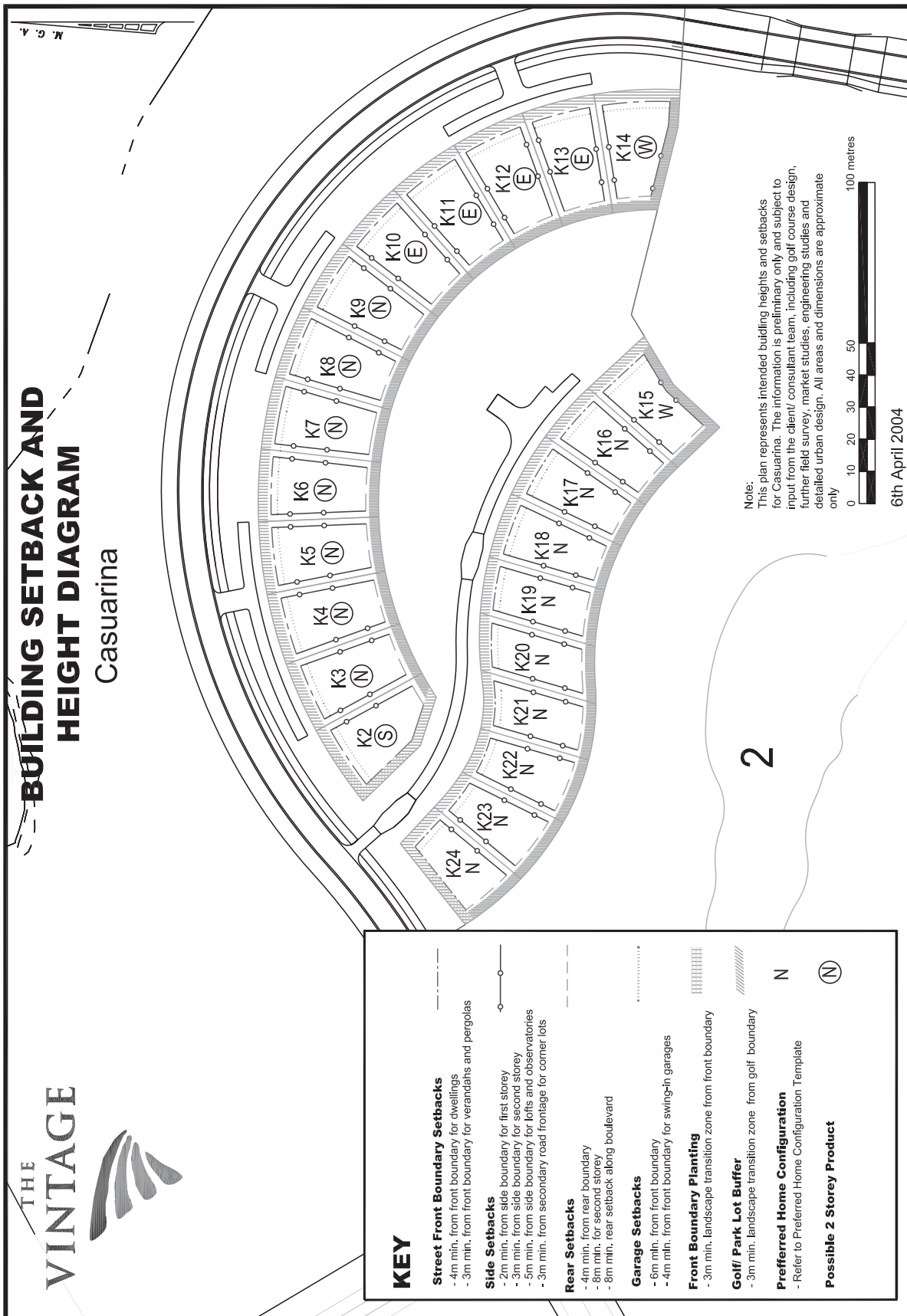
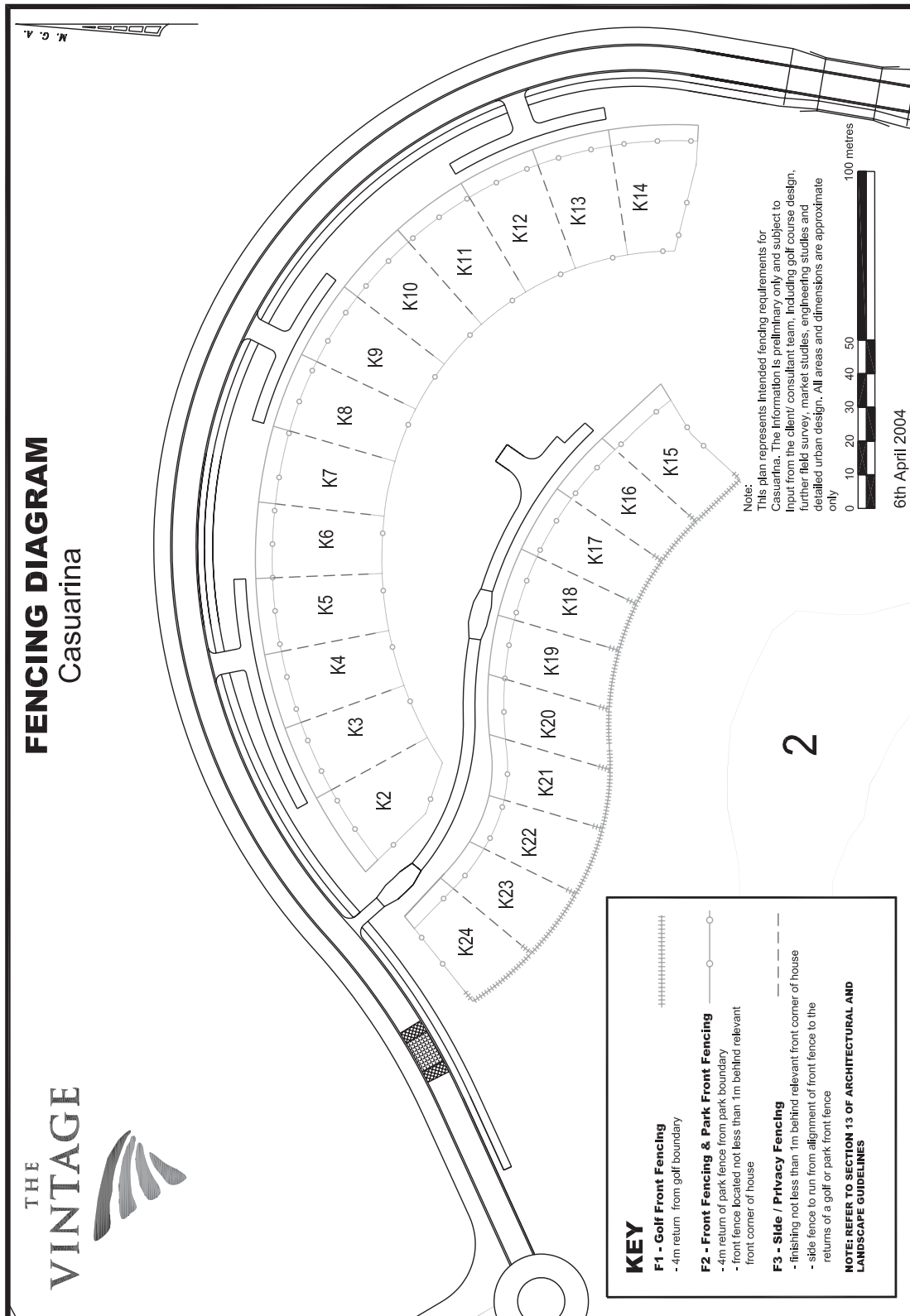


