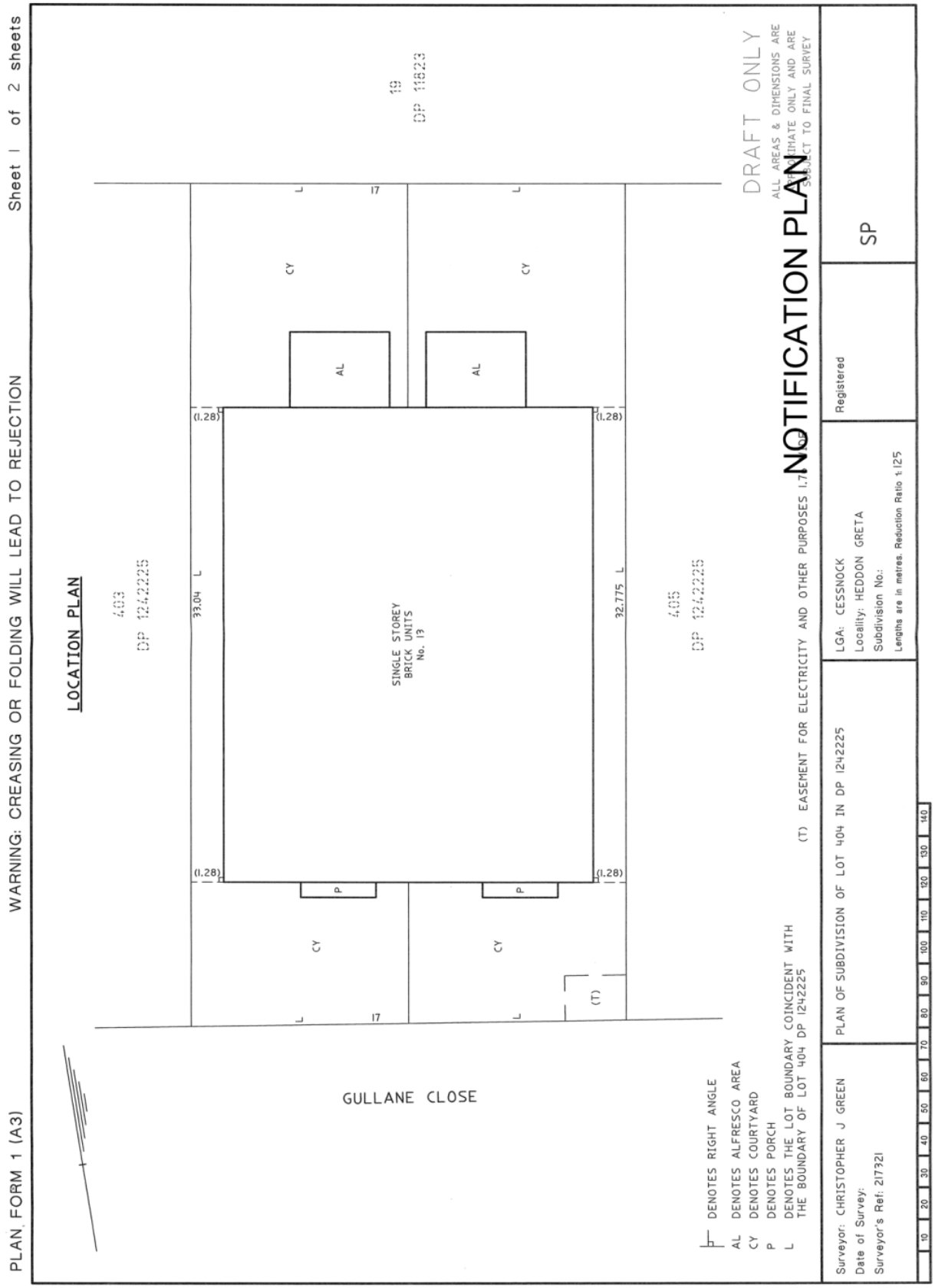
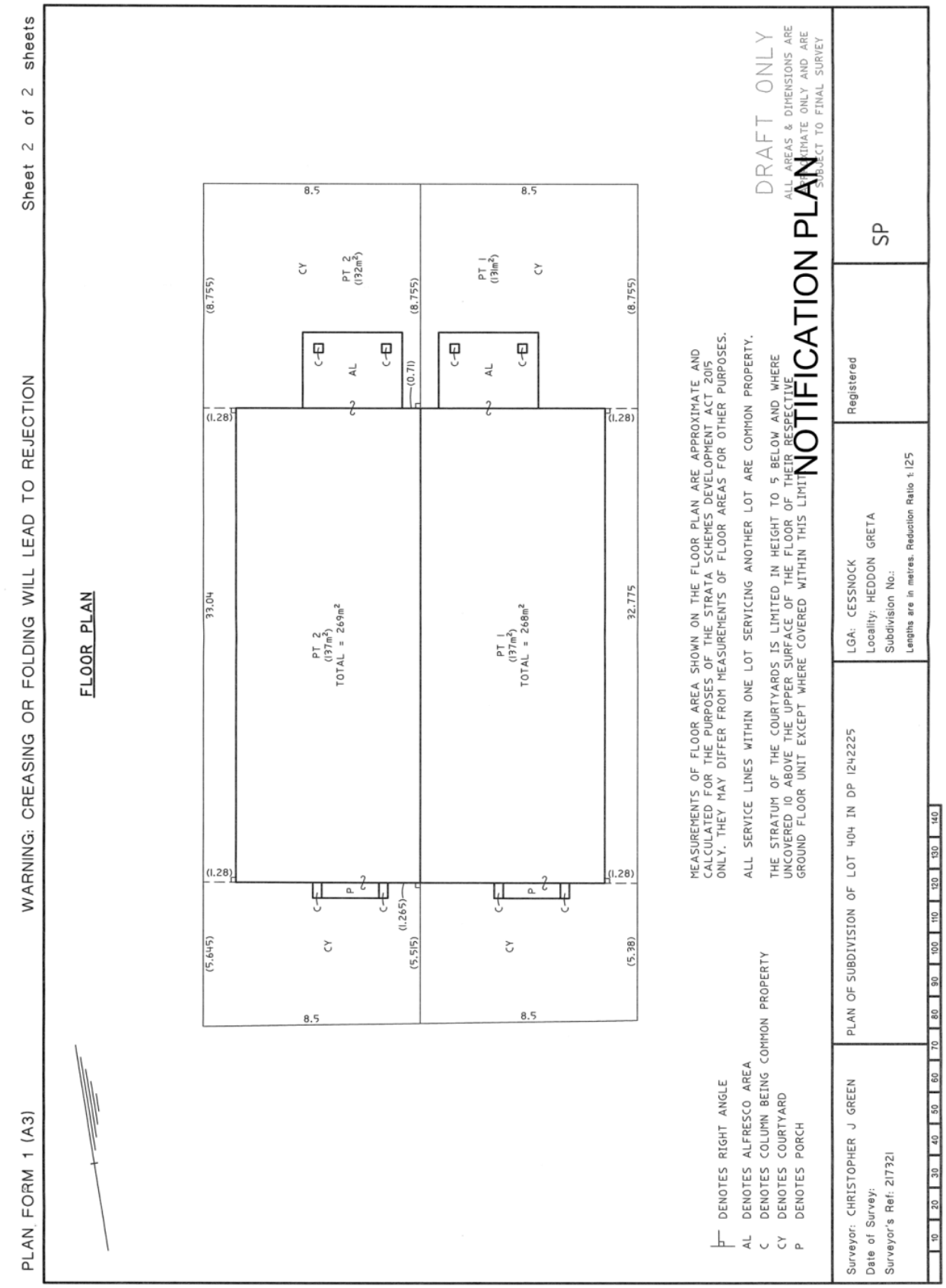
Plans by:
Steve Maxwell Home Design & Drafting
Ph. 0412 388 388
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.20m
UNIT A GARAGE 31.93m
ALFRESCO 1 11.50m
UNIT A PORCH 1.76m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL SQUARES 295.58m
31.81sq.


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
403
DP 1242225
19
DP 11823
SINGLE STOREY
BRICK UNITS
No. 13
33.04 L
32.775 L
(1.28)
AL
CY
P
L
17
(T)
GULLANE CLOSE
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE ESTIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
(T) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 1.7
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 404 DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 21732I
PLAN OF SUBDIVISION OF LOT 404 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
8.5
CY
PT 2 (132m²)
(8.755)
AL
C
(0.71)
PT 1 (131m²)
(1.28)
33.04
32.775
PT 2 (137m²) TOTAL = 269m²
PT 1 (137m²) TOTAL = 268m²
P
(1.265)
(5.645)
(5.515)
(5.38)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217321
PLAN OF SUBDIVISION OF LOT 404 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
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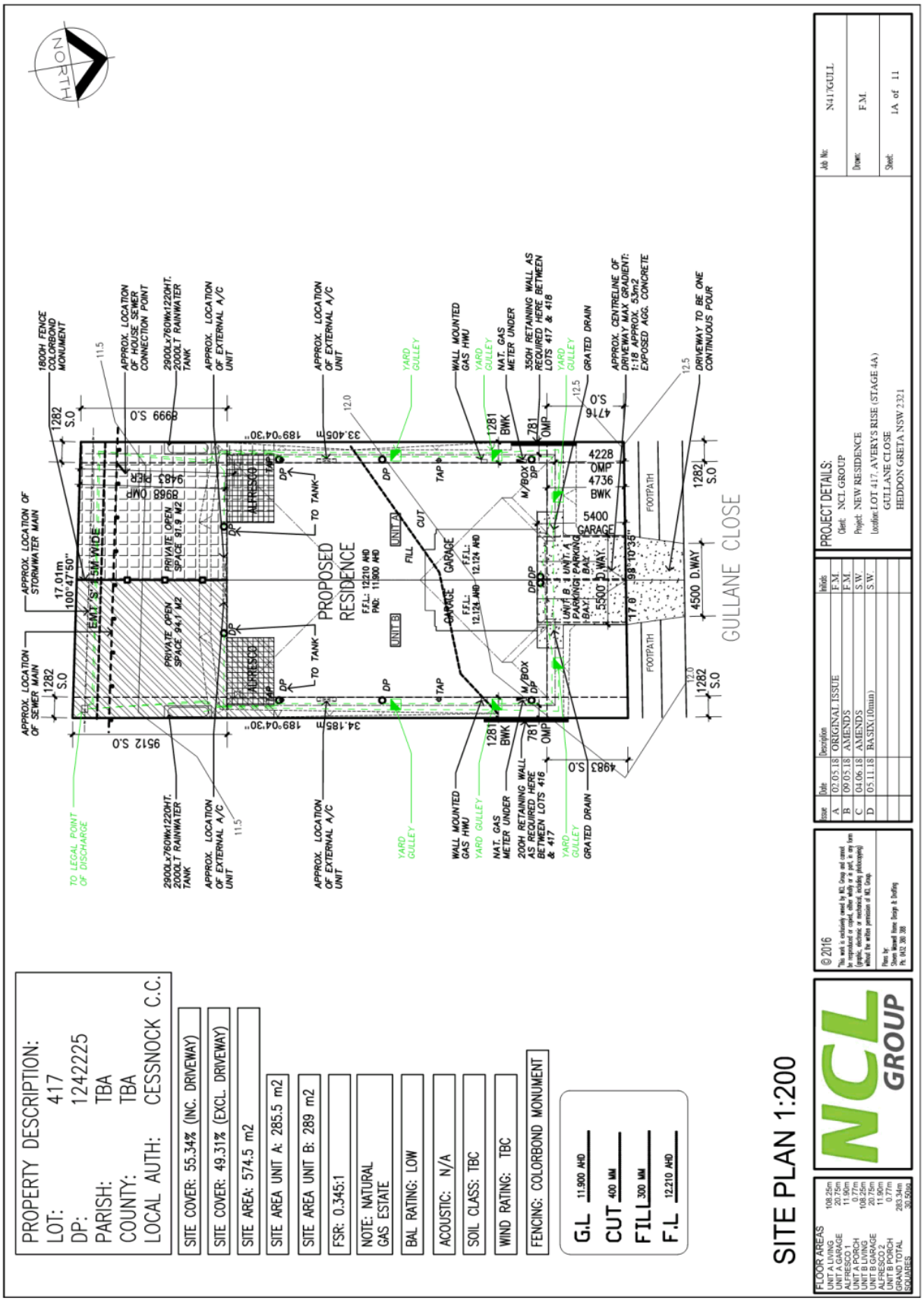
PROPERTY DESCRIPTION:
LOT: 417
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 55.34% (INC. DRIVEWAY)
SITE COVER: 49.31% (EXCL. DRIVEWAY)
SITE AREA: 574.5 m2
SITE AREA UNIT A: 285.5 m2
SITE AREA UNIT B: 289 m2
FSR: 0.345:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 11.900 AHD
CUT 400 MM
FILL 300 MM
F.L 12.210 AHD
SITE PLAN 1:200
NCL GROUP
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
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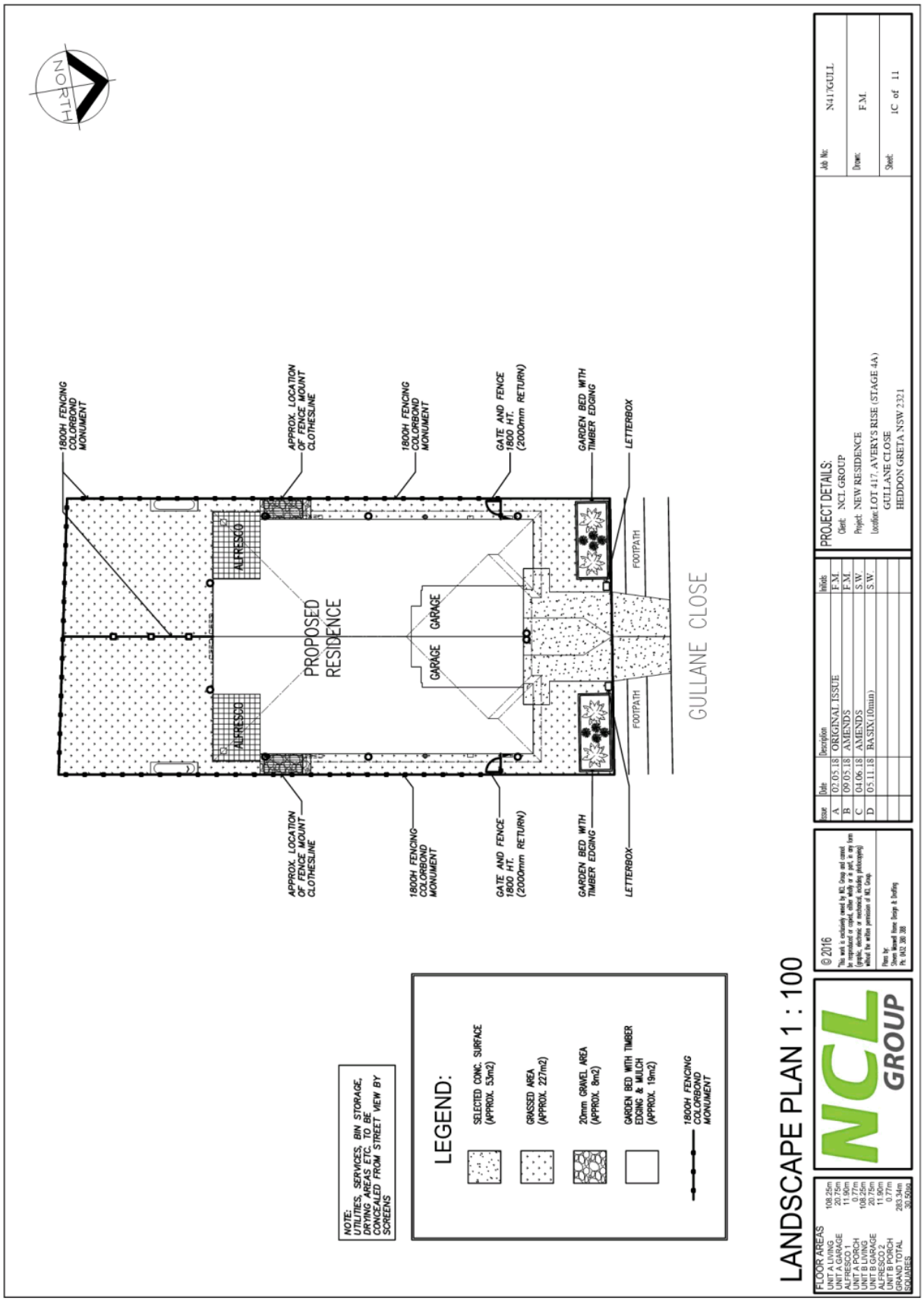
Issue Date Description Initials
A 02.05.18 ORIGINAL ISSUE F.M.
B 09.05.18 AMENDS F.M.
C 04.06.18 AMENDS S.W.
D 05.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 417, AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N417GULL
Drawn: F.M.
Sheet: 1A of 11
PROPOSED RESIDENCE
GULLANE CLOSE
NORTH
APPROX. LOCATION OF STORMWATER MAIN
APPROX. LOCATION OF SEWER MAIN
TO LEGAL POINT OF DISCHARGE
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
APPROX. LOCATION OF EXTERNAL A/C UNIT
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
1800H FENCE COLORBOND MONUMENT
PRIVATE OPEN SPACE 94.1 M2
PRIVATE OPEN SPACE 91.9 M2
ALFRESCO
TO TANK
UNIT A
UNIT B
GARAGE
FILL
CUT
YARD GULLEY
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
200H RETAINING WALL AS REQUIRED HERE BETWEEN LOTS 416 & 417
350H RETAINING WALL AS REQUIRED HERE BETWEEN LOTS 417 & 418
GRATED DRAIN
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:18 APPROX. 5.3m2 EXPOSED AGG. CONCRETE
DRIVEWAY TO BE ONE CONTINUOUS POUR
FOOTPATH
4500 D.WAY
5500 D.WAY
5400 GARAGE
4228 OMP
4736 BWK
1281 BWK
781 OMP
M/BOX
TAP
DP
33.405m
34.185m
189°04'30"
100°47'50"
17.01m
17.8
98°10'35"
9512 S.0
8999 S.0
4983 S.0
4716 S.0
1282 S.0
12.0
11.5
12.5


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
GARAGE
FOOTPATH
FOOTPATH
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 53m2)
GRASSED AREA (APPROX. 227m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
NCL GROUP
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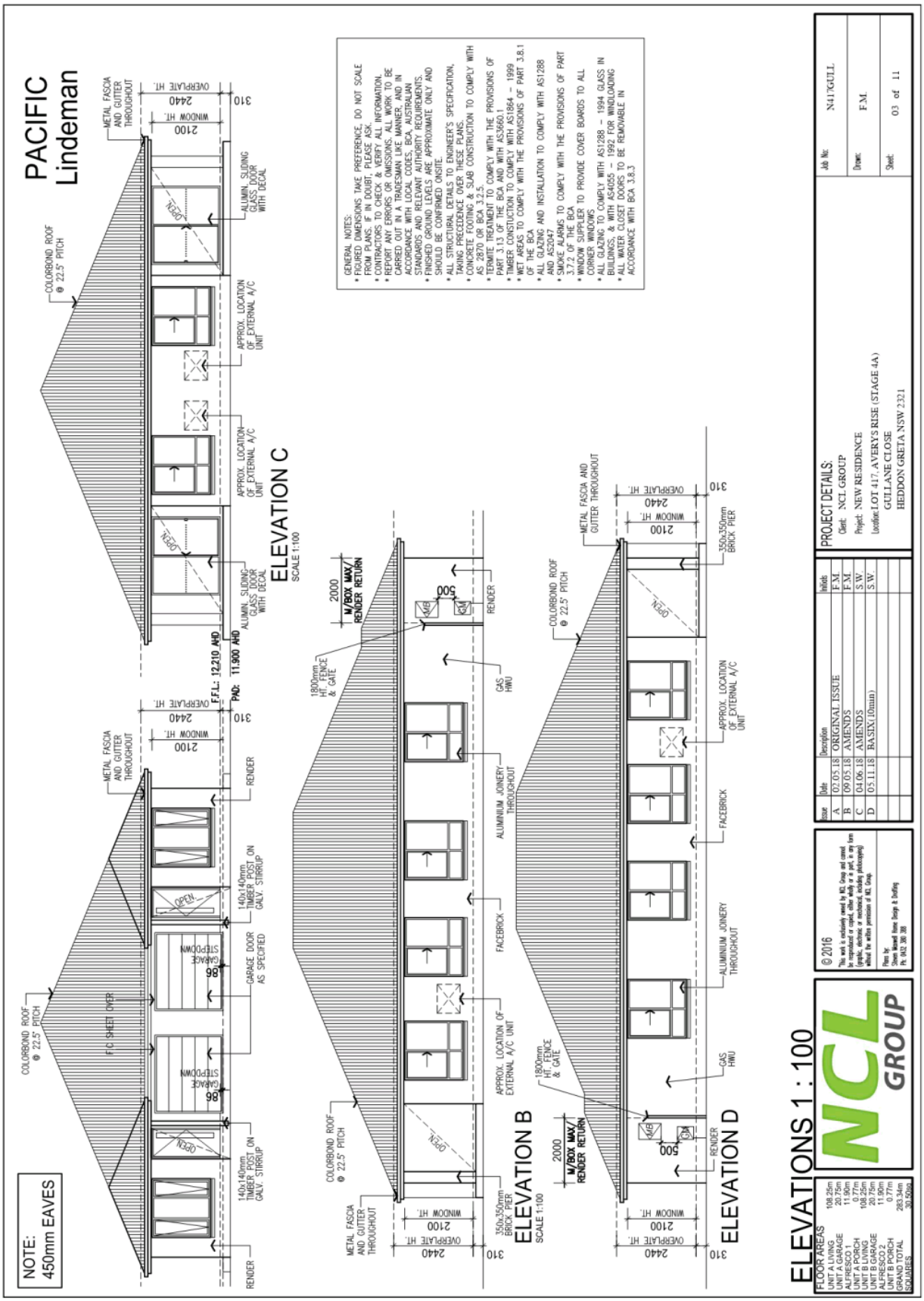
Plans by
Steve Brassel Home Design & Drafting
Ph. 0402 300 388
Issue Date Description Initials
A 02.05.18 ORIGINAL ISSUE F.M.
B 09.05.18 AMENDS F.M.
C 04.06.18 AMENDS S.W.
D 05.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 417, AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N417GULL
Drawn: F.M.
Sheet: 1C of 11


PACIFIC Lindeman
ELEVATION C
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION D
ELEVATIONS 1 : 100
NOTE: 450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS, IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
* TERMITE PROOFING TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1.
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS.
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS; & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 417, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N417GULL
Drawn: F.M.
Sheet: 03 of 11
Issue Date Description Initials
A 02.05.18 ORIGINAL ISSUE F.M.
B 09.05.18 AMENDS F.M.
C 04.06.18 AMENDS S.W.
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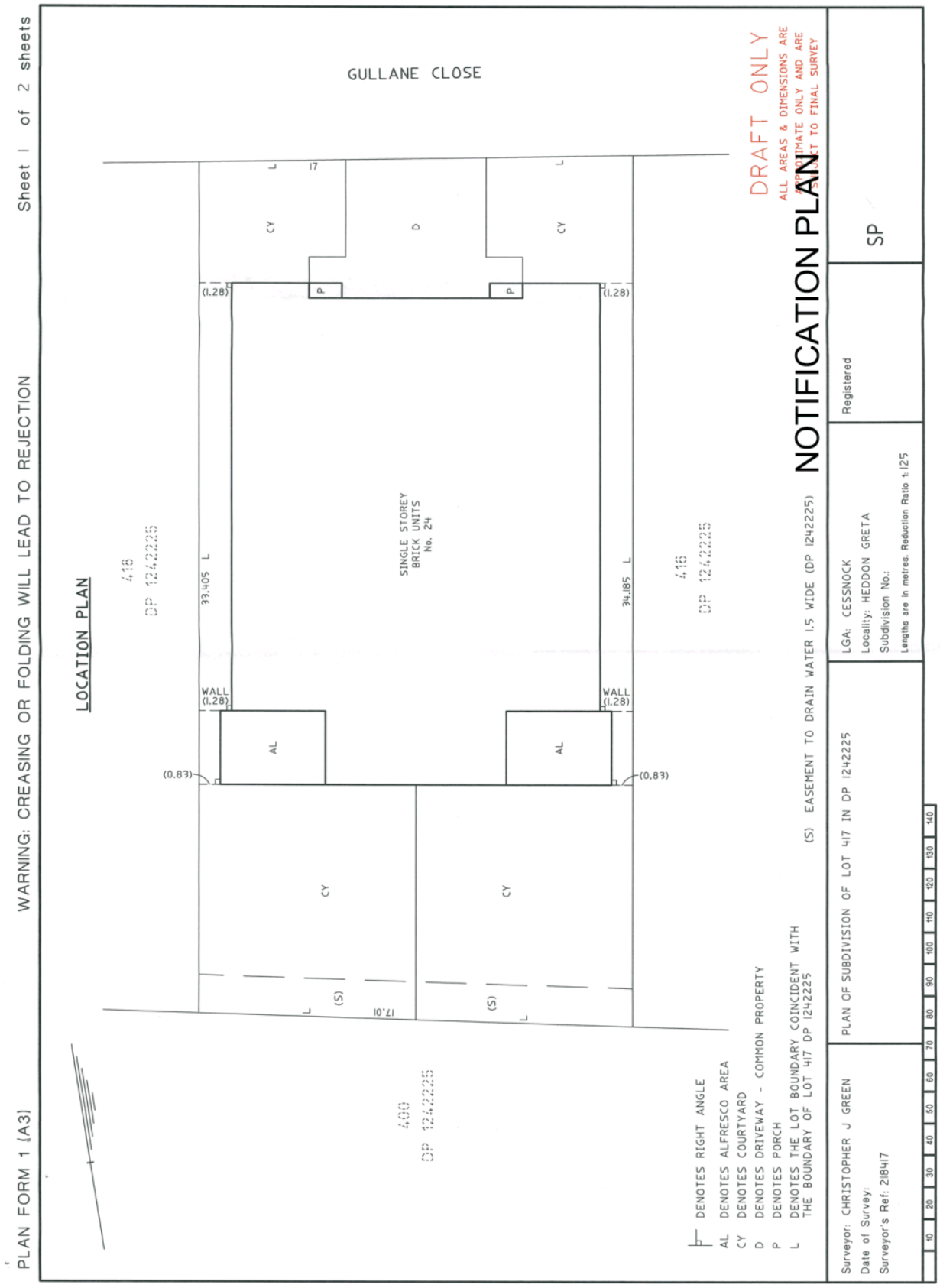
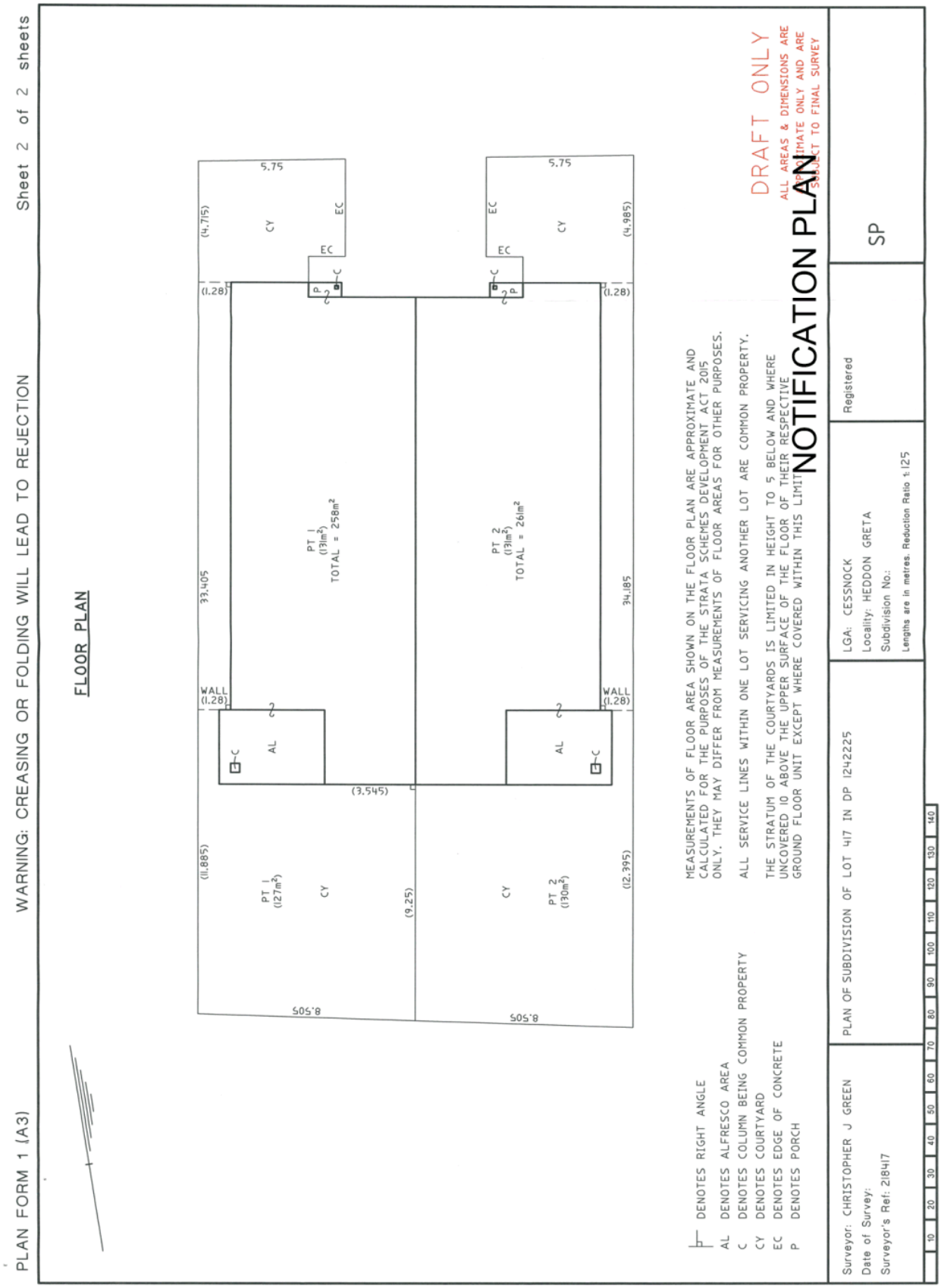
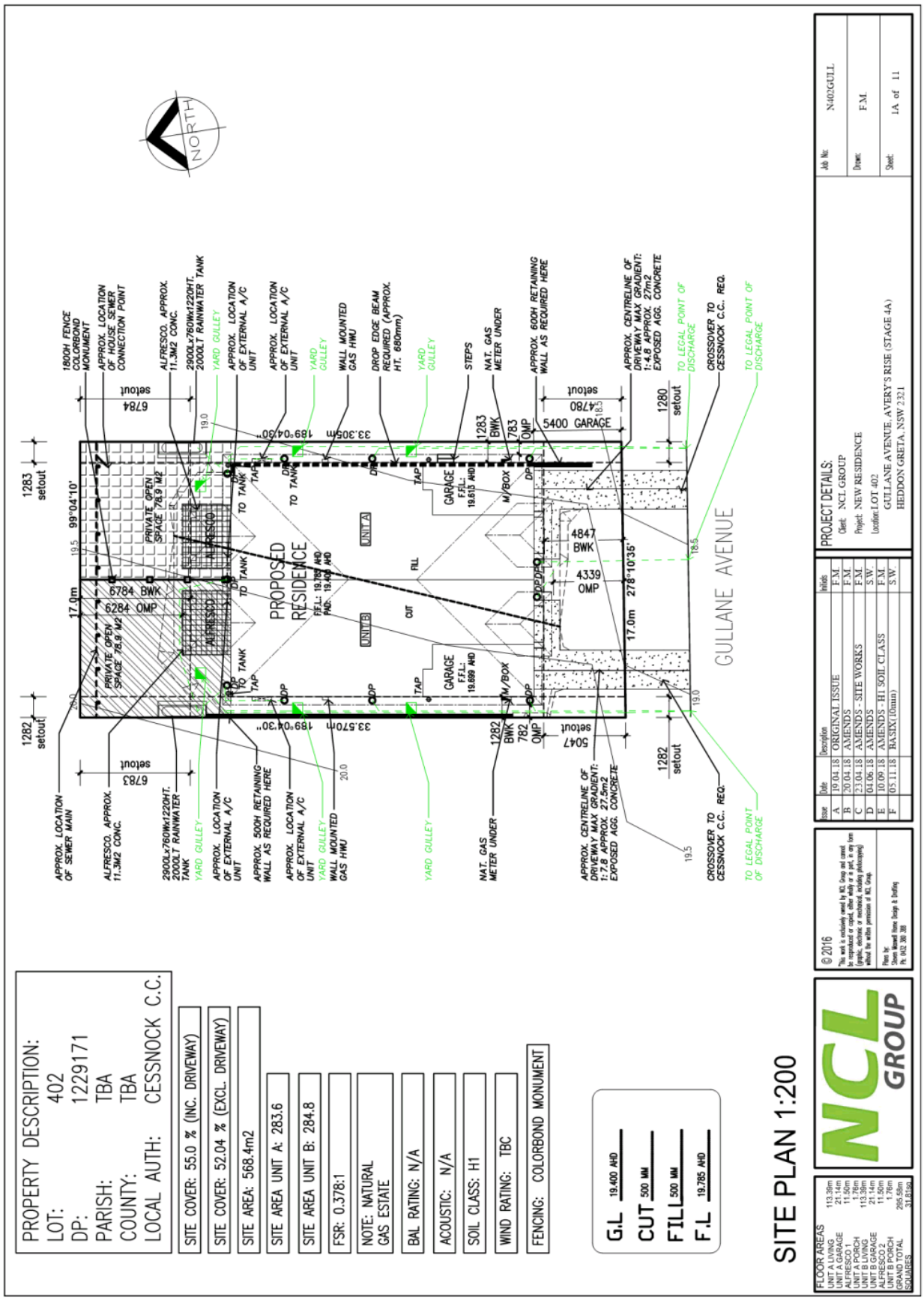
Plans by:
Simon Bennett Home Design & Drafting
Ph. 0428 288 288
NCL GROUP
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 21.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
GULLANE CLOSE
LOCATION PLAN
416
DP 1242225
400
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 24
33.405 L
34.185 L
17.01
17
WALL
(1.28)
(0.83)
AL
CY
D
P
(S)
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 417 DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218417
PLAN OF SUBDIVISION OF LOT 417 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 1 (191m²) TOTAL = 258m²
PT 2 (191m²) TOTAL = 261m²
PT 1 (127m²)
PT 2 (130m²)
CY
EC
AL
WALL (1.28)
33.405
34.185
(11.885)
(12.395)
(9.25)
(3.545)
8.505
5.75
(4.715)
(4.985)
(1.28)
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218417
PLAN OF SUBDIVISION OF LOT 417 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP


PROPERTY DESCRIPTION:
LOT: 402
DP: 1229171
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 55.0 % (INC. DRIVEWAY)
SITE COVER: 52.04 % (EXCL. DRIVEWAY)
SITE AREA: 568.4m2
SITE AREA UNIT A: 283.6
SITE AREA UNIT B: 284.8
FSR: 0.378:1
NOTE: NATURAL GAS ESTATE
BAL RATING: N/A
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 19.400 AHD
CUT 500 MM
FILL 500 MM
F.L 19.785 AHD
SITE PLAN 1:200
NCL GROUP
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 402
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N402GULL
Drawn: F.M.
Sheet: 1A of 11
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
GULLANE AVENUE
NORTH
APPROX. LOCATION OF SEWER MAIN
ALFRESCO, APPROX. 11.3M2 CONC.
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
APPROX. LOCATION OF EXTERNAL A/C UNIT
APPROX. 500H RETAINING WALL AS REQUIRED HERE
YARD GULLEY
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:7.8 APPROX. 27.5m2 EXPOSED AGG. CONCRETE
CROSSOVER TO CESSNOCK C.C. REQ.
TO LEGAL POINT OF DISCHARGE
1800H FENCE COLORBOND MONUMENT
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
DROP EDGE BEAM REQUIRED (APPROX. HT. 680mm)
STEPS
APPROX. 600H RETAINING WALL AS REQUIRED HERE
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:4.4 APPROX. 27m2 EXPOSED AGG. CONCRETE
6784 BWK
6284 OMP
4847 BWK
4339 OMP
5400 GARAGE
5047 OMP
1282 BWK
782 OMP
1283 BWK
783 OMP
17.0m
278°10'35"
99°04'10"
189°04'30"
33.305m
33.570m
PRIVATE OPEN SPACE 78.9 M2
ALFRESCO
TO TANK
TAP
DP
M/BOX
FILL
CUT
F.F.L: 19.785 AHD
F.G.L: 19.400 AHD
GARAGE F.F.L: 19.615 AHD
GARAGE F.F.L: 19.699 AHD
setout
1282 setout
1283 setout
1280 setout
6783
6784
4780
5047
19.5
19.0
20.0
18.5
18.6
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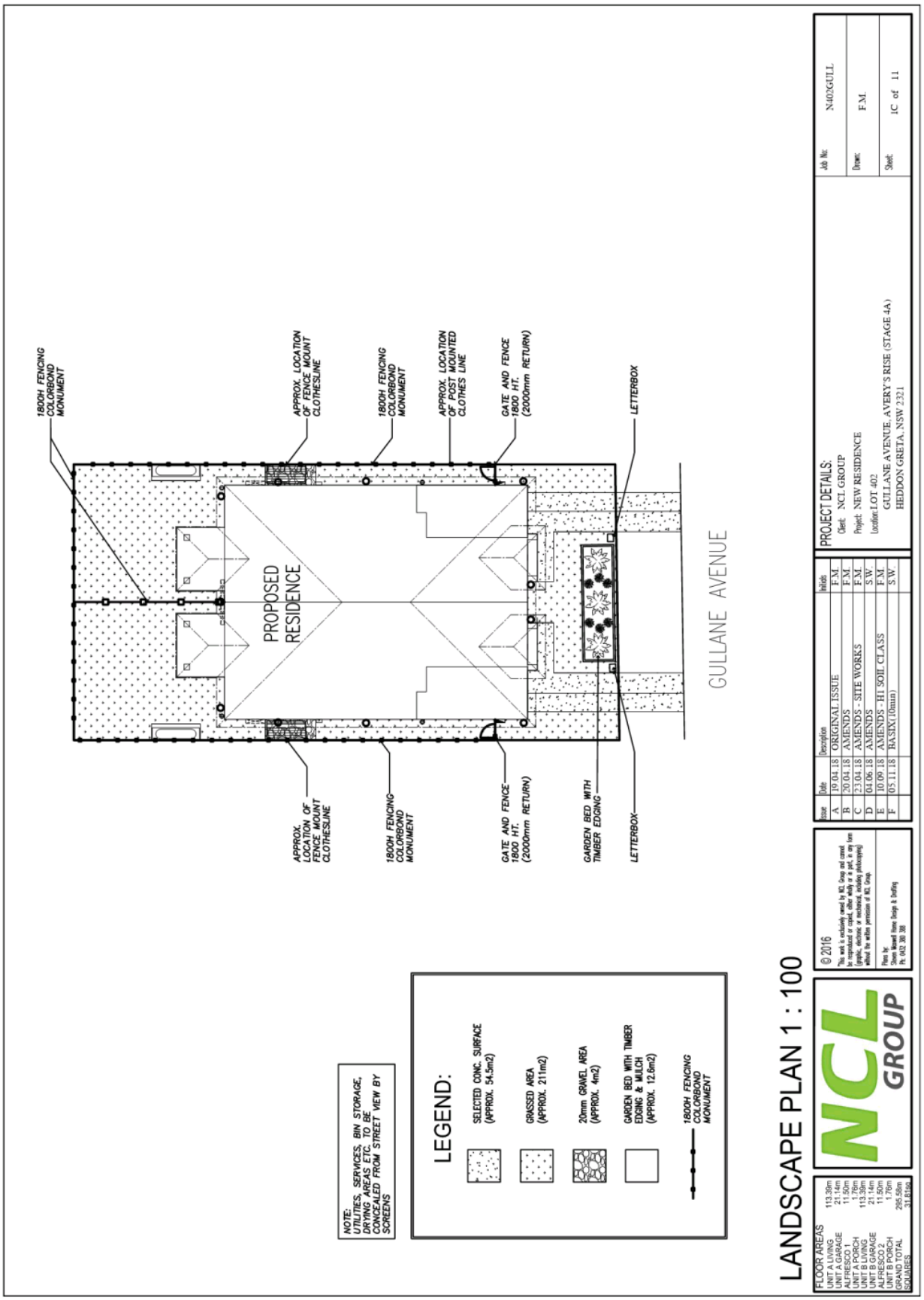
Plans by:
Steven Maxwell trades Design & Drafting
Ph. 0432 300 300
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.76m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL SQUARES 295.59m 31.81sq
Issue Date Description Initials
A 19.04.18 ORIGINAL ISSUE F.M
B 20.04.18 AMENDS F.M
C 23.04.18 AMENDS - SITE WORKS F.M
D 04.06.18 AMENDS S.W.
E 10.09.18 AMENDS - H1 SOIL CLASS F.M
F 05.11.18 BASIX(10mm) S.W.


1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF POST MOUNTED CLOTHES LINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
GULLANE AVENUE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 54.5m2)
GRASSED AREA (APPROX. 211m2)
20mm GRAVEL AREA (APPROX. 4m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 12.6m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.78m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.78m
GRAND TOTAL 295.58m
SQUARES 31.81sq
NCL GROUP
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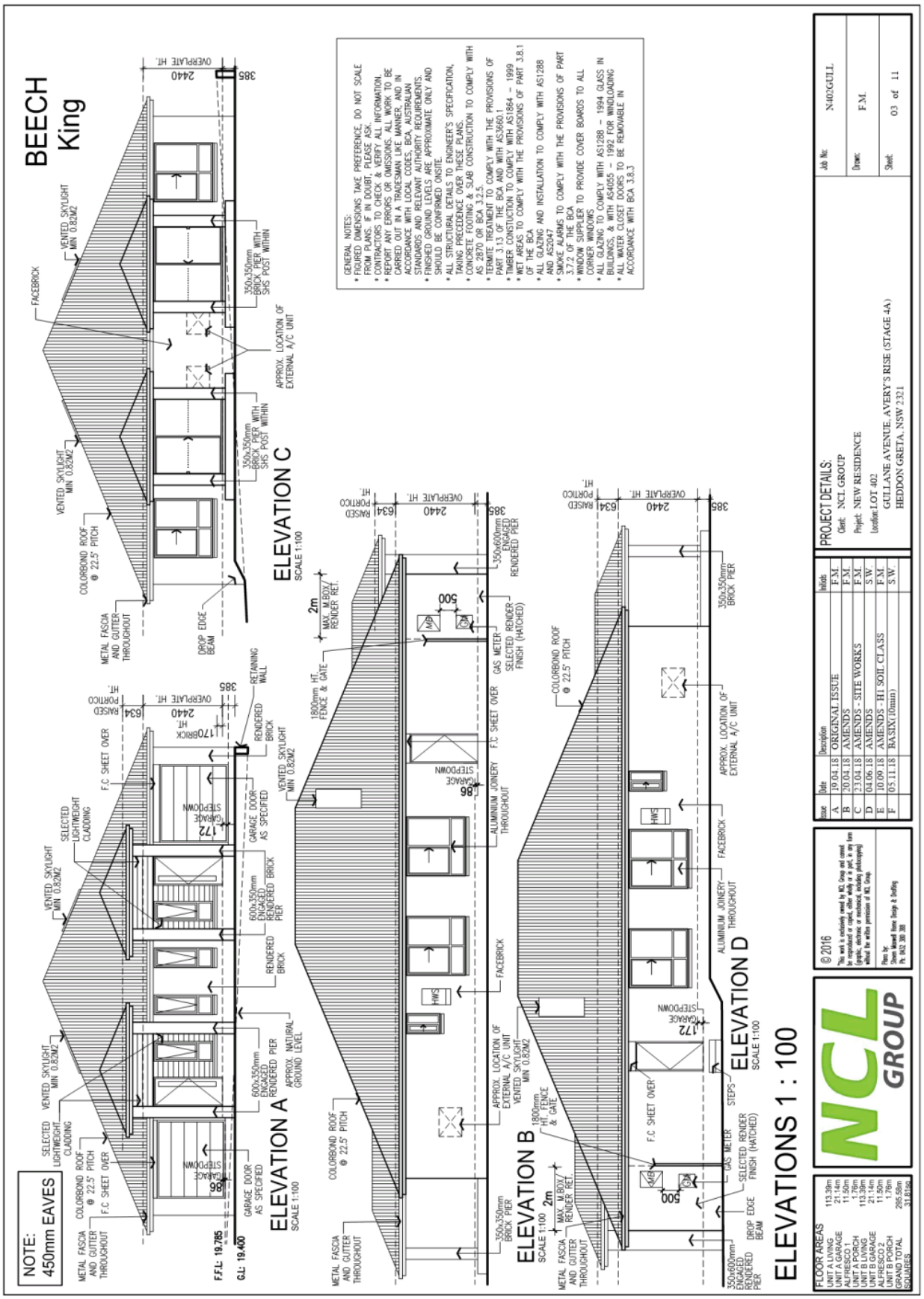
Plans by:
Steven Maxwell Home Design & Drafting
Ph. 0412 300 388
Issue Date Description Initials
A 19.04.18 ORIGINAL ISSUE F.M.
B 20.04.18 AMENDS F.M.
C 23.04.18 AMENDS - SITE WORKS F.M.
D 04.06.18 AMENDS S.W.
E 10.09.18 AMENDS - H1 SOIL CLASS F.M.
F 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 402
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N402GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
King
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
NOTE:
450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS, IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
* ENERGY EFFICIENCY TO COMPLY WITH THE PROVISIONS OF PART 3.12 OF THE BCA AND WITH AS3660.1.
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA.
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS.
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 402
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N-402GULL
Drawn: F.M.
Sheet: 03 of 11
Issue Date Description Initials
A 19.04.18 ORIGINAL ISSUE F.M.
B 20.04.18 AMENDS F.M.
C 23.04.18 AMENDS - SITE WORKS F.M.
D 04.06.18 AMENDS S.W.
E 10.09.18 AMENDS - H1 SOIL CLASS F.M.
F 05.11.18 BASIX(10mm) S.W.
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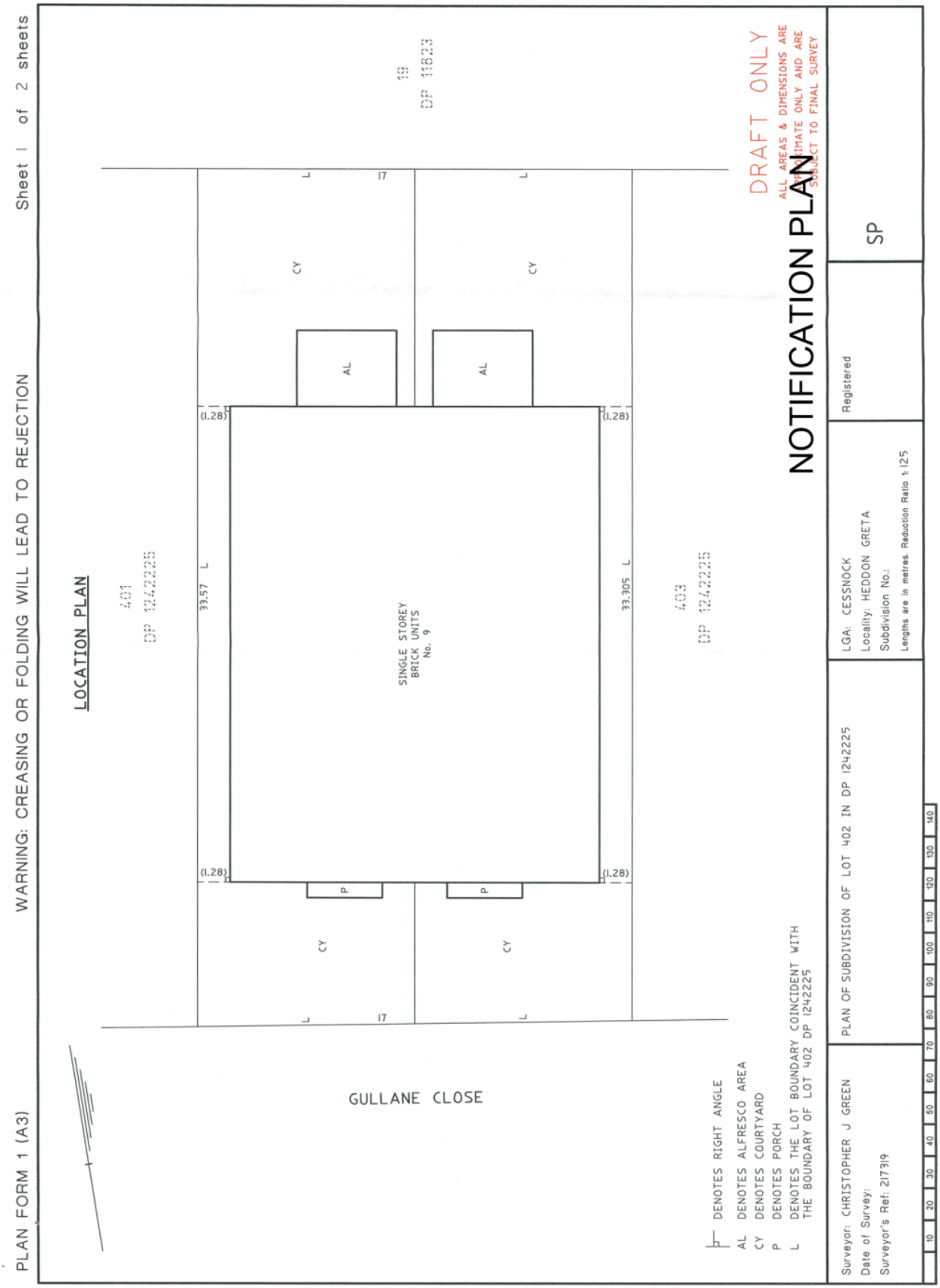
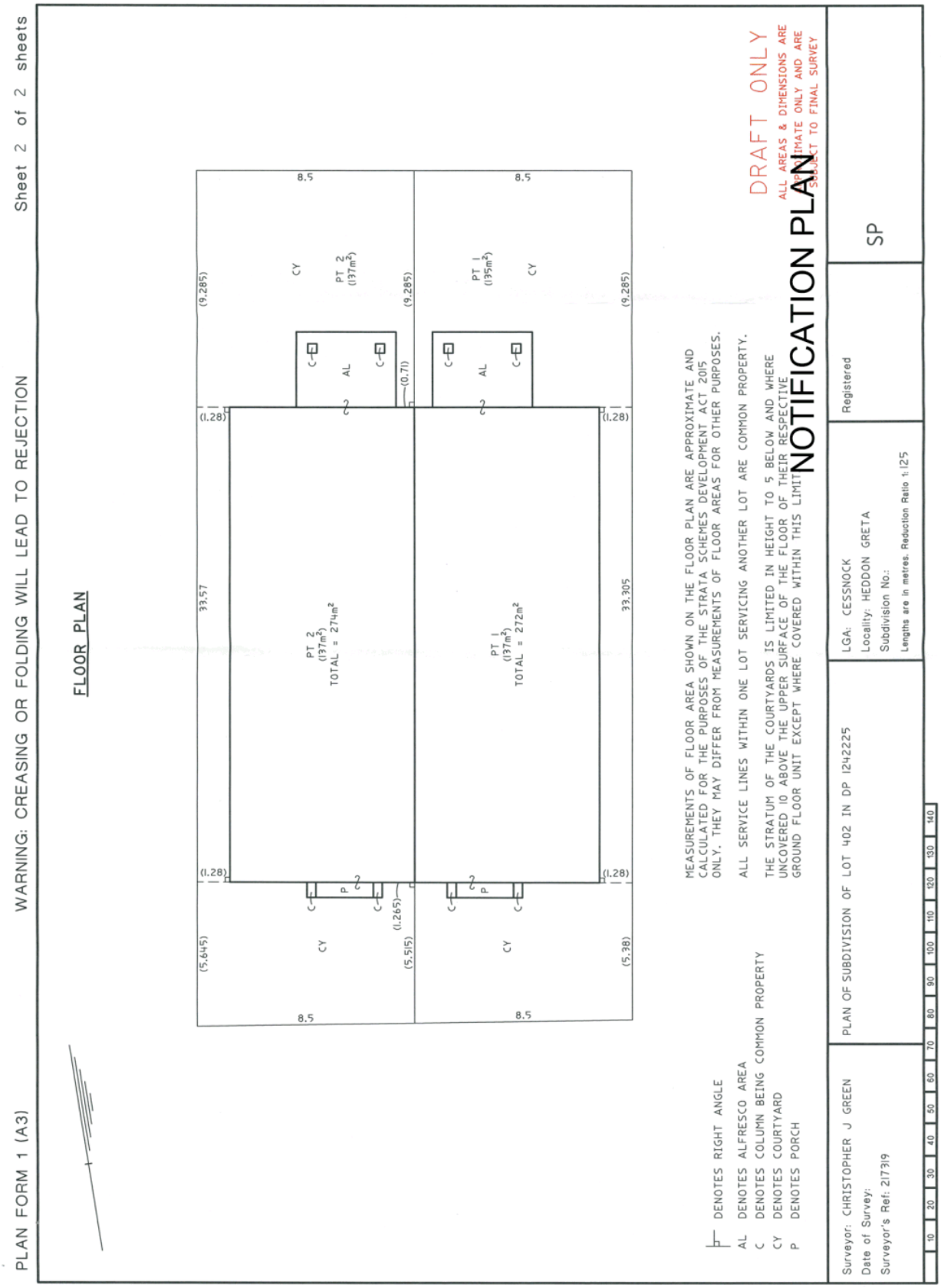
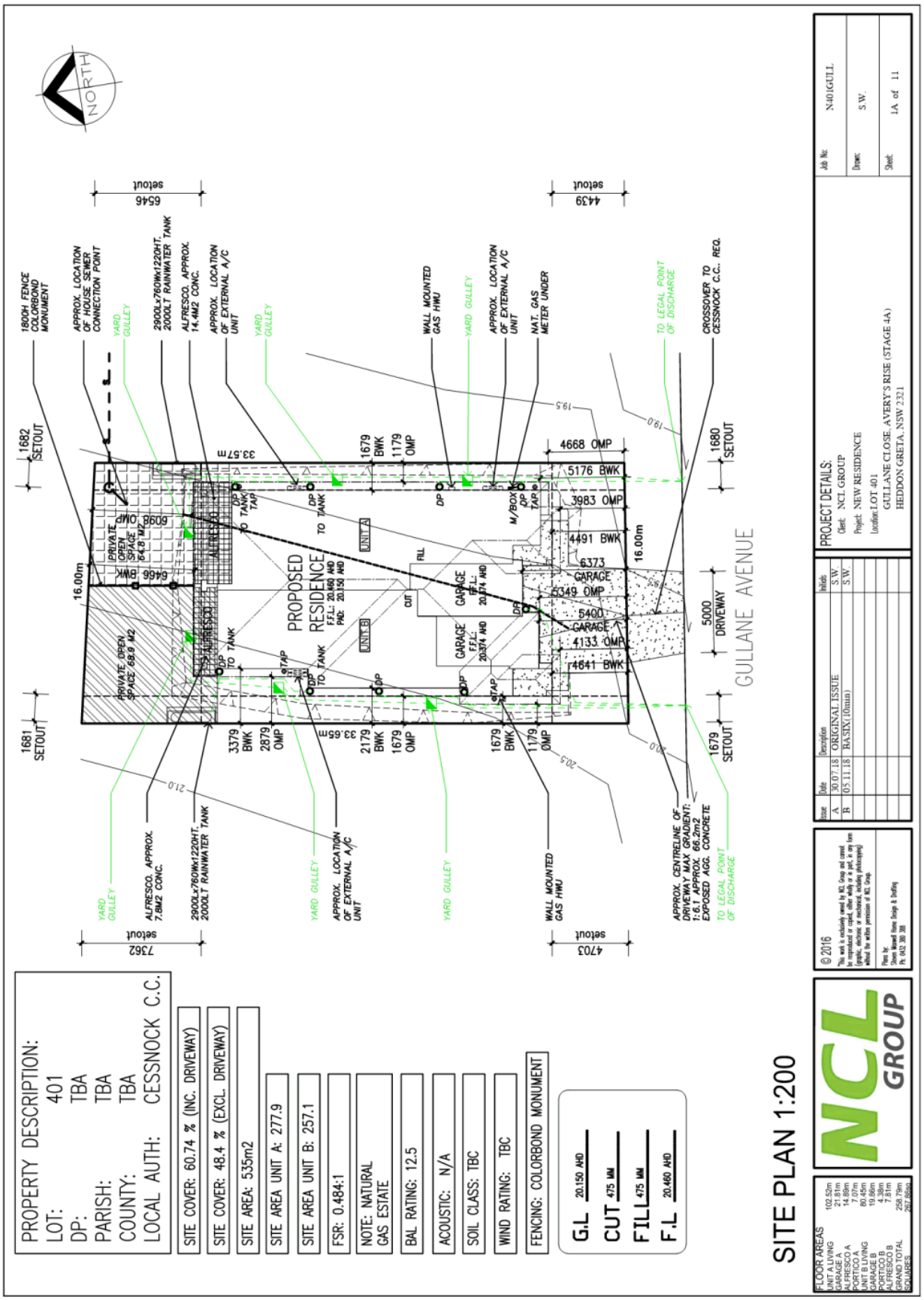
Plans by:
Shane Mansell Home Design & Drafting
Ph. 0412 388 388
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.76m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL 285.58m
SQUARES 31.87sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
401
DP 1242225
33.57 L
SINGLE STOREY
BRICK UNITS
No. 9
33.305 L
403
DP 1242225
19
DP 11823
(1.28)
AL
CY
P
L
17
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 402 DP 1242225
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE ESTIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Registered
SP
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 402 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217319
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (137m²) TOTAL = 274m²
PT 1 (137m²) TOTAL = 272m²
PT 2 (137m²)
PT 1 (135m²)
CY
AL
C
P
8.5
33.57
33.305
(9.285)
(1.28)
(0.71)
(1.265)
(5.645)
(5.515)
(5.38)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217319
PLAN OF SUBDIVISION OF LOT 402 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 401
DP: TBA
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 60.74 % (INC. DRIVEWAY)
SITE COVER: 48.4 % (EXCL. DRIVEWAY)
SITE AREA: 535m2
SITE AREA UNIT A: 277.9
SITE AREA UNIT B: 257.1
FSR: 0.484:1
NOTE: NATURAL GAS ESTATE
BAL RATING: 12.5
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 20.150 AHD
CUT 475 MM
FILL 475 MM
F.L 20.460 AHD
SITE PLAN 1:200
NCL GROUP
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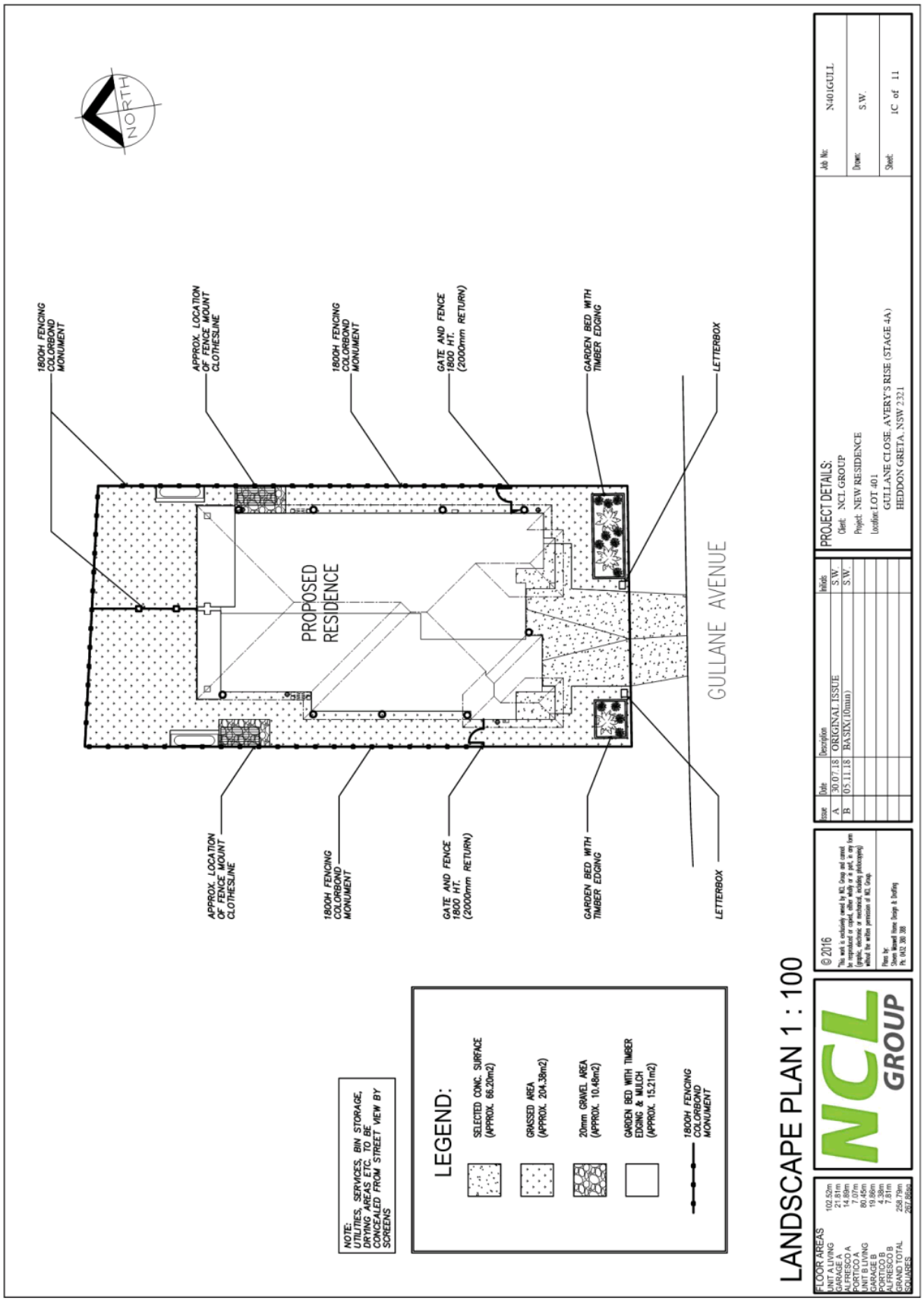
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 401
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N401GULL
Drawn: S.W.
Sheet: 1A of 11
PROPOSED RESIDENCE
GULLANE AVENUE
NORTH
UNIT A
UNIT B
GARAGE
DRIVEWAY
PRIVATE OPEN SPACE 68.9 M2
ALFRESCO
16.00m
33.57m
33.65m
setout
1682 SETOUT
1681 SETOUT
1680 SETOUT
1679 SETOUT
1800H FENCE COLORBOND MONUMENT
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
YARD GULLEY
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
ALFRESCO. APPROX. 14.4M2 CONC.
APPROX. LOCATION OF EXTERNAL A/C UNIT
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
TO LEGAL POINT OF DISCHARGE
CROSSOVER TO CESSNOCK C.C. REQ.
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:6.1 APPROX. 66.2m2 EXPOSED AGG. CONCRETE
ALFRESCO. APPROX. 7.8M2 CONC.
APPROX. LOCATION OF EXTERNAL A/C UNIT
FLOOR AREAS
UNIT A LIVING 102.52m
GARAGE A 21.81m
ALFRESCO A 14.40m
PORTICO A 7.07m
UNIT B LIVING 80.45m
GARAGE B 19.98m
PORTICO B 7.28m
ALFRESCO B 7.28m
GRAND TOTAL SQUARES 259.79m 2797.95sq.ft


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
PROPOSED RESIDENCE
GULLANE AVENUE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 66.20m2)
GRASSED AREA (APPROX. 204.38m2)
20mm GRAVEL AREA (APPROX. 10.48m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 15.21m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 102.52m
GARAGE A 21.81m
ALFRESCO A 14.89m
PORTICO A 7.07m
UNIT B LIVING 80.45m
GARAGE B 19.98m
PORTICO B 4.38m
ALFRESCO B 7.81m
GRAND TOTAL SQUARES 258.79m 287.66sq
NCL GROUP
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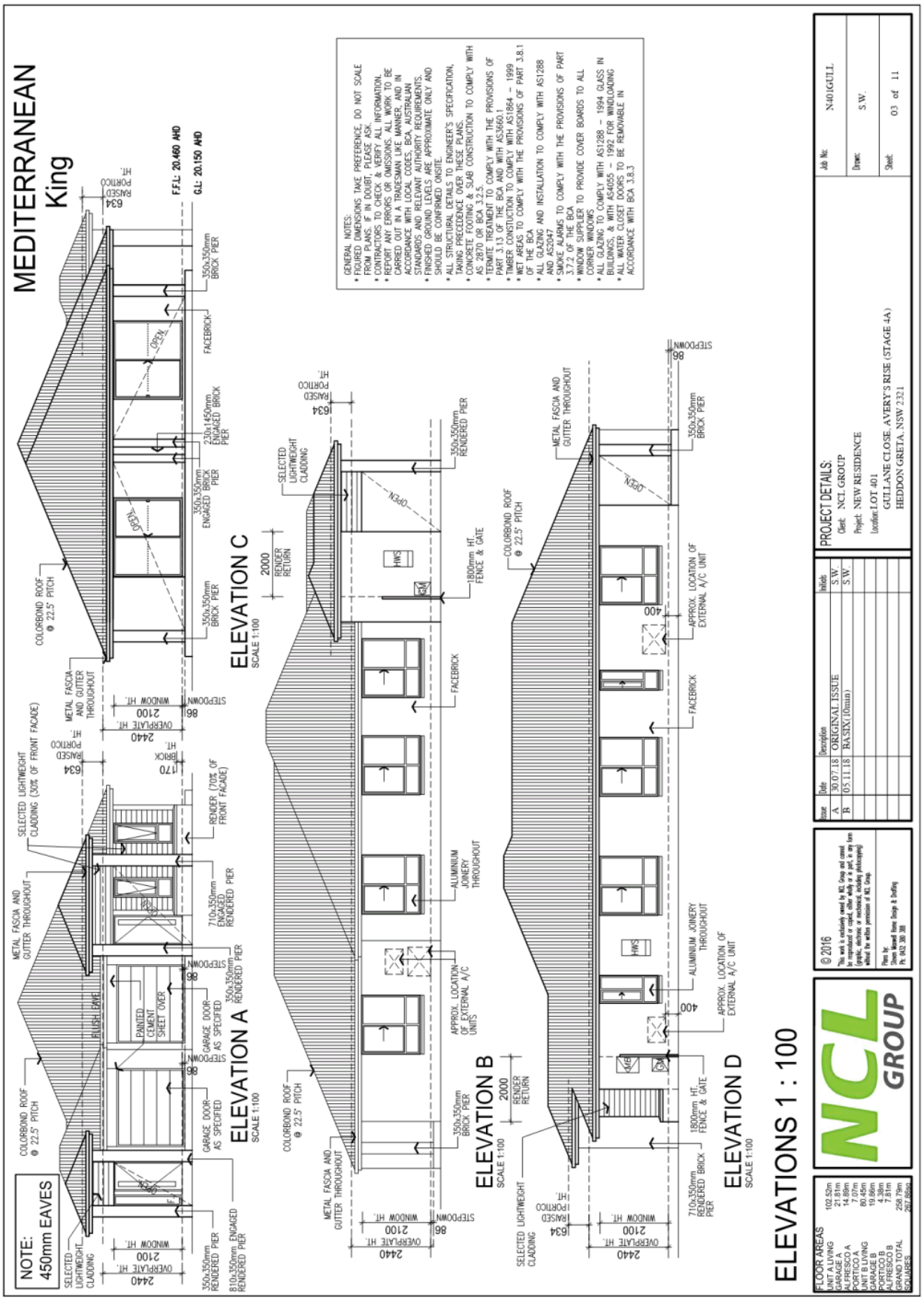
Plans by
Steve Thomas Home Design & Drafting
Ph. 0402 300 388
Issue Date Description Initials
A 30.07.18 ORIGINAL ISSUE S.W.
B 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 401
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N401GULL
Drawn: S.W.
Sheet: 1C of 11


MEDITERRANEAN
King
NOTE: 450mm EAVES
ELEVATIONS 1 : 100
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
* TERMITE PROTECTION TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1.
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS.
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 401
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N401GULL
Drawn: S.W.
Sheet: 03 of 11
Issue | Date | Description | Initials
A | 30.07.18 | ORIGINAL ISSUE | S.W.
B | 05.11.18 | BASIX(10mm) | S.W.
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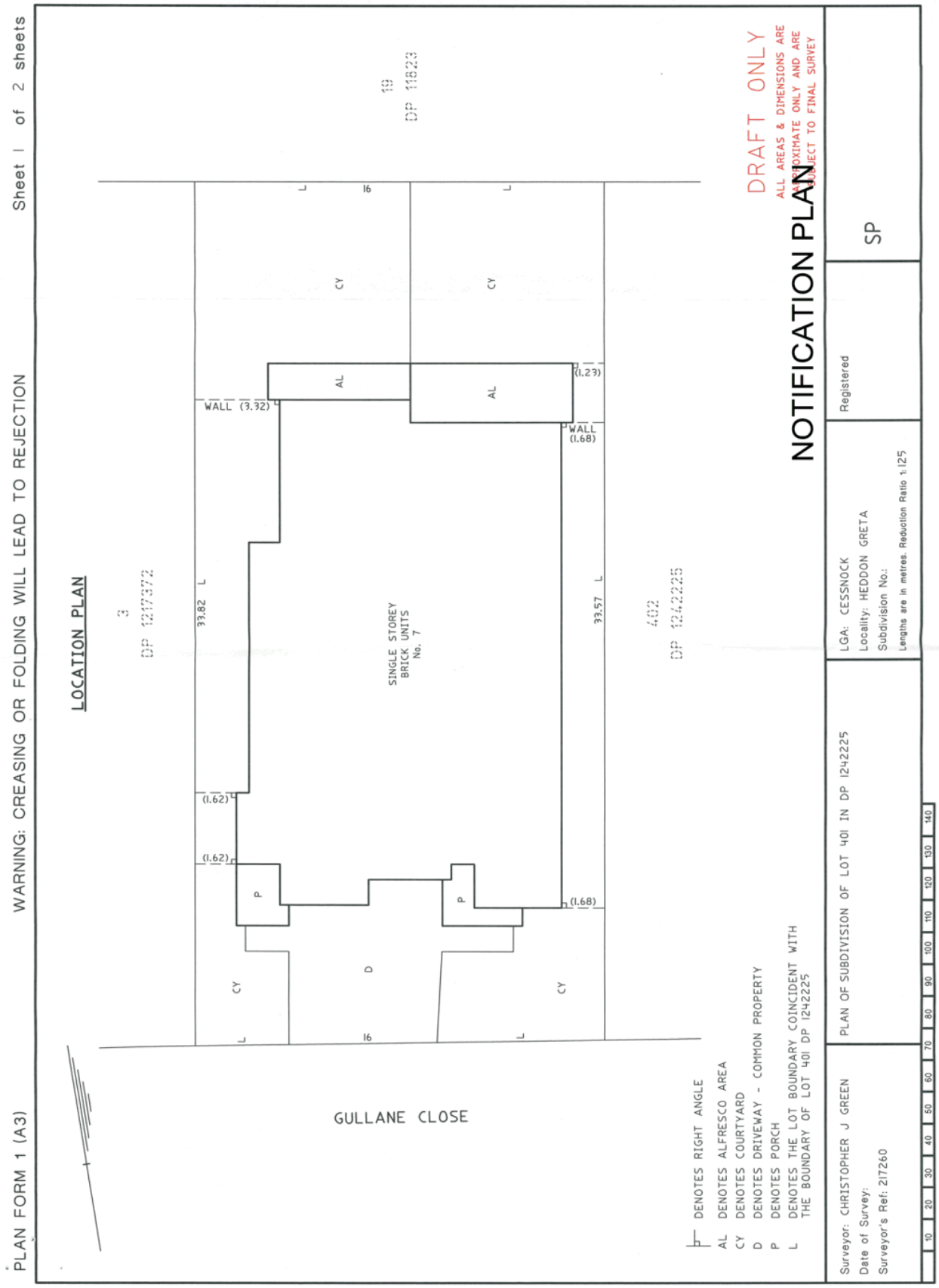
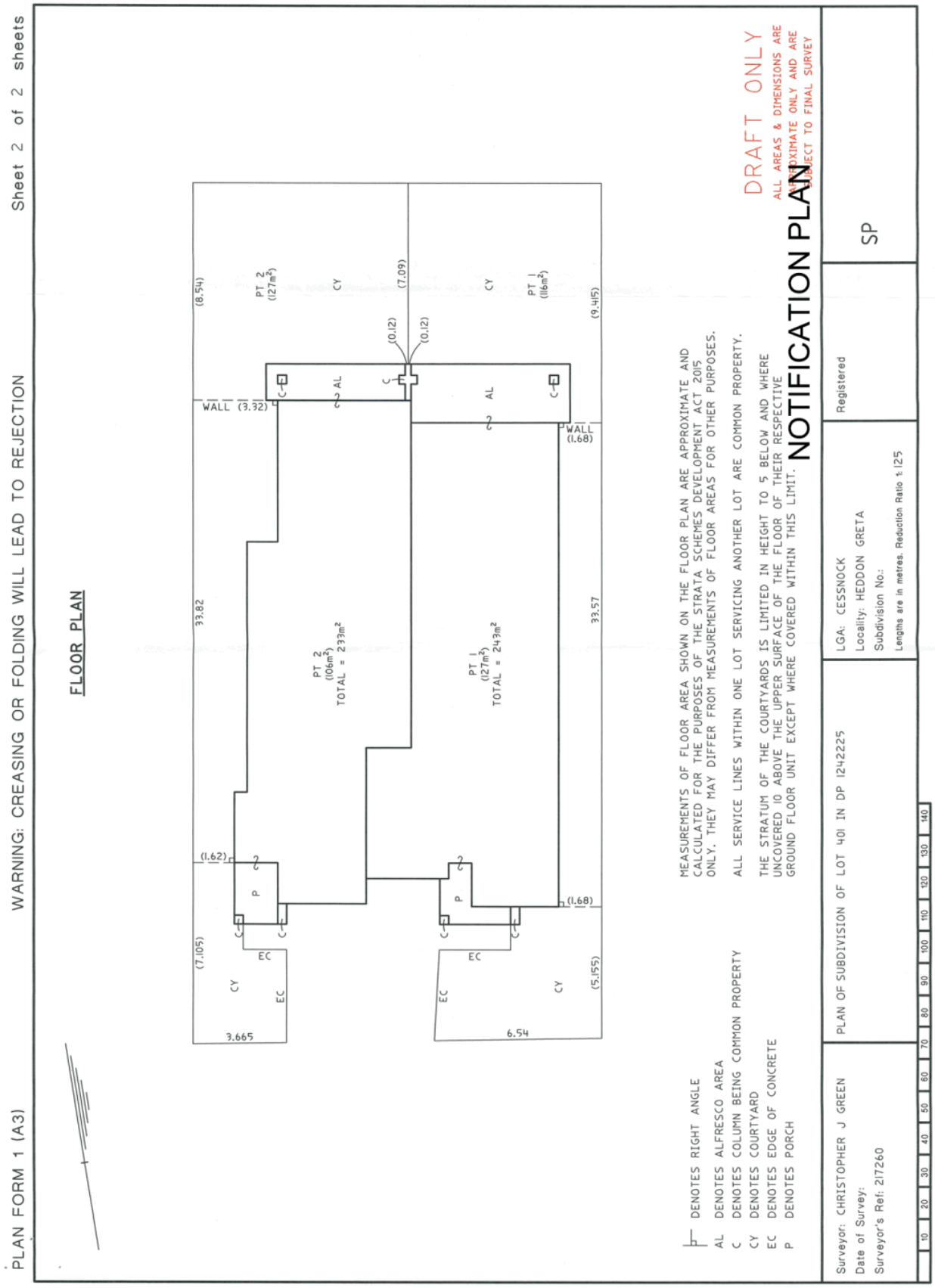
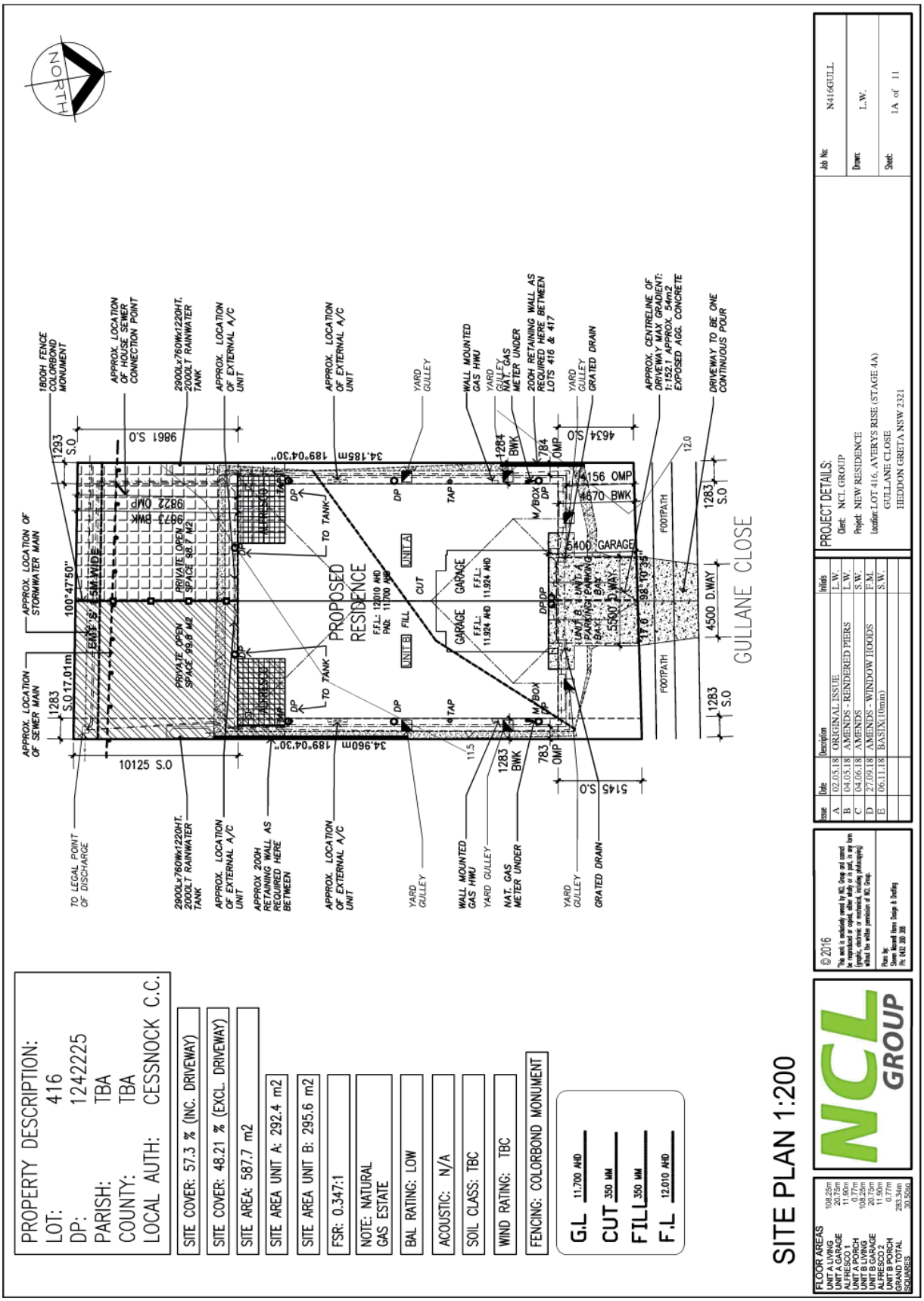
Plans by:
Shown Varied from: Design & Drafting
Ph. 0412 308 388
NCL GROUP
FLOOR AREAS
UNIT A LIVING 102.52m
GARAGE A 21.81m
UNDERCOVER A 2.48m
PORTICO A 7.07m
UNIT B LIVING 80.45m
GARAGE B 19.86m
PORTICO B 7.38m
UNDERCOVER B 2.48m
GRAND TOTAL 259.79m
SQUARES 27.97sqs
COLORBOND ROOF @ 22.5° PITCH
METAL FASCIA AND GUTTER THROUGHOUT
SELECTED LIGHTWEIGHT CLADDING (30% OF FRONT FACADE)
RENDER (70% OF FRONT FACADE)
SELECTED LIGHTWEIGHT CLADDING
FLUSH EAVE
PAINTED CEMENT SHEET OVER
GARAGE DOOR AS SPECIFIED
350x350mm RENDERED PIER
810x350mm ENGAGED RENDERED PIER
710x350mm ENGAGED RENDERED PIER
350x350mm ENGAGED RENDERED PIER
230x1450mm ENGAGED BRICK PIER
350x350mm BRICK PIER
FACEBRICK
F.F.L: 20.460 AHD
G.L: 20.150 AHD
RAISED PORTICO HT. 634
OVERPLATE HT. 2440
WINDOW HT. 2100
STEPDOWN 86
BRICK HT. 170
OPEN
HWS
RENDER RETURN 2000
1800mm HT. FENCE & GATE
APPROX. LOCATION OF EXTERNAL A/C UNITS
ALUMINIUM JOINERY THROUGHOUT
710x350mm RENDERED BRICK PIER
350x350mm RENDERED PIER
400


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
3
DP 1217372
19
DP 11823
402
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 7
33.82 L
33.57 L
WALL (3.32)
WALL
(1.68)
(1.23)
(1.62)
(1.62)
(1.68)
AL
AL
CY
CY
CY
CY
D
P
P
L
L
L
L
16
16
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 401 DP 1242225
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Registered
SP
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 401 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217260
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (127m²)
CY
PT 1 (116m²)
(8.54)
(7.09)
(9.415)
(0.12)
(0.12)
AL
C
WALL (3.32)
WALL (1.68)
33.82
33.57
PT 2 (106m²) TOTAL = 233m²
PT 1 (127m²) TOTAL = 243m²
(1.62)
(1.68)
P
EC
(7.105)
(5.155)
3.665
6.54
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217260
PLAN OF SUBDIVISION OF LOT 401 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


NORTH
PROPOSED RESIDENCE
GULLANE CLOSE
UNIT A
UNIT B
GARAGE
FILL
CUT
TO TANK
PRIVATE OPEN SPACE 98.7 M2
PRIVATE OPEN SPACE 99.8 M2
APPROX. LOCATION OF STORMWATER MAIN
APPROX. LOCATION OF SEWER MAIN
TO LEGAL POINT OF DISCHARGE
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
APPROX. LOCATION OF EXTERNAL A/C UNIT
APPROX 200H RETAINING WALL AS REQUIRED HERE BETWEEN
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
180H FENCE COLORBOND MONUMENT
YARD GULLEY
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
GRATED DRAIN
APPROX. CENTRELINE OF DRIVEWAY MAX. GRADIENT: 1:14.7 APPROX. 6mm2 EXPOSED AGG. CONCRETE
DRIVEWAY TO BE ONE CONTINUOUS POUR
FOOTPATH
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 416, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N416GULL
Drawn: L.W.
Sheet: 1A of 11
Issue | Date | Description | Initials
A | 02.05.18 | ORIGINAL ISSUE | L.W.
B | 04.05.18 | AMENDS - RENDERED PIERS | L.W.
C | 04.06.18 | AMENDS | S.W.
D | 27.09.18 | AMENDS - WINDOW HOODS | E.M.
E | 06.11.18 | BASIX(10mm) | S.W.
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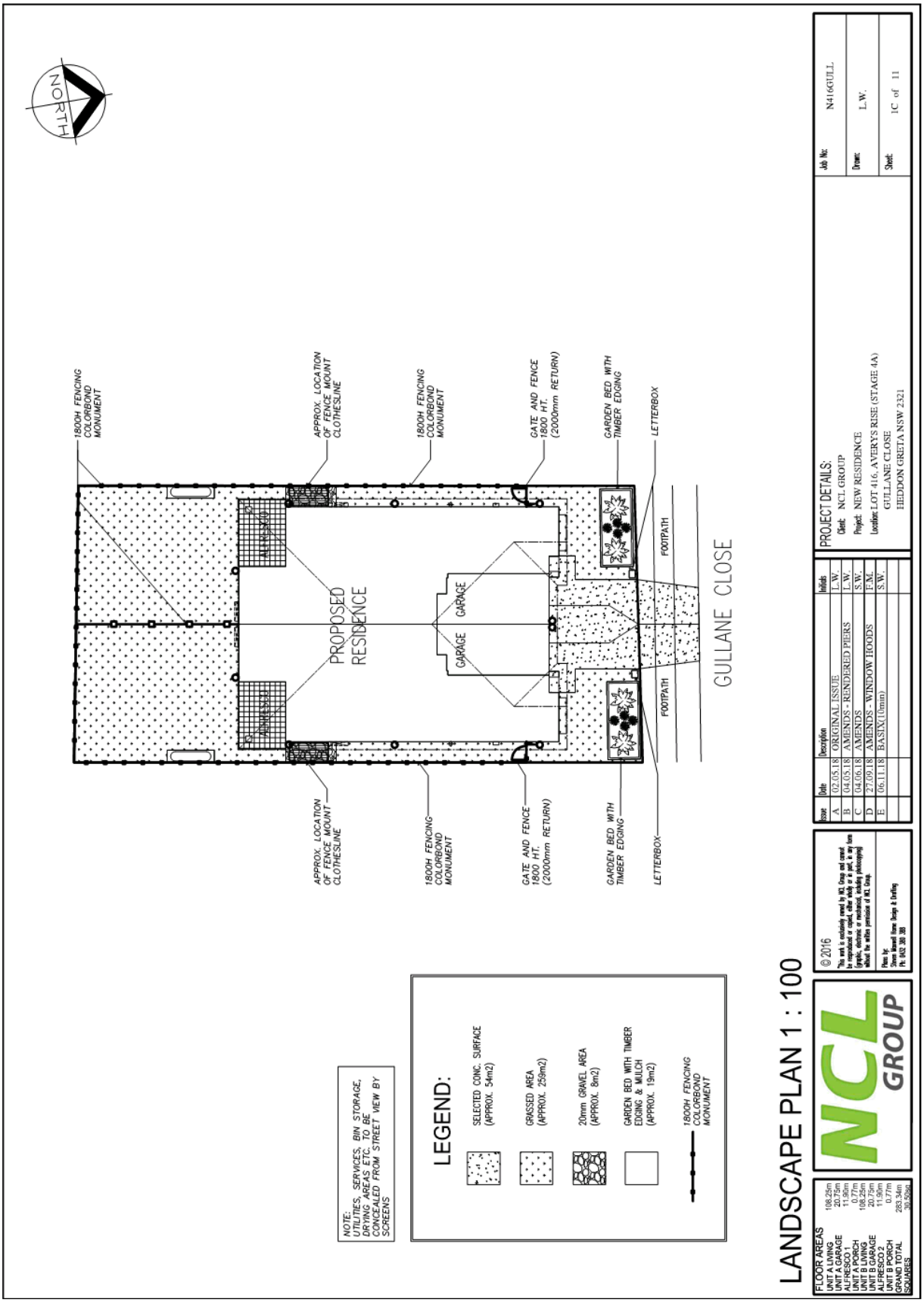
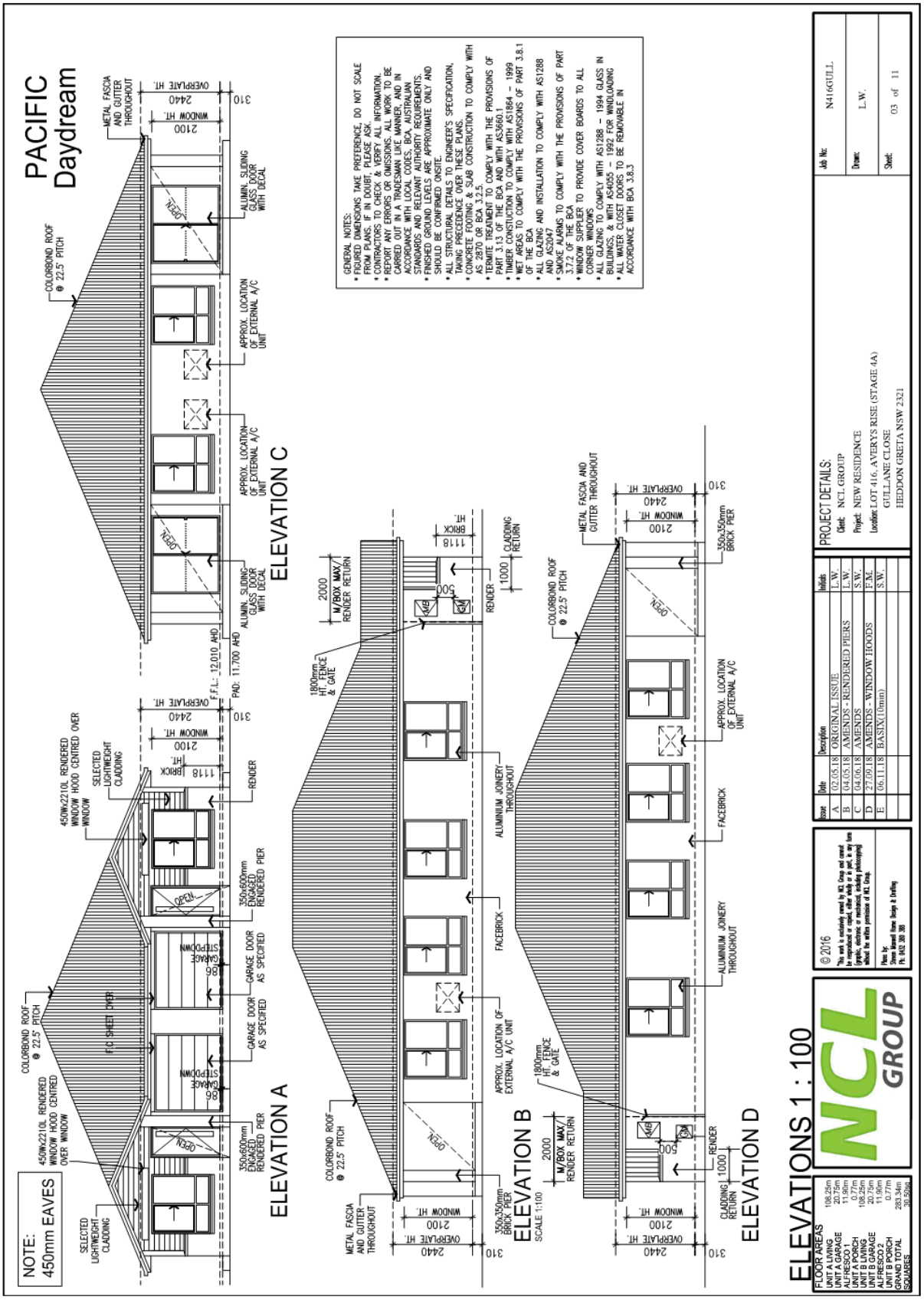
NCL GROUP
SITE PLAN 1:200
PROPERTY DESCRIPTION:
LOT: 416
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 57.3 % (INC. DRIVEWAY)
SITE COVER: 48.21 % (EXCL. DRIVEWAY)
SITE AREA: 587.7 m2
SITE AREA UNIT A: 292.4 m2
SITE AREA UNIT B: 295.6 m2
FSR: 0.347:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 11.700 AHD
CUT 350 MM
FILL 350 MM
F.L 12.010 AHD
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.13m
ALFRESCO 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.13m
ALFRESCO 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
FOOTPATH
PROPOSED RESIDENCE
GARAGE
GULLANE CLOSE
LANDSCAPE PLAN 1 : 100
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 54m2)
GRASSED AREA (APPROX. 258m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H FENCING COLORBOND MONUMENT
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.72m
ALFRESCO 1 11.96m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.72m
ALFRESCO 2 11.96m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
NCL GROUP
© 2016
Issue Date Description Initials
A 02.05.18 ORIGINAL ISSUE L.W.
B 04.05.18 AMENDS - RENDERED PIERS L.W.
C 04.06.18 AMENDS S.W.
D 27.09.18 AMENDS WINDOW HOODS E.M.
E 06.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 416, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N416GULL
Drawn: L.W.
Sheet: 1C of 11


