





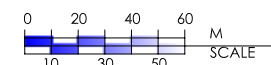


## LEGEND

-  Min. 20m RIPARIAN BUFFER
-  HABITAT CORRIDOR
-  ASSET PROTECTION ZONE (APZ)
-  ROADS - PROPOSED NEW OR UPGRADED
-  BUILDING ZONES (inc BALCONIES)
-  DIRECTION OF FLOW



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May 16, 2008 - 3:07pm

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Date: 02 August 2007  
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Eden Resort Hotel Pty Ltd  
Project  
Cattle Bay Concept Plan - Option 4

Drawing Title  
CONSTRAINTS PLAN

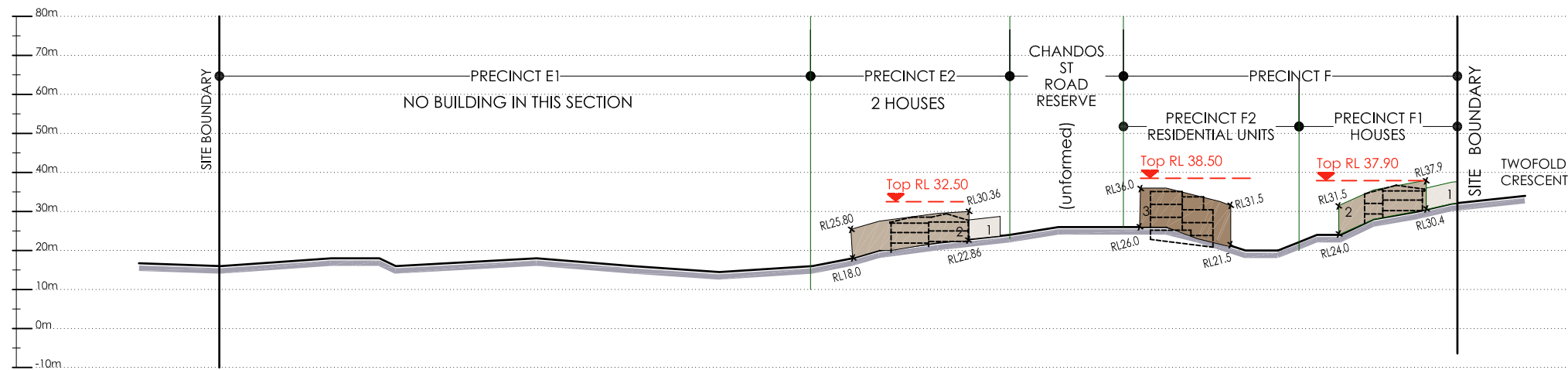
Drawing No.  
B. 2.09

context  