Building Setback Diagram



Building Setback Diagram



The Lots within The Casuarinas are affected by a Bushfire Management Plan. Owners must refer to the plan titled Bushfire Hazard & Threat Assessment Casuarina Project - The "Vintage", Pokolbin R.A. Free, BSc.(For), Dip.For., F.I.F.A. Bushfire Management Consultant Date 24th May, 2004.

Sketch Design Review Assessment Form



Architectural Requirements	Complies Yes/No or N/A	Reasoning/Request for More Information
1.0 Heritage and environment		
2.0 Building requirements		
2.1 Building time		
2.2 Severance and subdivision and consolidation		
2.3 Bush fire management		
3.0 Designing for energy efficiency		
3.1 Scale		
3.2 Orientation and siting		
3.3 Cross ventilation		
3.4 Solar amenity		
3.5 Thermal control		
3.6 Water heating		
3.7 Native planting themes		
3.8 Energy conservation		
3.9 Water conservation		
4.0 Sketch Design plans		
5.0 Building style		
5.1 Golf Course residential facade		
5.2 Corner Lots		
5.3 External plumbing		
6.0 Building siting and scale		
6.1 Siting		
6.2 Site coverage		
6.3 Minimum floor area		
6.4 Building height		
6.5 Finished floor levels		
6.6 Length of wall		
7.0 Building setback		
7.1 Setback regulations		

Sketch Design Review Assessment Form



7.2	Street front boundary		
7.3	Side boundary		
7.4	Rear boundary		
7.5	Golf and parkland boundary		
7.6	Golf and parkland front Lot buffer		
7.7	Rural Residential Lot front buffer		
7.8	Garage setbacks		
7.9	Driveways		
8.0	Privacy		
8.1	Considerations		
8.2	Windows		
8.3	Verandas		
8.4	Screening		
8.5	Verandas and related elements		
9.0	Building colours and material		
9.1	Balanced palette		
9.2	Solid wall construction and colours		
9.3	Wall insulation		
9.4	Window and door construction and colour		
9.5	Reflective tinting		
9.6	Ventilation		
9.7	Roof construction and colour		
9.8	Roof pitch		
9.9	Ceiling insulation		
9.10	Eave overhang		
9.11	Gutters and downpipes		
9.12	Garage doors		
9.13	Sunshades		
9.14	Rainwater tanks		