PACIFIC Daydream
ELEVATIONS 1 : 100
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
NOTE: 450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION. REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.3.
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1.
* TIMBER CONSTRUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 416, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N416GULL
Drawn: L.W.
Sheet: 03 of 11
Issue Date Description Initials
A 02.05.18 ORIGINAL ISSUE L.W.
B 04.05.18 AMENDS - RENDERED PIERS L.W.
C 04.06.18 AMENDS S.W.
D 27.09.18 AMENDS - WINDOW HOODS F.M.
E 06.11.18 BASIX(10mm) S.W.
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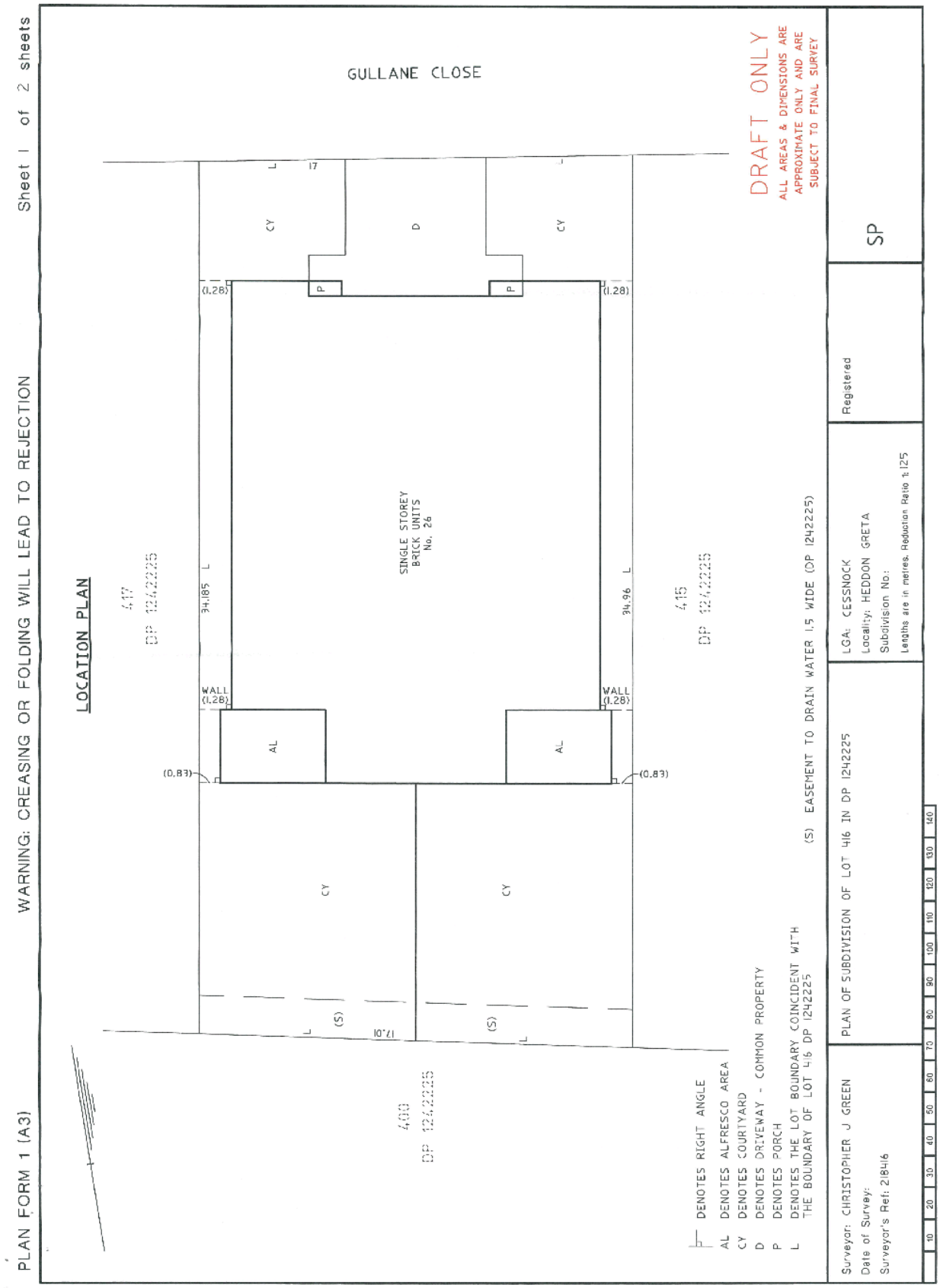
NCL GROUP
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.35sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
SINGLE STOREY BRICK UNITS No. 26
4.17 DP 1242225
4.15 DP 1242225
4.03 DP 1242225
94.185 L
94.96 L
17.01
WALL (1.28)
(0.83)
(1.28)
CY
D
P
AL
(S)
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 4.16 DP 1242225
PLAN OF SUBDIVISION OF LOT 4.16 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GREATA
Subdivision No:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 21846
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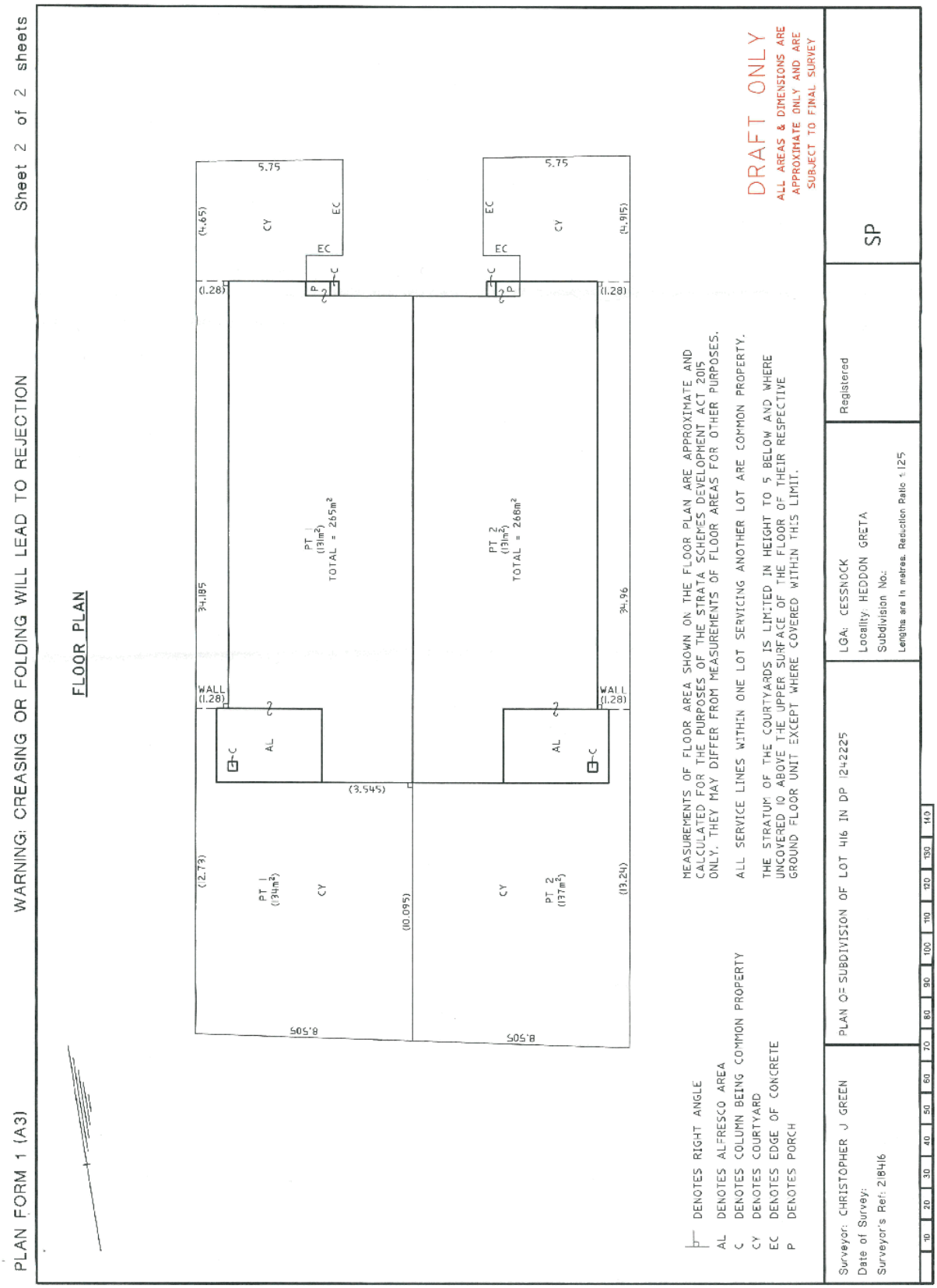
PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
5.75
(4.65)
CY
EC
(1.28)
P
C
PT 1
(131m²)
TOTAL = 265m²
34.185
WALL
(1.28)
AL
(3.545)
(2.73)
PT 1
(134m²)
(10.095)
8.505
PT 2
(131m²)
TOTAL = 266m²
34.96
(4.915)
(13.24)
PT 2
(137m²)
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED TO ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218416
PLAN OF SUBDIVISION OF LOT 416 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
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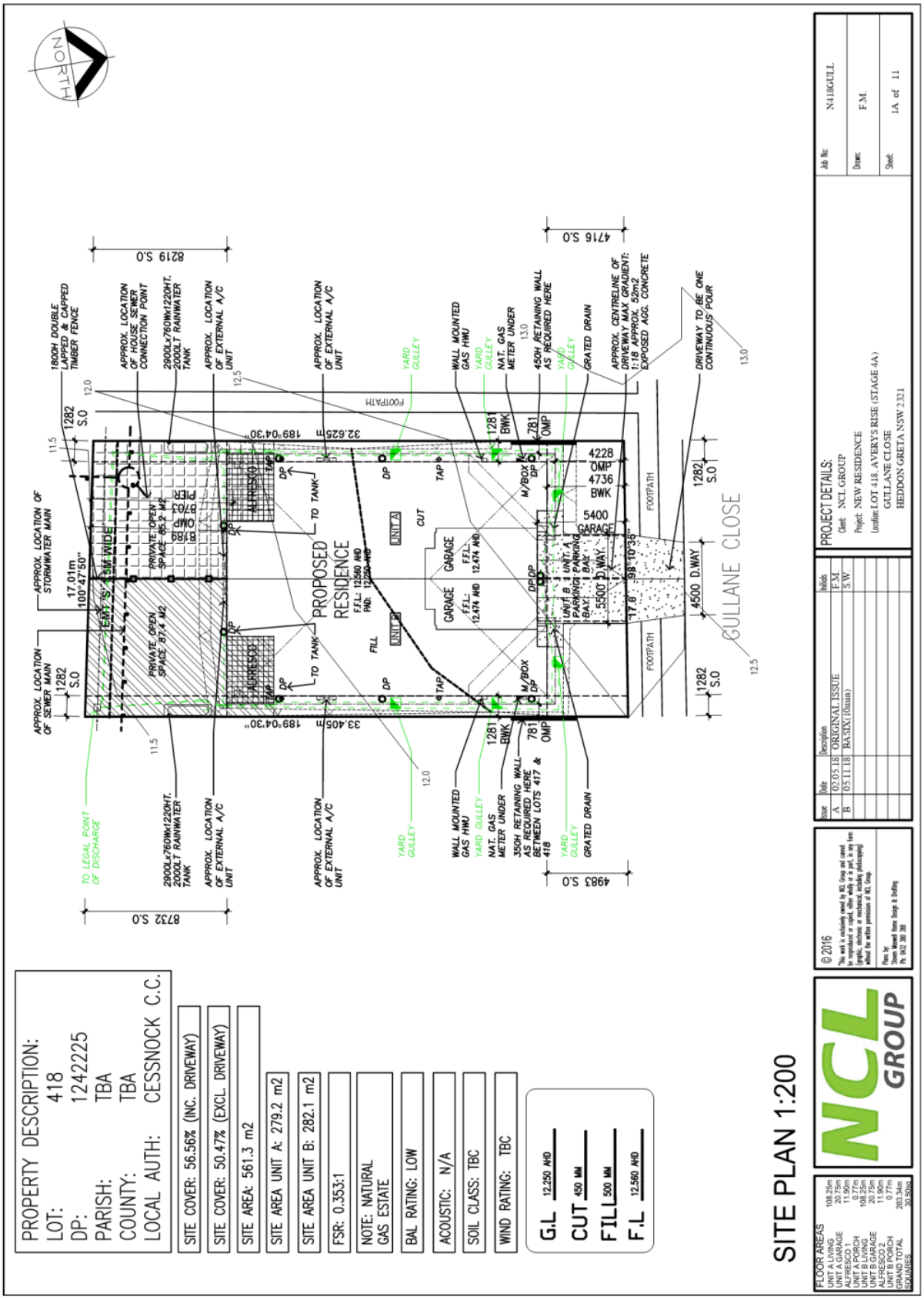
SITE PLAN 1:200
PROPERTY DESCRIPTION:
LOT: 418
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 56.56% (INC. DRIVEWAY)
SITE COVER: 50.47% (EXCL. DRIVEWAY)
SITE AREA: 561.3 m2
SITE AREA UNIT A: 279.2 m2
SITE AREA UNIT B: 282.1 m2
FSR: 0.353:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
G.L 12.250 AHD
CUT 450 MM
FILL 500 MM
F.L 12.560 AHD
PROPOSED RESIDENCE
GULLANE CLOSE
NORTH
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 418, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N418GULL
Drawn: F.M.
Sheet: 1A of 11
NCL GROUP
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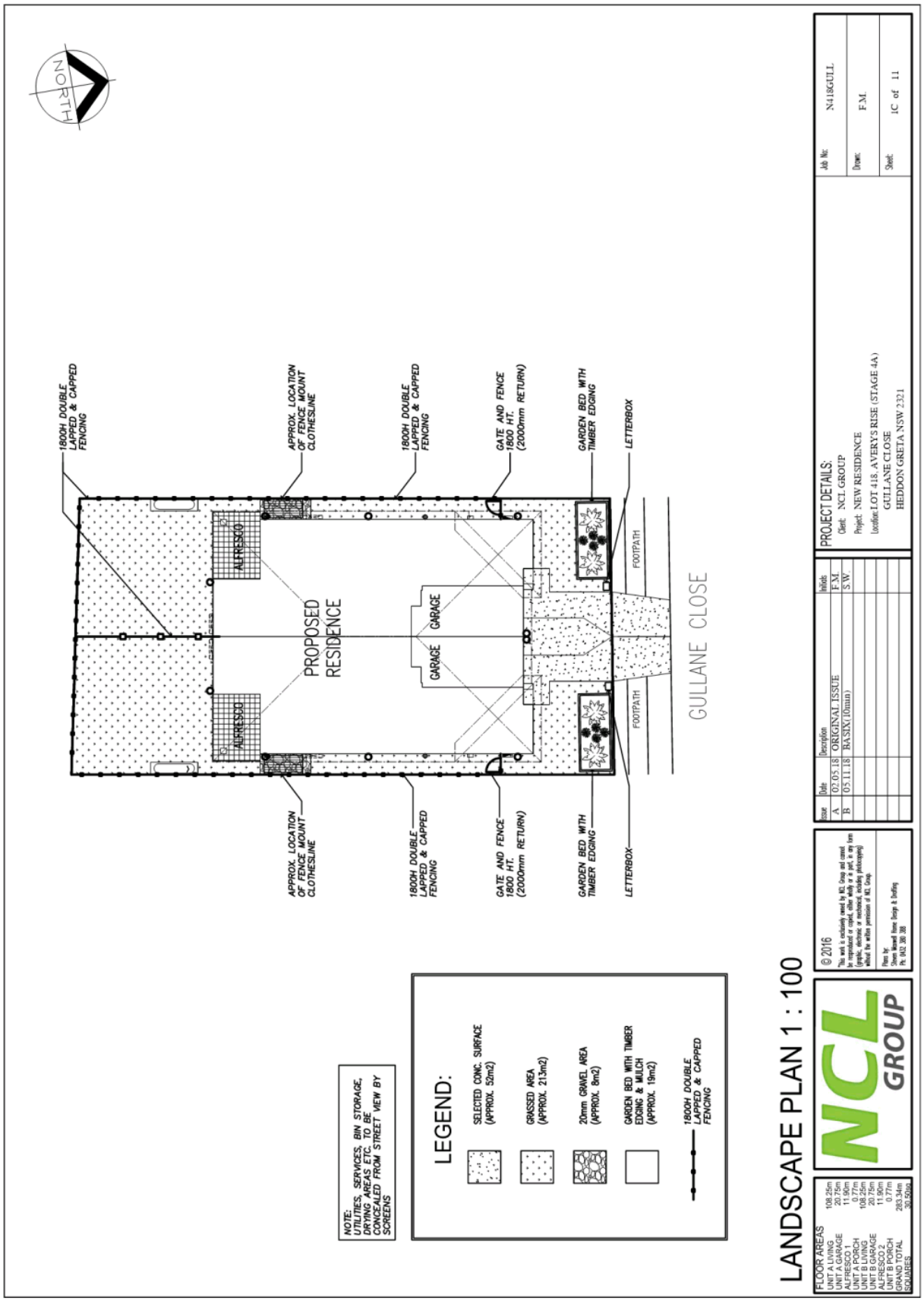
NORTH
1800H DOUBLE LAPPED & CAPPED FENCING
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H DOUBLE LAPPED & CAPPED FENCING
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
GARAGE
FOOTPATH
FOOTPATH
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H DOUBLE LAPPED & CAPPED FENCING
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 213m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H DOUBLE LAPPED & CAPPED FENCING
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
NCL GROUP
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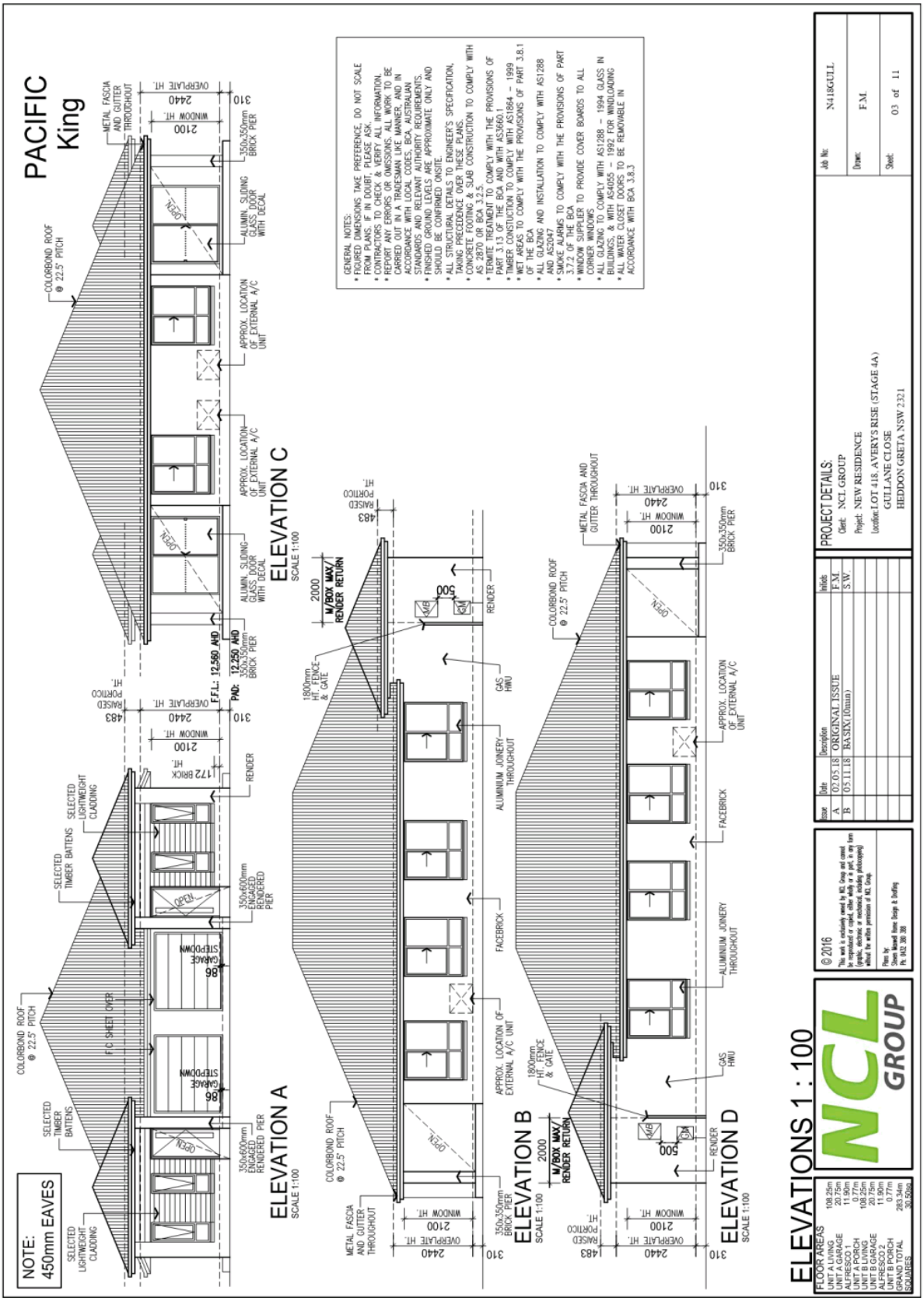
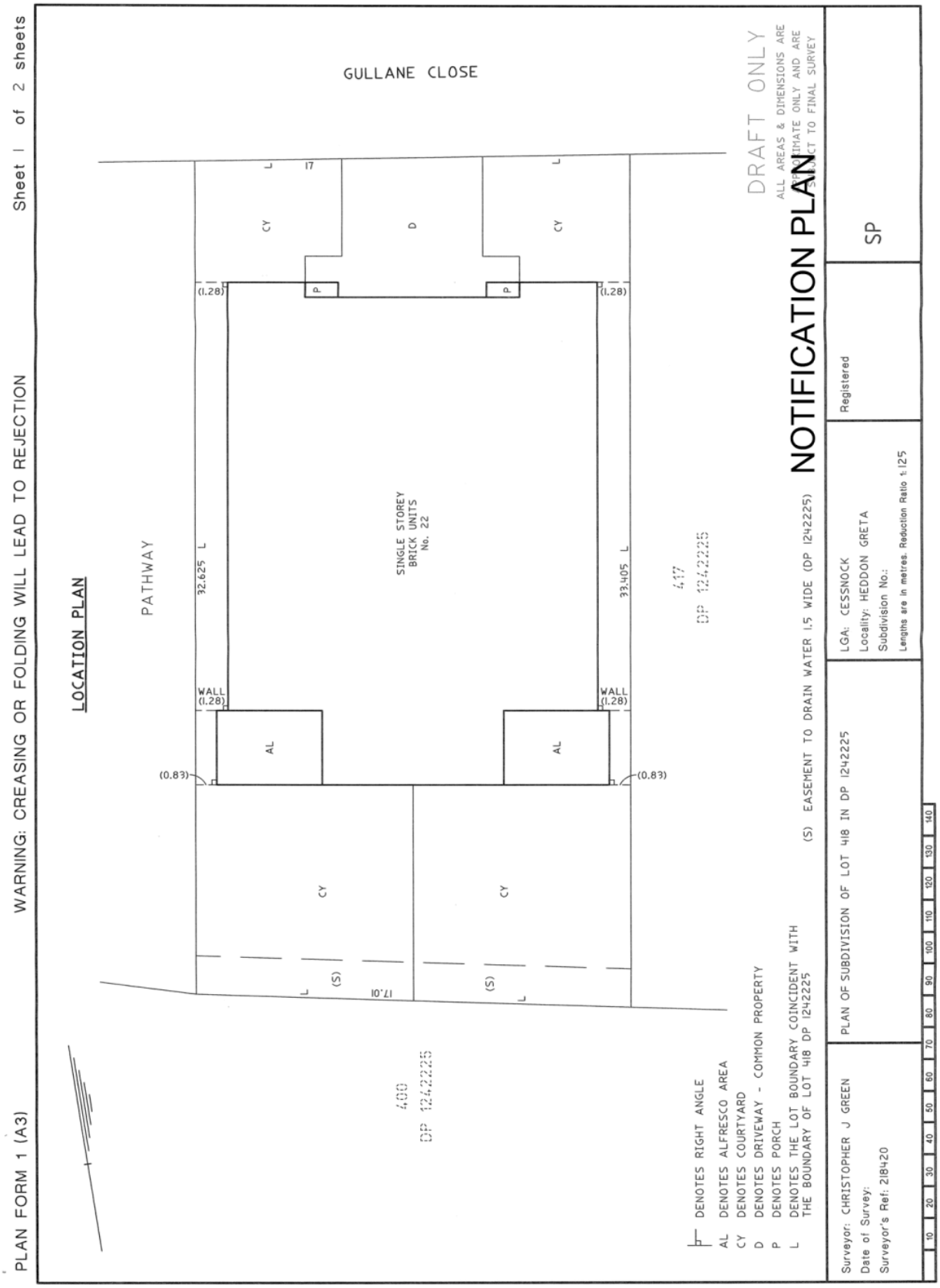
Plans by
Clear Cut Planned Home Design & Drafting
Ph. 0402 300 388
Issue Date Description Initials
A 02.05.18 ORIGINAL ISSUE F.M.
B 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 418, AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N418GULL
Drawn: F.M.
Sheet: 1C of 11


PACIFIC King
ELEVATIONS 1 : 100
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
NOTE: 450mm EAVES
GENERAL NOTES:
PROJECT DETAILS:
NCL GROUP


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
PATHWAY
SINGLE STOREY BRICK UNITS No. 22
32.625 L
33.405 L
17.01
17
(1.28)
WALL (1.28)
(0.83)
AL
CY
D
P
(S)
417 DP 1242225
400 DP 1242225
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 418 DP 1242225
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE ESTIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
PLAN OF SUBDIVISION OF LOT 418 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218420
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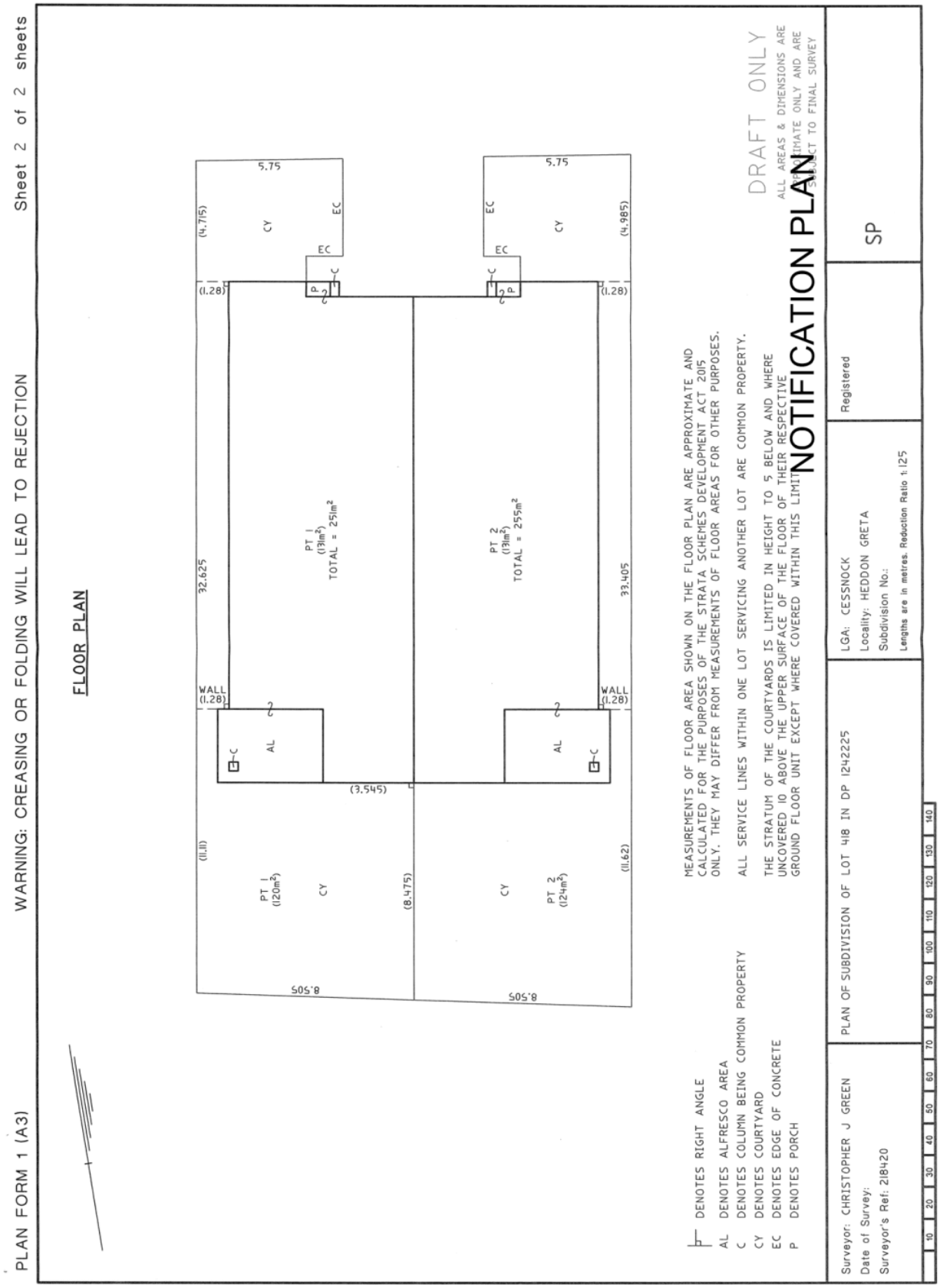
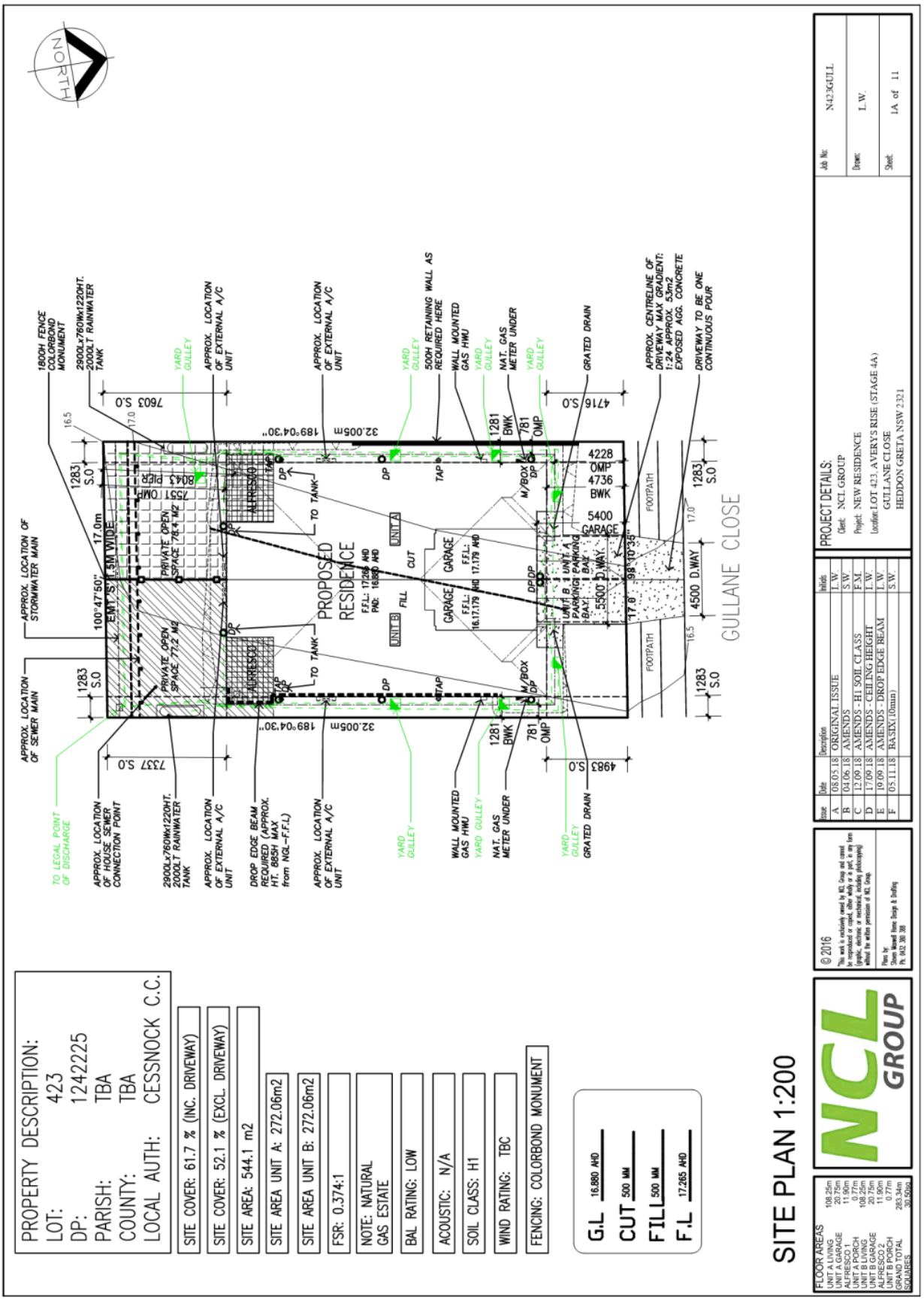
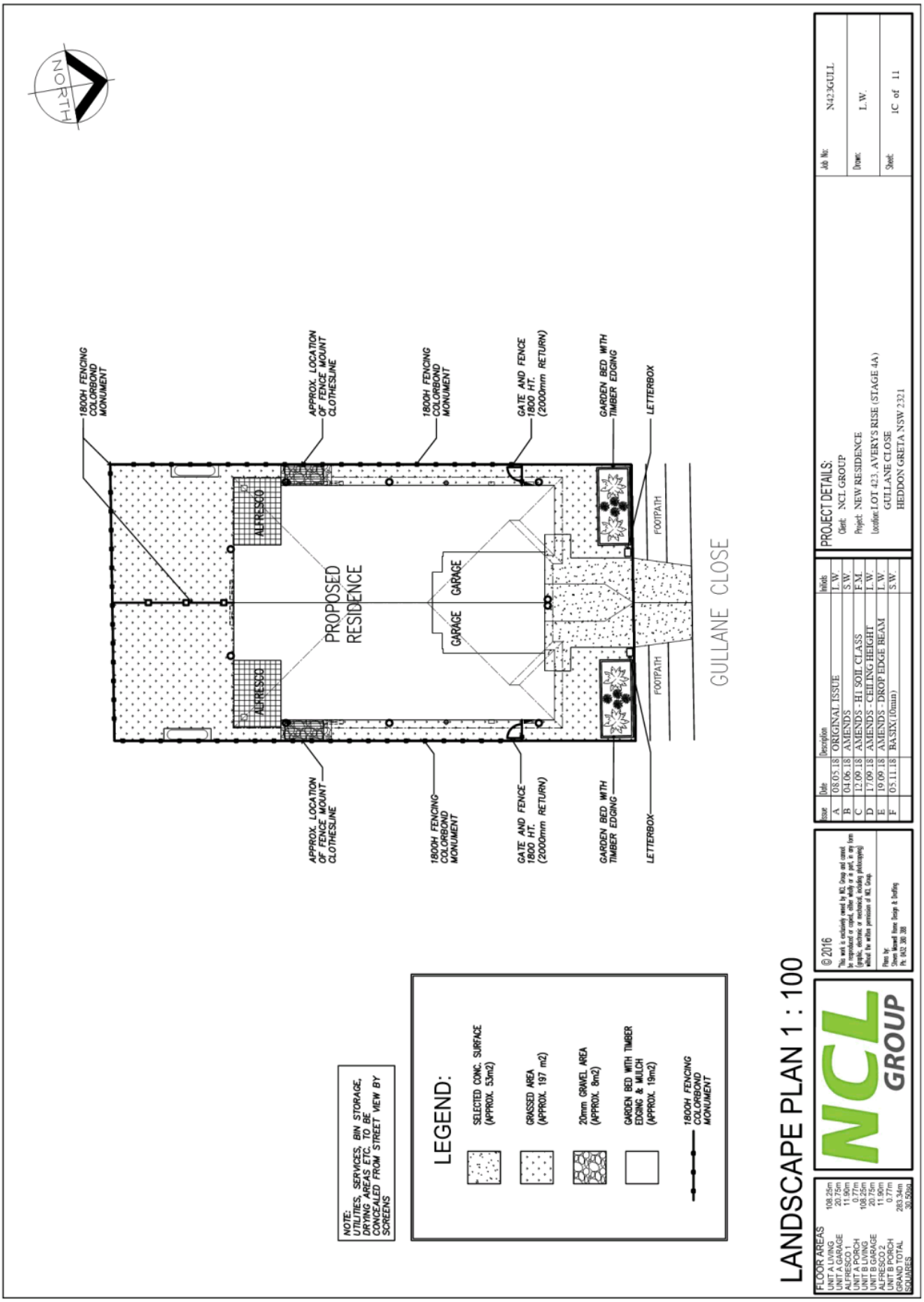

PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
5.75
(4.715)
CY
EC
(1.28)
32.625
PT 1
(193m²)
TOTAL = 251m²
WALL
(1.28)
AL
(3.545)
(11.11)
PT 1
(120m²)
(8.475)
8.505
5.75
(4.985)
PT 2
(193m²)
TOTAL = 255m²
33.405
(11.62)
PT 2
(124m²)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218420
PLAN OF SUBDIVISION OF LOT 418 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 423
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 61.7 % (INC. DRIVEWAY)
SITE COVER: 52.1 % (EXCL. DRIVEWAY)
SITE AREA: 544.1 m2
SITE AREA UNIT A: 272.06m2
SITE AREA UNIT B: 272.06m2
FSR: 0.374:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 16.880 AHD
CUT 500 MM
FILL 500 MM
F.L 17.265 AHD
SITE PLAN 1:200
NCL GROUP
PROPOSED RESIDENCE
GULLANE CLOSE
NORTH
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 423, AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N423GULL
Drawn: L.W.
Sheet: 1A of 11
© 2016
Issue Date Description Initials
A 08.03.18 ORIGINAL ISSUE L.W.
B 04.06.18 AMENDS S.W.
C 12.09.18 AMENDS - H1 SOIL CLASS F.M.
D 17.09.18 AMENDS - CEILING HEIGHT L.W.
E 19.09.18 AMENDS - DROP EDGE BEAM L.W.
F 05.11.18 BASIX (10mm) S.W.
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL SQUARES 283.34m
30.50sqs


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
GARAGE
FOOTPATH
FOOTPATH
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 53m2)
GRASSED AREA (APPROX. 197 m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
NCL GROUP
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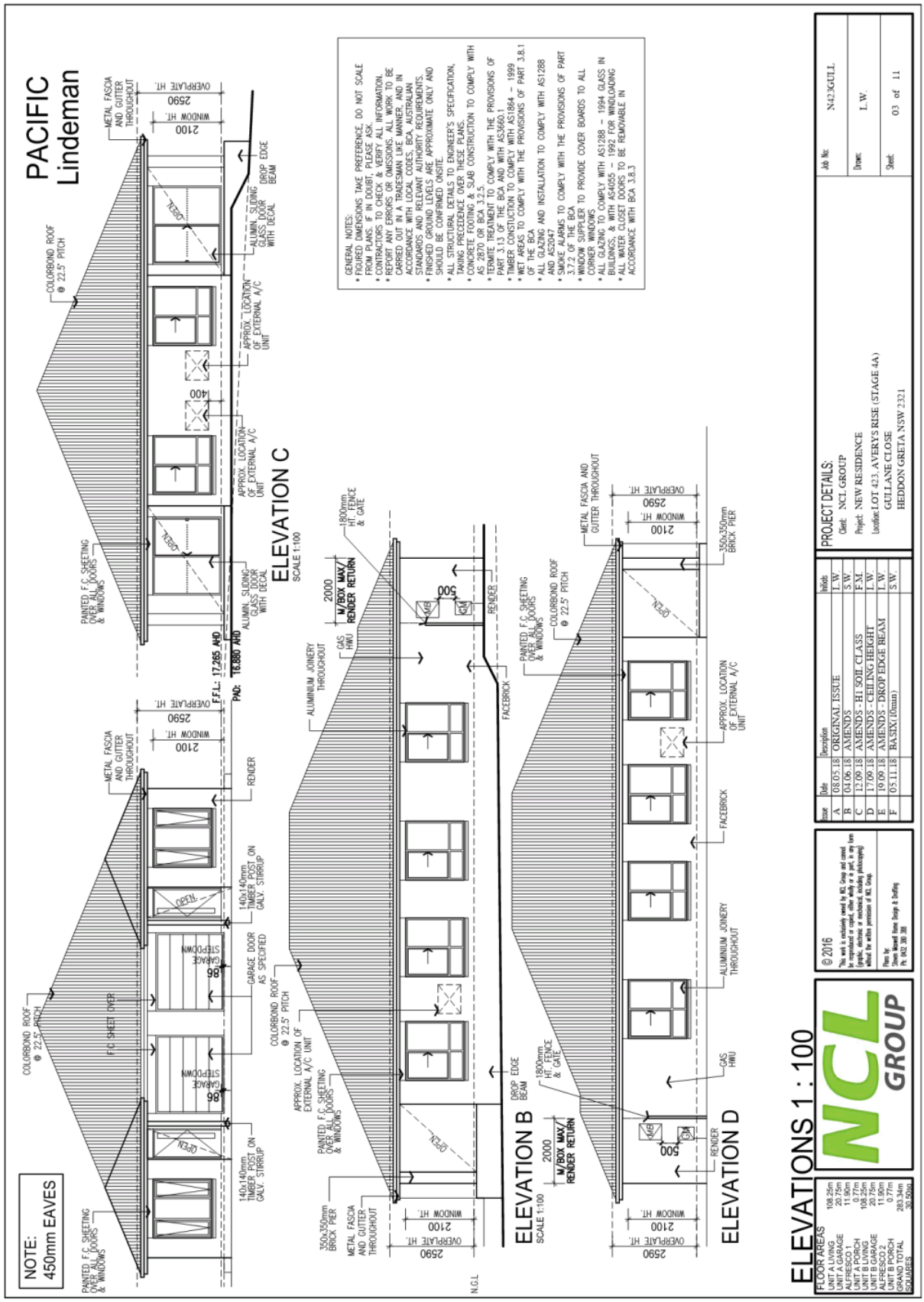
Plans by:
Steven Maxwell Home Design & Drafting
Ph. 0432 300 300
Issue Date Description Initials
A 08.05.18 ORIGINAL ISSUE L.W.
B 04.06.18 AMENDS S.W.
C 12.09.18 AMENDS - H1 SOIL CLASS F.M.
D 17.09.18 AMENDS - CEILING HEIGHT L.W.
E 19.09.18 AMENDS - DROP EDGE BEAM L.W.
F 05.11.18 BASIX (10min) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 423, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N423GULL
Drawn: L.W.
Sheet: 1C of 11


PACIFIC Lindeman
ELEVATIONS 1 : 100
ELEVATION C
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION D
NOTE: 450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 423, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N423GULL
Drawn: L.W.
Sheet: 03 of 11
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Issue Date Description Initials
A 08.05.18 ORIGINAL ISSUE L.W.
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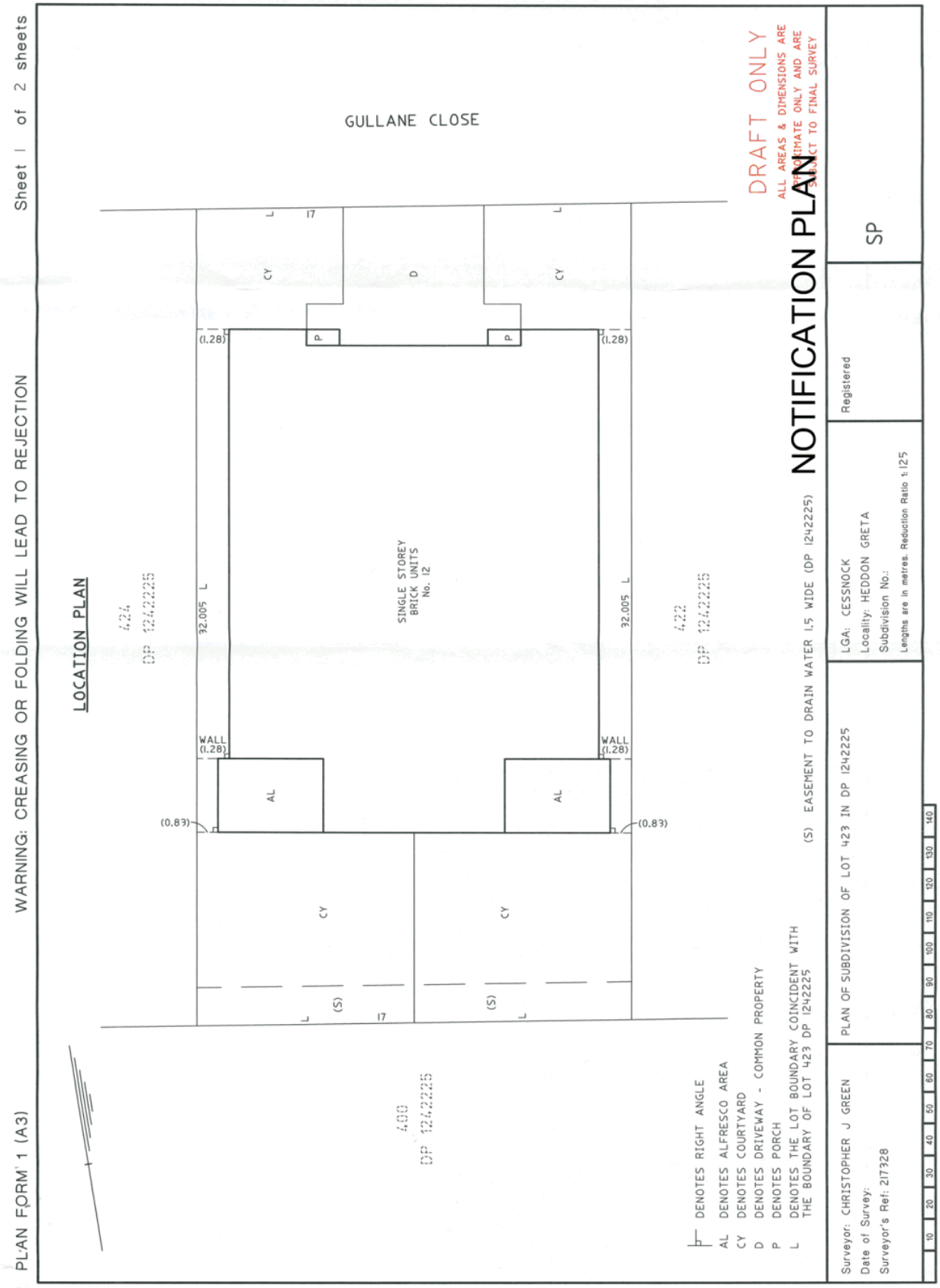
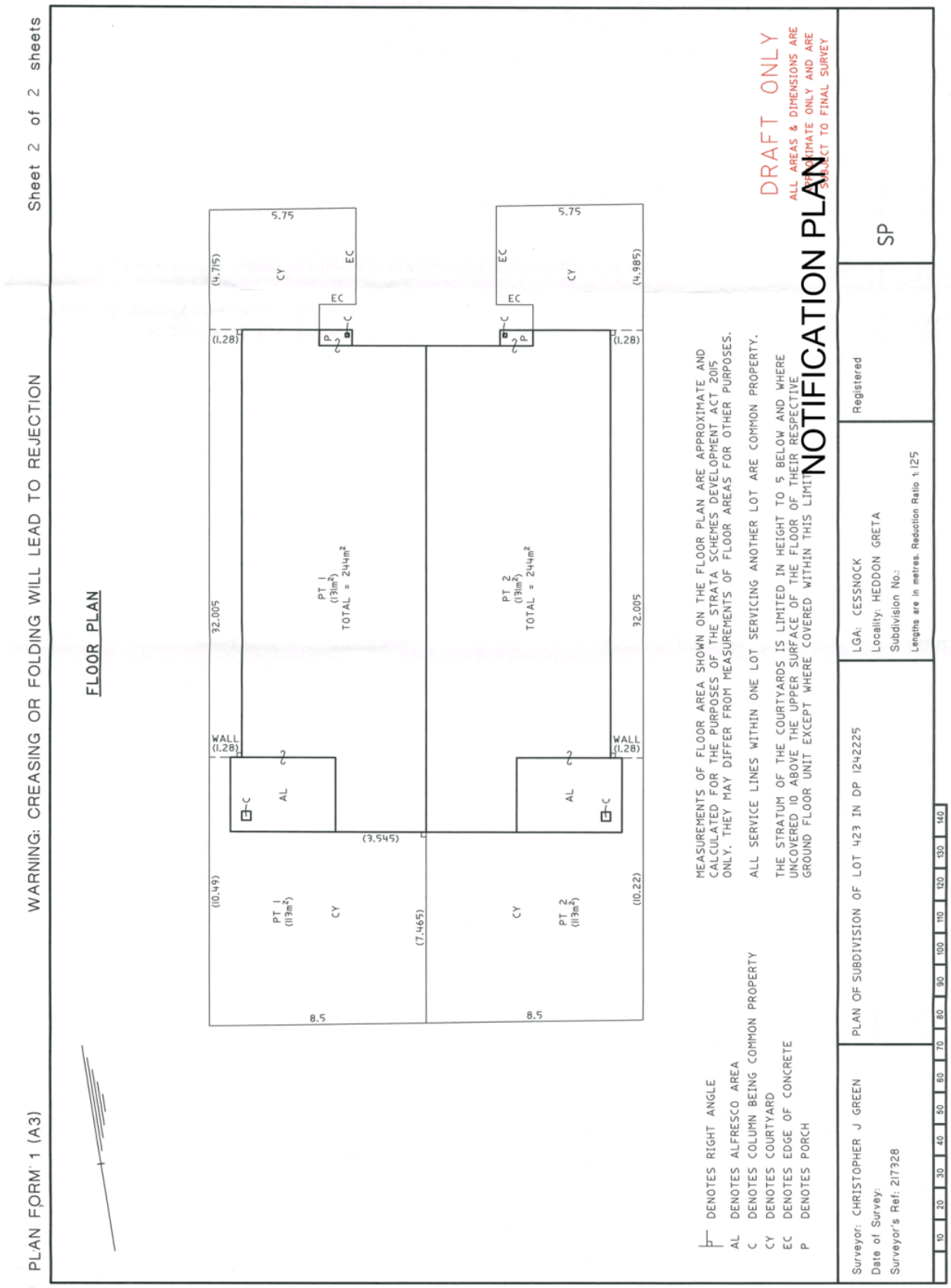
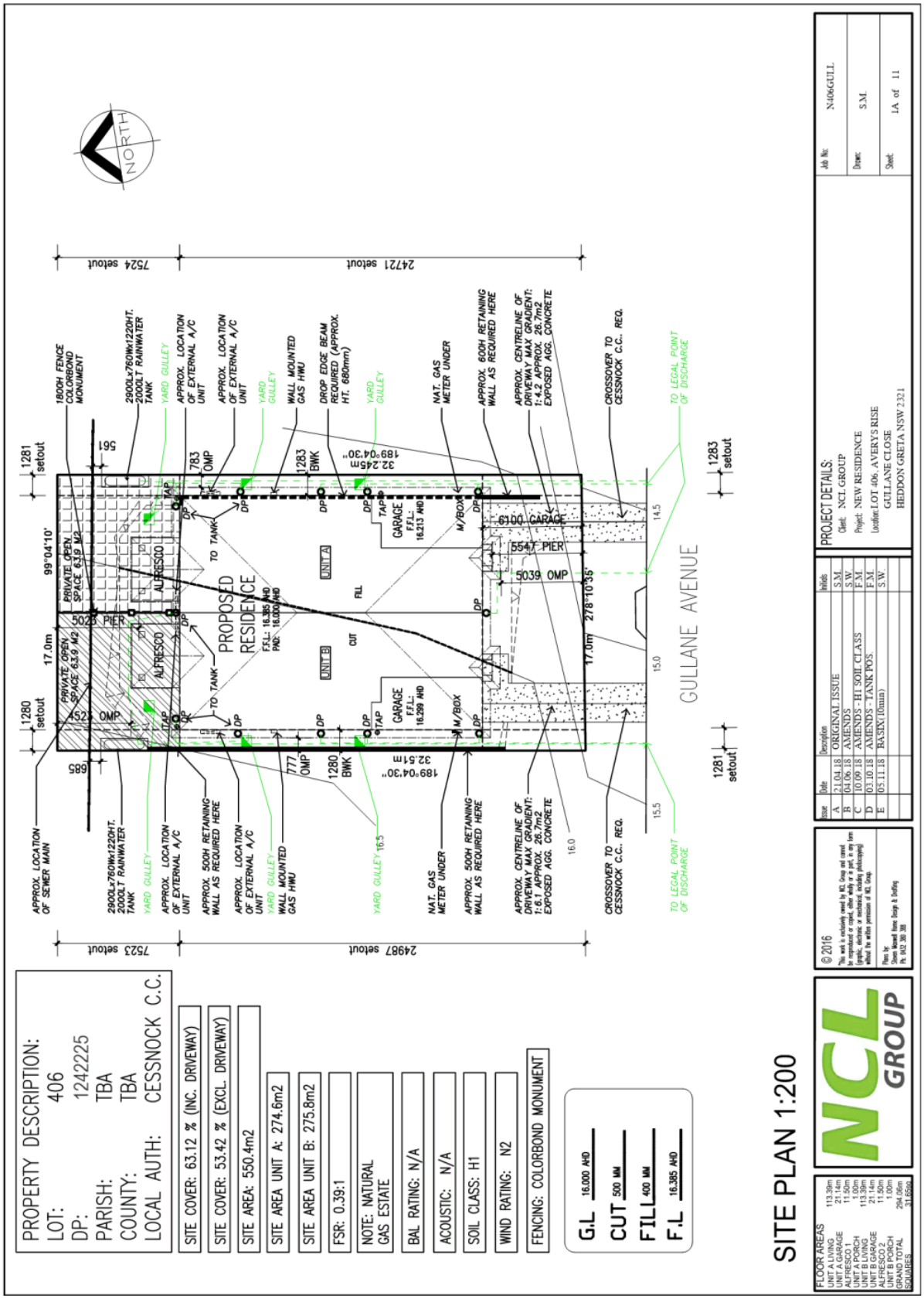
C 12.09.18 AMENDS - H1 SOIL CLASS F.M.
D 17.09.18 AMENDS - CEILING HEIGHT L.W.
E 19.09.18 AMENDS - DROP EDGE BEAM L.W.
F 05.11.18 BASIX(10mm) S.W.
NCL GROUP
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.509sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
424
DP 1242225
422
DP 1242225
400
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 12
32.005 L
WALL
(1.28)
(0.83)
AL
CY
D
P
(S)
17
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 423 DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217328
PLAN OF SUBDIVISION OF LOT 423 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
5.75
(4.715)
CY
EC
EC
(1.28)
P
C
32.005
PT 1
(113m²)
TOTAL = 244m²
WALL
(1.28)
AL
(3.545)
(10.49)
PT 1
(113m²)
CY
(7.465)
8.5
5.75
(4.985)
PT 2
(113m²)
TOTAL = 244m²
(10.22)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
SP
Registered
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 423 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217328
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 406
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 63.12 % (INC. DRIVEWAY)
SITE COVER: 53.42 % (EXCL. DRIVEWAY)
SITE AREA: 550.4m2
SITE AREA UNIT A: 274.6m2
SITE AREA UNIT B: 275.8m2
FSR: 0.39:1
NOTE: NATURAL GAS ESTATE
BAL RATING: N/A
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: N2
FENCING: COLORBOND MONUMENT
G.L 16.000 AHD
CUT 500 MM
FILL 400 MM
F.L 16.385 AHD
SITE PLAN 1:200
NORTH
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
AUFRESCO
PRIVATE OPEN SPACE 63.9 M2
GULLANE AVENUE
6100 GARAGE
5547 PIER
5039 OMP
5028 PIER
4522 OMP
24721 setout
24987 setout
7524 setout
7523 setout
1280 setout
1281 setout
1283 setout
99°04'10"
278°10'35"
189°04'30"
17.0m
32.45m
32.51m
APPROX. LOCATION OF SEWER MAIN
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
YARD GULLEY
APPROX. LOCATION OF EXTERNAL A/C UNIT
APPROX. 500H RETAINING WALL AS REQUIRED HERE
WALL MOUNTED GAS HWU
DROP EDGE BEAM REQUIRED (APPROX. HT. 680mm)
NAT. GAS METER UNDER
APPROX. 600H RETAINING WALL AS REQUIRED HERE
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:4.2 APPROX. 26.7m2 EXPOSED AGG. CONCRETE
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:6.1 APPROX. 26.7m2 EXPOSED AGG. CONCRETE
CROSSOVER TO CESSNOCK C.C. REQ.
TO LEGAL POINT OF DISCHARGE
1800H FENCE COLORBOND MONUMENT
TO TANK
M/BOX
DP
TAP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
AUFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
AUFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL SQUARES 294.06m 31.65sq
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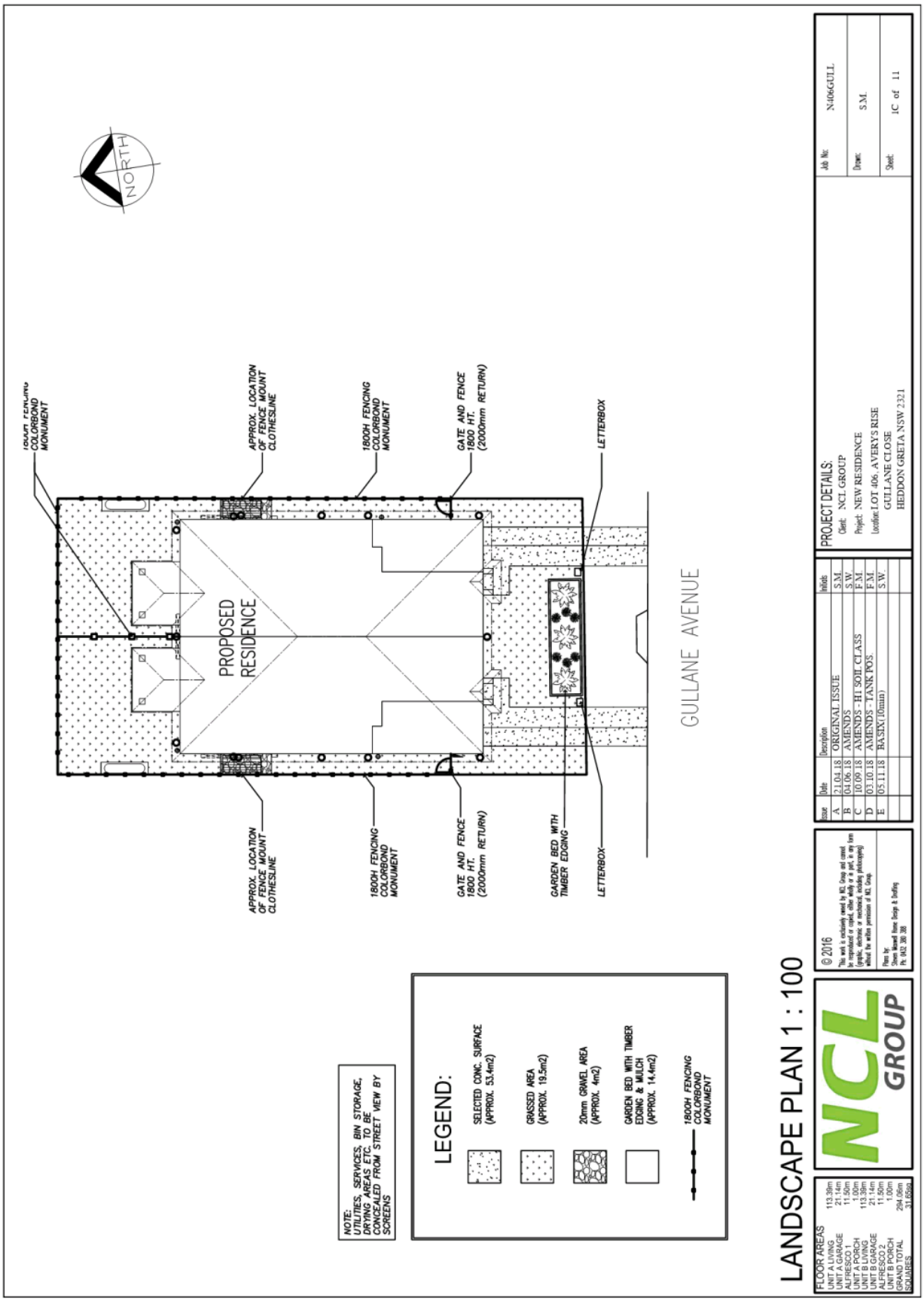
Plans by:
Shane Stewart Home Design & Drafting
Ph: 0432 306 308
NCL GROUP
Issue Date Description Initials
A 21.04.18 ORIGINAL ISSUE S.M.
B 04.06.18 AMENDS S.W.
C 10.09.18 AMENDS - H1 SOIL CLASS S.W.
D 03.10.18 AMENDS - TANK POS. F.M.
E 05.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 406, AVERYS RISE
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N406GULL
Drawn: S.M.
Sheet: 1A of 11


NORTH
PROPOSED RESIDENCE
GULLANE AVENUE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
GARDEN BED WITH TIMBER EDGING
LEGEND:
SELECTED CONC. SURFACE (APPROX. 53.4m2)
GRASSED AREA (APPROX. 19.5m2)
20mm GRAVEL AREA (APPROX. 4m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 14.4m2)
1800H FENCING COLORBOND MONUMENT
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LANDSCAPE PLAN 1 : 100
NCL GROUP
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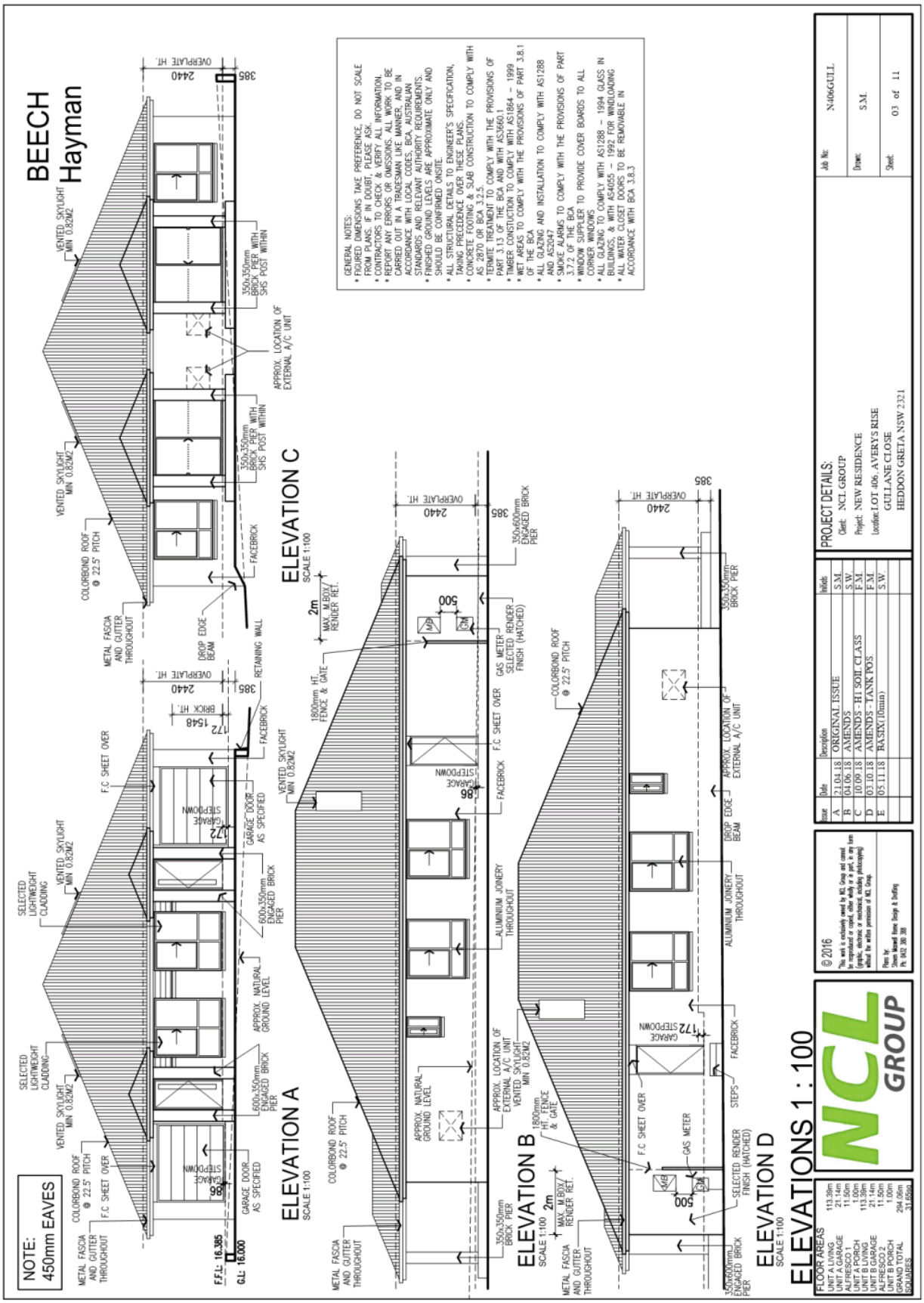
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 406, AVERYS RISE
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N406GULL
Drawn: S.M.
Sheet: 1C of 11
FLOOR AREAS
GRAND TOTAL SQUARES 294.06m 31.65sq


BEECH
Hayman
NOTE: 450mm EAVES
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
GENERAL NOTES:
• FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
• CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
• REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
• FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
• ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
• CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5
• TERMITE PROTECTION TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
• TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
• WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
• ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
• SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
• WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS.
• ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
• ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
FLOOR AREAS
UNIT A LIVING 113.38m
UNIT A GARAGE 23.54m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.38m
UNIT B GARAGE 23.54m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.06m
SQUARES 31.65sq
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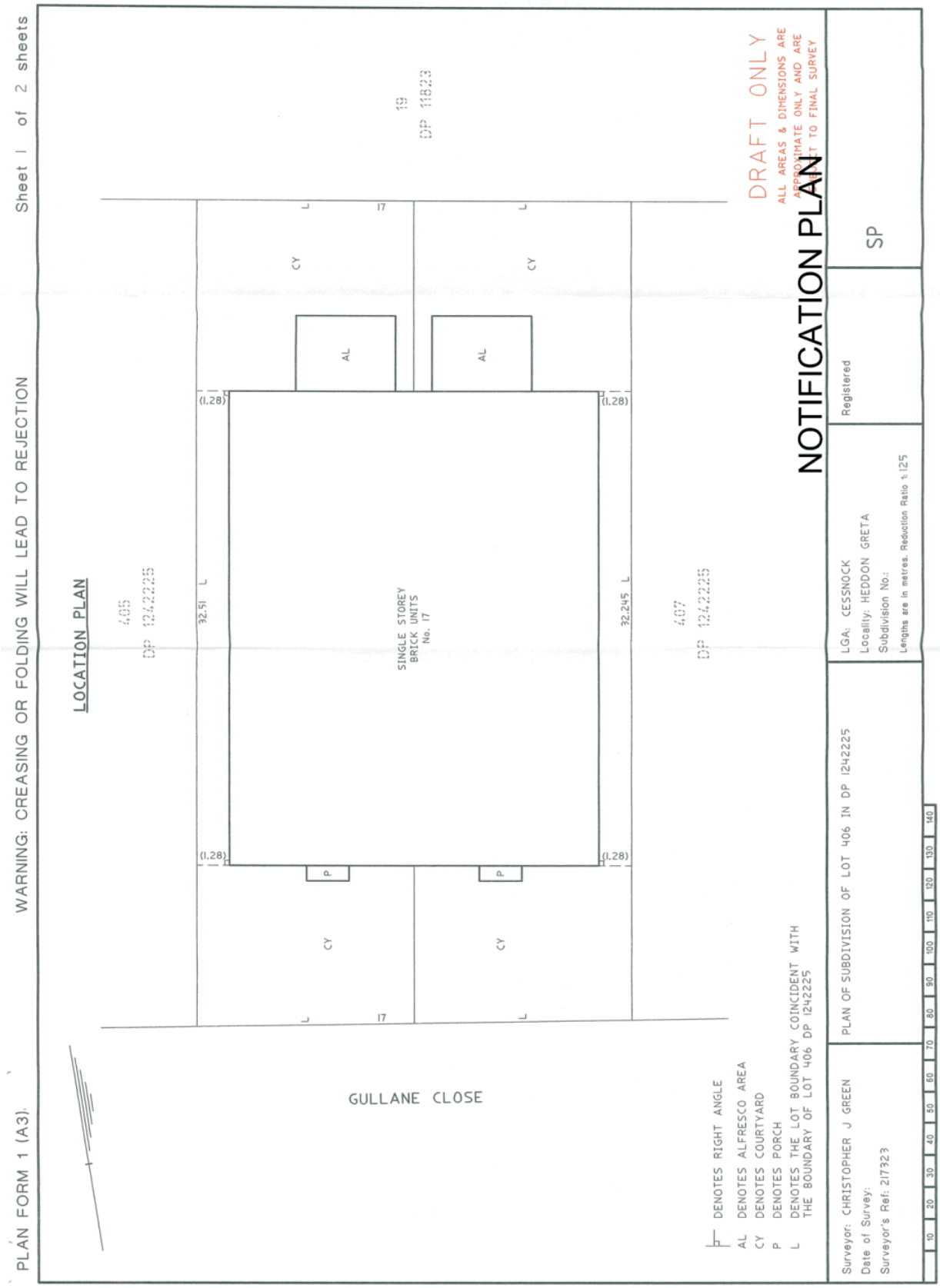
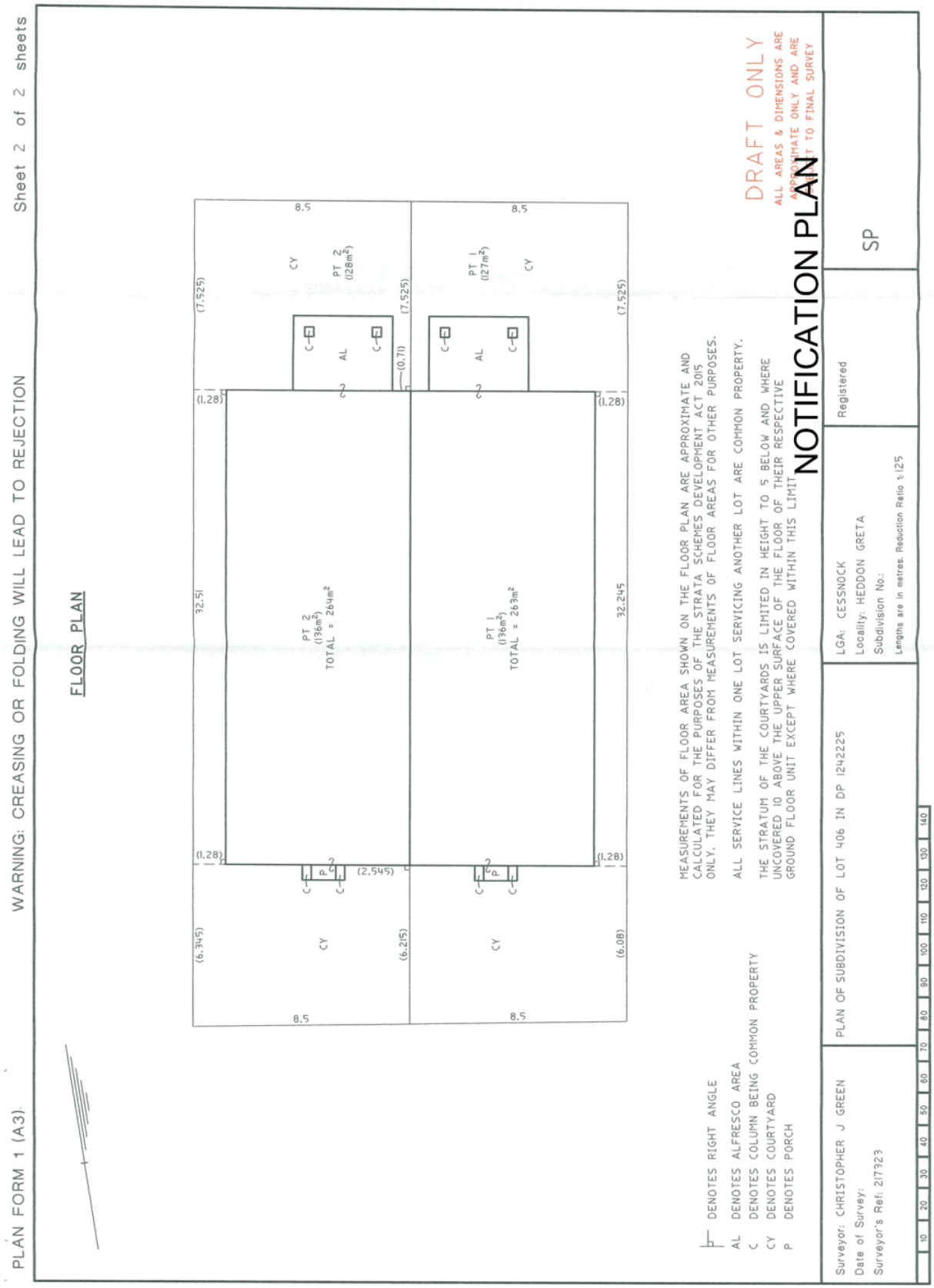
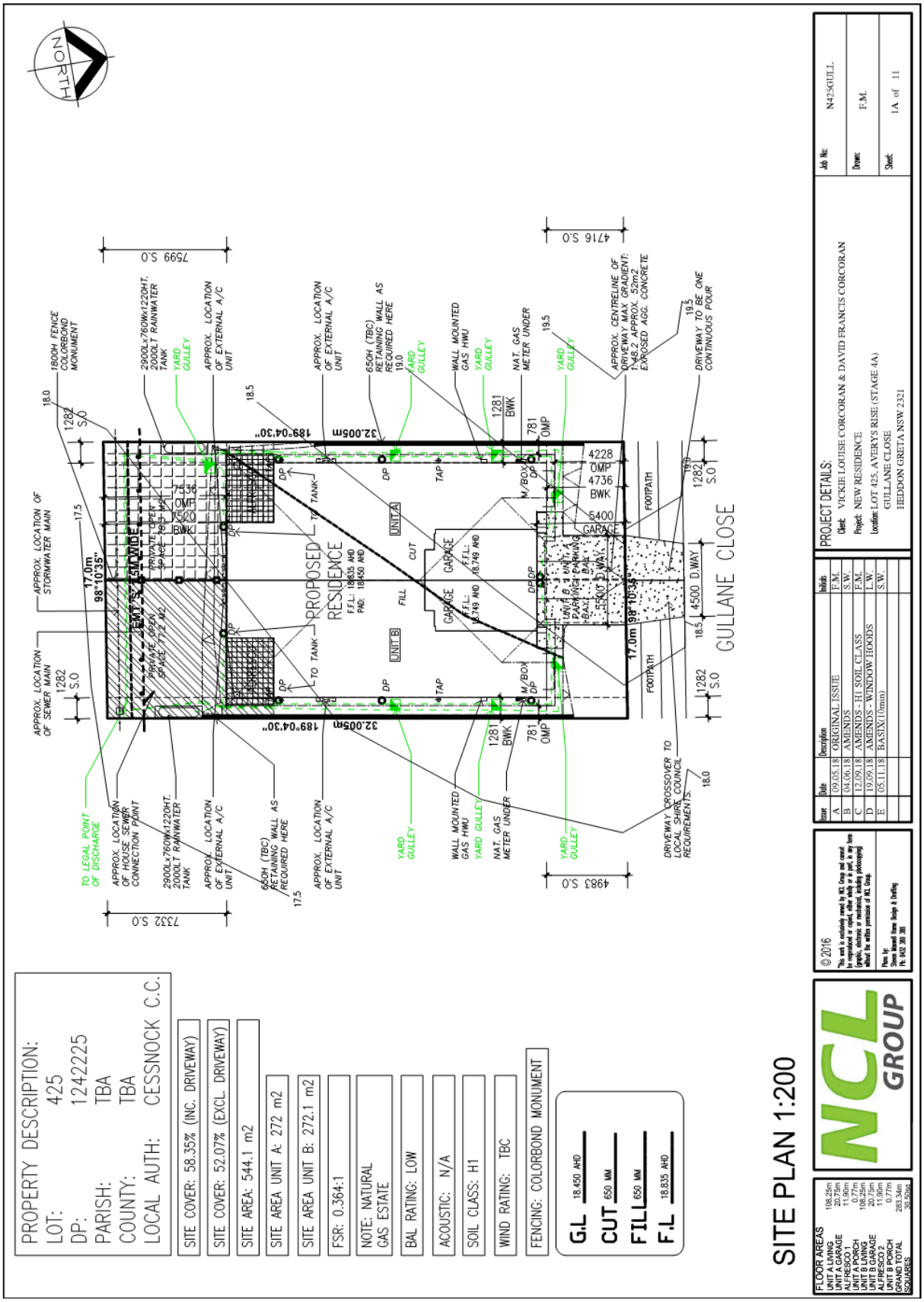
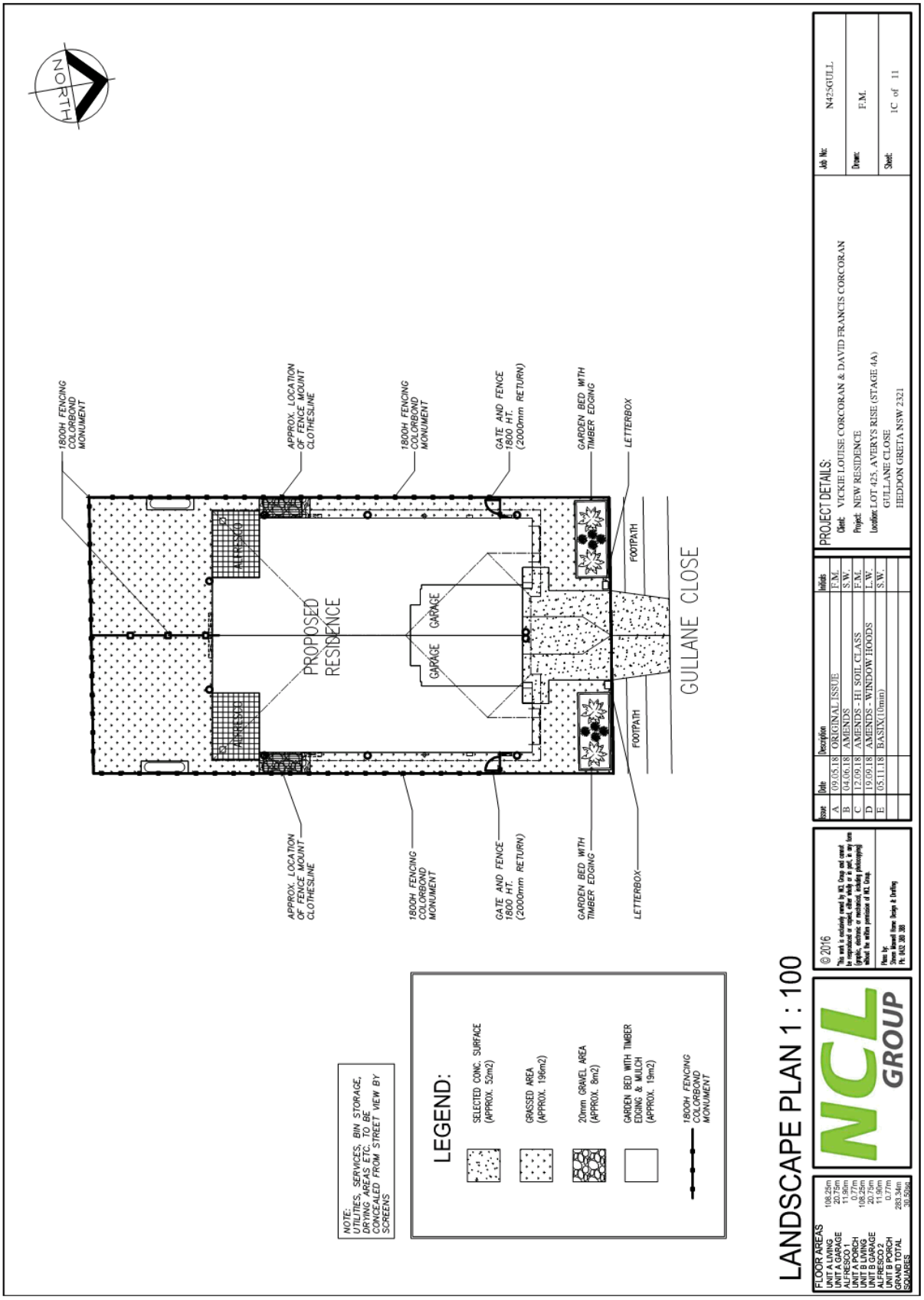
Plans by:
Steve Leonard Home Design & Drafting
Ph. 0422 300 300
NCL GROUP
Issue Date Description Initials
A 21.04.18 ORIGINAL ISSUE S.M.
B 04.06.18 AMENDS S.W.
C 10.09.18 AMENDS - HI SOIL CLASS F.M.
D 03.10.18 AMENDS - TANK POS F.M.
E 05.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 406, AVERYS RISE
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N406GULL
Drawn: S.M.
Sheet: 03 of 11


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
405
DP 1242225
407
DP 1242225
19
DP 118223
SINGLE STOREY
BRICK UNITS
No. 17
32.51 L
32.245 L
(1.28)
(1.28)
(1.28)
(1.28)
AL
AL
CY
CY
CY
CY
P
P
L
L
L
L
17
17
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 406 DP 1242225
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
PLAN OF SUBDIVISION OF LOT 406 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217323
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (136m²) TOTAL = 264m²
PT 1 (136m²) TOTAL = 263m²
PT 2 (128m²)
PT 1 (127m²)
32.51
32.245
8.5
(7.525)
(1.28)
(6.345)
(6.215)
(6.08)
(2.545)
(0.71)
CY
AL
P
C
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217323
PLAN OF SUBDIVISION OF LOT 406 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


