



**DRAWING LIST**

DA01	LOCATION PLAN AND CONTEXT ANALYSIS
DA02	SITE ANALYSIS PLAN
DA04	DRAINAGE AND WATERCOURSES
DA05	PARKS, AMENITY & VIEW ANALYSIS
DA06	ROADS AND VEHICULAR ACCESS
DA08	DEVELOPABLE LAND & STAGING
DA10	MASTER PLAN
DA11	AERIAL 3D VIEW 1
DA12	AERIAL 3D VIEW 2

-  SUBJECT SITE
-  LAND WITH EXISTING PART 3A APPROVAL (07-0086)

1 AERIAL PHOTO OF SITE  
NTS

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Issue	Description	Date	Chk	Auth
E	REVISED DEVELOPMENT APPLICATION	21/08/12	RB	MM
D	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
C	IT SHADING AND LEGENDS AMENDED	20/09/11	MT	MM
B	DEVELOPMENT APPLICATION	13/12/10	RB	MM
A	COORDINATION	10/12/10	MT	MM



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Project NORTHBANK ENTERPRISE HUB MASTERPLAN TOMAGO RD TOMAGO		Drawing COVER SHEET / DRAWING LIST	
Scale NTS	Date Printed 21/08/2012 2:19:36 PM	Drawn MT	
Client NORTHBANK ENTERPRISE HUB Pty Ltd			
Project Number N21618	Drawing Number DA00	Issue E	

**LEGEND**

**Overview:**  
Northbank Enterprise Hub presents a unique development opportunity for the Lower Hunter. The size of the site, connectivity to major transport infrastructure, its identification as a major industrial employment zone are just some of the key attributes of the proposal. The design principles guiding the development of the Northbank Enterprise Hub are set in place to provide a framework for:

- an estate which allows for flexibility in development
- a high quality, efficient and sustainable estate
- an estate with a highly attractive visual amenity

This urban design / masterplan report provides a thorough insight into the proposal via analytical diagrams and visual representations.

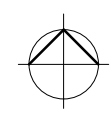


1 LOCATION PLAN  
NTS

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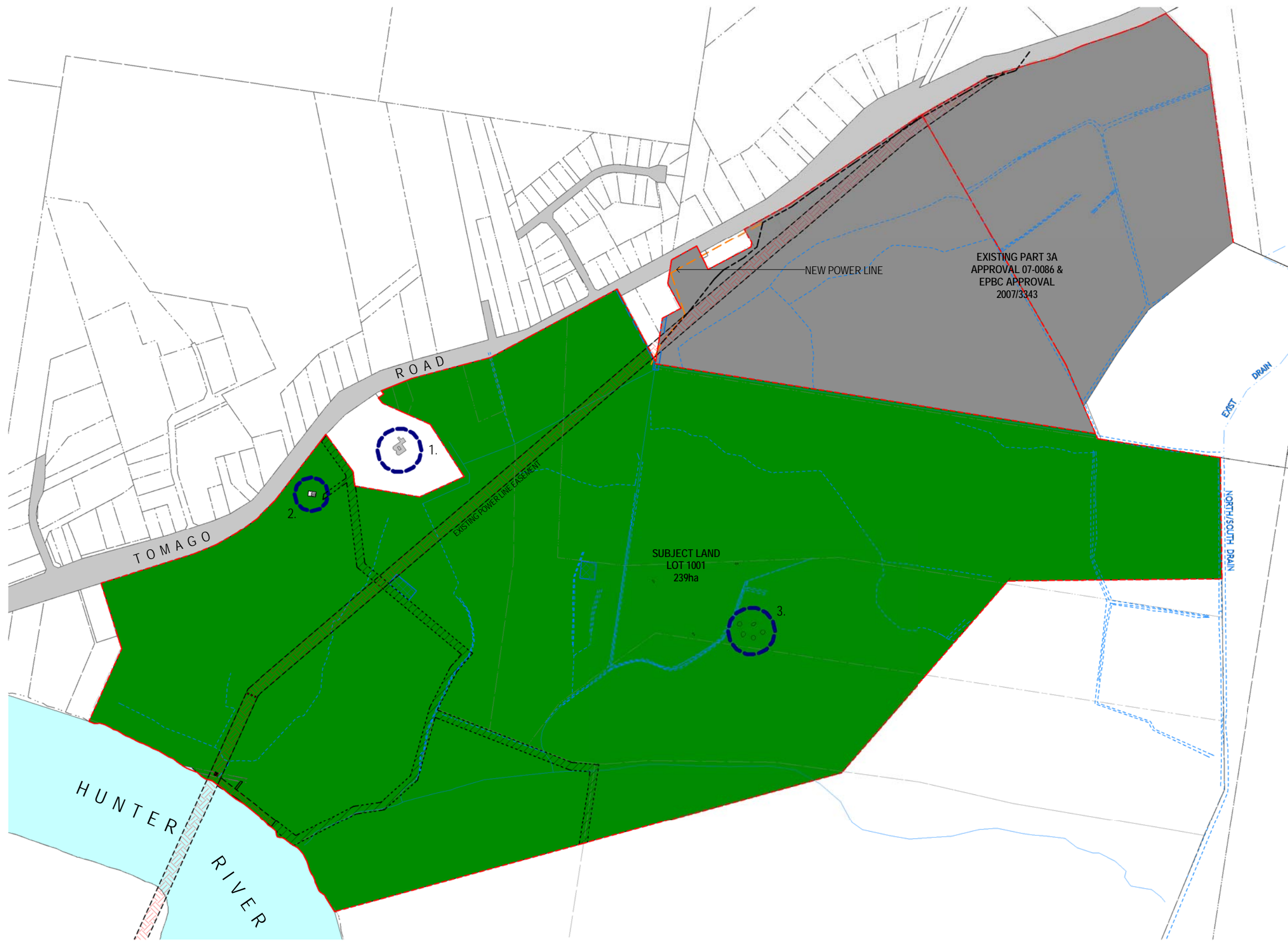
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F	REVISED DEVELOPMENT APPLICATION	21/08/12	RB	MM
E	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
D	EPBC APPROVAL NO. CORRECTED	11/10/11	MT	MM
C	IT1 SHADING AND LEGENDS AMENDED	28/09/11	MT	MM
B	DEVELOPMENT APPLICATION	13/12/10	RB	MM
A	COORDINATION	10/12/10	MT	MM



