

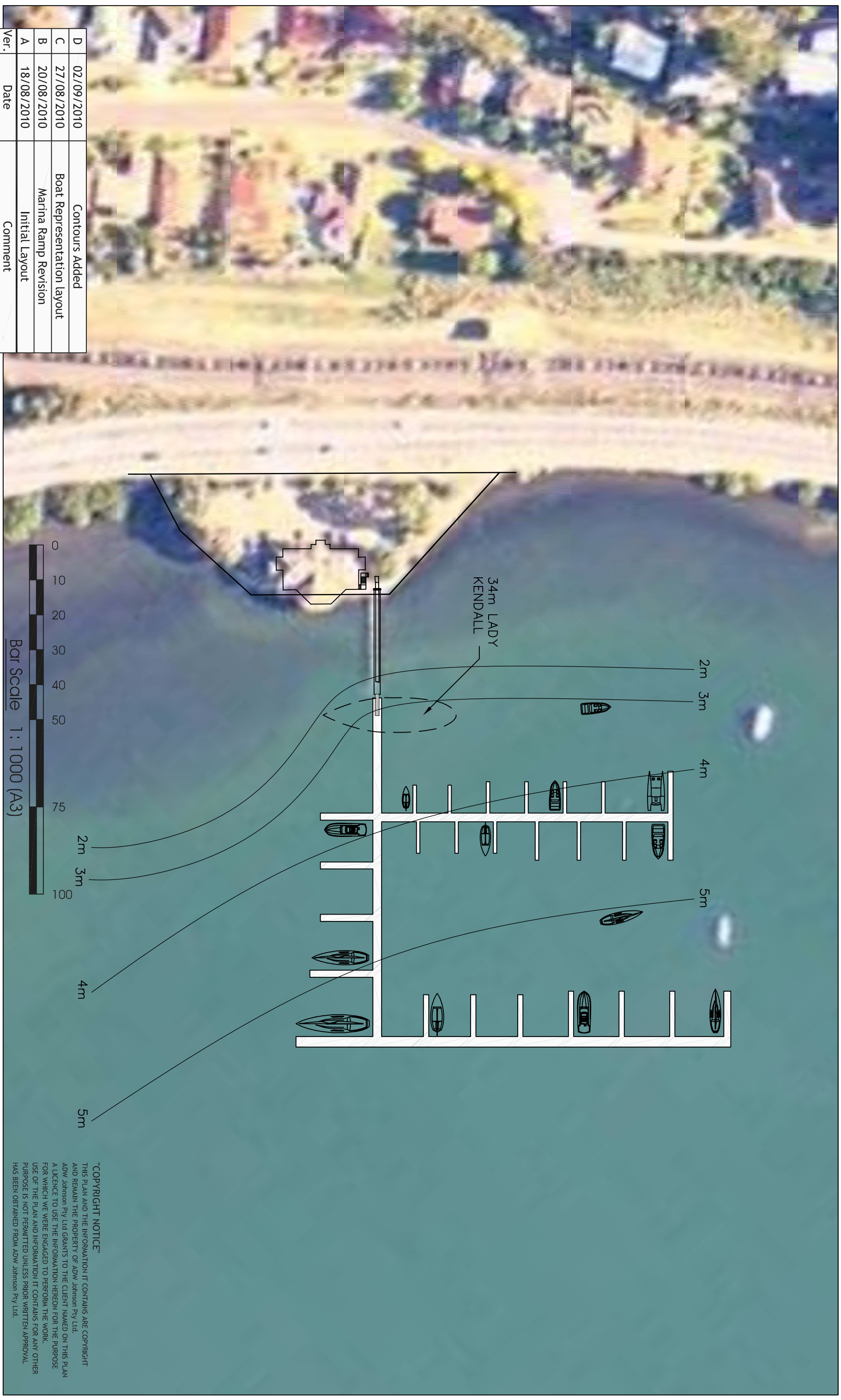
Plan of: Proposed Marina for
Lot 519 in D.P. 729020

Location: Brisbane Water Drive
Koolewong
Council: Gosford

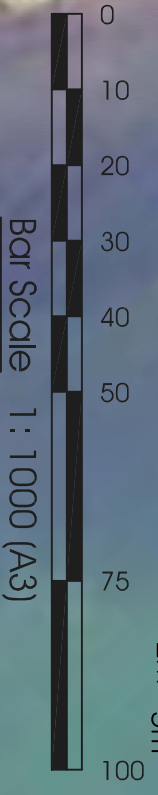
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Origin: N/A
Projection: N/A
Origin: N/A
North Direction: Mag/Sid
Contour Interval: N/A

Date: 02/09/2010
Sheet: 1 of 1
Plan by: Kurt Tilleit
Project Manager: Adam Crampton
Office: Central Coast
Plan Purpose: Planning Representation

Version: D (02/09/10)
Client: Gemsted Pty Ltd
Survey: S:12d\150134
AutoCad: S:\150134-DET-001-A.dwg
Our Ref: 150134



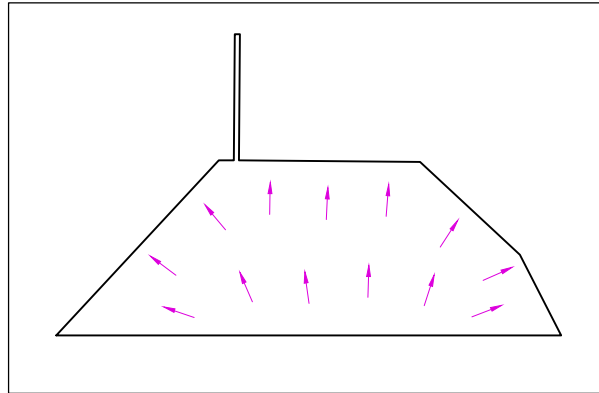
D	02/09/2010	Contours Added
C	27/08/2010	Boat Representation layout
B	20/08/2010	Marina Ramp Revision
A	18/08/2010	Initial Layout
Ver.	Date	Comment



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APPROXIMATE SITE SLOPE ASPECT