SITE PLAN 1:200
PROPERTY DESCRIPTION:
LOT: 425
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 58.35% (INC. DRIVEWAY)
SITE COVER: 52.07% (EXCL. DRIVEWAY)
SITE AREA: 544.1 m2
SITE AREA UNIT A: 272 m2
SITE AREA UNIT B: 272.1 m2
FSR: 0.364:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 18.450 AHD
CUT 650 MM
FILL 650 MM
F.L 18.835 AHD
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
NCL GROUP
© 2016
Issue Date Description Initials
A 09.05.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 12.09.18 AMENDS - H1 SOIL CLASS F.M.
D 19.09.18 AMENDS - WINDOW HOODS L.W.
E 05.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: VICKIE LOUISE CORCORAN & DAVID FRANCIS CORCORAN
Project: NEW RESIDENCE
Location: LOT 425, AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N425GULL
Drawn: F.M.
Sheet: 1A of 11
NORTH
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
GULLANE CLOSE
APPROX. LOCATION OF STORMWATER MAIN
APPROX. LOCATION OF SEWER MAIN
TO LEGAL POINT OF DISCHARGE
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
APPROX. LOCATION OF EXTERNAL A/C UNIT
650H (TBC) RETAINING WALL AS REQUIRED HERE
YARD GULLEY
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
DRIVEWAY CROSSOVER TO LOCAL SHIRE COUNCIL REQUIREMENTS
DRIVEWAY TO BE ONE CONTINUOUS POUR
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:48.2 APPROX. 52m2 EXPOSED AGG. CONCRETE
FOOTPATH
4500 D.WAY
5500 D.WAY
17.0m
98°10'35"
189°04'30"
32.005m
7332 S.0
7599 S.0
4983 S.0
4716 S.0


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
FOOTPATH
GULLANE CLOSE
PROPOSED RESIDENCE
GARAGE
GARAGE
ALFRESCO
ALFRESCO
FOOTPATH
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 196m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
NCL GROUP
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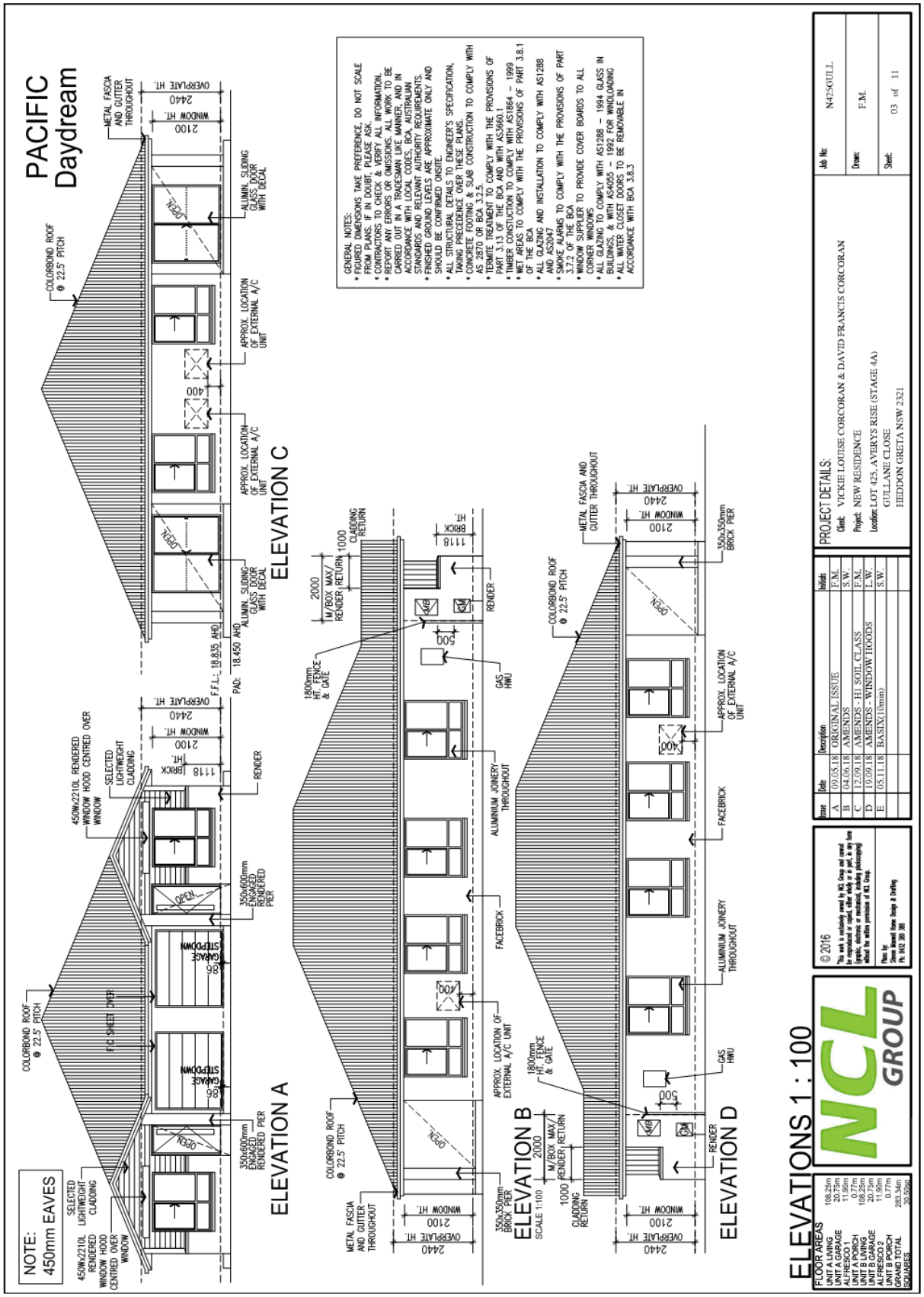
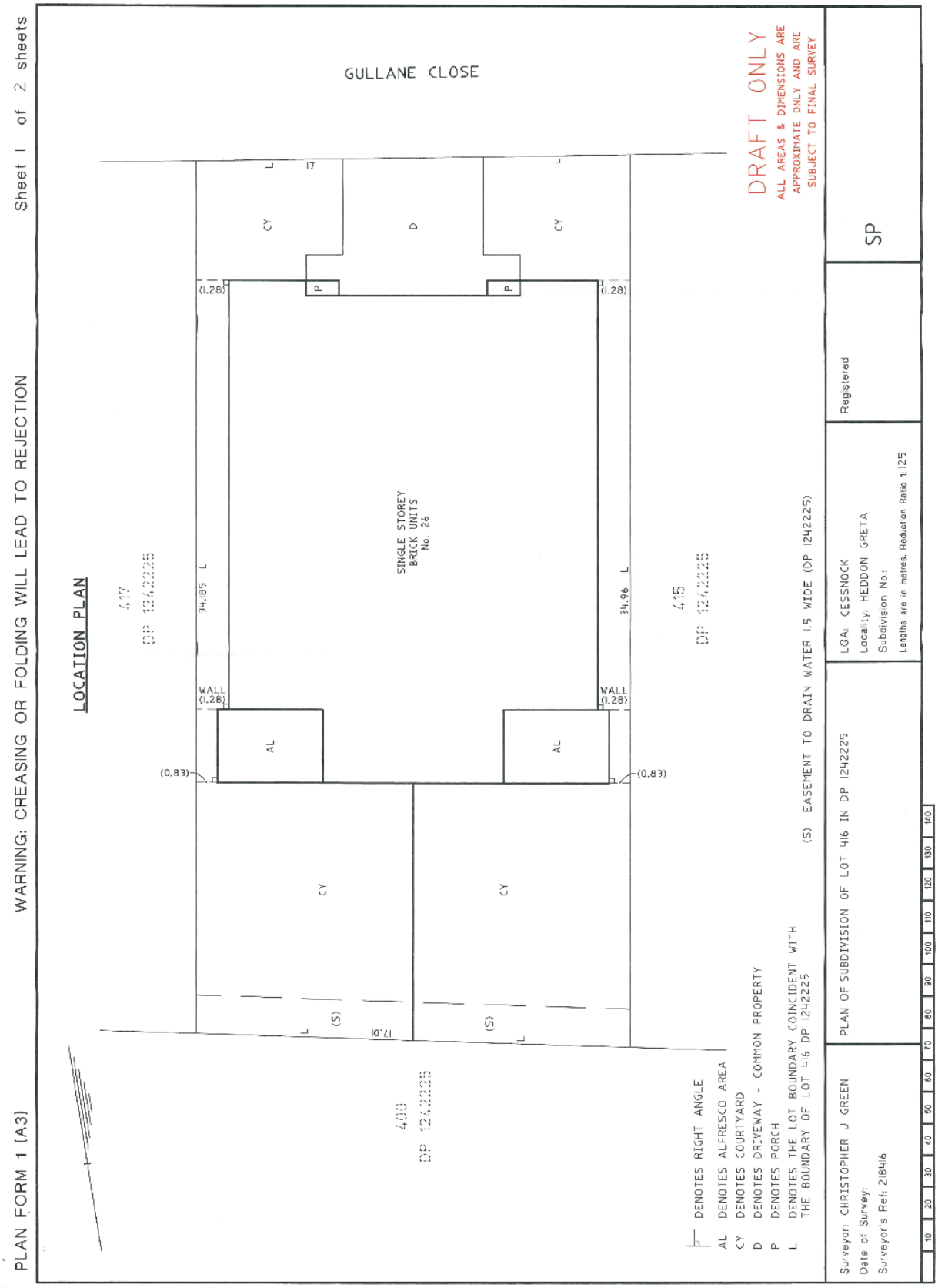
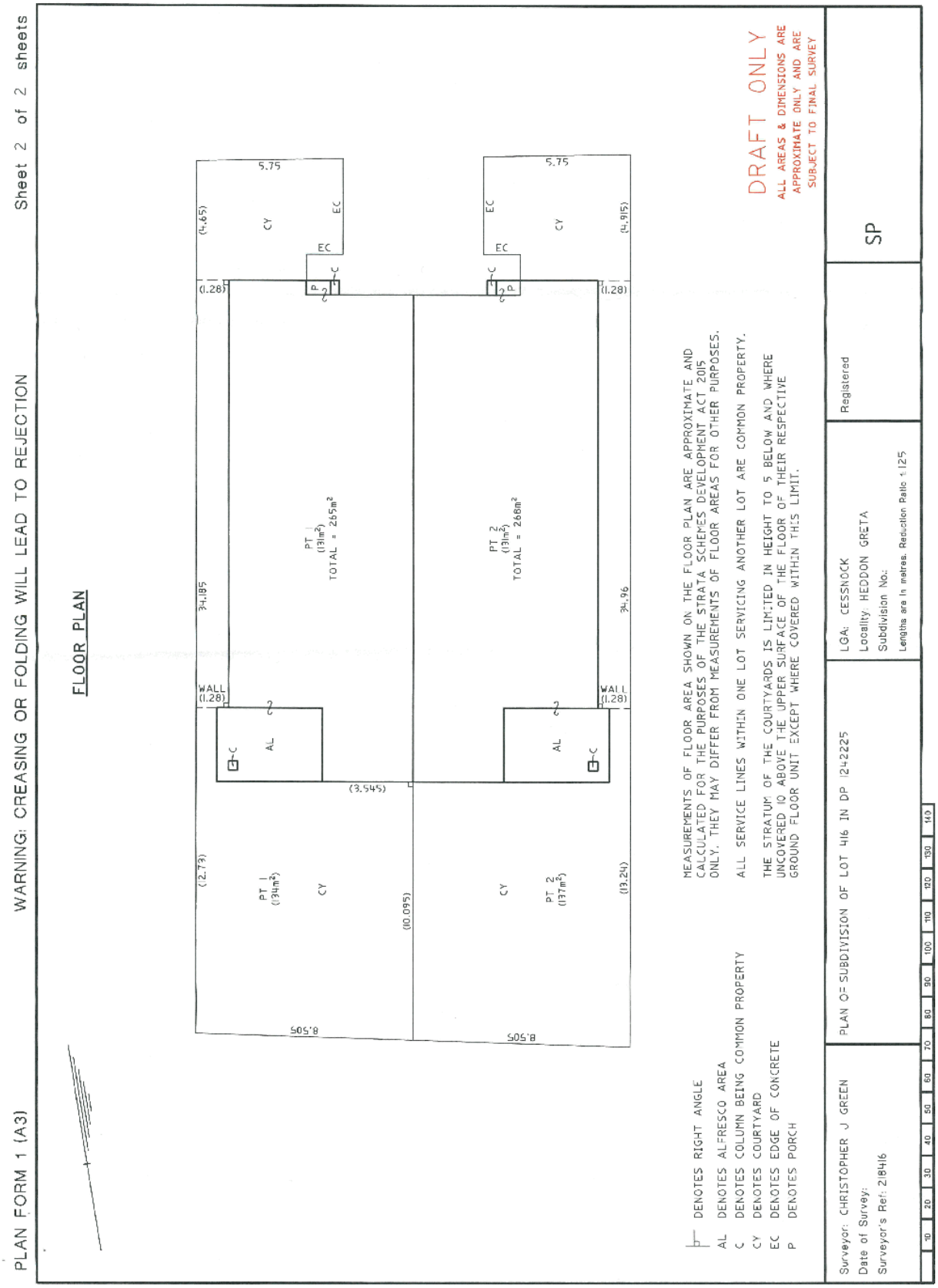
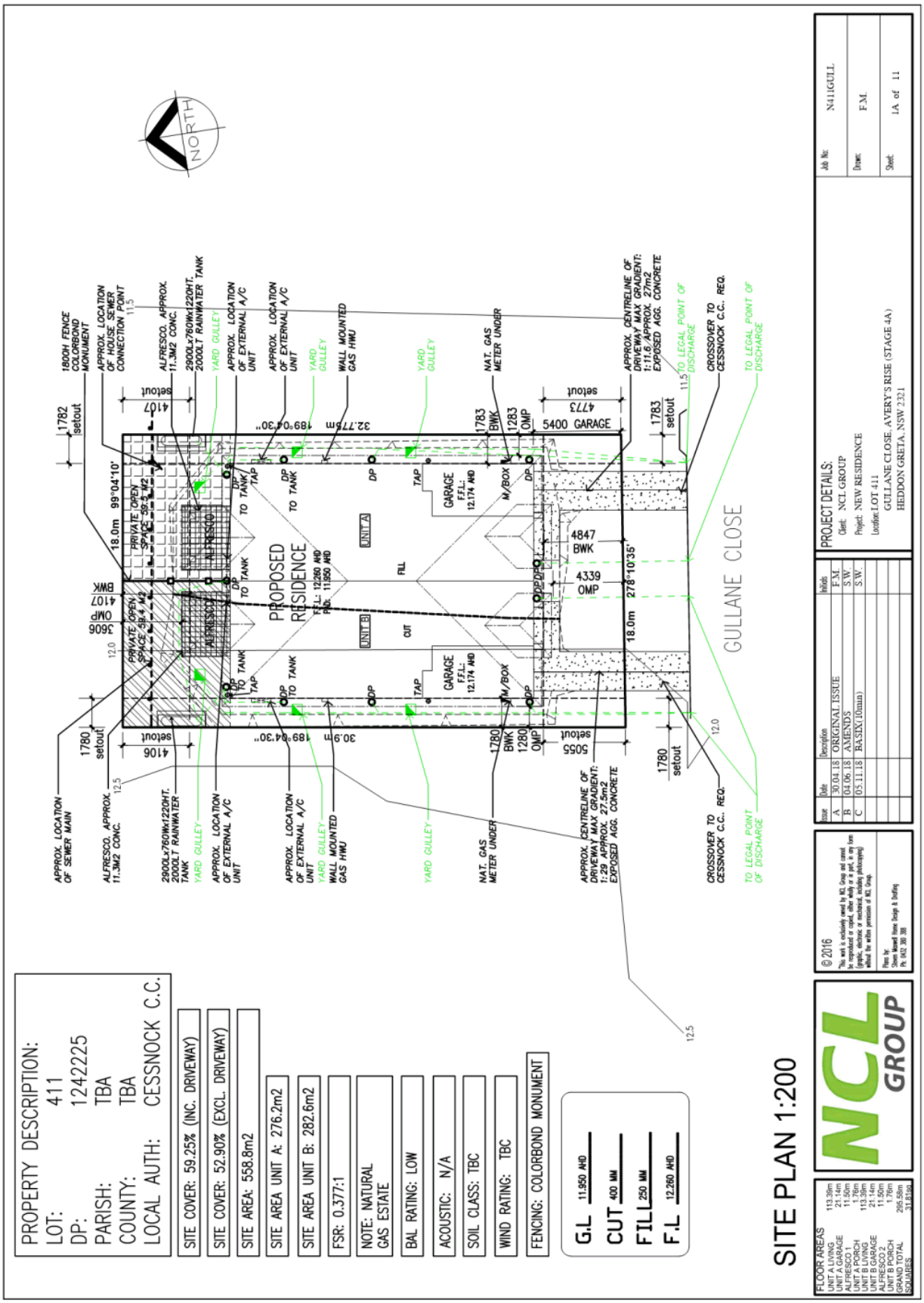
Phone Fax
Street Address: Design & Drafting
Ph: 0432 380 380
Issue Date Description Initials
A 09.05.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 12.09.18 AMENDS - H1 SOIL CLASS F.M.
D 19.09.18 AMENDS - WINDOW HOODS L.W.
E 05.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: VICKIE LOUISE CORCORAN & DAVID FRANCIS CORCORAN
Project: NEW RESIDENCE
Location: LOT 425, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N425GULL
Drawn: F.M.
Sheet: 1C of 11


PACIFIC Daydream
ELEVATIONS 1 : 100
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
NOTE: 450mm EAVES
GENERAL NOTES:
PROJECT DETAILS:
Client: VICKIE LOUISE CORCORAN & DAVID FRANCIS CORCORAN
Project: NEW RESIDENCE
Location: LOT 425, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N425GULL
Drawn: F.M.
Sheet: 03 of 11
NCL GROUP
© 2016
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.53sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
417
DP 1242225
416
DP 1242225
415
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 26
34.185
34.96
17
17.01
WALL
(1.28)
(0.83)
AL
CY
D
P
L
(S)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 416 DP 1242225
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
SP
Registered
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 416 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218416
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 1 (131m²) TOTAL = 265m²
PT 2 (131m²) TOTAL = 266m²
PT 1 (134m²)
PT 2 (137m²)
CY
EC
AL
WALL (1.28)
5.75
(4.65)
(4.915)
(1.28)
34.185
34.96
(3.545)
(10.095)
(12.79)
(13.24)
8.505
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED TO ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218416
PLAN OF SUBDIVISION OF LOT 416 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP


PROPERTY DESCRIPTION:
LOT: 411
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 59.25% (INC. DRIVEWAY)
SITE COVER: 52.90% (EXCL. DRIVEWAY)
SITE AREA: 558.8m2
SITE AREA UNIT A: 276.2m2
SITE AREA UNIT B: 282.6m2
FSR: 0.377:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 11.950 AHD
CUT 400 MM
FILL 250 MM
F.L 12.260 AHD
SITE PLAN 1:200
NCL GROUP
PROPOSED RESIDENCE
GULLANE CLOSE
NORTH
UNIT A
UNIT B
GARAGE
5400 GARAGE
ALFRESCO
PRIVATE OPEN SPACE
APPROX. LOCATION OF SEWER MAIN
ALFRESCO. APPROX. 11.3M2 CONC.
2900Lx760Wx1220HT. 200OLT RAINWATER TANK
YARD GULLEY
APPROX. LOCATION OF EXTERNAL A/C UNIT
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:29 APPROX. 27.5m2 EXPOSED AGG. CONCRETE
CROSSOVER TO CESSNOCK C.C. REQ.
TO LEGAL POINT OF DISCHARGE
18.0m
99°04'10"
189°04'30"
278°10'35"
32.775m
30.9m
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.54m
ALFRESCO 11.50m
UNIT A PORCH 1.76m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.54m
ALFRESCO 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL SQUARES 295.58m 31.81sq
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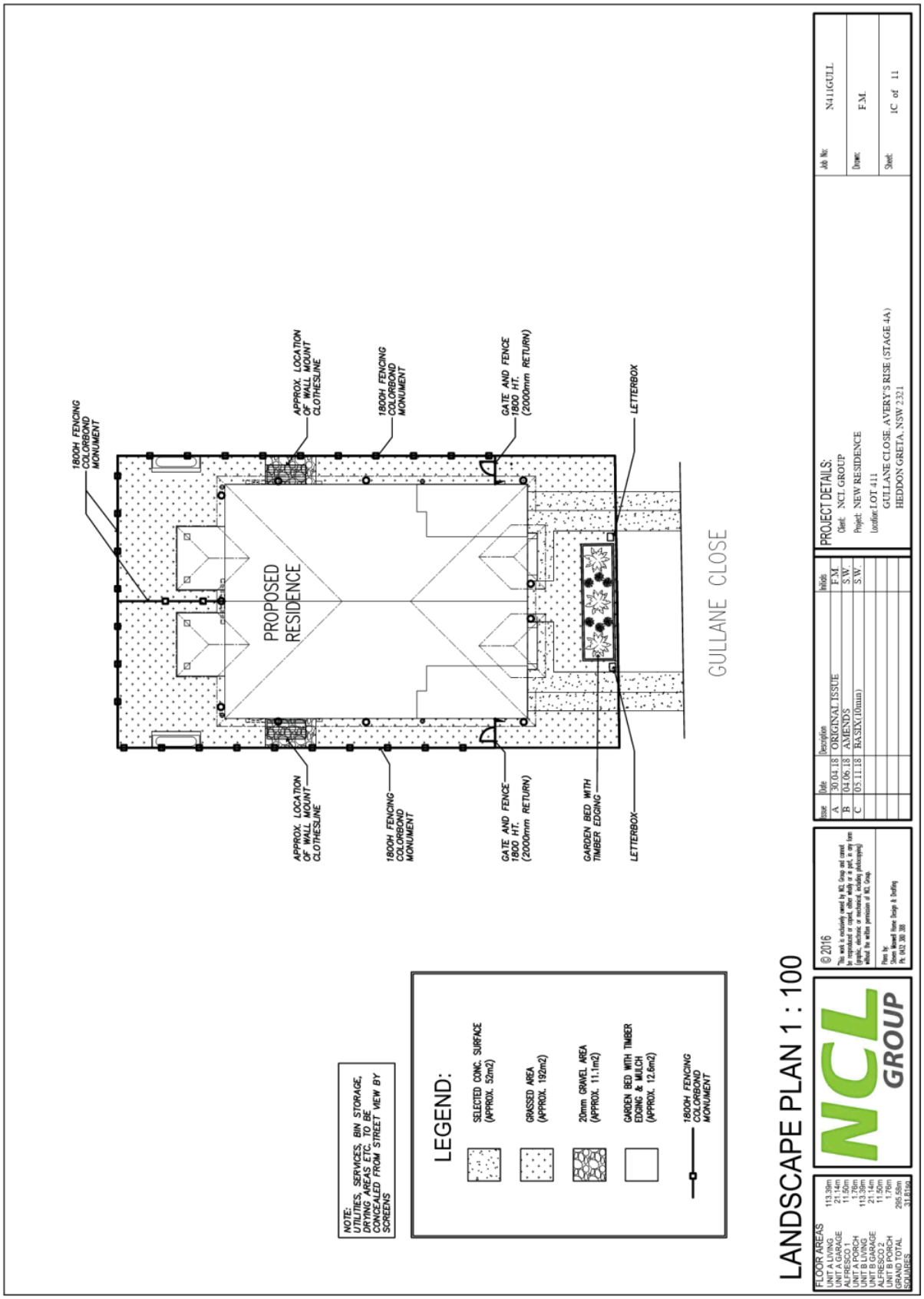
Plans by: Steve Wassell Home Design & Drafting Ph. 0402 300 300
Issue Date Description Initials
A 30.04.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10min) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 411
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N411GUL
Drawn: F.M.
Sheet: 1A of 11


1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF WALL MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
GULLANE CLOSE
APPROX. LOCATION OF WALL MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 192m2)
20mm GRAVEL AREA (APPROX. 11.1m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 12.6m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.78m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.78m
GRAND TOTAL 298.58m
SQUARES 31.81sq
NCL GROUP
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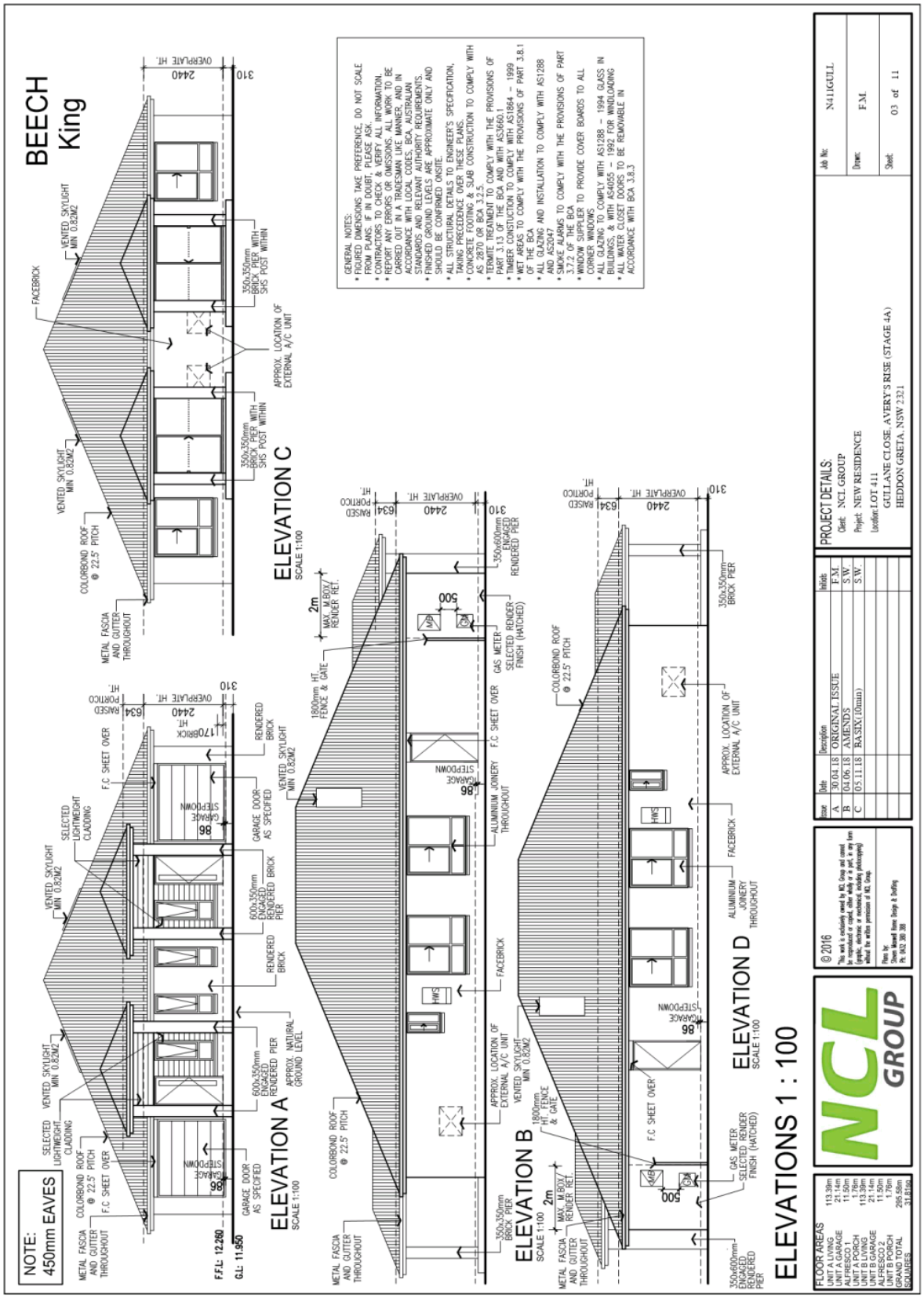
Plans by:
Steven Maxwell Home Design & Drafting
Ph. 0402 200 300
Issue Date Description Initials
A 30.04.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 411
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N411GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
King
ELEVATIONS 1 : 100
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
NOTE:
450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE. DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR PART 3.3.5.
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.13 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 411
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N411GULL
Draw: F.M.
Sheet: 03 of 11
Issue Date Description Initials
A 30.04.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX(10mm) S.W.
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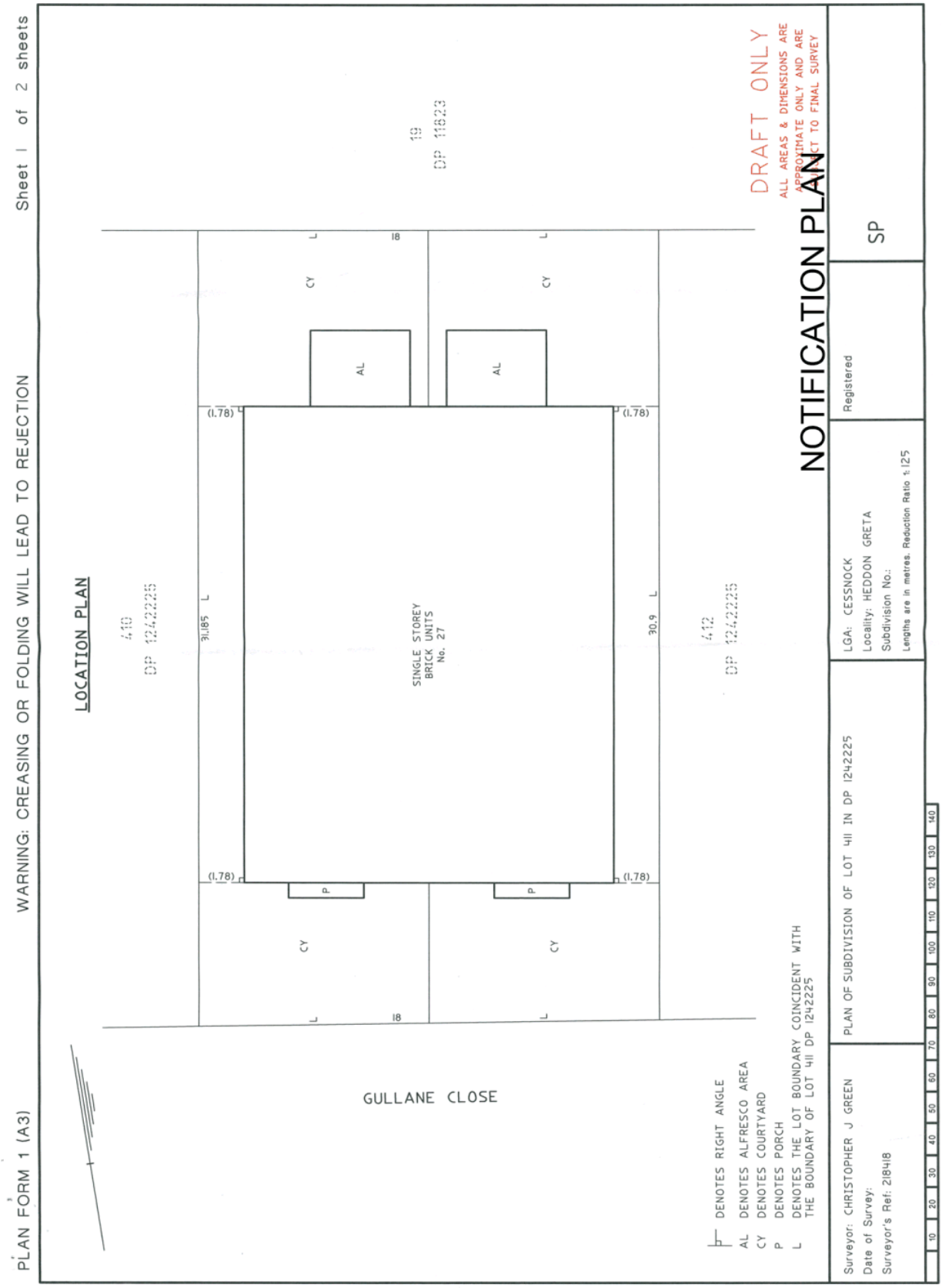
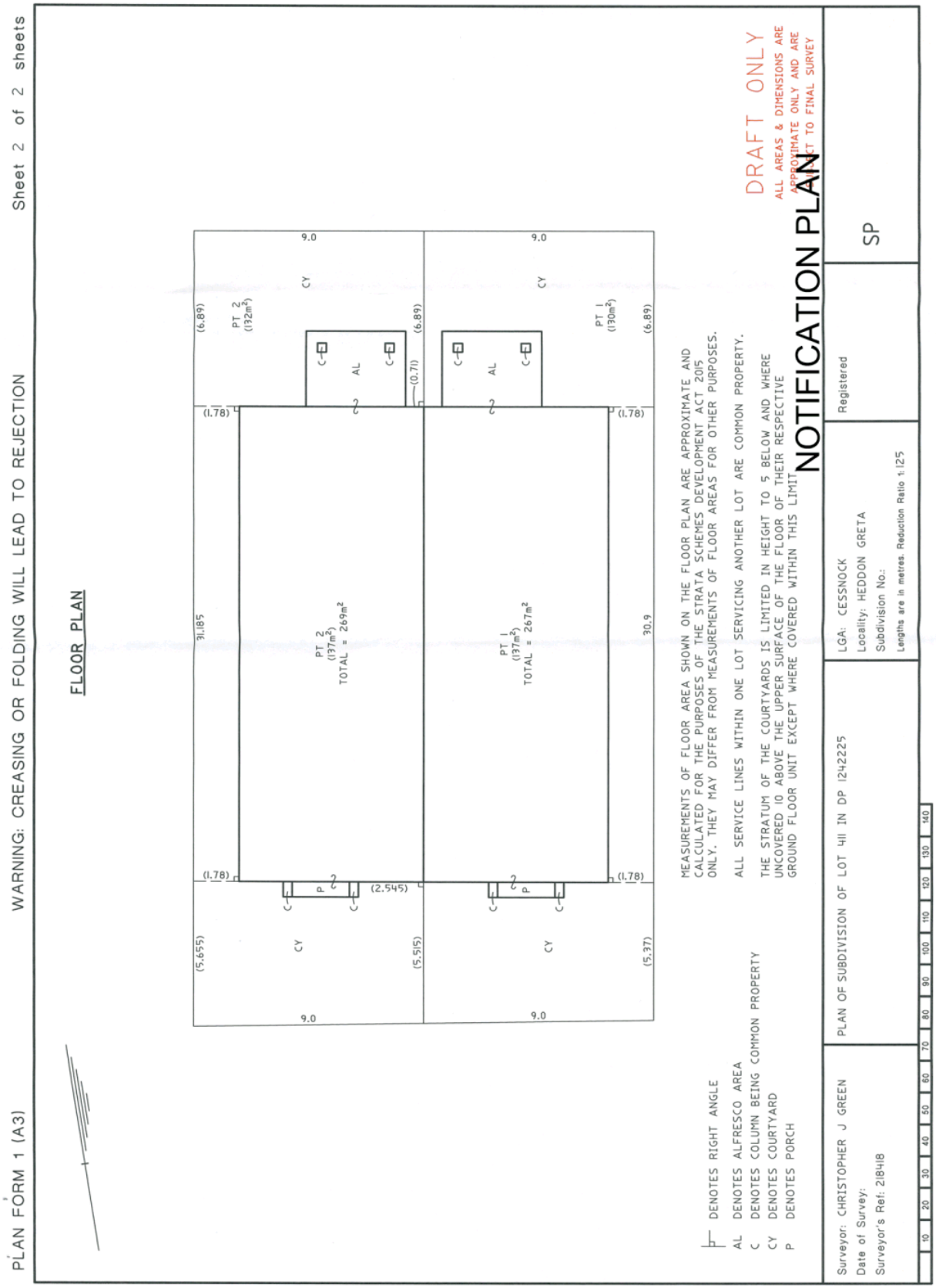
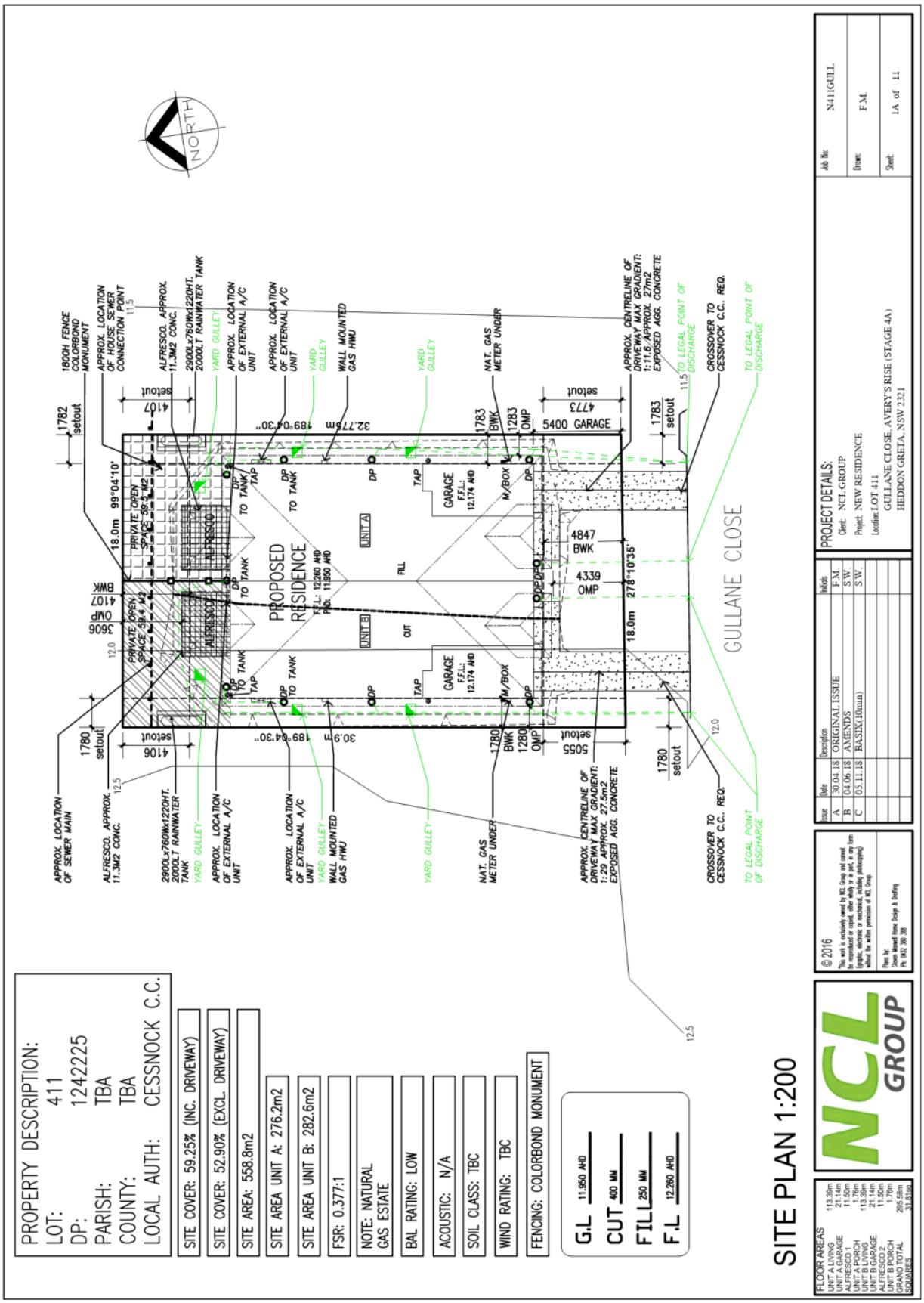
Plans by:
Steven Maxwell Home Design & Drafting
Ph. 0402 200 388
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.78m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.78m
GROUND TOTAL 285.38m
GARAGES 31.28m


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
410
DP 1242225
19
DP 118223
412
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 27
31.185 L
30.9 L
(1.78)
18
CY
AL
P
GULLANE CLOSE
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
SP
Registered
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 411 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218418
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 411 DP 1242225
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (132m²)
PT 2 (197m²) TOTAL = 269m²
PT 1 (130m²)
PT 1 (197m²) TOTAL = 267m²
9.0
(6.89)
(1.78)
(0.71)
(2.545)
(5.655)
(5.515)
(5.37)
31.185
30.9
CY
AL
C
P
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
SP
Registered
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 411 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218418
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 411
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 59.25% (INC. DRIVEWAY)
SITE COVER: 52.90% (EXCL. DRIVEWAY)
SITE AREA: 558.8m2
SITE AREA UNIT A: 276.2m2
SITE AREA UNIT B: 282.6m2
FSR: 0.377:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 11.950 AHD
CUT 400 MM
FILL 250 MM
F.L 12.260 AHD
SITE PLAN 1:200
NORTH
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
ALFRESCO
PRIVATE OPEN SPACE
5400 GARAGE
GULLANE CLOSE
18.0m
32.775m
30.9m
APPROX. LOCATION OF SEWER MAIN
ALFRESCO. APPROX. 11.3M2 CONC.
2900Lx760Wx1220HT. 200OLT RAINWATER TANK
APPROX. LOCATION OF EXTERNAL A/C UNIT
YARD GULLEY
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:29 APPROX. 27.5m2 EXPOSED AGG. CONCRETE
CROSSOVER TO CESSNOCK C.C. REQ.
TO LEGAL POINT OF DISCHARGE
FLOOR AREAS
UNIT A LIVING 113.38m
UNIT A GARAGE 21.54m
ALFRESCO 11.50m
UNIT A PORCH 1.76m
UNIT B LIVING 113.38m
UNIT B GARAGE 21.54m
ALFRESCO 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL SQUARES 295.58m
31.81sq
NCL GROUP
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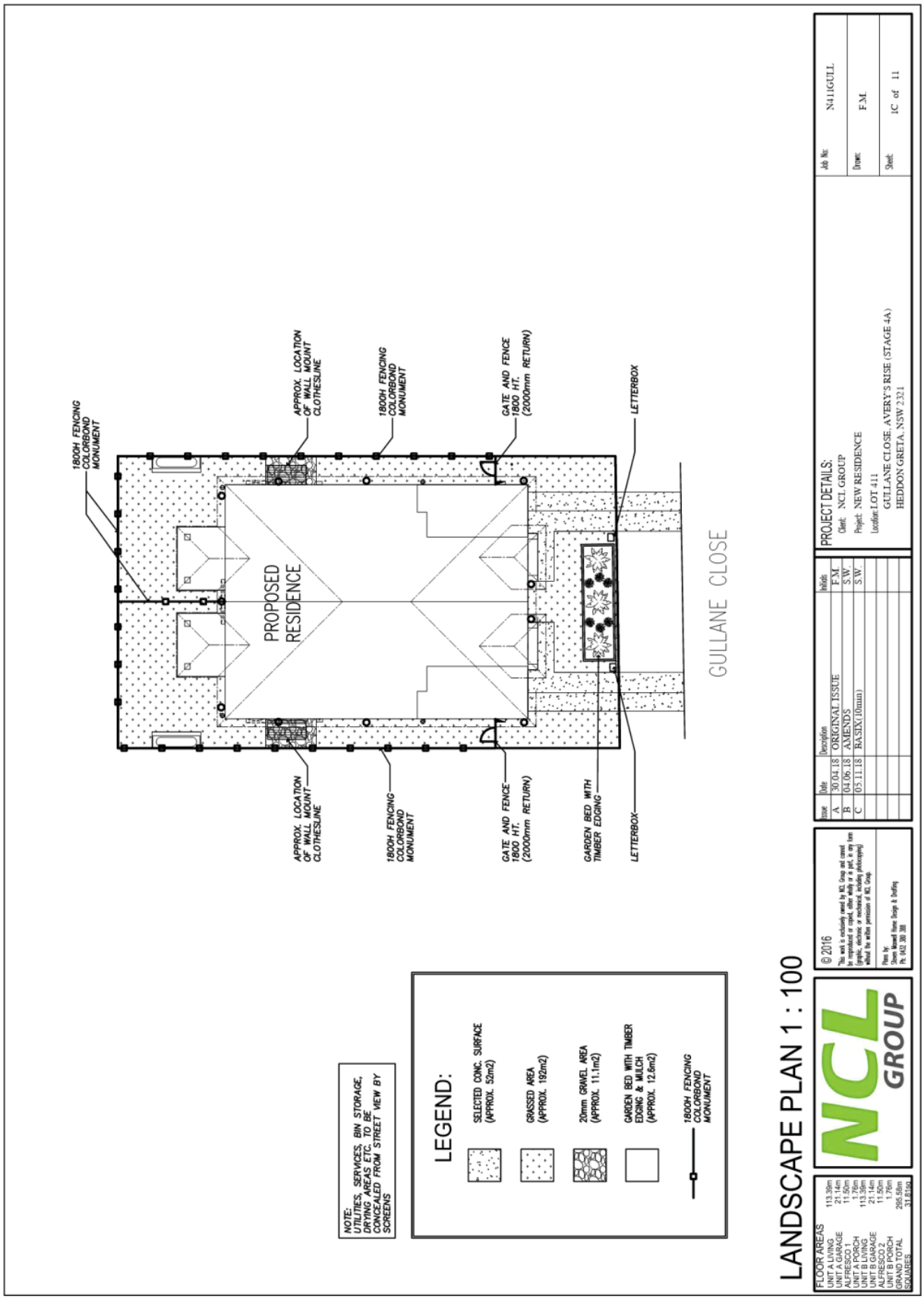
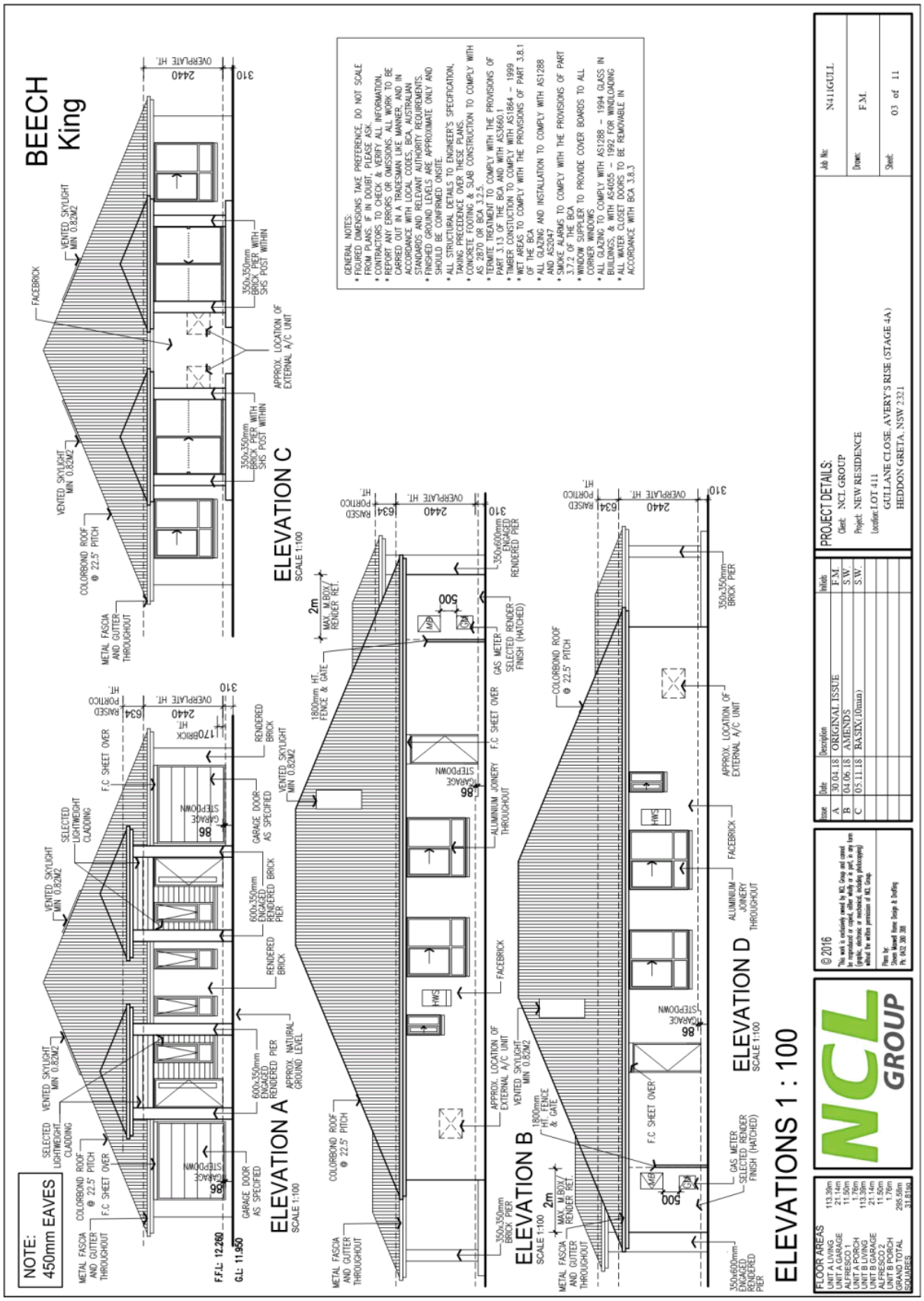
Plans by:
Steve Leonard Home Design & Drafting
Ph. 0402 300 300
Issue Date Description Initials
A 30.04.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10min) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 411
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N411GULL
Drawn: F.M.
Sheet: 1A of 11


1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF WALL MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
GULLANE CLOSE
GARDEN BED WITH TIMBER EDGING
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 192m2)
20mm GRAVEL AREA (APPROX. 11.1m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 12.6m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.76m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL 295.58m
SQUARES 31.81sq.
NCL GROUP
© 2016
Issue Date Description Initials
A 30.04.18 ORIGINAL ISSUE F.M
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 411
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N411GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
King
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
NOTE:
450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS, IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.3.
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.13 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 411
GULLANE CLOSE, AVERY'S RISE (STAGE 4A)
HEDDON GREATA, NSW 2321
Job No: N411GULL
Drawn: F.M.
Sheet: 03 of 11
Issue | Date | Description | Initials
A | 30.04.18 | ORIGINAL ISSUE | F.M.
B | 04.06.18 | AMENDS | S.W.
C | 05.11.18 | BASIX(10mm) | S.W.
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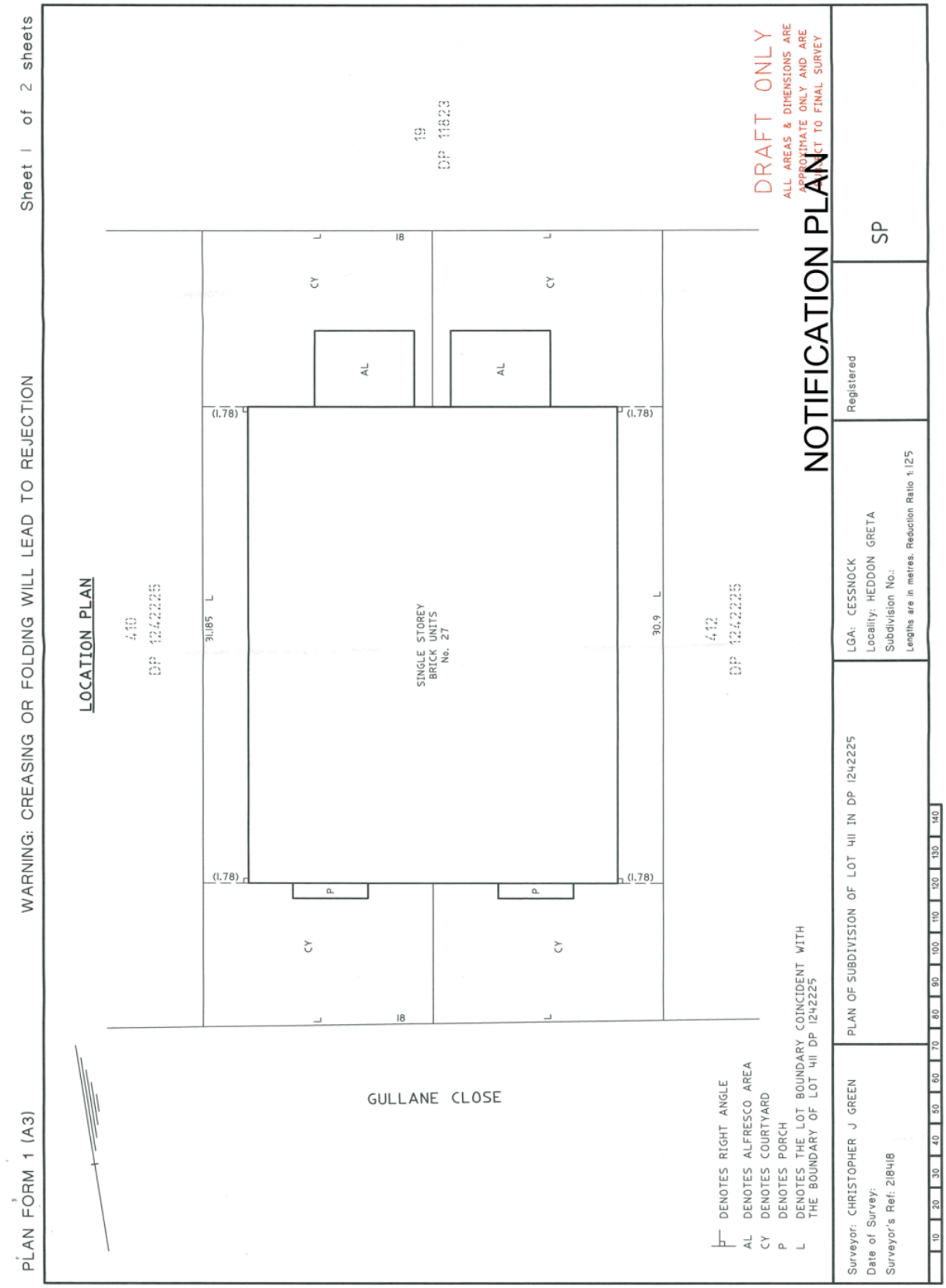
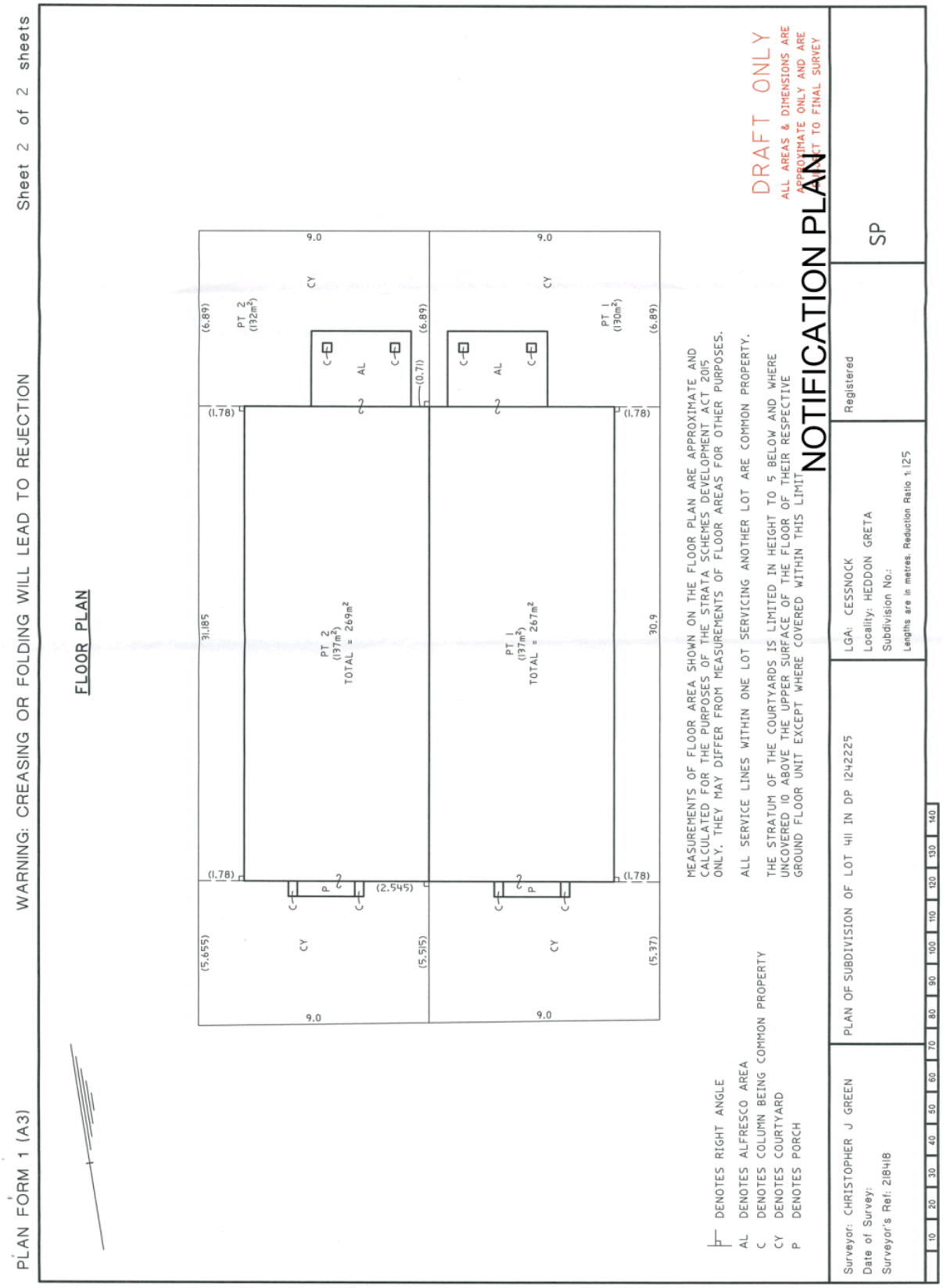
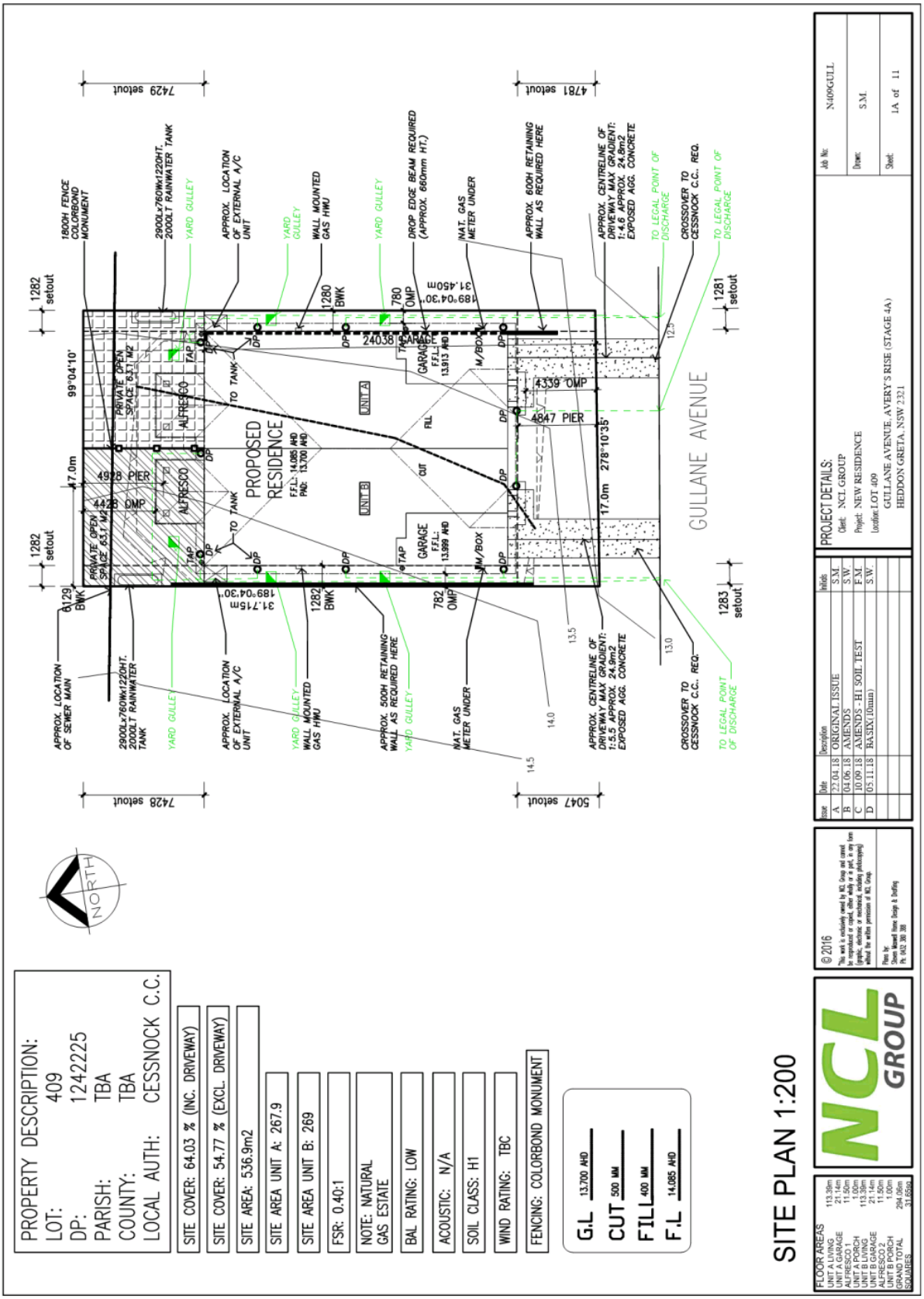
Plans by:
Steve Maxwell Home Design & Drafting
Ph. 0412 300 388
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 11.78m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.76m
GRAND TOTAL 286.58m
SQUARES 31.8198


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
410
DP 1242225
31.185 L
SINGLE STOREY
BRICK UNITS
No. 27
30.9 L
412
DP 1242225
19
DP 11823
(1.78)
(1.78)
(1.78)
(1.78)
18
18
CY
CY
CY
CY
AL
AL
P
P
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 411 DP 1242225
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
PLAN OF SUBDIVISION OF LOT 411 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218418
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
9.0
(6.89)
PT 2
(132m²)
CY
AL
C
(0.71)
(1.78)
31.185
PT 2
(137m²)
TOTAL = 269m²
P
(2.545)
(5.655)
(5.515)
PT 1
(130m²)
PT 1
(137m²)
TOTAL = 267m²
30.9
(5.37)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218418
PLAN OF SUBDIVISION OF LOT 411 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 409
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 64.03 % (INC. DRIVEWAY)
SITE COVER: 54.77 % (EXCL. DRIVEWAY)
SITE AREA: 536.9m2
SITE AREA UNIT A: 267.9
SITE AREA UNIT B: 269
FSR: 0.40:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 13.700 AHD
CUT 500 MM
FILL 400 MM
F.L 14.085 AHD
NORTH
SITE PLAN 1:200
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
ALFRESCO
PRIVATE OPEN SPACE 63.7 M2
GULLANE AVENUE
FLOOR AREAS
UNIT A LIVING 113.3m
UNIT A GARAGE 21.14m
ALFRESCO 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.3m
UNIT B GARAGE 21.14m
ALFRESCO 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL SQUARES 294.06m
NCL GROUP
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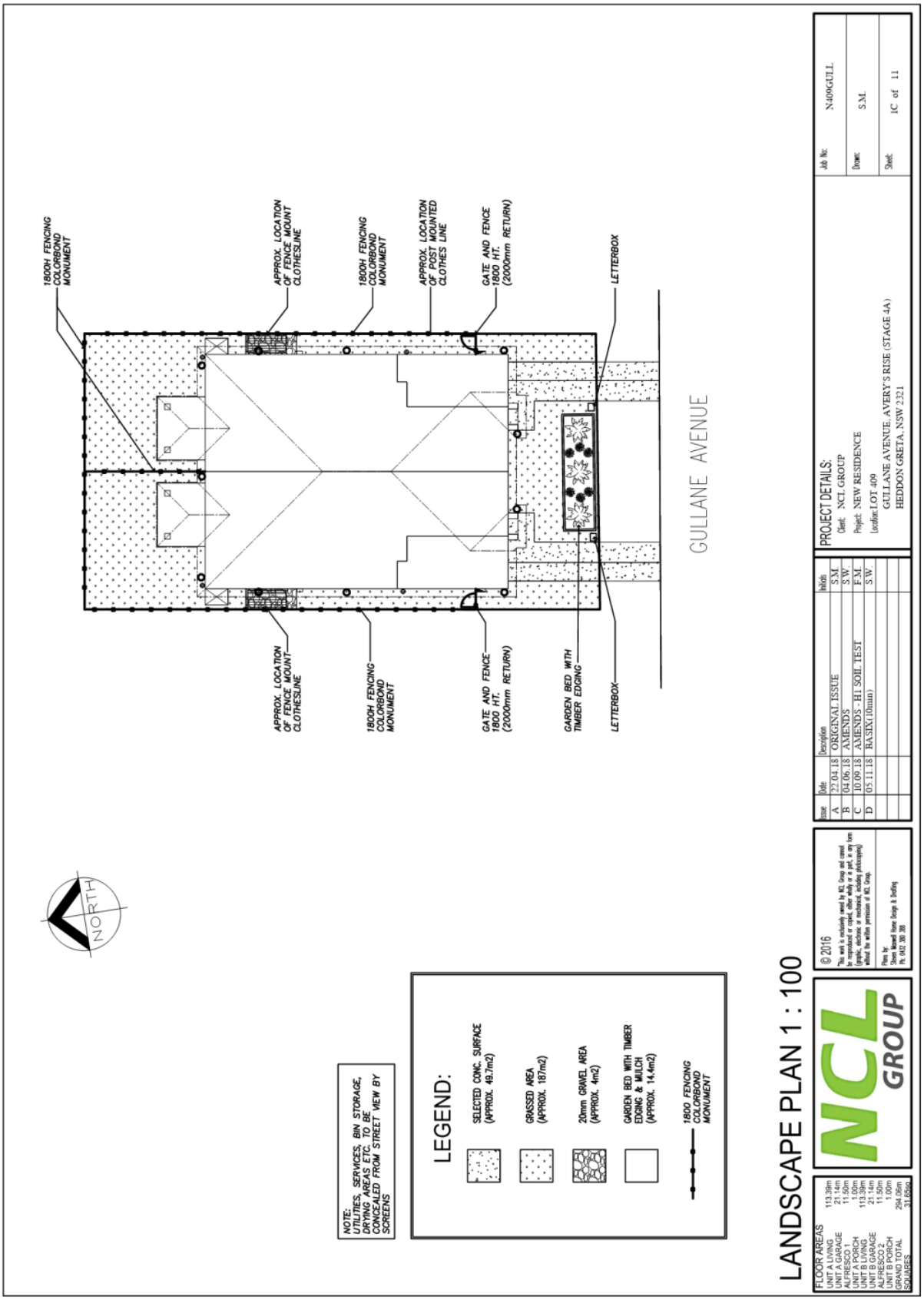
Plans by: Steve Maxwell Home Design & Drafting
Issue Date Description Initials
A 22.04.18 ORIGINAL ISSUE S.M.
B 04.06.18 AMENDS S.W.
C 10.09.18 AMENDS - H1 SOIL TEST F.M.
D 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 409
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N409GULL
Drawn: S.M.
Sheet: 1A of 11


1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF POST MOUNTED CLOTHES LINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
GULLANE AVENUE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NORTH
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 49.7m2)
GRASSED AREA (APPROX. 187m2)
20mm GRAVEL AREA (APPROX. 4m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 14.4m2)
1800 FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GROSS TOTAL 294.06m
SQUARES 31.65sq
NCL GROUP
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Plans by:
Steven Maxwell Home Design & Drafting
Ph. 0412 300 388
Issue Date Description Initials
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D 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
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Project: NEW RESIDENCE
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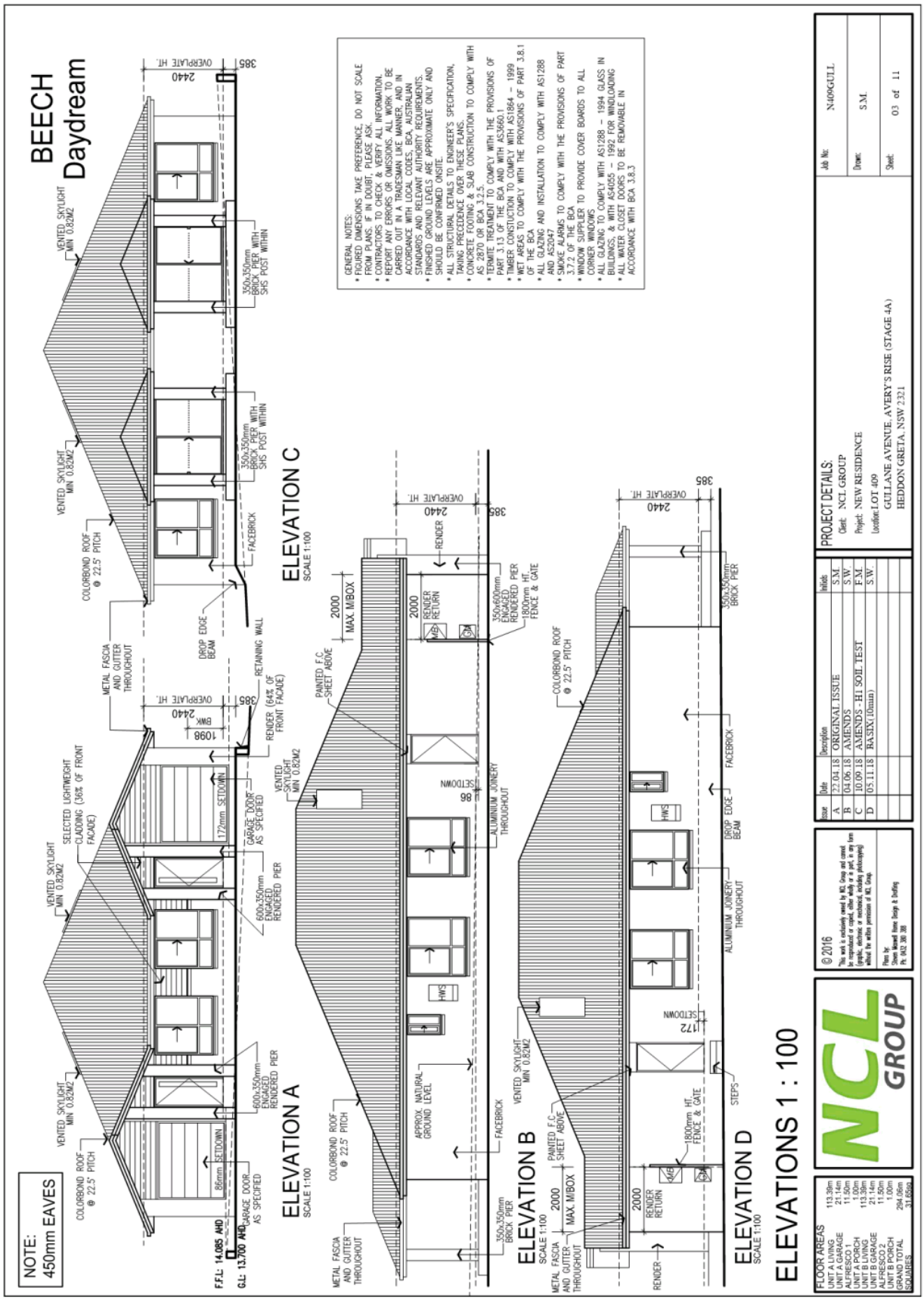
HEDDON GRETA, NSW 2321
Job No: N409GULL
Drawn: S.M.
Sheet: 1C of 11


BEECH
Daydream
NOTE:
450mm EAVES
ELEVATION A
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS, IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
* TERMITE PROTECTION TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1.
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS.
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 409
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N409GULL
Drawn: S.M.
Sheet: 03 of 11
Issue Date Description Initials
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C 10.09.18 AMENDS - H1 SOIL TEST F.M.
D 05.11.18 BASIX(10mm) S.W.
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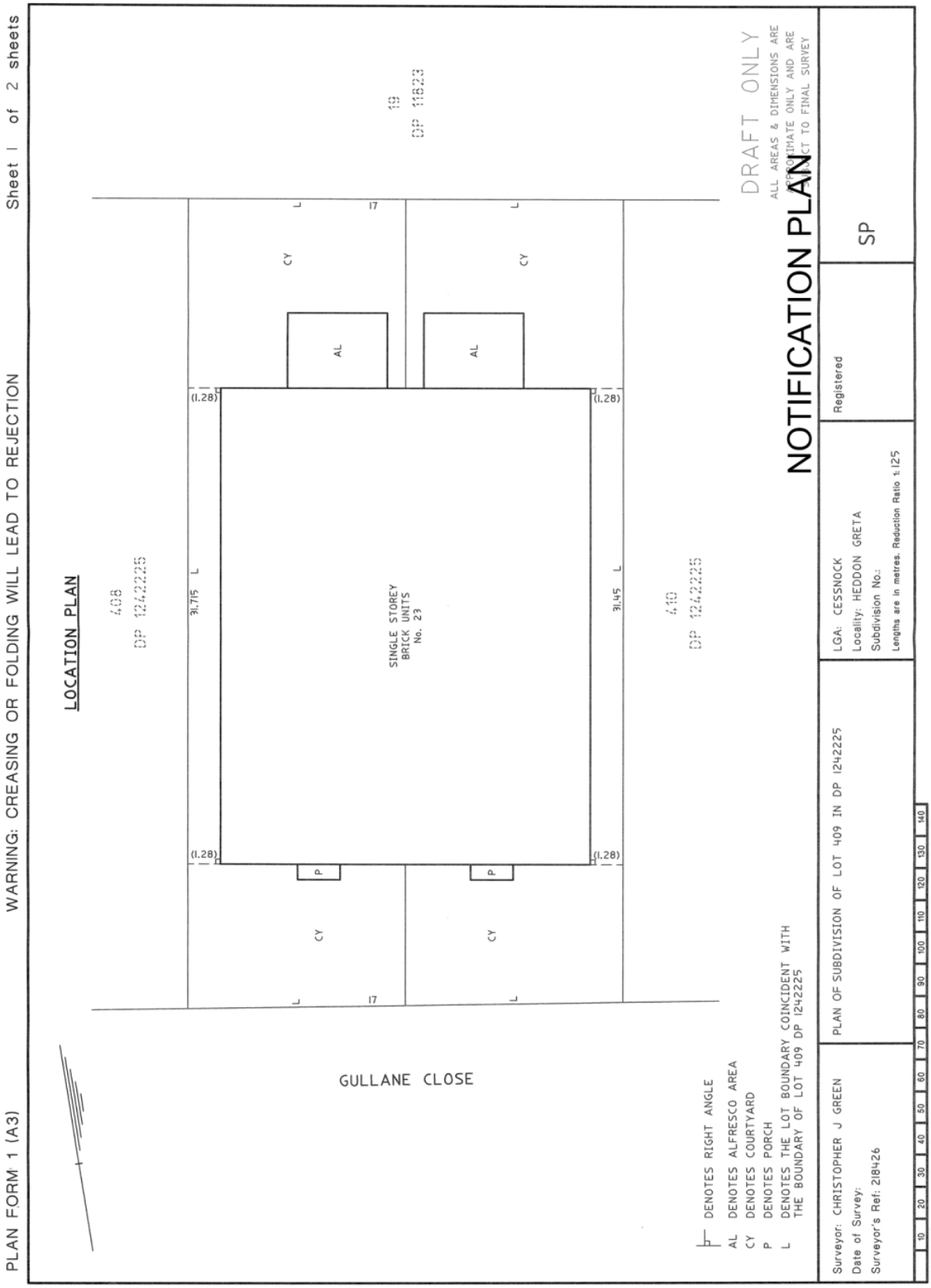
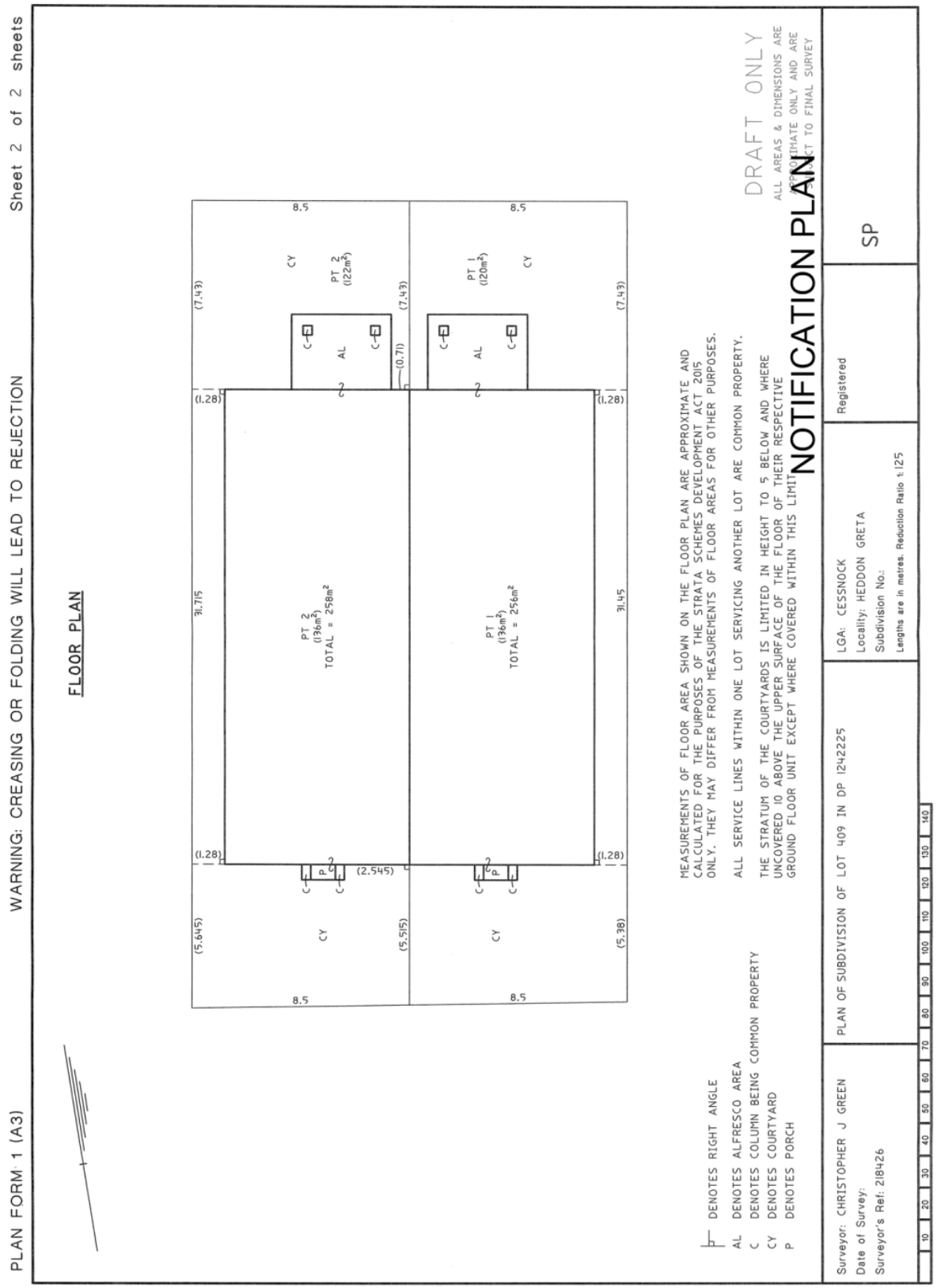
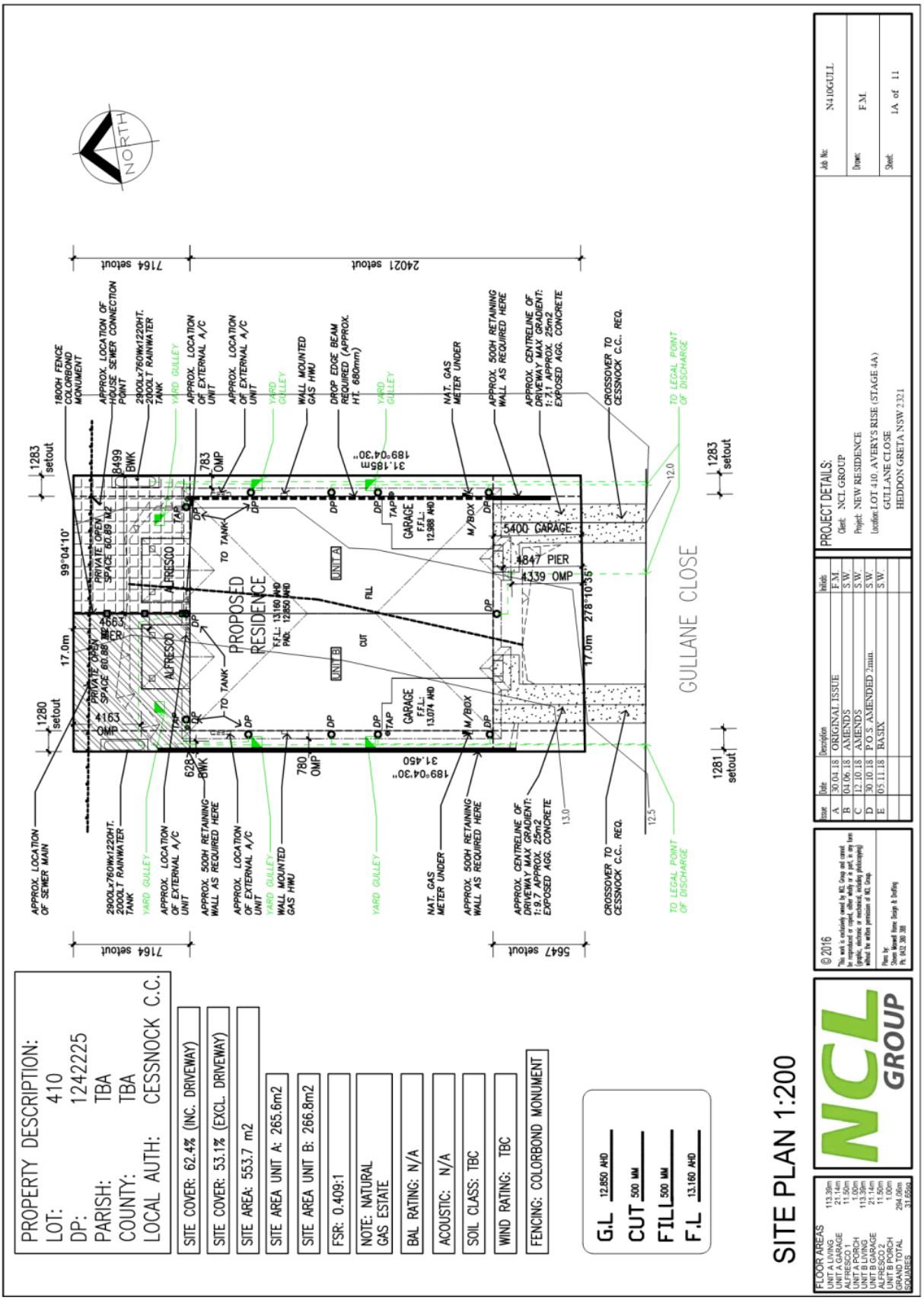
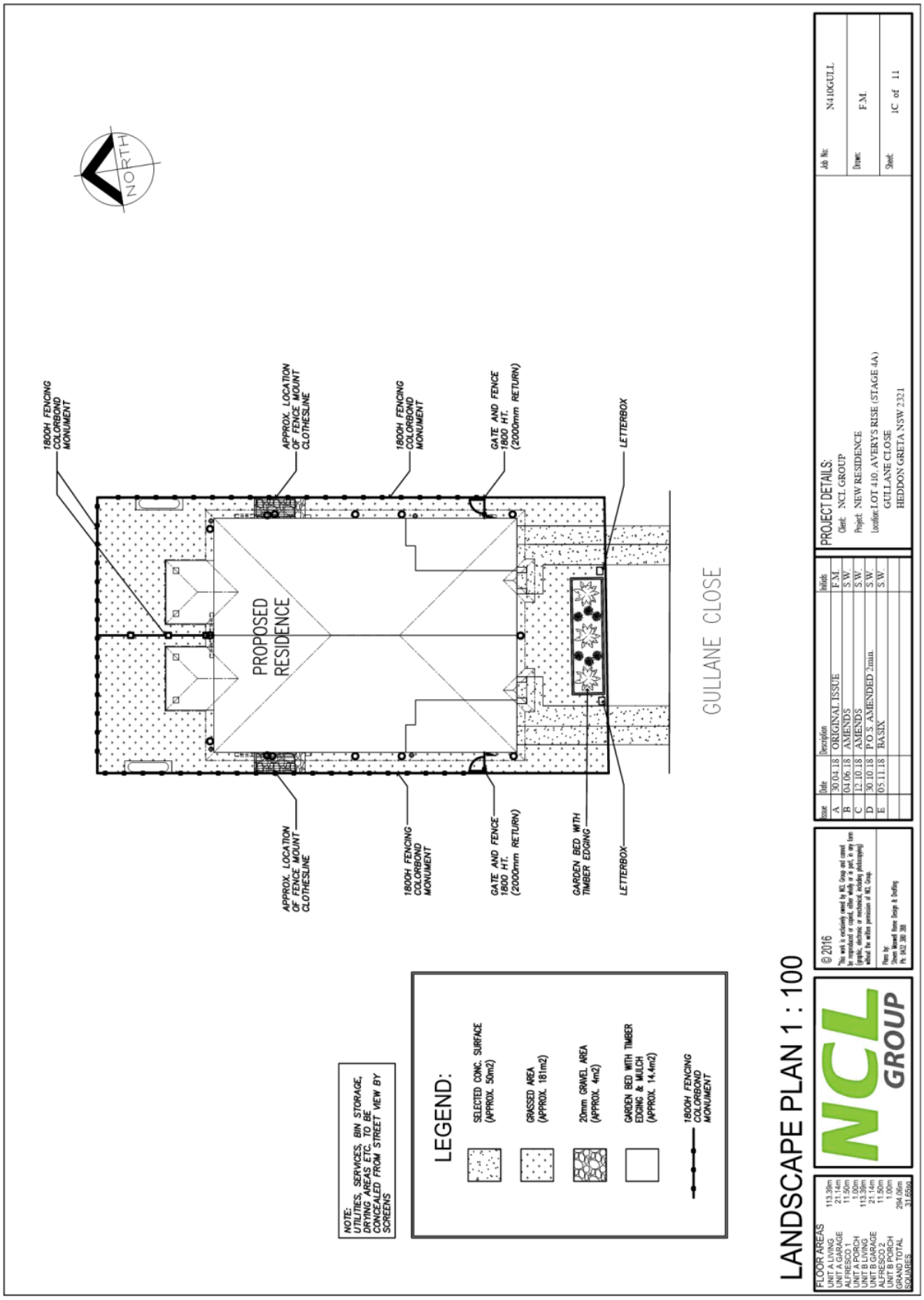
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.06m
SQUARES 31.65sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
408
DP 1242225
19
DP 11823
410
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 23
31.715 L
31.45 L
17
(1.28)
AL
CY
P
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 409 DP 1242225
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
SP
Registered
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 409 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218426
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (136m²) TOTAL = 258m²
PT 1 (136m²) TOTAL = 256m²
PT 2 (122m²)
PT 1 (120m²)
AL
CY
P
8.5
31.715
31.45
(7.43)
(0.71)
(1.28)
(2.545)
(5.645)
(5.515)
(5.38)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218426
PLAN OF SUBDIVISION OF LOT 409 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 410
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 62.4% (INC. DRIVEWAY)
SITE COVER: 53.1% (EXCL. DRIVEWAY)
SITE AREA: 553.7 m2
SITE AREA UNIT A: 265.6m2
SITE AREA UNIT B: 266.8m2
FSR: 0.409:1
NOTE: NATURAL GAS ESTATE
BAL RATING: N/A
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 12.850 AHD
CUT 500 MM
FILL 500 MM
F.L 13.160 AHD
SITE PLAN 1:200
NCL GROUP
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
ALFRESCO
PRIVATE OPEN SPACE
GULLANE CLOSE
NORTH
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 410, AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N410GULL
Drawn: F.M.
Sheet: 1A of 11
© 2016