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Project NORTHBANK ENTERPRISE HUB MASTERPLAN		Drawing LOCATION PLAN AND CONTEXT ANALYSIS	
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Client NORTHBANK ENTERPRISE HUB Pty Ltd		File Name C:\Users\rbaker\Documents\N21618_Northbank Masterplan_CENTRAL_rtbaker.rvt	Drawn MT
Project Number N21618	Drawing Number DA01	Issue F	



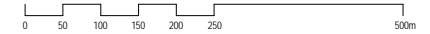
**LEGEND**

- 1. TOMAGO HOUSE
- 2. CHAPEL
- 3. WW2 STRUCTURES
- EXISTING DRAIN / WATERWAY RETAINED OR ADAPTED
- PROPERTY BOUNDARY
- LAND WITH EXISTING PART 3A APPROVAL (07-0086)
- SUBJECT SITE
- ▨ EXISTING POWER LINE EASEMENT
- ▨ EXISTING RIGHT OF WAY
- ▨ EXISTING EASEMENT FOR OBTAINING / DRAINING WATER

NOTE: EASEMENTS TO BE READ IN CONJUNCTION WITH LAND TITLE DOCUMENTS

**Site Analysis:**  
 The subject site is a former agricultural site with a direct connection to the Hunter River (west) Tomago Industrial Lands (north) and wetlands (east & south). The WesTrac development sits within part of an approved industrial lot adjacent to the east which is currently under construction. Other site features include Tomago House and Chapel which sits to the northern fringe within its own landscaped site. A number of items of heritage significance are located within or adjacent to the subject site and include Tomago House and Chapel, WW2 structures, and the waterfront itself. The site sits within flood prone land. Significant technical investigations have been undertaken to determine the extent of land capable of being filled to take development. The urban design and subsequent masterplan responds to the flood prone areas of the site and provides integrated uses for public interaction with the waterfront.

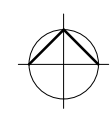
1 EXISTING CONDITIONS  
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G	REVISED DEVELOPMENT APPLICATION	21/08/12	RB	MM
F	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
E	EPBC APPROVAL No. CORRECTED	11/10/11	MT	MM
D	IT SHADING AND LEGENDS AMENDED	20/09/11	MT	MM
C	EASEMENTS ADDED	28/07/11	MT	MM
B	DEVELOPMENT APPLICATION	13/12/10	RB	MM
A	COORDINATION	10/12/10	MT	MM



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Project NORTHBANK ENTERPRISE HUB MASTERPLAN		Drawing SITE ANALYSIS PLAN	
TOMAGO RD TOMAGO		Scale	Date Printed 21/08/2012 2:46:50 PM
Client NORTHBANK ENTERPRISE HUB Pty Ltd		File Name C:\Users\rbaker\Documents\N21618_Northbank Masterplan_CENTRAL_rbk.rvt	Drawn MT
Project Number N21618	Drawing Number DA02	Issue G	



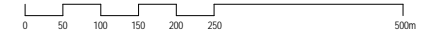
**LEGEND**

- LAND WITH EXISTING PART 3A APPROVAL (07-0086)
- SUBJECT SITE
- LANDSCAPED WATERCOURSES
- EXISTING DRAIN / WATERWAY RETAINED OR ADAPTED
- EXISTING DRAIN / WATERWAY FILLED IN

