

Approved Documentation

Appendices
Appendix A - Draft Conditions of Consent
Appendix B - SEPP 65 Recommendations
Appendix C - Applicant Legal Advice
Appendix D - IP Strategic Planning Referral

Architectural Plans prepared by: EJE Architecture; Project Number. 9861			
Name of Plan	Drawing Number	Issue	Date
Existing Site Plan	A003	B	11-4-2014
Proposed Context Plan	A100	B	11-4-2014
Proposed Site Plan	A101	B	11-4-2014
Proposed Site Staging Plan	A200	B	11-4-2014
Overall Site Elevations/Sections	A400	B	11-4-2014
Site Elevations 1	A401	B	11-4-2014
Site Elevations 2	A402	B	11-4-2014
Site Sections	A406	B	11-4-2014
Dwelling Type 'A' Villa Plan/Elevations	A500	C	14-5-2014
Dwelling Type 'B' Villa Plan/Elevations	A501	C	14-5-2014
Dwelling Type 'C' Villa Plan/Elevations	A502	C	14-5-2014
Dwelling Type 'D' Villa Plan/Elevations	A503	C	14-5-2014
Dwelling Type 'E' Villa Plan/Elevations	A504	C	14-5-2014
Dwelling Type 'F' Villa Plan/Elevations	A505	C	14-5-2014
Dwelling Type 'G' Villa Plan/Elevations	A506	C	14-5-2014
Dwelling Type 'G2' Villa Plan/Elevations	A507	C	14-5-2014
Apartment Ground Plan	A600	B	11-4-2014
Apartment Level 1 Plan	A601	B	11-4-2014

Apartment Basement Plan	A602	C	14-5-2014
Apartment Elevations	A603	B	11-4-2014
Apartment Sections	A604	B	11-4-2014
Apartment Materials and Finishes	A610	B	11-4-2014
Rec Centre Plans	A700	B	11-4-2014
Rec Centre Elevations	A701	B	11-4-2014
Rec Centre Sections	A702	B	11-4-2014
Temporary Rec Centre Plans	A705	A	11-12-2013
Impressions of Proposal	A800	B	11-4-2014

Landscape Plans prepared by: Terras Landscape Architects; Project Number. 9861.5			
Name of Plan	Drawing Number	Issue	Date
Landscape Design Report	01	E	3-6-2014
Landscape Design Report	02	E	3-6-2014
Existing Site Tree Plan	06	E	3-6-2014
Landscape Masterplan	07	E	3-6-2014
Entry Concept Detail	08	E	3-6-2014
Typical Residential Garden	09	E	3-6-2014
Typical Apartment Garden	10	E	3-6-2014
Communal Areas Detail	11	E	3-6-2014
Communal Areas Detail 2	12	E	3-6-2014
Landscape Section Detail 1+2	13	E	3-6-2014
Landscape Section Detail 3+4	14	E	3-6-2014
Landscape Section Detail 5+6	15	E	3-6-2014

Landscape Section Detail 7+8	16	E	3-6-2014
Proposed Fencing Plan	17	E	5-6-2014
Common Area Plant Schedules	18	E	3-6-2014
Residential Plant Schedules	19	E	3-6-2014
Materials and Components	20	E	3-6-2014

Stormwater and Concept Civil Plans prepared by: Northrop; Project Number. NL130193			
Name of Plan	Drawing Number	Issue	Date
Concept Soil and Water Management Plan – Sheet 1	C01DA	B	5-6-2014
Concept Soil and Water Management Plan – Sheet 2	C02DA	B	5-6-2014
Concept Soil and Water Management Plan – Sheet 3	C03DA	B	5-6-2014
Concept Stormwater Management Plan Overall Plan	C04DA	B	5-6-2014
Concept Stormwater Management Plan Inset A	C05DA	C	5-6-2014
Concept Stormwater Management Plan Inset B	C06DA	C	5-6-2014
Concept Stormwater Management Plan Inset C	C07DA	C	5-6-2014
Civil Details Sheet 1	C08DA	C	5-6-2014
Civil Details Sheet 2	C09DA	B	5-6-2014
Civil Details Sheet 3	C10DA	C	5-6-2014
Bus Stop Inset Plan	C20DA	B	5-6-2014
Detail Plan Inset D	C30DA	A	5-6-2014

Documents	Reference	Author	Date
Statement of Environmental Effects	12260	Coastplan Group	December 2013
Visual Impact Assessment	9861.5 – Issue C	Terras Landscape Architects	11 April 2014
SEPP 65 Design Quality Report	9861-DA-SEPP65 Report	EJE Architecture	January 2014
Targeted Soil Investigation	ContamReports	Pacific Environmental	19 May 2010
Social Impact Assessment	40-48 Burton Road, Mount Hutton	Stan Manning & Associates and Coastplan Group	December 2013
Support Services Statement	12260	Stan Manning & Associates	December 2013
Disability Access Report	Hallidays Shores	Lindsay Perry	3 December 2013
Crime Prevention through Environmental Design Assessment	12260	Coastplan Group	December 2013
Traffic Assessment Report	40-48 Burton Road, Mount Hutton	BJ Bradley & Associates	31 October 2013
Flora and Fauna Assessment	25461	RPS Australia East Pty Ltd	October 2013
Arborist Report	9861.5 - Issue B	Terras Landscape Architects	2 June 2014
Tree Assessment Report – Neighbouring Trees	9961.5 – Issue A	Terras Landscape Architects	11 April 2014
Acoustic Report	13844-4952	Spectrum Acoustics	October 2013
Flood Modelling Investigation	NL130193 – Issue B	Northrop	11 April 2014
Stormwater Management and Servicing Strategy Design Report	NL130193 – Issue E	Northrop	11 April 2014
Additional Information Submitted	Referral Responses	Coastplan Group	14 April 2014
Additional Information Submitted	12260	Coastplan Group	4 June 2014