Sketch Design Review Assessment Form



Landscaping Requirements	Complies? Yes/No or N/A	Reasoning/ Request for more information
12.1 Native planting themes		
12.2 Exotic planting material		
13.0 Landscaping Zones		
13.3 Street zones		
13.4 Front buffer zone		
13.5 Intermediate front buffer zone		
13.6 General planting zone		
13.7 Rear buffer zone		
13.8 Parkland buffer zone		
14.0 Landscape elements		
14.1 Features		
14.2 Turf		
14.3 Absorbent landscaping		
14.4 Mulching		
14.5 Tree retention		
14.6 Driveways and visitor parking		
14.7 Pleasant outlook		
16.0 Fencing		
16.1 The Vintage preferences		
16.2 Golf Course front fencing		
16.3 Park front fencing		
16.4 Street front fencing		
16.5 Secondary street/corner lots		
16.6 Side/privacy fencing		
16.7 Pool fencing		
17.0 Enclosed service courtyard		
17.1 General		
17.2 Air conditioners		
17.3 Solar water heaters		

Sketch Design Review Assessment Form



17.4 Rainwater tanks		
18.0 Ancillary structures		
18.1 Outdoor structures		
18.2 Pools		
18.3 Retaining walls		
18.4 Letterboxes		
18.5 Television/radio/satellite		
18.6 Lighting		
18.7 Temporary structures		
18.8 Signs		

Building Requirements	Complies? Yes/No or N/A	Reasoning/ Request for more information
20.1 Construction bond/ application		
20.2 Signage		
20.3 Fencing		
20.4 Vehicle access		
20.5 Adjoining property		
20.6 Site control		
20.7 Stockpiles		
20.8 Building waste		
20.9 Stormwater and pollution control		
20.10 Amenties		
20.11 Dogs prohibited		

Community Requirements	Complies? Yes/No or N/A	Reasoning/ Request for more information
21.1 Maintenance of property		
21.2 Construction and maintenance of facilities		
21.3 Community facility approval		

Sketch Design Review Assessment Form



ASSESSMENT CERTIFICATE

Date of Certificate:		Certificate Reference:	
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Owner:		Architect:		Precinct:		Lot No:	
---------------	--	-------------------	--	------------------	--	----------------	--

Referenced Drawings							
----------------------------	--	--	--	--	--	--	--

Designer:							
------------------	--	--	--	--	--	--	--

Drawing ref:		Date:	
---------------------	--	--------------	--

The Design Review Committee for **(PRECINCT)** has reviewed the Sketch Design Review Application for **(Lot)** and hereby advises that the application has been:

<input type="checkbox"/>	Approved:
<input type="checkbox"/>	Not Approved due to the following:
	A response to the DRC is required prior to lodgement of a Development Application or Construction Certificate with Cessnock City Council.
<input type="checkbox"/>	Approved, subject to the following:

DRC Representative's Signature		Date:	
Cessnock City Council Representative's Signature		Date:	

Construction Commencement Application Form



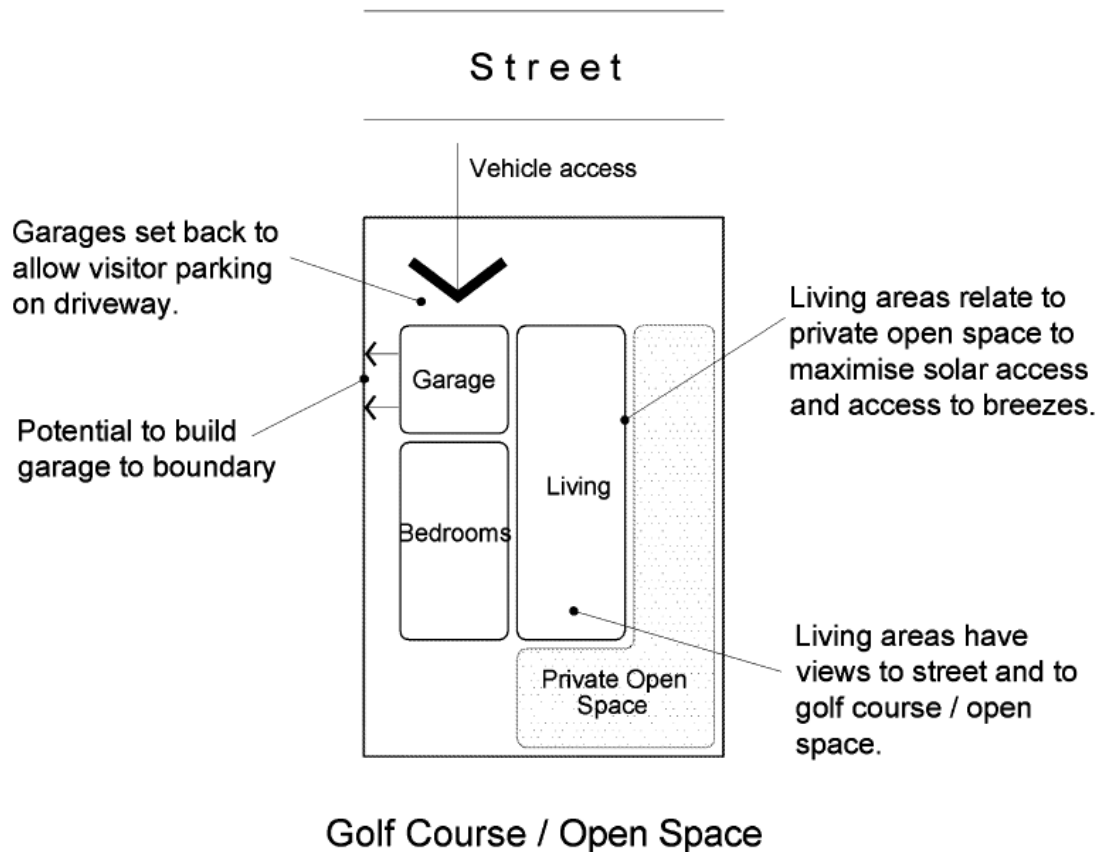
Lot Number:		Street:	
Owners details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }
Architect's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }
Landscape Architect's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }
Builder's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }
Attachments Please ensure that two (2) sets of the following are included			
Council approved plans			<input type="checkbox"/>
Sketch Design Review Application form (approved)			<input type="checkbox"/>
Sketch Design Material and Finishes List (approved)			<input type="checkbox"/>
Construction Bond cheque made payable to the Community Association. (Contact the Association for details about the specific amount of the bond).			<input type="checkbox"/>
Submission details			
Signature:		Date Submitted	