**Drainage and Landscaped Watercourses:**  
 The drainage has been perhaps the key driver in shaping the site's layout and general development strategy. Given the large and very flat nature of the site and the need to fill the site to provide habitable and functional development, the drainage strategy is crucial. Utilising the existing primary watercourses with additional new drains sculpted from the proposed fill 'pads', a balance is struck with the placement of lines and the large volumes of water which are required to be collected and channeled. The drainage strategy has a fundamental role in ensuring all stormwater is distributed to the Hunter River and away from sensitive wetland areas, consequently avoiding an imbalance in the fresh / salt water environments. The flat areas adjacent to the river are well positioned to assist with water quality treatment. Modeling of the drainage channels has provided clear direction of the extent and width / depths required to adequately function in all circumstances.

Landscaping is integral to all drainage areas, which are essentially designed to provide 'green belts' within the precinct. Features such as rock placements, revetment walls, low height grasses and shrubs, and strategically positioned trees will not impact on the functional aspects of the drains and provide a welcome visual amenity which will supplement the wider landscaped areas of the site.

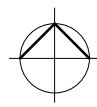
1 DRAINAGE AND WATERCOURSES  
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E	REVISED DEVELOPMENT APPLICATION	21/08/12	RB	MM
D	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
C	IT SHADING AND LEGENDS AMENDED	28/09/11	MT	MM
B	DEVELOPMENT APPLICATION	13/12/10	RB	MM
A	COORDINATION	10/12/10	MT	MM



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Project NORTHBANK ENTERPRISE HUB MASTERPLAN		Drawing DRAINAGE AND WATERCOURSES	
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Client NORTHBANK ENTERPRISE HUB Pty Ltd		File Name C:\Users\rbaker\Documents\N21618_Northbank Masterplan_CENTRAL_rbkor.rvt	Drawn MT
Project Number N21618	Drawing Number DA04	Issue E	



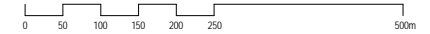
**LEGEND**

- LAND WITH EXISTING PART 3A APPROVAL (07-0086)
- SUBJECT SITE
- LANDSCAPED WATERCOURSES
- POCKET PARKS AND FEATURE LANDSCAPING
- FLOOD PLAIN / PONDING ZONE
- EXISTING DRAIN / WATERWAY RETAINED OR ADAPTED
- EXISTING DRAIN / WATERWAY FILLED IN
- ↔ SIGHT LINES

**Parks, Landscape Amenity and View Analysis:**  
 The framework for these elements has been developed in close consultation with heritage and landscape disciplines. The inclusion and celebration of heritage features, the landscape treatments to infrastructure corridors (road and drainage), the visual linkages to important areas of the site, both built and natural, are all key elements of the design. Other aspects of the landscape strategy (which can be read in conjunction with the landscape architects design documents) are:

- Clearly define the entries to the site and provide a sense of uniformity.
- Enhance vistas to the sprawling wetlands and river beyond
- Identify places of interest and public interaction
- Create a precinct with a robust, homogeneous landscape strategy