SCALE: 1 : 1500



NB: SITE IS RELATIVELY FLAT AND IS SUBJECT TO FINAL SURVEY

LOCALITY SKETCH

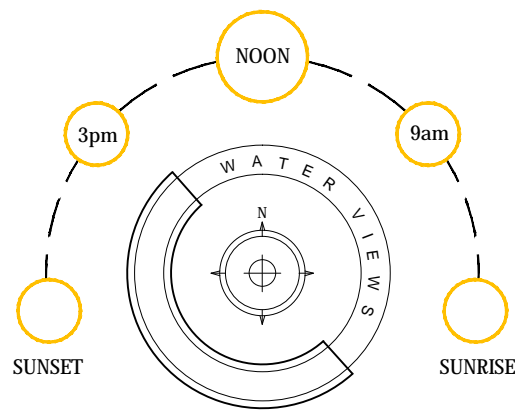


SUBJECT LAND



N
adw johnson

APPROXIMATE SUN CHART & SITE VIEWS



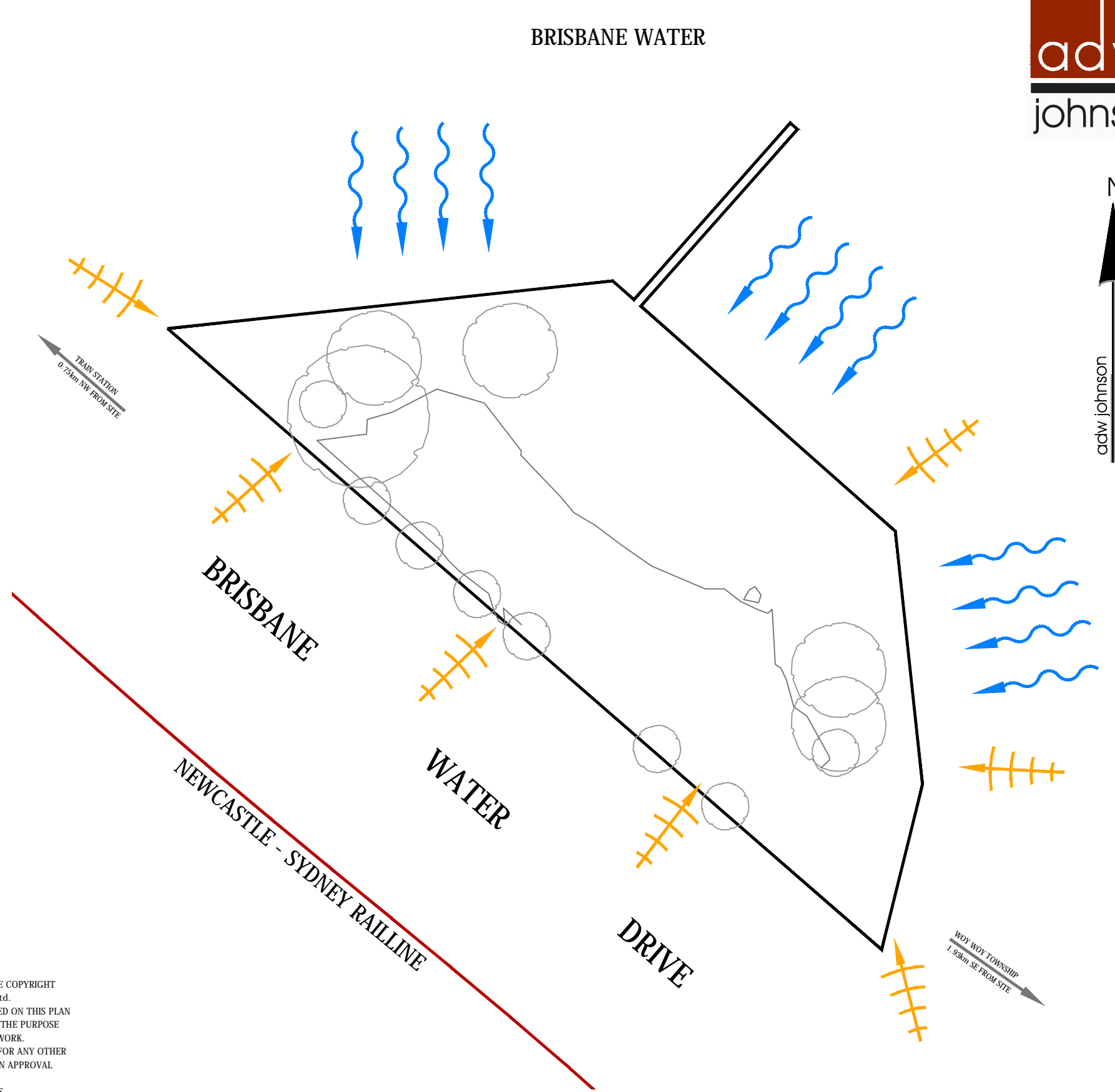
LEGEND

- POTENTIAL NOISE SOURCE (ROADS, RESIDENTIAL HOUSING, ETC.)
- PREVAILING BREEZES
- EXISTING TREES
- SLOPE DIRECTIONAL ARROWS

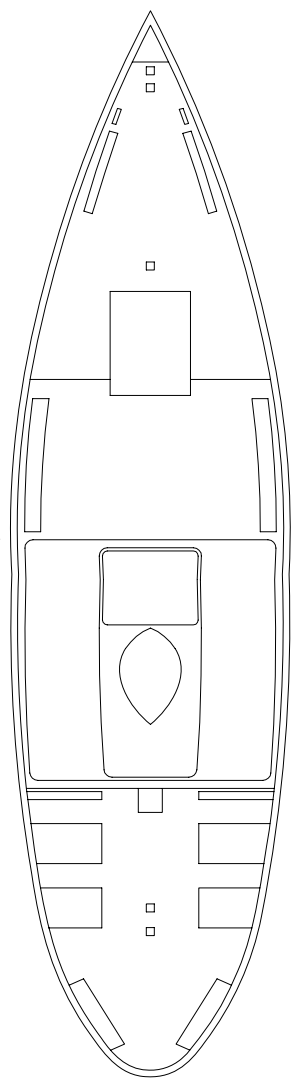


Ver.	Date	Comment
A	20/05/2011	Initial Layout

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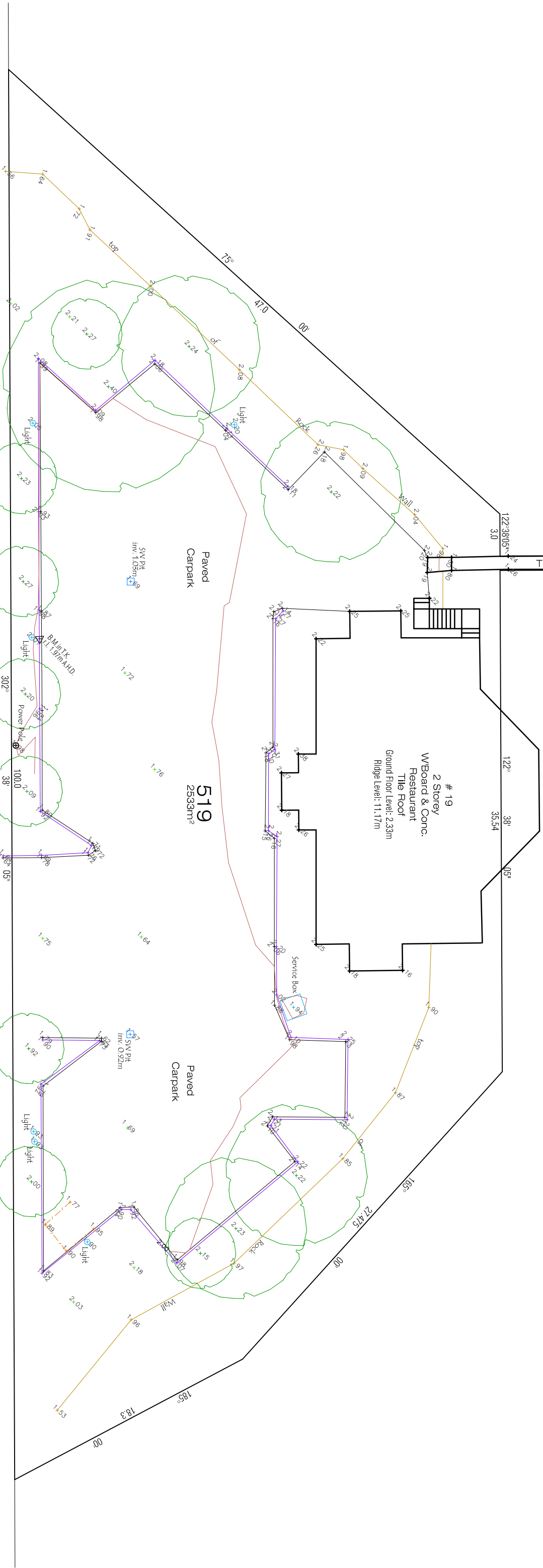
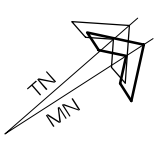


Plotted By: kurt Plot Date: 24/05/11 - 08:42 Cad File: S:\150134 - Koolewong Marina\Drawings\PLANNING\150134-SK-002-A.dwg



Brisbane

Water



19
2 Storey
W/Board & Conc.
Restaurant
Tile Roof
Ground Floor Level: 2.33m
Ridge Level: 11.17m

519
2533m²

Paved
Carpark

Paved
Carpark

S/M Pit
Inv. 1.05m

S/M Pit
Inv. 0.92m

B.M. in T.K.
Inv. 1.91m A.H.D.