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 50m2)
GRASSED AREA (APPROX. 181m2)
20mm GRAVEL AREA (APPROX. 4m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 14.4m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.06m
SQUARES 31.65sq
NCL GROUP
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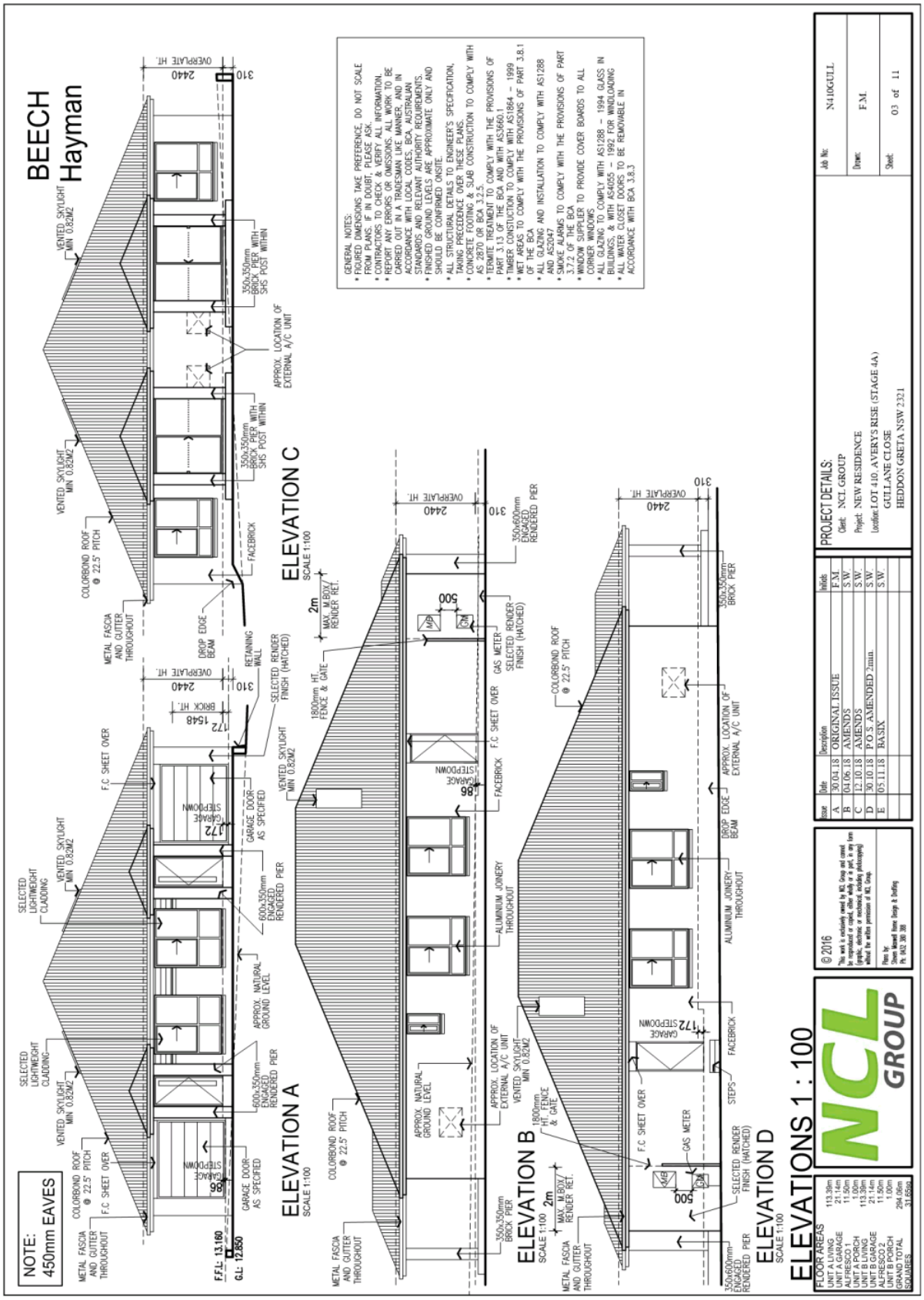
Plans by:
Shown licensed Home Design & Drafting
Ph: 0402 300 388
Issue Date Description Initials
A 30.04.18 ORIGINAL ISSUE F.M
B 04.06.18 AMENDS S.W
C 12.10.18 AMENDS S.W
D 30.10.18 P.O.S. AMENDED 2mm S.W
E 05.11.18 BASIX S.W
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 410, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N410GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
Hayman
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
NOTE:
450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION. REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS2870 OR BCA 3.2.5.
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 410, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N410GULL
Drawn: F.M.
Sheet: 03 of 11
Issue Date Description Initials
A 30.04.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 12.10.18 AMENDS S.W.
D 30.10.18 P.O.S. AMENDED 2mm S.W.
E 05.11.18 BASIX S.W.
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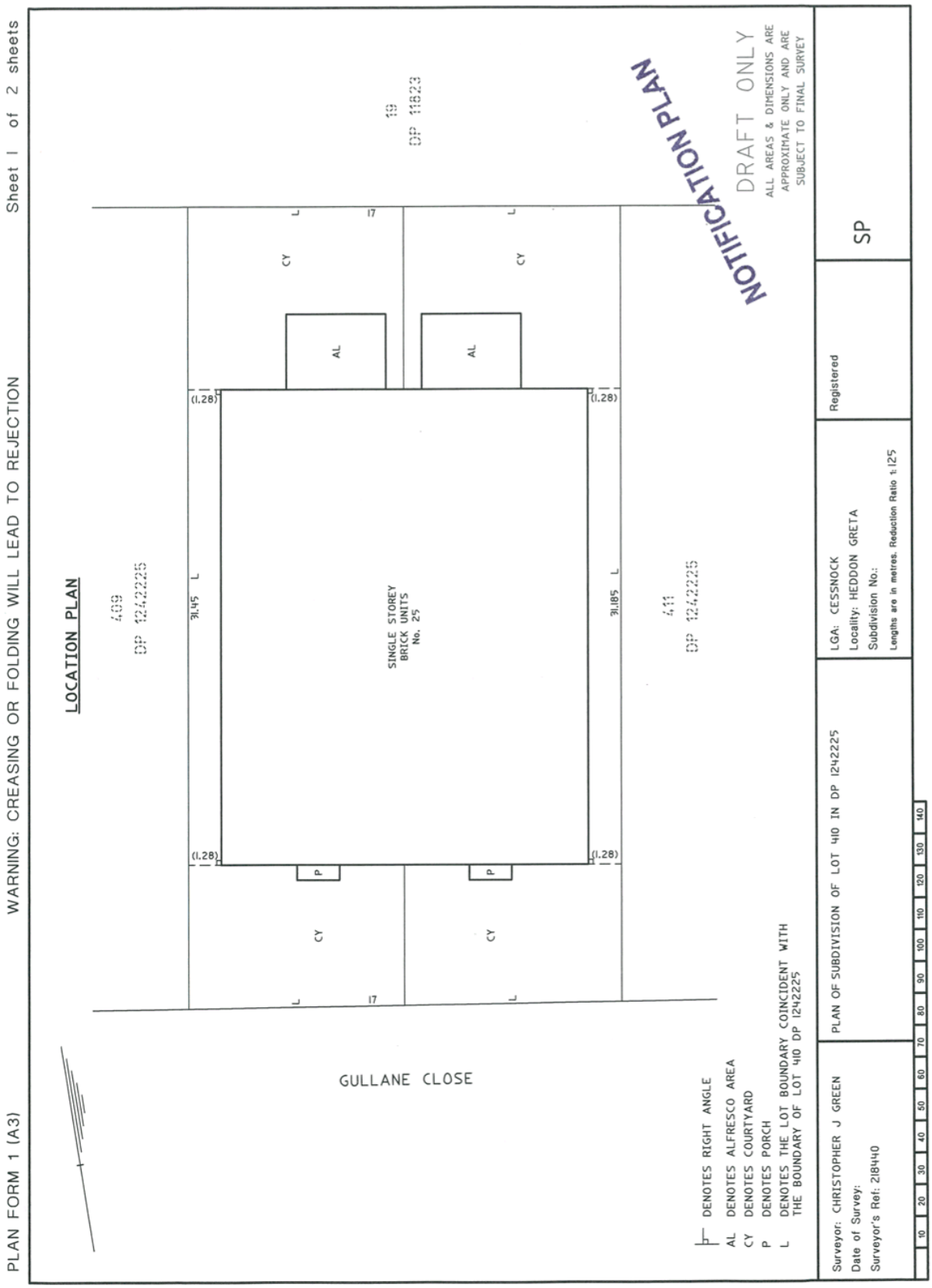
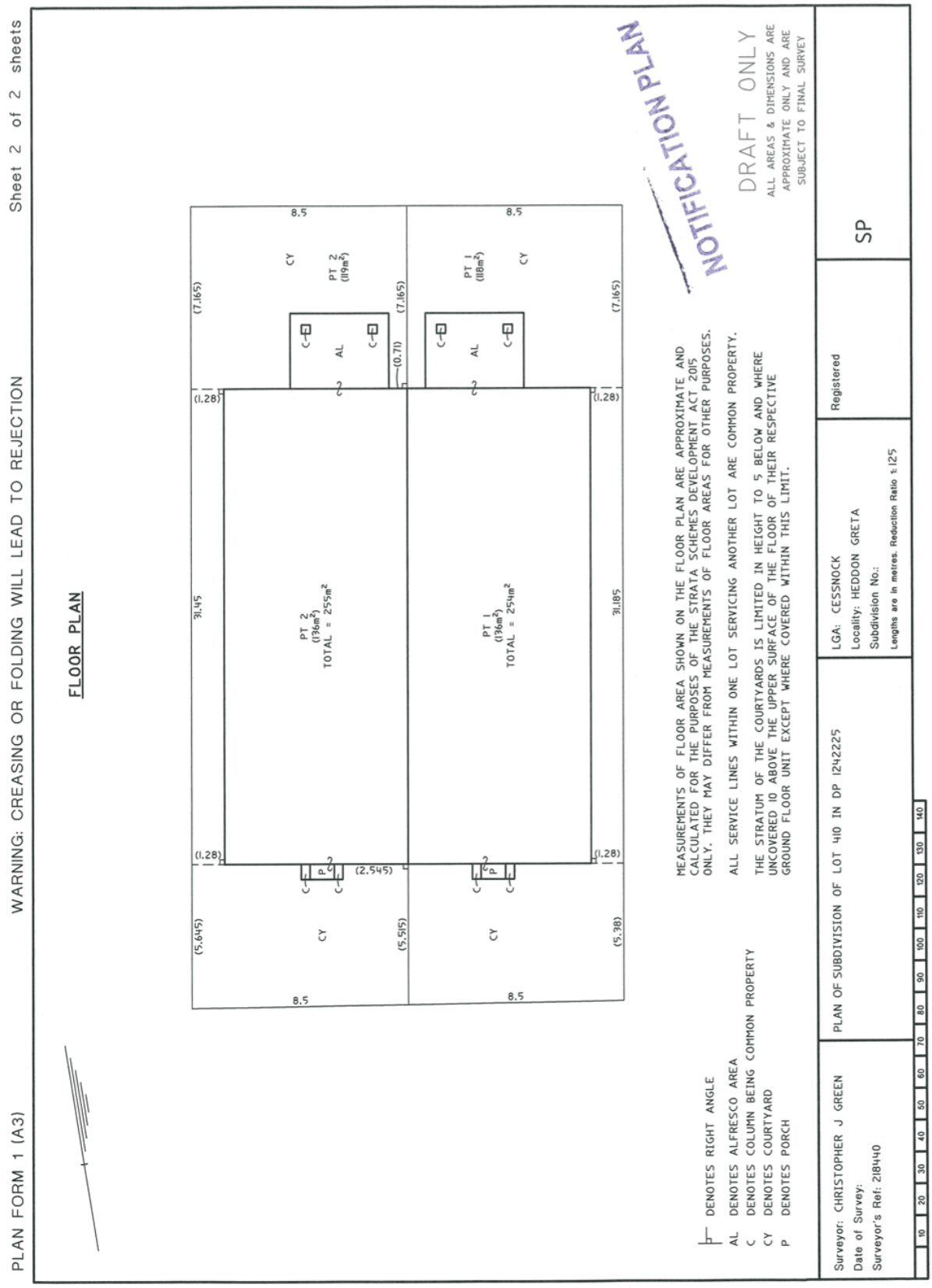
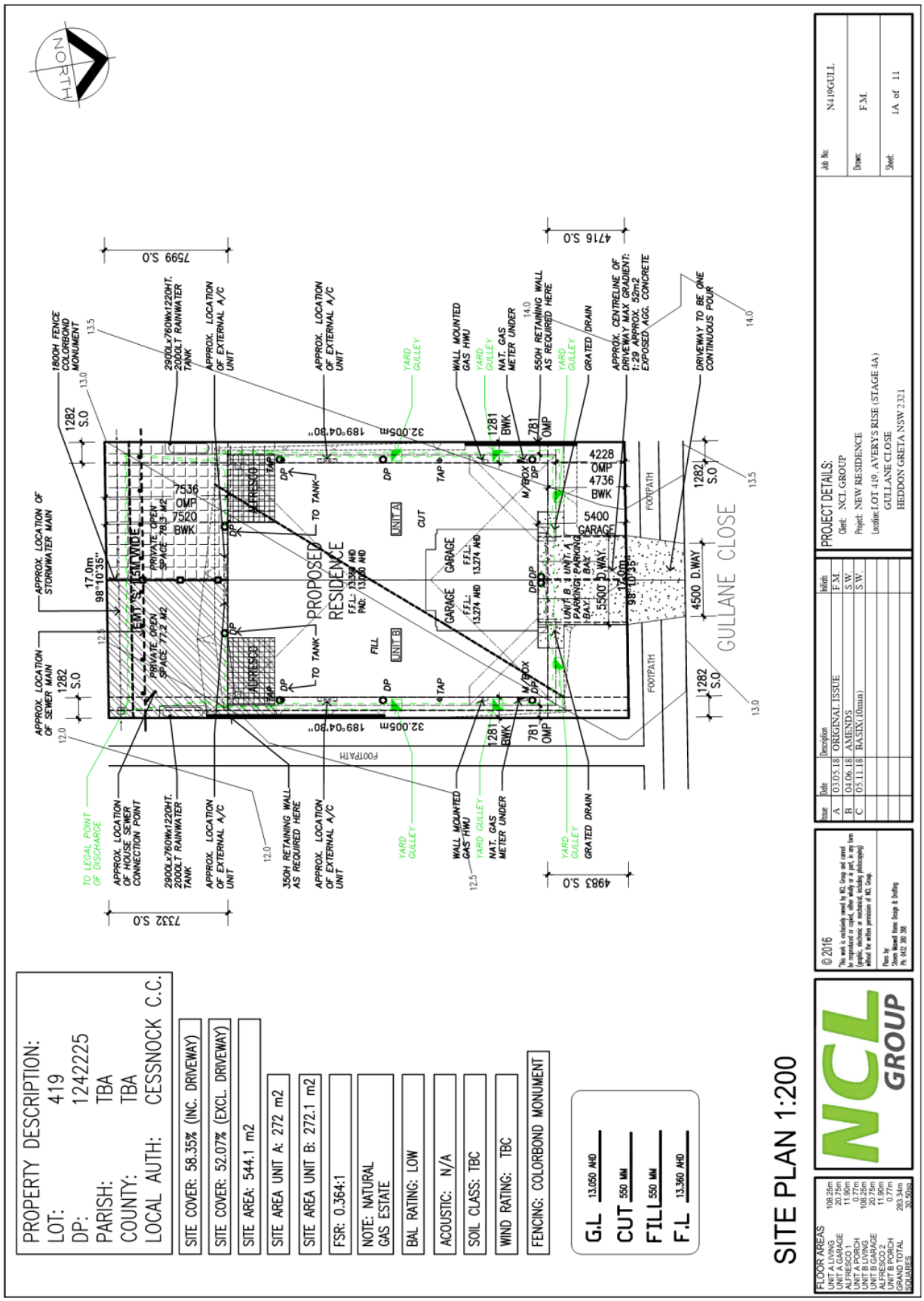
Plans by:
Shown Wizard Home Design & Drafting
Ph: 0402 300 388
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.50m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.50m
GRAND TOTAL 294.09m
SQUARES 31.658


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
409
DP 1242225
31.45 L
SINGLE STOREY
BRICK UNITS
No. 25
31.185 L
411
DP 1242225
19
DP 118623
(1.28)
(1.28)
(1.28)
(1.28)
AL
AL
CY
CY
CY
CY
P
P
L
17
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 410 DP 1242225
NOTIFICATION PLAN
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
Registered
SP
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 410 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218440
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (136m²) TOTAL = 255m²
PT 1 (136m²) TOTAL = 254m²
PT 2 (119m²)
PT 1 (118m²)
CY
AL
P
8.5
31.45
31.185
(7.165)
(1.28)
(2.545)
(5.645)
(5.515)
(5.38)
(0.71)
NOTIFICATION PLAN
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218440
PLAN OF SUBDIVISION OF LOT 410 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


SITE PLAN 1:200
PROPERTY DESCRIPTION:
LOT: 419
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 58.35% (INC. DRIVEWAY)
SITE COVER: 52.07% (EXCL. DRIVEWAY)
SITE AREA: 544.1 m2
SITE AREA UNIT A: 272 m2
SITE AREA UNIT B: 272.1 m2
FSR: 0.364:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 13.050 AHD
CUT 550 MM
FILL 550 MM
F.L 13.360 AHD
NORTH
PROPOSED RESIDENCE
GULLANE CLOSE
UNIT A
UNIT B
CUT
FILL
GARAGE
FOOTPATH
DRIVEWAY
APPROX. LOCATION OF STORMWATER MAIN
APPROX. LOCATION OF SEWER MAIN
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
TO LEGAL POINT OF DISCHARGE
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
APPROX. LOCATION OF EXTERNAL A/C UNIT
350H RETAINING WALL AS REQUIRED HERE
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
YARD GULLEY
GRATED DRAIN
APPROX. CENTRELINE OF DRIVEWAY MAX. GRADIENT: 1:29 APPROX. 52m2 EXPOSED AGG. CONCRETE
DRIVEWAY TO BE ONE CONTINUOUS POUR
1800H FENCE COLORBOND MONUMENT
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 419, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N419GULL
Drawn: F.M.
Sheet: 1A of 11
NCL GROUP
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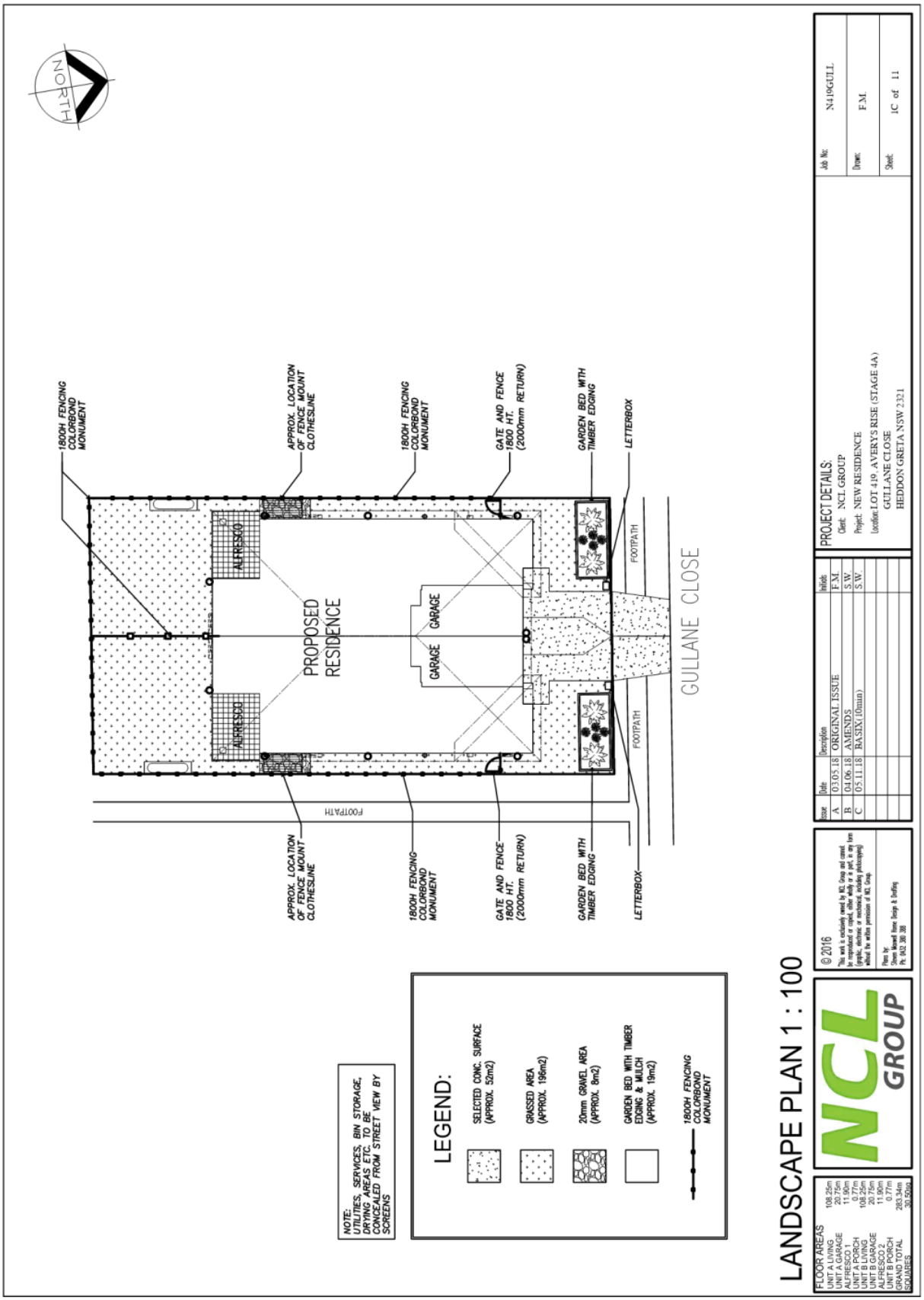
NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
FOOTPATH
GULLANE CLOSE
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 196m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H FENCING COLORBOND MONUMENT
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 108.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq
NCL GROUP
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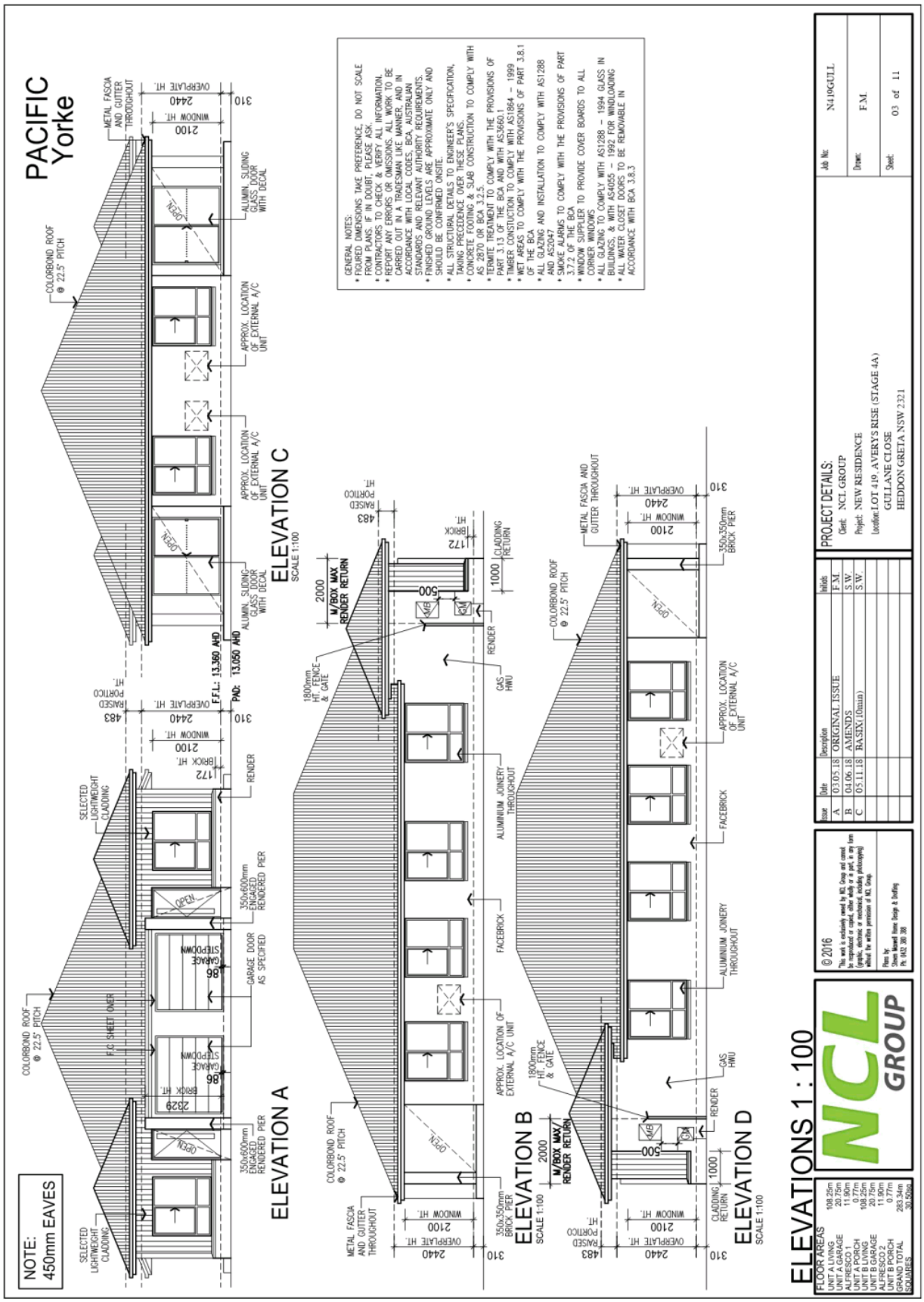
Plans by:
Shane Maynard Home Design & Drafting
Ph. 0432 300 388
Issue Date Description Initials
A 03.05.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10min) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 419 - AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N419GULL
Drawn: F.M.
Sheet: 1C of 11


PACIFIC Yorke
NOTE: 450mm EAVES
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
ELEVATIONS 1 : 100
SCALE 1:100
GENERAL NOTES:
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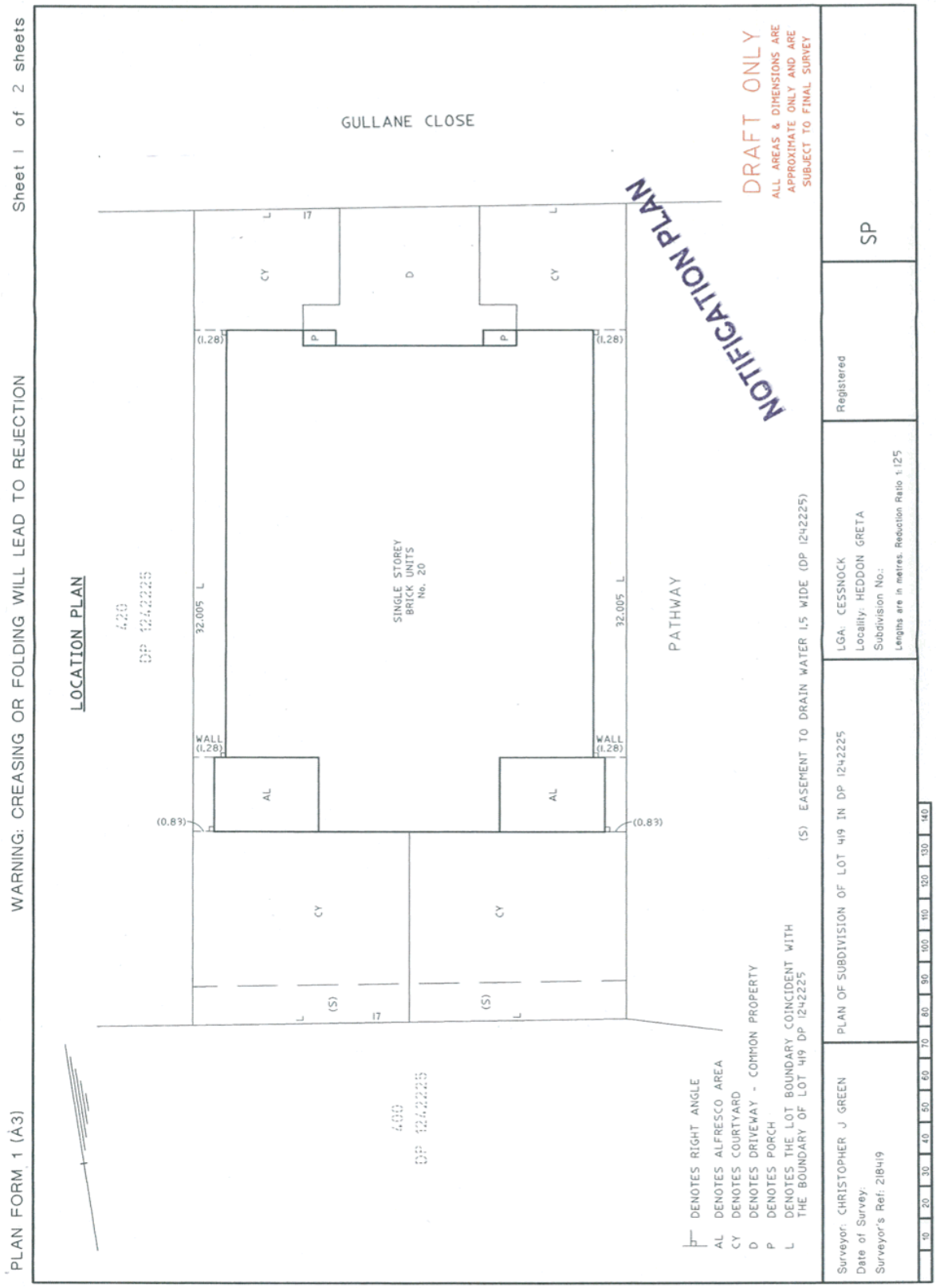
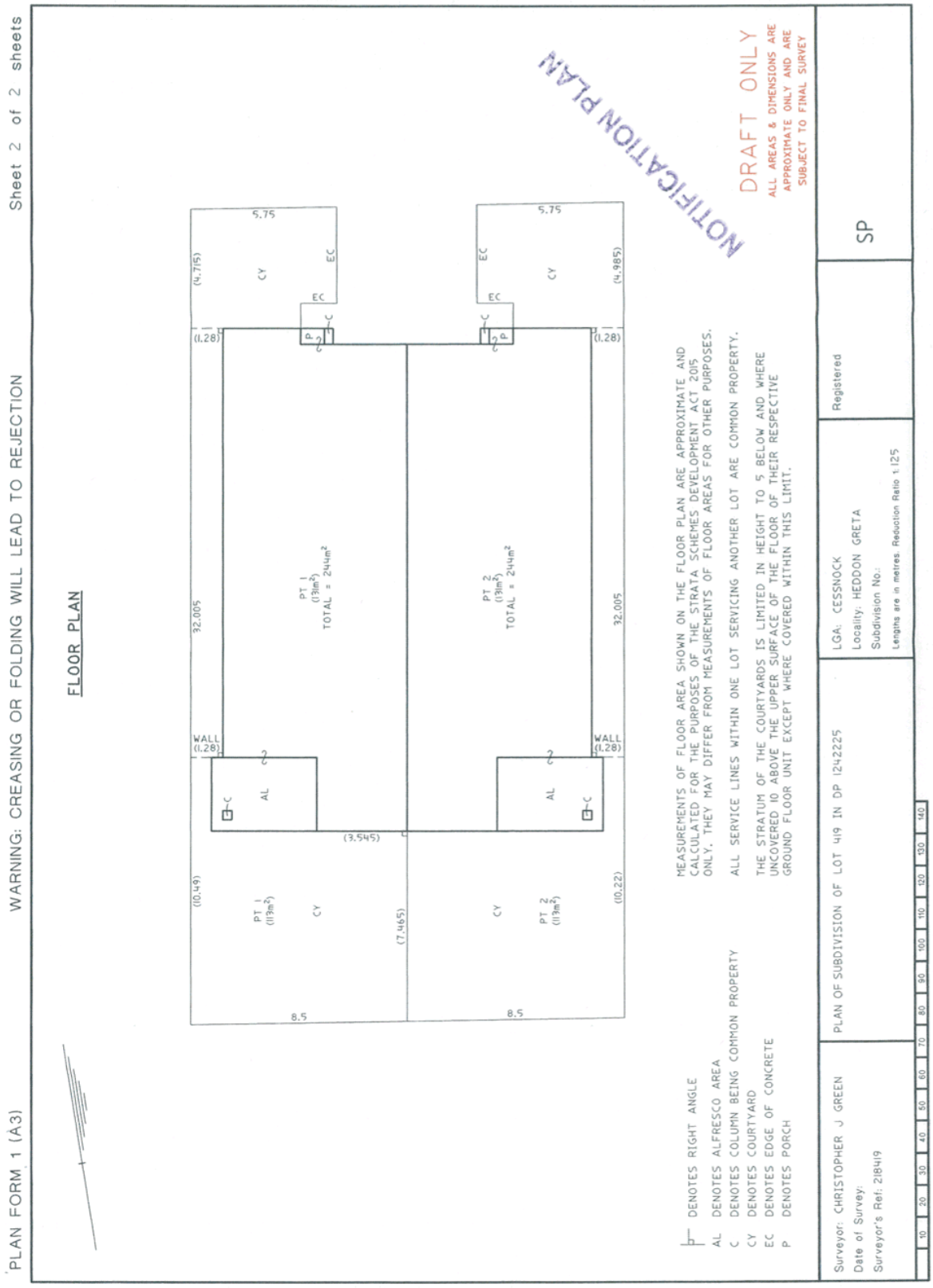
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
* PERMIT TERMITE PROOFING TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1.
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS.
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 419, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N419GULL
Drawn: F.M
Sheet: 03 of 11
Issue Date Description Initials
A 03.05.18 ORIGINAL ISSUE F.M
B 04.06.18 AMENDS S.W
C 05.11.18 BASIX (10min) S.W
© 2016
NCL GROUP
FLOOR AREAS
UNIT A LIVING 108.26m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.90m
UNIT A PORCH 0.77m
UNIT B LIVING 108.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.90m
UNIT B PORCH 0.77m
GRAND TOTAL 283.34m
SQUARES 30.50sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
NOTIFICATION PLAN
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
SINGLE STOREY BRICK UNITS No. 20
PATHWAY
32.005 L
WALL (1.28)
(0.83)
(1.28)
AL
CY
D
P
(S)
L
17
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 419 DP 1242225
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
PLAN OF SUBDIVISION OF LOT 419 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218419


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
NOTIFICATION PLAN
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
5.75
(4.715)
(4.985)
(1.28)
CY
EC
P
C
PT 1 (13m²) TOTAL = 244m²
PT 2 (13m²) TOTAL = 244m²
32.005
WALL (1.28)
AL
(3.545)
(10.49)
(10.22)
(7.465)
PT 1 (11m²)
PT 2 (11m²)
8.5
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
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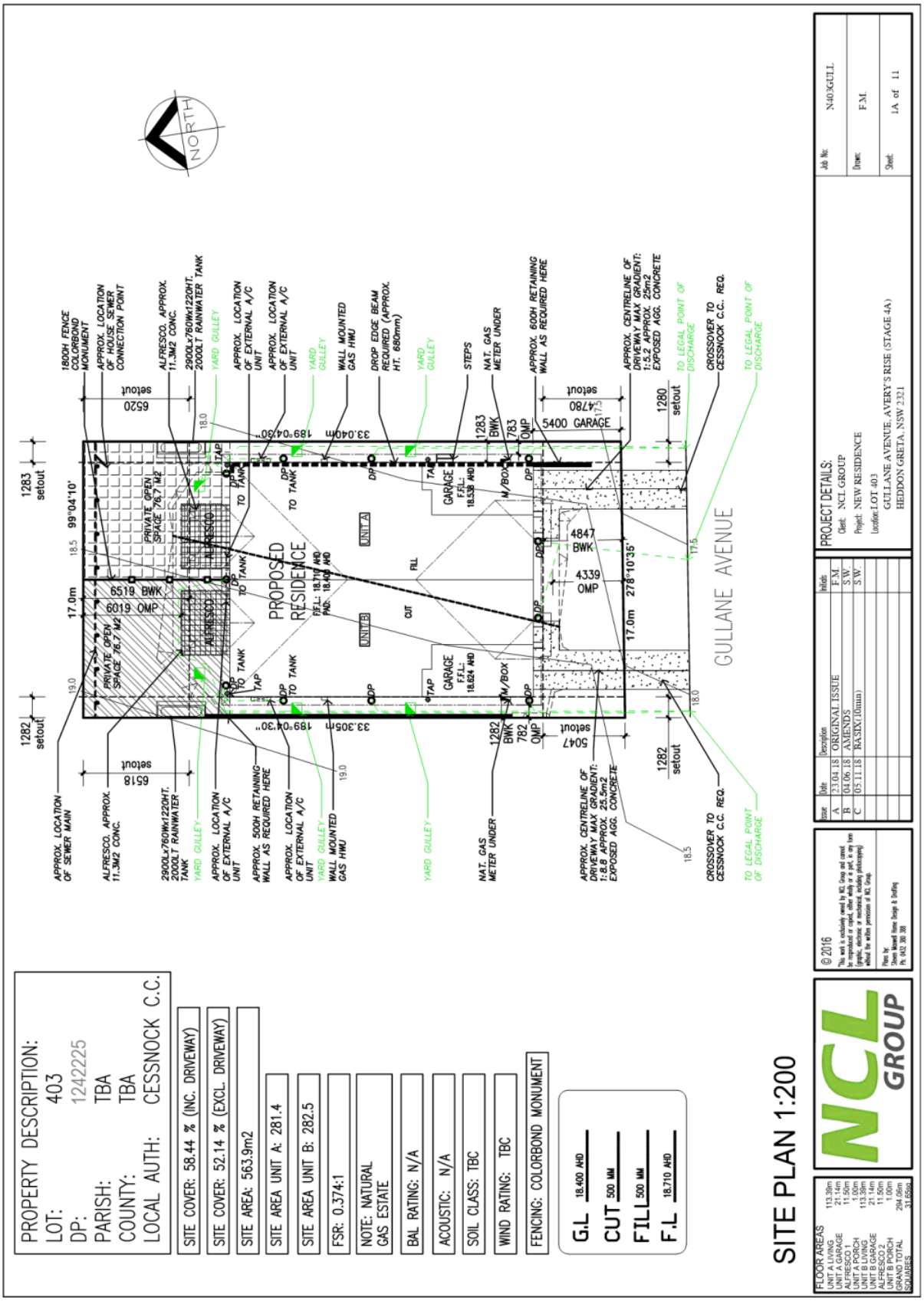
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218419
PLAN OF SUBDIVISION OF LOT 419 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 403
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 58.44 % (INC. DRIVEWAY)
SITE COVER: 52.14 % (EXCL. DRIVEWAY)
SITE AREA: 563.9m2
SITE AREA UNIT A: 281.4
SITE AREA UNIT B: 282.5
FSR: 0.374:1
NOTE: NATURAL GAS ESTATE
BAL RATING: N/A
ACOUSTIC: N/A
SOIL CLASS: TBC
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 18.400 AHD
CUT 500 MM
FIL 500 MM
F.L 18.710 AHD
SITE PLAN 1:200
NORTH
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
5400 GARAGE
GULLANE AVENUE
PRIVATE OPEN SPACE 76.7 M2
ALFRESCO
6519 BWK
6019 OMP
4847 BWK
4339 OMP
5047 OMP
1282 BWK 782 OMP
1283 BWK 783 OMP
1280 setout
1282 setout
1283 setout
6518 setout
6520 setout
5047 setout
4780 setout
17.0m
99°04'10"
278°10'35"
189°04'30"
33.040m
33.305m
APPROX. LOCATION OF SEWER MAIN
ALFRESCO, APPROX. 11.3M2 CONC.
2900Lx760Wx1220HT. 200OLT RAINWATER TANK
YARD GULLEY
APPROX. LOCATION OF EXTERNAL A/C UNIT
APPROX. 500H RETAINING WALL AS REQUIRED HERE
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:8.8 APPROX. 25.5m2 EXPOSED AGG. CONCRETE
CROSSOVER TO CESSNOCK C.C. REQ.
TO LEGAL POINT OF DISCHARGE
1800H FENCE COLORBOND MONUMENT
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
DROP EDGE BEAM REQUIRED (APPROX. HT. 680mm)
STEPS
APPROX. 600H RETAINING WALL AS REQUIRED HERE
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:5.2 APPROX. 25m2 EXPOSED AGG. CONCRETE
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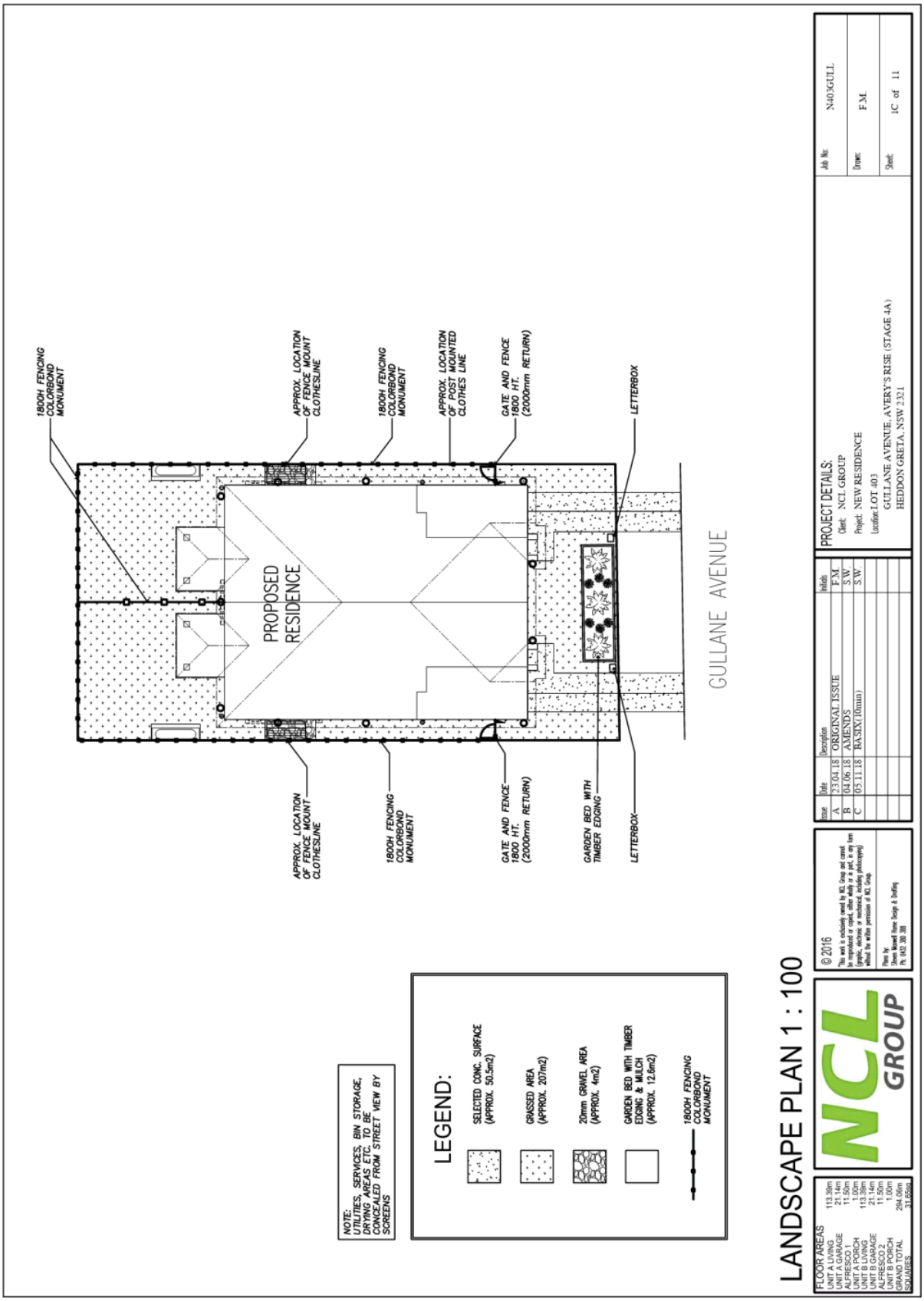
Plans by:
Steven Maxwell Home Design & Drafting
Ph. 0432 300 300
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 284.06m
SQUARES 31.58sq
Issue Date Description Initials
A 23.04.18 ORIGINAL ISSUE F.M
B 04.06.18 AMENDS S.W
C 05.11.18 BASIX (Omm) S.W
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 403
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N403GULL
Drawn: F.M.
Sheet: 1A of 11


1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF POST MOUNTED CLOTHES LINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
GULLANE AVENUE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 50.5m2)
GRASSED AREA (APPROX. 207m2)
20mm GRAVEL AREA (APPROX. 4m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 12.6m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.06m
SQUARES 31.65sq
NCL GROUP
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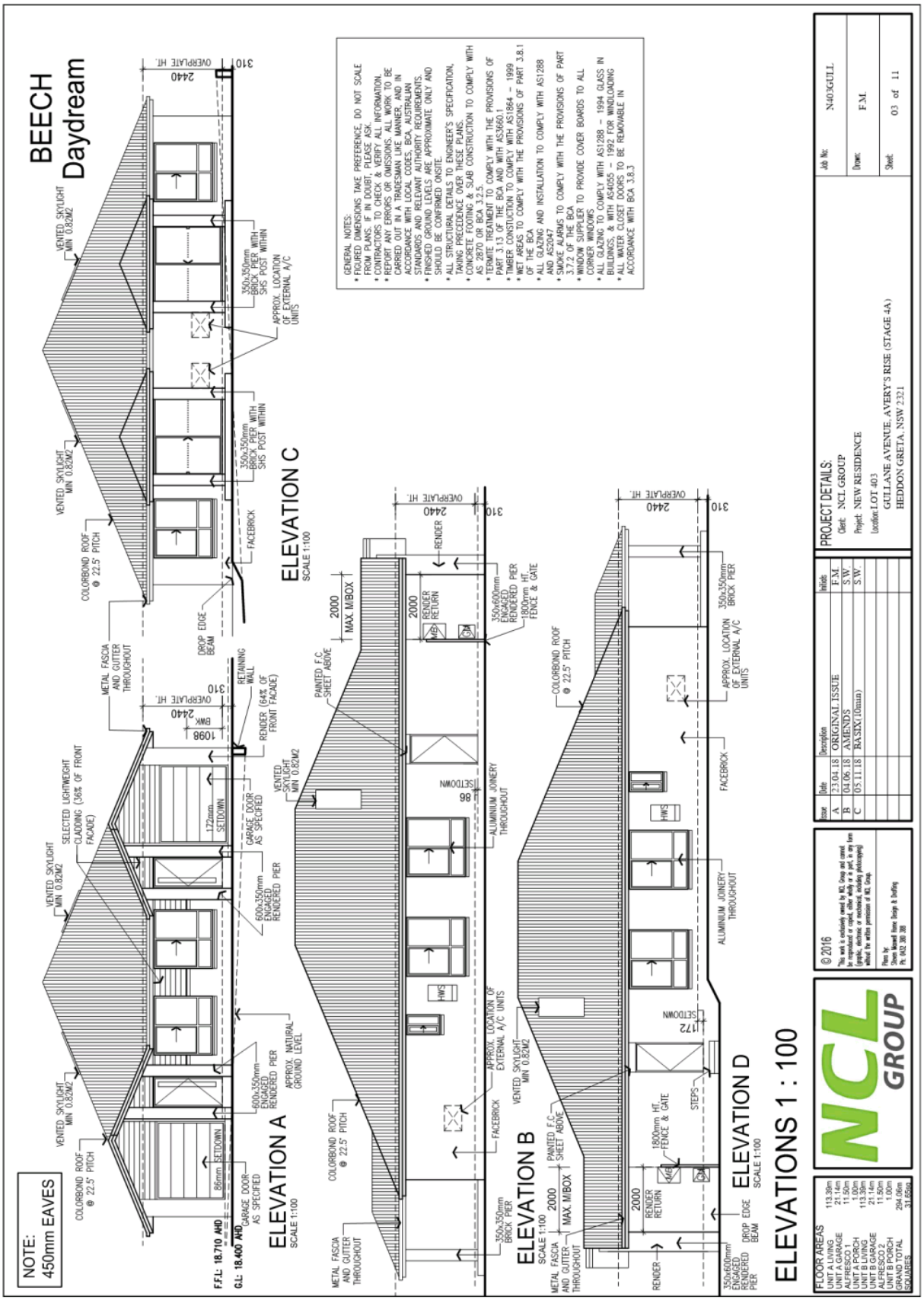
Plans by:
Steven Maxwell Home Design & Drafting
Ph. 0432 300 300
Issue Date Description Initials
A 23.04.18 ORIGINAL ISSUE F.M
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 403
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GRETA, NSW 2321
Job No: N403GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
Daydream
NOTE:
450mm EAVES
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS, IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 (IN BCA 3.3)
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 403
GULLANE AVENUE, AVERY'S RISE (STAGE 4A)
HEDDON GREATA, NSW 2321
Job No: N403GULL
Drawn: F.M.
Sheet: 03 of 11
Issue Date Description Initials
A 23.04.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10mm) S.W.
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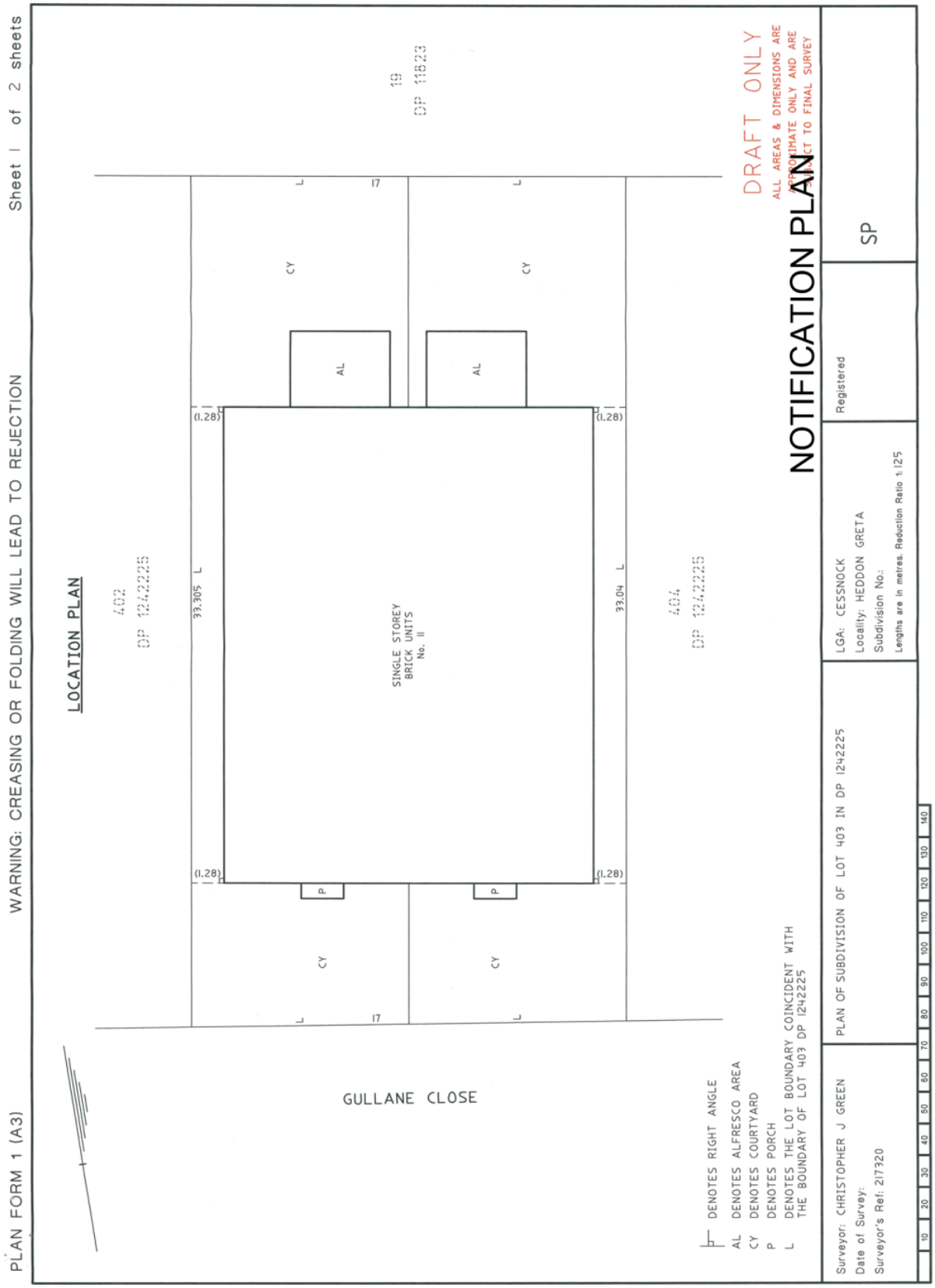
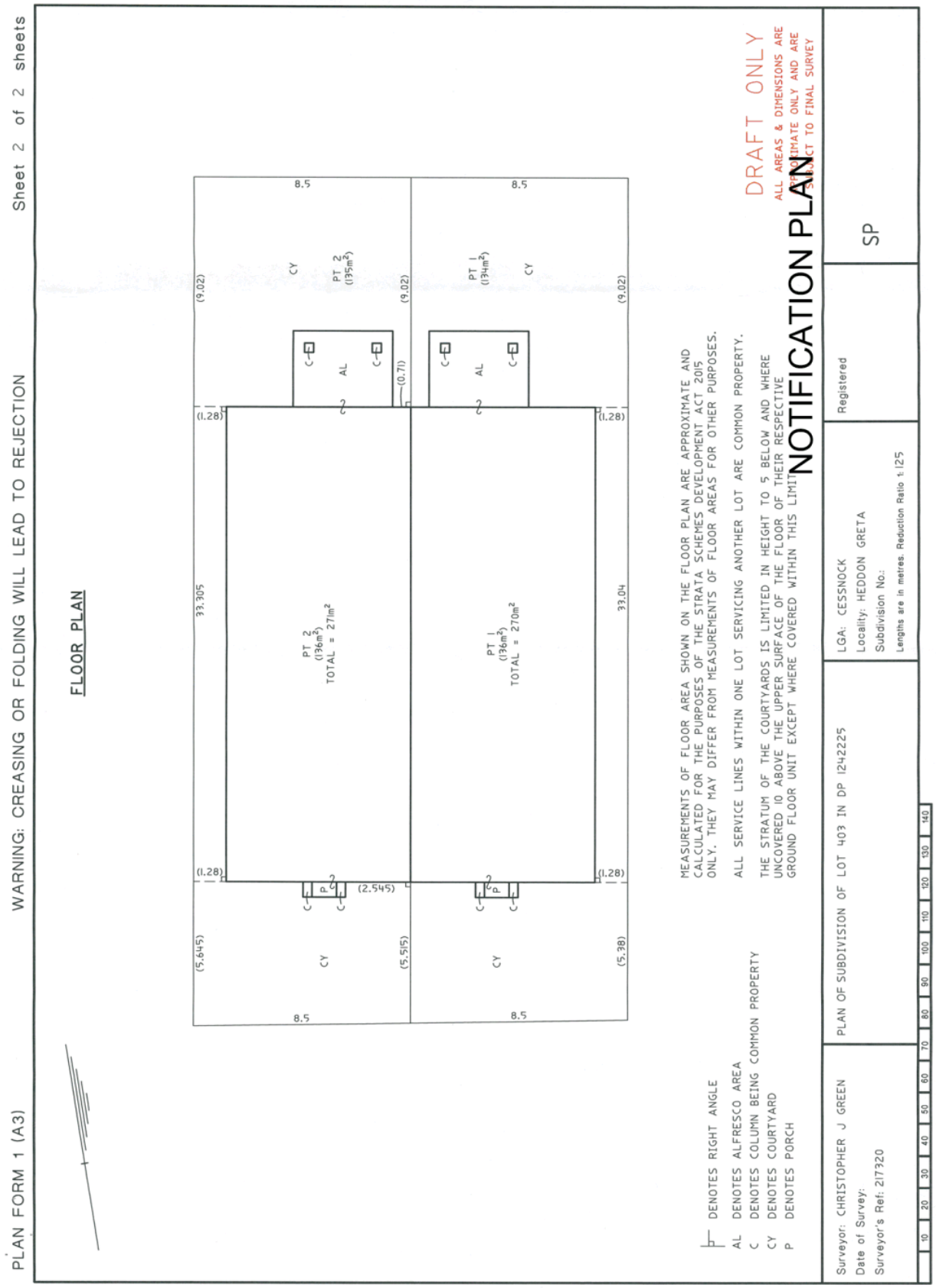
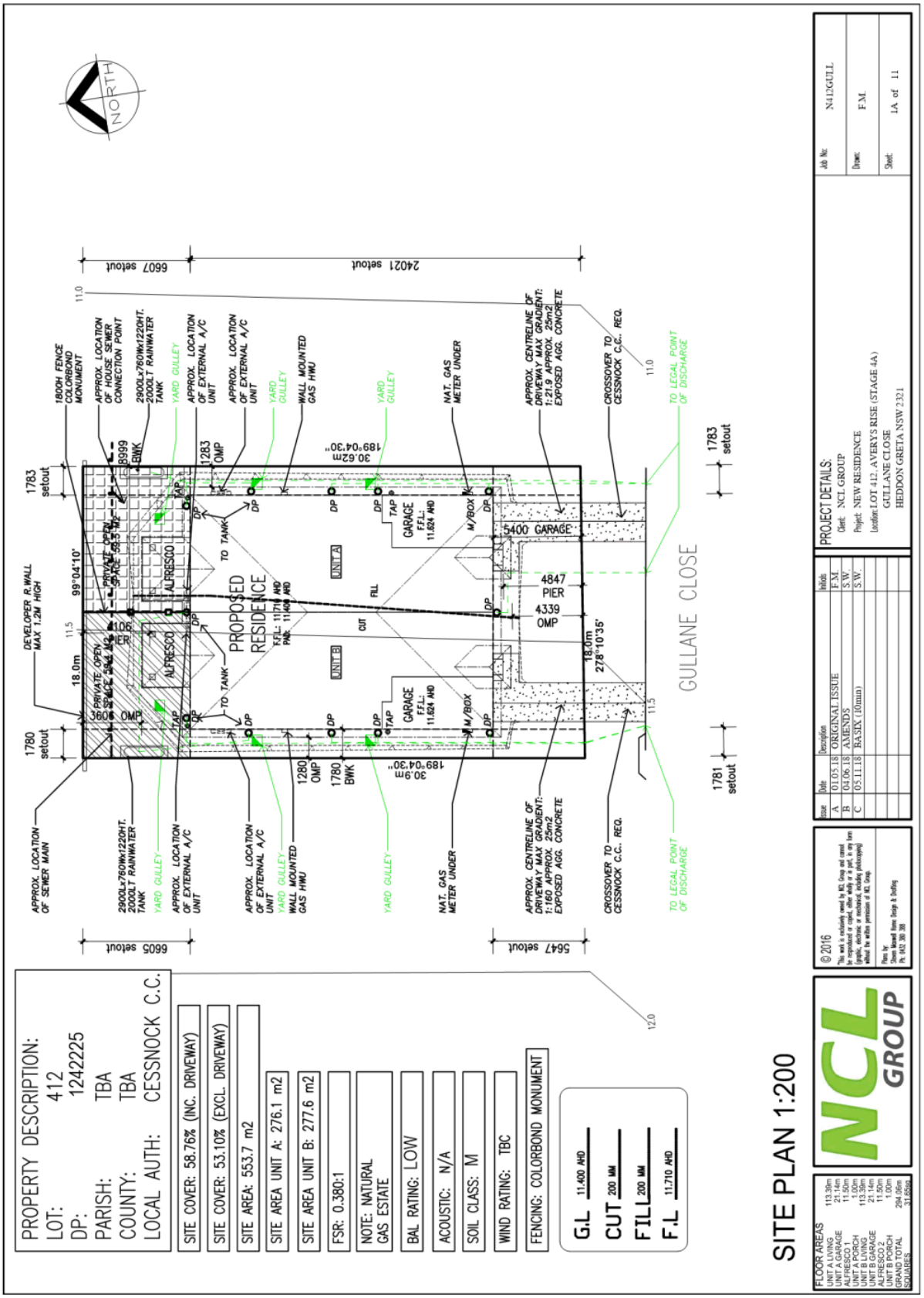
Plans by:
Stewart Leonard Home Design & Drafting
Ph. 0432 300 388
NCL GROUP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.50m
UNIT A PORCH 3.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.06m
SQUARES 31.65sq


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
402
DP 1242225
33.305 L
SINGLE STOREY
BRICK UNITS
No. 11
33.04 L
404
DP 1242225
19
DP 11623
17
CY
AL
P
(1.28)
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 403 DP 1242225
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217320
PLAN OF SUBDIVISION OF LOT 403 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 2 (136m²) TOTAL = 271m²
PT 1 (136m²) TOTAL = 270m²
PT 2 (135m²)
PT 1 (134m²)
AL
CY
P
C
8.5
(9.02)
(0.71)
(1.28)
33.305
33.04
(2.545)
(5.645)
(5.515)
(5.38)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217320
PLAN OF SUBDIVISION OF LOT 403 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 412
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 58.76% (INC. DRIVEWAY)
SITE COVER: 53.10% (EXCL. DRIVEWAY)
SITE AREA: 553.7 m2
SITE AREA UNIT A: 276.1 m2
SITE AREA UNIT B: 277.6 m2
FSR: 0.380:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: M
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 11.400 AHD
CUT 200 MM
FIL 200 MM
F.L 11.710 AHD
SITE PLAN 1:200
NORTH
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
ALFRESCO
PRIVATE OPEN SPACE
GULLANE CLOSE
5400 GARAGE
4847 PIER
4339 OMP
3606 OMP
1106 PIER
1283 OMP
1280 OMP
1780 BWK
8999 BWK
18.0m
30.62m
30.9m
189°04'30"
278°10'35"
99°04'10"
6607 setout
24021 setout
6605 setout
5647 setout
1780 setout
1783 setout
1781 setout
APPROX. LOCATION OF SEWER MAIN
2900Lx760Wx1220HT. 2000LT RAINWATER TANK
APPROX. LOCATION OF EXTERNAL A/C UNIT
APPROX. LOCATION OF HOUSE SEWER CONNECTION POINT
1800H FENCE COLORBOND MONUMENT
DEVELOPER R.WALL MAX 1.2M HIGH
YARD GULLEY
WALL MOUNTED GAS HWU
NAT. GAS METER UNDER
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:16© APPROX. 25m2 EXPOSED AGG. CONCRETE
APPROX. CENTRELINE OF DRIVEWAY MAX GRADIENT: 1:21.9 APPROX. 25m2 EXPOSED AGG. CONCRETE
CROSSOVER TO CESSNOCK C.C. REQ.
TO LEGAL POINT OF DISCHARGE
TO TANK
M/BOX
TAP
DP
FLOOR AREAS
UNIT A LIVING 113.39m
UNIT A GARAGE 21.14m
ALFRESCO 1 11.56m
UNIT A PORCH 1.00m
UNIT B LIVING 113.39m
UNIT B GARAGE 21.14m
ALFRESCO 2 11.56m
UNIT B PORCH 1.00m
GRAND TOTAL SQUARES 294.06m 31.65sq
NCL GROUP
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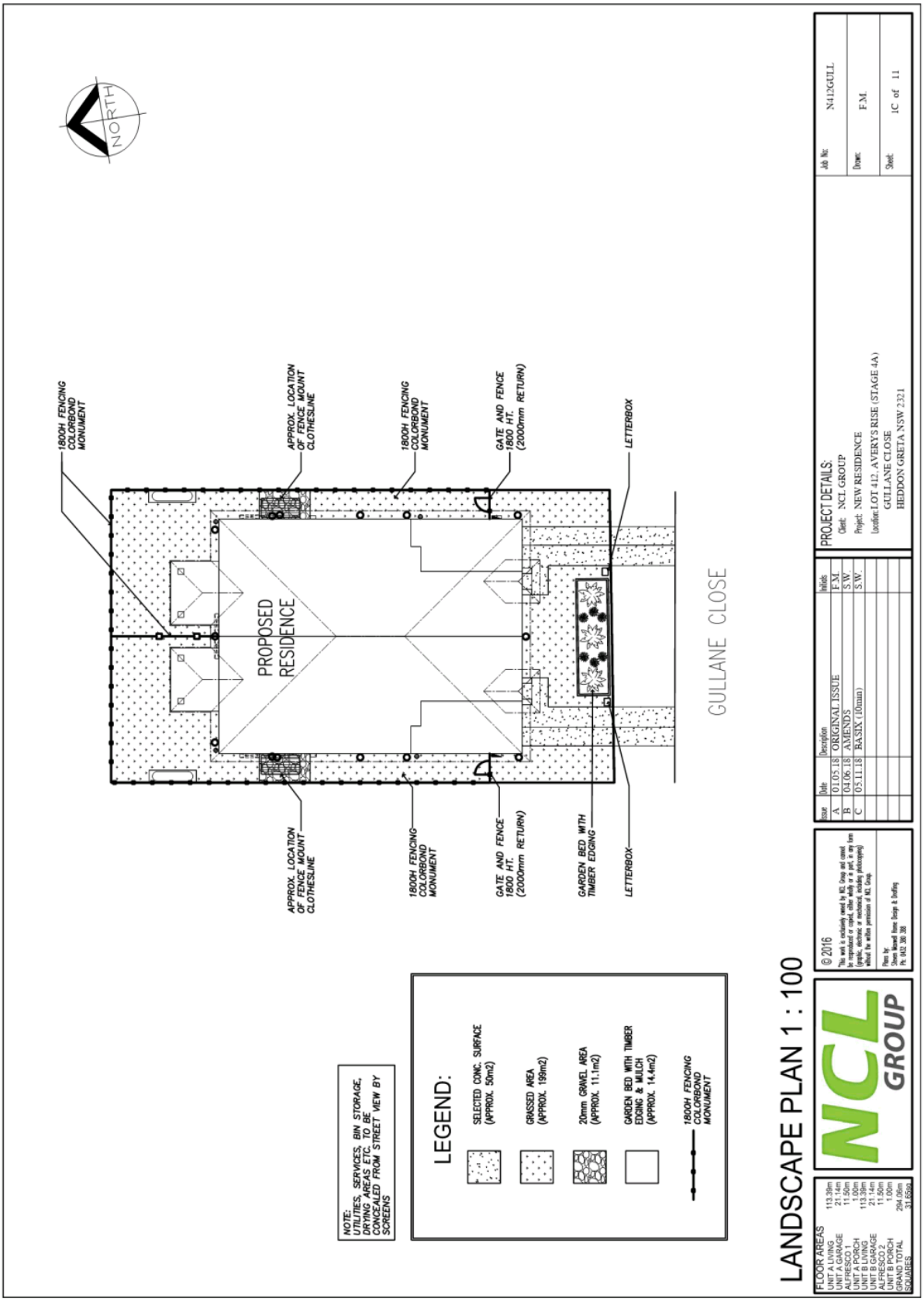
Plans by:
Shane Maxwell Home Design & Drafting
Ph. 0425 300 308
Issue Date Description Initials
A 01.05.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 412, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N412GULL
Drawn: F.M.
Sheet: 1A of 11


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 50m2)
GRASSED AREA (APPROX. 199m2)
20mm GRAVEL AREA (APPROX. 11.1m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 14.4m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 113.38m
UNIT A GARAGE 21.14m
AUSEWAY 1 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.38m
UNIT B GARAGE 21.14m
AUSEWAY 2 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL SQUARES 294.06m 31.65sq
NCL GROUP
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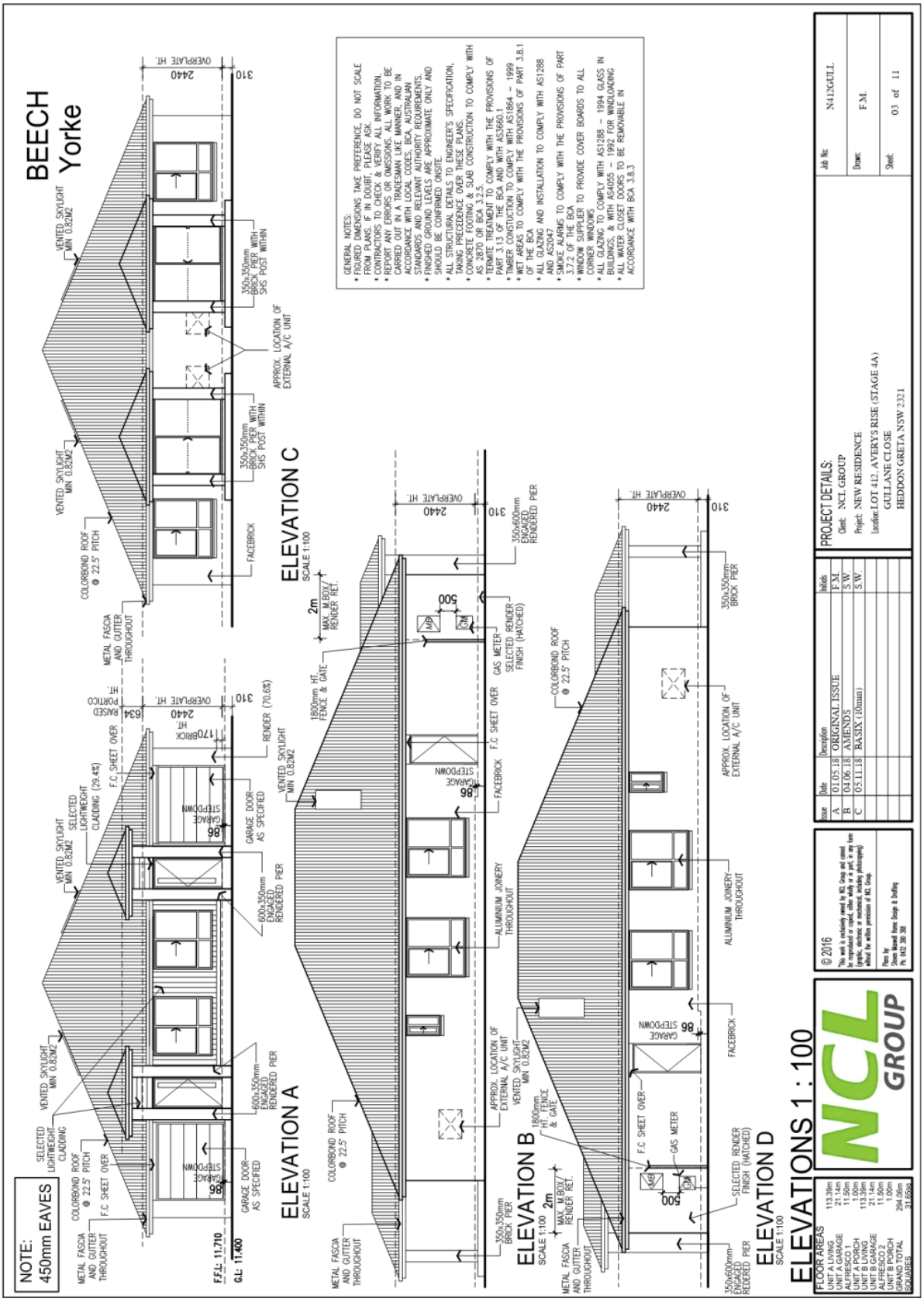
Plans by: Steven Maxwell Home Design & Drafting Ph: 0432 388 388
Issue Date Description Initials
A 01.05.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 412, AVERYS RISE (STAGE 4A) GULLANE CLOSE HEDDON GRETA NSW 2321
Job No: N412GULL
Drawn: F.M.
Sheet: 1C of 11


BEECH
Yorke
NOTE:
450mm EAVES
ELEVATION A
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION D
SCALE 1:100
ELEVATIONS 1 : 100
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS, IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS2870 OR BCA 3.2.5.
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTUCTION TO COMPLY WITH AS1864 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
FLOOR AREAS
UNIT A LIVING 113.38m
UNIT A GARAGE 21.14m
AUS.SPECS 11.50m
UNIT A PORCH 1.00m
UNIT B LIVING 113.38m
UNIT B GARAGE 21.14m
AUS.SPECS 11.50m
UNIT B PORCH 1.00m
GRAND TOTAL 294.06m
SQUARES 31.65sq
NCL GROUP
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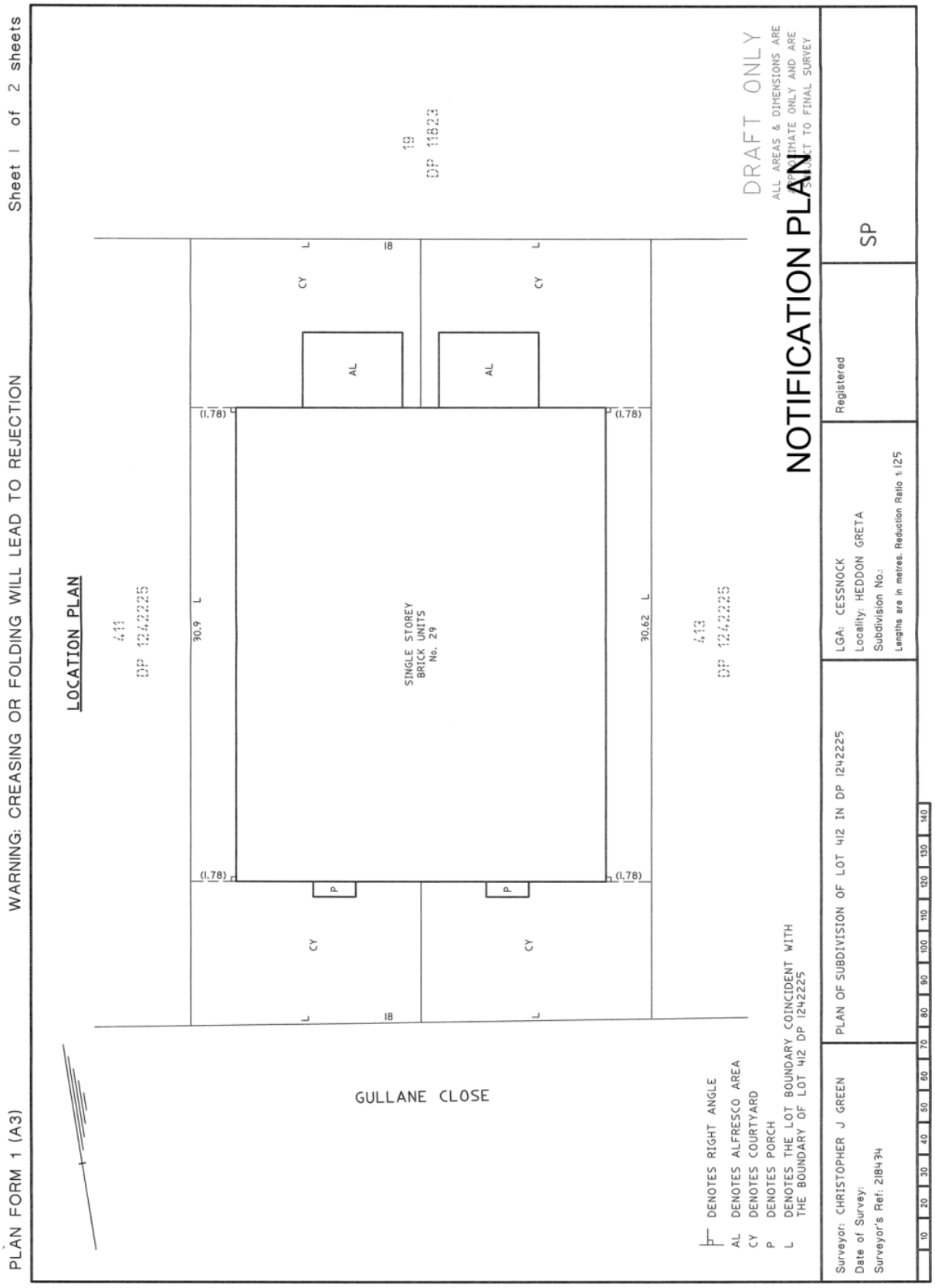
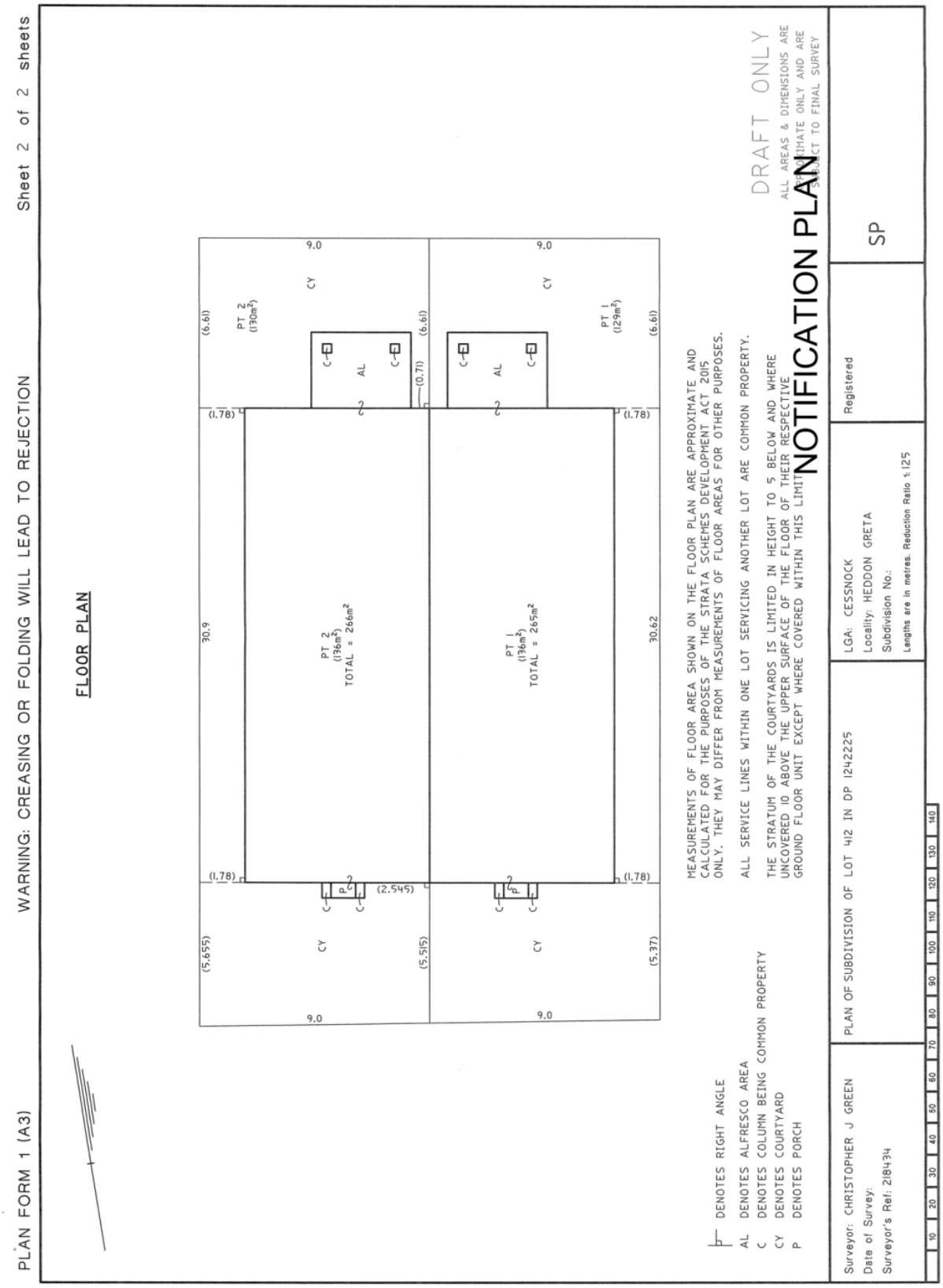
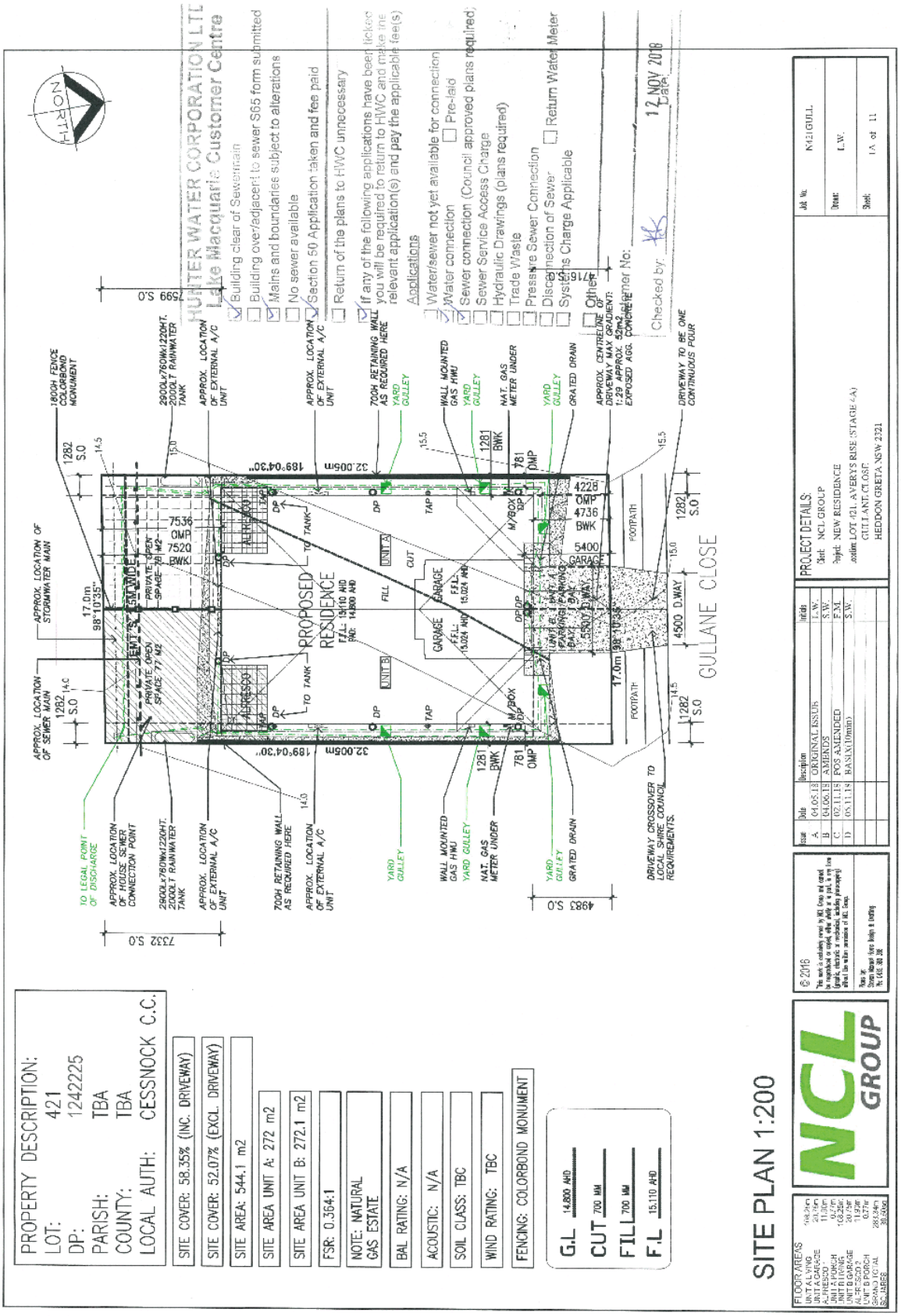
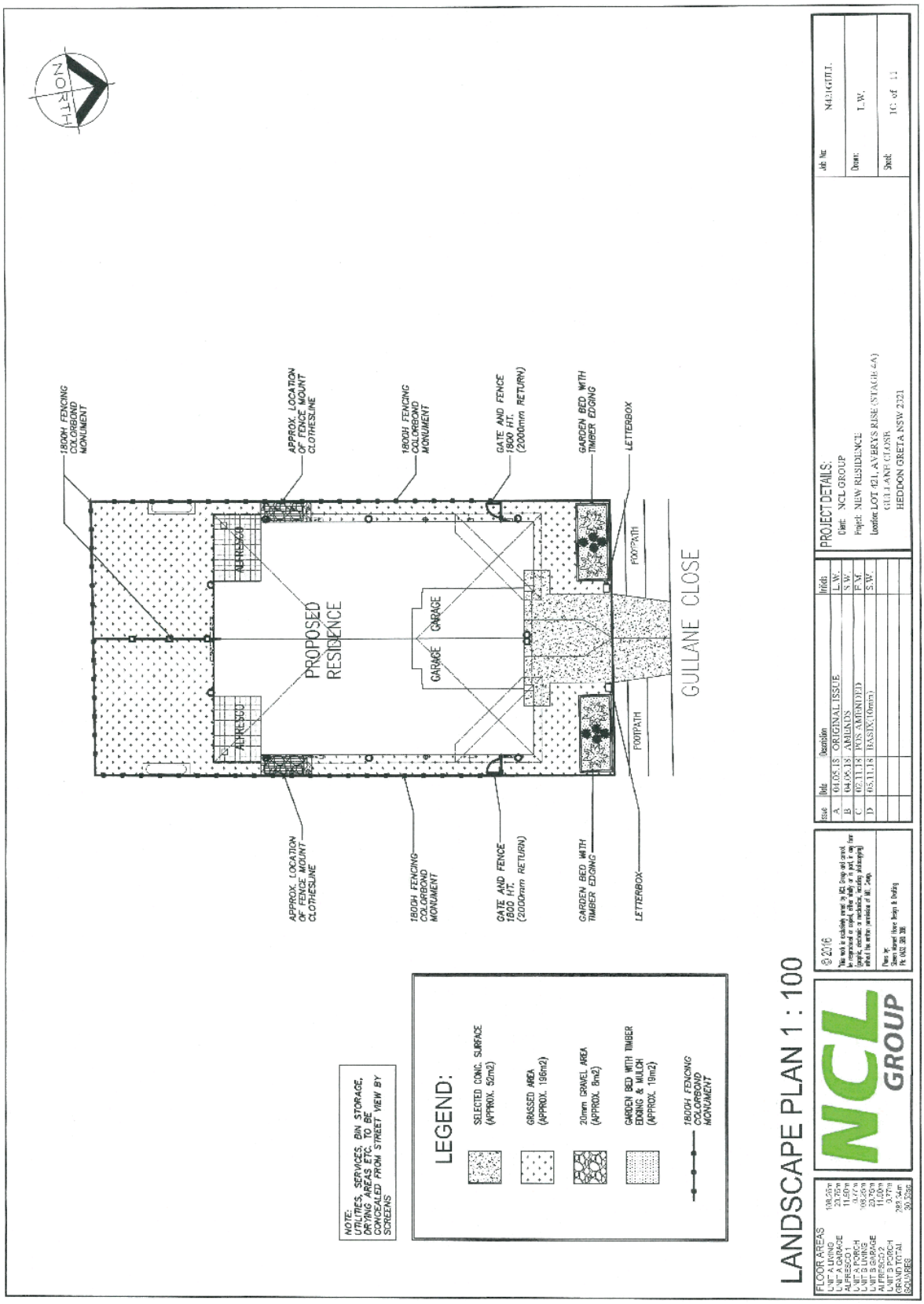
Plans by:
Steen Maxwell Home Design & Drafting
Ph: 0412 388 388
Issue Date Description Initials
A 01.05.18 ORIGINAL ISSUE F.M.
B 04.06.18 AMENDS S.W.
C 05.11.18 BASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 412, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N412GULL
Drawn: F.M.
Sheet: 03 of 11