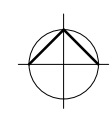
1 PARKS AND AMENITY  
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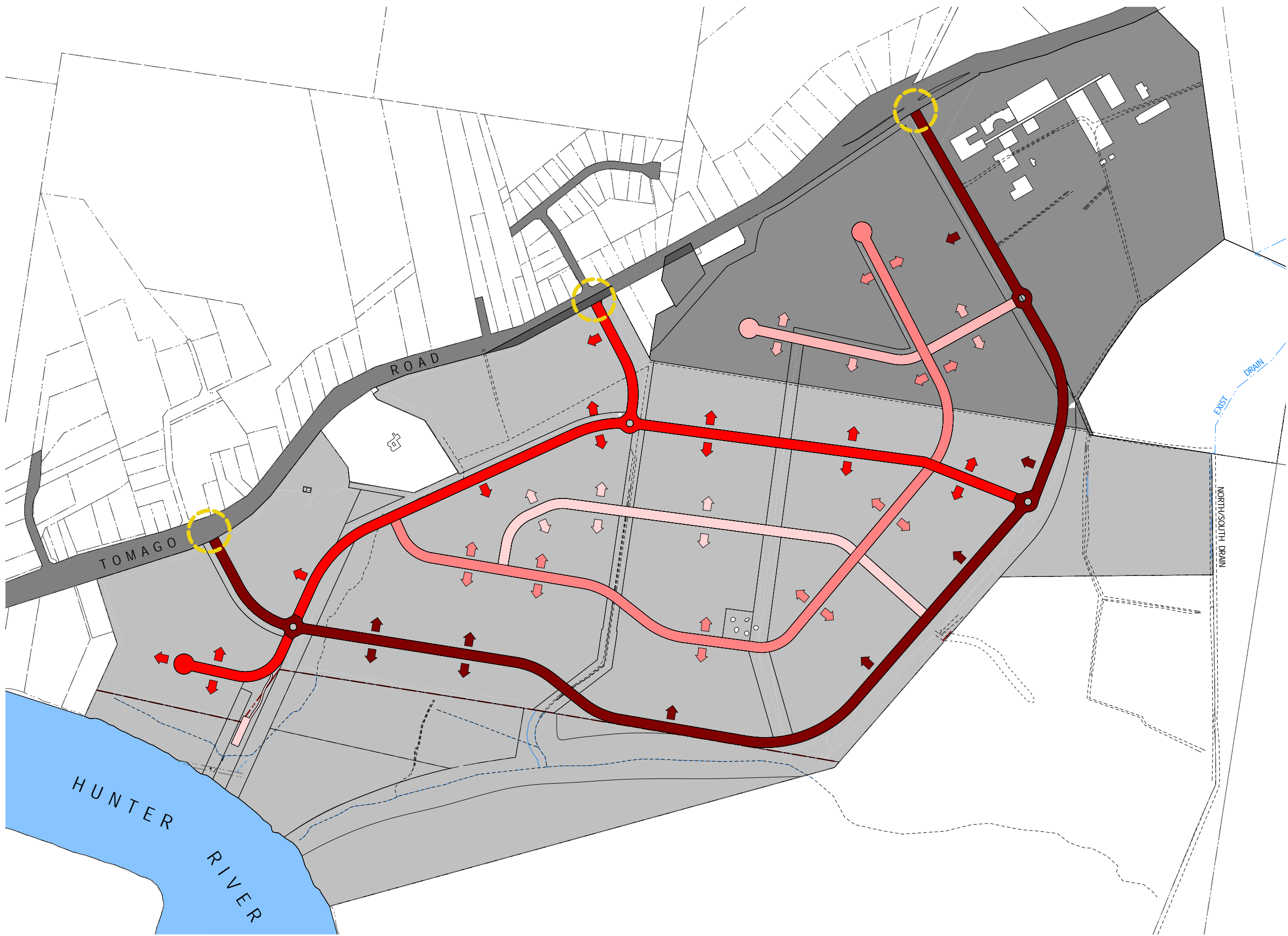
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D	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
C	IT SHADING AND LEGENDS AMENDED	28/09/11	MT	MM
B	DEVELOPMENT APPLICATION	13/12/10	RB	MM
A	CONSULTANT REVIEW	23/11/10	MT	MM



Project NORTHBANK ENTERPRISE HUB MASTERPLAN		Drawing PARKS, AMENITY & VIEW ANALYSIS	
TOMAGO RD TOMAGO		Scale	Date Printed 21/08/2012 2:21:48 PM
Client NORTHBANK ENTERPRISE HUB Pty Ltd		File Name C:\Users\baker\Documents\N21618_Northbank Masterplan_CENTRAL_baker.rvt	Drawn MT
Project Number N21618	Drawing Number DA05	Issue E	



**LEGEND**

- LAND WITH EXISTING PART 3A APPROVAL (07-0086)
- SUBJECT SITE
- EXISTING ROADS
- ROAD WIDENING

**INDICATIVE ROAD HEIRARCHY:**

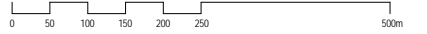
- LEVEL 1
- LEVEL 2
- LEVEL 3
- LEVEL 4
- LEVEL 5
- VEHICULAR ACCESS

- SIGNALLED INTERSECTION

**Roads & Vehicular Access:**  
 The road layout comprises a main ring road that wraps the perimeter of the developable area and links the east and west entry nodes. The traversing support road picks up the central entry node and links it back to the primary arterial ring road. All other roads are considered secondary or tertiary to these two main roads. Roundabouts are used at major node points within the site to allow for a natural flow of traffic whilst the three entry points are all proposed as signalised intersections. The diagram clearly identifies a well balanced network with unambiguous entry points available to the development sites. In addition the design strategy targets:

- High quality streetscapes
- A design for large vehicle movements within the estate with efficient movements to and from individual development lots
- Minimal cul-de-sac style roads ensuring an equilibrium of traffic movements with options in the case of unforeseen events
- Using roads to buffer against items of heritage and environmental significance