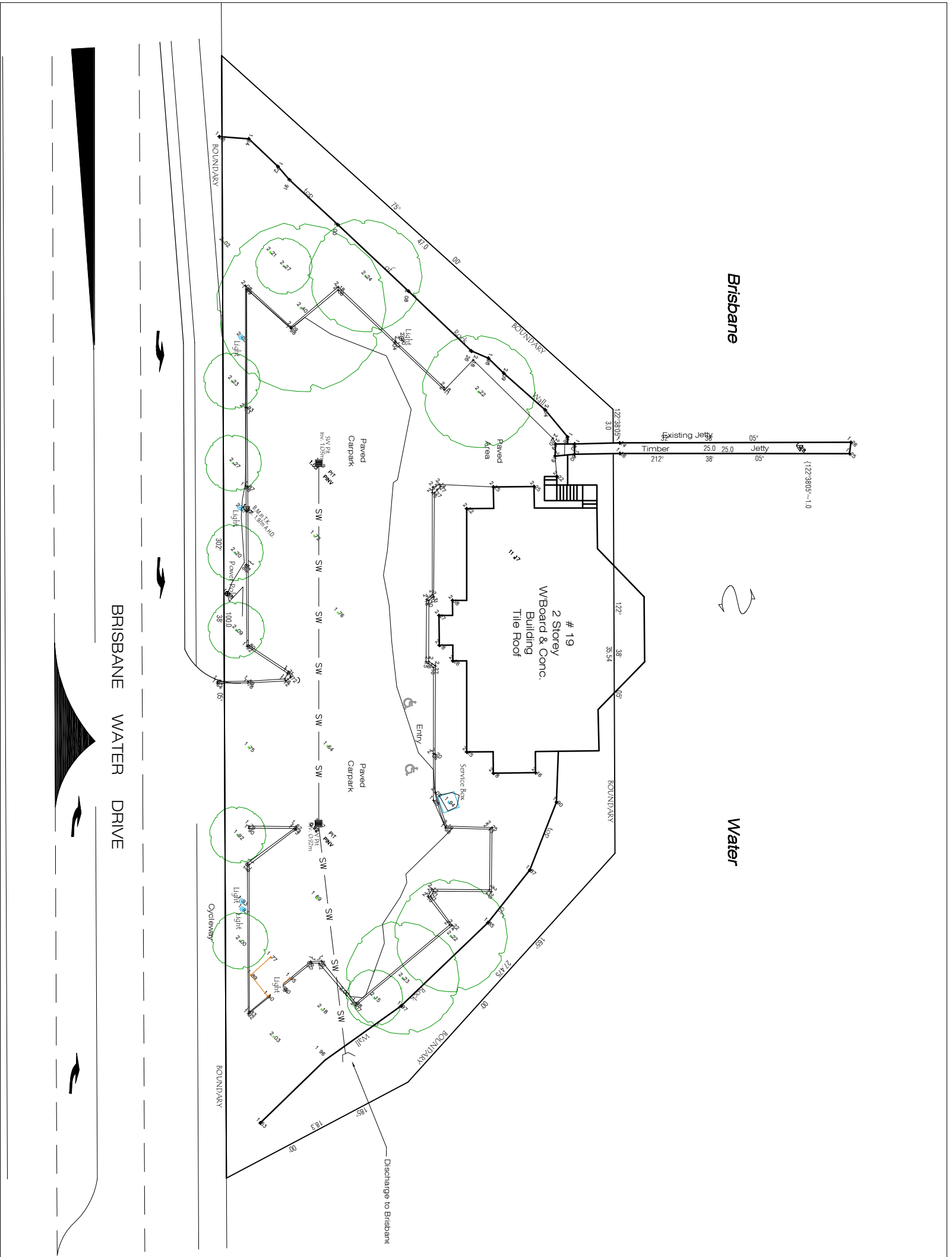
Power Pole

100.0

BRISBANE

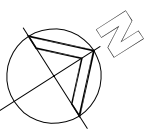
WATER

DRIVE



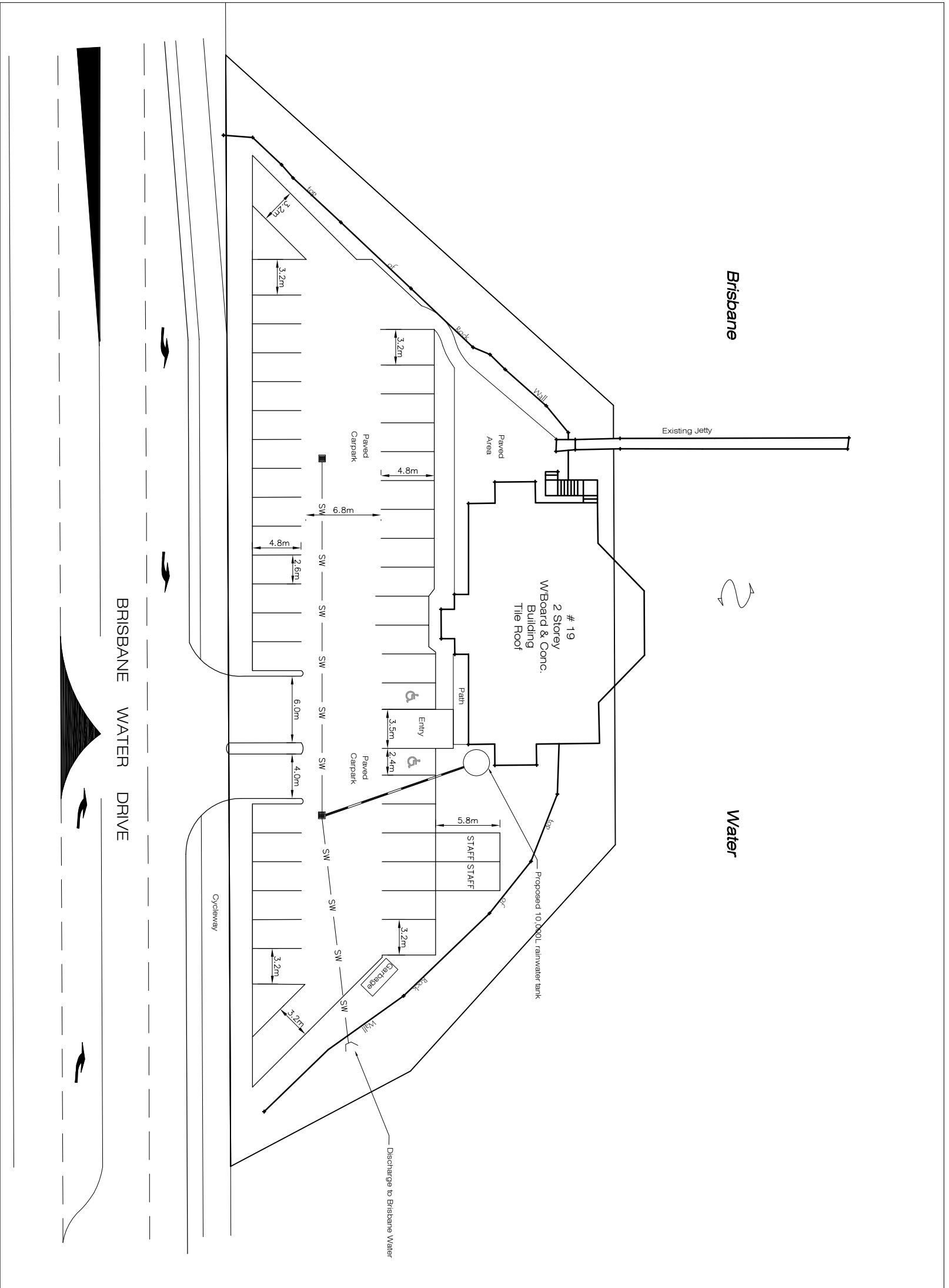
DETAIL PLAN
SCALE 1:200

LEGEND
— SW — EXISTING STORMWATER PIPE



PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES			Central Coast 2 Bounty Close, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@odwjohnson.com.au www.odwjohnson.com.au ABN 62 129 445 398	CLIENT GEMSTED PTY LTD	PROPERTY DESCRIPTION LOT 510 D.P. 729020 BRISBANE WATER DRIVE KOOLEWONG	SURVEYED OTHERS	DATUM A.H.D.	PROJECT PROPOSED CARPARK	PLAN TITLE FIGURE 2: EXISTING DEVELOPMENT	PROJECT NO. 150134	DISCIPLINE SWMP	NUMBER 02	REV A
A	13.07.11	Preliminary Issue	N.D.	A.C.	N.D.	A.C.														



DETAIL PLAN
SCALE 1:200

NOTE: EXISTING CARPARK LAYOUT AND SERVICES ARE NOT SHOWN IN THIS DRAWING

REV	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	13.07.11	Preliminary Issue	N.D.	A.C.	N.D.	A.C.	0 5 10 A1 / A3 1200 / 1400

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.