52-58 William Street East Sydney NSW 2011  
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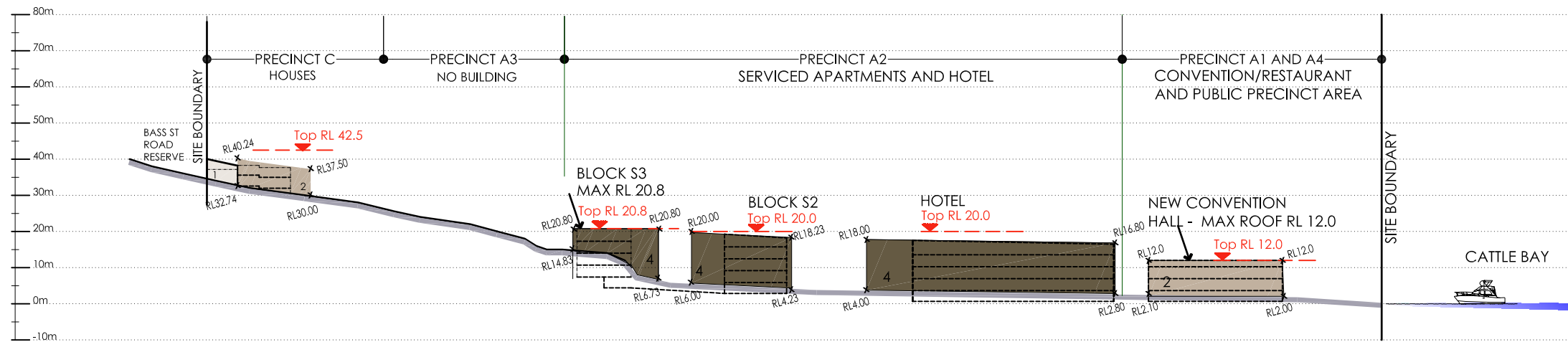
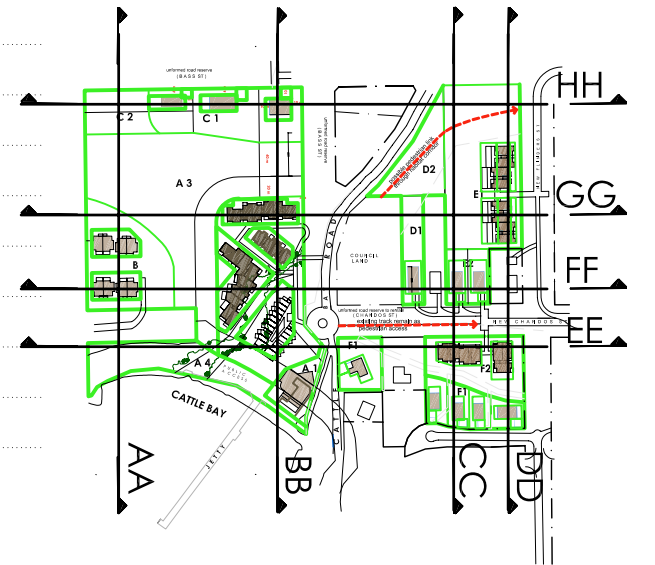
Architect  
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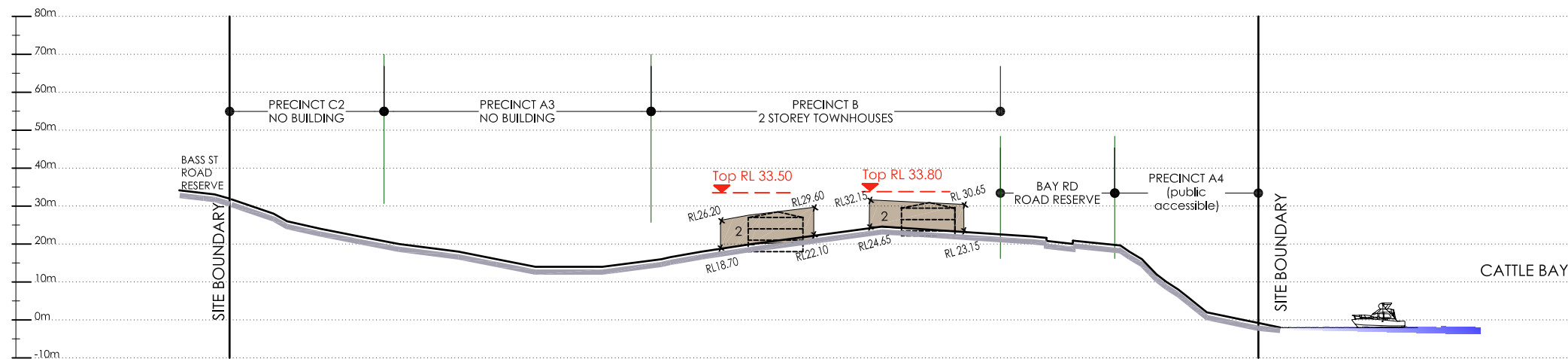
CONCEPT PLAN



SECTION CC



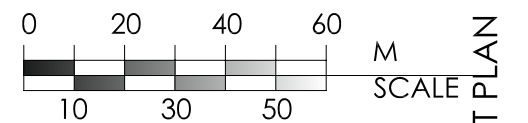
SECTION BB



SECTION AA

#### LEGEND

- 1 1 storey building zone (max 5 m above NGL)
- 2 2 storeys building zone (max 7.5 m above NGL)
- 3 3 storeys building zone (max 10 m above NGL)
- 4 4 storeys building zone (max 14 m above NGL)
- Indicative building profile