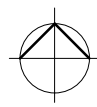
1 ROADS  
 1:10000 @ A3



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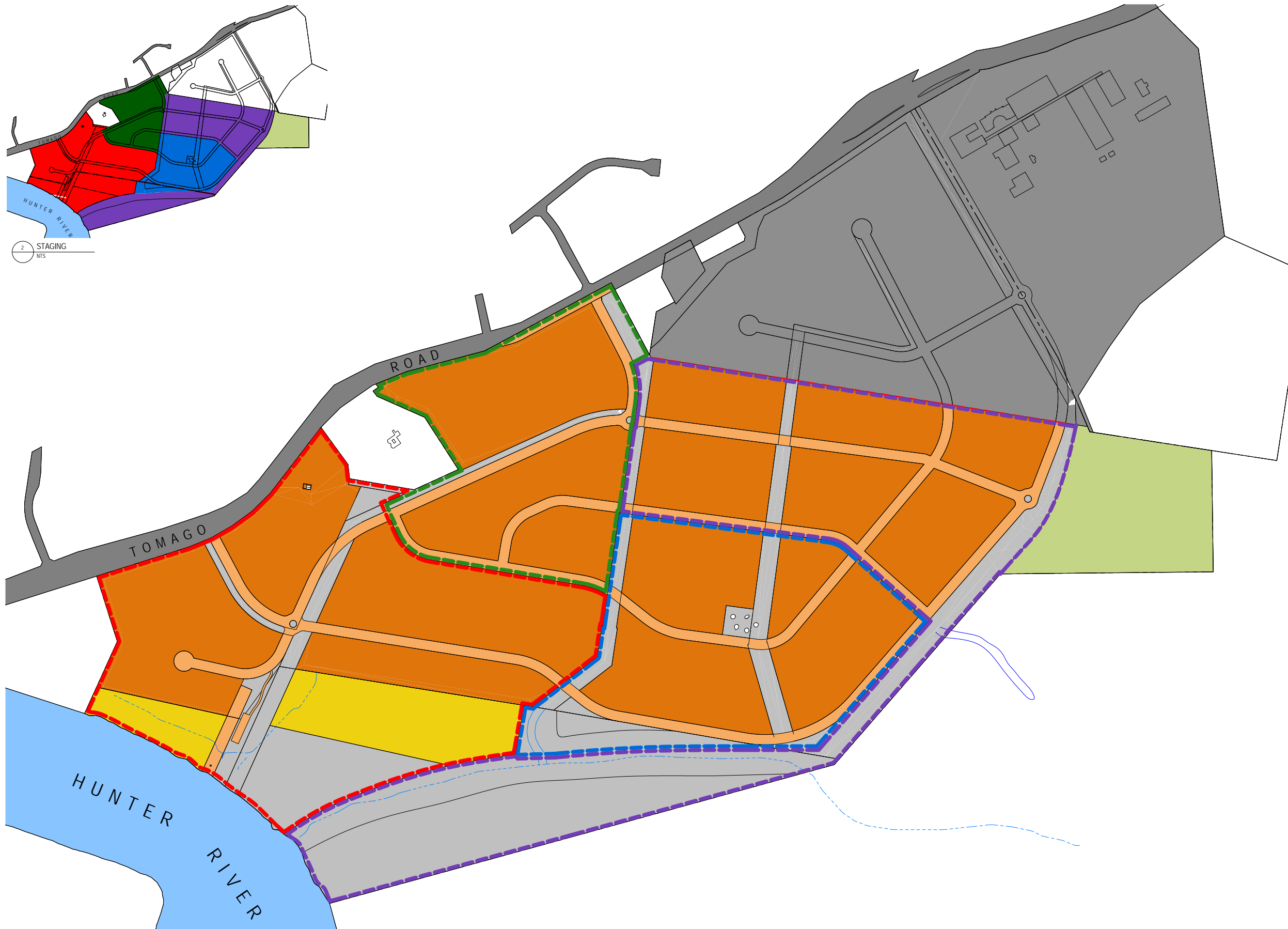
Issue	Description	Date	Chk	Auth
E	REVISED DEVELOPMENT APPLICATION	21/08/12	RB	MM
D	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
C	IT SHADING AND LEGENDS AMENDED	28/09/11	MT	MM
B	DEVELOPMENT APPLICATION	13/12/10	RB	MM
A	CONSULTANT REVIEW	23/11/10	MT	MM



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Client NORTHBANK ENTERPRISE HUB Pty Ltd	Date Printed 21/08/2012 2:42:41 PM	Drawn MT
Project Number N21618	Drawing Number DA06	Issue E

Drawing ROADS AND VEHICULAR ACCESS		
Scale	Date Printed	Drawn
File Name C:\Users\rbaker\Documents\N21618_Northbank Masterplan_CENTRAL_rtbaker.rvt		
Project Number N21618	Drawing Number DA06	Issue E