Central Coast
2 Bounty Close,
P.O. Box 3717,
Tuggerah N.S.W. 2259
Phone: (02) 4305 4300
Fax: (02) 4305 4399
email: coast@qdwjohnson.com.au
www.qdwjohnson.com.au
ABN 62 129 445 398

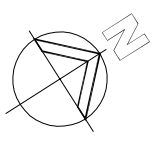
CLIENT	GEMSTED PTY LTD
--------	-----------------

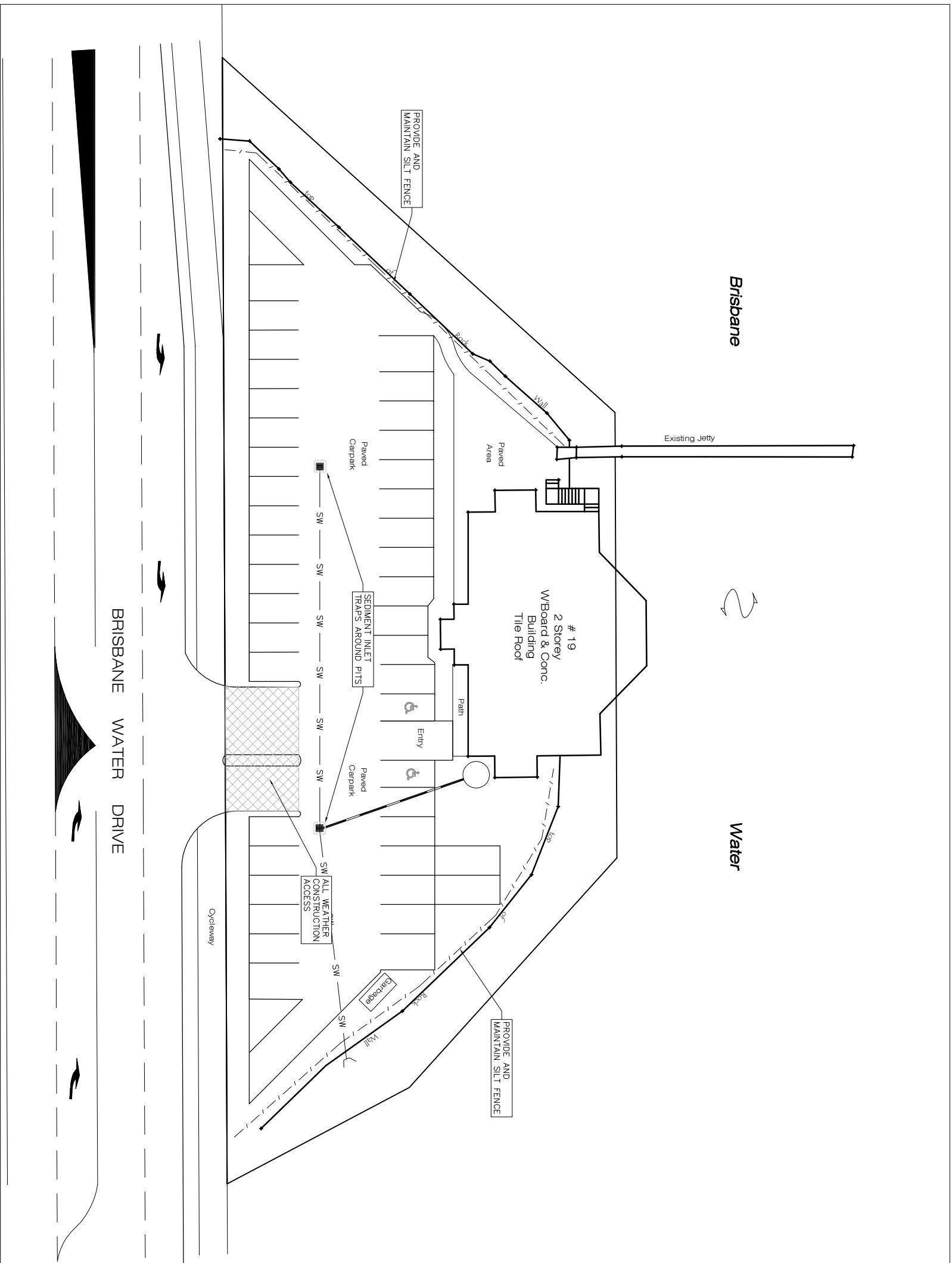
PROPERTY DESCRIPTION	LOT 510 D.P. 729020 BRISBANE WATER DRIVE KOOLEWONG
SURVEYED	OTHERS
DATUM	A.H.D.

PROJECT	PROPOSED CARPARK
PLAN TITLE	FIGURE 3: PROPOSED CARPARK LAYOUT
PROJECT No.	150134
DISCIPLINE	SWMP
NUMBER	03
REV	A

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

LEGEND
 — SW — EXISTING STORMWATER PIPE
 — PROPOSED STORMWATER PIPE





DETAIL PLAN

SCALE 1:200

NOTE: EXISTING CARPARK LAYOUT AND SERVICES ARE NOT SHOWN IN THIS DRAWING

REV	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	13.07.11	Preliminary Issue	N.D.	A.C.	N.D.	A.C.	A1 / A3 1200 / 1400

100mm AT FULL SIZE

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.

Johnson
Central Coast
2 Bounty Close,
P.O. Box 3717,
Tuggerah N.S.W. 2259
Phone: (02) 4305 4300
Fax: (02) 4305 4399
email: coast@odwjohnson.com.au
www.odwjohnson.com.au
ABN 62 129 445 398

CLIENT
GEMSTED PTY LTD

PROPERTY DESCRIPTION	SURVEYED	OTHERS	DATUM	A.H.D.
LOT 510 D.P. 729020 BRISBANE WATER DRIVE KOOLEWONG				

PROJECT	PLANT TITLE	PROJECT No.	DISCIPLINE	NUMBER	REV
PROPOSED CARPARK	FIGURE 4: EROSION AND SEDIMENTATION CONTROL PLAN	150134	SWMP	04	A

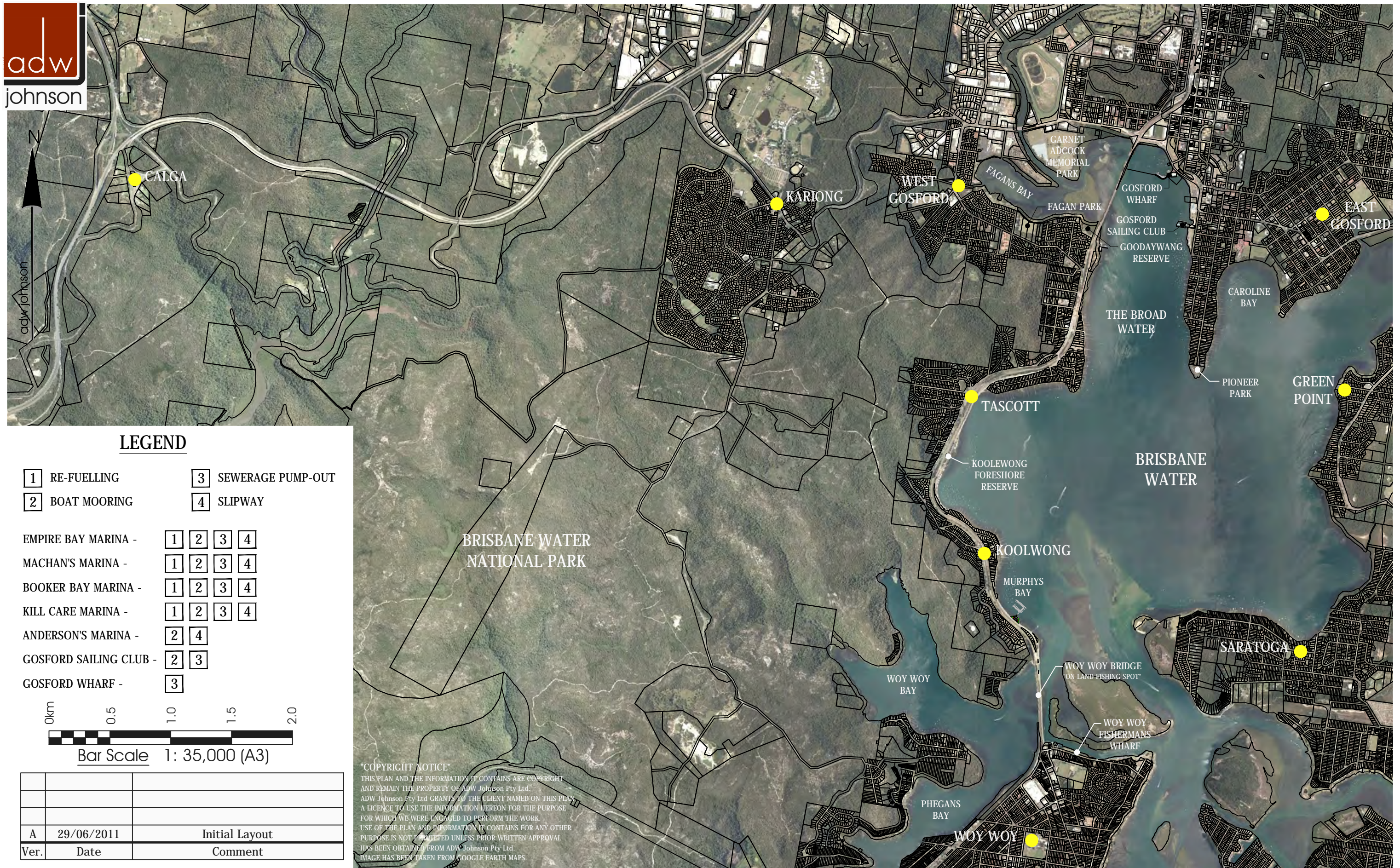
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