A. 19 MAY 08 - TOP RL'S OF BUILDINGS ADDED

Drawing Title:  
SECTION AA, BB & CC

Drawing No.  
B. 3..01/A

context

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Metres

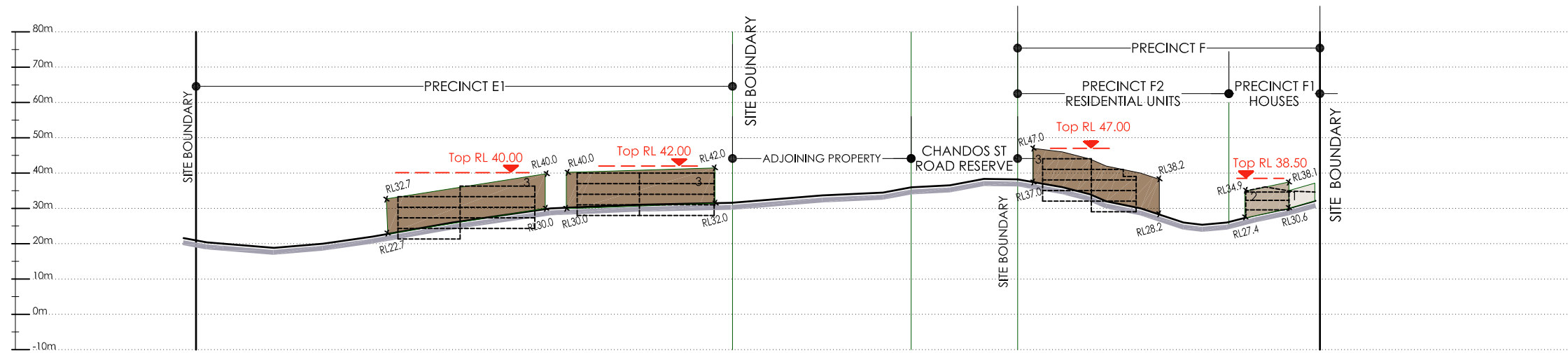
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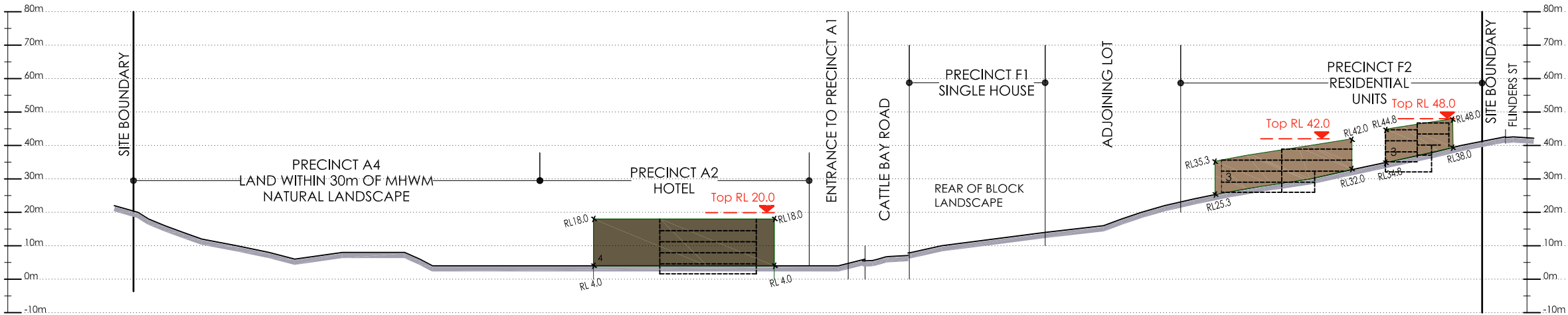
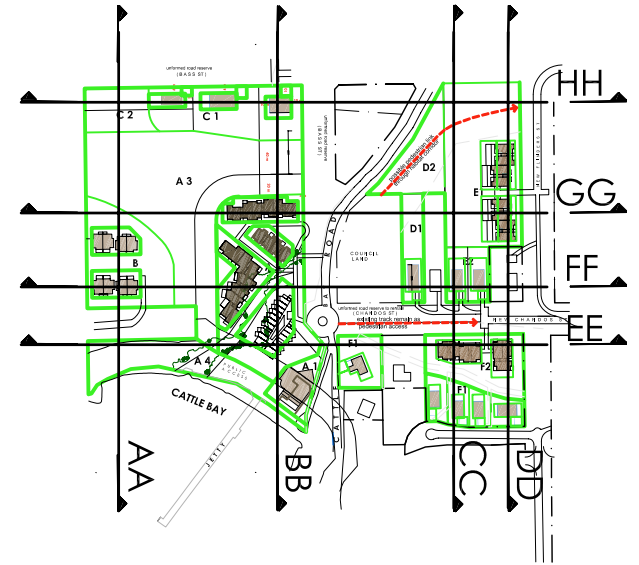
Revision  
A CONCEPT PLAN  
B CONCEPT PLAN