2 STAGING  
NTS

1 DEVELOPABLE LOTS & STAGING  
1:10000 @ A3

**LEGEND**

- DEVELOPABLE AREAS ON RAISED GROUND LEVEL
- ROADS / EASEMENTS
- FLOOD PLAIN
- LAND WITH EXISTING PART 3A APPROVAL (07-0086)
- LANDSCAPED WATERCOURSES AND PARKS

- RETAINED FRESHWATER WETLAND
- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

STAGING - TOTAL	
RETAINED FRESHWATER WETLAND	145,098 m <sup>2</sup>
STAGE 1	756,797 m <sup>2</sup>
STAGE 2	345,252 m <sup>2</sup>
STAGE 3	428,584 m <sup>2</sup>
STAGE 4	739,930 m <sup>2</sup>
T1	489,482 m <sup>2</sup>
Grand total	2,905,142 m <sup>2</sup>

STAGING - DEVELOPABLE (EXCL. ROADS+FLOOD PLAIN)	
STAGE 1	339,190 m <sup>2</sup>
STAGE 2	267,162 m <sup>2</sup>
STAGE 3	287,783 m <sup>2</sup>
STAGE 4	425,920 m <sup>2</sup>
T1	392,851 m <sup>2</sup>
Grand total	1,712,906 m <sup>2</sup>

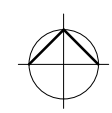
**Developable Land:**  
This diagram is included to clearly depict the extent of developable land proposed within the Northbank Enterprise Hub.



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K	REVISED DEVELOPMENT APPLICATION	11/08/12	AC	MM
J	TY SHADING AND LEGENDS AMENDED	28/09/11	MT	MM
H	TITLEBLOCK INFORMATION CHANGED	24/08/11	MT	MM
G	DEVELOPABLE AREAS REDEFINED	24/08/11	MT	MM
F	LEGEND UPDATED	18/08/11	MT	MM
E	ADDITIONAL LAND ADDED	05/08/11	MT	MM
D	STAGING ADDED	28/07/11	MT	MM
C	DEVELOPMENT APPLICATION	13/12/10	RB	MM
B	COORDINATION	10/12/10	MT	MM
A	CONSULTANT REVIEW	23/11/10	MT	MM



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Project NORTHBANK ENTERPRISE HUB MASTERPLAN		Drawing DEVELOPABLE LAND & STAGING	
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Project Number N21618	Drawing Number DA08	Issue L	



**LEGEND**

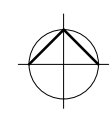
- 01 TOMAGO ROAD
- 02 TOMAGO HOUSE AND CHAPEL
- 03 INDUSTRIAL/BUSINESS PARK SUBDIVISION
- 04 ENVIRONMENTAL AND LANDSCAPED WATERCOURSES
- 05 PART 3A APPROVED LANDS (07-0086) INCLUDING WESTRAC FACILITY
- 06 ENVIRONMENTAL ZONE
- 07 WETLANDS
- 08 HUNTER RIVER
  