Please forward this form, attachments and Construction Bond cheque to: The Vintage DRC, Community Managers.

Vintage Assist Vintage Drive, off McDonalds Road, Rothbury Phone 1800 889 889 www.thevintage.com.au

Preferred Home Configuration

(PHC-1)



North Entry (Traditional Lot - Minimum 17m width)

Notes:

- This information represents conceptual housing configurations to guide the design of housing in the Vintage Residential Golf Community.
- The intent of these configurations is to maximise the comfort, enjoyment and energy efficiency of homes. The principle strategy is to design for climate but also to arrange components of the dwelling for maximum lifestyle amenity. Comfort can be achieved through the ability of householders to manage solar access and breezes within their dwelling.
- The following performance criteria aim to achieve this intent (see notes on diagrams):
 - * The main living areas of a house (ie lounge, dining room, family room, kitchen, and principle area of open space) are orientated towards the north for solar penetration during winter;
 - * Living areas are arranged to reduce exposure to prevailing winds and weather but provide access to cooling breezes in summer;
 - * Living areas of dwellings have a direct relationship with their private open spaces;
 - * Minimise southern and western boundary setbacks to maximise private open space with northerly aspect;
 - * Living areas have views to street and golf course / open space to optimise household amenity and security of public places.
 - * Garages are set back from the front boundary to allow for driveway visitor parking and alleviate on-street parking congestion.

Preferred Home Configuration

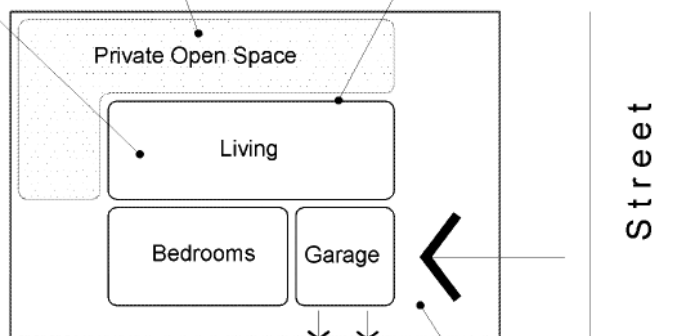
(PHC-2)

Living areas have views to street and to golf course / open space.

Private open space has northerly aspect.

Living areas relate to private open space to maximise solar access and access to breezes.

Golf Course / Open Space



Potential to build garage to boundary

Garages set back to allow visitor parking on driveway.