Project  
Eden Resort Hotel Pty Ltd

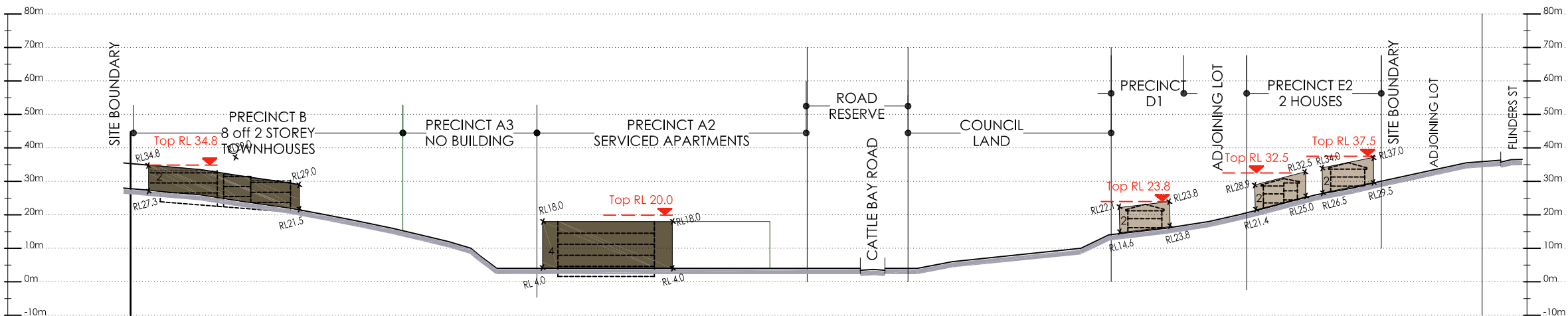
Cattle Bay Concept Plan - Option 4



SECTION DD



SECTION EE

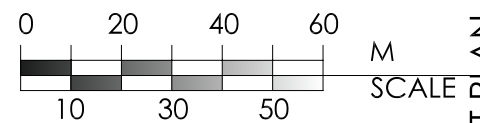


SECTION FF

### LEGEND

- 1 1 storey building zone (max 5 m above NGL)
- 2 2 storeys building zone (max 7.5 m above NGL)
- 3 3 storeys building zone (max 10 m above NGL)
- 4 4 storeys building zone (max 14 m above NGL)

Indicative building profile



CONCEPT PLAN

A. 19 MAY 08

- TOP RL'S OF BUILDINGS ADDED

Drawing Title.

Drawing No.