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
411
DP 1242225
30.9 L
SINGLE STOREY
BRICK UNITS
No. 29
30.62 L
413
DP 1242225
19
DP 11823
18
CY
AL
P
(1.78)
GULLANE CLOSE
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 412 DP 1242225
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Registered
SP
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 412 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218434
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
9.0
CY
PT 2 (130m²)
(6.61)
AL
(0.71)
(1.78)
30.9
PT 2 (136m²) TOTAL = 266m²
(2.545)
(5.655)
(5.515)
PT 1 (129m²)
PT 1 (136m²) TOTAL = 265m²
30.62
(5.37)
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PORCH
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
NOTIFICATION PLAN
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218434
PLAN OF SUBDIVISION OF LOT 412 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140

16 Gullane Close, Heddon Greta




NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
FOOTPATH
GULLANE CLOSE
LANDSCAPE PLAN 1 : 100
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 196m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H FENCING COLORBOND MONUMENT
FLOOR AREAS
UNIT A LIVING 108.20m
UNIT A GARAGE 23.70m
ALFRESCO 1 11.60m
UNIT A PORCH 3.47m
UNIT B LIVING 108.20m
UNIT B GARAGE 23.70m
ALFRESCO 2 11.60m
UNIT B PORCH 3.47m
GROUND TOTAL 293.34m
COVERED 30.62m
NCL GROUP
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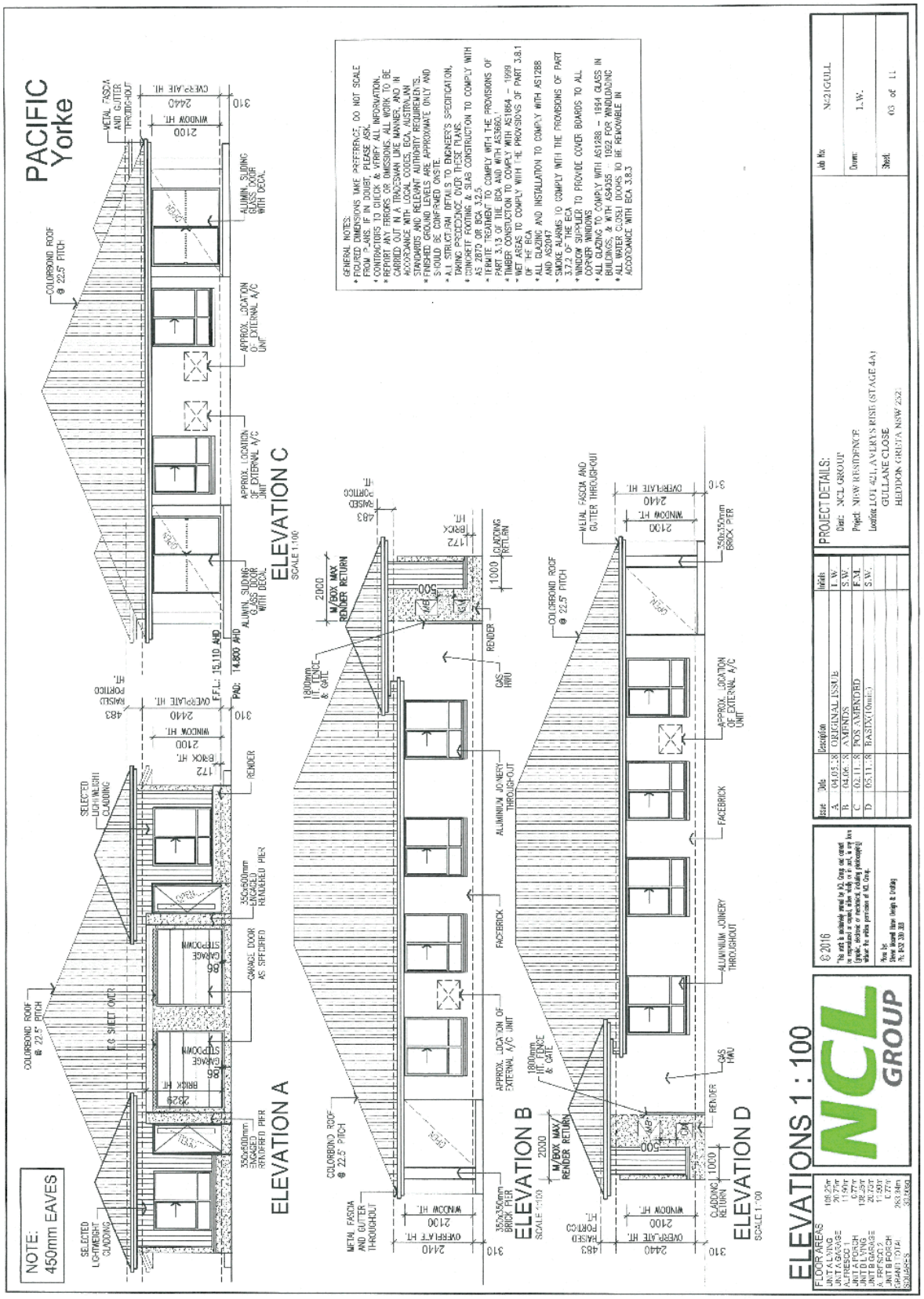
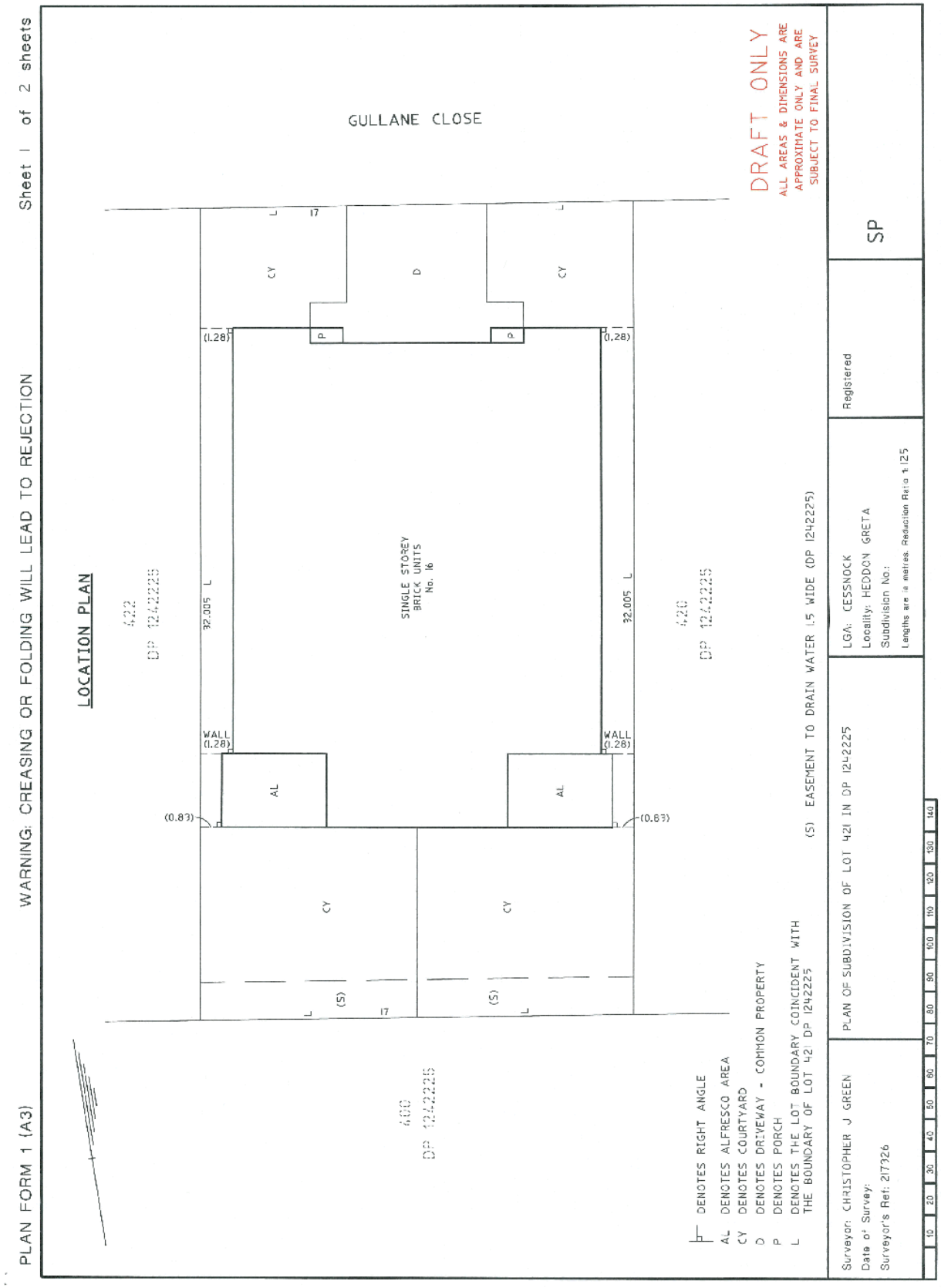
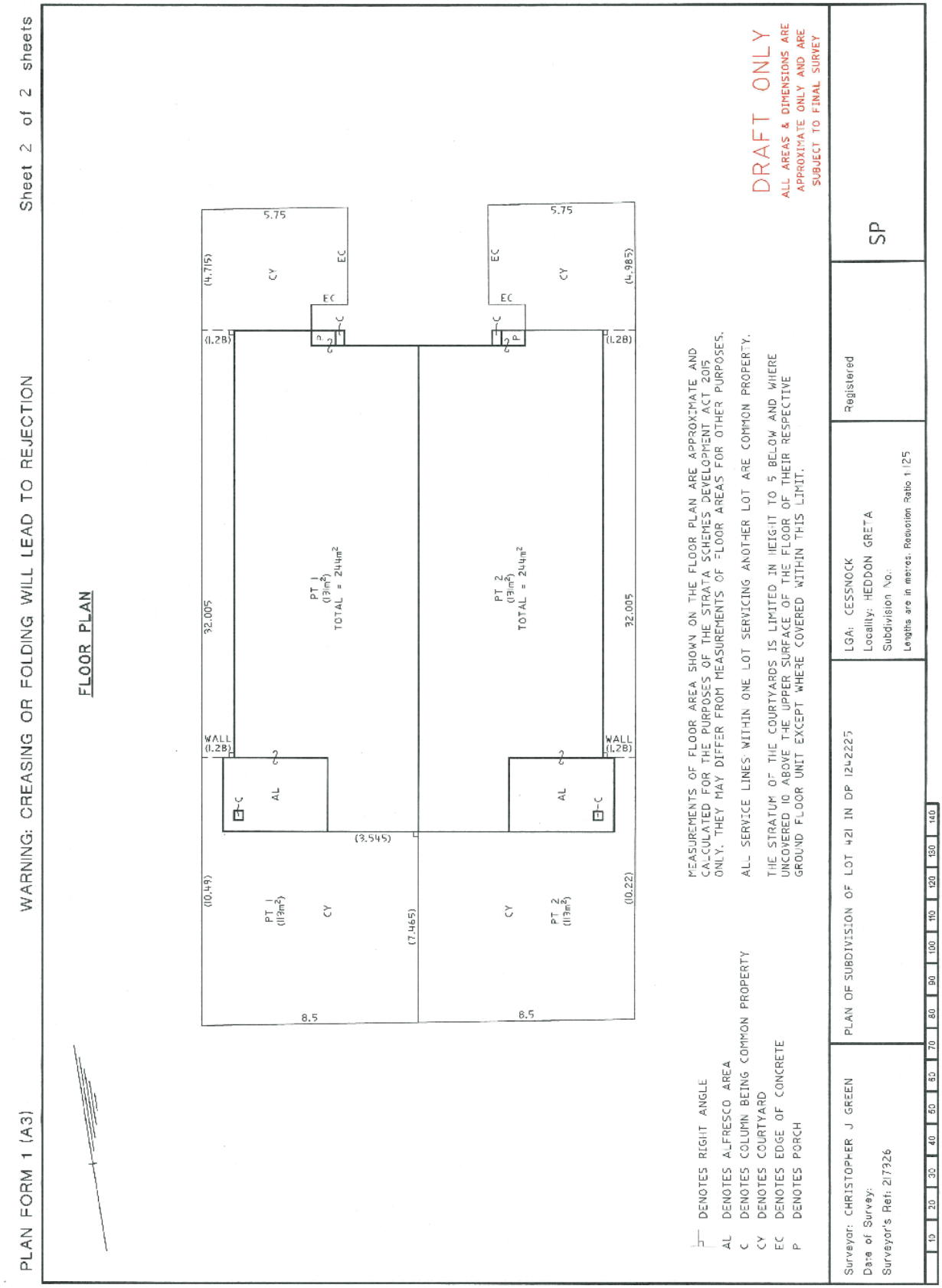
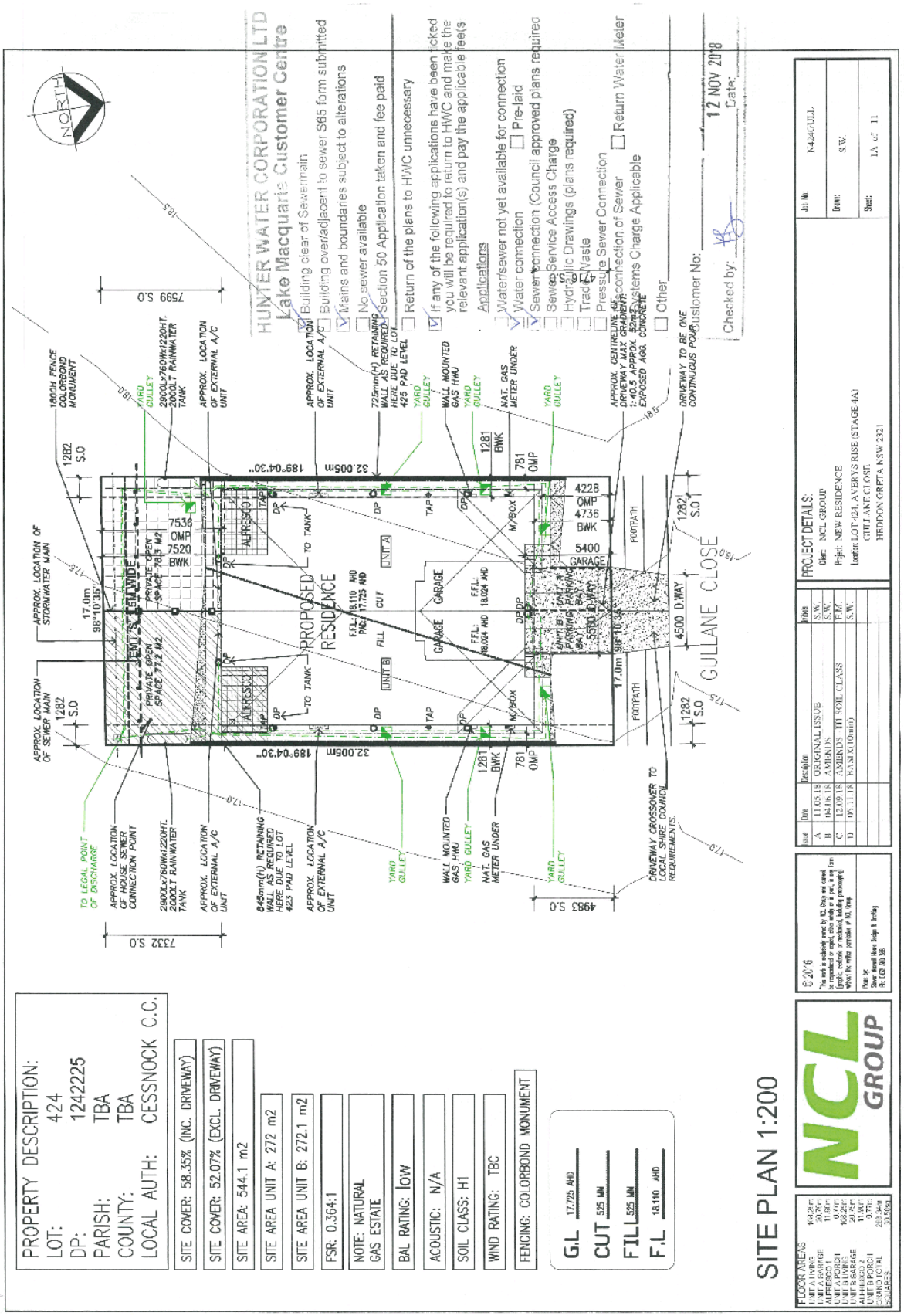
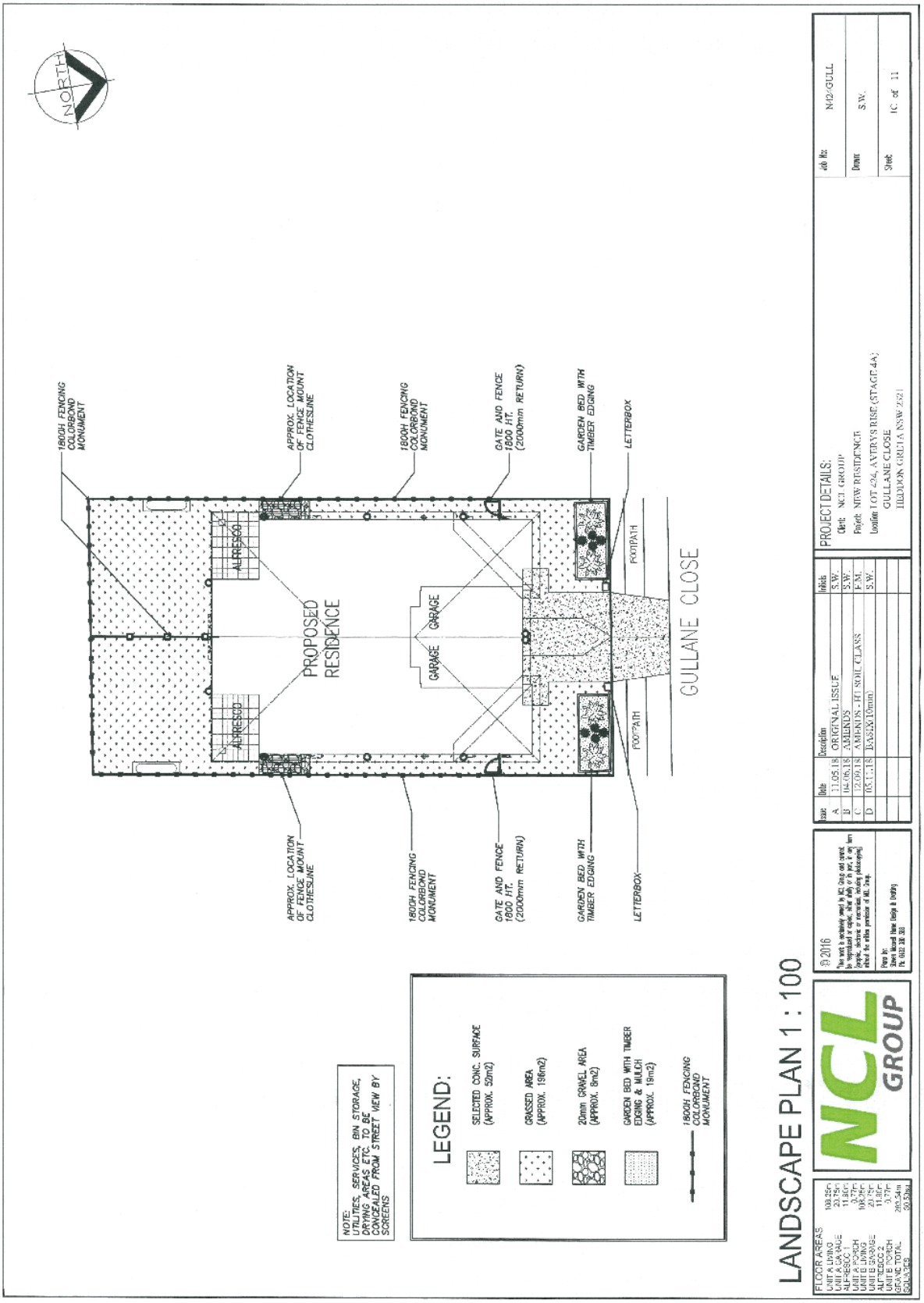
Town Tel.
Steven Hansel Home Design & Drafting
Ph: 0412 369 308
issue Date Description Initials
A 04.05.18 ORIGINAL ISSUE L.W.
B 04.06.18 AMENDS S.W.
C 02.11.18 POS AMENDED F.M.
D 05.11.18 HASIX (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 421, AVERYS RISE (STAGE 4)
GULLANE CLASS
HEDDON GRETA NSW 2321
Job No: N421GTLT.
Drawn: L.W.
Sheet: 10 of 11

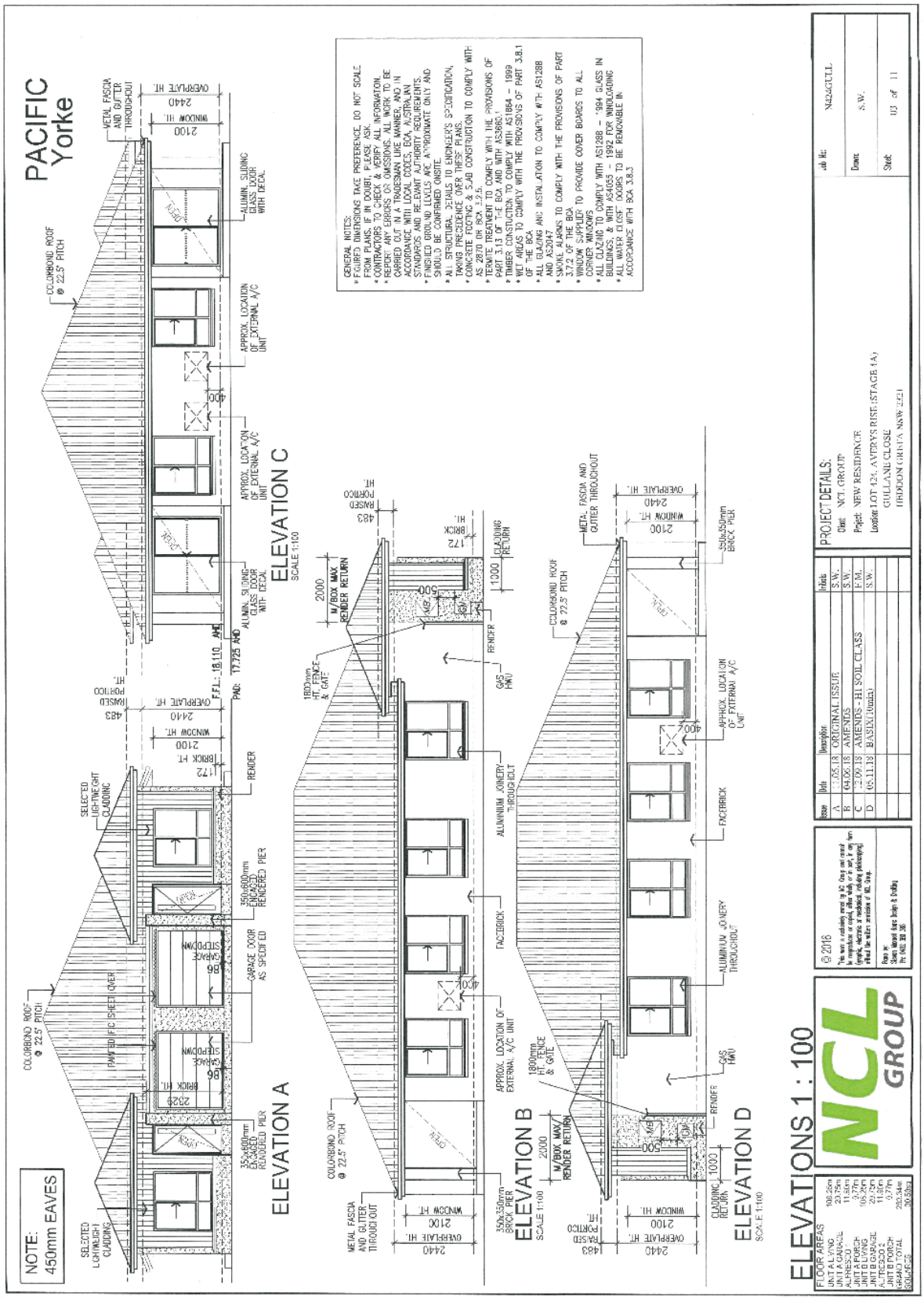

PACIFIC Yorke
ELEVATIONS 1 : 100
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
NOTE: 450mm EAVES
NCL GROUP
PROJECT DETAILS:
GULLANE CLOSE
HEDDON GRETA NSW 2321
© 2016

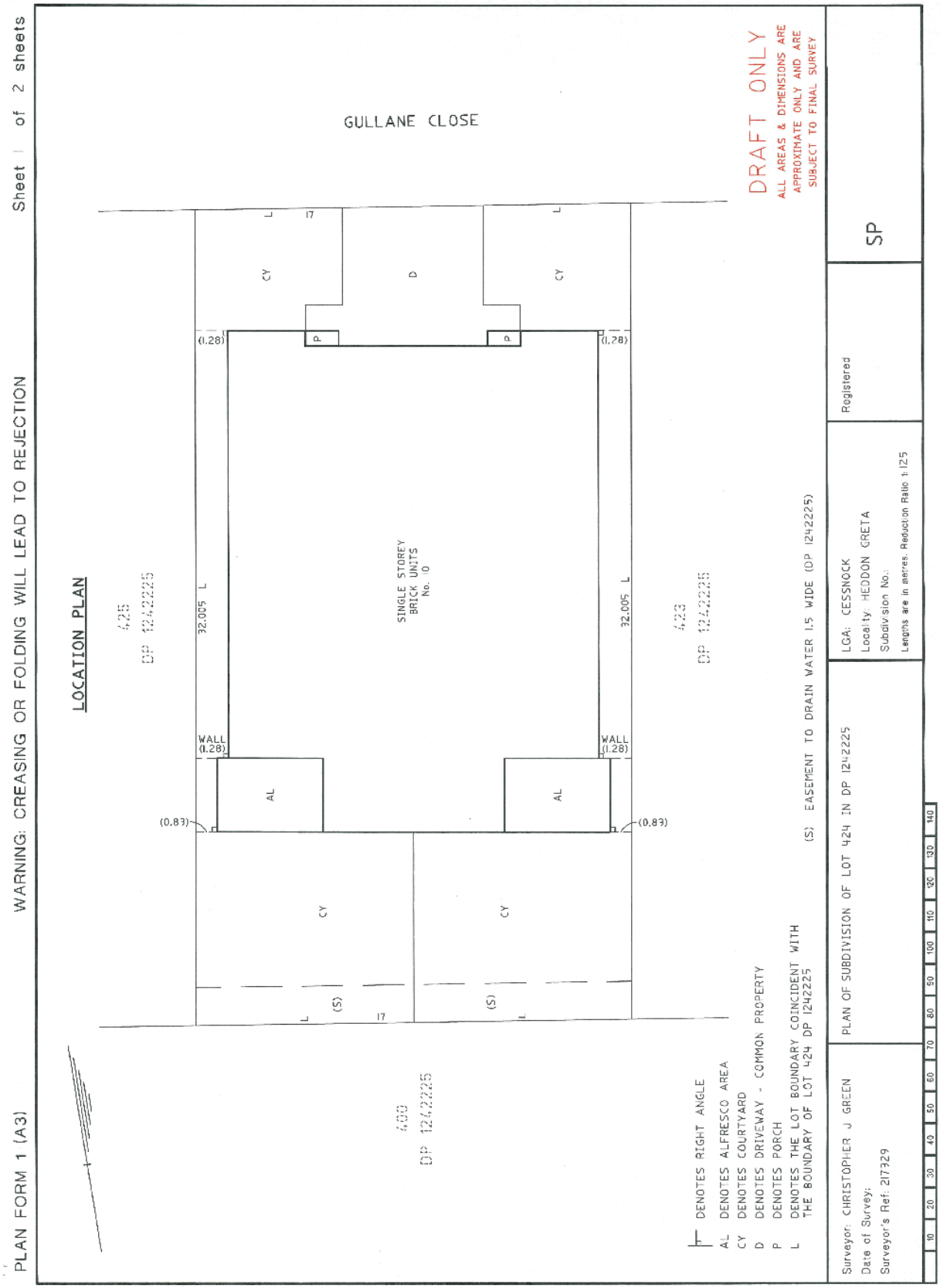

PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
SINGLE STOREY BRICK UNITS No. 16
32.005 L
WALL (1.28)
(0.83)
(1.28)
AL
CY
D
P
(S)
17
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 421 DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217326
PLAN OF SUBDIVISION OF LOT 421 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
5.75
(4.715)
CY
EC
EC
(1.28)
32.005
PT 1
(119m²)
TOTAL = 244m²
WALL
(1.28)
AL
C
(3.545)
(10.49)
PT 1
(119m²)
CY
(7.465)
8.5
5.75
EC
EC
(4.985)
CY
(1.28)
PT 2
(119m²)
TOTAL = 244m²
32.005
WALL
(1.28)
AL
C
(10.22)
PT 2
(119m²)
CY
8.5
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED TO ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
SP
Registered
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres: Reduction Ratio 1:125
PLAN OF SUBDIVISION OF LOT 421 IN DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217326
10 20 30 40 50 60 70 80 90 100 110 120 130 140


SITE PLAN 1:200
PROPERTY DESCRIPTION:
LOT: 424
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 58.35% (INC. DRIVEWAY)
SITE COVER: 52.07% (EXCL. DRIVEWAY)
SITE AREA: 544.1 m2
SITE AREA UNIT A: 272 m2
SITE AREA UNIT B: 272.1 m2
FSR: 0.364:1
NOTE: NATURAL GAS ESTATE
BAL RATING: low
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 17.725 AHD
CUT 525 MIN
FIL 525 MIN
F.L 18.110 AHD
PROPOSED RESIDENCE
UNIT A
UNIT B
GARAGE
ALFRESCO
PRIVATE OPEN SPACE 78.3 M2
PRIVATE OPEN SPACE 77.2 M2
GULLANE CLOSE
NORTH
HUNTER WATER CORPORATION LTD
Lake Macquarie Customer Centre
Building clear of Sewermain
Building over/adjacent to sewer S65 form submitted
Mains and boundaries subject to alterations
No sewer available
Section 50 Application taken and fee paid
Return of the plans to HWC unnecessary
If any of the following applications have been ticked you will be required to return to HWC and make the relevant application(s) and pay the applicable fee(s)
Applications
Water/sewer not yet available for connection
Water connection
Pre-laid
Sewer connection (Council approved plans required)
Sewer Service Access Charge
Hydraulic Drawings (plans required)
Trade Waste
Pressure Sewer Connection
Disconnection of Sewer
Return Water Meter
Systems Charge Applicable
Other
12 NOV 2018
Customer No:
Date:
Checked by:
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 424, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
NCL GROUP
© 2018
Issue Date Description Initials
A 11.05.18 ORIGINAL ISSUE S.W.
B 14.06.18 AMENDS S.W.
C 12.09.18 AMENDS TO SOIL CLASS F.M.
D 05.11.18 RAINWATER S.W.
Job No: K4461DL
Drawn: S.W.
Sheet: 1A of 11

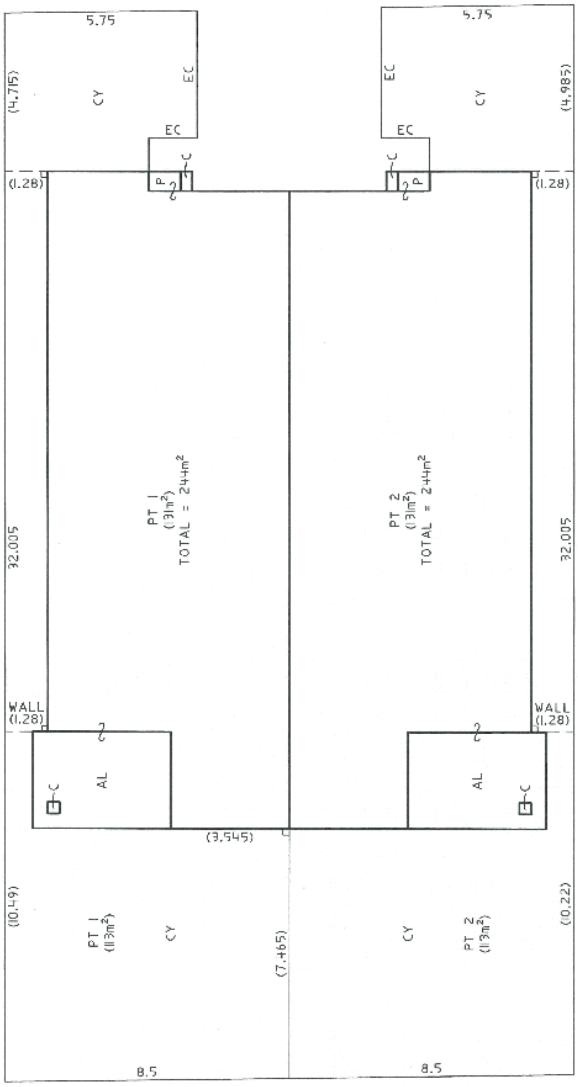

NORTH
180OH FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
180OH FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
GARAGE
ALFRESCO
FOOTPATH
FOOTPATH
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
180OH FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE:
UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 198m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
180OH FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 100.25m
UNIT A GARAGE 20.75m
ALFRESCO 1 11.8m
UNIT A PORCH 3.77m
UNIT B LIVING 100.25m
UNIT B GARAGE 20.75m
ALFRESCO 2 11.8m
UNIT B PORCH 3.77m
GRAND TOTAL 265.54m
GROUND 265.54m
NCL GROUP
© 2016
Issue Date Description Initials
A 11.05.18 ORIGINAL ISSUE S.W.
B 04.06.18 AMENDS S.W.
C 12.06.18 AMENDS - H1 SOIL CLASS F.M.
D 05.11.18 BASIX(10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 404, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N42/GULL
Drawn: S.W.
Sheet: 1C of 11


PACIFIC Yorke
NOTE: 450mm EAVES
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
ELEVATIONS 1 : 100
PROJECT DETAILS:
NCL GROUP


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
SINGLE STOREY BRICK UNITS No. 10
WALL (1.28)
(1.28)
(0.83)
32.005 L
CY
D
P
AL
(S)
L
17
425 DP 1242225
423 DP 1242225
409 DP 1242225
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 424 DP 1242225
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217929
PLAN OF SUBDIVISION OF LOT 424 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140

PLAN FORM 1 (A3) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION Sheet 2 of 2 sheets

FLOOR PLAN



DRAFT ONLY

ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY

MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.

ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.

THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED TO ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.

⊢	DENOTES RIGHT ANGLE
AL	DENOTES ALFRESCO AREA
C	DENOTES COLUMN BEING COMMON PROPERTY
CY	DENOTES COURTYARD
EC	DENOTES EDGE OF CONCRETE
P	DENOTES PORCH

Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217329

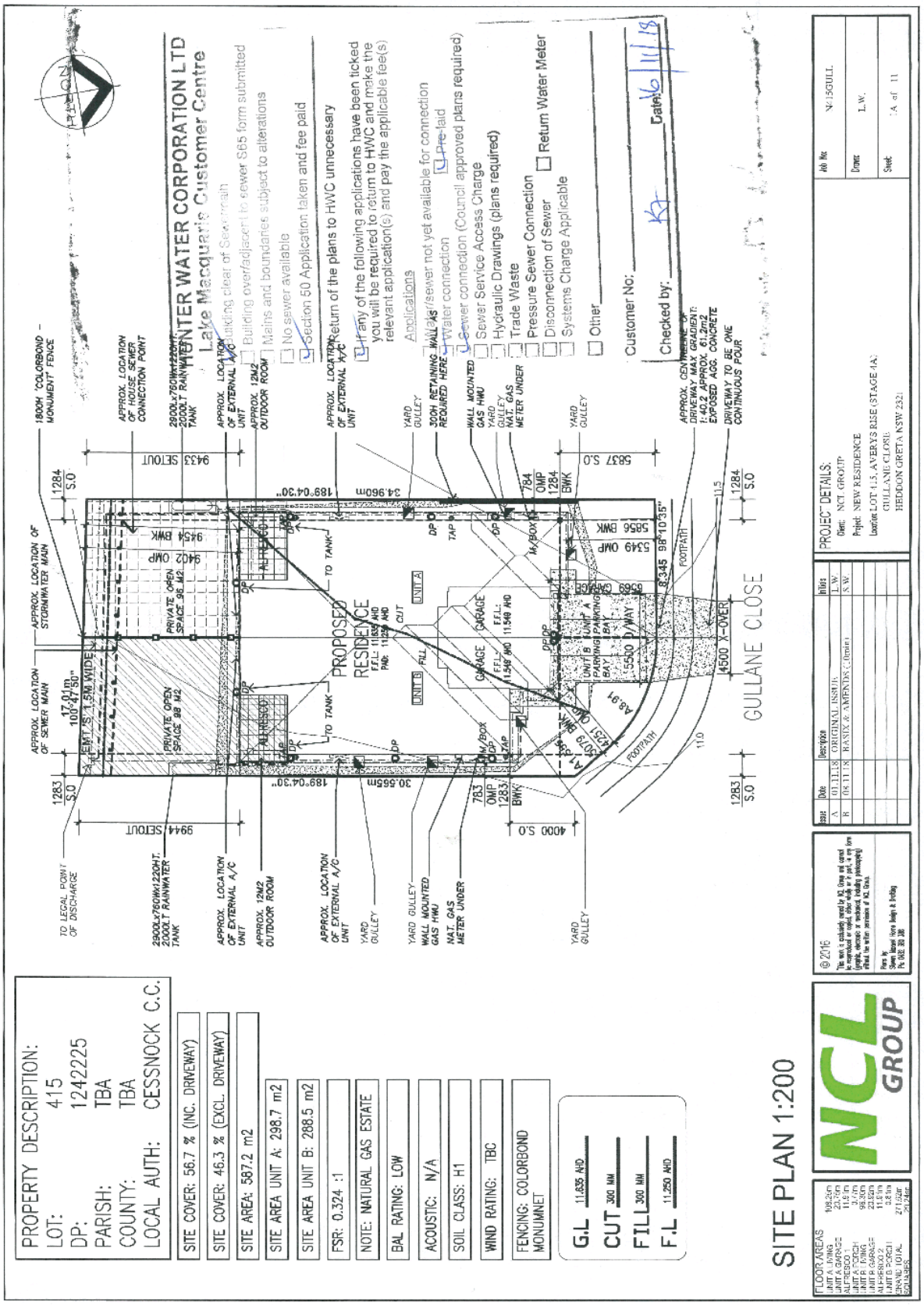
PLAN OF SUBDIVISION OF LOT 424 IN DP 1242225

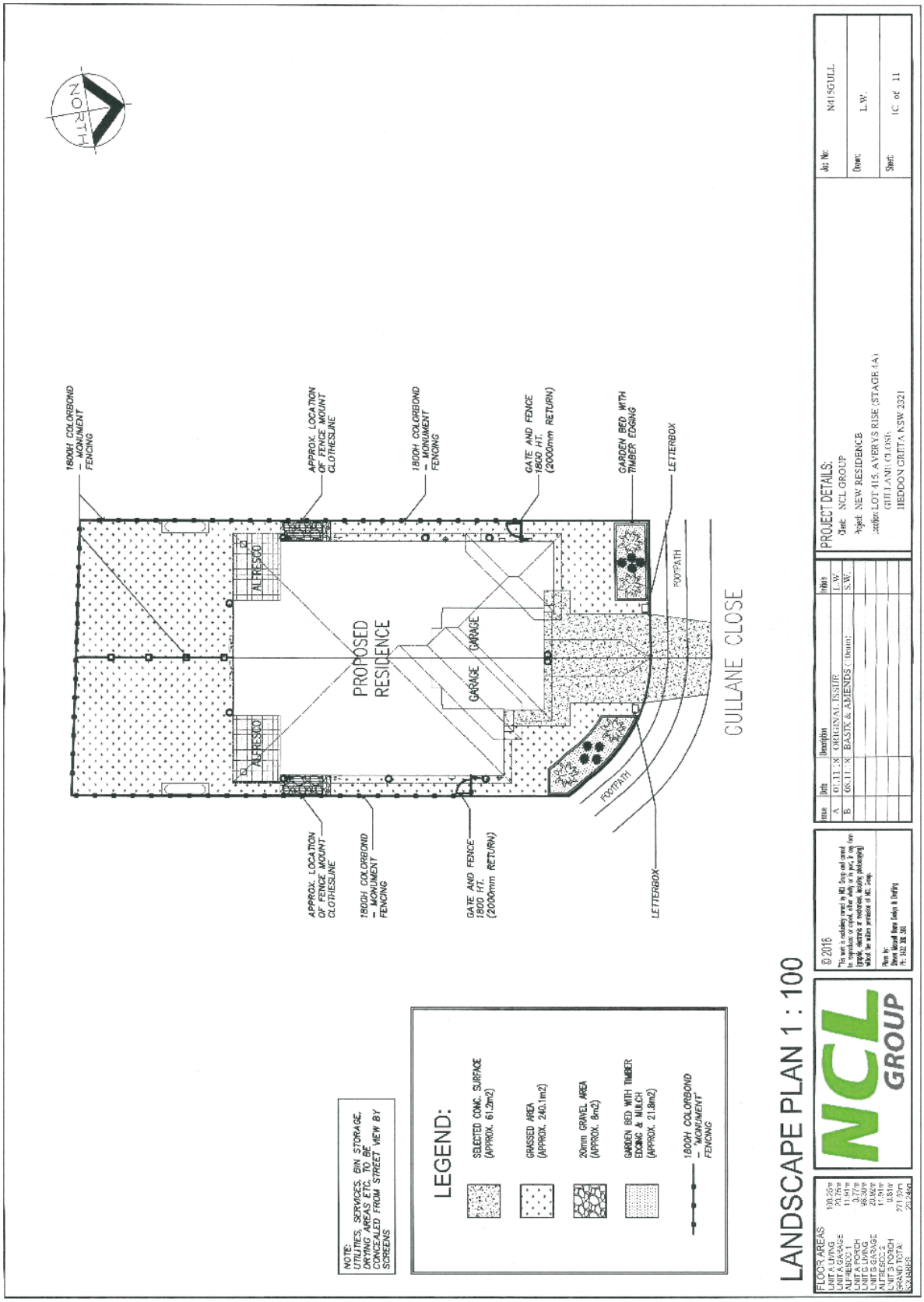
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No:
Lengths are in metres. Reduction Ratio 1:25

Registered

SP

10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 415
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 56.7 % (INC. DRIVEWAY)
SITE COVER: 46.3 % (EXCL. DRIVEWAY)
SITE AREA: 587.2 m2
SITE AREA UNIT A: 298.7 m2
SITE AREA UNIT B: 288.5 m2
FSR: 0.324 :1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMNET
G.L 11.635 AHD
CUT 300 MM
FILL 300 MM
F.L 11.250 AHD
SITE PLAN 1:200
NCL GROUP
PROPOSED RESIDENCE
GULLANE CLOSE
HUNTER WATER CORPORATION LTD
Lake Macquarie Customer Centre
Customer No:
Checked by:
Date:
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 415, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321


NORTH
1800H COLORBOND – MONUMENT FENCING
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H COLORBOND – MONUMENT FENCING
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
ALFRESCO
PROPOSED RESIDENCE
GARAGE
GARAGE
FOOTPATH
FOOTPATH
GULLANE CLOSE
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
1800H COLORBOND – MONUMENT FENCING
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 61.2m2)
GRASSED AREA (APPROX. 240.1m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 21.8m2)
1800H COLORBOND – MONUMENT FENCING
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 109.28m
UNIT A GARAGE 20.76m
ALFRESCO 1 11.54m
UNIT A PORCH 4.77m
UNIT B LIVING 98.30m
UNIT B GARAGE 20.92m
ALFRESCO 2 11.54m
UNIT B PORCH 4.81m
GRAND TOTAL 271.76m
SQUARES 29.24sq
NCL GROUP
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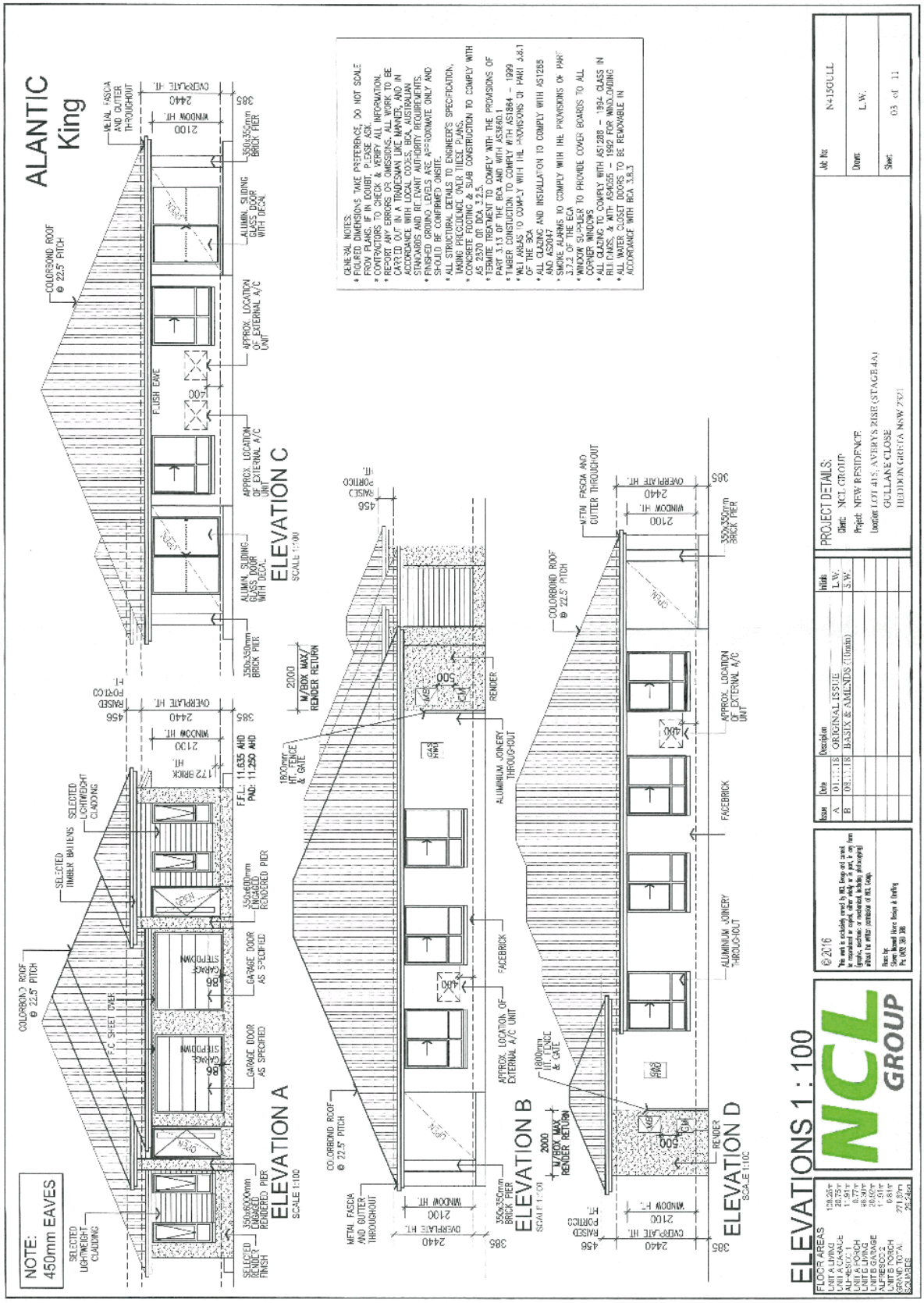
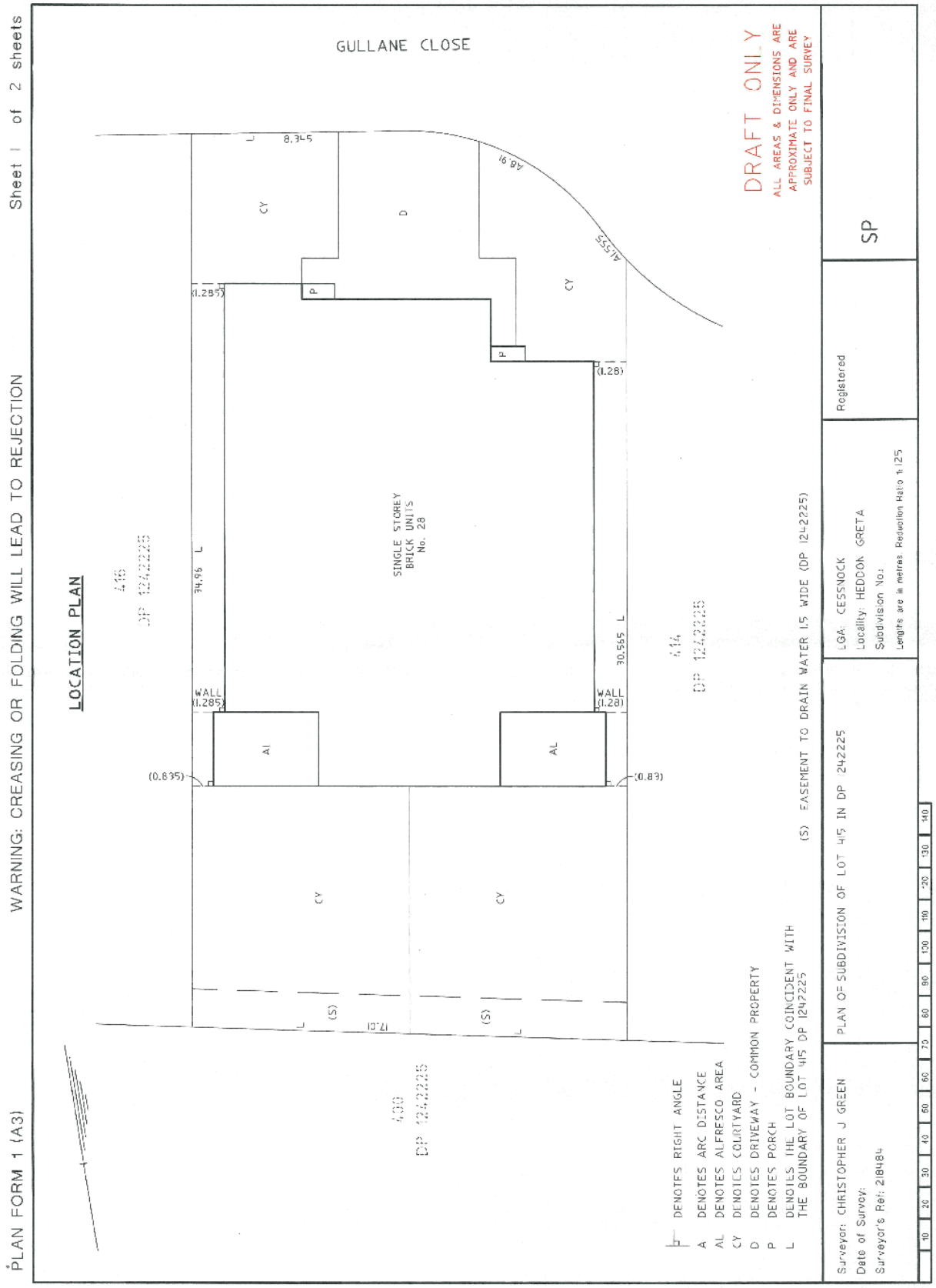
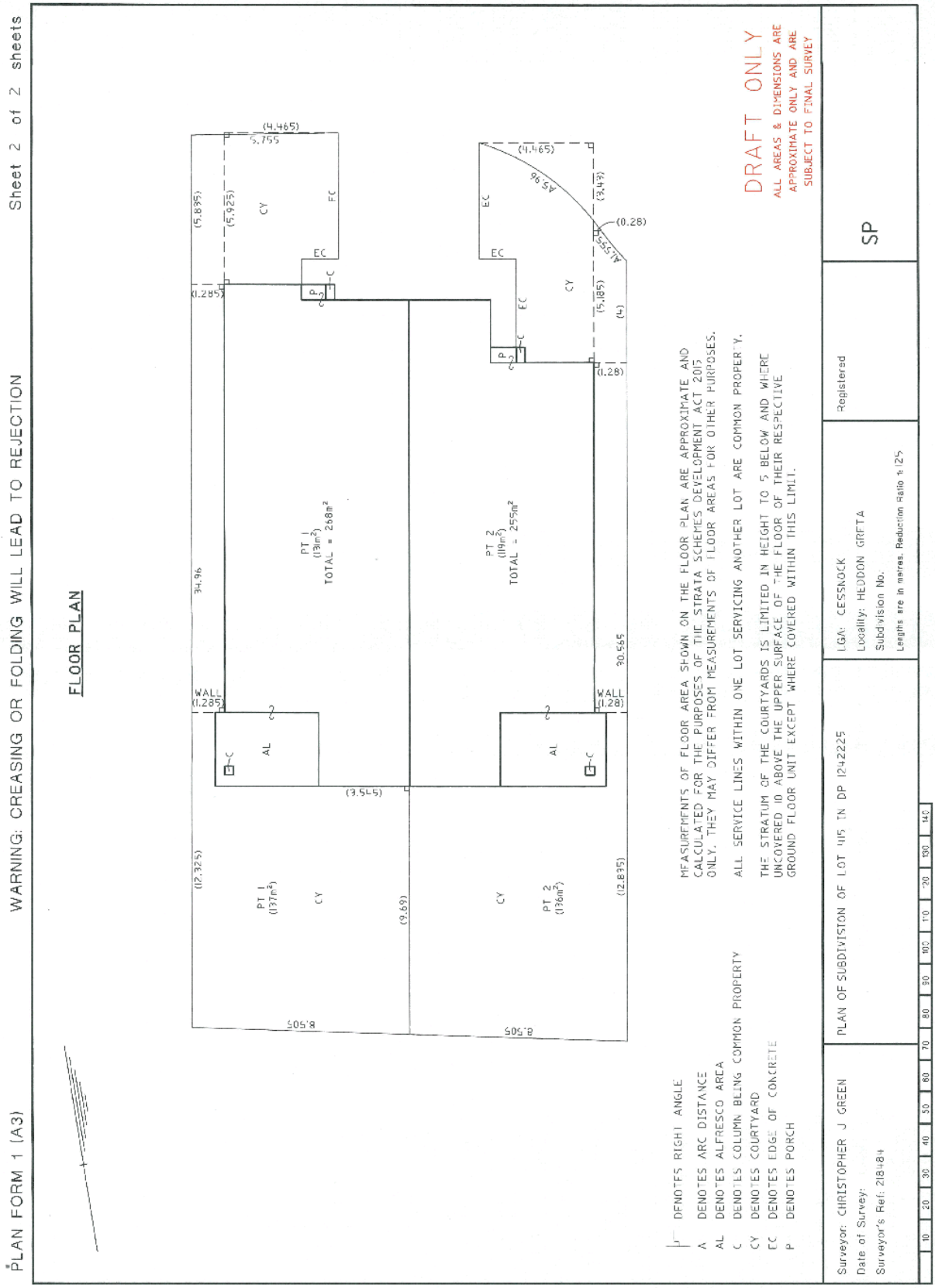
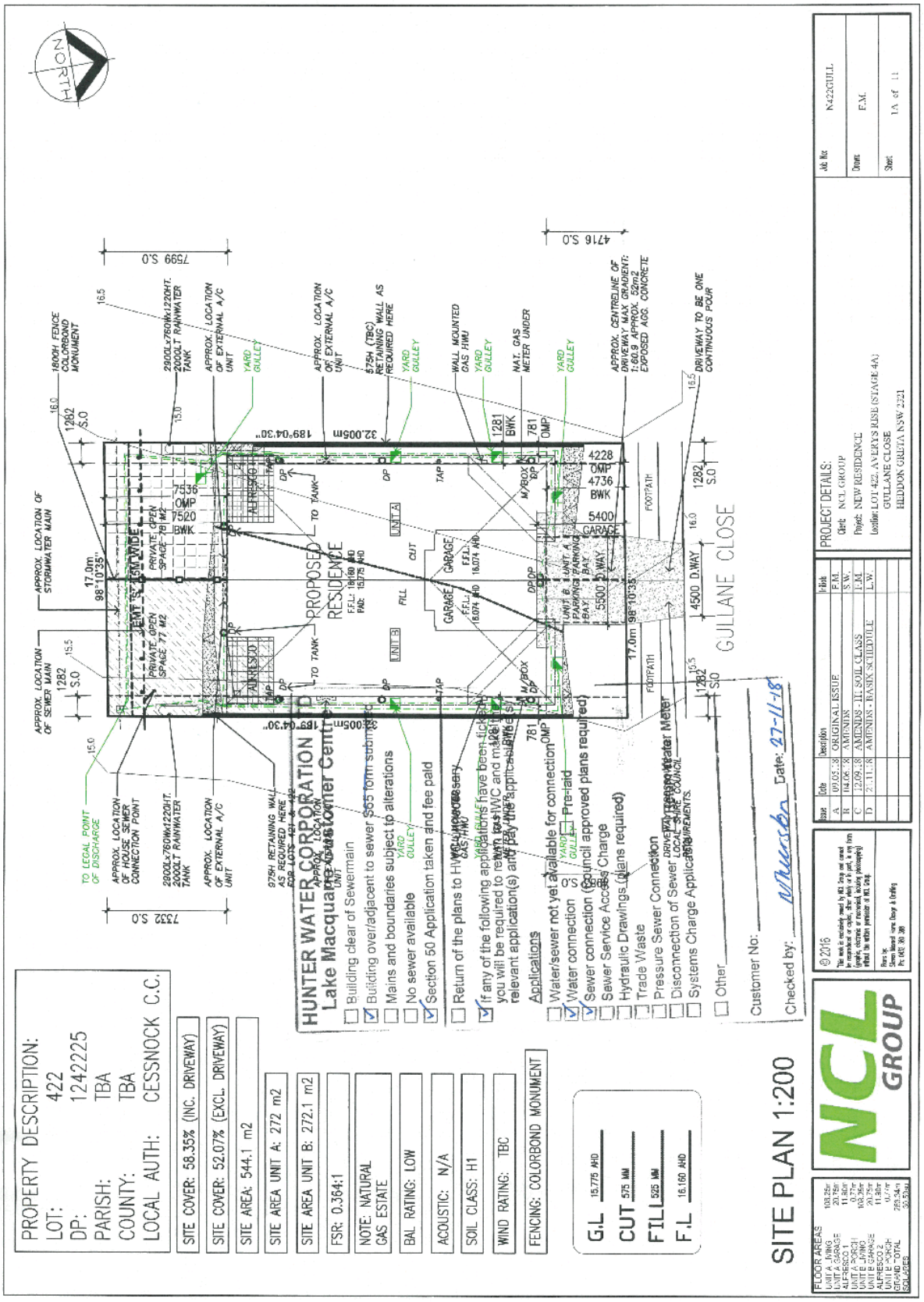
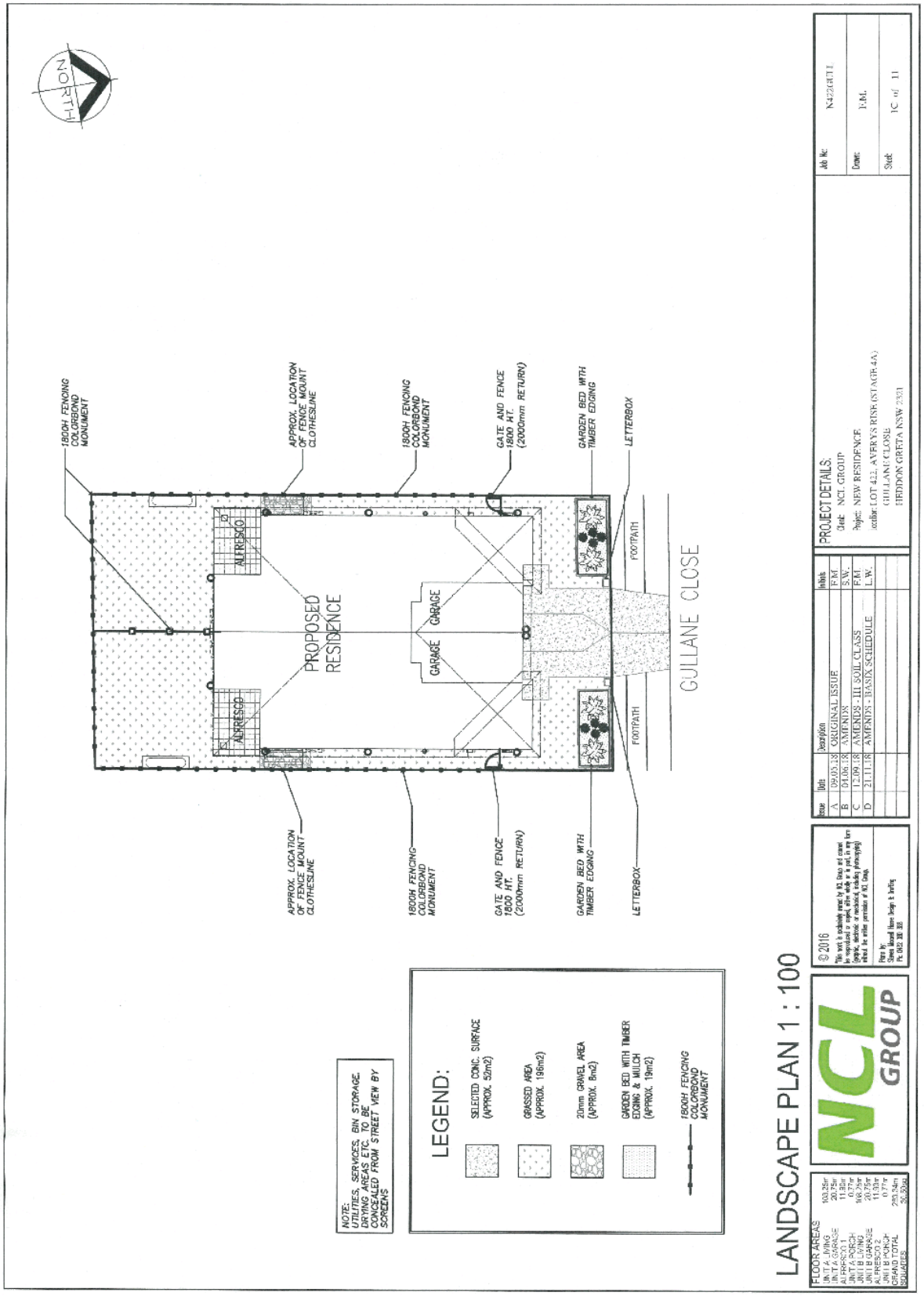
Plans by:
Steve Wood Home Designs & Drafting
Ph: 0412 228 288
Issue Date Description Initials
A 01.11.18 ORIGINAL ISSUE L.W.
B 08.11.18 BASIX & AMENDS (10mm) S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 415, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N415GULL
Drawn: L.W.
Sheet: 1C of 11

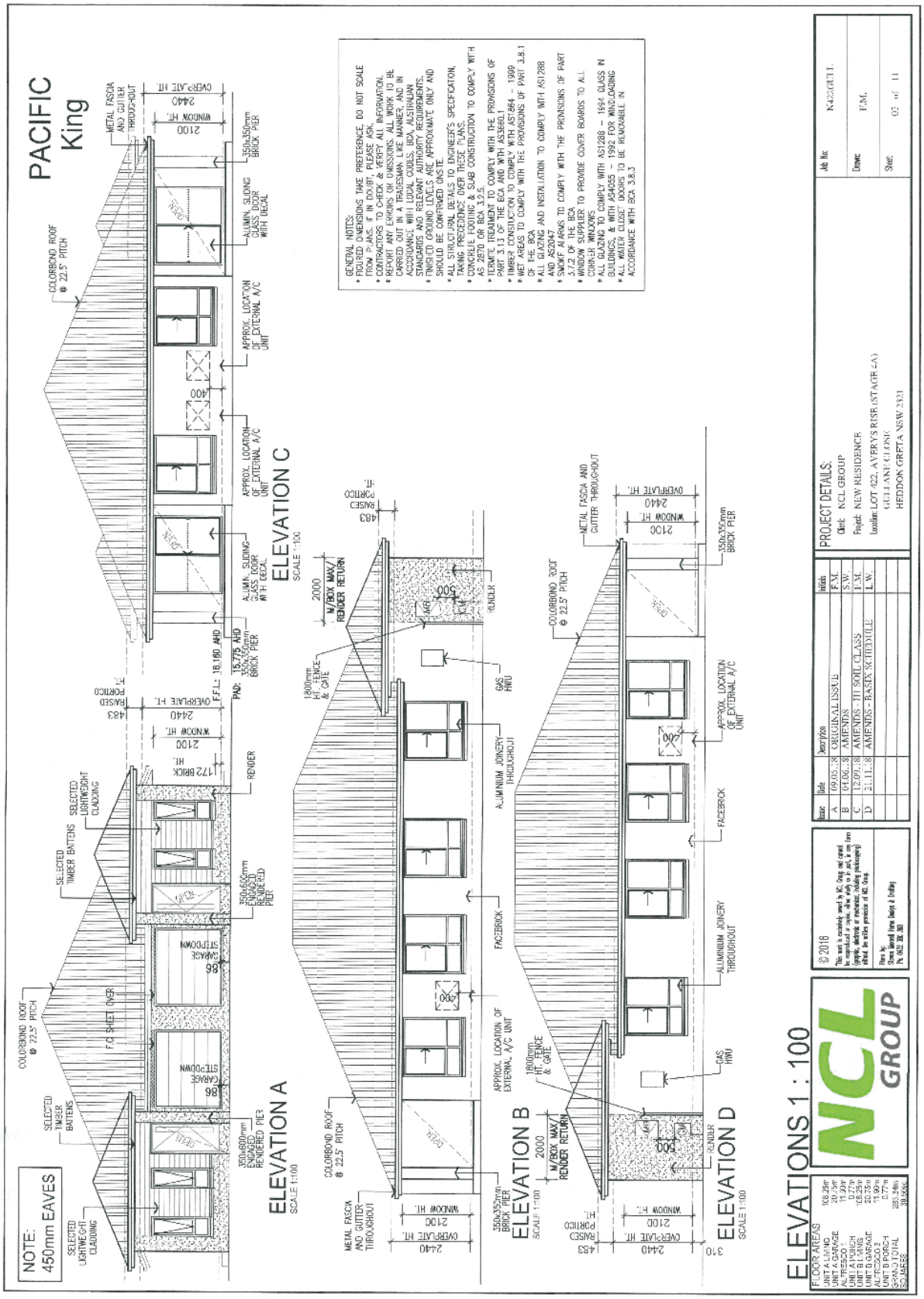

ELEVATIONS 1 : 100
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
NCL GROUP
PROJECT DETAILS:
NOTE: 450mm EAVES

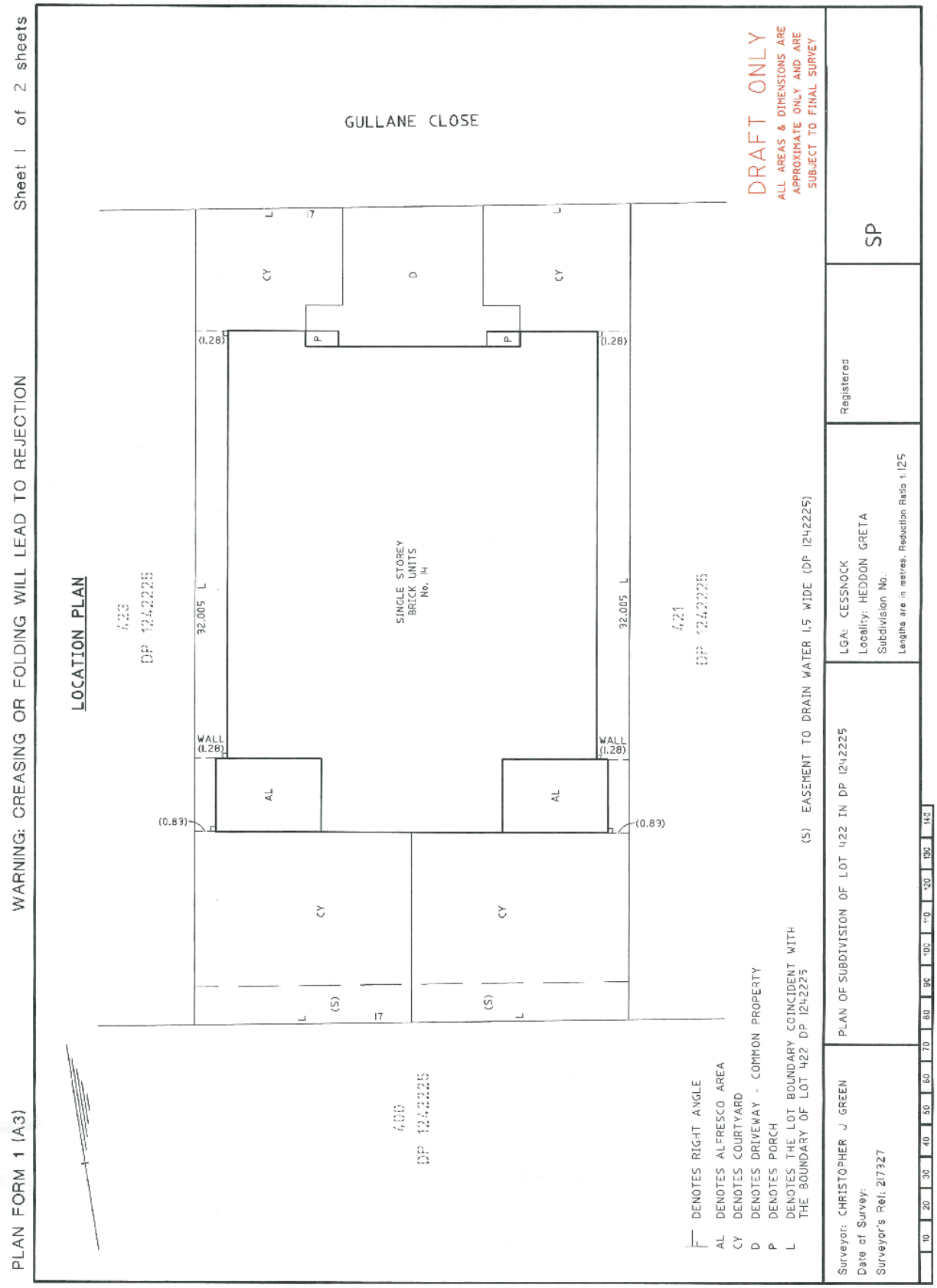

PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
SINGLE STOREY BRICK UNITS No. 28
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 242225)
DENOTES RIGHT ANGLE
A DENOTES ARC DISTANCE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 415 DP 242225
PLAN OF SUBDIVISION OF LOT 415 IN DP 242225
LGA: CESSNOCK
Locality: HEDDON GREETA
Subdivision No:
Lengths are in metres Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 21848

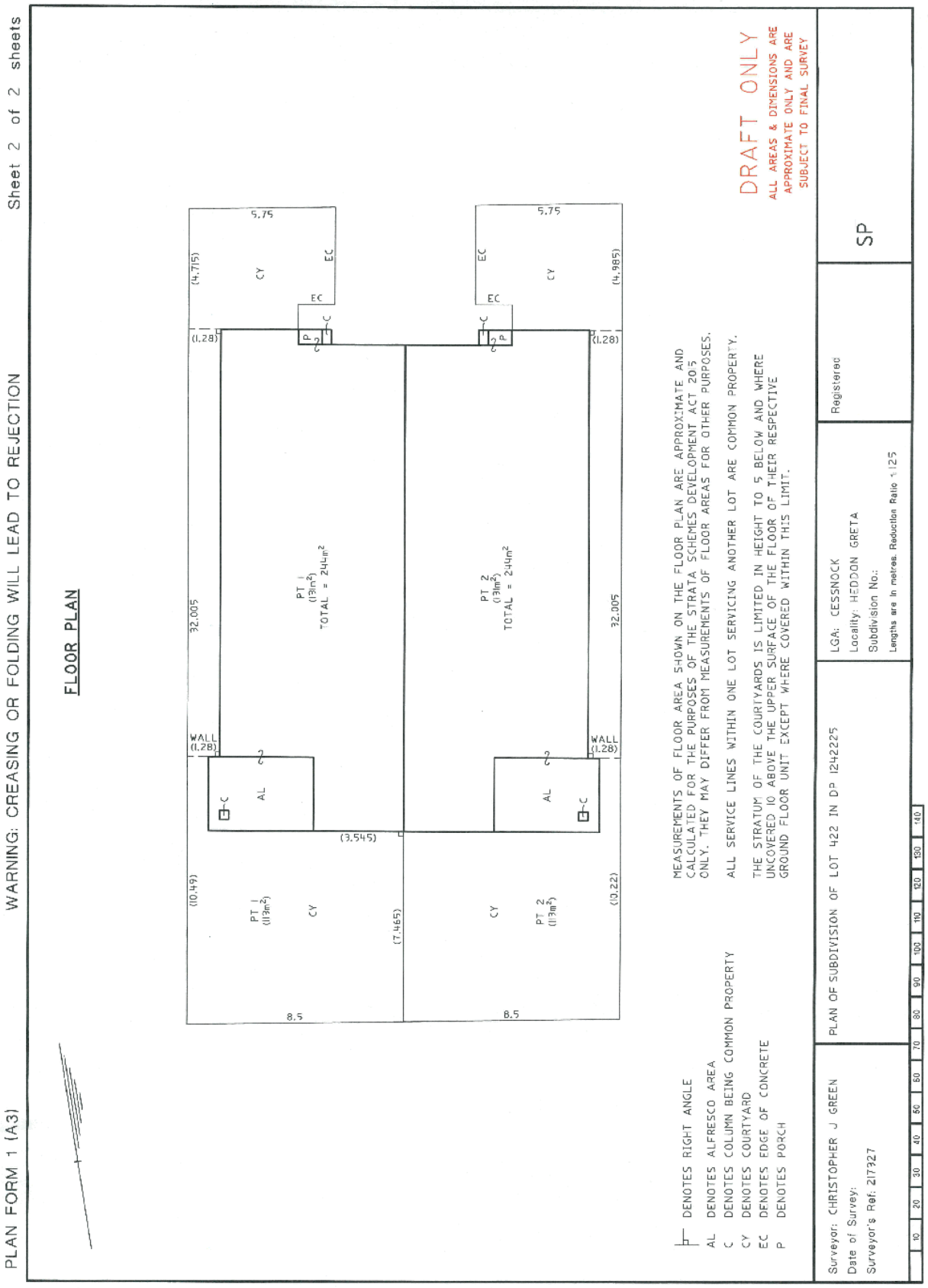

PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
PT 1 (137m²) TOTAL = 268m²
PT 2 (119m²) TOTAL = 255m²
PT 1 (137m²)
PT 2 (136m²)
CY
EC
AL
P
WALL
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED TO ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DENOTES RIGHT ANGLE
A DENOTES ARC DISTANCE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BLING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 21848
PLAN OF SUBDIVISION OF LOT 415 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.
Lengths are in metres. Reduction Ratio 1:125
Registered
SP

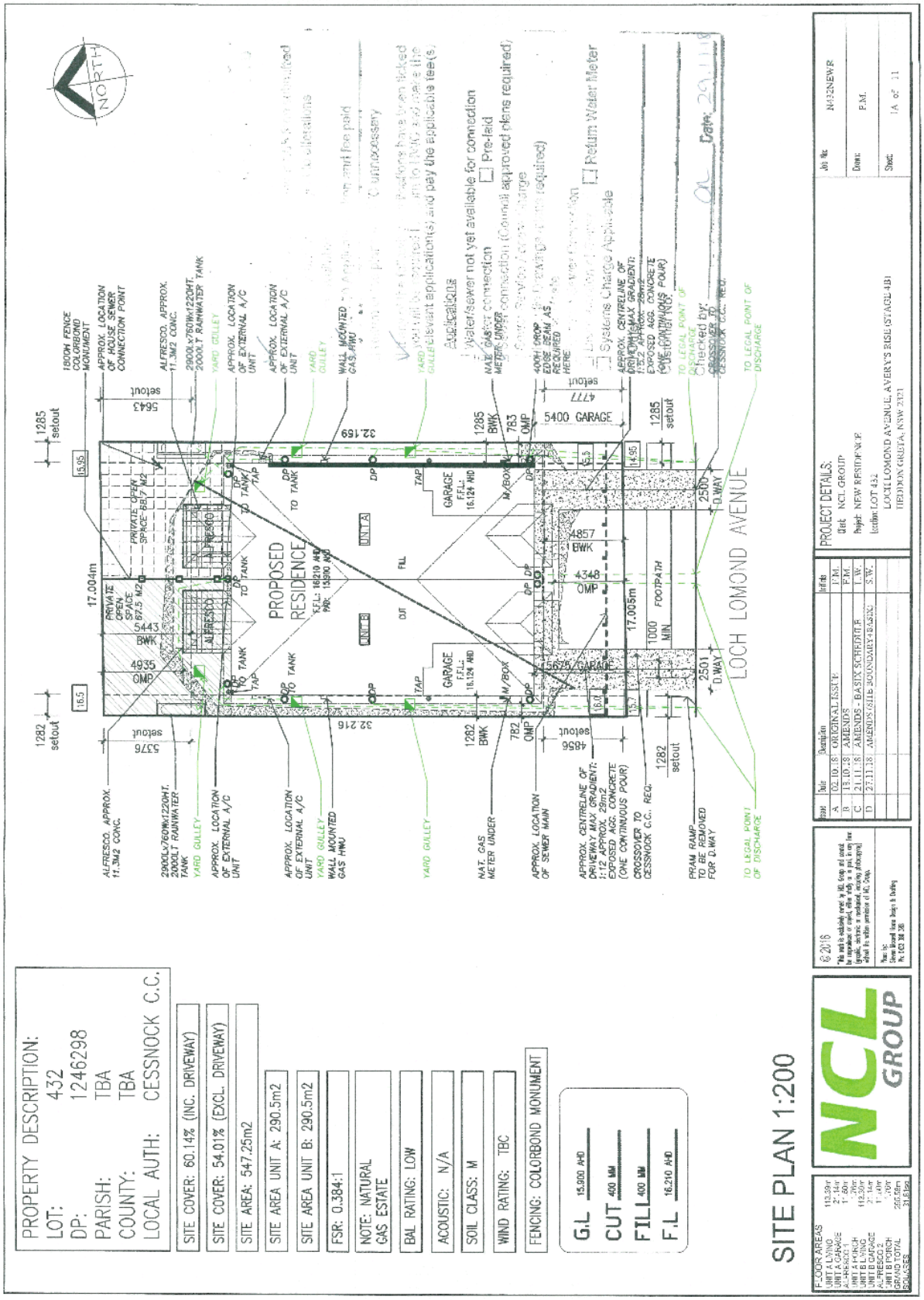

PROPERTY DESCRIPTION:
LOT: 422
DP: 1242225
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 58.35% (INC. DRIVEWAY)
SITE COVER: 52.07% (EXCL. DRIVEWAY)
SITE AREA: 544.1 m2
SITE AREA UNIT A: 272 m2
SITE AREA UNIT B: 272.1 m2
FSR: 0.364:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: H1
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 15.775 AHD
CUT 575 MM
FILL 525 MM
F.L 16.160 AHD
SITE PLAN 1:200
HUNTER WATER CORPORATION
Lake Macquarie Customer Centre
Building clear of Sewermain
Building over/adjacent to sewer
Mains and boundaries subject to alterations
No sewer available
Section 50 Application taken and fee paid
Return of the plans to HWC
Applications
Water/sewer not yet available for connection
Water connection
Sewer connection
Sewer Service Access Charge
Hydraulic Drawings (plans required)
Trade Waste
Pressure Sewer Connection
Disconnection of Sewer
Systems Charge Applicable
Other
Customer No:
Checked by:
Date: 27-11-18
PROPOSED RESIDENCE
GULLANE CLOSE
NORTH
NCL GROUP
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 422, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: N422GUL
Drawn: F.M.
Sheet: 1A of 11

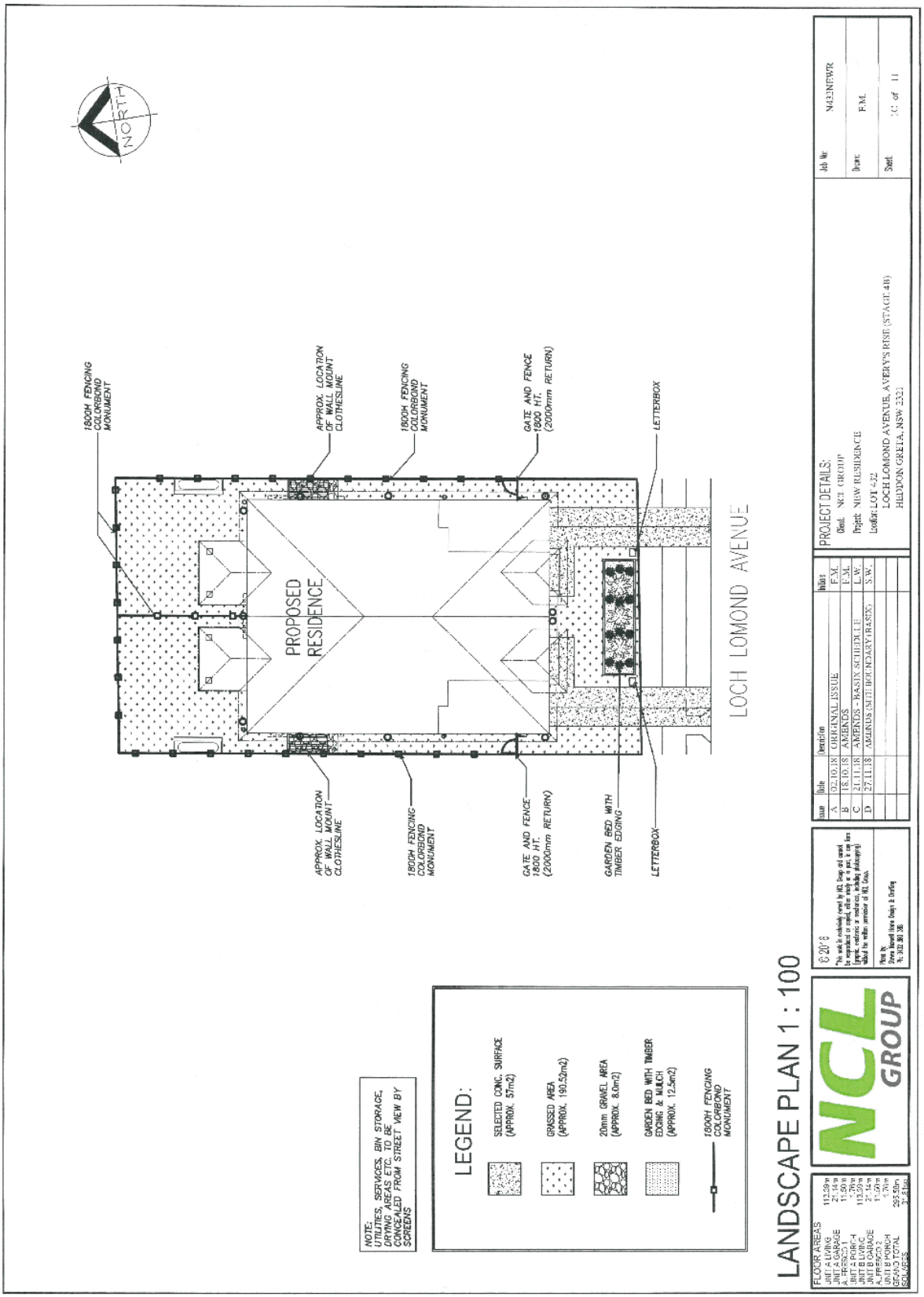

NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
FOOTPATH
GULLANE CLOSE
LEGEND:
SELECTED CONC. SURFACE (APPROX. 52m2)
GRASSED AREA (APPROX. 196m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LANDSCAPE PLAN 1 : 100
NCL GROUP
© 2016
PROJECT DETAILS.
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 422, AVERYS RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GREETA NSW 2321
Issue Date Description Initials
A 19.03.18 ORIGINAL ISSUE E.M.
B 01.06.18 AMENDS S.W.
C 17.09.18 AMENDS - LH SOIL CLASS P.H.
D 21.11.18 AMENDS - BASIX SCHEDULE L.W.
Job No: N422GT11
Drawn: E.M.
Sheet: 1C of 11
FLOOR AREAS
UNIT A - WING 103.25m²
UNIT A - GARAGE 20.25m²
ALFRESCO 11.93m²
UNIT A PORCH 0.77m²
UNIT B WING 100.25m²
UNIT B GARAGE 20.25m²
ALFRESCO 11.93m²
UNIT B PORCH 0.77m²
GRAND TOTAL 269.34m²
SQUARES 30.93sq


PACIFIC King
ELEVATION A
SCALE 1:100
ELEVATION C
SCALE 1:100
ELEVATION B
SCALE 1:100
ELEVATION D
SCALE 1:100
NOTE: 450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION, REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS, AND RELEVANT AUTHORITY REQUIREMENTS.
* SHADED GROUND LEVELS APPROXIMATE ONLY AND SHOULD BE CONFIRMED ON SITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 OR BCA 3.2.5.
* TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.13 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTRUCTION TO COMPLY WITH AS1684 – 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 – 1994 GLASS IN BUILDINGS, & WITH AS4055 – 1992 FOR WINDLOADING
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 422, AVERY'S RISE (STAGE 4A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Issue | Date | Description | Initials
A | 09.06.18 | ORIGINAL ISSUE | F.M.
B | 04.06.18 | AMENDS | S.W.
C | 12.09.18 | AMENDS - TH SOIL CLASS | F.M.
D | 21.11.18 | AMENDS - BASIX SCHEDULE | L.W.
Job No: K422GULT
Drawn: F.M.
Sheet: 02 of 11
© 2016
NCL GROUP
ELEVATIONS 1 : 100
FLOOR AREAS
UNIT A LIVING 108.25m²
UNIT A GARAGE 20.75m²
UNIT A PORCH 11.27m²
UNIT B LIVING 108.25m²
UNIT B GARAGE 22.75m²
UNIT B PORCH 11.90m²
AL TERRACE 17.77m²
GRAND TOTAL 283.34m²
SQUARES 30.5sq.