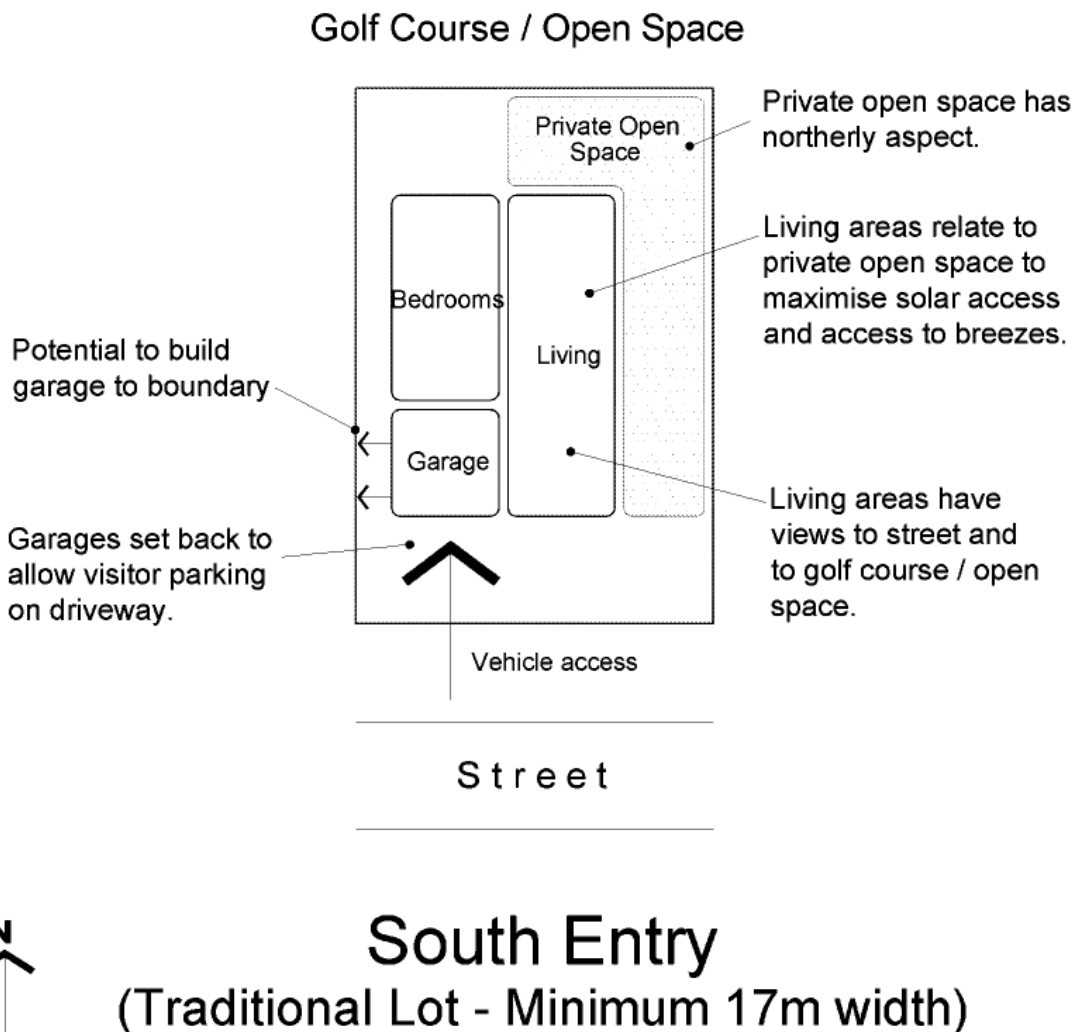
East Entry (Traditional Lot - Minimum 17m width)

Notes:

- This information represents conceptual housing configurations to guide the design of housing in the Vintage Residential Golf Community.
- The intent of these configurations is to maximise the comfort, enjoyment and energy efficiency of homes. The principle strategy is to design for climate but also to arrange components of the dwelling for maximum lifestyle amenity. Comfort can be achieved through the ability of householders to manage solar access and breezes within their dwelling.
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 - * Minimise southern and western boundary setbacks to maximise private open space with northerly aspect;
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 - * Garages are set back from the front boundary to allow for driveway visitor parking and alleviate on-street parking congestion.

Preferred Home Configuration

(PHC-3)



Notes:

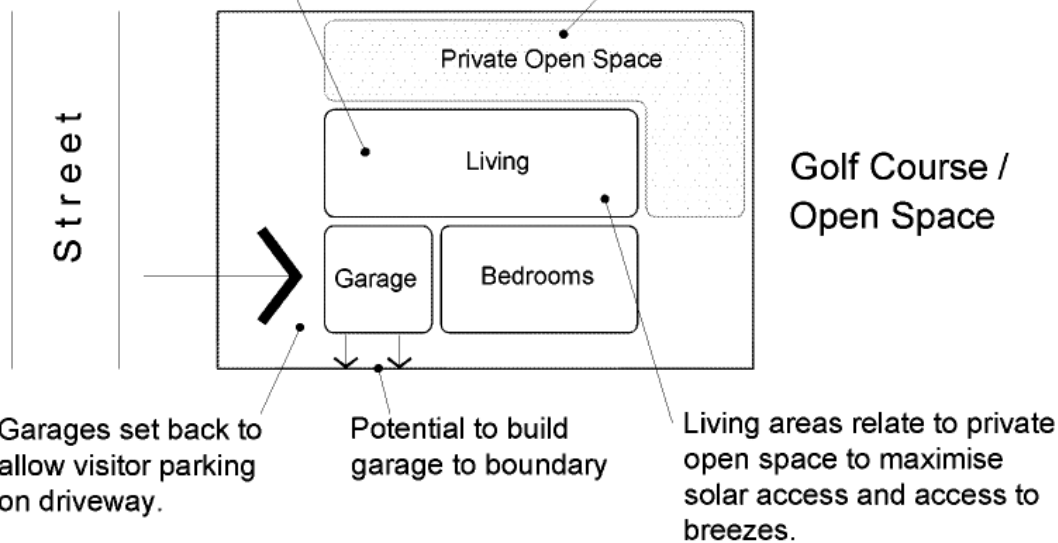
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Preferred Home Configuration

(PHC-4)

Living areas have views to street and to golf course / open space.