context

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Metres

Date: 02 August 2007

Eden Resort Hotel Pty Ltd

Project

Cattle Bay Concept Plan - Option 4

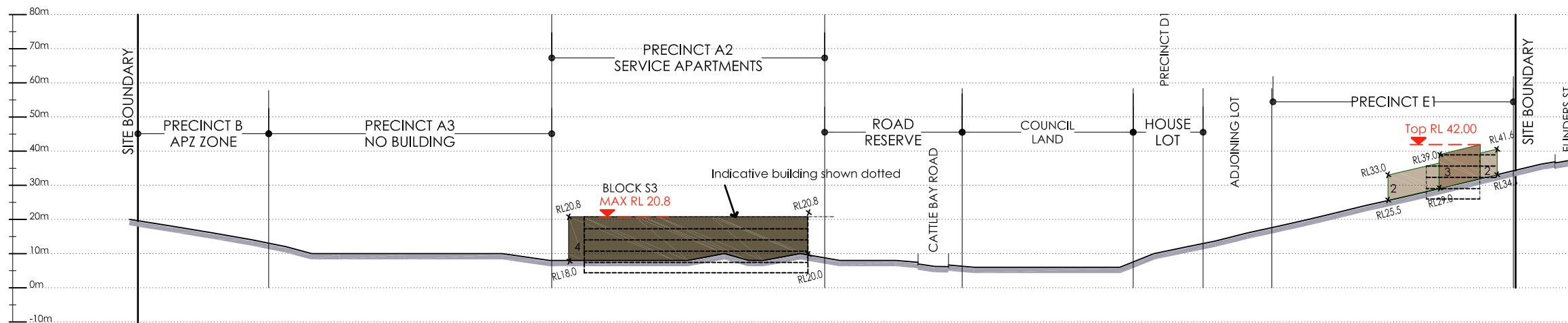
SECTION DD, EE & FF

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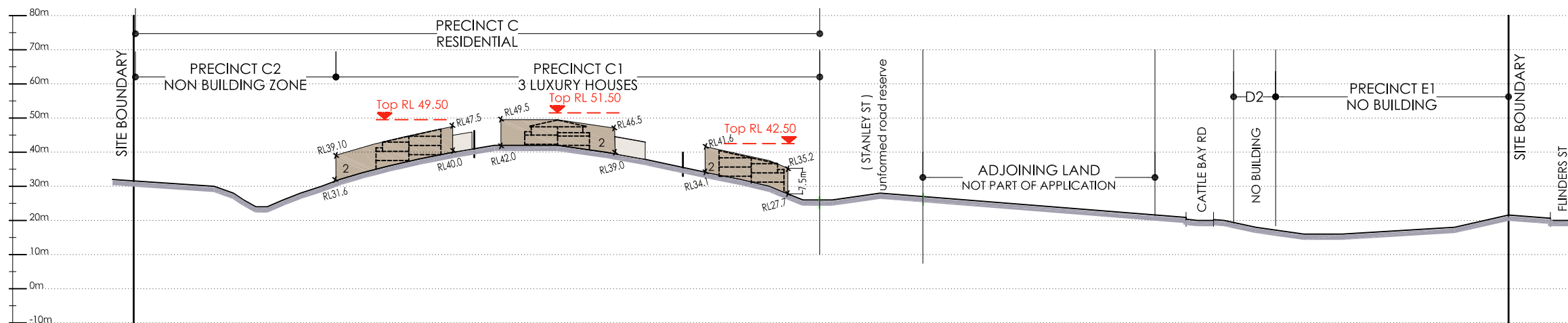
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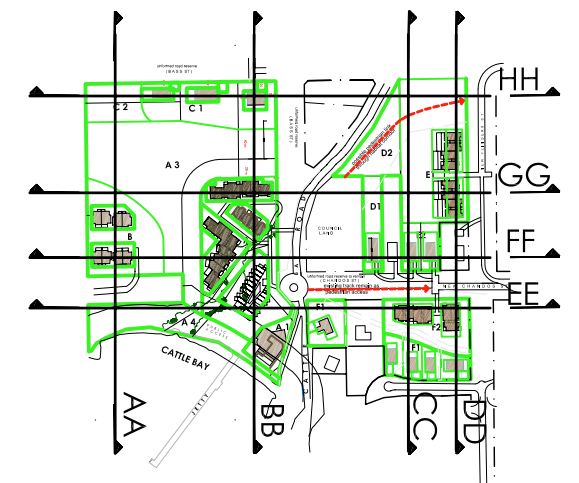
Revision  
A  
CONCEPT PLAN  
CONCEPT PLAN



SECTION GG

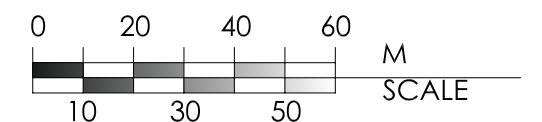


SECTION HH



# LEGEND

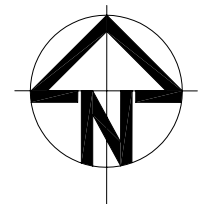
- 1 1 storey building zone (max 5 m above NGL)
- 2 2 storeys building zone (max 7.5 m above NGL)
- 3 3 storeys building zone (max 10 m above NGL)
- 4 4 storeys building zone (max 14 m above NGL)
- Indicative building profile