LEGEND

— SW —	EXISTING STORMWATER PIPE
— — —	PROPOSED STORMWATER PIPE
— V —	SILT FENCE
□	PIT INLET CONTROLS

EROSION AND SEDIMENT CONTROL NOTES

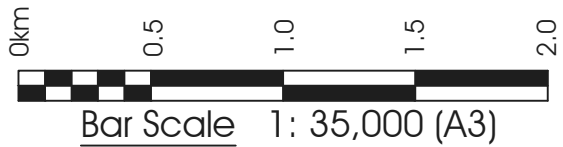
1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSISTENT WITH THE "MANAGING URBAN STORMWATER" EDITION (1998) PREPARED BY THE NSW DEPARTMENT OF HOUSING AND GOVERNMENT CITY COUNCIL REQUIREMENTS.
2. DISTURBED AREAS TO BE KEPT TO A MINIMUM.
3. CONTROL CLEAN WATER FROM ABOVE THE SITE AND THROUGH THE SITE.
4. ERECT AND MAINTAIN SILT FENCES AT THE DOWNSLOPE SIDE OF DISTURBED AREA DURING CONSTRUCTION.
5. CONSERVE ALL TOPSOIL, STOCKPILE AND PROTECT FOR REUSE ON SITE.
6. STOCKPILES OF MATERIAL TO BE PLACED AWAY FROM DOWNSLOPE AREAS AND HEAVILY TRAFFICABLE AREAS AND TO BE SURROUNDED BY SILT FENCING AT ALL TIMES.
7. PROTECT ALL DISTURBED AREAS FROM EROSION.
8. MINIMISE SEDIMENTATION.
9. PLACE SEDIMENT INLET TRAPS AROUND ALL PITS WITHIN AND DOWNSLOPE OF THE DEVELOPMENT.
10. CONSTRUCT AN ALL WEATHER CONSTRUCTION ACCESS TO THE SITE.
11. AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE OPENED UP TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
12. ALL DISTURBED AREAS ARE TO BE REVEGETATED OR OTHERWISE PROTECTED AS SOON AS PRACTICAL.
13. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED.



adw johnson

LEGEND

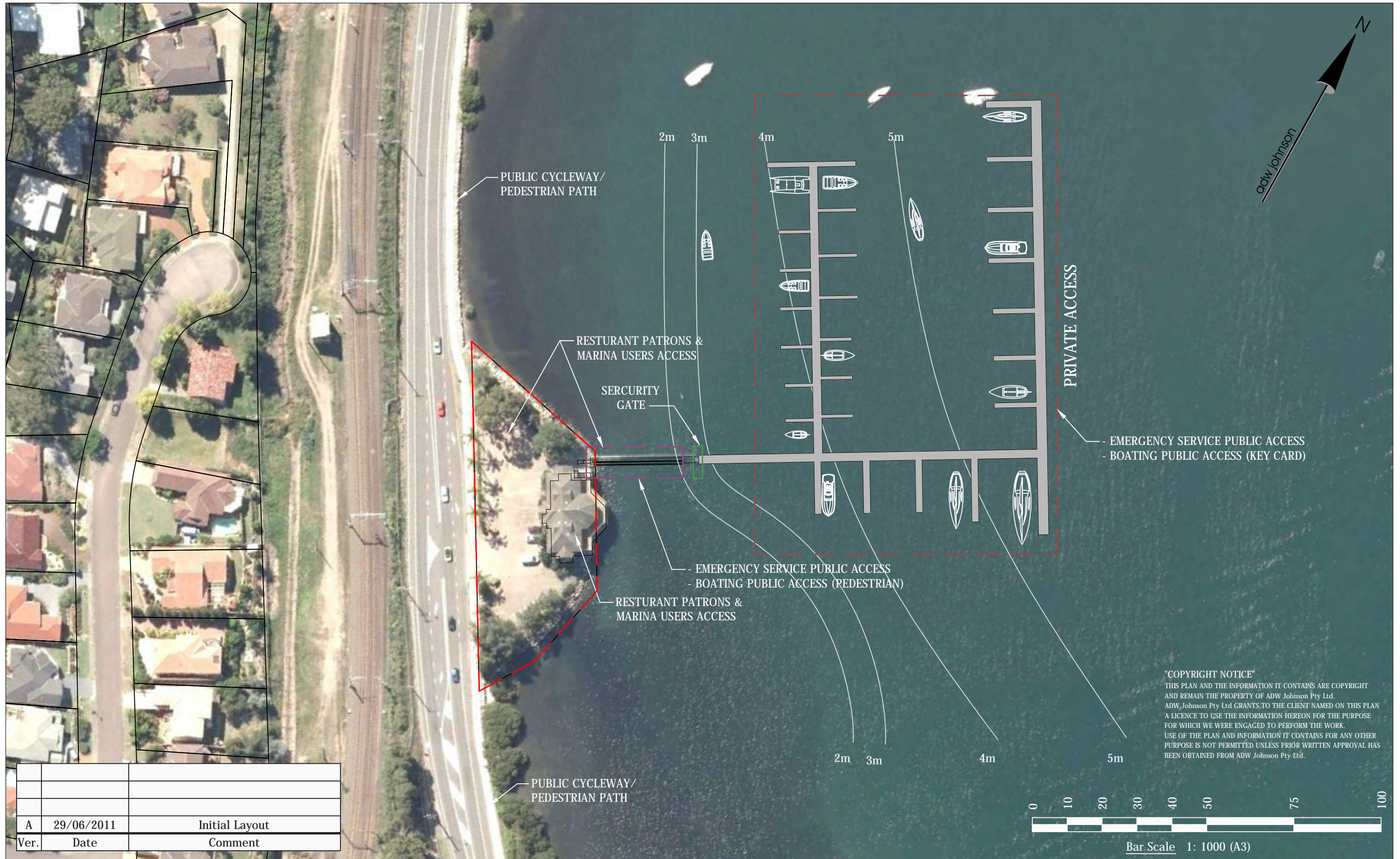
- | | |
|-----------------------|----------------------------|
| 1 RE-FUELLING | 3 SEWERAGE PUMP-OUT |
| 2 BOAT MOORING | 4 SLIPWAY |
-
- | | | | | |
|------------------------|----------|----------|----------|----------|
| EMPIRE BAY MARINA - | 1 | 2 | 3 | 4 |
| MACHAN'S MARINA - | 1 | 2 | 3 | 4 |
| BOOKER BAY MARINA - | 1 | 2 | 3 | 4 |
| KILL CARE MARINA - | 1 | 2 | 3 | 4 |
| ANDERSON'S MARINA - | 2 | 4 | | |
| GOSFORD SAILING CLUB - | 2 | 3 | | |
| GOSFORD WHARF - | 3 | | | |