Private open space has northerly aspect.



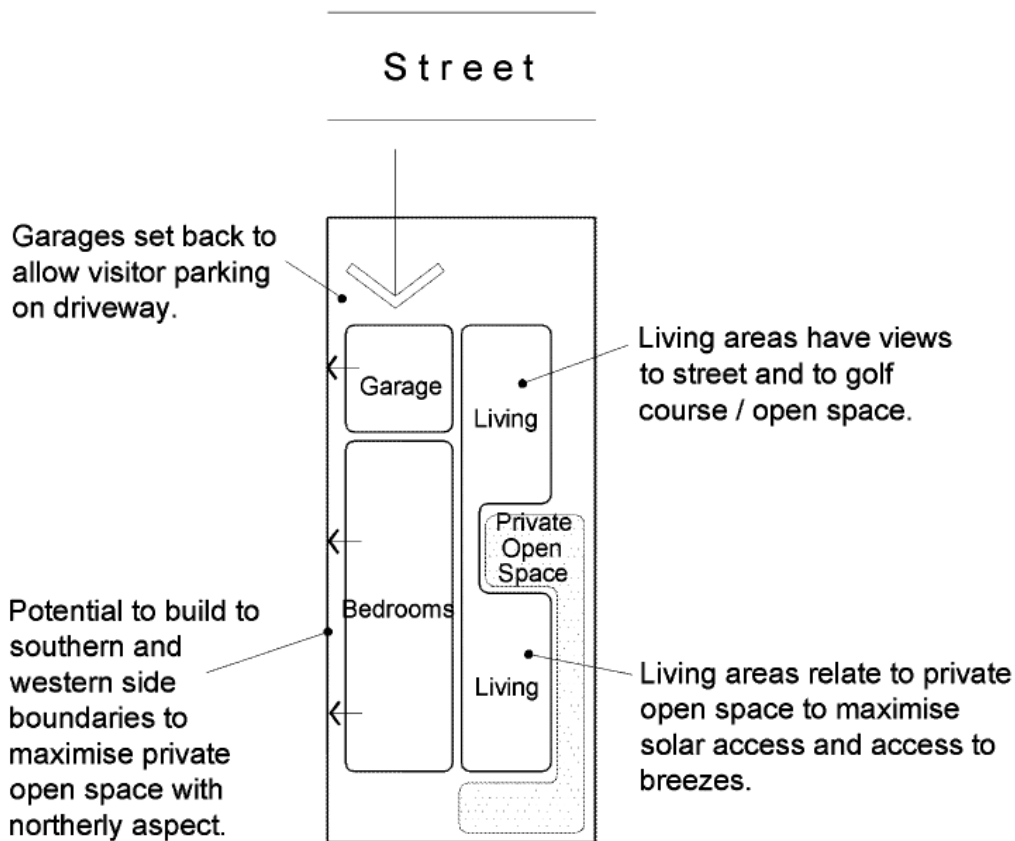
West Entry (Traditional Lot - Minimum 17m width)

Notes:

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Preferred Home Configuration

(PHC-5)



Golf Course / Open Space

North Entry

(Narrow Lot - Less than 17m width)



Notes:

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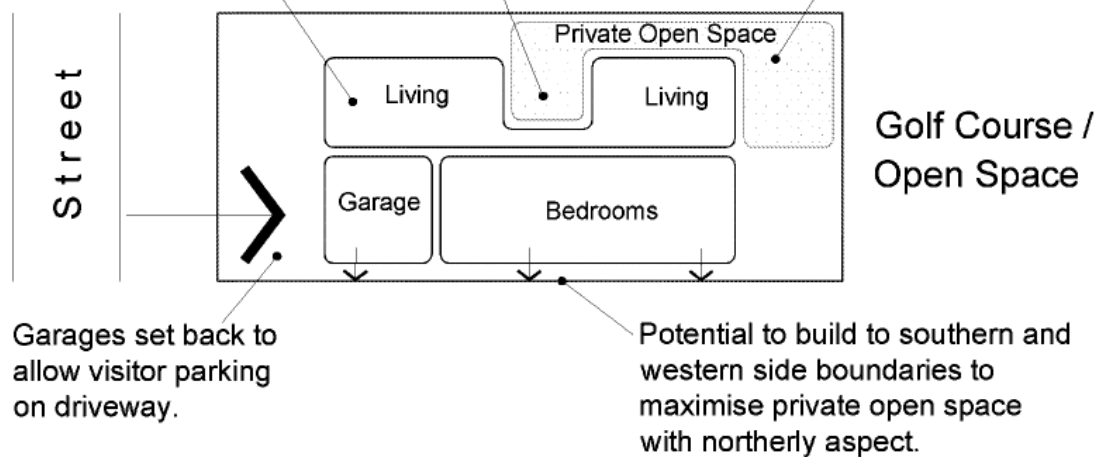
Preferred Home Configuration

(PHC-6)

Living areas have views to street and to golf course / open space.