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
SINGLE STOREY BRICK UNITS No. 14
423 DP 1242225
421 DP 1242225
400 DP 1242225
32.005 L
WALL (1.28)
(0.83)
(1.28)
AL
CY
D
P
(S)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 422 DP 1242225
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
PLAN OF SUBDIVISION OF LOT 422 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GREETA
Subdivision No:
Lengths are in metres; Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217327


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
5.75
(4.715)
CY
EC
EC
(1.28)
P
C
PT 1
(113m²)
TOTAL = 244m²
32.005
WALL
(1.28)
AL
C
(3.545)
(10.49)
PT 1
(113m²)
CY
(7.465)
8.5
5.75
EC
EC
CY
(4.985)
(1.28)
PT 2
(113m²)
TOTAL = 244m²
32.005
WALL
(1.28)
AL
C
CY
PT 2
(113m²)
(10.22)
8.5
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
ALL SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY.
THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 5 BELOW AND WHERE UNCOVERED 10 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR RESPECTIVE GROUND FLOOR UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 217327
PLAN OF SUBDIVISION OF LOT 422 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PROPERTY DESCRIPTION:
LOT: 432
DP: 1246298
PARISH: TBA
COUNTY: TBA
LOCAL AUTH: CESSNOCK C.C.
SITE COVER: 60.14% (INC. DRIVEWAY)
SITE COVER: 54.01% (EXCL. DRIVEWAY)
SITE AREA: 547.25m2
SITE AREA UNIT A: 290.5m2
SITE AREA UNIT B: 290.5m2
FSR: 0.384:1
NOTE: NATURAL GAS ESTATE
BAL RATING: LOW
ACOUSTIC: N/A
SOIL CLASS: M
WIND RATING: TBC
FENCING: COLORBOND MONUMENT
G.L 15.900 AHD
CUT 400 MM
FILL 400 MM
F.L 16.210 AHD
SITE PLAN 1:200
NCL GROUP
PROPOSED RESIDENCE
LOCH LOMBOND AVENUE
5400 GARAGE
5675 GARAGE
5443 BWK
4935 OMP
4857 BWK
4348 OMP
17.004m
17.005m
32.169
32.216
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 432
LOCH LOMOND AVENUE, AVERYS BISLISTANGLAB
HEDDON GRETA, NSW 2321
Job No: N432NEWR
Date: P.M.
Sheet: 1A of 11


NORTH
1800H FENCING COLORBOND MONUMENT
APPROX. LOCATION OF WALL MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
LETTERBOX
PROPOSED RESIDENCE
LOCH LOMOND AVENUE
APPROX. LOCATION OF WALL MOUNT CLOTHESLINE
1800H FENCING COLORBOND MONUMENT
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
NOTE: UTILITIES, SERVICES, BIN STORAGE, GROUND ASSETS TO BE CONCEALED FROM STREET VIEW BY SCREENS
LEGEND:
SELECTED CONC. SURFACE (APPROX. 57m2)
GRASSED AREA (APPROX. 190.52m2)
20mm GRAVEL AREA (APPROX. 8.0m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 12.5m2)
1800H FENCING COLORBOND MONUMENT
LANDSCAPE PLAN 1 : 100
FLOOR AREAS
UNIT A LIVING 112.59m²
UNIT A GARAGE 27.14m²
A. FRESCO 1 11.50m²
UNIT A PORCH 1.76m²
UNIT B LIVING 112.59m²
UNIT B GARAGE 27.14m²
A. FRESCO 2 11.50m²
UNIT B PORCH 1.76m²
GROUND TOTAL 295.58m²
SQUARES 32.41sq
NCL GROUP
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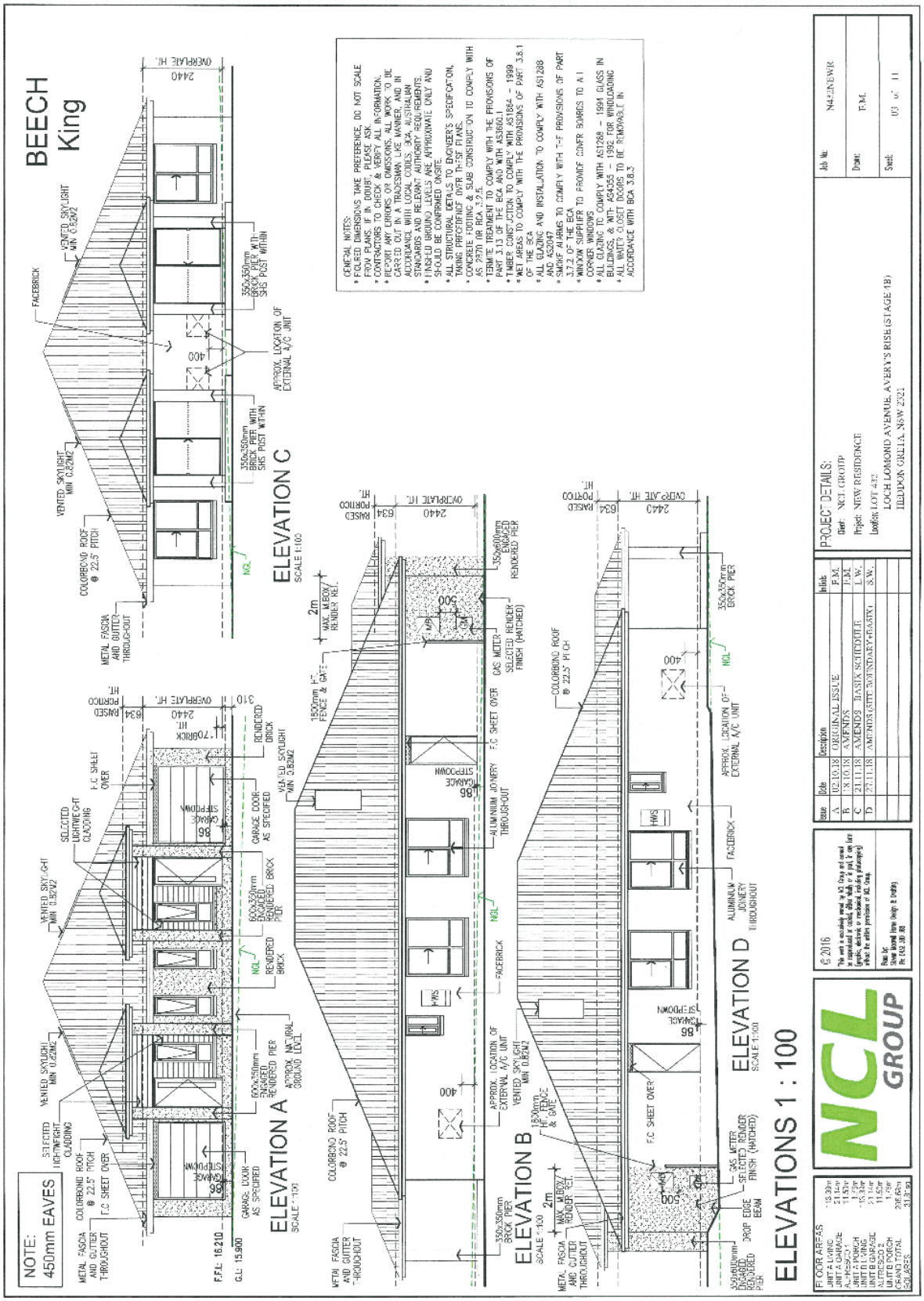
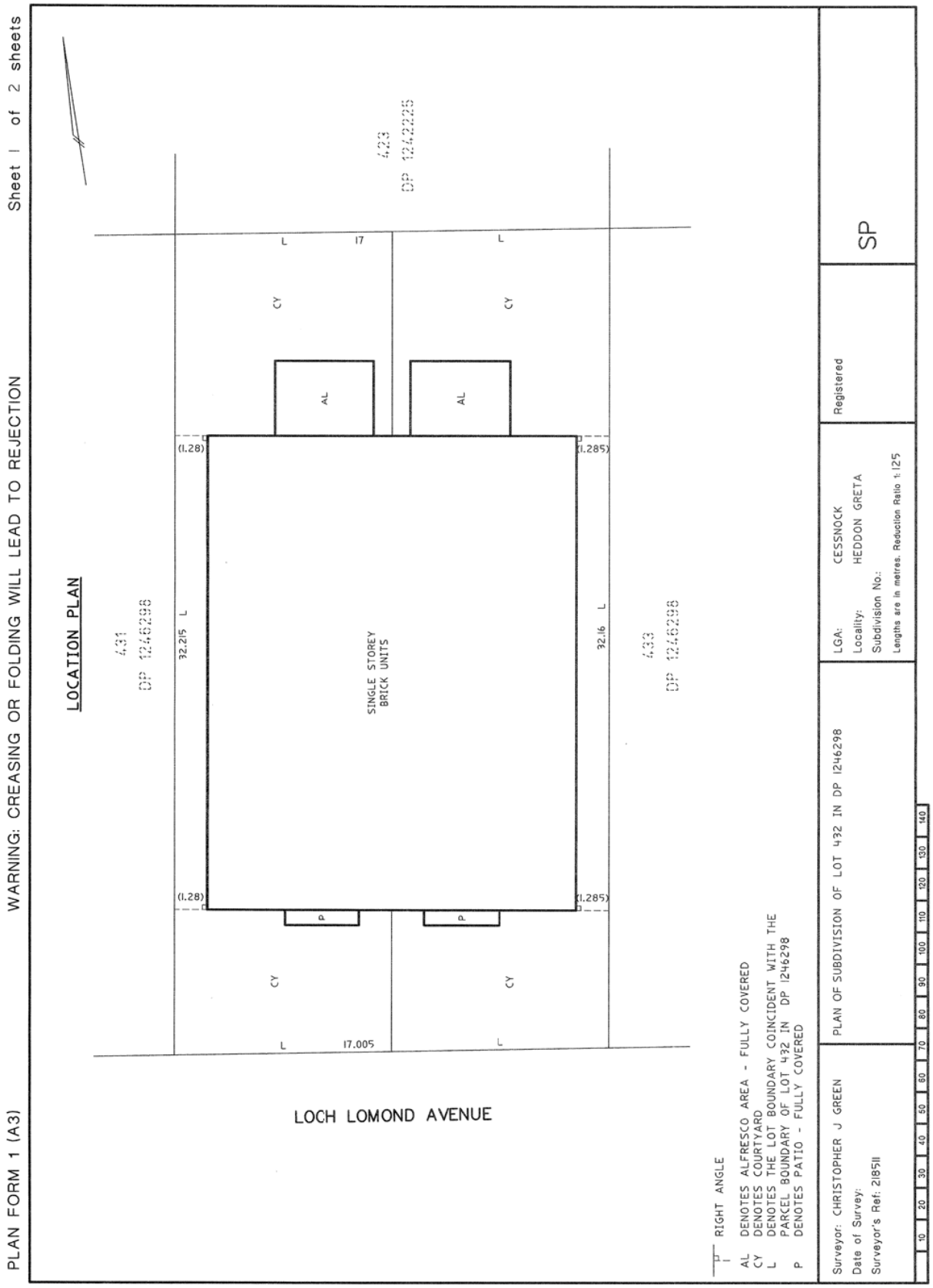
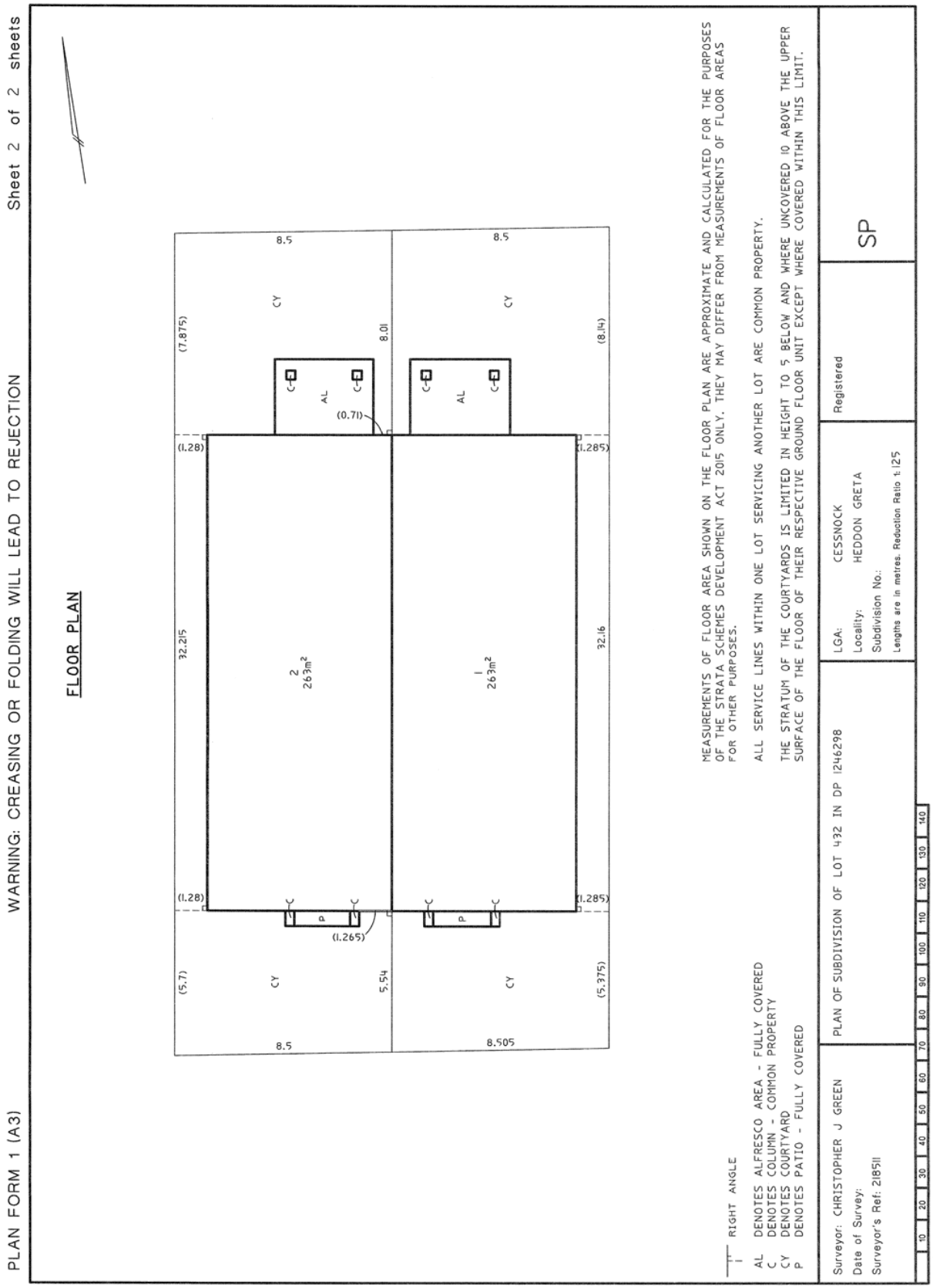
Plans By
Steve Newell Home Design & Drafting
Ph. 0412 301 388
Issue Date Description Initials
A 02.10.18 ORIGINAL ISSUE F.M.
B 18.10.18 AMENDS F.M.
C 21.11.18 AMENDS - BASIX SCHEDULE L.W.
D 27.11.18 AMENDS SITE BOUNDARY BASIX S.W.
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 432
LOCH LOMOND AVENUE, AVERYS RISE (STAGE 4B)
HEDDON GRETA, NSW 2321
Job No: N423NEWR
Drawn: F.M.
Sheet: 10 of 11


BEECH
King
ELEVATIONS 1 : 100
ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
NOTE:
450mm EAVES
GENERAL NOTES:
* FIGURED DIMENSIONS TAKE PREFERENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
* CONTRACTORS TO CHECK & VERIFY ALL INFORMATION.
* REPORT ANY ERRORS OR OMISSIONS. ALL WORK TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER, AND IN ACCORDANCE WITH LOCAL CODES, BCA, AUSTRALIAN STANDARDS AND RELEVANT AUTHORITY REQUIREMENTS.
* FINISHED GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
* ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION, TAKING PRECEDENCE OVER THESE PLANS.
* CONCRETE FOOTING & SLAB CONSTRUCTION TO COMPLY WITH AS 2870 - 1996 & 2870 - 2011.
* ALL TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
* TIMBER CONSTRUCTION TO COMPLY WITH AS1684 - 1999
* WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE BCA
* ALL GLAZING AND INSTALLATION TO COMPLY WITH AS1288 AND AS2047
* SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA
* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS
* ALL GLAZING TO COMPLY WITH AS1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.3
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 432
LOCH LOMOND AVENUE, AVERYS RISE (STAGE 1B)
HEDDON GREETA, NSW 2321
Job No: N4423NEWR
Drawn: F.M.
Sheet: 03 of 11
NCL GROUP
© 2016
FLOOR AREAS
UNIT A LIVING 19.30m²
UNIT A GARAGE 21.14m²
A-Area(s) 41 11.53m²
UNIT B PORCH 1.53m²
UNIT B LIVING 19.30m²
UNIT B GARAGE 21.14m²
A-Area(s) 2 11.52m²
UNIT B PORCH 1.75m²
GRAND TOTAL 205.65m²
COVERS 31.91m²


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
431
DP 1246298
432
DP 1242225
433
DP 1246298
SINGLE STOREY
BRICK UNITS
32.215 L
32.16 L
17
17.005
(1.28)
(1.285)
AL
CY
P
LOCH LOMOND AVENUE
RIGHT ANGLE
AL DENOTES ALFRESCO AREA - FULLY COVERED
CY DENOTES COURTYARD
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE PARCEL BOUNDARY OF LOT 432 IN DP 1246298
P DENOTES PATIO - FULLY COVERED
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 2185II
PLAN OF SUBDIVISION OF LOT 432 IN DP 1246298
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
8.5
8.5
CY
CY
(7.875)
8.01
(8.14)
AL
(0.71)
(1.28)
(1.285)
32.215
32.16
2
263m²
1
263m²
(1.28)
(1.285)
P
(1.265)
(5.7)
5.54
(5.375)
8.5
8.505
RIGHT ANGLE
AL DENOTES ALFRESCO AREA - FULLY COVERED
C DENOTES COLUMN - COMMON PROPERTY
CY DENOTES COURTYARD
P DENOTES PATIO - FULLY COVERED
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREAS FOR OTHER PURPOSES.
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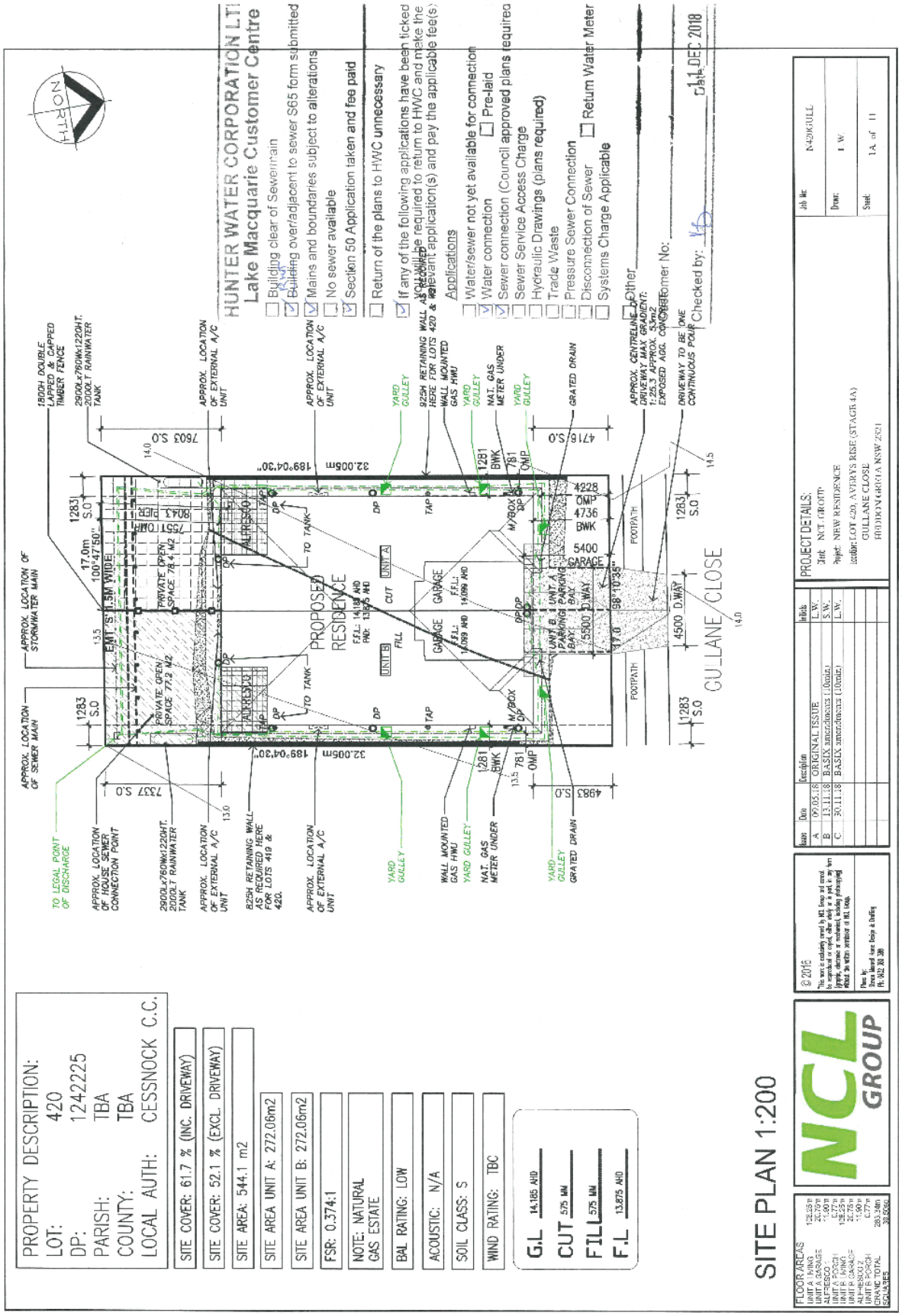
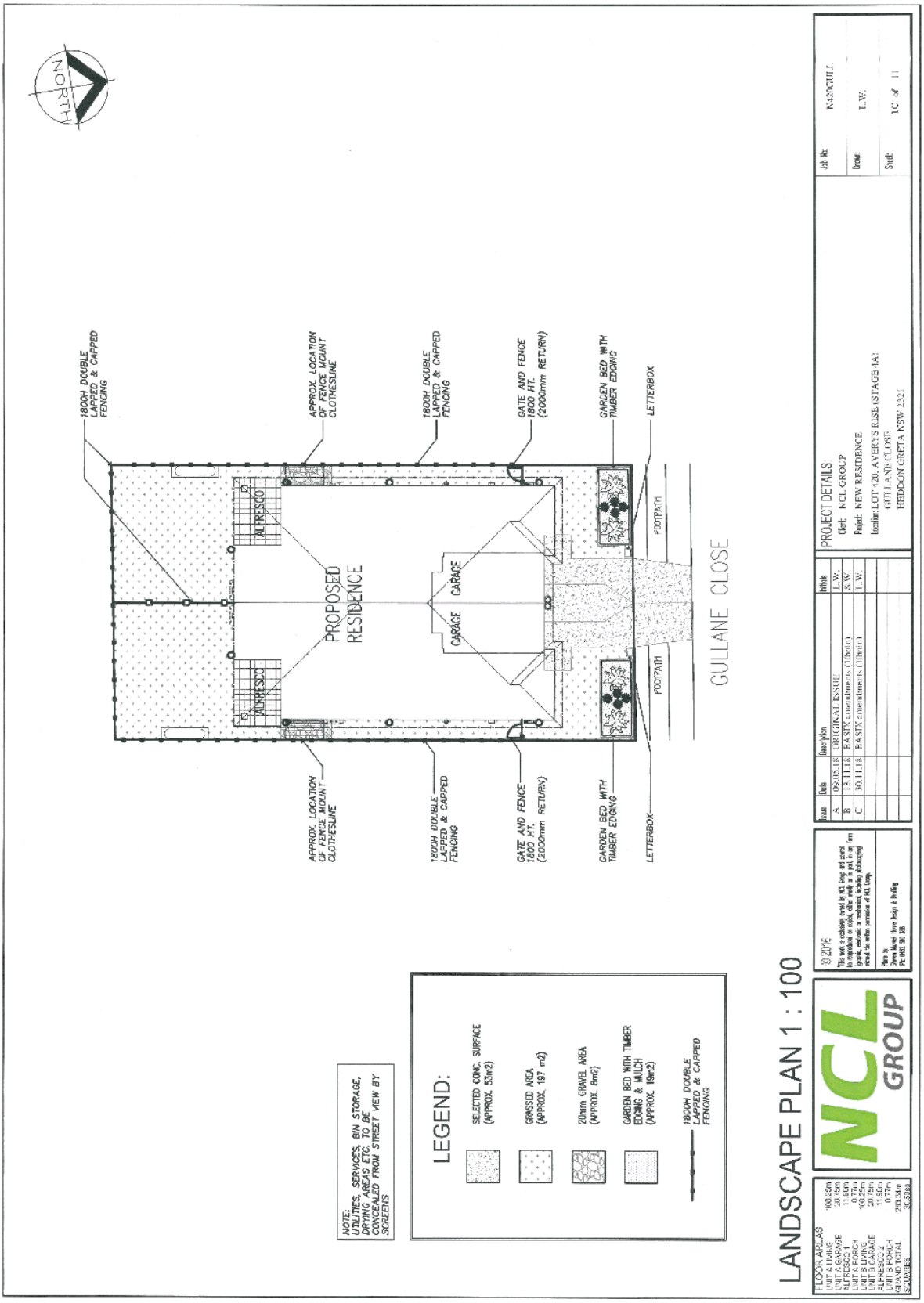
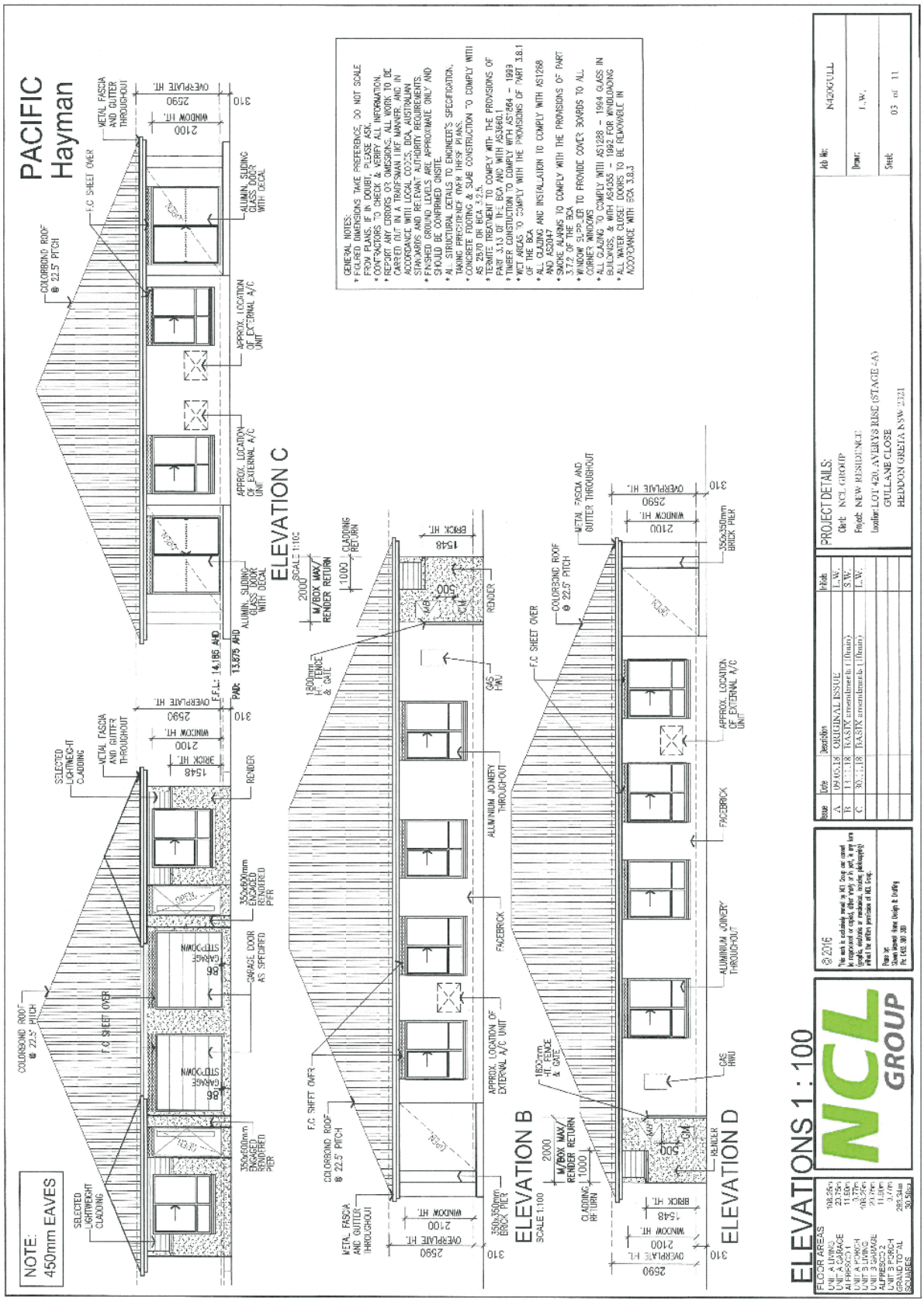
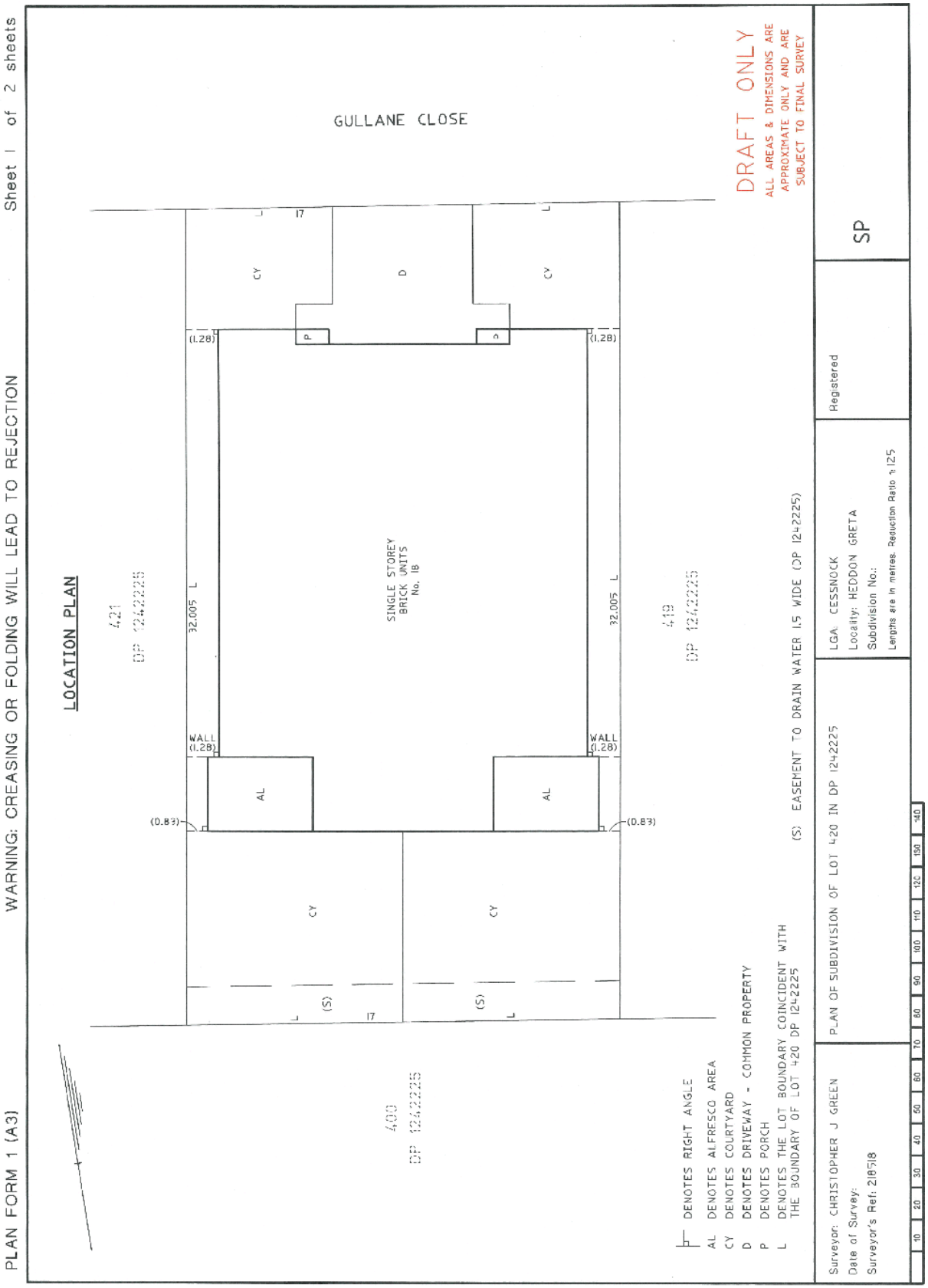
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 21851I
PLAN OF SUBDIVISION OF LOT 432 IN DP 1246298
LGA: CESSNOCK
Locality: HEDDON GRETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
10 20 30 40 50 60 70 80 90 100 110 120 130 140

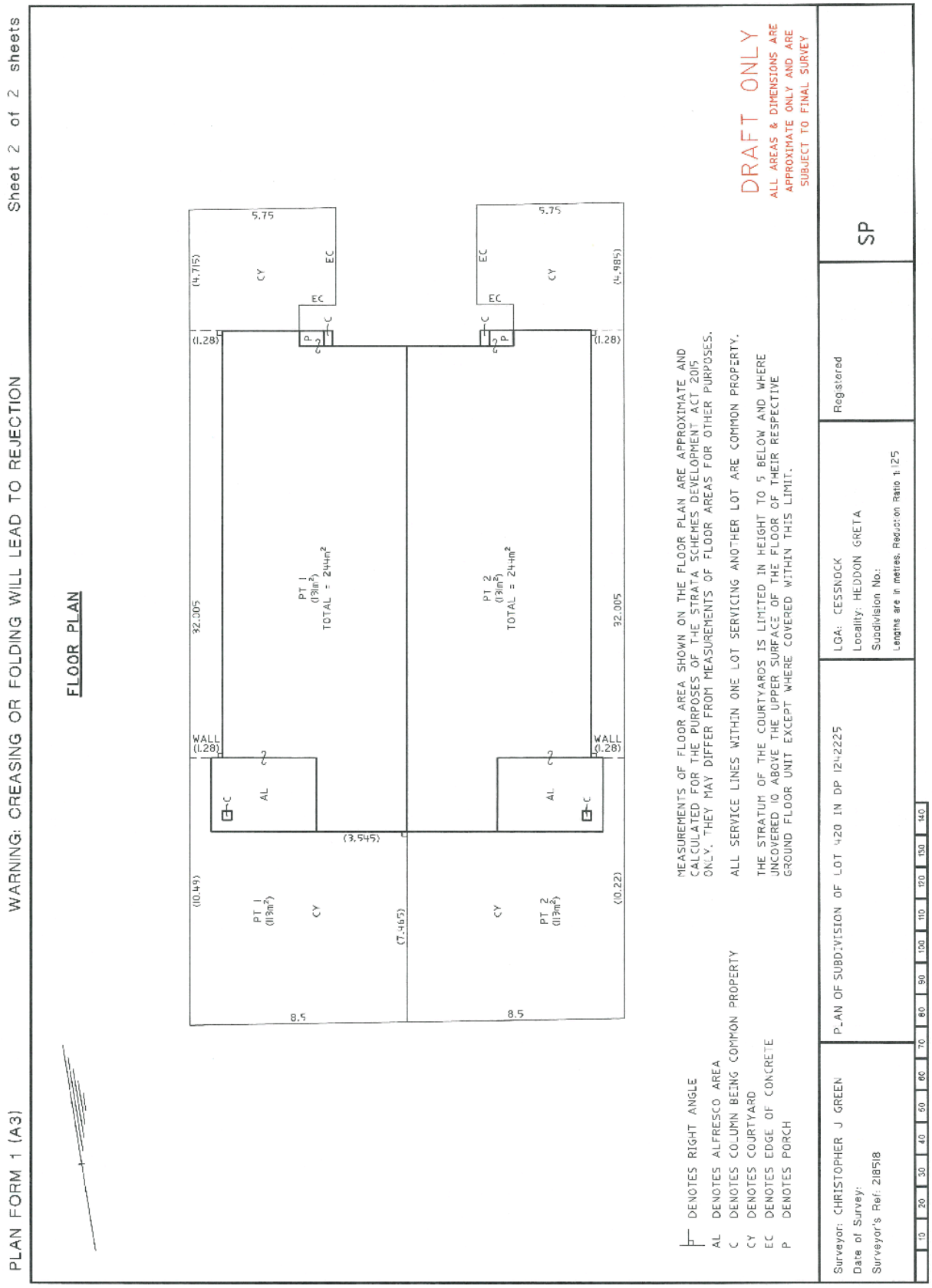
18 Gullane Close, Heddon Greta




NORTH
1800H DOUBLE LAPPED & CAPPED FENCING
APPROX. LOCATION OF FENCE MOUNT CLOTHESLINE
GATE AND FENCE 1800 HT. (2000mm RETURN)
GARDEN BED WITH TIMBER EDGING
LETTERBOX
ALFRESCO
PROPOSED RESIDENCE
GARAGE
FOOTPATH
GULLANE CLOSE
LEGEND:
SELECTED CONC. SURFACE (APPROX. 53m2)
GRASSED AREA (APPROX. 197 m2)
20mm GRAVEL AREA (APPROX. 8m2)
GARDEN BED WITH TIMBER EDGING & MULCH (APPROX. 19m2)
1800H DOUBLE LAPPED & CAPPED FENCING
NOTE: UTILITIES, SERVICES, BIN STORAGE, DRYING AREAS ETC. TO BE CONCEALED FROM STREET VIEW BY SCREENS
LANDSCAPE PLAN 1 : 100
NCL GROUP
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 120, AVERYS RISE (STAGE 1A)
GULLANE CLOSE
HEDDON GRETA NSW 2321
Job No: K420GULL
Drawn: L.W.
Sheet: 1C of 11


PACIFIC Hayman
ELEVATIONS 1 : 100
ELEVATION C
ELEVATION B
ELEVATION D
NOTE: 450mm EAVES
GENERAL NOTES:
PROJECT DETAILS:
Client: NCL GROUP
Project: NEW RESIDENCE
Location: LOT 420, AVERYS RISE (STAGE 4A) GULLANE CLOSE HEDDON GRETA NSW 2321
NCL GROUP
FLOOR AREAS


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 1 of 2 sheets
LOCATION PLAN
GULLANE CLOSE
421
DP 1242225
420
DP 1242225
419
DP 1242225
SINGLE STOREY
BRICK UNITS
No. 18
32.005 L
WALL
(1.28)
(0.83)
AL
CY
D
P
(S)
17
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE
APPROXIMATE ONLY AND ARE
SUBJECT TO FINAL SURVEY
(S) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 1242225)
DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
CY DENOTES COURTYARD
D DENOTES DRIVEWAY - COMMON PROPERTY
P DENOTES PORCH
L DENOTES THE LOT BOUNDARY COINCIDENT WITH THE BOUNDARY OF LOT 420 DP 1242225
PLAN OF SUBDIVISION OF LOT 420 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GREATA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218518
10 20 30 40 50 60 70 80 90 100 110 120 130 140


PLAN FORM 1 (A3)
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
Sheet 2 of 2 sheets
FLOOR PLAN
DRAFT ONLY
ALL AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
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DENOTES RIGHT ANGLE
AL DENOTES ALFRESCO AREA
C DENOTES COLUMN BEING COMMON PROPERTY
CY DENOTES COURTYARD
EC DENOTES EDGE OF CONCRETE
P DENOTES PORCH
PT 1 (113m²)
TOTAL = 244m²
PT 2 (113m²)
TOTAL = 244m²
5.75
(4.715)
(4.985)
(1.28)
32.005
WALL (1.28)
(3.545)
(10.49)
(7.465)
(10.22)
8.5
Surveyor: CHRISTOPHER J GREEN
Date of Survey:
Surveyor's Ref: 218518
PLAN OF SUBDIVISION OF LOT 420 IN DP 1242225
LGA: CESSNOCK
Locality: HEDDON GREETA
Subdivision No.:
Lengths are in metres. Reduction Ratio 1:125
Registered
SP

CESSNOCK CITY COUNCIL

COUNCILLOR REQUEST TO ATTEND CONFERENCE, SEMINAR OR TRAINING

COUNCILLOR DETAILS			
Name:	Bob Pynsent		
Mobile Phone Number:	0408 267 532	**Dietary Requirements:**	NIL

CONFERENCE/SEMINAR/TRAINING DETAILS					
Course Name:	National General Assembly 2019				
Organiser:	Australian Local Government Association			**Location:**	Canberra
Date:	16-19 June 2019	**Cost:**	$989.00	**Job Number:**	

Detail benefits to you and your role in Council

As Mayor of the City, I see great benefits in attendance.

In particular:
- Innovation and directions in community leadership
- Networking with recognized Local Government leaders from across NSW

Details of conferences / seminars / training already attended in this term of Council

LGNSW Annual Conference – 16-18 October 2016
NGA Conference – 18-21 June 2017
LGNSW Annual Conference - 3-6 December 2018
LGNSW Tourism Conference - 12-14 March 2018
Audit & Risk Committee Forum – 21 May 2018
ALGA Conference – 17-20 June 2018
LGNSW Annual Conference – 21-23 October 2018
LGNSW Tourism Conference - 17-19 March 2019

TRAVEL & ACCOMMODATION			
Accommodation			
Is Accommodation Required?	☒ Yes ☐ No (if Yes please complete details below)		
Name:		**Phone:**	
Check in Date:	16 June 2019	**Check out Date:**	19 June 2019
Travel			
Airfare Required?	☐ Yes ☒ No (if Yes please complete details below)		
Other Transport Require?	☒ Yes ☐ No	**Transport requirement:**	Self drive
Special Requirements?			

AUTHORISATION					
Mayor / Councillor					
Name:	Bob Pynsent	**Signature:**	R J Pynsent	**Date:**	12/2/19
General Manager					
Full Name:		**Signature:**		**Date:**	

☐ Approved ☐ Not Approved

OFFICE USE ONLY					
	Date	Signature		Date	Reference / Reservation Number
Received by EA:			**Registered in RM:**		
TRIM link to HR:			**Registration Booked:**		
Clr Advised:			**Accommodation Booked:**		
			Travel Booked:		

Cessnock City Council Request to Attend Conference / Seminar / Training Form Page 1 of 1

Finalised

Action Sheets Report

Division:
Committee: Ordinary Council
Officer:

Date From:
Date To:

Printed: Wednesday, 13 March 2019 9:28:40 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC90/2018	Ordinary Council 12/12/2018	Glauser, Andrew Maginnity, Robert	Corporate and Community	Revoting of Expenditure from 2017-18 to 2018-19	19/12/2018	13/02/2019

717
MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Gray
717
RESOLVED

1. **That Council endorse variations to carryover projects and revoted projects totalling $1,509,618 with no additional general funds, new grant funding totalling $707,288, section 7.11 funding of $727,500 and reserve funding of $74,830 as detailed in the report, inclusive of variation to programs.**

Budget Adjustment 30/06/18	General Funds	Section 7.11	Reserves	Grants	Total
Bridges	233,454			(130,908)	102,546
Cemeteries	(10,295)				(10,295)
Parks & Recreation	10,295			224,961	235,256
Pathways	38,775			116,576	155,351
Roads	(232,229)		74,830	496,659	339,260
Strategic Asset Planning	(40,000)				(40,000)
Tourism Signage		727,500			727,500
Grand Total	**0**	**727,500**	**74,830**	**707,288**	**1,509,618**

2. **That Council authorise the revoting of expenditure from 2017-18 to 2018-19.**

Revotes by Asset Class	Council Funds	Loan Funds	Grants	Total Revotes
Buildings	116,391	0	0	116,391
Cemeteries	13,881	0	0	13,881
Parks & Recreation	140,384	0	274,961	415,345
Roads	80,894	0	0	80,894
Stormwater	21,693	5,307	53,000	80,000
Strategic Asset Planning	212,500	0	0	212,500
Total	**585,743**	**5,307**	**327,961**	**919,011**

3. **That Council note that projects as listed in Enclosure 1: Revotes and Carryovers 2017-18 to 2018-19 have been brought forward into the current financial year.**

Finalised	**Division:**	**Date From:**
	Committee: Ordinary Council	**Date To:**
	Officer:	
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:28:40 AM

13/02/2019 12:44:07 PM - Andrew Glauser
Action completed by: Keegan, Robyn
Report went to Council 12-12-18.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
MM13/2018	Ordinary Council 12/12/2018	Benson, Nicole	Mayoral Minutes	NSW Legislation allowing Cemetery Operators to Reuse Graves	6/03/2019	13/02/2019
701		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Pynsent
701
RESOLVED

1. **That Council notes that the Berejiklian Barilaro Government's new Cemetery and Crematoria Regulation 2018 which allows cemeteries to disinter human remains as little as 25 years after the burial and sell the plot to another party;**

2. **That Council notes that during a recent review of the Cemetery and Crematoria Regulation 2018, a range of church groups, indigenous representatives and the broader community were simply unaware of the new regulation;**

3. **That Council notes concerns the new laws may create two classes of burial rights in NSW;**

4. **That Council does not offer renewable interment rights at any of its cemeteries;**

5. **That Council writes to the Premier, The Hon Gladys Berejiklian MP advising that Council strongly opposes any law change that allows the reuse of burial plots and requests the NSW Government to urgently look for alternate solutions to address the need for more cemetery space.**

15/01/2019 1:26:09 PM - Nicole Benson
Resolutions 1-4 noted/implemented. Resolution 5 letter has been drafted.
13/02/2019 4:41:03 PM - Nicole Benson
Action completed by: Benson, Nicole
Letter posted on 16 January 2019. All resolutions now complete.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC82/2018	Ordinary Council 21/11/2018	Drage, Natalie	Corporate and Community	Richmond Main Colliery - Progress Report	28/02/2019	19/02/2019
679		Maginnity, Robert				

MOTION ***Moved:*** Councillor Dagg ***Seconded:*** Councillor Sander
679
RESOLVED

1. **That Council note the progress of actions for Richmond Main Colliery and that a further report be presented to Council in February 2019.**

2. **That Council note the cessation of commercial operations within Precinct B.**

3. **That Council note the progress in regards to activities undertaken to clean up the precinct, and in particular the efforts of the Richmond Main Preservation Co-operative Society Limited over the last 6 months.**

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4. **That Council, in not currently being able to fund the remediation works required for the Locomotive Shed and Store and/or Power House Store buildings, commence discussions with the Richmond Main Preservation Co-operative Society Limited Board to establish the feasibility of members of the Society and its community partners undertaking the building repair works in accordance with the Structural Assessment Building Report, and once works are completed to a standard agreed by Council, the Society be allowed to re-occupy the buildings for operational purposes as part of a licence agreement.**

5. **That Council note grounds maintenance within Precinct B and C has historically been undertaken by the Richmond Main Preservation Co-operative Society Limited and permitting ongoing access to these Precincts for this purpose will be discussed with the Society as part of a new licence agreement.**

20/12/2018 3:24:32 PM - Natalie Drage
Resolution noted and progress report due February 2019. Council staff met with members of the Richmond Main Preservation Society Board on 6 December 2018 and Item 4 was discussed. The Society to discuss options with its members and community partners for progressing this Item. Next meeting with Council Staff and the Society is 29 January 2019.
20/12/2018 3:27:12 PM - Natalie Drage
Items 1, 2 and 3 noted.
20/12/2018 3:29:56 PM - Natalie Drage
Revised Target Date changed by: Drage, Natalie From: 19 Dec 2018 To: 28 Feb 2019
Reason: Report to be tabled to Council February 2019.
21/01/2019 12:09:28 PM - Natalie Drage
Item 4 to be further discussed with the Society Board and Council Staff at the next meeting scheduled 29 January 2019. Item 5 was discussed with the Society Board at the previous meeting held 6 December 2018 and that meeting included discussions for the preparation of a Draft Licence.
7/02/2019 4:01:31 PM - Natalie Drage
A report has been prepared for the meeting of Council 20 February 2019. At the meeting held with the Society and Council staff on 6 December 2018 and 29 January 2019, the resolution for the Richmond Main Preservation Co-operative Society Ltd to consider the feasibility of its members and partners undertaking building repair works was discussed. The Society is aware of the resolution.
19/02/2019 8:38:39 AM - Natalie Drage
Action completed by: Drage, Natalie
All resolutions complete. A progress report will be tabled at the meeting of Council 20 February 2019.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI1/2019	Ordinary Council 6/02/2019	Donnelly, Patricia	Works and Infrastructure	Sustainable Communities - Tidy Town Awards Participation 2019	6/03/2019	19/02/2019
739		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Fitzgibbon
739
RESOLVED

1. **That Council be represented at the National Tidy Towns Awards in Smithton, Tasmania on 4-5 April 2019 by Council and relevant staff (nominated by the General Manager).**

2. **That Council determines the Mayor to be the Councillor representative to attend the National Tidy Towns Awards in Smithton, Tasmania.**

3. **That Council allocate from operational budgets, funds of $10,000 required to attend the National Tidy Towns Awards in Smithton, Tasmania.**

4. **That Council endorse support of up to $600 per person (from existing budgets) for a maximum of 3 Tidy Town Committee members wishing to attend the awards ceremony.**

5. **That Council endorse the Keep Australia Beautiful NSW Memorandum of Understanding (MoU) for hosting of the 2019 NSW Sustainable Communities – Tidy Towns Awards on 1-3 November 2019.**

6. **That Council consider a budget increase of $30,000 to the 2019-20 Tidy Towns budget only for the additional costs expected to be incurred for hosting the 2019 NSW Sustainable Communities – Tidy Towns Awards on 1-3 November 2019.**

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19/02/2019 3:45:50 PM - Patricia Donnelly
Action completed by: Donnelly, Patricia
Actions completed.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC61/2018	Ordinary Council 5/09/2018	Drage, Natalie	Corporate and Community	Richmond Main Colliery - Progress Report	28/02/2019	19/02/2019
636		Maginnity, Robert				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Burke
636
RESOLVED

1. That Council note the progress of actions for Richmond Main Colliery and that a further report be presented to Council in February 2019.

2. That further progress reports be presented to Council in November 2018 and February 2019.

5/10/2018 12:48:24 PM - Natalie Drage
Resolution of Council noted. A progress report will be tabled to Council November 2018 and February 2019.
20/12/2018 3:27:56 PM - Natalie Drage
Report tabled to Council 21 November 2018. Report required for tabling to Council February 2019 noted.
7/02/2019 4:00:24 PM - Natalie Drage
A report has been prepared for the meeting of Council 20 February 2019.
19/02/2019 8:40:00 AM - Natalie Drage
Action completed by: Drage, Natalie
A progress report has been included in the Ordinary Meeting of Council Agenda for 20 February 2019.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
UB1/2019	Ordinary Council 6/02/2019	Benson, Nicole		Kurri Kurri Community Centre	6/03/2019	20/02/2019
		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Burke
749
RESOLVED

That the General Manager convenes an urgent meeting of all stakeholders including Ward D Councillors, in light of the expected commencement of repairs to the Kurri Kurri Ambulance Hall on 11 February 2019 and in consideration of the impact on the Kurri Kurri Community Centre OOSH.

8/02/2019 10:52:15 AM - Kristy Meyers
Action reassigned to Benson, Nicole by: Meyers, Kristy for the reason:
20/02/2019 2:22:43 PM - Nicole Benson
Action completed by: McCloy, Natalie
Meeting held on 14 February 2019 and minutes have been distributed to stakeholders.

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
MM1/2019	Ordinary Council 6/02/2019	Benson, Nicole	Mayoral Minutes	Richmond Vale Rail Trail Working Group	6/03/2019	21/02/2019
729		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Pynsent
729
RESOLVED

1. That Council notes the City of Newcastle resolutions.

2. That Council be an active participant of the Richmond Vale Rail Trail Working Party comprising Councillors, Council officers and community members from City of Newcastle, Cessnock City Council and Lake Macquarie City Council.

3. That the General Manager write to City of Newcastle Lord Mayor, Nuatali Nelmes to advise of Council's decision.

4. That Councillor Gray be appointed as the Councillor delegate to the Working Group.

8/02/2019 10:56:30 AM - Kristy Meyers
Action reassigned to Benson, Nicole by: Meyers, Kristy for the reason:
21/02/2019 8:37:48 AM - Nicole Benson
Action completed by: McCloy, Natalie
Letter from General Manager sent to the Lord Mayor of Newcastle, Nuatali Nelmes on 21 February 2019.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC13/2019	Ordinary Council 20/02/2019	Maginnity, Robert	Corporate and Community	Grant Funding Leverage Reserve - Consideration of Allocation	20/03/2019	22/02/2019
766		Maginnity, Robert				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Suvaal
766
RESOLVED

That the reserved funds of $795,450 be retained and used as leverage for matching funds for future grant funding opportunities and a report be presented to Council within six months if the funds have not been allocated to a specific purpose or successful funding opportunity.

22/02/2019 1:06:16 PM - Robert Maginnity
Action completed by: Maginnity, Robert
Noted. No action required immediately - to be reported back in 6 months if funds not allocated by Council

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
GMU24/2018	Ordinary Council 21/11/2018	Glen, Stephen	General Manager's Unit	Invitation to Join Regional Cities NSW	19/12/2018	25/02/2019
678		Glen, Stephen				

MOTION ***Moved:*** Councillor Dagg ***Seconded:*** Councillor Sander
678
RESOLVED

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1. That Cessnock City Council join Regional Cities NSW with a formal review of Council's membership to occur after 30 June 2020, to ensure that the RCNSW is meeting its stated objectives.

2. That the $5,000 for membership of Regional Cities NSW for the period 1 January 2019 to 30 June 2019 of $5,000 be funded from within the existing Economic Development operational budget for 2018-19.

3. That $10,000 be considered for inclusion in the draft 2019-20 Operational Plan for Council's 2019/2020 full year membership of the Regional Cities NSW.

4. That any requests for financial contributions over and above the annual membership fee to Regional Cities NSW be reported to Council for further consideration.

25/02/2019 1:41:33 PM - Stephen Glen
Action completed by: Lewis, Linda
Follow up with NSW Regional Cities regarding formalising membership.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC9/2019	Ordinary Council 20/02/2019	Grosbernd, Paul Maginnity, Robert	Corporate and Community	Quarterly Budget Review Statements - December 2018	20/03/2019	25/02/2019

762
MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Suvaal
762
RESOLVED

1. That Council note the December 2018 Quarterly Budget Review Statements were presented to and endorsed for presentation to the Council by the Audit and Risk Committee on 5 February 2019.

2. That Council approve the variations to the income, expenditure and capital budgets as detailed in the December 2018 Quarterly Budget Review Statements.

25/02/2019 8:55:17 AM - Paul Grosbernd
Budget Review changes updated to General Ledger on 20/02/2019. No further action required.
25/02/2019 9:01:20 AM - Paul Grosbernd
Action completed by: Grosbernd, Paul
Budget Review changes updated to General Ledger on 20/2/2019.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC7/2019	Ordinary Council 20/02/2019	Drage, Natalie Maginnity, Robert	Corporate and Community	Request for Fee Waiver for Use of Cessnock Performing Arts Centre from Cancer Council	20/03/2019	25/02/2019

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Sander
760
RESOLVED

1. That Council in accordance with its Sponsorship & Fee Waiving Policy waive fees of $2,819 for use of Cessnock Performing Arts Centre for Cancer Council event Stars of the Hunter Valley.

2. That Council accept an amended premium sponsorship package offered by the Cancer Council for the following items only;
- Full page advertisement and article in the event program
- Opportunity to play a promotional video during the event
- Prominent logo placement on all marketing materials, posters, flyers and invitations

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3. That Council decline the following items offered as part of the premium sponsorship package offered by the Cancer Council.

- **4 complimentary tickets to the event**
- **Invitation to Stars of the Hunter Valley wrap party**

25/02/2019 9:19:32 AM - Natalie Drage
Email sent to Mr Clint Ekert, Cancer Council 22 February 2019 to advise the outcome of Council's Resolution. Cessnock Performing Arts Centre staff are aware of the outcome and will assist Cancer Council with event planning requirements. See DOC2019/017823.
25/02/2019 9:22:30 AM - Natalie Drage
Action completed by: Drage, Natalie
Matter finalised as per notes. Cancer Council aware of the outcome.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC8/2019	Ordinary Council 20/02/2019	Ladmore, Donna	Corporate and Community	December 2018 Quarterly Review of 2017-21 Delivery Program	20/03/2019	25/02/2019
761		Maginnity, Robert				

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Fitzgibbon
761
RESOLVED

1. That Council note the progress in implementing the 2017-21 Delivery Program as at 31 December 2018.

2. That Council note the following change to the Traffic Facilities Program:

Add: CFT-2019-007 Lovedale and Wilderness Road intersection and design.

3. That Council note the progress of carryover deliverables.

25/02/2019 9:08:14 AM - Donna Ladmore
Action completed by: Ladmore, Donna
Capital Works program updated.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
DEF2/2019	Ordinary Council 20/02/2019	Tinlin, Angela	Deferred Business	18/2018/3 - Planning Proposal 27 & 29 Lang Street, Kurri Kurri. Request for Gateway Determination	6/03/2019	26/02/2019
757		Curtis, Gareth				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Burke
757
RESOLVED

1. That Council not proceed with 18/2018/3 - Planning Proposal 27 & 29 Lang Street, Kurri Kurri for the following reasons:

- **The proposal would result in an additional permitted use which is likely to cause unacceptable land use conflict and amenity impact, including noise, odour and traffic to residents in the R2 low density residential zone;**

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- **The proposal would result in an additional permitted use for a service station that will further exacerbate the existing traffic issues at the intersection of Heddon Street and Lang Street, Kurri Kurri;**
- **The proposal would result in an additional permitted use for a service station that will detract from the adopted Kurri Kurri District Strategy by locating a business and possible ancillary uses that is likely to compete with and detract from existing businesses and services in the Kurri Kurri Town Centre;**
- **The location of the proposal is likely to negatively impact the commercial centre of Kurri Kurri by drawing customers away from the Centre.**

2. That Council notify the proponent of this decision.

26/02/2019 1:58:47 PM - Angela Tinlin
Councillor Briefing held 13 February 2019.
26/02/2019 2:01:52 PM - Angela Tinlin
Proponent and Department of Planning and Environment notified 26 February 2019
26/02/2019 2:03:51 PM - Angela Tinlin
Action completed by: Tinlin, Angela
Proponent and Department of Planning and Environment notified of Council resolution 26 February 2019.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE2/2019	Ordinary Council 6/02/2019	Tinlin, Angela Curtis, Gareth	Deferred Business	18/2018/3 - Planning Proposal 27 & 29 Lang Street, Kurri Kurri. Request for Gateway Determination	27/03/2019	26/02/2019

732
MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Burke
732
RESOLVED

That the report be deferred for a Councillor Briefing.

8/02/2019 8:33:51 AM - Angela Tinlin
Revised Target Date changed by: Tinlin, Angela From: 6 Mar 2019 To: 27 Mar 2019
Reason: Briefing requested. Date to be confirmed.
26/02/2019 1:59:39 PM - Angela Tinlin
Councillor Briefing held 13 February 2019
26/02/2019 2:00:37 PM - Angela Tinlin
Action completed by: Tinlin, Angela
Councillor Briefing held 13 February 2019

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE1/2019	Ordinary Council 6/02/2019	Smith, Madaline	Planning and Environment	Development Application No. 8/2018/260/1 - Phased Development incorporating: Phase 1 - One (1) into Three (3) Lot Subdivision; and Phase 2 - Construction of a Dwelling and one (1) into two (2) lot subdivision High Street, Greta - Lot 1 DP 1064564	6/03/2019	26/02/2019

731 Curtis, Gareth

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Dagg

731

RESOLVED

1. That:

(i) Development Application No. 8/2018/260/1 proposing a phased development incorporating: Phase 1 - one (1) into three (3) lot subdivision; and Phase 2 - construction of a dwelling and one (1) into two (2) lot subdivision, at Lot 1 DP 504605 (High Street, Greta), be approved pursuant to Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, subject to the conditions contained in this report.

(ii) The reasons for the decision (having regard to any statutory requirements applying to the decision), are as follows:

- **The proposal is a permitted landuse in the R2 Low Density Residential Zone under Cessnock Local Environmental Plan 2011.**
- **The proposal is consistent with the objectives of the R2 Low Density Residential Zone under Cessnock Local Environmental Plan 2011.**
- **The proposal is generally compliant with the provisions of Chapter D.1 Subdivision Guidelines of Cessnock Development Control Plan 2010. Where variations are proposed they are considered consistent with the objectives of the relevant requirements.**
- **The proposal incorporates adequate measures to ensure the development does not result in any adverse impacts on the natural and built environments.**
- **The proposal incorporates adequate measures to ensure the development does not result in any adverse impacts on the social and economic locality.**
- **The site is considered suitable for the proposed development as it is located within an established residential locality, and the construction of additional housing is consistent with the desired future character of the area.**
- **The proposal is in the public interest as the development will result in positive impacts with respect to the natural and built environments.**

(iii) In considering community views, the following is relevant:

- **The existing condition of North Street is identified as being appropriately mitigated by existing traffic measures such as signposting and a one-way flow of traffic; a low level of traffic is associated with the proposal and is capable of being absorbed by the existing road network.**
- **The proposal involves the construction of a single-storey dwelling with access to North Street. Appropriate access and parking is to be provided on site in accordance with Council's DCP requirements. It is not an uncommon circumstance for driveway accesses to be located adjacent to boundaries on neighbouring developments. The proposed development will not result in adverse noise and light pollution.**
- **The subject site is private land; the site does not contain a legal right of way or easements over the property in favor of adjoining properties. As such, there are no grounds to restrict development of the site on the basis of access to adjoining properties, all of which have legal access to street frontages.**
- **The subject site is not located within a 'semi-rural' area; the location is within an R2 Low Density Residential Zone where there is an expectation of housing maintaining minimum setbacks.**
- **The proposed dwelling design has been amended to ensure the preservation of privacy to/from adjoining properties.**

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- The plans have been amended to delete the reference specifying removal of the existing bus shelter. It is identified that the existing encroachment and location of infrastructure and services does not fall within the confines of a development application; this matter may be addressed by the applicant by consultation with Council's Works and Infrastructure Directorate.
- The previous maintenance of the property by adjoining property owners, and the associated financial cost involved, is not a matter for consideration under Clause 4.15 of the Environmental Planning and Assessment Act 1979.

(iv) The details contained above be publicly notified pursuant to Section 2.22 and Clause 20(2) of Schedule 1 of the Environmental Planning and Assessment Act 1979.

2. That Council notify in writing the persons who made a submission with regard to the proposed development, of Council's decision.

26/02/2019 4:18:19 PM - Madaline Smith
Action completed by: Maher, Janine
Determination notice issued.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE6/2019	Ordinary Council 20/02/2019	Hamilton, Grant	Planning and Environment	Report from Commissioner of Fire and Rescue NSW in relation to Lot B DP 947427 119 McDonalds Road, Pokolbin	20/03/2019	27/02/2019
774		Curtis, Gareth				

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Dagg
774
RESOLVED

1. That Council note the correspondence dated 28 January 2019 on behalf of the Commissioner of Fire and Rescue NSW.

2. That Council in accordance with Schedule 5, Part 8, Section 17 of the *Environmental Planning and Assessment Act 1979*,

   A. Acknowledge receipt of a fire inspection report and recommendations on behalf of the Commissioner of Fire and Rescue NSW in relation to Ben Ean Winery, Lot B DP 947427 119 McDonalds Road Pokolbin, and

   B. Determine to follow up the matters raised in accordance with Council's Compliance and Enforcement Policy by seeking voluntary compliance in the first instance, and if compliance is not achieved with the recommendations of Fire and Rescue NSW by 30 April 2019, then to consider issuing a fire safety order requiring statutory compliance; and

   C. Give notice of Council's determination to the Commissioner of Fire and Rescue NSW.

27/02/2019 2:26:30 PM - Grant Hamilton
Fire safety matter resolved. Letter of response/notification to FRNSW provided to Gareth for signature
27/02/2019 2:28:22 PM - Grant Hamilton
Action completed by: Hamilton, Grant
Matter resolved in accordance with resolution

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Q7/2019	Ordinary Council 20/02/2019	Benson, Nicole Fitzpatrick-Barr, Justin		Kurri Kurri Community Centre	20/03/2019	28/02/2019

Councillor Sander asked for an update on the Kurri Kurri Community Centre.

28/02/2019 3:35:55 PM - Nicole Benson
Action completed by: Larsen, Robyn
Answer provided to Ordinary meeting 6 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q9/2019	Ordinary Council 20/02/2019	Benson, Nicole Fitzpatrick-Barr, Justin		Cessnock TAFE Ground Maintenance	20/03/2019	28/02/2019

Councillor Lyons asked if Council can contact Cessnock TAFE regarding the standard of maintenance on their grounds in terms of lawns etc.

28/02/2019 3:36:01 PM - Nicole Benson
Action completed by: Larsen, Robyn
Answer provided to Ordinary meeting 6 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q10/2019	Ordinary Council 20/02/2019	Davis, Colin Curtis, Gareth		Complying Development Membership	20/03/2019	28/02/2019

Councillor Fitzgibbon asked if Council had had any reply from the Complying Development Expert Panel regarding Council's membership request.

22/02/2019 12:17:20 PM - Sandra Richardson
Action reassigned to Davis, Colin by: Richardson, Sandra for the reason: Health & Building Manager to follow up.
28/02/2019 3:36:06 PM - Colin Davis
Action completed by: Larsen, Robyn
Answer provided to Ordinary meeting 6 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q11/2019	Ordinary Council 20/02/2019	Fitzpatrick-Barr, Justin Fitzpatrick-Barr, Justin		Response to Questions	20/03/2019	28/02/2019

Councillor Olsen referred to 2 questions that were asked of the Director Works & Infrastructure on 2 January and 20 January and asked when he would receive a response.

28/02/2019 3:36:36 PM - Justin Fitzpatrick-Barr
Action completed by: Larsen, Robyn
Answer provided to Ordinary meeting 6 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN35/2018	Ordinary Council 21/11/2018	Rush, Iain	Business With Notice	Dual Occupancy Development	1/03/2019	1/03/2019
690		Curtis, Gareth				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Sander

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690
RESOLVED

1. That Council note the current heightened level of community concern over the clustering of dual occupancy development in the Heddon Greta area.

2. That the General Manager arrange a briefing and provide a report to Council on the current permissibility of dual occupancy development in the R2 Low density residential zone and ways that this could be better controlled to prevent unsatisfactory clustering and poor development outcomes.

23/11/2018 2:22:16 PM - Sandra Richardson
Action reassigned to Johnson, Martin by: Richardson, Sandra for the reason: To arrange briefing and report to council.
26/11/2018 9:58:46 AM - Martin Johnson
Action reassigned to Rush, Iain by: Johnson, Martin for the reason:
8/02/2019 9:34:18 AM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 19 Dec 2018 To: 13 Feb 2019
Reason: Councillor briefing scheduled for 13 February 2019. Council report will follow briefing.
12/02/2019 12:48:51 PM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 13 Feb 2019 To: 01 Mar 2019
Reason: Councillor briefing scheduled for 13 February 2019. Council report will follow briefing.
1/03/2019 11:41:49 AM - Iain Rush
Action completed by: Rush, Iain
Councillor briefing on the dual occupancy matter provided on 13 February 2019. Matter subsequently reported to Council on 20 February 2019 (as a mayoral minute) with options to address the dual occupancy matter.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE61/2018	Ordinary Council 7/11/2018	Rush, Iain	Planning and Environment	Joint Cessnock and Singleton 'Vineyard's District' Planning Proposal Exhibition Outcomes	1/03/2019	1/03/2019

653 Curtis, Gareth
MOTION ***Moved:*** Councillor Dagg ***Seconded:*** Councillor Suvaal
653
RESOLVED

1. That Council not proceed with the Joint Cessnock and Singleton 'Vineyard's District' Planning Proposal.

2. That Council notify the Department of Planning and Environment of its decision pursuant to Section 3.35 of the *Environmental Planning and Assessment Act 1979*.

3. That Council undertake further strategic analysis, including potentially a 'precinct' based approach to land use planning in the Cessnock RU4 Primary Production Small Lots Zone.

4. That Council write to those who made submissions, informing them of its decision.

5. That a status report on the progress of the Vineyards District Precinct Planning be provided to Council by end of April 2019.

12/02/2019 12:50:04 PM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 5 Dec 2018 To: 01 Mar 2019
Reason: Correspondence to those who made submissions being reviewed prior to finalisation.
1/03/2019 11:40:00 AM - Iain Rush

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Action completed by: Rush, Iain
Department of Planning and Environment notified of Council's resolution not to proceed with the Joint Planning Proposal. Letters notifying those who made submissions sent on 28 February 2019 along with information regarding the establishment of a working group relating to the Vineyard District.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE84/2018	Ordinary Council 12/12/2018	Brown, Keren	Planning and Environment	Amendment to Cliftleigh Urban Precinct Planning Agreement	27/02/2019	4/03/2019
709		Curtis, Gareth				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Dagg
709
RESOLVED

That the report be *DEFERRED* to a briefing session prior to exhibition.

16/01/2019 4:51:35 PM - Keren Brown
Councillor Briefing scheduled for 13 February 2019.
8/02/2019 8:30:51 AM - Keren Brown
Revised Target Date changed by: Brown, Keren From: 9 Jan 2019 To: 27 Feb 2019
Reason: Council briefing scheduled for 13 February. Report to be reconsidered at following meeting.
4/03/2019 3:15:54 PM - Keren Brown
Action completed by: Brown, Keren
Councillor briefing held on 13 February 2019. Matter reconsidered by Council on 20 February 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI5/2019	Ordinary Council 6/02/2019	Goodbun, Nathan	Works and Infrastructure	Minutes of Local Traffic Committee 19 November 2018	6/03/2019	5/03/2019
743		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Burke
743
RESOLVED

That the Minutes of the Local Traffic Committee of 19 November 2018 be adopted as a resolution of the Ordinary Council being:

1. **TC49/2018 - That Council install line marking on Quorrobolong Road/Cessnock Street, Kitchener in accordance with the Quorrobolong Road Kitchener _ Line Marking Diagram, provided as Attachment 1.**

2. **TC50/2018 - That Council install regulatory parking signage on Cessnock Street, Kitchener in accordance with the Cessnock Street Kitchener _ Signage & Line Marking Diagram, provided as Attachment 2.**

3. **TC51/2018 - That Council install GIVE WAY signs and line marking at the intersection of Kent Street and Oxford Street, Greta in accordance with the Kent & Oxford Streets Greta _ Signage & Line Marking Diagram, provided as Attachment 3.**

4. **TC52/2018 - That Council install GIVE WAY signs and line marking at the intersection of Stanford Street and Richmond Street, and Stanford Street and Aberdare Street, Kitchener in accordance with the Stanford Street Kitchener _ Signage & Line Marking Diagram, provided as Attachment 4.**

Finalised	**Division:**		**Date From:**
	Committee:	Ordinary Council	**Date To:**
	Officer:		
Action Sheets Report			**Printed:** **Wednesday, 13 March 2019 9:28:40 AM**

5. TC53/2018 - That Council install GIVE WAY signs, line marking and regulatory parking signage at the intersection of Armidale Street, Abermain in accordance with the Armidale Street Abermain _ Signage & Line Marking Diagram and Armidale Street Abermain _ Parking Signage Diagram, provided as Attachments 5 & 6.

6. TC54/2018 - That Council install a kerb extension and line marking on North Avenue, Cessnock in accordance with the North Avenue Cessnock _ Line Marking Diagram, provided as Attachment 7.

12/02/2019 11:00:39 AM - Tracey Cocking
Item 1 - Completed as per delivery program DP.
Item 2 - Included in Delivery Program for completion by 30 June 2019.
Item 3 - Preparing request for Works & Ops.
Item 4 - Included in Delivery Program for completion by 30 June 2019.
Item 5 - Preparing request for Works & Ops.
Item 6 - Preparing request for Works & Ops.
27/02/2019 12:44:21 PM - Tracey Cocking
Item 1 - Completed as per delivery program DP.
Item 2 - Completed request forwarded to Works & Ops.
Item 3 - Completed request forwarded to Works & Ops.
Item 4 - Included in Delivery Program for completion by 30 June 2019.
Item 5 - Completed request forwarded to Works & Ops.
Item 6 - Completed request forwarded to Works & Ops.
5/03/2019 3:09:06 PM - Nathan Goodbun
Action completed by: Cocking, Tracey
All items completed.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI91/2018	Ordinary Council 21/11/2018	Goodbun, Nathan	Works and Infrastructure	Minutes of Local Traffic Committee held on 15 October 2018	15/04/2019	5/03/2019
688		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Stapleford
688
RESOLVED

That the recommendations of the Local Traffic Committee held on 15 October 2018 be adopted as a resolution of the Ordinary Council being:

1. TC45/2018 – That angle parking, regulatory signage and line marking be installed on Broke Road, Pokolbin in accordance with the Broke Road Pokolbin _ Signage & Line Marking Diagram provided with the Traffic Committee report.

2. TC46/2018 – That Council authorise installation of an indented parking bay, and the removal of regulatory parking controls, in Pokolbin Street, Aberdare, in accordance with the Pokolbin Street Aberdare _ Signage & Parking Bay Diagram provided with the Traffic Committee report.

3. TC47/2018 – That the matter be referred back to the Local Traffic Committee to consider the option of creating a one way street along Eleventh Avenue from Millfield Road to Walmsley Street, Millfield to alleviate the safety concerns relating to the Eleventh Avenue and Millfield Road intersection.

4. That the General Manager investigate and develop suitable policies and procedures regarding meeting protocols for the Local Traffic Committee meetings and in particular the moving and seconding of recommendations.

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5. TC44/2018

- **That No Stopping restrictions be installed on Percy Street, Cessnock in accordance with Percy Street Cessnock _ Signage & Line Marking Diagram provided with the Traffic Committee report; and**
- **That Council note the future treatments proposed in the adopted Cessnock LGA Traffic and Transport Strategy for the Percy Street, West Avenue and Wollombi Road intersections.**

12/02/2019 10:54:24 AM - Tracey Cocking
Item 1 - Completed as part of the Vineyards Roads Program.
Item 2 - Notified Developer of approval.
Item 3 - Deferred to April 2019 LTC meeting, pending community consultation.
Item 4 - Updated Local Traffic Committee Terms of Reference for review by Local Traffic Committee
Item 5 - Completed works - CRM 21538/2018
5/03/2019 3:08:35 PM - Nathan Goodbun
Action completed by: Cocking, Tracey
All items completed

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
UB2/2019	Ordinary Council 6/02/2019	Jeffery, Warren Fitzpatrick-Barr, Justin		Speed Hump Crossing - Cessnock High School	6/03/2019	6/03/2019

MOTION ***Moved:*** Councillor Olsen ***Seconded:*** Councillor Suvaal
750
RESOLVED

That Council request Roads and Maritime Services to review the reasons for a speed hump crossing at Cessnock High School.

8/02/2019 10:57:10 AM - Kristy Meyers
Action reassigned to Kerr, Katrina by: Meyers, Kristy for the reason:
12/02/2019 4:25:45 PM - Tracey Cocking
Action reassigned to Jeffery, Warren by: Cocking, Tracey for the reason:
12/02/2019 4:26:21 PM - Tracey Cocking
Preparing correspondence to Roads & Maritime Services.
6/03/2019 1:08:47 PM - Tracey Cocking
Item 1 - Mailed correspondence today
6/03/2019 1:11:59 PM - Warren Jeffery
Action completed by: Cocking, Tracey
Mailed correspondence today.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q12/2019	Ordinary Council 6/03/2019	Benson, Nicole Fitzpatrick-Barr, Justin		Rotary Park Kurri Kurri	3/04/2019	11/03/2019

Councillor Doherty asked why would Council employees dig up a large patch of grass in Rotary Park in Kurri Kurri and resurface with brand new turf in the middle of a drought and only three weeks out from the Nostalgia Festival.

11/03/2019 8:19:24 AM - Nicole Benson
Action completed by: Larsen, Robyn
Answer provided to Council Meeting 20 March 2019

Finalised	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q14/2019	Ordinary Council 6/03/2019	Kerr, Katrina Fitzpatrick-Barr, Justin		Council Memberships	3/04/2019	11/03/2019

Councillor Olsen referred to his previous question regarding Council memberships and asked why we are not mentioned on the Sydney Regional Organisation of Councils Street Lighting website as a member.

11/03/2019 8:19:33 AM - Katrina Kerr
Action completed by: Larsen, Robyn
Answer provided to Council Meeting 20 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q13/2019	Ordinary Council 6/03/2019	Kerr, Katrina Fitzpatrick-Barr, Justin		State Member $8m for road work backlog	3/04/2019	11/03/2019

Councillor Olsen referred to the announcement from the State Member that $8m would be available to help fix the $16m backlog of roads and asked for a list of the $16m of works and how it is prioritised.

11/03/2019 8:19:29 AM - Katrina Kerr
Action completed by: Larsen, Robyn
Answer provided to Council Meeting 20 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN27/2018	Ordinary Council 19/09/2018	Jeffery, Warren Fitzpatrick-Barr, Justin	Business With Notice	Cessnock Correction Centre Access Road	20/03/2019	11/03/2019

MOTION ***Moved:*** Councillor Fitzgibbon ***Seconded:*** Councillor Suvaal
1
RESOLVED

1. That Council notes the access to the Cessnock Correctional Centre is a matter that will be determined by NSW Justice Infrastructure.

2. That Council supports the State Member of Cessnock, Clayton Barr, MP on the preferred entry to the Cessnock Correctional Centre, that being a direct route from Wine Country Drive onto land owned by Hunter New England Health through the land owned by Corrective Services NSW and the Cessnock Correctional Centre.

3. That Council rejects the 3 options presented on the NSW Justice Infrastructure fact sheet on the entry to the Cessnock Correctional Centre based on the feedback from the community.

4. That Council confirms our position that the access to the Cessnock Correctional Centre at Lindsay Street/Mavis Street be closed and that a new access is created via direct route to the State Road network to reduce the impact on local roads.

5. That Council requests the State Member for Cessnock, Clayton Barr, MP immediately convene regular consultation meetings with Justice Infrastructure and the communities that would be impacted (positive and negative) by any access proposal and that the minutes/outcomes from these meetings be referred to the Cessnock Correctional Centre Consultative Committee and Cessnock City Council for their information.

6. That Council requests that after comprehensive community consultation that Council be briefed by Justice Infrastructure with the outcome of access options to the Cessnock Correctional Centre that are acceptable to the community,

7. That Council write to Mr Clayton Barr MP Member for Cessnock, The Hon Scot McDonald MLC, Parliamentary Secretary for the Hunter and the Hon Joel Fitzgibbon MP, Member for Hunter of our positon and request their support.

Finalised	Division:		Date From:
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	Officer:		
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8. That Council rescind Point 2 of BN54/2017 from 7 February 2018 meeting referencing the Kerlew Street access.

10/10/2018 3:47:56 PM - Kristy Meyers
Item 1 - Noted
Item 2 - Noted
Item 3 - That Council rejects the 3 options presented on the NSW Justice Infrastructure fact sheet on the entry to the Cessnock Correctional Centre based on the feedback from the community.
Item 4 - That Council confirms our position that the access to the Cessnock Correctional Centre at Lindsay Street/Mavis Street be closed and that a new access is created via direct route to the State Road network to reduce the impact on local roads.
Item 5 - Letter sent 10/10/18
Item 6 - That Council requests that after comprehensive community consultation that Council be briefed by Justice Infrastructure with the outcome of access options to the Cessnock Correctional Centre that are acceptable to the community,
Item 7 - Letter sent 10/10/18
Item 8 - That Council rescind Point 2 of BN54/2017 from 7 February 2018 meeting referencing the Kerlew Street access.
7/11/2018 4:11:08 PM - Rachael O'Hara
Item 1 - Noted
Item 2 - Preparing a letter of support to State member.
Item 3 - Noted.
Item 4 - Including Council's position in letters to NSW Department of Justice.
Item 5 - Included in letter sent to State member.
Item 6 - Including request in letter to NSW Department of Justice.
Item 7 - Preparing letters seeking support.
Item 8 - Noted.
11/02/2019 11:22:26 AM - Rachael O'Hara
Item 2 - Letter sent.
Item 4 - Including Council's position in letters to NSW Department of Justice.
Item 5 - Letter sent.
Item 6 - Including request in letter to NSW Department of Justice.
Item 7 - Letters sent.
11/03/2019 10:43:16 AM - Tracey Cocking
Item 4 - Confirmed councils position with respect to Corrective Centre, discussions will be ongoing.
Item 6 - Meeting held with Justice Infrastructure, refer to DOC2019/018644
11/03/2019 10:48:47 AM - Warren Jeffery
Action completed by: Cocking, Tracey
All actions completed.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q15/2019	Ordinary Council 6/03/2019	Benson, Nicole Fitzpatrick-Barr, Justin		Kurri Kurri Netball Courts	3/04/2019	11/03/2019

Councillor Stapleford referred to Councillor Doherty's Notice of Motion and asked if an Engineer would be able to look at the courts and report back to Council.

11/03/2019 8:19:38 AM - Nicole Benson
Action completed by: Larsen, Robyn
Answer provided to Council Meeting 20 March 2019

Finalised	**Division:**	**Date From:**
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
Q8/2019	Ordinary Council 20/02/2019	Fitzpatrick-Barr, Justin		Maintenance of Private Car Parks	20/03/2019	11/03/2019
		Fitzpatrick-Barr, Justin				

Councillor Lyons asked if Council can encourage the owners of private car parks to maintain them to a safe standard.

7/03/2019 2:49:45 PM - Sandra Richardson
Action reassigned to Davis, Colin by: Richardson, Sandra for the reason:
8/03/2019 3:11:35 PM - Sandra Richardson
Action reassigned to Fitzpatrick-Barr, Justin by: Richardson, Sandra for the reason: Reassigned to Infrastructure section.
11/03/2019 8:19:19 AM - Justin Fitzpatrick-Barr
Action completed by: Larsen, Robyn
Answer provided to Council Meeting 20 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI34/2018	Ordinary Council 16/05/2018	Kerr, Katrina	Works and Infrastructure	Minutes of the Floodplain Management Committee held 5 April 2018	17/04/2019	12/03/2019
485		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Burke
485
RESOLVED

That the Minutes of the Floodplain Management Committee Meeting held 5 April 2018 be adopted as a resolution of the Ordinary Council, which includes the following:

1. Listed Matter FLOCLM1/2018:
- **That Council note the adjustments to the Floodplain Management Program within the Delivery Program 2017-21, as reported to Council in report WI11/2018.**

2. Listed Matter FLOCLM2/2018:
- **That Council note the status of the voluntary house raising scheme in Cessnock, Weston and Abermain.**

3. Listed Matter FLOCLM3/2018:
- **That Council adopt changes to the Cessnock City (Black Creek) Flood Model between Greta Street and Aberdare Road, Aberdare.**

- **That Section 149 Certificates be modified for affected properties between Greta Street and Aberdare Road, Aberdare.**

- **That amendments to the Cessnock City (Black Creek) Flood Model in Aberdare, downstream of Aberdare Road, be deferred pending a 2016 ARR compliant modelling and updated the flood study.**

- **That the findings of the updated flood model be reported back to the Floodplain Management Committee for reconsideration.**

4. Listed Matter FLOCLM4/2018:
- **That Council note the status of the design of the South Cessnock Bund Wall Scheme.**

5. Listed Matter FLOCLM5/2018:
- **That Council note the status of the Greta Flood Study.**

Finalised	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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6. Listed Matter FLOCLM6/2018:
That Council note the status of the Wallis, Fishery & Swamp Creek Flood Study.

7. Listed Matter FLOCLM7/2018:
That Council note the status of the Cessnock, and Abermain & Weston Flood Warning Systems.

8. Listed Matter FLOCLM8/2018:
That Council note the status of the Wollombi Flood Warning System.

13/06/2018 2:48:05 PM - Katrina Kerr
Item 1 - Noted.
Item 2 - Noted.
Item 3 - Preparing changes to S 148 certificates.
Undertaking 2016 ARR compliant modelling and preparing a report back to the Committee.
Item 4 - Noted
Item 5 - Noted
Item 6 - Noted
Item 7 - Noted
Item 8 - Noted
12/07/2018 11:35:34 AM - Katrina Kerr
Item 3.1 – Noted.
Item 3.2 – Updating Section 149 Certificates.
Item 3.3 – Undertaking 2016 ARR compliant modelling.
13/09/2018 10:51:37 AM - Katrina Kerr
Item 3.2 - Progressed updating of Section 10.7 Certificates.
Item 3.3 - Progressed 2016 ARR compliant modelling.
13/02/2019 8:59:42 AM - Rachael O'Hara
Item 3.2 - Progressed updating of Section 10.7 Certificates.
Item 3.3 - Pending allocation in future Capital Works program.
12/03/2019 4:14:53 PM - Rachael O'Hara
Item 3.2 - Flood Control Lot notifications in Planning Certificates for properties between Greta Street and Aberdare Road, Aberdare have been modified in accordance with the updated flood information.
Item 3.3 - Black Creek Flood Study to be considered for updating as part of a future delivery program in 2024/2025.
12/03/2019 4:45:17 PM - Katrina Kerr
Action completed by: O'Hara, Rachael
Completed

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE4/2019	Ordinary Council 20/02/2019	Tinlin, Angela	Planning and Environment	Planning Proposal to reclassify and rezone various Properties at Aberdare, Cessnock, East Branxton and Kitchener	20/03/2019	12/03/2019

758 Curtis, Gareth
MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Suvaal
758
RESOLVED

1. That Council note the outcomes of the community consultation, including NSW Government agency submissions, public exhibition and public hearing for the Planning Proposal - Reclassification and rezoning of properties at Aberdare, Cessnock, East Branxton and Kitchener.

Finalised	**Division:**	**Date From:**
	Committee: Ordinary Council	**Date To:**
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2. **That Council proceed with the amended Planning Proposal – Reclassification and rezoning of properties at Aberdare, Cessnock, East Branxton and Kitchener and forward to the Minister of Planning and Environment with the recommendation that the plan be made pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979.***

3. **That Council notify NSW Government Agencies and members of the public who made a submission, and the NSW Department of Planning and Environment, of its decision.**

11/03/2019 10:06:03 AM - Angela Tinlin
1. Noted
2. Documentation being finalised
3. Submitters notified of Council Resolution on 5 March 2019.
12/03/2019 4:51:00 PM - Angela Tinlin
2. Documentation sent to Department of Planning and Environment 12 March 2019 requesting plan be made.
12/03/2019 4:53:40 PM - Angela Tinlin
Action completed by: Tinlin, Angela
Documentation sent to Department of Planning and Environment 12 March 2019 advising Council's decision and requesting plan be made. Submissions makers from Agencies and the community have been notified of Council's resolution.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC16/2019	Ordinary Council 6/03/2019	McGowan, Kelly	Corporate and Community	Request for Donation under Section 356 - Cessnock Clay Target Club Inc.	3/04/2019	13/03/2019
786		Maginnity, Robert				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Sander
786
RESOLVED

That Council include the property at 563 Maitland Road, Cessnock which is leased from the Crown by Cessnock Clay Target Club Inc. in the listing of community groups receiving a subsidy under the Policy "Rates Subsidy to Community Organisations" and in accordance with the Policy the subsidy is to apply from the 2019-20 rating year.

13/03/2019 8:24:40 AM - Kelly McGowan
Action completed by: McGowan, Kelly
The Clay Target Club will be notified and the reporting code has been placed on the assessment.

Outstanding	**Division:**	**Date From:**
	Committee: Ordinary Council	**Date To:**
	Officer:	
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE5/2019	Ordinary Council 20/02/2019	Brown, Keren Curtis, Gareth	Planning and Environment	Amendment to Cliftleigh Urban Precinct Planning Agreement	20/09/2019	

759
MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Fitzgibbon
759
RESOLVED

1. That Council prepare a draft Deed of Variation for the Cliftleigh Urban Precinct Planning Agreement in accordance with the offer from Winten Property Group.

2. That Council publicly notify the draft Deed of Variation for a minimum period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

3. That Council delegate authority to the General Manager to execute the Planning Agreement unless unresolved written objections are received during the exhibition period.

4. That Council develop a Master Plan that fits the 2031: A Vision for the Future Community Infrastructure Community Plan, within 6 months, for a staged development of a multi purpose community centre, to enable Council to apply for grant funding, identify funding sources and a funding model.