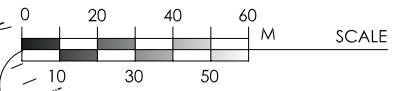
LEGEND :

- PROPERTY/PRECINCT BOUNDARY
- SINGLE DWELLING
- MULTI UNIT DEVELOPMENT
- HOTEL / SERVICE APARTMENT PRECINCT
- PRIVATE OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE (IN PRIVATE OWNERSHIP)
- PUBLIC OPEN SPACE TO BE DEDICATED TO COUNCIL
- CROWN LAND (PUBLICLY ACCESSIBLE)

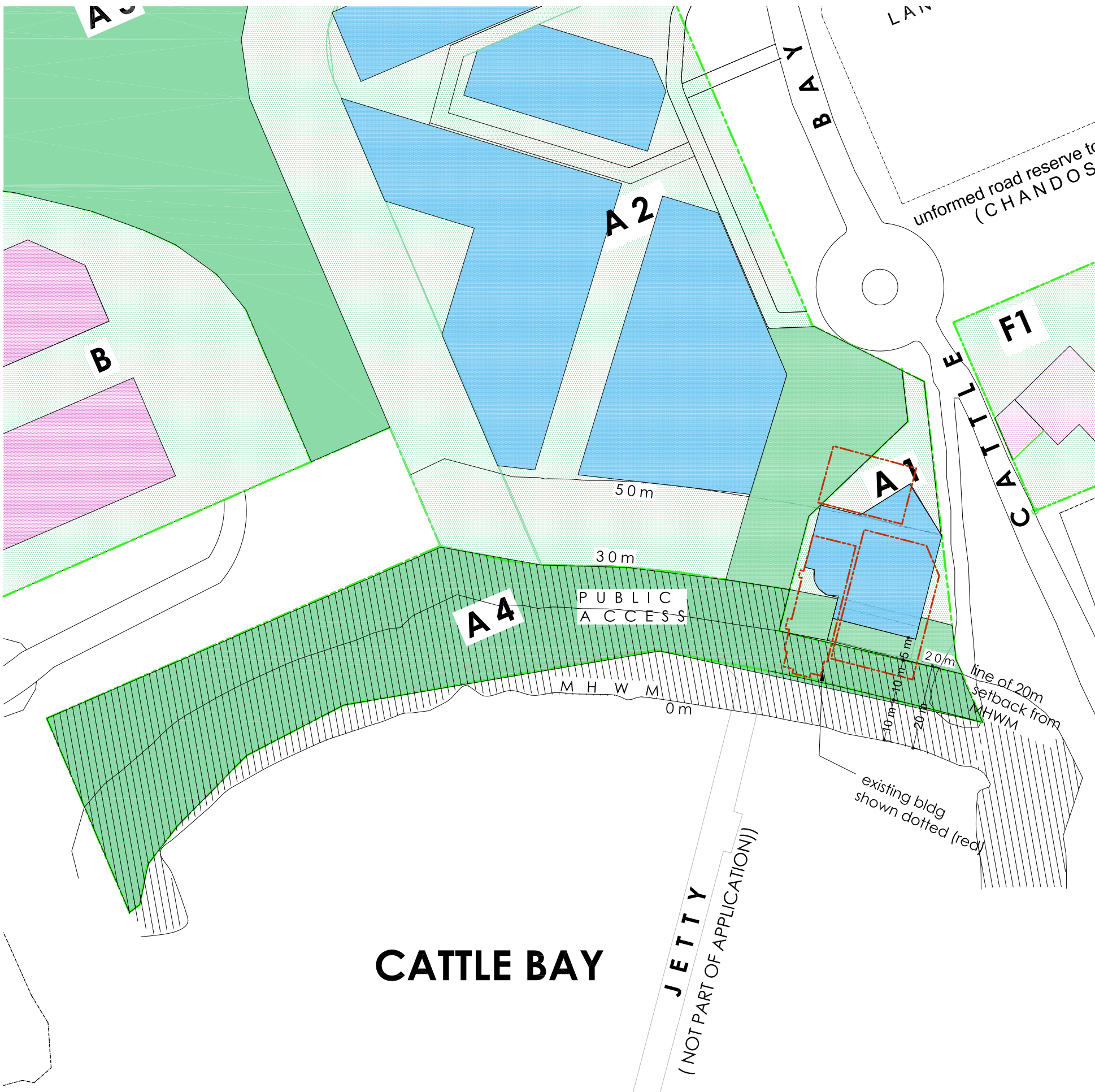


DEVELOPMENT SCHEDULE

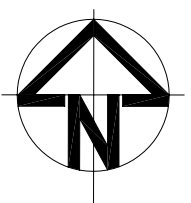
PRECINCT	SITE AREA (sqm)	DESCRIPTION	STOREY	FSR over total site
A	37 759	CONFERENCE/RESTAURANT 1400sqm	2	0.22
		HOTEL - 60 Rooms	3/4	
		SERVICED APT'S 50 off 2Bed Units 24 off 3-Bed Units	4	
		TOTAL 74 Service apts		
B	6 650	TOWNHOUSE DEVELOPM'T 8 off 3-bed units	2	0.03
C	8 894	SINGLE DWELLINGS 3 off luxury houses	2	0.02
D	5 262	SINGLE DWELLING management zone	2	0.01
E	12 786	MULTI-UNIT DEVELOPM'T 20 off 2-bed units	3	0.05
		SINGLE DWELLINGS 2 luxury houses	2	
F	9 665	SINGLE DWELLINGS 5 luxury houses	2	0.07
		MULTI-UNIT DEVELOPM'T 18 off 2-Bed units 3 off 3-Bed Units	3	
TOTAL	81 016 sqm			0.39 FSR



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May 13, 2008 - 4:39pm



- LEGEND :
- PROPERTY/PRECINCT BOUNDARY
  - SINGLE DWELLING
  - MULTI UNIT DEVELOPMENT
  - HOTEL / SERVICE APARTMENT PRECINCT
  - PRIVATE OPEN SPACE
  - PUBLICLY ACCESSIBLE OPEN SPACE (IN PRIVATE OWNERSHIP)
  - PUBLIC OPEN SPACE TO BE DEDICATED TO COUNCIL
  - CROWN LAND (PUBLICLY ACCESSIBLE)



# CATTLE BAY

CONCEPT PLAN