- LAND WITH EXISTING PART 3A APPROVAL (07-0086)
- HERITAGE CURTILAGE
- ACCESS TRACK

2 MASTERPLAN  
1: 10000 @ A3

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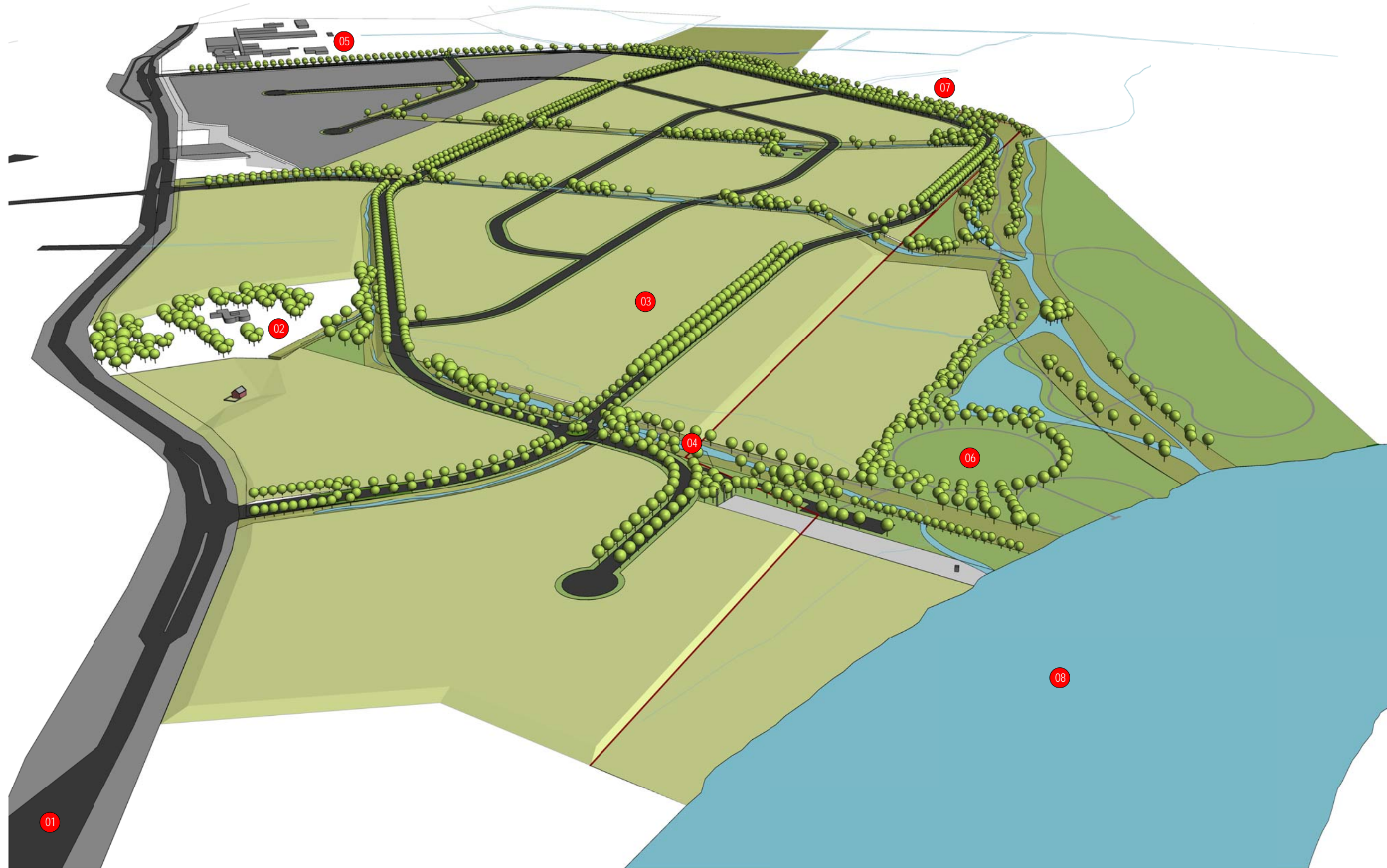
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G	REVISED DEVELOPMENT APPLICATION	21/08/12	RB	MM
F	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
E	HERITAGE CURTILAGE	04/10/11	MT	MM
D	IT1 SHADING AND LEGENDS AMENDED	26/09/11	MT	MM
C	DEVELOPMENT APPLICATION	13/12/10	RB	MM
B	COORDINATION	10/12/10	MT	MM
A	CONSULTANT REVIEW	30/11/10	RB	MM



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Project NORTHBANK ENTERPRISE HUB MASTERPLAN		Drawing MASTER PLAN	
TOMAGO RD TOMAGO		Scale	Date Printed 22/08/2012 8:27:52 AM
Client NORTHBANK ENTERPRISE HUB Pty Ltd		File Name C:\Users\rbaker\Documents\N21618_Northbank Masterplan_CENTRAL_rbaker.rvt	Drawn MT
Project Number N21618	Drawing Number DA10	Issue H	



- LEGEND**
- 01 TOMAGO ROAD
  - 02 TOMAGO HOUSE AND CHAPEL
  - 03 INDUSTRIAL SUBDIVISION
  - 04 LANDSCAPED WATERCOURSES
  - 05 PART 3A APPROVED LANDS (07-0086) INCLUDING WESTRAC FACILITY
  - 06 RIVER PARK
  - 07 WETLANDS
  - 08 HUNTER RIVER
- LAND WITH EXISTING PART 3A APPROVAL (07-0086)