4/03/2019 3:17:28 PM - Keren Brown
Revised Target Date changed by: Brown, Keren From: 20 Mar 2019 To: 20 Sep 2019
4/03/2019 3:17:38 PM - Keren Brown
1. Deed of variation currently being prepared.
2. Awaiting deed of variation
3. Awaiting deed of variation
4. Masterplan to be prepared by Open Space and Community Facilities and Community Planning

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
MM2/2019	Ordinary Council 20/02/2019	Rush, Iain Curtis, Gareth	Mayoral Minutes	Review of Councils Dual Occupancy Controls	20/03/2019	

756
MOTION ***Moved:*** Councillor Pynsent
756
RESOLVED

1. That the General Manager make arrangements as a matter of priority to undertake the following planning actions to prevent poor planning outcomes from the clustering of dual occupancy development in the Cessnock Local Government Area:

a. Take immediate action to amend the Kurri Kurri District Strategy Consequential Amendments Planning Proposal to introduce a 600m2 minimum lot size for Dual Occupancy Development; and

b. In the short term, incorporate and discuss issues relating to Dual Occupancy Development in the drafting of the Cessnock City Planning Strategy; and

c. Amend the Cessnock City Development Control Plan 2010 to strengthen specific controls, including design, access arrangement and introducing a site landscape area requirement

2. That the planning actions required to prevent clustering of dual occupancy development be prioritised, resourced and funded from the Planning and Environment Directorate budget.

7/03/2019 2:49:10 PM - Sandra Richardson
Action reassigned to Rush, Iain by: Richardson, Sandra for the reason: Reallocation to Strategic Planning for implementation of resolution.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC6/2019	Ordinary Council 20/02/2019	Drage, Natalie	Corporate and Community	Richmond Main Colliery Progress Report	20/03/2019	
753		Maginnity, Robert				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Burke

753

RESOLVED

1. That Council note the progress of actions for Richmond Main Colliery.

2. That Council note the Richmond Main Preservation Co-operative Society Limited tenure over buildings in Precinct B ends 28 February 2019 and includes the Locomotive Shed and Store and Power House Store buildings.

3. That the General Manager write to Richmond Main Preservation Co-operative Society Limited confirming the end of their tenure for occupation and operations within Precinct B buildings advising end date of 28 February 2019.

4. That Council proceed with implementing the advice provided by its insurer with installing hazard signage on buildings located within Precinct B of Richmond Main Colliery advising restricted access.

5. That in the preparation of a licence agreement between Council and the Richmond Main Preservation Co-operative Society Limited for use of areas at Richmond Main Colliery, Council continue to progress the resolutions determined at its meeting held 21 November 2018:

   a) That Council, in not currently being able to fund the remediation works required for the Locomotive Shed and Store and/or Power House Store buildings, commence discussions with the Richmond Main Preservation Co-operative Society Limited Board to establish the feasibility of members of the Society and its community partners undertaking the building repair works in accordance with the Structural Assessment Building Report, and once works are completed to a standard agreed by Council, the Society be allowed to re-occupy the buildings for operational purposes as part of a licence agreement.

   b) That Council note grounds maintenance within Precinct B and C has historically been undertaken by the Richmond Main Preservation Co-operative Society Limited and permitting ongoing access to these Precincts for this purpose will be discussed with the Society as part of a new licence agreement.

6. That the General Manager convene a meeting between the senior management team and the Board of the Society with the aim of defining a clear path towards restoring access to those areas of Precincts B and C which are essential to the safe and viable operation of the site.

27/02/2019 12:32:25 PM - Natalie Drage
Item 1, 2 & 5 noted. Item 3 - Correspondence was issued (emailed and by post) to the Richmond Main Preservation Society on 26 February 2019 confirming the end of their tenure for occupation and operations within Precinct B buildings advising end date 28 February 2019. Item 6 - In the same correspondence issued (Item 3) was the request for a meeting with Council's Senior Management and the Society Board. In relation to Item 4, a meeting was held with Council staff on 27/02/2019 to progress signage including any requirements for wording in accordance with relevant signage standards.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC10/2019	Ordinary Council 20/02/2019	Chadwick, Teressa	Corporate and Community	Draft Code of Meeting Practice	30/04/2019	
763		Maginnity, Robert				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Suvaal

763

RESOLVED

1. That Council place the Draft Code of Meeting Practice on public exhibition for 28 days, and if no relevant submissions are received that the Draft Code of Meeting Practice be adopted upon the finalisation of the public exhibition period.

2. That Council adopt the proposed General Order of Business for Council Meetings as outlined in this report.

4/03/2019 10:04:38 AM - Teressa Chadwick
Revised Target Date changed by: Chadwick, Teressa From: 20 Mar 2019 To: 30 Apr 2019
Reason: The Code of Meeting Practice is on Public Exhibition until 20 March and following this period if there are no submissions received the Code will be adopted and training of relevant Staff and Councillors will commence. If submissions are received a further report will be brought back to Council to address submissions and ask for Code to be adopted.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI6/2019	Ordinary Council 20/02/2019	Fitzpatrick-Barr, Justin	Works and Infrastructure	Financial Sustainability Initiatives	20/03/2019	
769		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Burke

769

RESOLVED

1. That Council notes the information provided in the report.

2. That the General Manager continues to manage and monitor the implementation of Council's adopted Financial Sustainability Initiative (FSI) projects through the Integrated Planning & Reporting framework.

3. That a further report on the status of the FSI projects be provided to Council in June 2019.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC12/2019	Ordinary Council 20/02/2019	Brinkworth, Susanne	Corporate and Community	Dedication of land for road widening - Proposed Lot 3 DP 1249763 - 21 Main Road Cliftleigh	20/03/2019	
765		Maginnity, Robert				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Suvaal

765

RESOLVED

1. That Council agree to the dedication of Land required for road widening (being an area of 4311m2 and part of Lot 9491 DP 1225029, Main Road Cliftleigh) as public road;

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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2. That Council authorise the execution of a licence to the Roads & Maritime Services for the temporary use of part of the land for a compound site;

3. That Council consent to the Roads & Maritime Services commencing road works within the land identified for road widening pending the dedication of the land as public road;

4. That Council authorise the Common Seal of Cessnock City Council to be affixed to documents necessary for the dedication of the Land as public road;

5. That Council authorise the Mayor and the General Manager to execute the documents necessary for the dedication of the land as public road

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC11/2019	Ordinary Council 20/02/2019	Chadwick, Teressa	Corporate and Community	Draft Code of Conduct and Procedures	1/05/2019	

764 Maginnity, Robert

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Suvaal

764

RESOLVED

1. **That Council place the draft Model Code of Conduct for Local Councils in NSW and Model Procedures for the administration of the Model Code of Conduct for Local Councils in NSW on public exhibition for 28 days.**

2. **That Council adopt the draft Model Code of Conduct for Local Councils in NSW and Model Procedures for the administration of the Model Code of Conduct for Local Councils in NSW if no relevant submissions are received with effect from 1 May 2019.**

3. **That all Councillors attend mandatory training on the new draft Model Code of Conduct for Local Councils in NSW and Model Procedures for the administration of the Model Code of Conduct for Local Councils in NSW.**

4/03/2019 10:06:25 AM - Teressa Chadwick
Revised Target Date changed by: Chadwick, Teressa From: 20 Mar 2019 To: 01 May 2019
Reason: The Code of Conduct and Procedures is on Public Exhibition until 20 March and following this period if there are no submissions received the Code will be adopted and mandatory training of all Staff and Councillors will be conducted prior to its enactment on 1 May 2019. If submissions are received a further report will be brought back to Council to address submissions and ask for the Code and Procedures to be adopted.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
GMU2/2019	Ordinary Council 20/02/2019	Fitzpatrick-Barr, Justin	General Manager's Unit	Cessnock Correctional Centre Access Road - Outcome of Meetings with the Member for Cessnock and community representatives of the Cessnock Correctional Centre Community Consultative Committee	20/03/2019	

752 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Sander

752

RESOLVED

1. **That Council note the outcomes of the meeting held with the community members of the Cessnock Correctional Centre Community Consultative Committee regarding the road access to the Correctional Centre.**

Outstanding	Division:		Date From:
	Committee:	Ordinary Council	Date To:
	Officer:		
Action Sheets Report			Printed: Wednesday, 13 March 2019 9:41:22 AM

2. That Council note the meeting with the Member for Cessnock, Clayton Barr MP has been arranged for 9.00am Thursday morning 21 February 2019.

3. That Council restate its preferred option in regards to access to the Cessnock Correctional Centre being:

- that the access to the Cessnock Correctional Centre at Lindsay Street/Mavis Street be closed
- that a new access is created via direct route from Wine Country Drive onto land owned by Hunter New England Health through the land owned by Corrective Services NSW and the Cessnock Correctional Centre
- that this position is predicated on the reduction of impact on local roads and that any access to the Correctional Facility, existing or new, should be via the State Road network.

4. That Council write to the Premier the Hon Gladys Berijiklian MP, the Minister for Corrections the Hon David Elliott MP, the Leader of the Opposition Michael Daley MP, the Member for Cessnock Clayton Barr MP, the Shadow Minister for Corrections Guy Zangari MP, candidates for the seat of Cessnock and the Cessnock Correctional Centre Community Consultative Committee in regards to access to the Cessnock Correctional Centre;

- Advising Councils position on the access to the Correctional Centre.
- Requesting a written response as to reasons why access to the Correctional Centre cannot be via a direct route from the Correctional Centre through State Government owned land onto Wine Country Drive.
- Seeking a commitment from the both the Government and Opposition in support of Councils position on the access to the Correctional Centre.

5. That a report come back to Council to the first Council meeting in March with the outcomes of the meetings and correspondence listed above.

22/02/2019 1:33:48 PM - Melanie Parker
Action reassigned to Fitzpatrick-Barr, Justin by: Parker, Melanie for the reason: Director W&I for preparation of correspondence.
26/02/2019 9:32:07 AM - Kristy Meyers
Item 1 - Noted
Item 2 - Noted
Item 3 - Noted and included in letters sent (Item 4)
Item 4 - Letters sent 25 February 2019
Item 5 - Report being drafted for 6 March 2019 Council meeting

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC5/2019	Ordinary Council 6/02/2019	Dennis, Johanna	Corporate and Community	Methamphetamine use in Cessnock Local Government Area and treatment options	30/09/2019	
738		Maginnity, Robert				

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Sander
738
RESOLVED

1. That Council note the correspondence received from Hunter New England Local Health District informing the scale of the issue, admission rates, operational responses and treatment options.

2. That Council note the response sent to Special Commission of Inquiry into the Drug 'Ice' for its Terms of Reference and Proposal for Conduct of the Inquiry including advocating that a hearing be held in Cessnock.

3. That Council lodge a submission to the Special Commission of Inquiry into the Drug 'Ice' when called for by Commissioner Professor Dan Howard SC.

4. That Council when preparing the Draft 2019-2020 Fees and Charges review the Cessnock Youth Centre Outreach Service (CYCOS) hire fees to identify opportunities to assist in the expansion of support and treatment services for young people.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

5. That Council continue to lobby for increased provision and improved access to treatment and support services for methamphetamine users and their families across the Cessnock local government area where opportunities arise.

6. That Council forward a comprehensive copy of all correspondence, submissions and motions including this report, to the State Member for Cessnock Clayton Barr, MP and Taylor Martin MLC.

12/02/2019 3:24:08 PM - Johanna Dennis
Resolution 3 (That Council lodge a submission to the Special Commission of Inquiry into the Drug 'Ice' when called for by Commissioner Professor Dan Howard SC) is pending the calling of submissions.

Resolution 6 (That Council forward a comprehensive copy of all correspondence, submissions and motions including this report, to the State Member of Cessnock Clayton Barr, MP and Taylor Martin MLC) has been actioned, with all comprehensive correspondence to date being sent to parliamentary representatives on 14/2/2019.
4/03/2019 10:11:23 AM - Robyn Keegan
Revised Target Date changed by: Keegan, Robyn From: 6 Mar 2019 To: 30 Sep 2019
Reason: Resolution 3 - Special Commission of Inquiry - pending the calling of submissions.
4/03/2019 10:11:29 AM - Robyn Keegan
Revised Target Date changed by: Keegan, Robyn From: 30 Sep 2019 To: 30 Sep 2019
Reason: Resolution 3 - Special Commission of Inquiry - pending the calling of submissions.
4/03/2019 10:12:11 AM - Robyn Keegan
Revised Target Date changed by: Keegan, Robyn From: 30 Sep 2019 To: 30 Sep 2019
Reason: Resolution 3 - Special Commission of Inquiry - pending the calling of submissions. Resolution 6 - Complete.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC4/2019	Ordinary Council 6/02/2019	Maginnity, Robert	Corporate and Community	2020 Local Government Election - Engagement of NSW Electoral Commissioner	31/03/2019	
737		Maginnity, Robert				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Burke
737
RESOLVED

That Council engage the NSW Electoral Commission to administer the 2020 local government election, and:

1. Pursuant to section 296 (2) and (3) of the *Local Government Act 1993* (NSW) that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of Council.

2. Pursuant to section 296 (2) and (3) of the *Local Government Act 1993* (NSW), as applied and modified by section 18, that a Council poll arrangement be entered into by contract for the Electoral Commissioner to administer all Council polls.

3. Pursuant to section 296 (2) and (3) of the *Local Government Act 1993* (NSW), as applied and modified by section 18, that a constitutional referendum arrangement be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of Council.

8/02/2019 10:21:24 AM - Robert Maginnity
Emailed Steve Robbs NSWEC advising of Council decision and requested service contract to enter into engagement for elections administration
4/03/2019 10:09:24 AM - Robyn Keegan
Revised Target Date changed by: Keegan, Robyn From: 6 Mar 2019 To: 31 Mar 2019
Reason: Awaiting service contract from NSWEC.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE3/2019	Ordinary Council 6/02/2019	Rush, Iain	Planning and Environment	City Wide Heritage Planning Proposal Exhibition Outcomes	30/04/2019	
733		Curtis, Gareth				

MOTION ***Moved:*** Councillor Dagg ***Seconded:*** Councillor Sander

733

RESOLVED

That Council endorse the City Wide Heritage Planning Proposal as an amendment to the *Cessnock Local Environmental Plan 2011.*

8/02/2019 9:34:29 AM - Iain Rush
Final LEP maps currently being prepared for gazettal.
1/03/2019 11:43:36 AM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 6 Mar 2019 To: 30 Apr 2019
Reason: The Department of Planning and Environment are presently reviewing the revised LEP maps for final adoption. Council is awaiting Parliamentary Council opinion before proceeding to make the LEP

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI2/2019	Ordinary Council 6/02/2019	Benson, Nicole	Works and Infrastructure	Cemeteries Masterplans	5/04/2019	
740		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Burke

740

RESOLVED

1. **That Council place the draft Cessnock City Council Cemeteries Masterplan on public exhibition for a minimum period of twenty eight days and invite public submissions.**

2. **That a Briefing Session be scheduled for Councillors during the exhibition period for the draft Cemeteries Masterplan.**

3. **That a report on the outcomes of the exhibition be provided to Council prior to adopting the final Cemeteries Masterplan.**

13/02/2019 4:33:47 PM - Nicole Benson
Action reassigned to Benson, Nicole by: Benson, Nicole for the reason:
5/03/2019 11:43:33 AM - Vickie Stovell
Revised Target Date changed by: Stovell, Vickie From: 6 Mar 2019 To: 05 Apr 2019
Reason: Council briefing held on 27 February and report seeking adoption prepared for 3 April Council meeting

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN1/2019	Ordinary Council 6/02/2019	Kerr, Katrina	Business With Notice	Proposed changes to Engineering Requirements for Development, Section 4.0 Road Design, 4.5.9 Urban Roads Carriageway Widths	6/05/2019	

744 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Stapleford ***Seconded:*** Councillor Suvaal

1

RESOLVED

1. **That the General Manager provide a report back to Council within 3 months on the potential impacts of changing the Engineering Requirements for Development, Section 4.0 Road Design, 4.5.9 Urban Roads-Carriageway Widths, Page 55 for all future developments, with the width of the Carriageway between Nominal Face Kerbs as follows:**

   - **Local Access Streets with a current width of 5m to be amended to 8m,**
   - **Local Access Streets with a current width of 6.5m to be amended to 9m,**
   - **Collector Roads with a current width of 7m to be amended to 11m, and**
   - **Collector Roads with Bus Routes or Cycle ways with a current width of 13m to be a minimum of 15 metres.**

2. **That any amendments proposed to Council's Engineering Guidelines for Development in relation to Road Design and Urban Carriageway width, be included in the current review of the Guidelines and placed on public exhibition to ensure all stakeholders are able to make submissions for Council to consider in that review process.**

8/02/2019 9:15:27 AM - Linda Lewis
Action reassigned to Kerr, Katrina by: Lewis, Linda for the reason: For your action

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI4/2019	Ordinary Council 6/02/2019	Kerr, Katrina	Works and Infrastructure	Tender Evaluation Report T1718-13 Roadworks associated with Fosters Bridge Replacement	3/04/2019	

742 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Gray

742

RESOLVED

1. That Council decline to accept any tenders;

2. That Council decline to invite fresh tenders due to the fact that the tendered amount exceeds Council's allocated funding for the project;

3. That the General Manager investigate potential for Council to carry out the requirements of the proposed contract itself, subject to approval from the funding body, or alternatively enter into negotiations with a suitable road contractor with a view to entering into a contract within the project budget for a reduced scope of roadworks associated with Fosters Bridge replacement.

11/02/2019 11:49:03 AM - Rachael O'Hara
Item 1 - Noted.
Item 2 - Noted
Item 3 - Prepared Negotiation Plan

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI3/2019	Ordinary Council 6/02/2019	Kerr, Katrina	Works and Infrastructure	Tender Evaluation Report T1718-12 Fosters Bridge Replacement	6/03/2019	

741 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Gray

741

RESOLVED

That Council accept the tender from Waeger Constructions Pty Ltd in the lump sum amount of $1,427,250.00 (including GST) for T1718-12 – Replacement of Fosters Bridge.

11/02/2019 11:48:29 AM - Rachael O'Hara
Item 1 - Tender accepted. Preparing contact documents.
6/03/2019 8:10:40 AM - Kelly Bates
Mailed 19/02/2019 Letter of Acceptance DOC2019/013901

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI7/2019	Ordinary Council 20/02/2019	Crosdale, Emma	Works and Infrastructure	Tender (T1819-06) Veterans Memorial Park Playground Design and Construct	20/03/2019	

770 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Suvaal

770

RESOLVED

That Council accept the tender (T1819-06) from Scape Constructions Pty Ltd in the lump sum of $473,000 (including GST) for the design and construct of Veterans Memorial Park Playground.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI10/2019	Ordinary Council 6/03/2019	Kerr, Katrina	Works and Infrastructure	Hunter Expressway - Review of Road Classifications	3/04/2019	

789 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Sander

789

RESOLVED

1. That Council concur with the RMS proposed reclassification of roads along the connection route from the HEX, Loxford to State Route B68 on Cessnock Road, Abermain via Hart Road, Gingers Lane, Frame Drive and Orange Street.

2. That Council accept reclassification of the roads along the route from Local Roads to unclassified Regional Roads.

3. That Council confirm with RMS that no load limit will be imposed along the route, other than in unforeseen cases outside the control of Council.

4. That the General Manager request RMS to also consider reclassification from Local Roads to unclassified Regional Roads along the associated road connection route from Hart Road, Loxford to Northcote Street, Kurri Kurri via Government Road and Mitchell Avenue.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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5. That the General Manager respond to the RMS proposal in accordance with this resolution.

6. That the General Manager request RMS to also consider reclassification from Local Roads to unclassified Regional Roads of Camp Road Greta.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI9/2019	Ordinary Council 6/03/2019	Jeffery, Warren	Works and Infrastructure	Armidale Street, Abermain - Petition Opposing One-Way Traffic	3/04/2019	
788		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Sander
788
RESOLVED

1. That Council note the petition lodged by residents of Armidale Street, Abermain opposing a proposed one-way traffic system on Armidale Street.

2. That Council not proceed with the proposal.

3. That the General Manager write to the organizer of the petition to advise the outcome.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC17/2019	Ordinary Council 6/03/2019	Drage, Natalie	Corporate and Community	Minutes of the Aboriginal and Torres Strait Islander Committee meeting held 8 February 2019	3/04/2019	
787		Maginnity, Robert				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Sander
787
RESOLVED

1. That the Minutes of the Aboriginal and Torres Strait Islander Committee held on 8 February 2019 be adopted as a resolution of the Ordinary Council.

2. That on the Information Bay signage in areas where no concerns have been raised, an Acknowledgement of Country be incorporated onto the signs and the wording be 'Cessnock City Council acknowledges Wonnarua people as the traditional custodians of the land on which we stand. We pay our respects to Elders past, present and future and extend our respects to neighbouring Aboriginal nations'.

3. That the names of the Council Administration Building Meeting rooms be:
   - Wonnarua Room (facing the Administration Building Foyer)
   - Darkinjung Room
   - Awabakal Room
   - Kawal Room
   - Yengo Room (facing the Administration Building Foyer)

4. That Council host an Elders Morning Tea for National Reconciliation Week 2019.

Outstanding	Division:		Date From:
	Committee:	Ordinary Council	Date To:
	Officer:		
Action Sheets Report			Printed: Wednesday, 13 March 2019 9:41:22 AM

5. That the General Manager investigate the possibility of hosting an alternative event for National Reconciliation Week 2020 including a film screening at Cessnock Performing Arts Centre and the Committee be provided with a list of films for review.

6. That the Committee be provided with a Progress Report for items in the Innovate Reconciliation Action Plan relating to Cultural Awareness training and the report be tabled at the next Committee meeting.

7. That the General Manager consider inviting a representative from Ungooroo Aboriginal Corporation to present to the Committee a summary of the Cultural Awareness training delivered to Council staff.

8. That a Progress Report for the Innovate Reconciliation Action Plan be provided to Council at the conclusion of its first 12 months.

9. That the Committee be provided with a Progress Report for items in the Innovate Reconciliation Action Plan relating to Employment, the Elsa Dixon Traineeship Program and any related plans or applications.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI12/2019	Ordinary Council 6/03/2019	Eveleigh, Nathan Fitzpatrick-Barr, Justin	Works and Infrastructure	Naming of Park, Quarry Street, Cessnock	30/09/2019	

MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Lyons
790
RESOLVED

1. That Council formally names the park locally known as Quarry Street Park as "Freemasons Park" subject to gazettal by the Geographical Names Board of NSW.

2. That if approval is received from the Geographical Names Board of NSW, Council install appropriate signage.

3. That the Lodge Cessnock, as the applicant for the naming be notified of the outcome of the application.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE11/2019	Ordinary Council 6/03/2019	McCauley, Hannah Curtis, Gareth	Planning and Environment	Minutes of the Confidential Strategic Property & Community Facilities Committee Meeting held 20 February 2019	3/04/2019	

794
MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Sander
794
RESOLVED

1. That the Minutes of the Confidential Strategic Property & Community Facilities Committee Meeting of 20 February 2019 be adopted as a resolution of the Ordinary Council.

2. That Council endorse the General Manager undertaking a tender process for the design and construction of four (4) dual-occupancy dwellings at Lots 14 -16 & Lot 95 in DP 15069, known as the Dover Street properties.

3. That Council allocate $70,000 from the Property Investment Fund to fund and progress necessary validation works for Stage 4 of Hebburn Estate.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN4/2019	Ordinary Council 6/03/2019	Fitzpatrick-Barr, Justin	Business With Notice	Richmond Main RV Park	3/04/2019	

792 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Burke

792

RESOLVED

That Council include the following as a specific action in the 2019-20 Operational Plan:

Investigate opportunities for the Richmond Main site to become an eco-tourism/outdoor adventure hub that would co-exist with the current cultural and heritage use of the site.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN3/2019	Ordinary Council 6/03/2019	Benson, Nicole	Business With Notice	Kurri Kurri Netball Courts Resurfacing	3/04/2019	

791 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Burke

791

RESOLVED

1. That the General Manager investigate and report on the spraying of the Kurri Kurri Netball Courts with Polymer Modified Bitumen to extend the life of the netball court surface.

2. That the General Manager investigate and undertake works for a cleaning option for courts 1 – 4 before 12 April 2019.

3. That the General Manager investigate a sealing/paint option for courts 1 – 3 within one month.

4. That the General Manager convene a meeting of stakeholders including responsible council staff, Kurri Kurri Netball Administrators and Ward D Councillors once the investigations are carried out.

5. That funding for works identified in resolution 2 be funded by a future budget review.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE10/2019	Ordinary Council 6/03/2019	McCauley, Hannah	Planning and Environment	Minutes of the Strategic Property & Community Facilities Committee Meeting - 20 February 2019	3/04/2019	

785 Curtis, Gareth

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Sander

785

RESOLVED

That the Minutes of the Strategic Property & Community Facilities Committee meeting of 20 February 2019 be adopted as a resolution of the Ordinary Council.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI11/2019	Ordinary Council 6/03/2019	Eveleigh, Nathan	Works and Infrastructure	Kurri Kurri Nostalgia Festival - March 2019	3/04/2019	
777		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Fitzgibbon
777
RESOLVED

1. That Council supports the Kurri Kurri Nostalgia Festival on 29, 30 and 31 March 2019 by providing in-kind support as detailed in the report for the following services; waste management, road closure equipment, park management and amenity management.

2. That Council not waive fees for Street Vending and/or Market Stalls.

3. That Council allocates an amount of $4,000 from the Tourism Related Projects Budget to cover the cost of street vending and market stalls, as it is recognised that the event attracts a large number of visitors to the LGA and this directly supports Objective 2.3 of Council's Delivery Program 2017-21, which is to increase tourism opportunities and visitation in the area

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN2/2019	Ordinary Council 20/02/2019	Kerr, Katrina	Business With Notice	Bus Shelters	20/03/2019	
772		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Sander ***Seconded:*** Councillor Burke
772
RESOLVED

1. That Council provides adequate footpaths in and around any newly installed bus shelters within the LGA to provide unhindered access to and from these shelters for all residents.

2. That Council develops a suitable capital works program to retrospectively address similar concerns at existing bus shelter sites which are currently not fully accessible.

3. That a report come back to Council regarding the impact of the resolution within the Capital Works Program.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI8/2019	Ordinary Council 20/02/2019	Goodbun, Nathan	Works and Infrastructure	Minutes of the Local Traffic Committee 17 December 2018	3/04/2019	
771		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Suvaal
771
RESOLVED

That the Minutes of the Local Traffic Committee of 17 December 2018 be adopted as a resolution of the Ordinary Council being:

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** **Wednesday, 13 March 2019 9:41:22 AM**

1. ***TC55/2018*** **- That Council authorise installation of GIVE WAY signs and line marking in Brown Street, Mathieson Street, Pillar Street and Crossing Street, Bellbird in accordance with the Brown Street, Bellbird _ Signage & Line Marking Diagram.**

2. ***TC56/2018*** **- That Council install a GIVE WAY sign, advance warning signs and line marking at the approaches to the single lane bridge on Hetton Street, Bellbird in accordance with the Hetton Street, Bellbird_ Signage & Line Marking Diagram.**

3. ***TC57/2018*** **- That Council install regulatory parking signage on North Avenue, Cessnock, in place of the existing disabled parking space, in accordance with North Avenue, Cessnock _ Signage Diagram.**

4. ***TC58/2018*** **- That Council install a Loading Zone on Percy Street, Cessnock, in accordance with the Percy Street, Cessnock _ Signage Diagram.**

5. ***TC59/2018*** **- That Council install regulatory parking signage on Hickey Street, Cessnock in accordance with the Hickey Street, Cessnock _ Signage Diagram.**

6. ***TC60/2018*** **- That Council install line marking on Bowen Street, Branxton in accordance with the Bowen Street, Branxton _ Line Marking Diagram.**

7. ***TC61/2018*** **- That Council note that the existing 6 tonne load limit applied to Whitebridge Road, Mulbring in response to culvert deterioration, has been removed following the replacement of the damaged culverts.**

6/03/2019 12:01:19 PM - Tracey Cocking
Action reassigned to Goodbun, Nathan by: Cocking, Tracey for the reason:
6/03/2019 12:21:42 PM - Tracey Cocking
Item 1 - Advised Developer that Council has authorised installation of signs and line markings.
Item 2 - Issued CRM 3880/2019 to Works.
Item 3 - Issued CRM 3902/2019 to Works.
Item 4 - Issued CRM 3882/2019 to Works & Operations for scheduling.
Item 5 - Issued CRM 3874/2019 to Works & Operations for scheduling.
Item 6 - Completion of line marking is with Works & Operation for scheduling.
Item 7 - Complete - load limit has been removed.
6/03/2019 12:29:37 PM - Tracey Cocking
Revised Target Date changed by: Cocking, Tracey From: 20 Mar 2019 To: 03 Apr 2019
6/03/2019 12:29:50 PM - Tracey Cocking
Revised Target Date changed by: Cocking, Tracey From: 3 Apr 2019 To: 03 Apr 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
GMU4/2019	Ordinary Council 6/03/2019	Stevens, Rhiannon	General Manager's Unit	Business Case and Funding Arrangements for NSW Growing Local Economies: Upgrade of Cessnock Airport	3/04/2019	
781		Glen, Stephen				

MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Sander
781
RESOLVED

That Council endorse the submission of a full application to NSW Growing Local Economies Fund for the Cessnock Airport Upgrade project with a total project cost of $8,848,197 that includes a co-contribution from Council of 25 percent or $2,212,049.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** **Wednesday, 13 March 2019 9:41:22 AM**

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE9/2019	Ordinary Council 6/03/2019	O'Connor, Joe Curtis, Gareth	Planning and Environment	Vineyard Grove Stage 8 Development	30/06/2019	

784
MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Sander
784
RESOLVED

1. That Council sell proposed lots 801 to 841 being part of Lot 1210 DP1102977 of the Vineyard Grove Stage 8 development and authorise the General Manager to negotiate the sale(s) for no less than 90% of the independent valuation obtained.

2. That Council authorise the General Manager to sign all documents associated with the e-conveyancing transactions including a Client Authorisation form to Council's legal representative to effect the sale of proposed lots 801 to 841 being part of Lot1210 DP1102977 of the Vineyard Grove Stage 8 Development.

3. That Council authorise the Common Seal of Cessnock City Council to be affixed to all documents relating to the plan of subdivision and sale of the proposed lots 801 to 841 being part of Lot1210 DP1102977 of the Vineyard Grove Stage 8 Development, and authorise the Mayor and General Manager to execute those documents.

8/03/2019 10:57:03 AM - Joe O'Connor
The actions have been commenced as per the resolutions. Updates will be provided to the Strategic Property and Community Facilities Committee upon completion of project milestones.
8/03/2019 10:59:34 AM - Joe O'Connor
Revised Target Date changed by: O'Connor, Joe From: 3 Apr 2019 To: 30 Jun 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE8/2019	Ordinary Council 6/03/2019	Ashton, Roslyn Curtis, Gareth	Planning and Environment	Development Application Performance Monitoring Report - December 2018 Quarter	3/04/2019	

783
MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Sander
783
RESOLVED

That Council receives the report and notes the information.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE7/2019	Ordinary Council 6/03/2019	Porter, Kerry	Planning and Environment	Development Application No. 8/2018/459/1 Proposing Extended Gaming Hours at the 'Australia Hotel' from 12 midnight to 2am (Monday to Saturday) 136 Wollombi Road, Cessnock	3/04/2019	

782 Curtis, Gareth

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Sander

782

RESOLVED

1. That:

(i) Development Application No. 8/2018/459/1 proposing the extension of gaming hours from 12 midnight to 2am (Monday to Saturday) at the 'Australia Hotel', at 136 Wollombi Road Cessnock, be refused pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, subject to the reasons contained in this report.

(ii) The reasons for the decision (having regard to any statutory requirements applying to the decision), are as follows:

- **The proposal is likely to have an adverse social impact on the community with regards to an increase in anti-social behavior, criminal activity and public order incidents.**
- **The subject land is not considered suitable for the proposal given its location within an established residential area.**
- **The proposal is not considered to be in the wider public interest.**

(iii) In considering community views, the following is relevant:

- **The issues and concerns raised by the community in relation to adverse social impacts have been taken into consideration in the assessment of the application and the determination reflects the community's concerns.**

(iv) The details contained above be publicly notified pursuant to Section 2.22 and Clause 20(2) of Schedule 1 of the Environmental Planning and Assessment Act 1979

2. That Council notify in writing the persons who made a submission with regard to the proposed development, of Council's decision.

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	Officer:	
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE29/2018	Ordinary Council 16/05/2018	Fitzpatrick-Barr, Justin	Planning and Environment	Development Application No. 8/2017/282/1 proposing construction of a roundabout to facilitate access to St Philip's Christian College Wine Country Drive, Nulkaba	17/04/2019	

Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Burke
475
RESOLVED

1. **That Council determine Development Application No. 8/2017/282/1 proposing the construction of a roundabout to facilitate access to St Philip's Christian College at Wine Country Drive (Lot 1 DP 744377) Nulkaba, pursuant to Section 80 of the Environmental Planning and Assessment Act 1979, by refusing to grant consent for the reasons detailed in this report.**

2. **That Council supports the concept of a roundabout entrance to St Philips Christian College off Wine Country Drive, Nulkaba for school and community access to the site, subject to an approved design by, and satisfactory arrangements with, the Roads and Maritime Services.**

3. **That the General Manager request the Parliamentary Secretary for the Hunter and Central Coast to coordinate an urgent meeting between Cessnock City Council, the Roads and Maritime Services, State Member for Cessnock and St Philips Christian College to address the traffic and safety concerns at Wine Country Drive and Lomas Lane, Nulkaba.**

4. **That the General Manager continue to work with the Roads and Maritime Services and St Philips Christian College with a view to encourage the submission of a Development Application, as a matter of urgency, by St Philips Christian College, to ensure the necessary upgrade works can be carried out to address serious traffic and safety concerns at Wine Country Drive and Lomas Lane, Nulkaba. The development application must be supported by the necessary documentation and arrangements with the Roads and Maritime Services and be designed in accordance with the requirements of Cessnock City Council and the Roads and Maritime Services.**

5. **That the General Manager investigate any immediate measures that could improve pedestrian and vehicular safety adjacent to the College in Wine Country Drive and Lomas Lane, Nulkaba.**

5/06/2018 3:45:09 PM - Robyn Larsen
Item 1 - Determination Issued
5/06/2018 3:46:12 PM - Robyn Larsen
Item 2 - Noted
6/07/2018 11:13:52 AM - Robyn Larsen
Item 3 - Acting General Manager spoken to Mr Stephen Wills at the Department of Premier and Cabinet who advised that he would liaise with St Philips and the RMS to seek a meeting to try and resolve the matter.
6/07/2018 11:53:39 AM - Joanne Walpole
Item 4 - This issue is being dealt with. The Department of Premier and Cabinet are attempting to bring all parties together.
6/07/2018 2:45:00 PM - Joanne Walpole
Item 5 -
Prepared Concept Option for signalised roundabout.
Prepared Concept Option for use of internal road network
Attended meeting between RMS and CCC 23/05/18.
Arranged drone to film intersection performance 03/08/18.
7/09/2018 4:03:16 PM - Kristy Meyers
Item 3 - Mr Stephen Wills chaired a meeting on 6 August 2018. Attendees included GM, DW&I, Infrastructure Manager, Development Services Manager and RMS. A teleconference was held with RMS and St Philips School on 4 September 2018.

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8/02/2019 11:44:47 AM - Kristy Meyers
Item 3 - Mr Stephen Wills chaired a meeting on 11 January 2019.
8/03/2019 10:26:53 AM - Tracey Cocking
Item 5 - Design complete see document DOC2019/022793.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN9/2018	Ordinary Council 2/05/2018	Drage, Natalie	Business With Notice	Strategic Planning for Cessnock Library	30/06/2019	

466 Maginnity, Robert
MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Lyons
466
RESOLVED

That Council prepare a business case for an expanded Cessnock Library Branch, including investigating its location within a cultural hub and be in accordance with Council's adopted 2031 Community Infrastructure Strategic Plan and Cessnock City Library Strategic Plan 2014-2024.

23/05/2018 5:23:24 PM - Natalie Drage
Resolution of Council Noted. A methodology for the Business Case is in the process of being developed.
24/07/2018 3:01:24 PM - Natalie Drage
A meeting has been scheduled for August 2018 with Council staff to assist in preparing the methodology and project scope.
29/08/2018 2:39:04 PM - Natalie Drage
Consultation has commenced with Council staff to discuss possible library sites as indicated in Council planning documents. Site opportunities and constraints have been identified for a number of sites and are being further investigated.
5/10/2018 12:46:09 PM - Natalie Drage
Consultation with staff in progress including identification of opportunities and limitations for possible future library sites.
21/01/2019 12:31:02 PM - Natalie Drage
Opportunities and land constraints continue to be scoped for identified potential sites.
7/02/2019 3:55:30 PM - Natalie Drage
Advice has been sought with Council's Heritage Consultant, noting two options have heritage listings. Further investigations are being undertaken to understand any heritage implications and opportunities.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI23/2018	Ordinary Council 4/04/2018	Eveleigh, Nathan	Works and Infrastructure	Naming of Jeffery Park, Kearsley after Mr George Jeffery	18/04/2019	

475 Fitzpatrick-Barr, Justin
MOTION ***Moved:*** Councillor Stapleford ***Seconded:*** Councillor Suvaal
475
RESOLVED

1. That Council formally names Jeffery Park at Kearsley "Sergeant George Jeffery Memorial Park" subject to gazettal by the Geographical Names Board of NSW.

2. In the event that the name is considered to be unsuitable by the Geographical Names Board of NSW that the next preferred name be George Jeffery Park.

3. That if approval is received from the Geographical Names Board of NSW, Council install appropriate signage in line with the adopted Cessnock LGA Signage Strategy.

4. That the family of the late Mr George Jeffery be notified the outcome of the application.

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30/04/2018 12:11:57 PM - Emma Crosdale
The Commemorative Naming application, Council report and supporting documentation sent to Geographical Names Board on 23 April 2018 for consideration.
14/06/2018 11:52:48 AM - Kristy Meyers
1. Application submitted to Geographical Names Board.
2. Noted.
3. GNB have endorsed George Jeffery Park as the preferred name. GNB preparing Public exhibition of George Jeffery Park name for 28 days. Signage to be installed at conclusion of exhibition period.
4. Awaiting completion of exhibition period.
19/06/2018 9:12:00 AM - Emma Crosdale
The proposal exhibition period is 27 June 2018 until 27 July 2018. Submissions can be lodged with the Geographical Names Board.
5/07/2018 10:53:35 AM - Nicole Benson
Awaiting feedback from GNB exhibition.
5/09/2018 3:50:46 PM - Vickie Stovell
Council officers are currently sourcing quotations for the supply and installation of a sign in line with the Signage Strategy
5/09/2018 3:51:29 PM - Vickie Stovell
Council officers are currently sourcing quotations for the supply and installation of a sign in line with the Signage Strategy
29/10/2018 1:28:47 PM - Natalie McCloy
The sign is being manufactured with footings construction to commence on-site in early November 2018. Artwork currently with graphic designer.
23/01/2019 11:07:48 AM - Vickie Stovell
Design changes have delayed the manufacturing of the sign.
Expected completion date is February 2019
23/01/2019 11:11:11 AM - Vickie Stovell
Revised Target Date changed by: Stovell, Vickie From: 30 Nov 2018 To: 28 Feb 2019
Reason: The sign is being manufactured with footings construction to commence on-site in early November 2018. Artwork currently with graphic designer.
23/01/2019 11:11:34 AM - Vickie Stovell
Action reassigned to Eveleigh, Nathan by: Stovell, Vickie for the reason:
5/03/2019 2:35:04 PM - Vickie Stovell
Revised Target Date changed by: Stovell, Vickie From: 28 Feb 2019 To: 18 Apr 2019
Reason: Park sign under construction

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN14/2018	Ordinary Council 6/06/2018	Johnson, Martin	Business With Notice	Installation of Footpaths and Pram Ramps in Association with Development	30/06/2020	
516		Curtis, Gareth				

MOTION ***Moved:*** Councillor Fitzgibbon ***Seconded:*** Councillor Burke
516
RESOLVED

That Council undertakes a review of the Cessnock (2010) Development Control Plan (DCP) and associated *Engineering Guidelines for Development*, and consider including in the revised DCP a requirement to install footpath and pram ramps in all situations where kerb and guttering is required as part of a development.

10/07/2018 11:52:55 AM - Yvonne Blake
Revised Target Date changed by: Blake, Yvonne From: 4 Jul 2018 To: 01 Aug 2018
Reason: Matter progressing
6/08/2018 11:20:39 AM - Gareth Curtis
Action reassigned to Johnson, Martin by: Curtis, Gareth for the reason: Martin -for your action please. Not sure why this was not allocated earlier. thanks Gareth
11/09/2018 11:40:51 AM - Robyn Keegan

Outstanding	**Division:**		**Date From:**
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	Officer:		
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Revised Target Date changed by: Keegan, Robyn From: 1 Aug 2018 To: 01 Aug 2019
Reason: Review of DCP has been added to the Strategic Planning Work Program and Engineering Guidelines are being reviewed by Works & Infrastructure.
8/11/2018 4:37:31 PM - Martin Johnson
This action is not scheduled to commence until the Cessnock City Planning Strategy has been prepared. An assessment of Strategic Planning Project priorities will be undertaken in early 2019
8/11/2018 4:40:04 PM - Martin Johnson
Revised Target Date changed by: Johnson, Martin From: 1 Aug 2019 To: 10 Feb 2020
Reason: Review of DCP has been added to the Strategic Planning Work Program and Engineering Guidelines are being reviewed by Works & Infrastructure.
7/02/2019 2:50:18 PM - Martin Johnson
Revised Target Date changed by: Johnson, Martin From: 10 Feb 2020 To: 30 Jun 2020
Reason: Review of DCP has been added to the Strategic Planning Work Program and Engineering Guidelines are being reviewed by Works & Infrastructure.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI60/2018	Ordinary Council 1/08/2018	Harris, Kate	Works and Infrastructure	BMX & Skate Facilities Within the Cessnock Local Government Area	31/05/2019	

598 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Lyons

598

RESOLVED

1. That Council note the progress of the implementation of the Cessnock Skate and BMX Facilities Needs Assessment 2020.

2. That Council complete a detailed review of the Cessnock Skate and BMX Facilities Needs Assessment 2020.

3. That following the review, a further report be prepared for Council's consideration outlining key findings and recommendations.

4. That following the completion of the Skate and BMX Facilities Needs Assessment, a review is undertaken of the Carmichael Park Masterplan, incorporating findings from the revised assessment as well as Council's adopted Recreation and Open Space Strategic Plan and other relevant documents and reported to Council.

8/08/2018 2:02:37 PM - Kate Harris
Item 1: Noted
Item 2: Review has commenced
Item 3: Further report scheduled for early 2019 due to revision of demographic data
Item 4: To commence at the completion of item 2.
8/08/2018 2:11:23 PM - Kate Harris
Revised Target Date changed by: Harris, Kate From: 29 Aug 2018 To: 21 Nov 2018
Reason: The review of the BMX and Skate Facilities Needs Assessment needs to occur prior to reporting back to Council
13/11/2018 4:30:08 PM - Nicole Benson
Revised Target Date changed by: Benson, Nicole From: 21 Nov 2018 To: 28 Feb 2019
Reason: The review of the BMX and Skate Facilities Needs Assessment needs to occur prior to reporting back to Council
5/03/2019 11:45:12 AM - Vickie Stovell
Revised Target Date changed by: Stovell, Vickie From: 28 Feb 2019 To: 31 May 2019
Reason: Design brief advertised and closes on 22 March 2019. Once a consultant has been engaged the timeframes will be added.

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN19/2018	Ordinary Council 20/06/2018	Benson, Nicole	Business With Notice	Street Tree Strategy	31/03/2019	

542 Fitzpatrick-Barr, Justin
MOTION ***Moved:*** Councillor Fitzgibbon ***Seconded:*** Councillor Sander
542
MOTION

That the Street Tree Strategy is completed by the end of March 2019 to align with the development of the 2019/20 Operational Plan.

4/07/2018 11:40:51 AM - Nicole Benson
Works are scheduled to be completed in accordance with the nominated timeframe.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI43/2018	Ordinary Council 20/06/2018	Kerr, Katrina	Works and Infrastructure	Nature Strip Parking	20/03/2019	

537 Fitzpatrick-Barr, Justin
MOTION ***Moved:*** Councillor Fitzgibbon ***Seconded:*** Councillor Burke
537
RESOLVED

1. That Council note the outcome of the investigation into retrofitting nature strips to facilitate partial off-road parking.

2. That Council note the estimated costs for residents to install concrete rolled kerb.

3. That Council consider alternatives to retrofitting nature strips to facilitate partial off-road parking, including carriageways of 9m and over, in its new Engineering Requirements for Development.

12/07/2018 11:21:32 AM - Katrina Kerr
Item 1 – Noted.
Item 2 – Noted.
Item 3 – Preparing revised Engineering Requirements for Development.
7/11/2018 11:44:33 AM - Rachael O'Hara
Item 3 - Preparation of revised Engineering Requirements for development ongoing.
11/02/2019 11:37:15 AM - Rachael O'Hara
Item 3 - Preparation of revised Engineering Requirements for development ongoing.
6/03/2019 11:31:58 AM - Kelly Bates
Item 3 - Preparing revised Engineering Requirements for Development.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE20/2018	Ordinary Council 4/04/2018	Rush, Iain	Planning and Environment	Planning Proposal - Kurri Kurri District Strategy Consequential LEP Amendments	30/06/2019	
472		Curtis, Gareth				

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Dagg

472

RESOLVED

1. **That Council request a Gateway determination for the Planning Proposal - Kurri Kurri District Strategy Consequential LEP Amendments from the Department of Planning and Environment pursuant to the *Environmental Planning and Assessment Act 1979*.**

2. **That Council request authorisation under Section 3.31 of the *Environmental Planning and Assessment Act 1979* to act as the local plan-making authority to make the Local Environmental Plan.**

3. **That Council undertake consultation with public authorities and the community as determined by the Department of Planning and Environment Gateway determination.**

4. **That Council receive a report back on the Planning Proposal if unresolved written objections are received during consultation with the Community; otherwise forward the Planning Proposal to the Department of Planning and Environment requesting that the Plan be made.**

10/04/2018 4:18:54 PM - Iain Rush
Planning Proposal forwarded to Department of Planning and Environment for Gateway determination on 13 April 2018. Awaiting Gateway determination.
6/06/2018 2:43:01 PM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 2 Jul 2018 To: 02 Sep 2018
Reason: With the Department of Planning and Environment for Gateway determination.
6/07/2018 12:34:28 PM - Iain Rush
Awaiting Gateway determination.
10/09/2018 11:39:46 AM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 2 Sep 2018 To: 28 Dec 2018
Reason: Gateway determination received on 9 July 2018. Matter will need to be reported back to Council to obtain endorsement to apply new clause to set out minimum lot size for battle axe allotments.
4/10/2018 3:59:14 PM - Hannah McCauley
Revised Target Date changed by: McCauley, Hannah From: 28 Dec 2018 To: 28 Dec 2018
Reason: Gateway determination received on 9 July 2018.
4/10/2018 4:00:19 PM - Hannah McCauley
Revised Target Date changed by: McCauley, Hannah From: 28 Dec 2018 To: 30 Apr 2019
Reason: Gateway determination received on 9 July 2018.
4/10/2018 4:00:26 PM - Hannah McCauley
Agency consultation complete
12/11/2018 10:31:19 AM - Iain Rush
Exhibition of the Planning Proposal will occur in the new year on account of the Christmas holiday break.
8/02/2019 9:47:39 AM - Iain Rush
Exhibition delayed to consider outcomes of councillor briefing regarding clustering of dual occupancies in Gullane Close.
1/03/2019 11:36:15 AM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 30 Apr 2019 To: 30 Jun 2019
Reason: Planning Proposal amended and forwarded to Department of Planning and Environment for Gateway alteration as per Council resolution on 20 February 2019.

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI52/2017	Ordinary Council 19/07/2017	Johnson, Martin	Works and Infrastructure	Weston Bears Park	31/05/2019	
315		Curtis, Gareth				

MOTION ***Moved:*** Councillor Sander ***Seconded:*** Councillor Dagg

315

RESOLVED

1. That Council note the information contained within the report.

2. That Council allocates $35,000 in the 17/18 Operational Budget to undertake a Feasibility Study by a suitably qualified consultant to better understand the potential risks and returns of disposing and/or redeveloping Varty Park.

3. That the Strategic Property and Community Facilities Committee receives a further report considering the outcomes of the Varty Park Feasibility Study.

8/08/2017 2:38:00 PM - Paul Burton
RFQ to be issued to engage consultant to prepare feasibility study.
24/11/2017 11:32:35 AM - Kristy Meyers
Referred to Strategic Property to undertake the Feasibility Study.
15/02/2018 12:47:16 PM - Martin Johnson
Detailed feasibility investigations commenced following appointment of Strategic Property staff
9/03/2018 1:37:46 PM - Sandra Richardson
Advised by Project Manager - Strategic Property Review that:
Part 1 complete
Part 2 Council's finance section has been advised of the required budget, and funding is being allocated accordingly.
Part 3 Initial investigations into the property title history have been completed and an update report is being prepared for the April 2018 Committee meeting.
12/06/2018 12:26:15 PM - Martin Johnson
Revised Target Date changed by: Johnson, Martin From: 31 May 2018 To: 30 Jun 2018
Reason: Waiting outcome of SP&CFC meeting to be held 13 June 2018
5/07/2018 12:09:16 PM - Martin Johnson
feasibility report in preparation
5/07/2018 12:10:34 PM - Martin Johnson
Revised Target Date changed by: Johnson, Martin From: 30 Sep 2018 To: 30 Sep 2018
Reason: Feasibility being undertaken
8/11/2018 4:34:17 PM - Martin Johnson
Target date revised to after the first meeting of the Strategic Property and Community Facilities Committee in 2019
8/11/2018 4:35:48 PM - Martin Johnson
Revised Target Date changed by: Johnson, Martin From: 30 Sep 2018 To: 01 Mar 2019
Reason: Feasibility being undertaken
7/02/2019 2:45:31 PM - Martin Johnson
Revised Target Date changed by: Johnson, Martin From: 1 Mar 2019 To: 31 May 2019
Reason: Feasibility being undertaken
7/02/2019 2:45:44 PM - Martin Johnson
Report being prepared for 2nd 2019 meeting of the Strategic Property and Community Facilities Committee - date yet to be determined

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WI35/2017	Ordinary Council 21/06/2017	Hughes, Bruce Fitzpatrick-Barr, Justin	Works and Infrastructure	Hydro Aluminium Kurri Kurri Pty Ltd Proposed Road Closures	19/06/2019	

278

MOTION ***Moved:*** Councillor Burke ***Seconded:*** Councillor Sander

278

RESOLVED

1. **That Council resolve to make an application to NSW Department of Industry - Lands to close those parts of Bishops Bridge Road, McGarva Avenue, Horton Road and Dickson Road (hereafter referred to as Proposed Closed Roads) as indicated in the Property Location Plan in accordance with the provisions of the Roads Act 1993.**

2. **That Council comply with the provisions of Section 35 of the Roads Act 1993 and the Memorandum of Understanding entered into with the Department of Lands, now the NSW Department of Industry - Lands, with respect to notifications and advertising in the local newspaper.**

3. **That provided no unresolved submissions are received following notifications and advertising, Council proceed under the provisions of Section 37 of the Roads Act 1993 to advise NSW Department of Industry - Lands to place a notice in the Government Gazette to close the Proposed Closed Roads.**

4. **That Council authorise the Common Seal of Cessnock City Council to be affixed to the Plan of Road Closure if required.**

5. **That Council authorise the Mayor and the General Manager to execute the Plan of Road Closure for the Proposed Closed Roads if required.**

6. **That following successful Gazettal of the closed roads and the land vesting in Council, Council grant to the General Manager delegated authority to negotiate the sale (based on an independent valuation) by private treaty with the adjoining landowner.**

8/08/2017 2:43:00 PM - Bruce Hughes
Council has completed the first step in advertising the proposal and waiting 28 days for any submissions. The searches necessary to make application to Crown Lands have also been completed. Next step is to make application to Crown Lands for the proposed closure.
10/10/2017 9:42:00 AM - Bruce Hughes
Item 1 - Council has made an application to NSW Department of Industry - Lands to close the subject roads.
Item 2 - Council has advertised the proposed road closures in the local newspaper and notified the necessary agencies. The Department requested Council notify two additional agencies.
item 3 - Council is presently waiting the required minimum 28 days for any submissions from these agencies before proceeding.
Item 4 - Awaiting the notification, advertising and allowing for submissions to be completed prior to this action.
Item 5 - Awaiting the notification, advertising and allowing for submissions to be completed prior to this action.
Item 6 - Awaiting the notification, advertising and allowing for submissions to be completed prior to this action.
6/11/2017 2:17:00 PM - Rachael O'Hara
Item 1 - Council has made an application to NSW Department of Industry - Lands to close the subject roads.
Item 2 - Council has advertised the proposed road closures in the local newspaper and notified the necessary agencies.
item 3 - Awaiting NSW Department of Industry - Lands to assess the application prior to completing this action.
Item 4 - Awaiting NSW Department of Industry - Lands to assess the application prior to completing this action.
Item 5 - Awaiting NSW Department of Industry - Lands to assess the application prior to completing this action.
Item 6 - Awaiting NSW Department of Industry - Lands to assess the application prior to completing this action.
12/02/2018 11:28:08 AM - Bruce Hughes
Previous notes still current
4/04/2018 2:17:43 PM - Bruce Hughes
Previous notes still current
12/07/2018 1:40:05 PM - Katrina Kerr

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Item 1 - Completed.
Item 2 - Completed.
Item 3 - Awaiting NSW Dept of Industry.
Item 4 - Awaiting NSW Dept of Industry.
Item 5 - Awaiting NSW Dept of Industry.
Item 6 - Awaiting NSW Dept of Industry.
8/08/2018 3:01:49 PM - Bruce Hughes
Item 3 - Waiting on further information from the Applicant due to a change in legislation.
Item 4 - Awaiting the resolution of submissions to be completed prior to this action.
Item 5 - Awaiting the resolution of submissions to be completed prior to this action.
25/10/2018 2:11:06 PM - Bruce Hughes
Item 3 - Followed up with applicant and still waiting for further information
Item 4 - Awaiting the resolution of submissions to be completed prior to this action
Item 5 - Awaiting the resolution of submissions to be completed prior to this action
Item 6 - Awaiting the resolution of submissions to be completed prior to this action
4/02/2019 11:20:54 AM - Bruce Hughes
Item 3 - Followed up with applicant and still waiting for further information
Item 4 - Awaiting the resolution of submissions to be completed prior to this action
Item 5 - Awaiting the resolution of submissions to be completed prior to this action
Item 6 - Awaiting the resolution of submissions to be completed prior to this action
6/03/2019 11:41:30 AM - Bruce Hughes
Item 3 - Awaiting advice from applicant before proceeding
Item 4 - Item 3 needs to be completed before proceeding
Item 5 - Item 3 needs to be completed before proceeding
Item 6 - Item 3 needs to be completed before proceeding
7/03/2019 11:17:02 AM - Bruce Hughes
Revised Target Date changed by: Hughes, Bruce From: 6 Mar 2019 To: 19 Jun 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE89/2015	Ordinary Council 18/11/2015	Brown, Keren Curtis, Gareth	Planning and Environment	Planning Proposal - Hydro Kurri Kurri	1/04/2019	

MOTION Moved: Councillor Wrightson ***Seconded:*** Councillor Doherty
1479
RESOLVED

1. **That Council forward a Planning Proposal to rezone certain land at Loxford for employment, residential, rural and environmental purposes to the Department of Planning and Environment under s.56 (1) of the Environmental Planning and Assessment Act 1979 seeking a 'Gateway' determination.**

2. **That Council request the use of delegations in respect of the Minister for Planning plan making functions under section 59 of the EPA Act 1979 for the Planning Proposal.**

3. **That Council endorse the application of the biodiversity certification process to the area the subject of the Planning Proposal.**

4. **That Council investigate the likely scope of developer contributions required to support the Planning Proposal.**

5. **That Council investigate a structure plan linking all the Urban Release Areas and associated contributions planning requirements within the developing Maitland - Kurri Kurri growth corridor.**

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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6. **That a Development Control Plan be prepared to address, amongst other matters, design, conservation and management measures.**

7. **That a separate report be presented to Council detailing the final content of the Planning Proposal including all supporting draft Plans and/or Agreements prior to public exhibition.**

8. **That Council consult and exhibit the Planning Proposal structure plan, development control plan and related contribution plan, in accordance with the Gateway determination.**

9. **That Council exhibit the biodiversity certification application and documentation in accordance with the biodiversity certification process and wherever possible seek to align the process with the planning proposal timeframe.**

10. **That Council investigate the feasibility of including additional allotments into the Planning Proposal and supporting studies.**

3/02/2016 2:14:00 PM - Bo Moshage
Resolution 1, 2 & 3 completed.
Resolution 4 to 10 under investigation
3/02/2016 2:15:00 PM - Bo Moshage
Gateway Determination requested 27/11/15
9/04/2016 9:03:00 AM - Bo Moshage
Gateway received by Council 23/3/16 and currently being reviewed with meeting with MCC and DoP&E to follow to give effect to Resolutions 4 to 10
7/05/2016 4:19:00 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
6/07/2016 2:45:00 PM - Bo Moshage
On Going meets with the DoPE, MCC and Proponent to discuss the Gateway Conditions.
1/08/2016 11:47:00 AM - Bo Moshage
In consultation with MCC and the Proponent, Council has finalised a draft project plan outlining the critical steps and pathways in undertaking the Planning Proposal in relation to Resolution 4 to 10.
2/11/2016 11:50:00 AM -
Estimated Completion Date changed by: Wonona Fuzzard From: 31 Dec 2016 To: 31 May 2017
27/11/2016 9:23:00 AM - Bo Moshage
Council is working in consultation with MCC and the Proponent to prepared and finalise the supporting documents outlining in the Planning Proposal critical steps and pathways as they relate to Resolution 4 to 10
21/01/2017 9:29:00 AM - Bo Moshage
Council is working in consultation with MCC and the Proponent to prepared and finalise the supporting documents outlining in the Planning Proposal critical steps and pathways as they relate to Resolution 4 to 10
22/03/2017 4:14:00 PM - Bo Moshage
Resolution 1, 2 & 3 completed.
Resolution 4 to 10 under investigation
2/05/2017 8:40:00 AM -
Estimated Completion Date changed by: Bo Moshage From: 31 May 2017 To: 31 May 2018
6/02/2018 9:29:51 AM - Sandra Richardson
Action reassigned to Johnson, Martin by: Richardson, Sandra for the reason: Reallocation to manager.
9/03/2018 6:22:20 AM - Sandra Richardson
Action reassigned to Brown, Keren by: Richardson, Sandra for the reason:
9/03/2018 9:38:38 AM - Keren Brown
Discussions with Maitland City Council are continuing in relation to Actions 4-10.
6/06/2018 11:38:27 AM - Keren Brown
Revised Target Date changed by: Brown, Keren From: 31 May 2018 To: 01 Apr 2019
Reason: Discussions are continuing with Maitland City Council. Gateway conditions need to be satisfied and the proposal publicly exhibited.
8/02/2019 8:43:03 AM - Keren Brown
Discussions with Maitland City Council are continuing in relation to Actions 4-10. Waiting for additional studies to be lodged.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI59/2017	Ordinary Council 6/09/2017	Donnelly, Patricia	Works and Infrastructure	Council Facilities Energy Efficiency Project	30/06/2019	
234		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Burke

234

RESOLVED

1. That Council utilises $200,000 from the Revolving Energy Fund to undertake the lighting efficiency projects listed in Table 1 of the report and these works be undertaken in the 2017/18 Financial Year;

2. That Council calls an Expression of Interest (EOI) for suitably qualified Energy Performance Contractors to provide proposals for the undertaking of the larger, more complex projects that are listed in Enclosure 1.

3. That a further report be brought back to Council following the EOI process.

6/09/2017 2:35:00 PM - Patricia Donnelly
Meeting to discuss formation of a PCG for recommendation 1 held on 18/9/17. Not all required staff attended. Meeting with Director to discuss process to move forward arranged for 17/10/17.
31/10/2017 9:40:00 AM - Patricia Donnelly
Meeting held with Maintenance Coordinator and contactors Hartcher Hall to scope out projects and provide estimates for installations. Next planning session to be held in 3 weeks.
1/02/2018 1:43:52 PM - Patricia Donnelly
Administration Building lighting retrofit undertaken. Investigations for other sites commencing.
10/04/2018 2:28:17 PM - Patricia Donnelly
February and March electricity accounts for Administration Building show reduction in consumption of 26% and 39% respectively from same time months in 2017. Total actual net project cost $36,800 (~$30,000 less than that estimated) with payback of 3 yrs currently forecast.
4/05/2018 10:05:39 AM - Patricia Donnelly
Supplier for Works Depot refit awarded and works to commence from 7 March 2018
10/07/2018 3:26:21 PM - Patricia Donnelly
Works depot competed and quotes for other 4 buildings being taken
12/07/2018 8:59:59 AM - Robyn Keegan
Awaiting on information for Hartchers to come back and still have 4 sites to go.
23/08/2018 11:55:24 AM - Patricia Donnelly
Cessnock Library works to commence 24/8/18 and quotes for Tourist Information Centre being gathered.
20/09/2018 9:32:29 AM - Patricia Donnelly
Cessnock Library complete and lights ordered for Tourist Information Centre and Airport main terminal
25/10/2018 4:06:15 PM - Patricia Donnelly
Tourist Information Centre and Wave Terminal at Airport completed. Remaining Airport Buildings and CPAC to be undertaken in Jan/Feb 2019. Costs and savings to be compiled in December.
23/01/2019 2:14:06 PM - Patricia Donnelly
Revised Target Date changed by: Donnelly, Patricia From: 20 Mar 2019 To: 30 Jun 2019
Reason: Projects should be completed by this time.
21/02/2019 11:10:39 AM - Patricia Donnelly
Cessnock Airport and CPAC lighting requirements assessed. Lights for Airport ordered with works to be undertaken early March.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI18/2018	Ordinary Council 7/03/2018	Harris, Kate	Works and Infrastructure	Options for Cessnock Pool	29/03/2019	
441		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Sander

441

RESOLVED

1. That Council notes the Report and endorses Option C (relocate to Turner Park) as the long term strategic direction for Cessnock Pool.

2. That Council undertakes further work to determine the scope, design and cost of Option C (relocate to Turner Park), incorporating indoor and outdoor water and play features, with an estimated capital cost of up to $20M to be partly funded through development contributions.

3. That Council endorses Option B (upgrade at current location) as an interim strategic direction for Cessnock Pool.

4. That Council undertakes further work to develop the scope, design and cost of upgrades identified in Option B (upgrade at current location).

5. That Council receives a further report on how Options B (upgrade at current location) and C (relocate to Turner Park) will be staged and funded with consideration to the outcomes and recommendations of the Review of Plant at the existing Cessnock Pool.

19/03/2018 3:19:35 PM - Rebecca Bailey
Work on upgrade to current location has commenced. Work on scope design, and cost for relocation to Turner Park is presently unfunded. Report to Council on these matters scheduled for late 2018.
14/06/2018 9:52:30 AM - Kristy Meyers
Ongoing.
31/10/2018 10:48:22 AM - Natalie McCloy
Revised Target Date changed by: McCloy, Natalie From: 1 Nov 2018 To: 06 Mar 2019
Reason: Design Brief currently being developed with a view to finalise in November 2019
5/03/2019 11:44:45 AM - Vickie Stovell
Revised Target Date changed by: Stovell, Vickie From: 6 Mar 2019 To: 29 Mar 2019
Reason: A detailed audit/condition assessment is required to be undertaken for Council's 3 existing skateparks. Outcomes from this audit will inform the Needs Assessment and enable the strategy to be completed.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC6/2018	Ordinary Council 7/03/2018	Drage, Natalie	Deferred Business	Richmond Main Colliery - Remediation Plan	30/06/2019	
433		Maginnity, Robert				

MOTION ***Moved:*** Councillor Fitzgibbon ***Seconded:*** Councillor Gray

433

RESOLVED

1. That Council allocate funding of $50,500 from the Miscellaneous and Property Reserve, for the preparation of a Remediation Action Plan, development application and continuation of temporary fencing at Richmond Main Colliery.

2. That a further report be prepared for Council detailing the estimated costs of implementing the Remediation Action Plan once they are known.

3. That any future Richmond Main Colliery reports include the cumulative total of expenditure since the September 2017 fire.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**		**Date From:** **Date To:**
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4. That the General Manager prepare a report in consultation with the site users, including an inventory of equipment, and removal of non essential items from the historic site, with the view to improving visual site amenity, safety and security.

13/03/2018 10:40:03 AM - Katrina Patch
Request for Quote Documentation being prepared in order to engage consultancy to prepare the RAP.
13/03/2018 10:43:07 AM - Katrina Patch
Revised Target Date changed by: Patch, Katrina From: 4 Apr 2018 To: 04 Aug 2018
Reason: Engagement of vendor and preparation of RAP estimated to take 5 months.
4/04/2018 12:09:09 PM - Katrina Patch
The Request For Quote for the preparation of the Remediation Action Plan closes on Tuesday 10 April.
7/05/2018 2:48:02 PM - Robyn Keegan
GHD was the successful quote and has been engaged. Inception meeting occurred 2 May 2018, and the project has commenced.
23/05/2018 5:25:06 PM - Natalie Drage
A request for quote has been distributed for the appointment of an external site auditor and is a requirement in accordance with the Contaminated Land Management Guidelines (NSW EPA) and closes 28 May 2018.
5/07/2018 12:17:46 PM - Robyn Keegan
Revised Target Date changed by: Keegan, Robyn From: 4 Aug 2018 To: 31 Oct 2018
Reason: Engagement of vendor and preparation of RAP estimated to take 5 months.
5/07/2018 12:17:51 PM - Robyn Keegan
External site Auditor has been appointed with a site visit to occur with the Auditor during mid July.
24/07/2018 3:10:15 PM - Natalie Drage
The report to Council tabled 4 July 2018, included the cumulative total of expenditure since the September 2017 fire.
Resolution 4 - the report to Council on the 4 July 2018 provided an update on the outcome of discussions to date with the Society regarding preparation of an inventory. The Society have been encouraged to commence the removal of non-museum items from the second floor of the museum building. This item will be incorporated into the Site Management Action Plan.
6/08/2018 9:38:09 AM - Natalie Drage
Site visit to Richmond Main occurred with the external auditor and consultant preparing the RAP on 1 August 2018. Consultation to occur with the Preservation Society to assist with understanding current and potential future land uses within Precinct C. This consultation process will be an agenda item for the next meeting with Council staff and the Society Board.
29/08/2018 2:43:17 PM - Natalie Drage
Consultant preparing the Remediation Action Plan met with Council staff and the Board of the Richmond Main Preservation Society on 22 August 2018. The consultation session considered Precinct C, its future uses and identification of priority locations.
5/10/2018 12:50:59 PM - Natalie Drage
Meeting held with GHD and Council staff to discuss the Remediation Action Plan and confirming the high priority areas at the site.
26/10/2018 11:44:29 AM - Natalie Drage
The Richmond Main Preservation Society at the meeting held with Council officers on 23 October 2018 tabled a report advising of site clean up activities undertaken to date within Precinct B.
12/11/2018 10:18:35 AM - Robyn Keegan
Revised Target Date changed by: Keegan, Robyn From: 31 Oct 2018 To: 30 Jun 2019
Reason: Ongoing
21/01/2019 12:28:08 PM - Natalie Drage
The report to Council on 21 November 2018 included an update for clean up activities undertaken by the Richmond Main Preservation Society in improving the visual amenity of the site.
7/02/2019 3:59:02 PM - Natalie Drage
Costing options for soil sampling has occurred to inform the development of the Remediation Action Plan in consultation with GHD (consultant).
4/03/2019 10:52:23 AM - Natalie Drage
Soil sampling for Precinct C (Stage 1) to occur and will inform the actions of the RAP.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC69/2017	Ordinary Council 4/10/2017	Kerr, Katrina	Corporate and Community	Easement for Drainage of Water within 10 and 12 Cooper Street, Heddon Greta	20/03/2019	

277 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Dagg ***Seconded:*** Councillor Stapleford

277

RESOLVED

1. That Council acquires an easement for the drainage of water being 7m wide and variable on the south eastern boundary of Lot 15 Section 20 DP 3816 and the northern boundary of Lot 16 Section 20 DP 3816 being 10 and 12 Cooper Street, Heddon Greta.

2. That Council authorise the General Manager to negotiate the terms of the easement and prepare the necessary documents for registration at Land and Property Information (LPI) NSW.

3. That Council authorise the Common Seal of Cessnock City Council to be affixed to the documents relating to the granting of the easement over Lots 15 and 16 Section 20 DP 3816.

4. That Council authorise the Mayor and/or General Manager to execute the documents relating to the granting of the easement over Lots 15 and 16 Section 20 DP 3816.

4/11/2017 11:32:00 AM - Robyn Keegan
Updated by Sue Brinkworth - Surveyor engaged to prepare plan of easement.
5/09/2018 11:55:54 AM - Joanne Walpole
Action reassigned to Kerr, Katrina by: Walpole, Joanne for the reason: Easement for Cooper Street within Master's property. Matter referred back to Infrastructure Manager for review.
13/09/2018 10:47:13 AM - Katrina Kerr
Reviewing scale of easement due to outcome of negotiation re value with owner.
7/11/2018 11:36:57 AM - Rachael O'Hara
Item 1 - Reviewing scale of easement to reduce cost to Council due to the position of negotiations with owner.
13/02/2019 8:55:04 AM - Rachael O'Hara
Item 1 - Reviewing scale of easement to reduce cost to Council due to the position of negotiations with owner.
Item 2 - Noted.
Item 3 - Awaiting finalisation of negotiations.
Item 4 - Noted.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN25/2018	Ordinary Council 15/08/2018	Stevens, Rhiannon	Business With Notice	Great North Walk	20/03/2019	

621 Glen, Stephen

MOTION ***Moved:*** Councillor Dunn ***Seconded:*** Councillor Stapleford

621

RESOLVED

That the General Manager provide a report back to council detailing:

a) The current status of the Great North Walk in the Strategic Plan and any other associated plans and strategies.

b) A comprehensive list of the types of grants that have previously been and are able to be sought for funding to promote and improve the walk.

c) Ways in which Cessnock City Council can leverage off the Great North Walk to increase tourism to the area.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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d) **A comprehensive list of organisations both government and voluntary that hold a stake in the future of the Great North Walk.**

e) **A guide as to what bordering councils are doing to promote and leverage off the Great North Walk, how we differ and what we can adopt as strategy.**

f) **A comprehensive list of any policies that council have that affect external organisations and the way they carry out their using of the Great North Walk.**

g) **A recommendation to council on how the Great North Walk is to be treated in future plans as to further Council's ability to access grants, further market the walk, and liaise with external stakeholders.**

4/10/2018 12:28:09 PM - Rhiannon Stevens
Revised Target Date changed by: Stevens, Rhiannon From: 12 Sep 2018 To: 12 Dec 2018
Reason: Discussions being held with Crowne Lands NSW, investigations into assets, policies, and survey of other councils in response to questions.
8/02/2019 3:26:09 PM - Rhiannon Stevens
Report drafted with responses collated.
8/02/2019 3:26:50 PM - Rhiannon Stevens
Revised Target Date changed by: Stevens, Rhiannon From: 12 Dec 2018 To: 20 Feb 2019
Reason: Report drafted with responses collated.
4/03/2019 11:00:27 AM - Rhiannon Stevens
Revised Target Date changed by: Stevens, Rhiannon From: 20 Feb 2019 To: 20 Mar 2019
Reason: Report drafted.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
MM14/2018	Ordinary Council 12/12/2018	Fitzpatrick-Barr, Justin	Mayoral Minutes	Cessnock Correctional Centre Access	6/03/2019	
702		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Pynsent
2
RESOLVED

That the General Manager meet with the community representatives on the Cessnock Correctional Centre Community Consultative Committee to discuss options and viewpoints of the community representatives relating to access to the Cessnock Correctional Centre and that a report be prepared on the outcomes from the meeting, for Councils consideration, at the first Council meeting in 2019.

8/02/2019 12:04:51 PM - Kristy Meyers
Meeting has been scheduled for Friday, 15 February 2019.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN31/2018	Ordinary Council 7/11/2018	Goodbun, Nathan	Business With Notice	Pedestrian Crossing Signs	3/04/2019	
669		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Lyons ***Seconded:*** Councillor Burke
669
RESOLVED

That Council as part of its signage Strategy and regular signage maintenance and improvement program start painting 'look to your right' signs on pedestrian crossings, similar to what the City of Sydney and other major centres have.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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11/02/2019 11:20:04 AM - Rachael O'Hara
Item 1 - Undertaking Signage Improvement Program & adding quoted "LOOK" marks.
12/02/2019 4:46:17 PM - Tracey Cocking
Action reassigned to Goodbun, Nathan by: Cocking, Tracey for the reason:
6/03/2019 12:06:11 PM - Tracey Cocking
Revised Target Date changed by: Cocking, Tracey From: 20 Mar 2019 To: 03 Apr 2019
6/03/2019 12:09:36 PM - Tracey Cocking
Item 1 - Implementation of pavement markings will occur with regular maintenance upgrades as per works program.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI89/2018	Ordinary Council 7/11/2018	Deo, Santosh	Works and Infrastructure	Council Owned Car Parks - Priority for Renewal	3/04/2019	
668		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Fitzgibbon ***Seconded:*** Councillor Dagg
668
RESOLVED

1. **That Council utilises the $53,000 budget allocation in 2018/19 to undertake linemarking, signage and minor pavement repairs on carparks P5, P6, P10 and the Council owned area in Charlton Street adjacent to the covered Hunter Water Drain as identified in Figure 1 of the report.**

2. **That Council undertakes linemarking works in Darwin Street, adjacent to the TAFE grounds, to clearly delineate on street parking arrangements in this area.**

3. **That the Turner Park carpark resurfacing/rehabilitation works be funded within existing program and operating budgets.**

4. **That the General Manager coordinates an appropriate scope of works for upgrading the car park P1 as identified in figure 1 of the report, with these works to include re-design and removal of existing concrete strips and a report come back to Council in April 2019.**

12/02/2019 4:30:52 PM - Santosh Deo
Item 1 - Allocated funds across P5, P6, P10 and Charlton Street.
Item 2 - Undertaking linemarking.
Item 3 - Allocate carpark renewal funds for 2019/20.
Item 4 - Coordinating scope of works.
6/03/2019 1:13:31 PM - Tracey Cocking
Revised Target Date changed by: Cocking, Tracey From: 20 Mar 2019 To: 03 Apr 2019
Reason: Ongoing.
6/03/2019 2:41:44 PM - Tracey Cocking
Item 2 - Preparing instruction for Linemarking.
Item 3 - Allocated carpark renewal funds for 2019/20 to exisiting program and operating budget.
item 4 - Coordinating scope of works due April 2019.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE83/2018	Ordinary Council 12/12/2018	Tinlin, Angela	Planning and Environment	Cessnock Local Environmental Plan 2011 - Planning Proposal to rezone land at Stonebridge Drive, Cessnock from RE2 Private Recreation to R2 Low Density Residential and include Multi-dwelling housing as an Additional Permitted Use	11/12/2019	

708 Curtis, Gareth

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Burke

708

RESOLVED

1. That Council forward the Planning Proposal to the Department of Planning and Environment seeking a 'Gateway determination.'

2. That the Planning Proposal is amended prior to its referral to the Department of Planning and Environment to remove the existing Additional Permitted Use of 'hotel or motel accommodation' from the site the subject of the Planning Proposal.

3. That Council undertake consultation with public authorities and the community as determined by the Department of Planning and Environment Gateway determination.

4. That Council receive a report back on the Planning Proposal if written objections are received during the consultation with the community; otherwise forward the Planning Proposal to the Department of Planning and Environment requesting the plan be made.

19/12/2018 8:36:04 AM - Angela Tinlin
2. Planning Proposal amended to remove existing Additional Permitted Use of 'hotel or motel accommodation' from subject site of Planning Proposal.
1. Planning Proposal forwarded to Department of Planning and Environment 18 December 2018-confirmation of receipt received. (DOC2018/109641 and DOC2018/109758)
3. Pending Gateway
4. Pending Gateway
8/02/2019 8:31:47 AM - Angela Tinlin
Gateway determination still pending.
8/02/2019 8:32:22 AM - Angela Tinlin
Revised Target Date changed by: Tinlin, Angela From: 9 Jan 2019 To: 11 Dec 2019
5/03/2019 2:05:02 PM - Angela Tinlin
Gateway determination still pending.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI96/2018	Ordinary Council 12/12/2018	Kerr, Katrina	Works and Infrastructure	Stormwater, Waterway and Floodplain Strategy	20/03/2019	

722 Fitzpatrick-Barr, Justin

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Sander

722

RESOLVED

1. That Council place the Draft Stormwater, Waterway and Floodplain Strategy on public exhibition for a period of six weeks, commencing in mid-January 2019.

2. That at the end of the exhibition period, following consideration of submissions received, the final Stormwater, Waterway and Floodplain Strategy be reported to Council for adoption.

3. That the General Manager respond to any submissions received.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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4/02/2019 12:50:27 PM - Rachael O'Hara
Item 1 - Placed draft strategy on public exhibition.
Item 2 - Drafting a report to Council.
Item 3 - Responding to submissions.
5/03/2019 3:43:08 PM - Rachael O'Hara
Item 1 - Strategy exhibited.
Item 2 - Presenting a report to Council 03 April 2019.
Item 3 - Nil Submissions received.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE88/2018	Ordinary Council 12/12/2018	Luscombe, Dan	Planning and Environment	Draft Cessnock Airport Strategic Plan	1/04/2019	

713 Curtis, Gareth
MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Burke
713
RESOLVED

1. That Council place the draft Cessnock Airport Strategic Plan 2018 and associated 5 year Business Plan on public exhibition early in 2019 for a period of 28 days.

2. That Council consider the implications of the Draft Strategic Plan in the assessment of Development Application for activities at the Airport.

3. That Council be provided with a report following public exhibition of the draft Cessnock Airport Strategic Plan 2018 detailing the outcomes of the public exhibition.

7/02/2019 1:40:08 PM - Dan Luscombe
Revised Target Date changed by: Luscombe, Dan From: 9 Jan 2019 To: 01 Mar 2019
7/02/2019 1:40:24 PM - Dan Luscombe
On public exhibition until 28/2.
7/02/2019 1:41:30 PM - Dan Luscombe
Revised Target Date changed by: Luscombe, Dan From: 1 Mar 2019 To: 01 Apr 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE85/2018	Ordinary Council 12/12/2018	Corken, Robert	Planning and Environment	Branxton Town Centre Draft Public Domain Plan and Draft Development Control Plan	30/06/2019	

710 Curtis, Gareth
MOTION ***Moved:*** Councillor Dagg ***Seconded:*** Councillor Suvaal
710
RESOLVED

1. That Council place the draft Branxton Town Centre Public Domain Plan and draft Branxton Town Centre Development Control Plan on public exhibition for a minimum of 50 days.

2. That Council receive a briefing and a further report following public exhibition of the draft Branxton Town Centre Public Domain Plan and draft Branxton Town Centre Development Control Plan, detailing the outcomes of the public exhibition.

17/12/2018 11:11:02 AM - Robert Corken
Noted. Exhibition will be commenced in the new year.
8/02/2019 8:30:04 AM - Robert Corken

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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Pre-exhibition consultation undertaken in October 2018 and reported back to Council in December 2018. Formal public exhibition has commenced and will end on 20 March 2019. A report will be brought back to Council after exhibition is completed.
8/02/2019 8:34:38 AM - Robert Corken
Revised Target Date changed by: Corken, Robert From: 9 Jan 2019 To: 30 Jun 2019
Reason: Formal exhibition of PDP and DCP will not be completed until 20 March 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI88/2018	Ordinary Council 7/11/2018	Benson, Nicole	Works and Infrastructure	Minutes of the Dollar for Dollar Grants Committee Meeting of Cessnock City Council held 10 October 2018	26/04/2019	
667		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Dunn
667
RESOLVED

1. That Council adopt the Minutes of the Dollar for Dollar Committee held on 10 October 2018.

2. That Council write to all applicants advising them of the outcome of their applications and thank them for their ongoing support and commitment to the enhancement of either Council's sporting and community facilities, the local environment, community and the arts.

Community and Cultural Development Dollar for Dollar

3. Fund the projects as per the 'Funding Payable' column in Table 2.

4. Fund the project as per the 'Funding Payable' column in Table 3.

5. That Council endorse the amendment to the 2019 Dollar for Dollar Grant Scheme Guidelines for the Community and Cultural Development Dollar for Dollar Grant Scheme.

Schools Environment Grant

6. Fund the applications as per the 'Grant Requested' column in Table 2 of the report.

7. Remaining $700 funds to be provided to Office of Environment Heritage for Woodlands Bird Resource Kit.

Tidy Towns Dollar for Dollar Grant

8. Provide the following funding through the Tidy Towns Dollar for Dollar program for:
- **Greta Tidy Town $172.50**
- **North Rothbury Tidy Town $715.50**

9. That a second round of grants for the remaining budget ($9,112.00) be run in February 2019.

10. Examine the eligible groups criteria for this grant and present an options paper for discussion to the next Committee meeting.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
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Community Facilities Dollar for Dollar Grant

11. Fund all eligible projects, as per the 'Funding Payable' column in Table 1 of the report.

Sporting Facilities Dollar for Dollar Grant

12. Fund all eligible projects, as per the 'Funding Payable' column in Table 1 of the report.

13. Transfer $1,464 from the Sporting Facilities Dollar for Dollar Grant Scheme to the Community Facilities Dollar for Dollar Grant Scheme to fully fund all Community Facilities projects.

14/11/2018 9:11:14 AM - Nicole Benson
Resolution 1 noted. Resolutions 2, 3, 4, 5, 6, 7, 8, 11, 12 and 13 complete. Resolutions 9 & 10 underway and scheduled to be considered at the next Committee meeting scheduled for March 2019.
27/11/2018 2:10:10 PM - Nicole Benson
Revised Target Date changed by: Benson, Nicole From: 5 Dec 2018 To: 14 Dec 2018
Reason:
10/12/2018 11:42:33 AM - Nicole Benson
Revised Target Date changed by: Benson, Nicole From: 14 Dec 2018 To: 26 Apr 2019
Reason: Second round of funding for Tidy Towns to be advertised in Feb 2019

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI74/2018	Ordinary Council 19/09/2018	Benson, Nicole	Works and Infrastructure	Stronger Country Communities Fund Round 2 - Successful Projects	29/03/2019	
667		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Dagg
667
RESOLVED

1. That Council notes the acceptance of the Stronger Country Communities Fund Round 2 grants offered as follows:

a) Community Hall Toilet Upgrade Program - $126,700
b) Maitland Street, Branxton (Northside) – Pavement and Street Tree Planting - $120,643
c) Bridges Hill Park Regional Themed Playground - $936,315
d) Branxton Public Square - $279,973
e) Part funding for Cessnock Pool Splash Pad - $242,355

2. That a further report be brought back to Council detailing the final design of the Cessnock Pool Splash Pads, along with information on additional funding needs and funding sources to undertake the project.

4/10/2018 10:41:59 AM - Nicole Benson
Design brief under development. Suitably qualified consultant to be engaged to determine final design and cost estimate, then report back to Council.
4/10/2018 10:43:46 AM - Nicole Benson
Revised Target Date changed by: Benson, Nicole From: 17 Oct 2018 To: 12 Dec 2018
Reason:
15/01/2019 10:02:30 AM - Natalie McCloy
Revised Target Date changed by: McCloy, Natalie From: 12 Dec 2018 To: 29 Mar 2019
Reason: .

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE51/2018	Ordinary Council 19/09/2018	Rush, Iain Curtis, Gareth	Planning and Environment	Exhibition of Draft Chapter E.18 - Black Hill Employment Area of the Cessnock Development Control Plan 2010	30/04/2019	

655

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Sander

655

RESOLVED

1. That Council place draft Chapter E.18 – Black Hill Employment Area of the Cessnock Development Control Plan 2010 on public exhibition for a minimum period of 28 days.

2. That Council receive a further report following public exhibition of Draft Chapter E.18 – Black Hill Employment Area of the Cessnock Development Control Plan 2010.

4/10/2018 4:00:58 PM - Hannah McCauley
Public Exhibition from 03/10/2018 to 31/10/2018.
12/11/2018 10:27:28 AM - Iain Rush
Exhibition ceased on 31 October 2018. Nine submissions were received and are currently being reviewed. Post exhibition report will be prepared for Council in the new year on account of the Christmas holiday period.
8/02/2019 9:36:04 AM - Iain Rush
The DCP has been delayed to determine an appropriate location for the proposed joint access (with the adjoining land owner) and internal connection roads. This discussion is being managed by HCCDC, with advice from RMS, Cessnock City Council and Newcastle City Council and may result in a joint Traffic and Transport Study being prepared.
1/03/2019 11:38:22 AM - Iain Rush
Revised Target Date changed by: Rush, Iain From: 28 Feb 2019 To: 30 Apr 2019
Reason: Councillor briefing on exhibition outcomes provided on 27 February 2019. DCP Chapter will be reported Council in March/April for adoption.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE46/2018	Ordinary Council 5/09/2018	Luscombe, Dan Curtis, Gareth	Planning and Environment	Disposal of Surplus Council land	30/04/2019	

MOTION ***Moved:*** Councillor Doherty ***Seconded:*** Councillor Burke

632

RESOLVED

1. That Council authorise the General Manager to obtain open market valuations and then negotiate the sale to the open market the following surplus Council properties, for no less than 90% of the valuation obtained, being;
- **a. Lot 7, Section F DP1846 ID11454 (27 Middle Street, East Branxton)**
- **b. Lot 7, Section C DP193027 ID16557 (5 Frederick Street, North Rothbury)**
- **c. Lot 4, Section 3 DP758382 ID16094 (29 Helena Street, Ellalong)**
- **d. Lot 2, Section 44 DP32655 ID9684 (163 Cessnock Road, Weston)**

2. That Council authorise the General Manager to engage a suitable real estate agent or agents to undertake to dispose of the surplus Council properties, being;
- **a. Lot 7, Section F DP1846 ID11454 (27 Middle Street, East Branxton)**
- **b. Lot 7, Section C DP193027 ID16557 (5 Frederick Street, North Rothbury)**
- **c. Lot 4, Section 3 DP758382 ID16094 (29 Helena Street, Ellalong)**
- **d. Lot 2, Section 44 DP32655 ID9684 (163 Cessnock Road, Weston)**

Outstanding	Division:		Date From:
	Committee:	Ordinary Council	Date To:
	Officer:		
Action Sheets Report			Printed: Wednesday, 13 March 2019 9:41:22 AM

3. **That Council authorise the common seal of Cessnock City Council be affixed to the Transfer of Land between Cessnock City Council and the purchaser of the following surplus Council properties, being;**
   a. **Lot 7, Section F DP1846 ID11454 (27 Middle Street, East Branxton)**
   b. **Lot 7, Section C DP193027 ID16557 (5 Frederick Street, North Rothbury)**
   c. **Lot 4, Section 3 DP758382 ID16094 (29 Helena Street, Ellalong)**
   d. **Lot 2, Section 44 DP32655 ID9684 (163 Cessnock Road, Weston)**

4. **That Council authorise the Mayor and the General Manager to execute the Transfer between Cessnock City Council and the purchaser of the following surplus Council properties, being;**
   a. **Lot 7, Section F DP1846 ID11454 (27 Middle Street, East Branxton)**
   b. **Lot 7, Section C DP193027 ID16557 (5 Frederick Street, North Rothbury)**
   c. **Lot 4, Section 3 DP758382 ID16094 (29 Helena Street, Ellalong)**
   d. **Lot 2, Section 44 DP32655 ID9684 (163 Cessnock Road, Weston)**

5. **That Council allocate the proceeds of sale in accordance with the adopted Property Investment Fund Policy**

11/09/2018 11:12:05 AM - Dan Luscombe
Matter commenced, seeking valuations in preparation for properties to be sold, awaiting Property Officer to assist with process and obtain quotes.
8/10/2018 3:26:05 PM - Dan Luscombe
Revised Target Date changed by: Luscombe, Dan From: 3 Oct 2018 To: 30 Nov 2018
8/10/2018 3:32:12 PM - Dan Luscombe
Property Officer and I to arrange meeting later this week (WE 12/10) to seek quotes for agents etc.
9/11/2018 3:21:15 PM - Dan Luscombe
Awaiting response from Senior Property Officer to tender for preferred agents to handle sales. Follow up 15/11.
7/02/2019 1:38:30 PM - Dan Luscombe
Agency tender review to be determined at tender meeting 12/2/19. Valuations & legal agreements ready subject to agency finalisation.
7/02/2019 1:44:37 PM - Dan Luscombe
Revised Target Date changed by: Luscombe, Dan From: 30 Nov 2018 To: 30 Apr 2019
7/02/2019 1:44:53 PM - Dan Luscombe
Delay to sale acknowledged due to Christmas break and Senior Property Officer holidays.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI75/2018	Ordinary Council 19/09/2018	Jeffery, Warren	Works and Infrastructure	Roadside Tribute Policy	3/04/2019	
668		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Suvaal ***Seconded:*** Councillor Burke
668
RESOLVED

That Council place the draft Roadside Tribute Policy on public exhibition for a period of 28 days and if there are no significant public submissions received that the policy be automatically adopted at the end of the exhibition period.