Ver.	Date	Comment
A	29/06/2011	Initial Layout

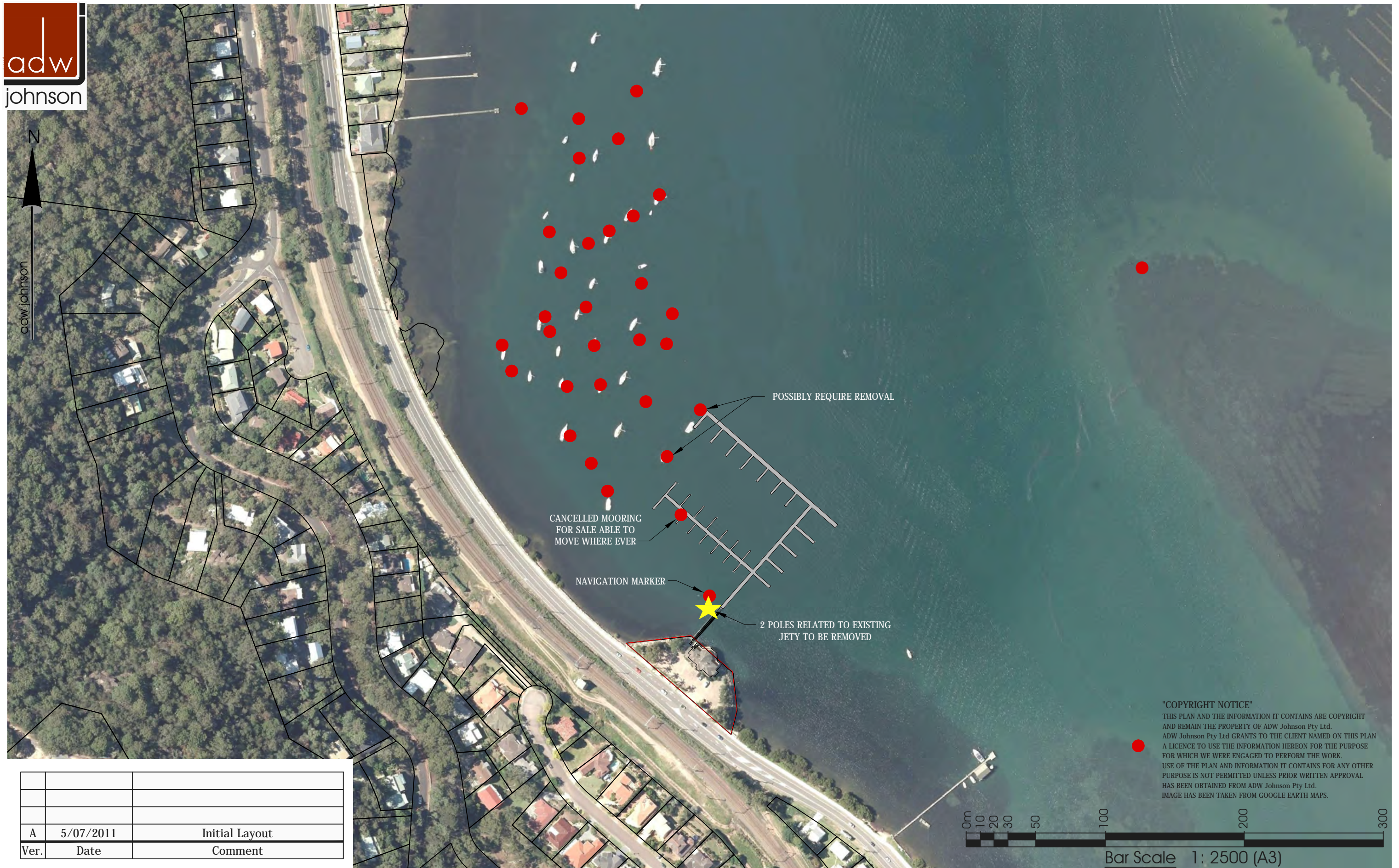
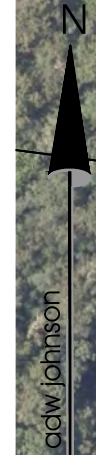
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Plotted By: kurtf Plot Date: 15/07/11 - 10:25 Cad File: S:\150134 - Koolewong Marina\Drawings\PLANNING\150134-SK-003-A.dwg



Ver.	Date	Comment
A	29/06/2011	Initial Layout

Plotted By: kurt Plot Date: 24/08/11 - 12:55 Cad File: S:\150134 - Koolewong Marina Drawings\PLANNING\150134-SK-003-A.dwg



CANCELLED MOORING
FOR SALE ABLE TO
MOVE WHERE EVER

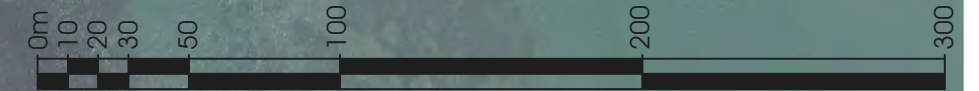
NAVIGATION MARKER

POSSIBLY REQUIRE REMOVAL

2 POLES RELATED TO EXISTING
JETTY TO BE REMOVED

"COPYRIGHT NOTICE"

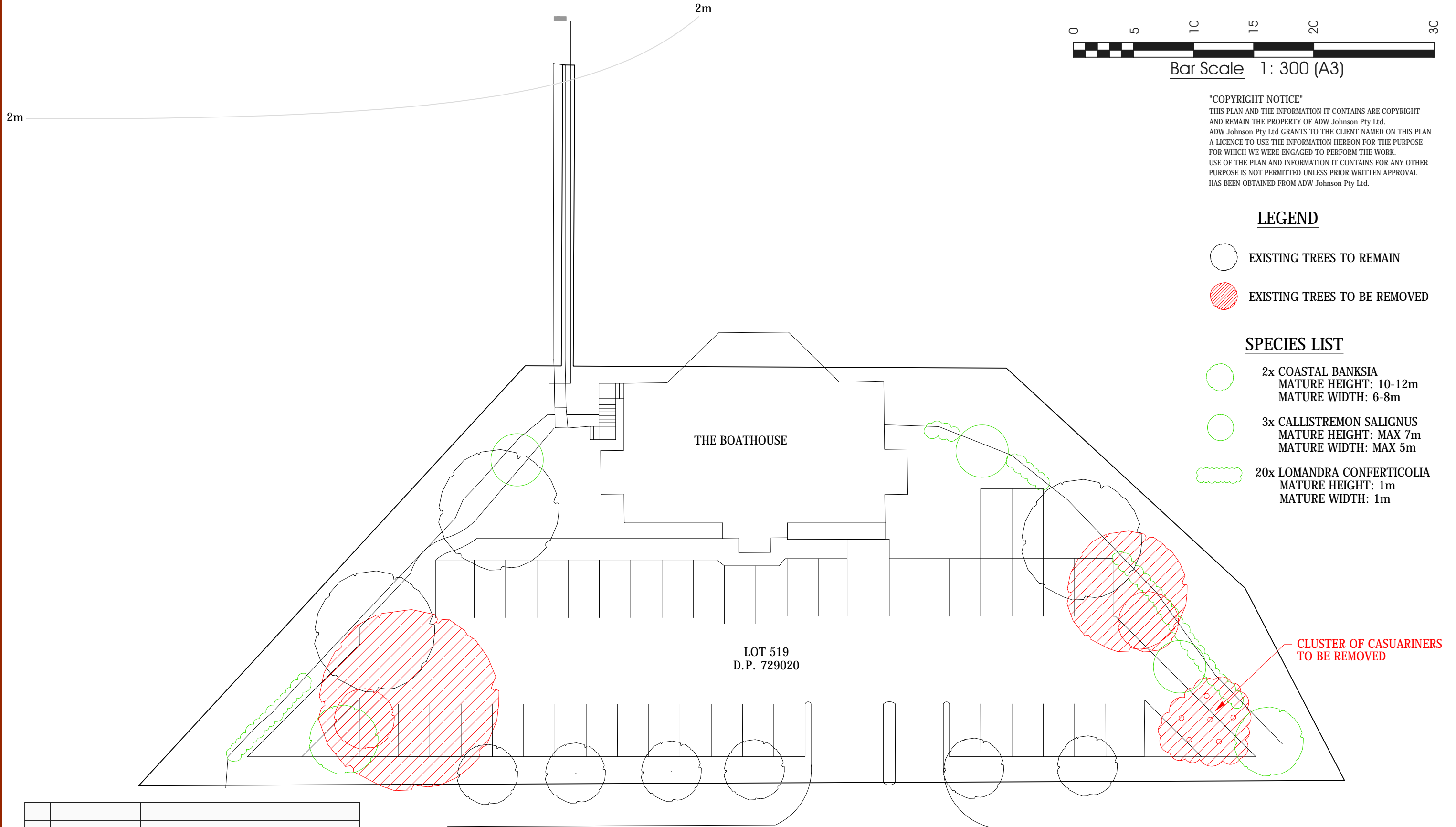
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Bar Scale 1: 2500 (A3)



Ver.	Date	Comment
A	5/07/2011	Initial Layout

Plotted By: kurt Plot Date: 15/07/11 - 12:30 Cad File: S:\150134 - Koolewong Marina\Drawings\PLANNING\150134-SK-003-A.dwg