Living areas relate to private open space to maximise solar access and access to breezes.

Private open space has northerly aspect.



West Entry (Narrow Lot - Less than 17m width)

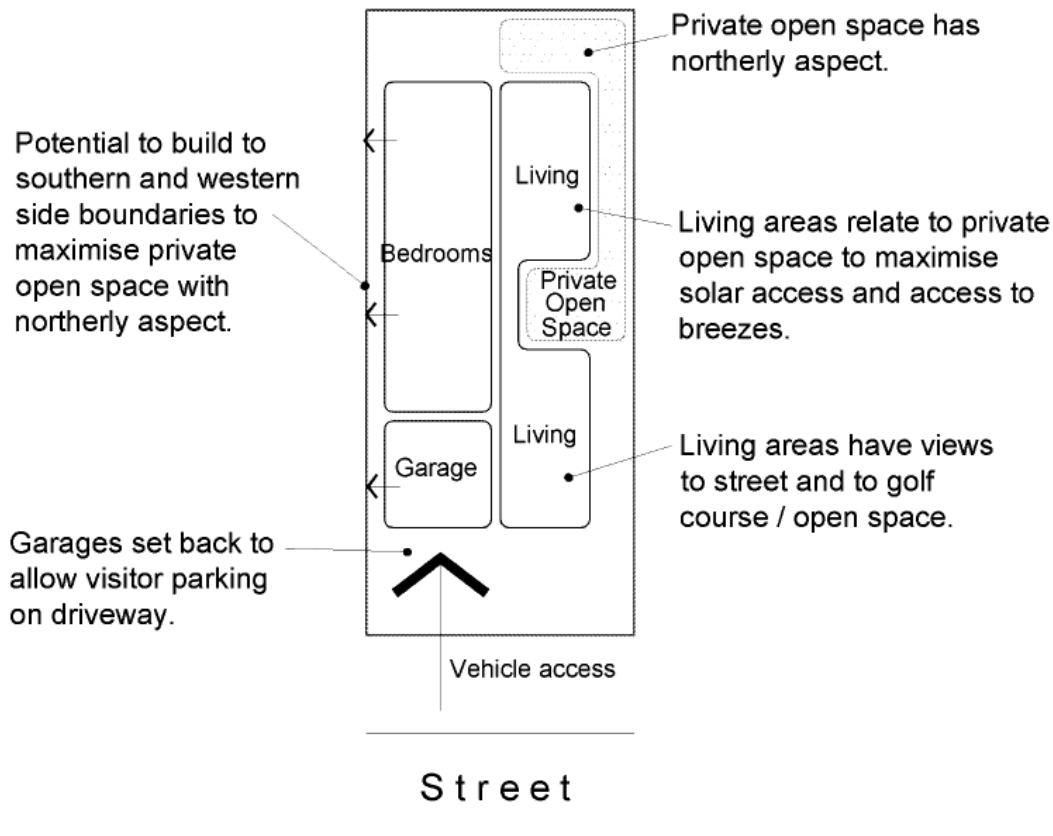
Notes:

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Preferred Home Configuration

(PHC-7)

Golf Course / Open Space



South Entry (Narrow Lot - Less than 17m width)

Notes:

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Preferred Home Configuration

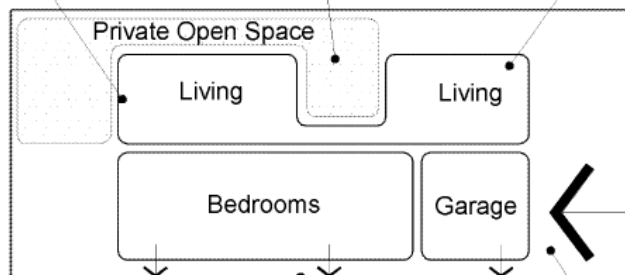
(PHC-8)

Living areas relate to private open space to maximise solar access and access to breezes.

Private open space has northerly aspect.

Living areas have views to street and to golf course / open space.

Golf Course / Open Space



Potential to build to southern and western side boundaries to maximise private open space with northerly aspect.

Garages set back to allow visitor parking on driveway.