May 13, 2008 - 4:30pm

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Project	Eden Resort Hotel Pty Ltd
Cattle Bay Concept Plan - Option 4	

Drawing Title.	13/5/08 PLAN SHOWING PUBLICLY ACCESSIBLE AREAS EXTENDED
Drawing No.	PUBLIC PRECINCT A1/ A4

B. 2.08
---------

context

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May 22, 2008 - 2:42pm



Metres

Date: 02 August 2007

Eden Resort Hotel Pty Ltd

Project  
Cattle Bay Concept Plan - Option 4

B. AMENDED AS PER COMMENTS MAY 08  
A. AMENDED AS PER COUNCIL'S COMMENTS 18 FEB08

Drawing Title.

Drawing No.

ACCESS - VEHICULAR/PEDESTRIAN

B. 2.02B

context

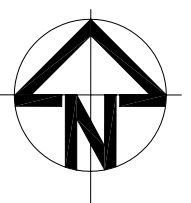
52-58 William Street, East Sydney NSW 2011  
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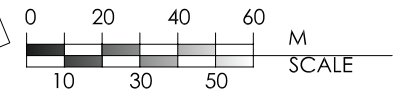
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CONCEPT PLAN



- LEGEND**
- BUILDING ZONES
  - POSSIBLE FUTURE RESIDENCE (shown dotted)
  - EXISTING RESIDENCES
  - VEHICULAR ACCESS OWNED & MAINTAINED BY COUNCIL
  - VEHICULAR ACCESS OWNED BY COUNCIL & MAINTAINED BY BENEFICIARY LANDOWNERS
  - PEDESTRIAN LINK OWNED & MAINTAINED BY COUNCIL
  - PEDESTRIAN LINK OWNED & MAINTAINED BY BENEFICIARY LANDOWNERS



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Eden Resort Hotel Pty Ltd  
Project  
Cattle Bay Concept Plan - Option 4

Drawing Title  
ACCESS - OWNERSHIP&MAINTENANCE B. 2.10

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CONCEPT PLAN