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LEGEND

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED

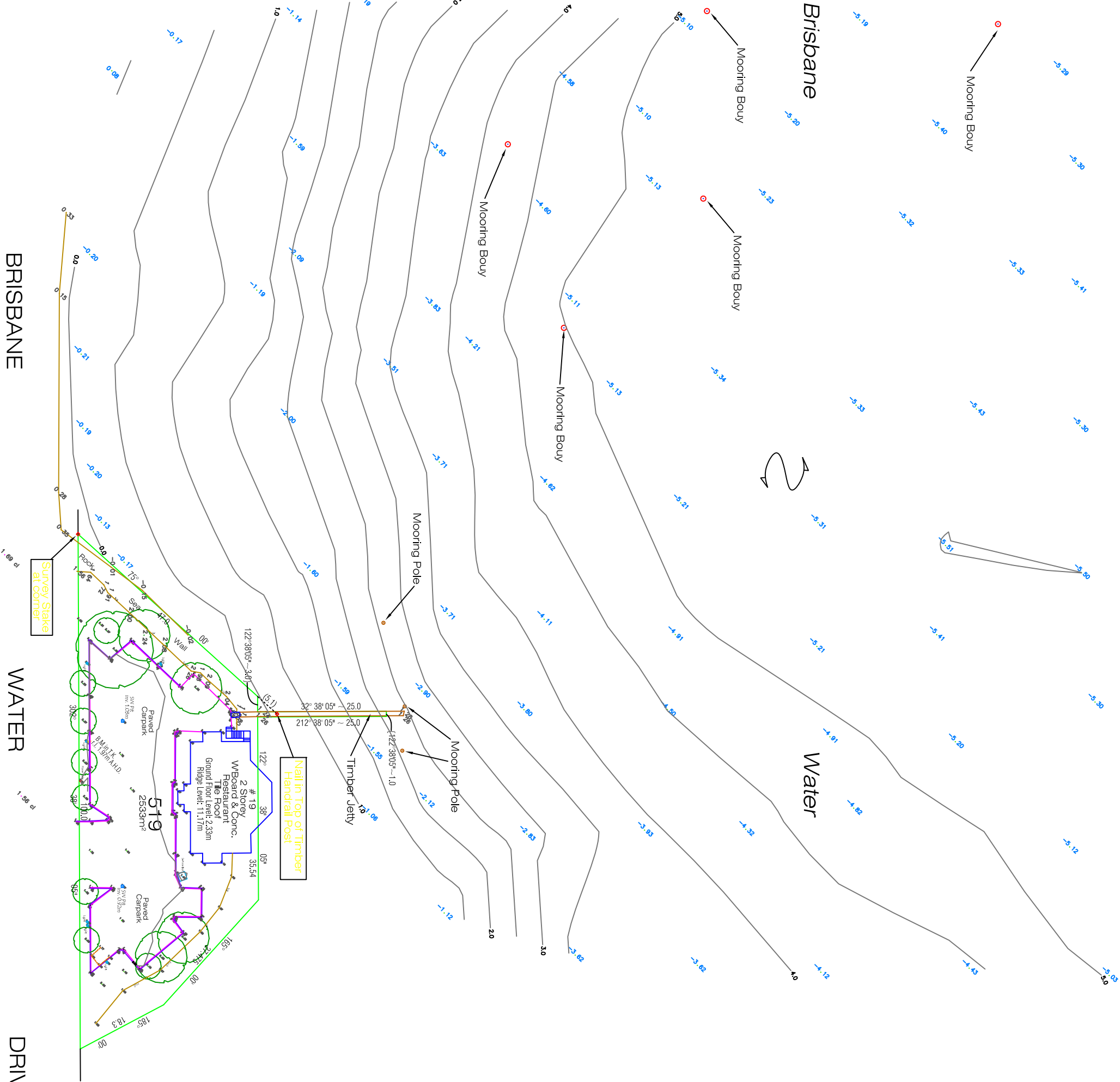
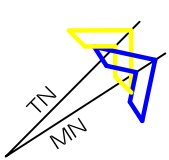
SPECIES LIST

-  2x COASTAL BANKSIA
MATURE HEIGHT: 10-12m
MATURE WIDTH: 6-8m
-  3x CALLISTREMON SALIGNUS
MATURE HEIGHT: MAX 7m
MATURE WIDTH: MAX 5m
-  20x LOMANDRA CONFERTICOLIA
MATURE HEIGHT: 1m
MATURE WIDTH: 1m

CLUSTER OF CASUARINERS TO BE REMOVED

A	11/07/2011	Initial Layout
Ver.	Date	Comment

Plotted By: kurtf Plot Date: 15/07/11 - 12:38 Cad File: S:\150134 - Koolewong Marina\Drawings\PLANNING\150134-SK-003-A.dwg



CLARKE DOWDLE & ASSOCIATES
Development Consultants
 Surveyors - planners - ecologists - bushfire consultants
 111 LOSCAIR STREET EAST
 BRISBANE QLD 4000
 PH (07) 34443555 FAX (07) 34446636
 EMAIL admin@clardale.com.au
 PO Box 3122 Urmie NSW 2257

client: **GEMSTEAD Pty. Ltd.**
 reference #Go: 15030B number in set:
 project: **#19 BRISBANE WATER DYE, KOOLEWONG.**
 details: **Lot 519 in DP 729020.**

drawing: **PLAN SHOWING FORESHORE DETAIL**
 red. ratio: 1:800 datum: A.H.D. job date: 28/07/11
 L.G.A.: GOSFORD Parish: PATONGA
 contour interval: 0.5m County: NORTHUMBRELAND

Origin of Levels: PM 1954/3 Id
 Location: Brisbane Water Dye, Koolewong
 R.L.: m A.H.D.

approved: **A.W.C.**
 drawn: **P.M.D.**
 surveyed: **M.B.**

no.	description:	date:

NOTES:
 all dimensions are in metres unless otherwise shown.
 check and confirm all areas & dimensions on site prior to the commencement of any works.
 do not scale from face of plan.
 preliminary boundary fixation has been undertaken only.
 if any construction is planned on or close to the boundaries further survey work will be required.
 a complete investigation of services has not been undertaken for this survey.
 services shown hereon have been located by visible features only.
 tree trunk & height dimensions are approximate only.
 tree spreads are approximate only but have been drawn to scale.
 ridges, gutter levels displayed on buildings are approximate only.
 sewer details (if within Gosford L.G.A.) have been taken from Gosford City Council diagrams & site appropriate positions only.