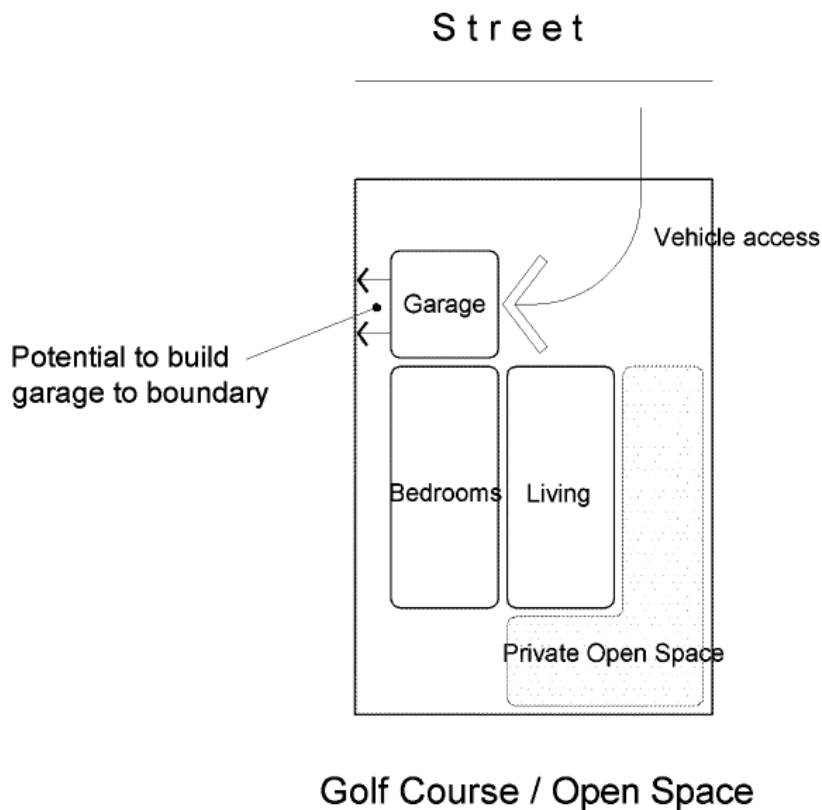
East Entry (Narrow Lot - Less than 17m width)

Notes:

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Preferred Home Configuration

(PHC-9)



North Entry (Side Entry - Garage Option Example)

Notes:

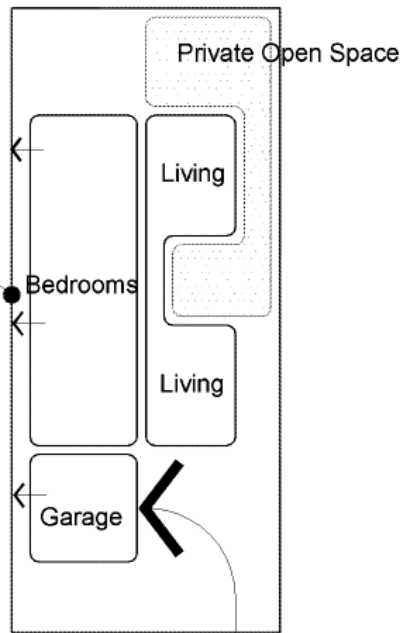
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Preferred Home Configuration

(PHC-10)

Golf Course / Open Space

Potential to build to southern and western side boundaries to maximise private open space with northerly aspect.



Street



South Entry (Side Entry - Garage Option Example)

Notes:

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 - * Garages are set back from the front boundary to allow for driveway visitor parking and alleviate on-street parking congestion.

Sketch Design Materials and Finishes List



Lot Number:		Street:	
--------------------	--	----------------	--

Identify the proposed material and colours as noted below. Include pertinent information or samples such as photographs or cut sheets. Include colour samples board for all painted, stained or factory coloured materials.

Elements	Description
Balustrade	
Chimney	
Doors: Main entrance Other	
Driveway	
Pathways	
Garage doors	
Fence gates	
Gutter	
Lighting	
Deck	
Roofing	
Shutters	
Soffit Walls	
Windows	

Submission details			
Signature:		Date Submitted:	

Sketch Design Review Application Form

Lot Number:		Street:	
Owner's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax:
		{ }	{ }

Architect's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax:
		{ }	{ }

Landscape Architect's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax:
		{ }	{ }

Builder's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax:
		{ }	{ }

Attachments Please ensure that four (4) sets of the following are included:	
Site plan (and landscape layout)	<input type="checkbox"/>
Floor plan	<input type="checkbox"/>
Front, rear and side elevations	<input type="checkbox"/>
Area schedules	<input type="checkbox"/>

Sketch Design Review Application Form



Please ensure that the following are also included in your submission	
Completed Sketch Design Materials Finishes List	<input type="checkbox"/>
Board of external finishes material and colours	<input type="checkbox"/>
Contour and Boundary Survey	<input type="checkbox"/>

Adherence to the guidelines			
Have your Architect and Landscape Architect read and adhered to the Guidelines? If not, contact Vintage Assist before submitting this form to discuss.			
Architect:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Landscape Architect:
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Submission details			
Signature		Date submitted	
DRC Approved		Date	

Please forward this form and attachments to the Community Association Managers

Final Inspection Form

Lot Number:		Street:	
Owner's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }

Architect's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }

Landscape Archiect's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }

Builder's details			
Name:			
Address:			Postcode:
Contact No:	Home:	{ }	Mobile:
	Business:		Fax: { }

I certify that the structure on the Lot conforms to the drawings approved by the DRC. All site work, landscaping, cleaning, removal of temporary utilities and repair of damage to rights-of-way and common areas has ben implemented.

Submission details			
Signature:		Date Submitted:	