7/11/2018 4:45:35 PM - Rachael O'Hara
Item 1 - Reviewing Policy and preparing for public exhibition.
29/01/2019 1:56:50 PM - Rachael O'Hara
Currently on public exhibition.
13/03/2019 8:43:16 AM - Tracey Cocking
Item 1 - Removed from public exhibition 11 March 2019.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI87/2018	Ordinary Council 7/11/2018	Jeffery, Warren	Works and Infrastructure	Traffic and Transport Strategy - Implementation Priorities	3/04/2019	
666		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Dagg ***Seconded:*** Councillor Fitzgibbon
666
RESOLVED

1. That Council endorse the breakdown of priorities for implementation of the Cessnock LGA Traffic and Transport Strategy.

2. That Council make provision for the prioritised implementation of the Cessnock LGA Traffic and Transport Strategy in consideration of available development contributions and grant funding.

3. That Council writes to the NSW Minister Roads, Maritime and Freight, the NSW Parliamentary Secretary for Planning, the Central Coast and the Hunter, the State Member for Cessnock and Taylor Martin MLC seeking support for funding to implement the high priority projects.

4. That traffic lights at the intersection of Wine Country Drive and Ferguson Street be included in Table 2 – Road Capital Works Priorities.

5. That the priorities listed in Table 4 – Active Transport Capital Works Priorities be:-

1. Wollombi Road Cessnock.
2. Branxton Greta Cycleway (grant funding dependent).
3. Cessnock Road Abermain as listed.
4. Off road cycleway along Wine Country Drive Kerlew Street to Lomas Lane.

11/02/2019 11:07:54 AM - Rachael O'Hara
Item 1 - Noted
Item 2 - Undertaking planning & preparing Capital Works Program.
Item 3 - Drafting letters.
Item 4 - Included traffic lights.
Item 5 - Amended priorities.

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI79/2018	Ordinary Council 3/10/2018	Benson, Nicole	Works and Infrastructure	The Precinct Mountain Bike Park Project	22/03/2019	
686		Fitzpatrick-Barr, Justin				

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Dagg
686
RESOLVED

1. That Council supports "The Precinct"- Mountain Bike Park project and endorses the lodgement of an application under the NSW Government's Regional Communities Development Fund;

2. That Council immediately promotes the benefits of the proposed project through various media platforms to increase community awareness and support for the project;

3. That if the funding application is successful a further report come back to Council detailing the final scope of development and preferred delivery and on-going management model for the project prior to the signing of any Funding Agreement.

Outstanding	**Division:** **Committee:** Ordinary Council **Officer:**	**Date From:** **Date To:**
Action Sheets Report		**Printed:** Wednesday, 13 March 2019 9:41:22 AM

12/11/2018 4:55:07 PM - Kristy Meyers
Item 1 - Complete
Item 2 - Complete
Item 3 - Awaiting outcome of application
15/01/2019 10:04:14 AM - Natalie McCloy
Revised Target Date changed by: McCloy, Natalie From: 12 Dec 2018 To: 28 Feb 2019
Reason: Awaiting outcome of application
5/03/2019 11:43:54 AM - Vickie Stovell
Revised Target Date changed by: Stovell, Vickie From: 28 Feb 2019 To: 22 Mar 2019
Reason: Awaiting application outcome

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
GMU21/2018	Ordinary Council 3/10/2018	Stevens, Rhiannon	General Manager's Unit	Minutes of the Town Coordinators Review Committee Meeting held on 12 September 2018	20/03/2019	

676 Glen, Stephen

MOTION ***Moved:*** Councillor Gray ***Seconded:*** Councillor Sander

676

RESOLVED

1. That the Minutes of the Town Coordinators Review Committee held on 12 September 2018 be adopted other than Part 2.

2. That the committee recommend to Council that future funding be allocated as recommended by the Committee.

8/11/2018 4:26:06 PM - Rhiannon Stevens
Revised Target Date changed by: Stevens, Rhiannon From: 31 Oct 2018 To: 12 Dec 2018
Reason: Review of documents to be prepared for next committee meeting, investigation into development of guidelines and application processes for review by the committee.
8/02/2019 3:28:06 PM - Rhiannon Stevens
Revised Target Date changed by: Stevens, Rhiannon From: 12 Dec 2018 To: 22 Feb 2019
Reason: Review of documents drafted for a committee meeting, including robust guidelines and application processes for review by the committee. Terms of reference being reviewed.
4/03/2019 11:00:43 AM - Rhiannon Stevens
Revised Target Date changed by: Stevens, Rhiannon From: 22 Feb 2019 To: 20 Mar 2019
Reason: Review of documents drafted for a committee meeting, including robust guidelines and application processes for review by the committee. Terms of reference being reviewed.

CESSNOCK CITY COUNCIL

Unsealed Roads Committee

Terms of Reference

Revision 1: updated 22/11/18
by Katrina Kerr

DRAFT

1. *Purpose and Objectives*

At its meeting of 3 October 2018, Council considered Notice of Motion BN29/2018, Cessnock City Council – Existing Unsealed Council Roads Police Review and Strategic Roll-Back and resolved as follows:

- That Council, in principle, support the rationale behind the current unsealed roads policy and its intent.
- That Council recognise that in order for the current unsealed roads policy to be wound back, a medium to long term strategy needs to be adopted in order to design a funding model that can deliver the sealing of roads that is financially sustainable.
- That a committee of Council be formed to oversee a long-term transition away from the current unsealed roads policy due for review in February 2019.
- That the Committee consist of:-

  The Mayor and Councillors Stapleford, Dunn, Lyons, Sander and Councillor Suvaal (as the alternate delegate).

2. *Membership of the Committee*

The committee comprises:

- Mayor Pynsent as the Chair
- Councillor Stapleford
- Councillor Dunn
- Councillor Lyons
- Councillor Sander
- Councillor Suvaal as the alternate delegate.

3. *Term of Membership*

The membership of the Committee will be for the remaining term of Council.

4. *Coordination*

The Committee will be coordinated and facilitated by the Infrastructure Manager.

The Coordinator will consult the Chair regarding the preparation of agenda and business papers. The agenda will be distributed in the week prior to the meeting.

The Coordinator will ensure minutes are taken and a draft distributed to members for concurrence. The Facilitator will receive comment and finalise the minutes accordingly.

5. Meetings and Quorum

The Committee will determine the frequency of meetings and the date and times for each meeting.

Meetings will be conducted in accordance with the principles of Council's adopted *Code of Meeting Practice* and Councils adopted *Code of Conduct*.

A quorum will be established by the attendance of three members of the Committee.

6. Reporting

The Coordinator will report the Final Committee Meeting minutes to Council in the Ordinary Council Meeting Business Paper.

Recommendations may be submitted for adoption by Council as the Committee considers necessary.

7. Council Resolutions

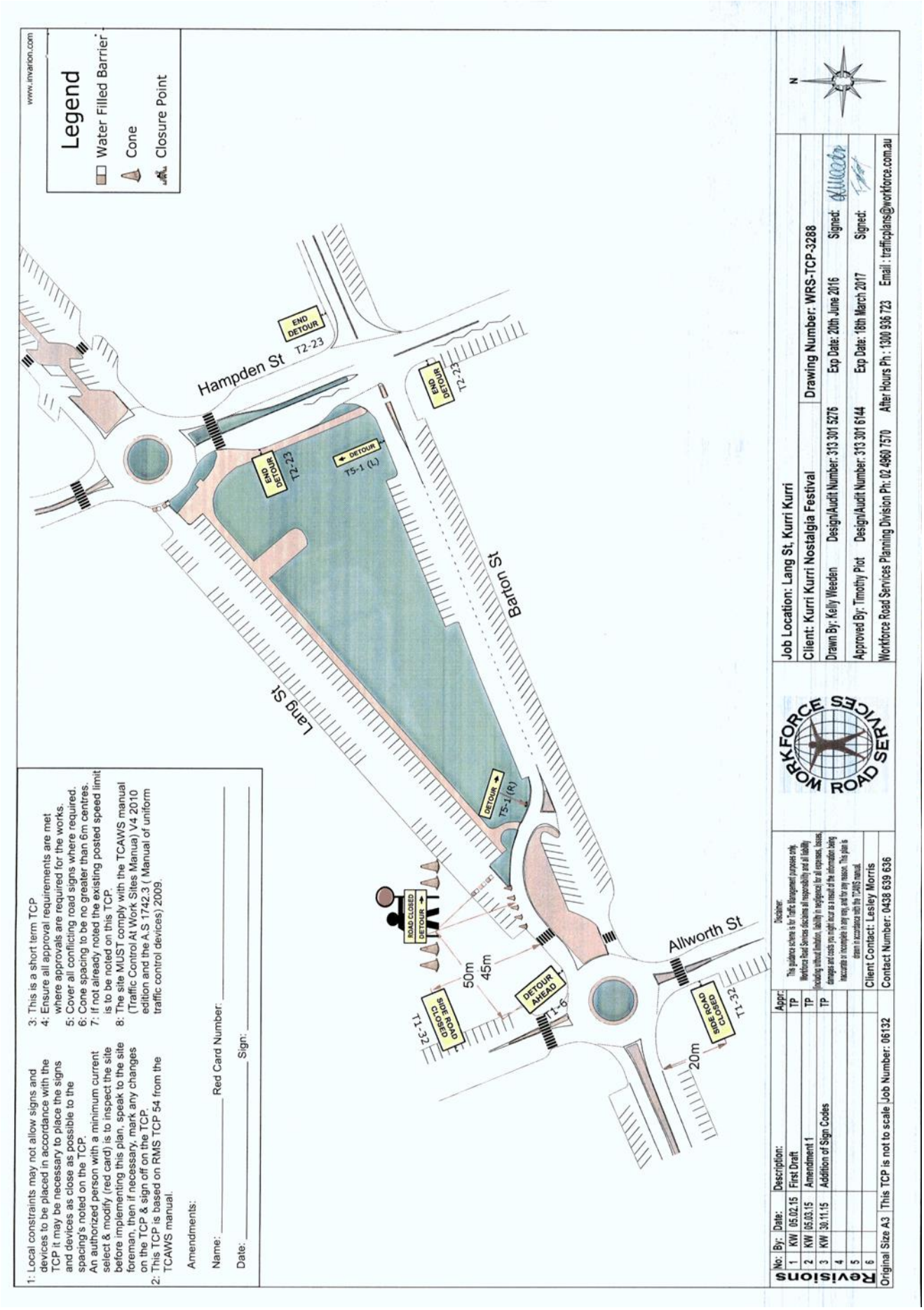
The Coordinator will administer relevant resolutions of Council relating to recommendations made by the Committee.

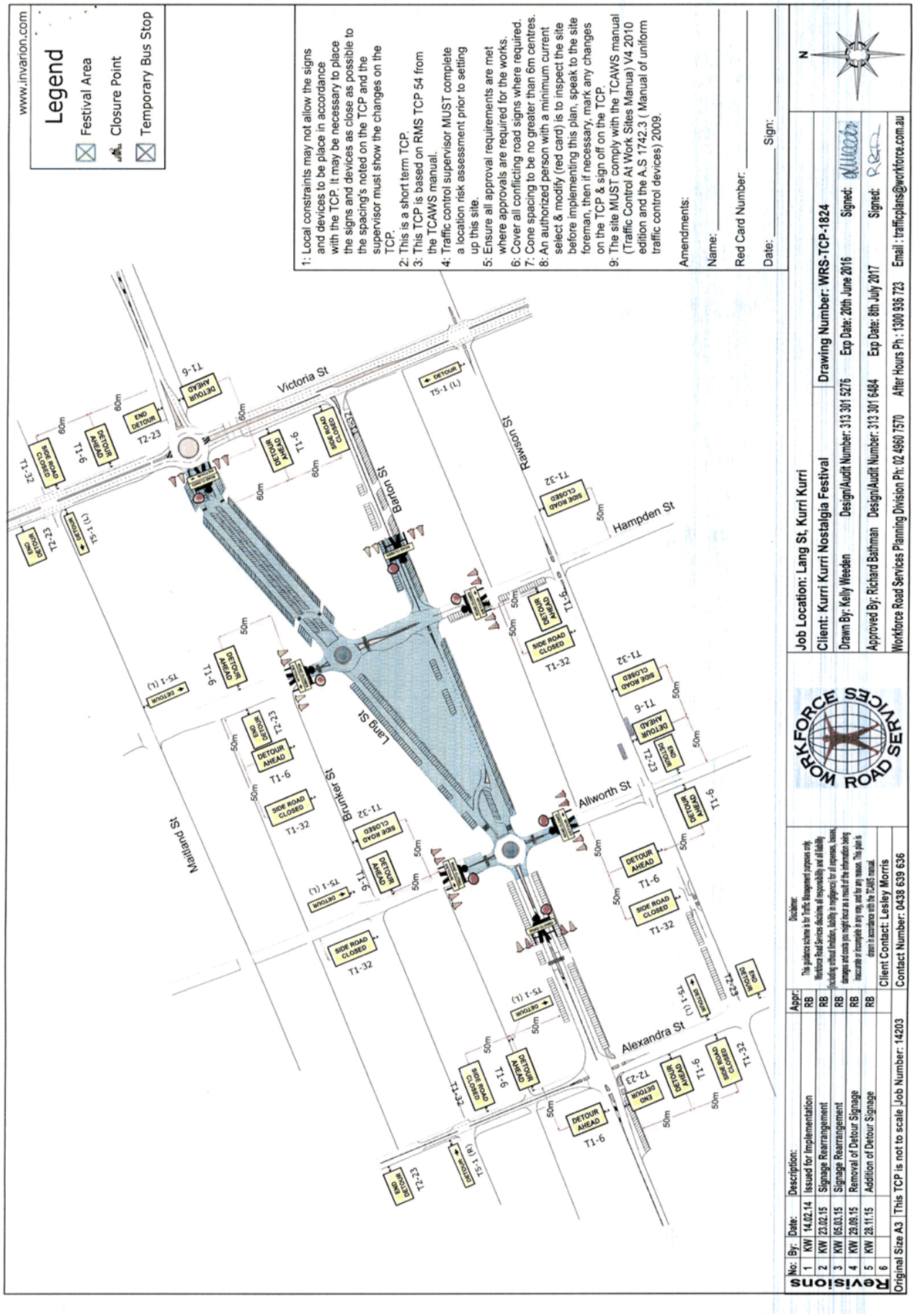
8. Record Keeping

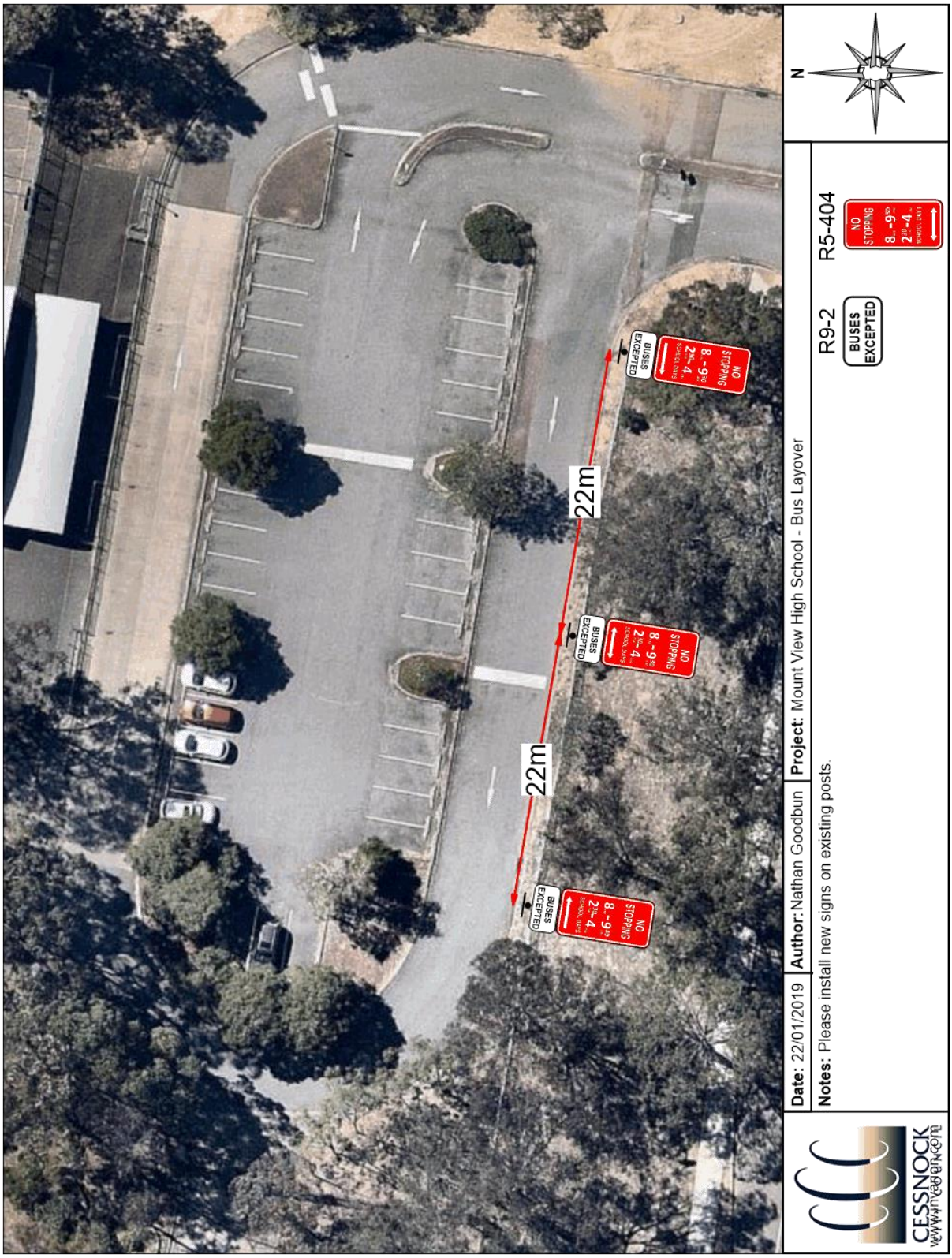
The Coordinator will keep records pertaining to the Committee and business of the Committee in Council's electronic data management system in Folder SC18/2 Corporate Management - Unsealed Roads Committee.

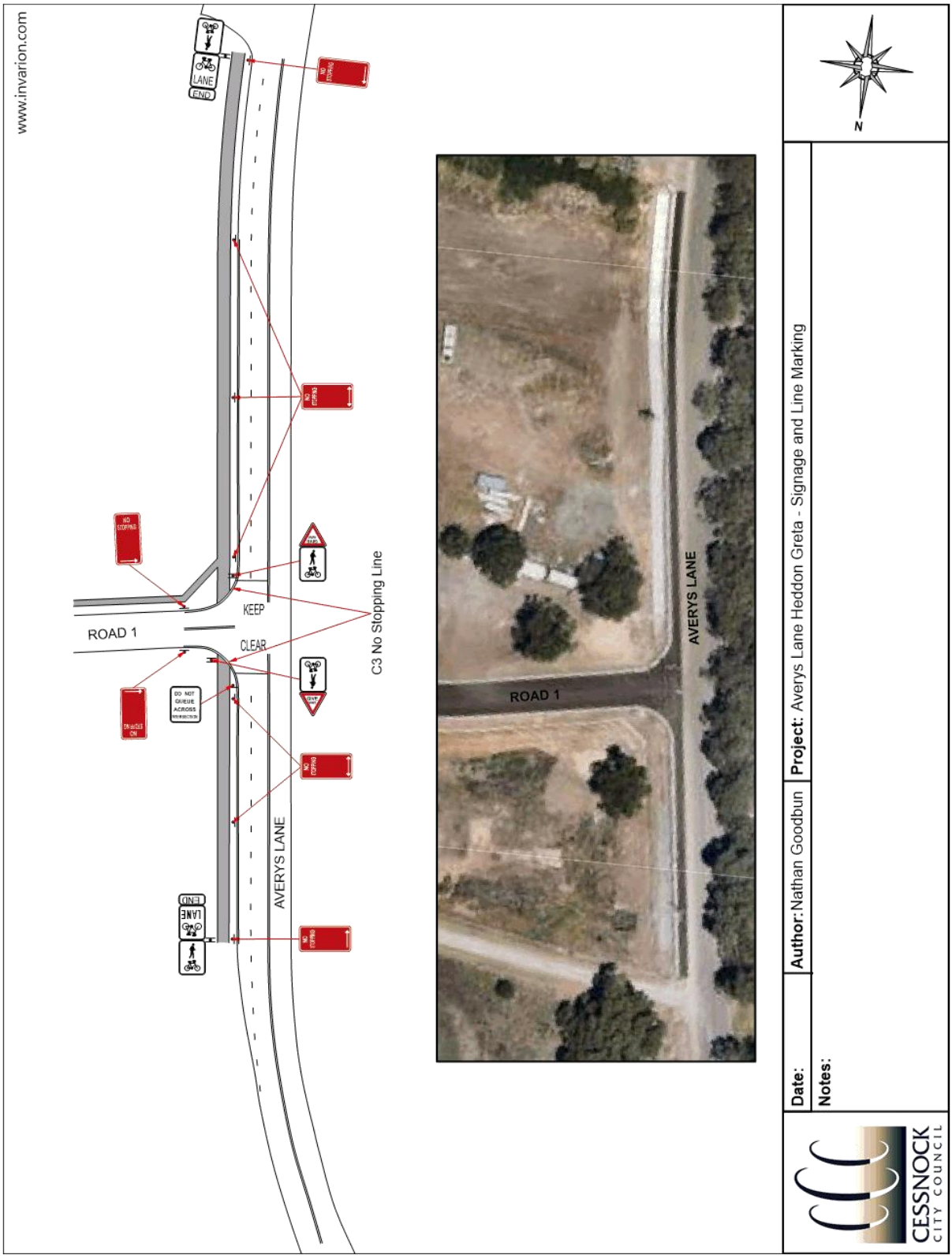
End of Terms of Reference

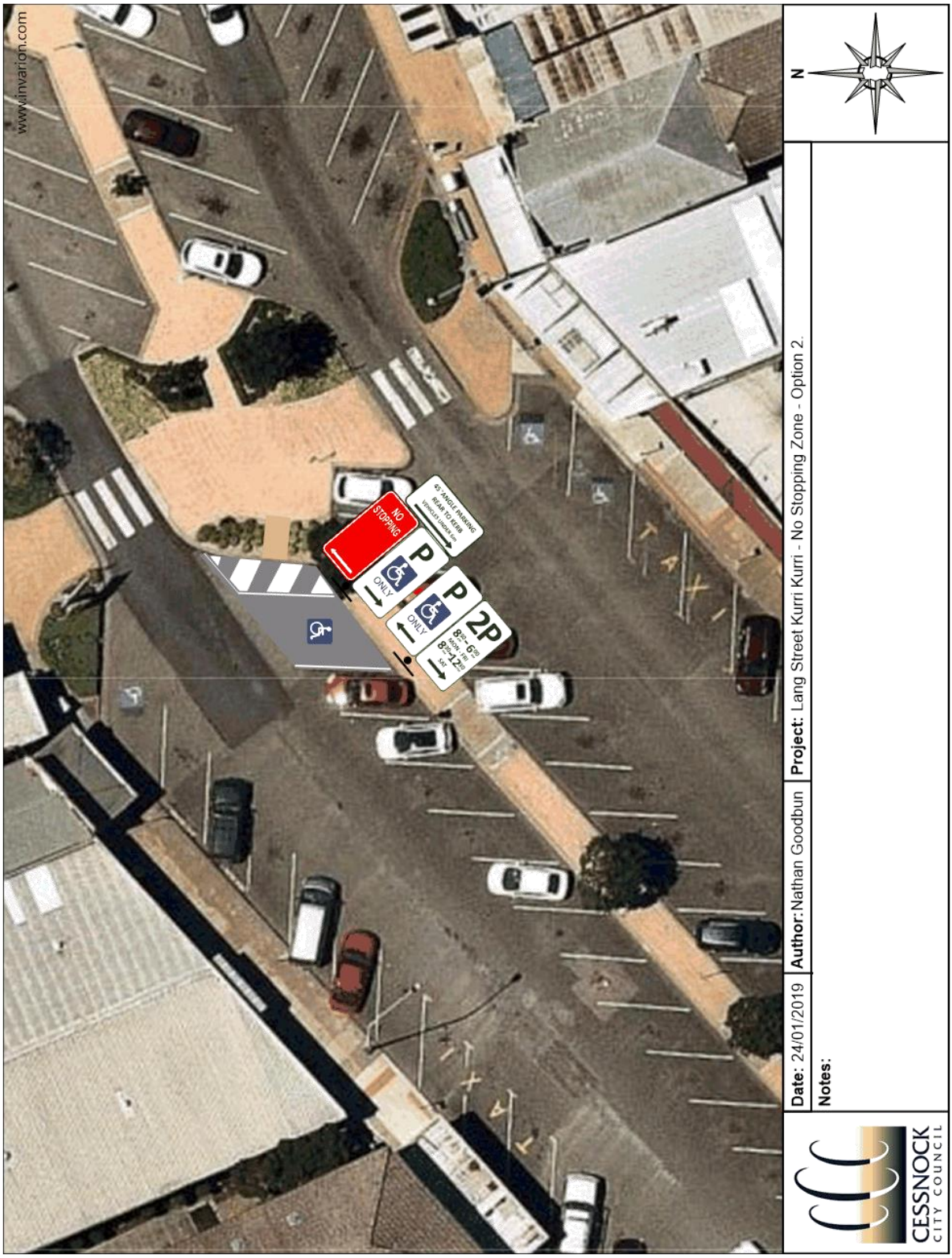
DRAFT

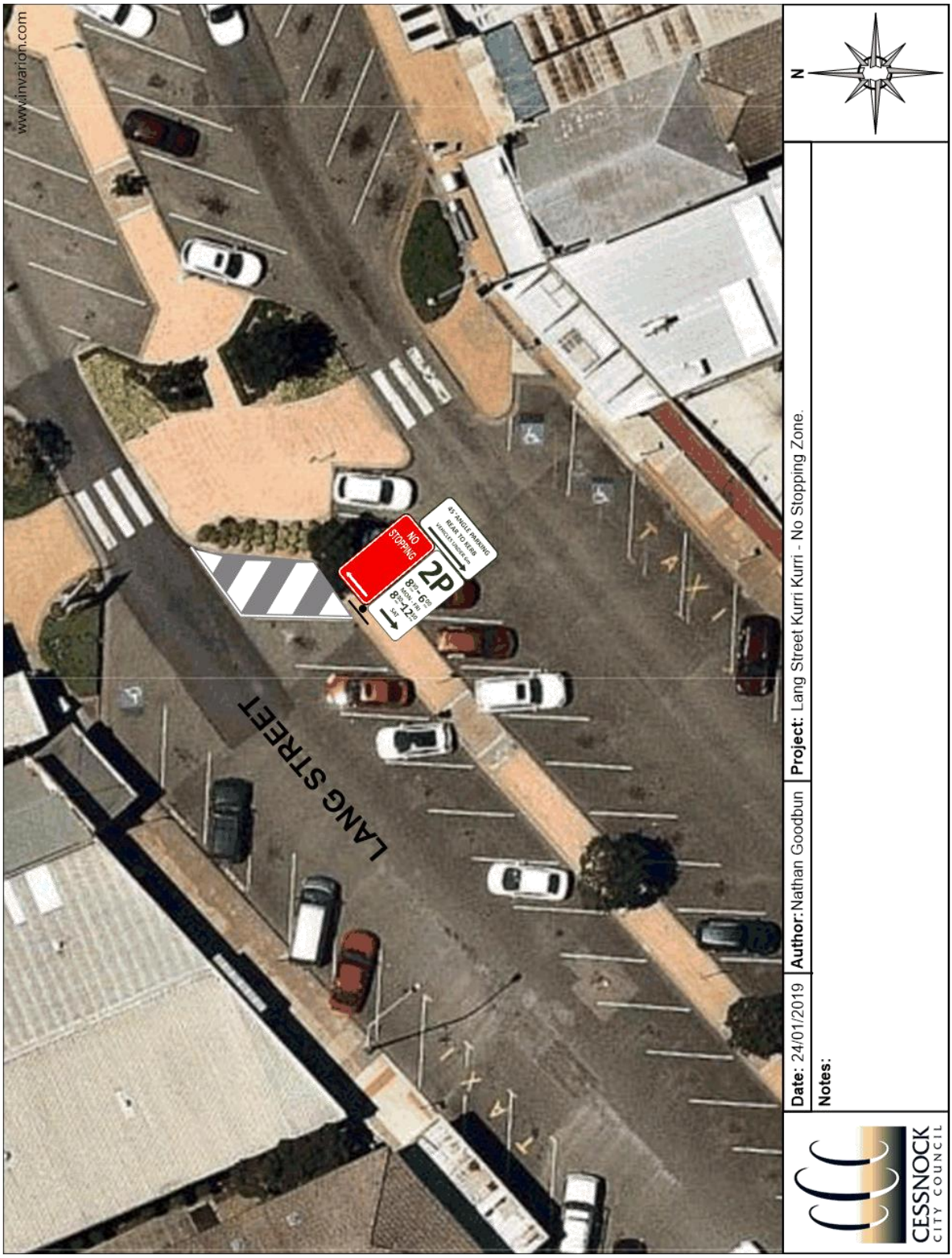

www.invarion.com
Legend
Water Filled Barrier
Cone
Closure Point
Hampden St
Lang St
Barton St
Allworth St
END DETOUR
T2-23
DETOUR
T5-1 (L)
T5-1 (R)
ROAD CLOSED
DETOUR
SIDE ROAD CLOSED
T1-32
DETOUR AHEAD
T1-6
50m
45m
20m
1: Local constraints may not allow signs and devices to be placed in accordance with the TCP it may be necessary to place the signs and devices as close as possible to the spacing's noted on the TCP.
An authorized person with a minimum current select & modify (red card) is to inspect the site before implementing this plan, speak to the site foreman, then if necessary, mark any changes on the TCP & sign off on the TCP.
2: This TCP is based on RMS TCP 54 from the TCAWS manual.
3: This is a short term TCP
4: Ensure all approval requirements are met where approvals are required for the works.
5: Cover all conflicting road signs where required.
6: Cone spacing to be no greater than 6m centres.
7: If not already noted the existing posted speed limit is to be noted on this TCP.
8: The site MUST comply with the TCAWS manual (Traffic Control At Work Sites Manual) V4 2010 edition and the A.S 1742.3 (Manual of uniform traffic control devices) 2009.
Amendments:
Name: Red Card Number:
Date: Sign:
Revisions
No: By: Date: Description: Appr:
1 KW 05.02.15 First Draft TP
2 KW 05.03.15 Amendment 1 TP
3 KW 30.11.15 Addition of Sign Codes TP
4
5
6
Original Size A3 This TCP is not to scale Job Number: 06132
Disclaimer:
This guidance scheme is for Traffic Management purposes only. Workforce Road Services disclaims all responsibility and all liability including without limitation, liability in negligence for all expenses, losses, damages and costs you might incur as a result of the information being inaccurate or incomplete in any way, and for any reason. This plan is drawn to accordance with the TCAWS manual.
Client Contact: Lesley Morris
Contact Number: 0438 639 636
WORKFORCE ROAD SERVICES
Job Location: Lang St, Kurri Kurri
Client: Kurri Kurri Nostalgia Festival
Drawing Number: WRS-TCP-3288
Drawn By: Kelly Weeden Design/Audit Number: 313 301 5276 Exp Date: 20th June 2016 Signed:
Approved By: Timothy Piot Design/Audit Number: 313 301 6144 Exp Date: 18th March 2017 Signed:
Workforce Road Services Planning Division Ph: 02 4960 7570 After Hours Ph : 1300 936 723 Email : trafficplans@workforce.com.au
N

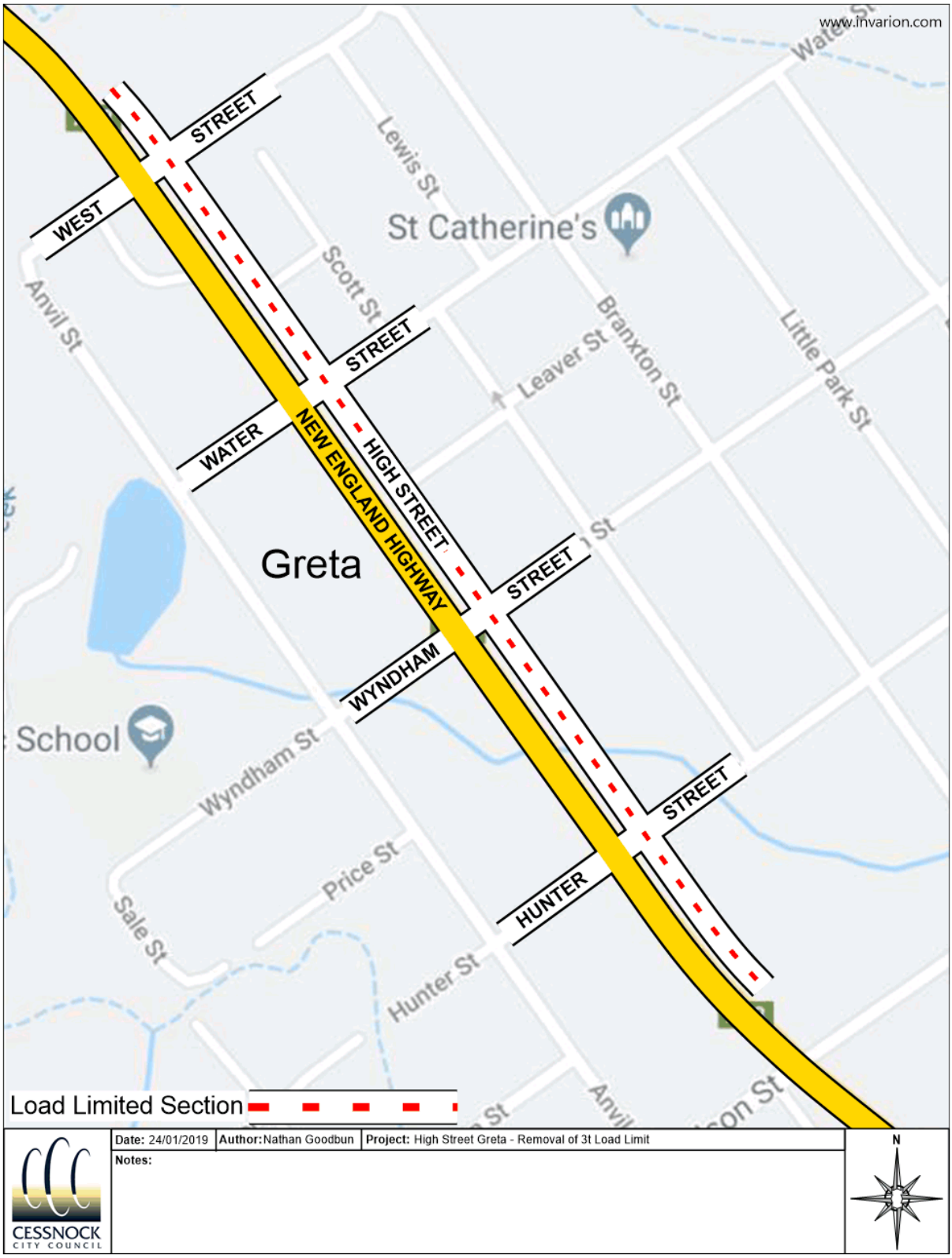

www.invarion.com
Legend
Festival Area
Closure Point
Temporary Bus Stop
1: Local constraints may not allow the signs and devices to be place in accordance with the TCP. It may be necessary to place the signs and devices as close as possible to the spacing's noted on the TCP and the supervisor must show the changes on the TCP.
2: This is a short term TCP.
3: This TCP is based on RMS TCP 54 from the TCAWS manual.
4: Traffic control supervisor MUST complete a location risk assessment prior to setting up this site.
5: Ensure all approval requirements are met where approvals are required for the works.
6: Cover all conflicting road signs where required.
7: Cone spacing to be no greater than 6m centres.
8: An authorized person with a minimum current select & modify (red card) is to inspect the site before implementing this plan, speak to the site foreman, then if necessary, mark any changes on the TCP & sign off on the TCP.
9: The site MUST comply with the TCAWS manual (Traffic Control At Work Sites Manua) V4 2010 edition and the A.S 1742.3 (Manual of uniform traffic control devices) 2009.
Amendments:
Name:
Red Card Number:
Date:
Sign:
Victoria St
Batton St
Ramson St
Hampden St
Lang St
Bunker St
Allworth St
Alexandra St
Nathanard St
DETOUR AHEAD
END DETOUR
SIDE ROAD CLOSED
T1-6
T2-23
T1-32
T5-1 (L)
T5-1 (R)
60m
50m
Job Location: Lang St, Kurri Kurri
Client: Kurri Kurri Nostalgia Festival
Drawing Number: WRS-TCP-1824
Drawn By: Kelly Weeden
Design/Audit Number: 313 301 5276
Exp Date: 20th June 2016
Signed:
Approved By: Richard Bathman
Design/Audit Number: 313 301 6484
Exp Date: 8th July 2017
Signed:
Workforce Road Services Planning Division Ph: 02 4960 7570
After Hours Ph : 1300 936 723
Email : trafficplans@workforce.com.au
WORKFORCE ROAD SERVICES
N
Revisions
No: By: Date: Description: Appr:
1 KW 14.02.14 Issued for Implementation RB
2 KW 23.02.15 Signage Rearrangement RB
3 KW 05.03.15 Signage Rearrangement RB
4 KW 29.09.15 Removal of Detour Signage RB
5 KW 28.11.15 Addition of Detour Signage RB
6
Disclaimer:
This guidance scheme is for Traffic Management purposes only. Workforce Road Services disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you might incur as a result of the information being inaccurate or incomplete in any way, and for any reason. This plan is drawn in accordance with the TCAWS manual.
Client Contact: Lesley Morris
Contact Number: 0438 639 636
Original Size A3
This TCP is not to scale
Job Number: 14203


22m
22m
BUSES EXCEPTED
NO STOPPING
8 - 9
2 - 4
SCHOOL DAYS
BUSES EXCEPTED
NO STOPPING
8 - 9
2 - 4
SCHOOL DAYS
BUSES EXCEPTED
NO STOPPING
8 - 9
2 - 4
SCHOOL DAYS
Date: 22/01/2019
Author: Nathan Goodbun
Project: Mount View High School - Bus Layover
Notes: Please install new signs on existing posts.
R9-2
BUSES EXCEPTED
R5-404
NO STOPPING
8 - 9
2 - 4
SCHOOL DAYS
N
CESSNOCK
www.nsw.gov.au


www.invarion.com
LANE
END
NO STOPPING
ROAD 1
KEEP
CLEAR
C3 No Stopping Line
DO NOT QUEUE ACROSS
AVERYS LANE
ROAD 1
AVERYS LANE
N
Author: Nathan Goodbun
Project: Averys Lane Heddon Greta - Signage and Line Marking
Date:
Notes:
CESSNOCK
CITY COUNCIL


www.invarion.com
NO STOPPING
45° ANGLE PARKING
REAR TO KERB
VEHICLE LENGHT 6m
P
ONLY
P
ONLY
2P
8am - 6pm
MON - FRI
8am - 12pm
SAT
N
Date: 24/01/2019
Author: Nathan Goodbun
Project: Lang Street Kurri Kurri - No Stopping Zone - Option 2.
Notes:
CESSNOCK
CITY COUNCIL


www.invarion.com
LANG STREET
NO STOPPING
2P
8am - 6pm
Mon - Fri
8am - 12pm
Sat
45° ANGLE PARKING
REAR TO KERB
STREET LIGHTING
N
Date: 24/01/2019
Author: Nathan Goodbun
Project: Lang Street Kurri Kurri - No Stopping Zone.
Notes:
CESSNOCK
CITY COUNCIL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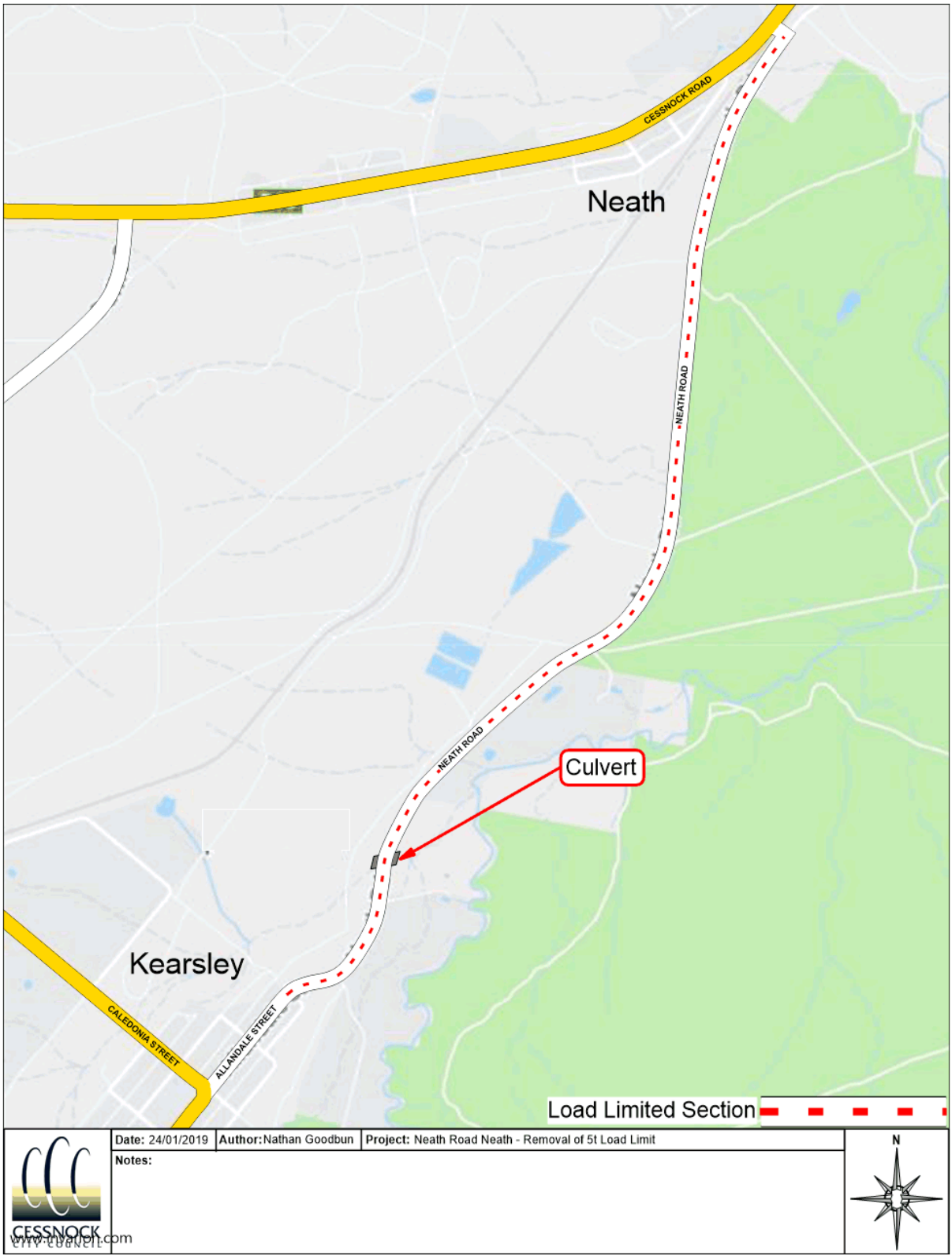
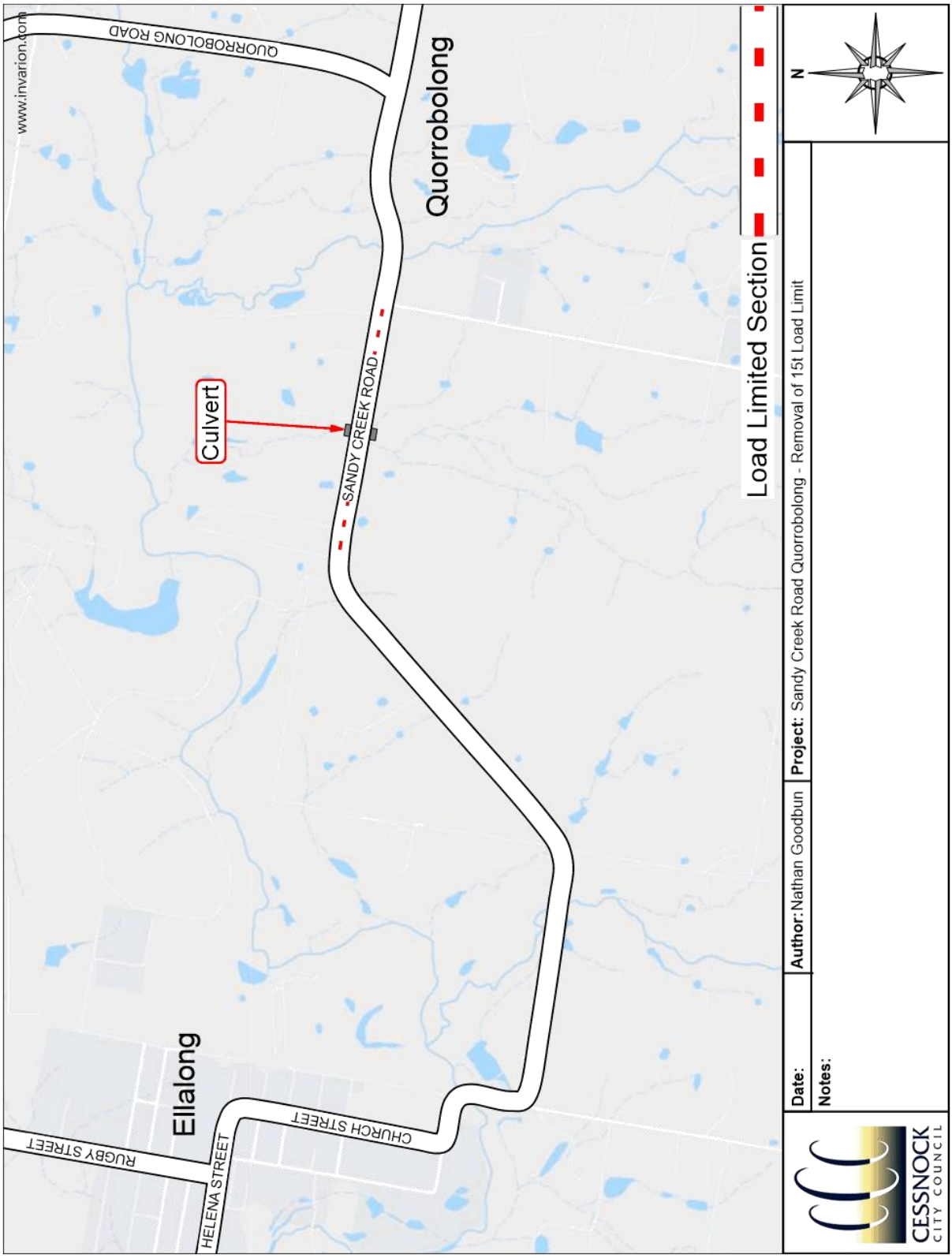
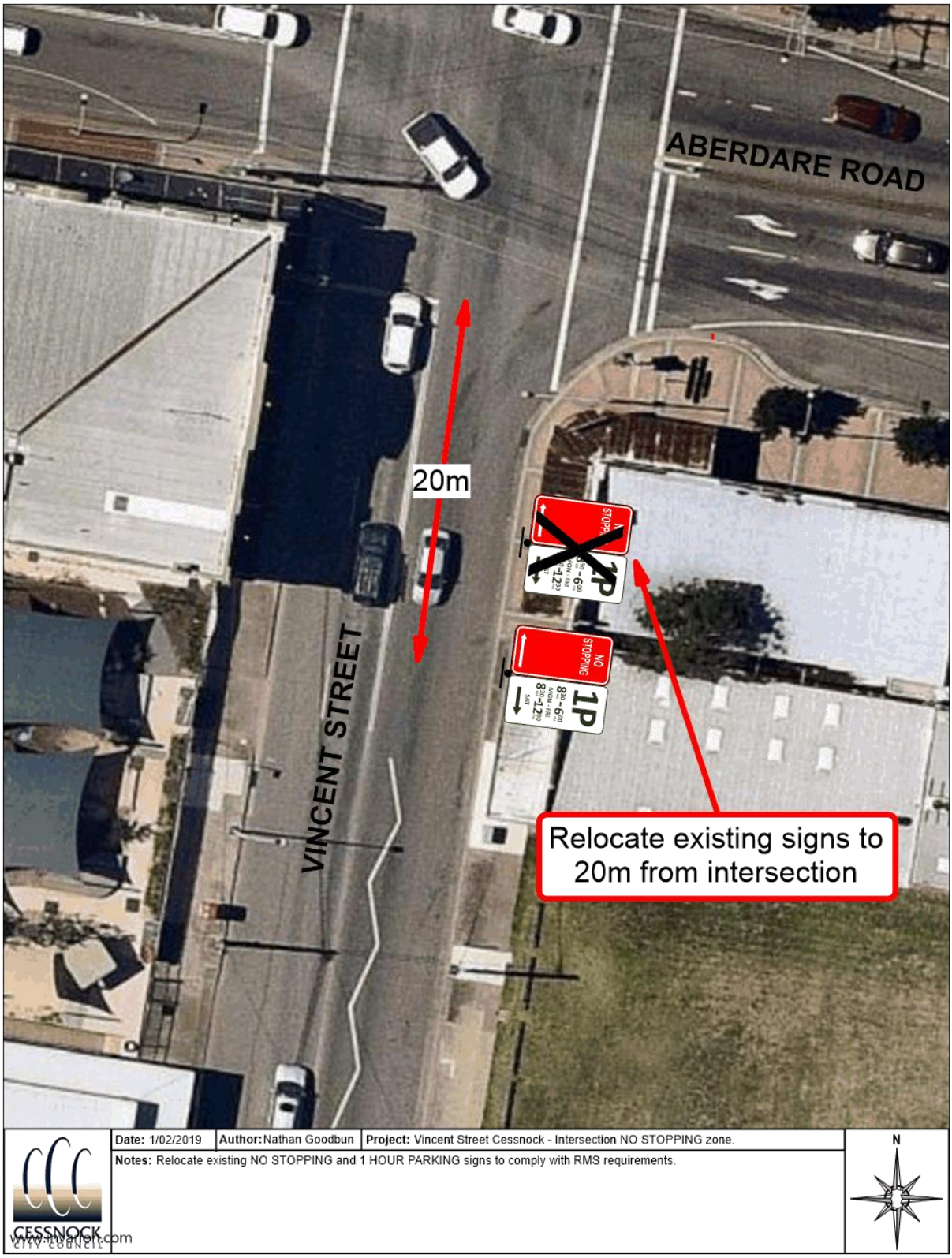
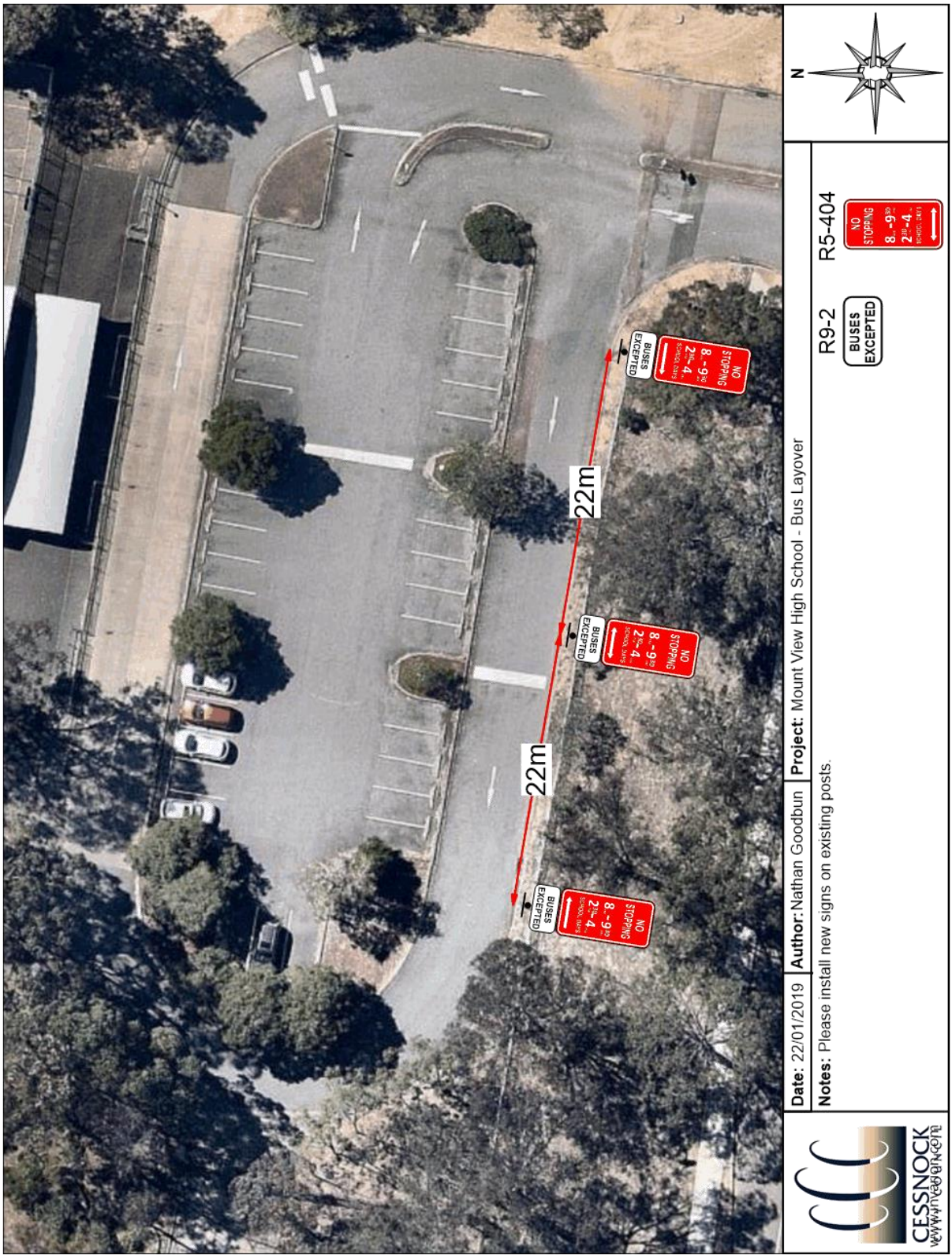
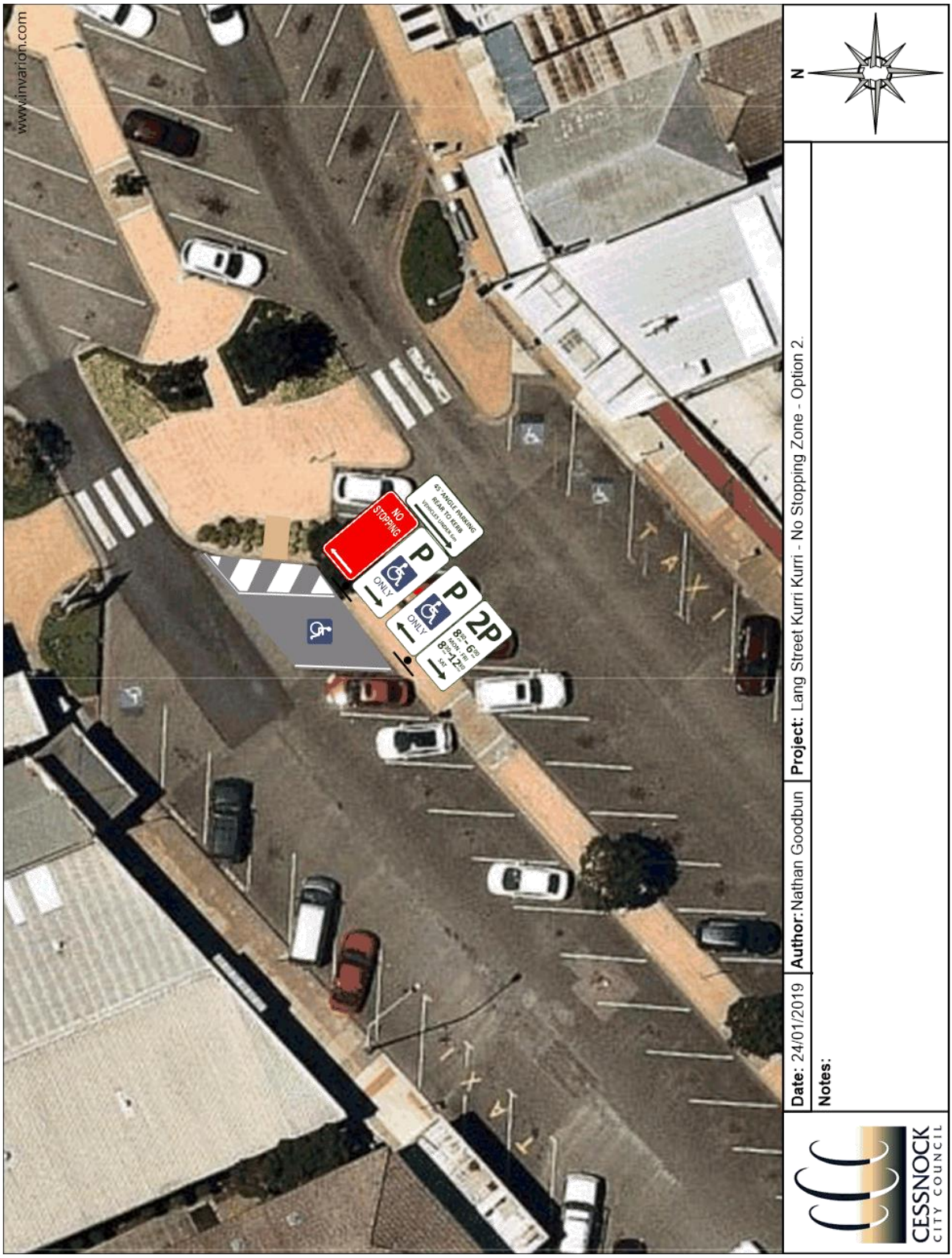
STREET
WEST
Lewis St
St Catherine's
Scott St
Anvil St
STREET
Leaver St
Branxton St
Little Park St
WATER
NEW ENGLAND HIGHWAY
HIGH STREET
Greta
STREET
WYNDHAM
School
Wyndham St
STREET
Price St
Sale St
HUNTER
Hunter St
Load Limited Section
Date: 24/01/2019
Author: Nathan Goodbun
Project: High Street Greta - Removal of 3t Load Limit
Notes:
CESSNOCK
CITY COUNCIL
N

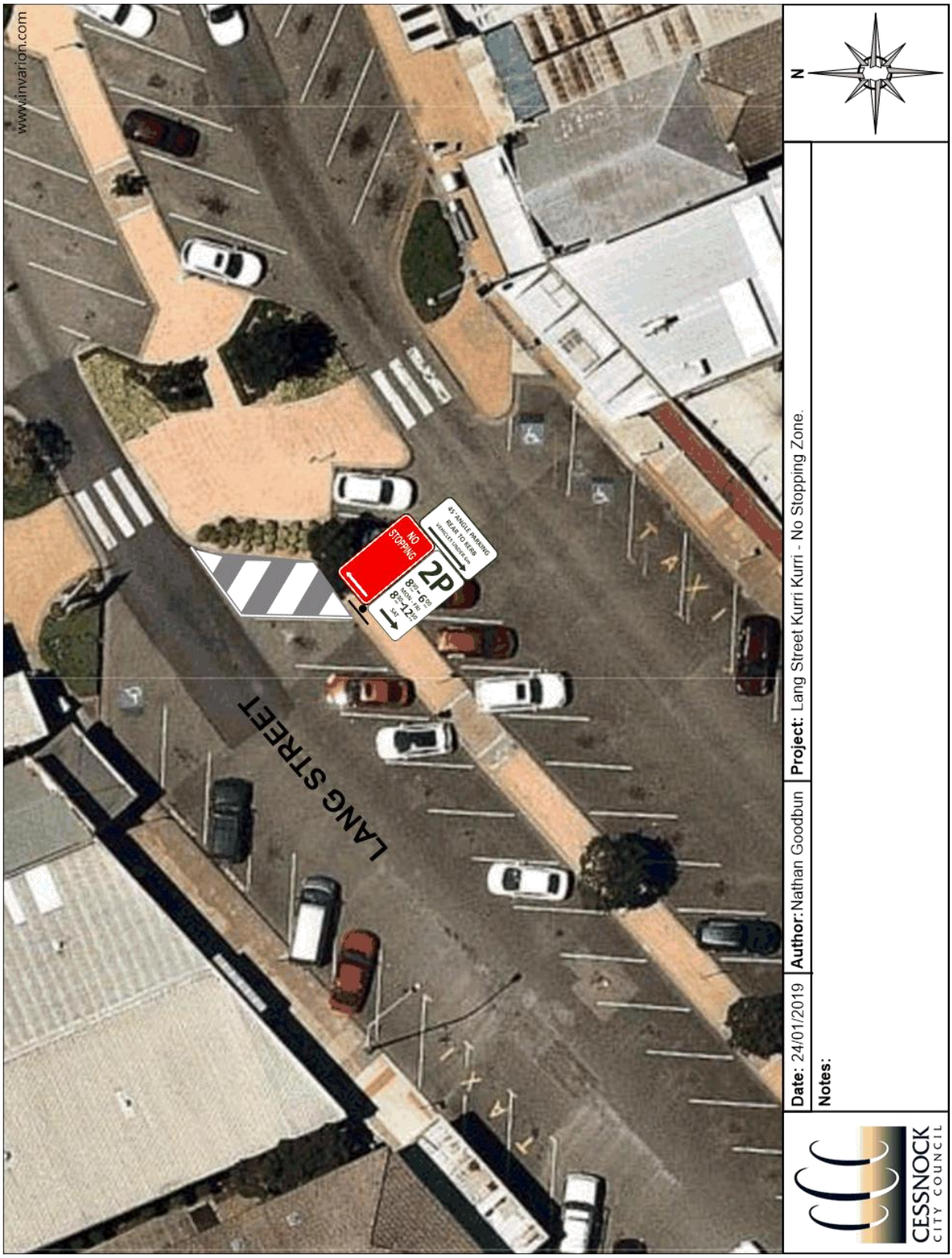

CESSNOCK ROAD
Neath
NEATH ROAD
NEATH ROAD
Culvert
Kearsley
CALEDONIA STREET
ALLANDALE STREET
Load Limited Section
Date: 24/01/2019
Author: Nathan Goodbun
Project: Neath Road Neath - Removal of 5t Load Limit
Notes:
CESSNOCK
CITY COUNCIL
www.cessnock.com
N

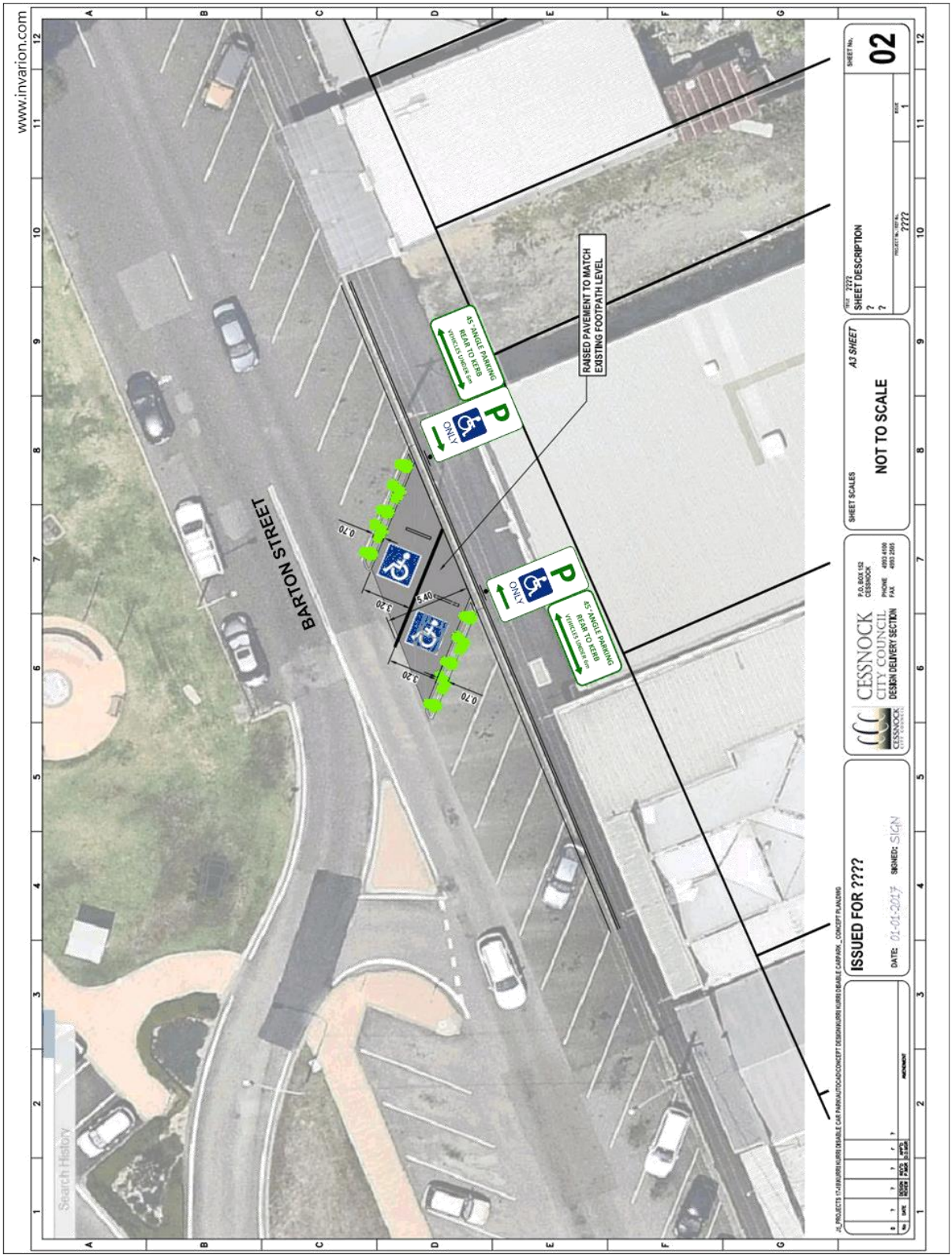

www.invarion.com
QUORROBOLONG ROAD
Quorrobolong
Culvert
SANDY CREEK ROAD
Load Limited Section
Ellalong
RUGBY STREET
HELENA STREET
CHURCH STREET
Date:
Author: Nathan Goodbun
Project: Sandy Creek Road Quorrobolong - Removal of 15t Load Limit
Notes:
N
CESSNOCK
CITY COUNCIL

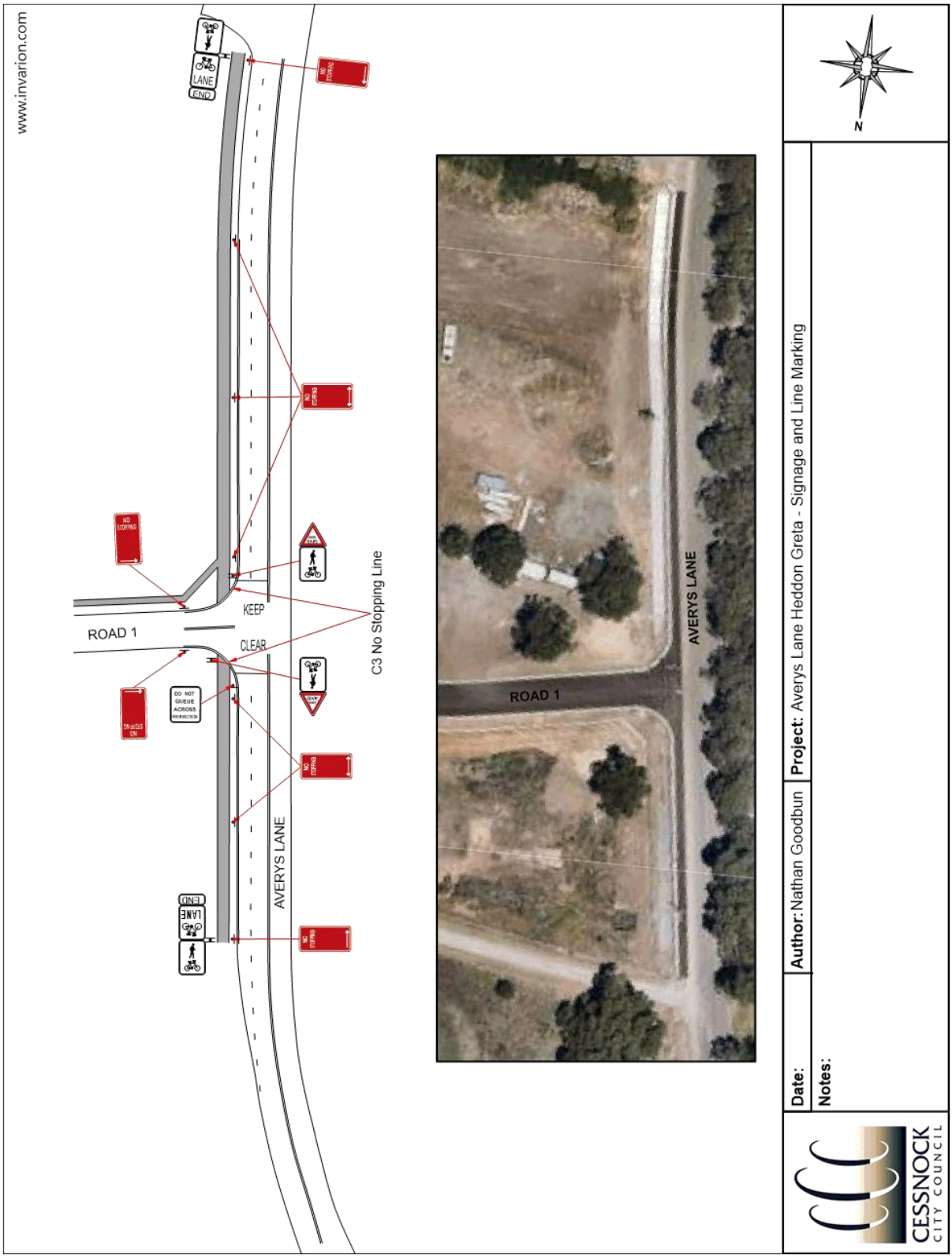

ABERDARE ROAD
VINCENT STREET
20m
NO STOPPING
1P
8am - 6pm
Mon - Fri
8am - 12pm
Sat
Relocate existing signs to 20m from intersection
Date: 1/02/2019
Author: Nathan Goodbun
Project: Vincent Street Cessnock - Intersection NO STOPPING zone.
Notes: Relocate existing NO STOPPING and 1 HOUR PARKING signs to comply with RMS requirements.
CESSNOCK CITY COUNCIL
www.cessnock.com
N

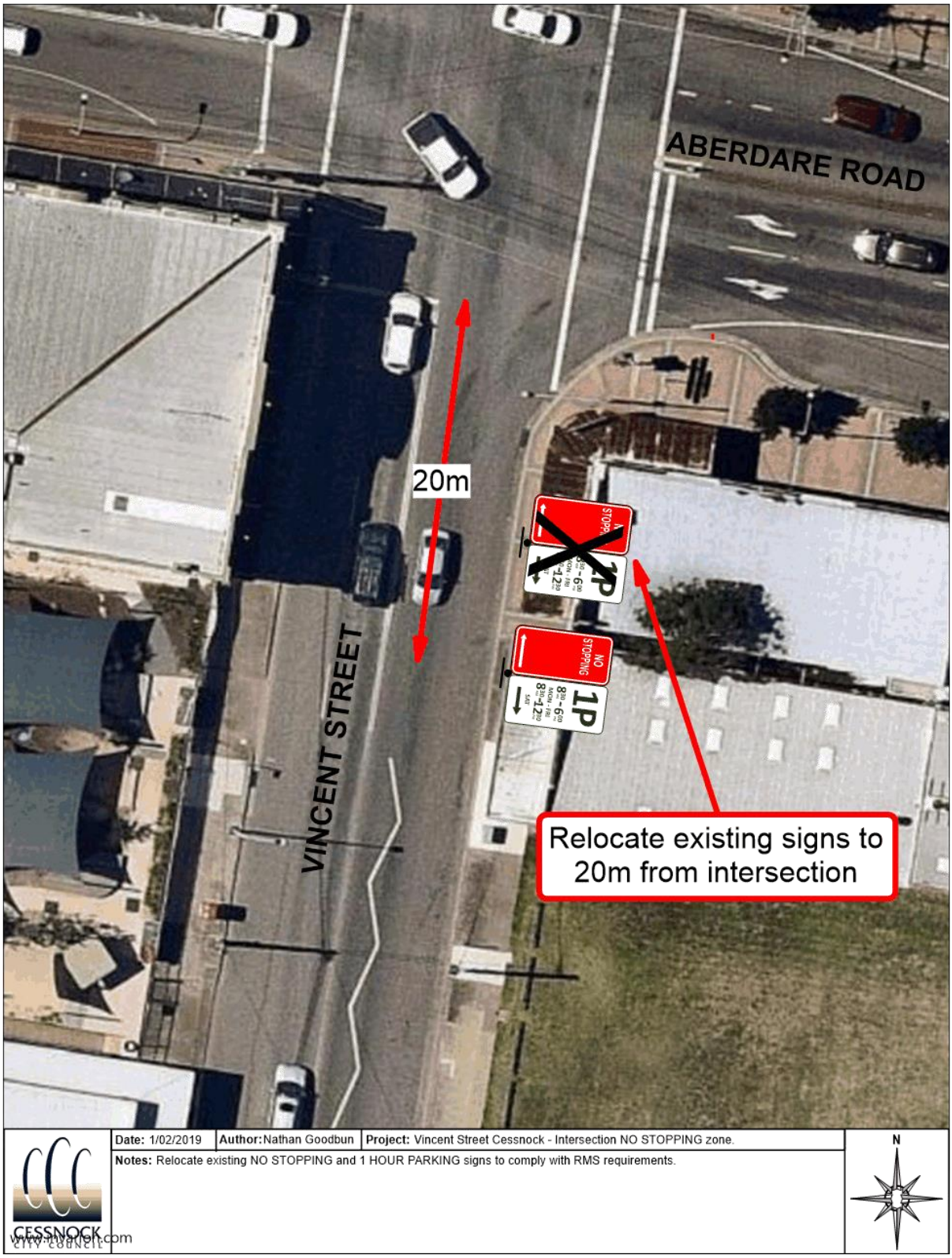

NO STOPPING
BUSES EXCEPTED
22m
22m
N
R9-2
BUSES EXCEPTED
R5-404
NO STOPPING
CESSNOCK
www.cessnock.nsw.gov.au
Date: 22/01/2019
Author: Nathan Goodbun
Project: Mount View High School - Bus Layover
Notes: Please install new signs on existing posts.

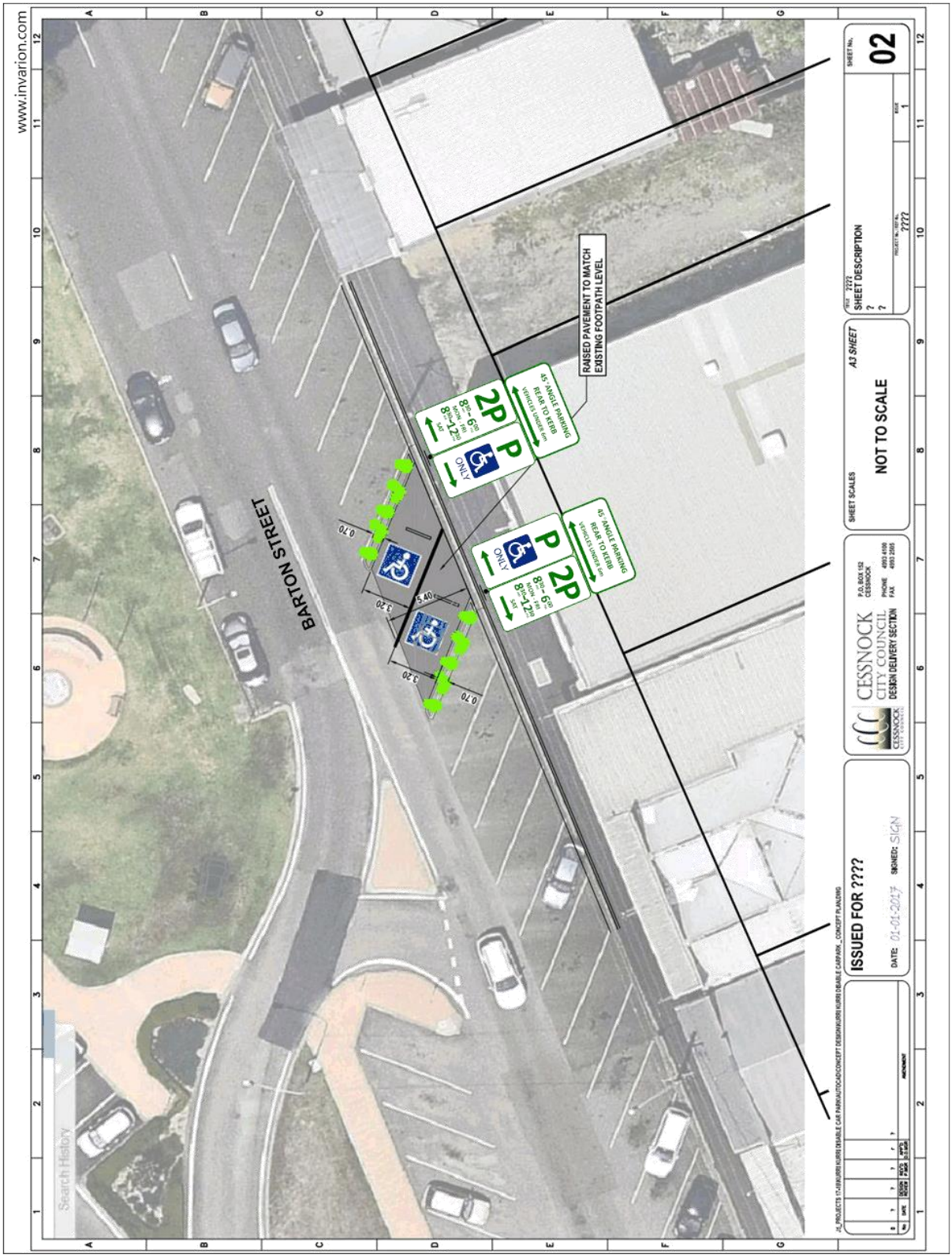

www.invarion.com
NO STOPPING
45° ANGLE PARKING
REAR TO KERB
VEHICLE LENGHT 6m
P
ONLY
P
ONLY
2P
8am - 6pm
MON - FRI
8am - 12pm
SAT
N
CESSNOCK
CITY COUNCIL
Date: 24/01/2019
Author: Nathan Goodbun
Project: Lang Street Kurri Kurri - No Stopping Zone - Option 2.
Notes:


www.invarion.com
LANG STREET
NO STOPPING
2P
45° ANGLE PARKING
REAR TO KERB
Author: Nathan Goodbun
Project: Lang Street Kurri Kurri - No Stopping Zone.
Date: 24/01/2019
Notes:
N
CESSNOCK
CITY COUNCIL


www.invarion.com
BARTON STREET
45° ANGLE PARKING
REAR TO KERB
VEHICLES UNDER 6m
P
ONLY
RAISED PAVEMENT TO MATCH
EXISTING FOOTPATH LEVEL
0.70
3.20
5.40
3.20
0.70
ISSUED FOR ????
DATE: 01-01-2017
SIGNED: SIGN
CESSNOCK
CITY COUNCIL
DESIGN DELIVERY SECTION
SHEET SCALES
NOT TO SCALE
A3 SHEET
SHEET DESCRIPTION
?
?
?
SHEET No.
02


www.invarion.com
LANE
END
NO STOPPING
ROAD 1
KEEP
CLEAR
C3 No Stopping Line
DO NOT QUEUE ACROSS
AVERYS LANE
ROAD 1
AVERYS LANE
N
Author: Nathan Goodbun
Project: Averys Lane Heddon Greta - Signage and Line Marking
Date:
Notes:
CESSNOCK
CITY COUNCIL


ABERDARE ROAD
VINCENT STREET
20m
NO STOPPING
1P
8am - 6pm
Mon - Fri
8am - 12pm
Sat
Relocate existing signs to 20m from intersection
Date: 1/02/2019
Author: Nathan Goodbun
Project: Vincent Street Cessnock - Intersection NO STOPPING zone.
Notes: Relocate existing NO STOPPING and 1 HOUR PARKING signs to comply with RMS requirements.
CESSNOCK CITY COUNCIL
www.cessnock.com
N


www.invarion.com
BARTON STREET
RAISED PAVEMENT TO MATCH EXISTING FOOTPATH LEVEL
45° ANGLE PARKING REAR TO KERB VEHICLES UNDER 6m
2P
P
ONLY
8:00 - 6:00 MON - FRI
8:00 - 12:00 SAT
0.70
3.20
5.40
3.20
0.70
ISSUED FOR ????
DATE: 01-01-2017
SIGNED: SIGN
CESSNOCK CITY COUNCIL
DESIGN DELIVERY SECTION
SHEET SCALES
NOT TO SCALE
A3 SHEET
SHEET DESCRIPTION
02

Floodplain Management Committee

Terms of Reference

1. Purpose and Objectives

The Floodplain Management Committee is to assist Council in the development and implementation of Floodplain Risk Management Plans. The committee is both the focus of, and a forum for, the discussion of technical, social, economic and ecological issues and for the distillation of possibly differing viewpoints on these issues. It is advisory in nature and reports directly to Council.

The Role of the Committee is outlined in more detail in the NSW Government *'Floodplain Development Manual April 2005 Appendix D'*. http://www.environment.nsw.gov.au/floodplains/manual.htm

2. Membership of the Committee

The committee will comprise the following voting members:

- The Mayor
- Two Councillors
- Four Government Representatives
- Five Community Representatives

The committee will comprise the following non-voting coordinator and advisors:

- General Manager (or their nominees)

3. Term of Membership

The term of membership is for a maximum of the term of the current Council. Committee Members may resign earlier however a minimum term of one year is required to facilitate continuity of floodplain management issues.

4. Coordination

The Committee will be coordinated by the Infrastructure Manager and Director Works & Infrastructure. The role of the coordinator will be to prepare and distribute agenda and business papers, ensure minutes are taken and distributed, coordinate the attendance of invited guests and specialist advisors, and to facilitate discussion in consultation with the Chair.

5. Meetings and Quorum

The meeting frequency will be a minimum of twice per year, with extra-ordinary (project specific) or additional general meetings called (minimum 2 weeks notice) as required by the Chair.

The meetings are held on at 9am on a Wednesday.

The quorum will consist of 1 x Councillor, 1 x Community Representative, 1 x Other Government Agency and 1 x Other voting member, with 1 x Council Officer to facilitate the meeting.

6. Reporting

Agenda items and reports for the Committee will be forwarded to the Infrastructure Manager. The Committee meeting minutes will be reported to Council after confirmation by the Chair.

7. Council Resolution

On 14 December 2016 Council resolved to appoint Councillors Gray and Lyons and seek nominations or reappointment of community representatives.

Placeholder for Enclosure 2

Works and Infrastructure No. WI16/2019

Wallis and Swamp Creek Fishery Flood Study Feb 2019 Vol 1 - Copy available via Council's website

Placeholder for Enclosure 3

Works and Infrastructure No. WI16/2019

Wallis and Swamp Creek Fishery Flood Study Feb 2019 Vol 2 - Copy available via Council's website

Placeholder for Enclosure 4

Works and Infrastructure No. WI16/2019

Greta Flood Study Vol 1 - Copy available via Council's website

Placeholder for Enclosure 5

Works and Infrastructure No. WI16/2019

Greta Flood Study Vol 2 - Copy available via Council's website

Scott Farlow MLC
Parliamentary Secretary to the Premier
Leader of the House in the Legislative Council

CESSNOCK CITY COUNCIL
28 FEB 2019
RECEIVED

CESSNOCK CITY COUNCIL
28 FEB 2019
SCANNED

Ref: A2869919

26 FEB 2019

Mr Stephen Glen
General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Dear Mr Stephen Glen

Thank you for your correspondence of 6 February 2019 regarding the Save Our Recycling campaign. I am replying on behalf of the Premier and I appreciate you expressing your views on this matter.

As the matter raised falls under the primary responsibility of The Hon Gabrielle Upton MP, Minister for the Environment, it is appropriate that the Minister considers your correspondence and I have forwarded it accordingly.

If you have any further enquiries about this matter, please contact the Office of Minister Upton on (02) 8574 6107.

Thank you for taking the time to bring this matter to the Government's attention.

Yours sincerely

THE HON SCOTT FARLOW MLC
Parliamentary Secretary to the Premier
Leader of the House in the Legislative Council

CC: The Hon Gabrielle Upton MP, Minister for the Environment

GPO Box 5341 Sydney NSW 2001 ▪ P: (02) 8574 5000 ▪ F: (02) 9339 5500 ▪ W: nsw.gov.au

MICHAEL DALEY MP
LEADER OF THE OPPOSITION

28 February 2019

Mr Bob Pynsent
Mayor
Cessnock City Council
Via email Kristy.Meyers@cessnock.nsw.gov.au

Dear Mr Pynsent,

Thank you for taking the time to write to the Leader of the Opposition regarding the Cessnock Correctional Centre Access Road. The Leader of the Opposition has asked me to respond to you on his behalf.

As the matters you have raised fall under the portfolio of the Shadow Minister for Corrections Mr Guy Zangari MP, the Leader of the Opposition has passed your correspondence on to the Shadow Minister for his consideration and appropriate action.

Thank you for taking the time to write to the Leader of the Opposition.

Yours sincerely

The Hon. Ernest Wong MLC
Parliamentary Secretary to Michael Daley MP
NSW Leader of the Opposition

Parliament House, 6 Macquarie Street, Sydney NSW 2000
Email: leader.opposition@parliament.nsw.gov.au **Phone:** 02 9230 2310 **Fax:** 02 9230 3355