2 AERIAL 3D VIEW 01

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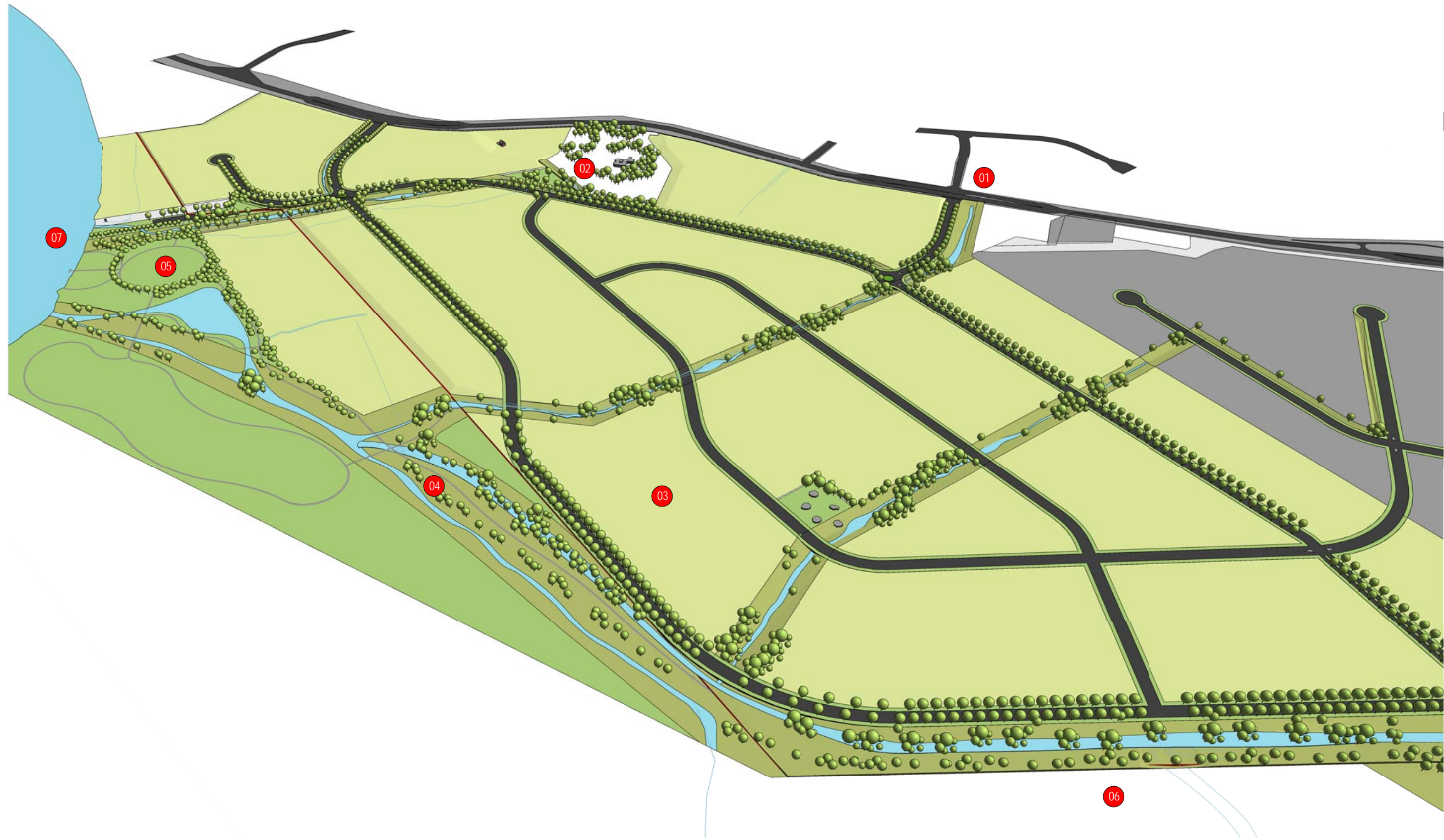
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Project NORTHBANK ENTERPRISE HUB MASTERPLAN TOMAGO RD TOMAGO		Drawing AERIAL 3D VIEW 1	
Scale NTS	Date Printed 21/08/2012 2:32:47 PM	Drawn MT	
Client NORTHBANK ENTERPRISE HUB Pty Ltd			
Project Number N21618	Drawing Number DA11	Issue E	



LEGEND

- 01 TOMAGO ROAD
- 02 TOMAGO HOUSE AND CHAPEL
- 03 INDUSTRIAL SUBDIVISION
- 04 LANDSCAPED WATERCOURSES
- 05 RIVER PARK
- 06 WETLANDS
- 07 HUNTER RIVER
- LAND WITH EXISTING PART 3A APPROVAL (07-0086)

2 AERIAL 3D VIEW 02

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Issue	Description	Date	Chk	Auth
E	REVISED DEVELOPMENT APPLICATION	21/08/12	RB	MM
D	REVISED DEVELOPMENT APPLICATION	17/08/12	AC	MM
C	IT SHADING AND LEGENDS AMENDED	20/09/11	MT	MM
B	DEVELOPMENT APPLICATION	13/12/10	RB	MM
A	COORDINATION	10/12/10	MT	MM



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Project NORTHBANK ENTERPRISE HUB MASTERPLAN TOMAGO RD TOMAGO		Drawing AERIAL 3D VIEW 2	
Scale NTS	Date Printed 21/08/2012 2:33:10 PM	Drawn RB	
Client NORTHBANK ENTERPRISE HUB Pty Ltd			
Project Number N21618	Drawing Number DA12	Issue E	

Project NORTHBANK ENTERPRISE HUB MASTERPLAN TOMAGO RD TOMAGO		Drawing AERIAL 3D VIEW 2	
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Client NORTHBANK ENTERPRISE HUB Pty Ltd			
Project Number N21618	Drawing Number DA12	Issue E	