Plan of: Proposed Marina for Lot 519 in D.P. 729020

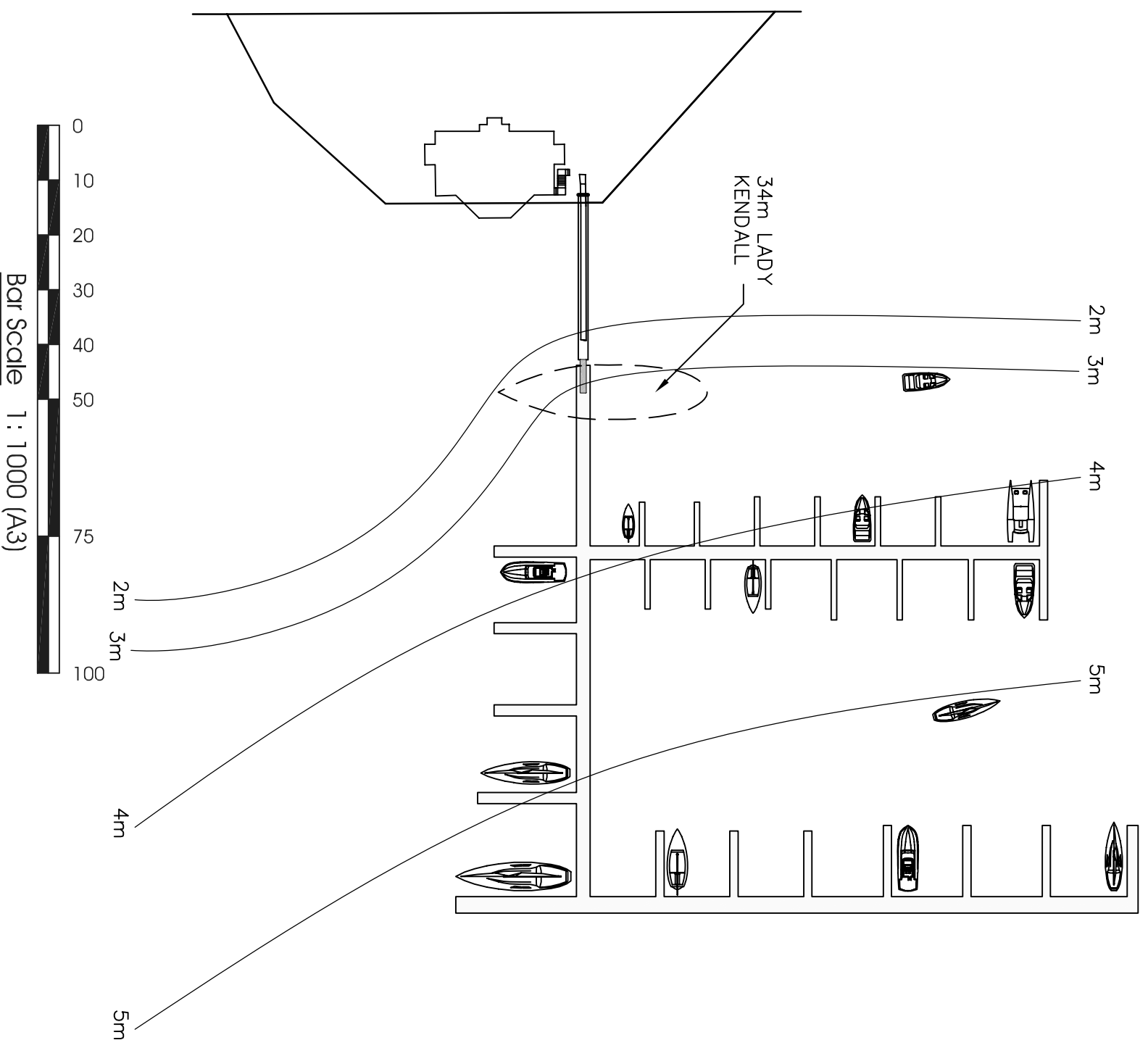
Location: Brisbane Water Drive
Koolewong
Council: Gosford

Datum: N/A
Origin: N/A
Projection: N/A
Origin: N/A
North Direction: Mag/Sid
Contour Interval: N/A

Date: 02/09/2010
Sheet: 1 of 1
Plan by: Kurt Tilleff
Project Manager: Adam Crampton
Office: Central Coast
Plan Purpose: Planning Representation

Version: D (02/09/10)
Client: Gemsted Pty Ltd
Survey: S:12d\150134
AutoCad: S:\150134-DET-001-A.dwg
Our Ref: 150134

Ver.	Date	Comment
D	02/09/2010	Contours Added
C	27/08/2010	Boat Representation layout
B	20/08/2010	Marina Ramp Revision
A	18/08/2010	Initial Layout



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Plan of: Proposed Marina for Lot 519 in D.P. 729020

Location: Brisbane Water Drive
Koolewong
Council: Gosford

Datum: N/A
Origin: N/A
Projection: N/A
Origin: N/A
North Direction: Mag/Sid
Contour Interval: N/A

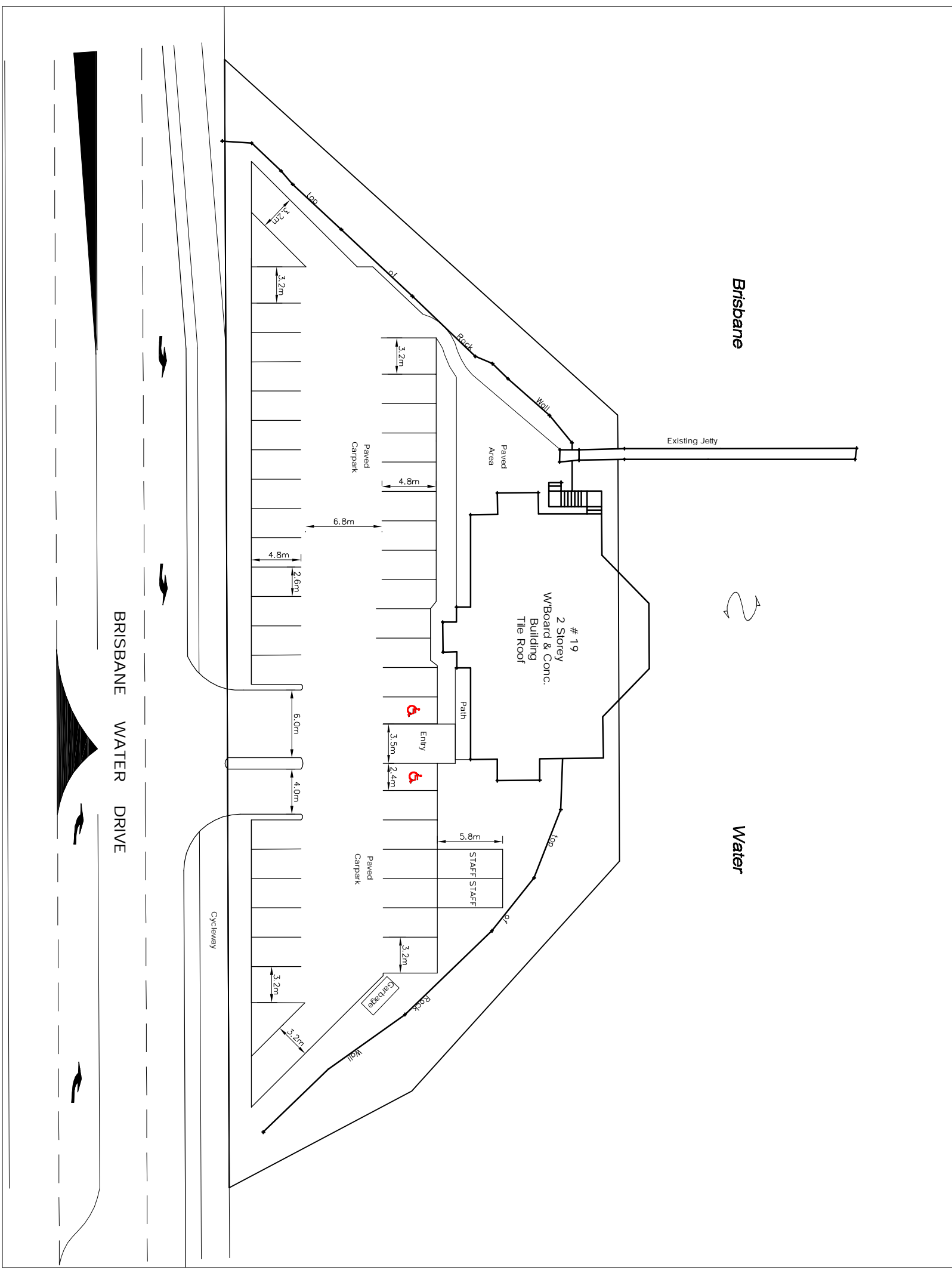
Date: 02/09/2010
Sheet: 1 of 1
Plan by: Kurt Tillett
Project Manager: Adam Crampston
Office: Central Coast
Plan Purpose: Planning Representation

Version: C (02/09/10)
Client: Gemsted Pty Ltd
Survey: S:12d\150134
AutoCad: S:\150134-DET-001-A.dwg
Our Ref: 150134

Ver.	Date	Comment
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DETAIL PLAN
SCALE 1:200

NOTE: EXISTING CARPARK LAYOUT AND SERVICES ARE NOT SHOWN IN THIS DRAWING

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	20/07/10	Preliminary Issue	K.B.	A.C.	K.B.	A.C.	0 5 10 A1 / A2 1200 / 1400

Central Coast
2 Bounty Close,
P.O. Box 3717,
Tuggerah N.S.W. 2259
Phone: (02) 4305 4300
Fax: (02) 4305 4399
email: coast@odwjohnson.com.au
www.odwjohnson.com.au
ABN 62 129 445 398

CLIENT
GEMSTED PTY LTD

PROPERTY DESCRIPTION
LOT 510 D.P. 729020
BRISBANE WATER DRIVE
KOOLEWONG

PROJECT
PLAN TITLE
**PROPOSED CARPARK LAYOUT (44 SPACES)
TYPICAL SERVICE VEHICLE AND STANDARD
CAR TURNING TEMPLATES**

SURVEYED
OTHERS

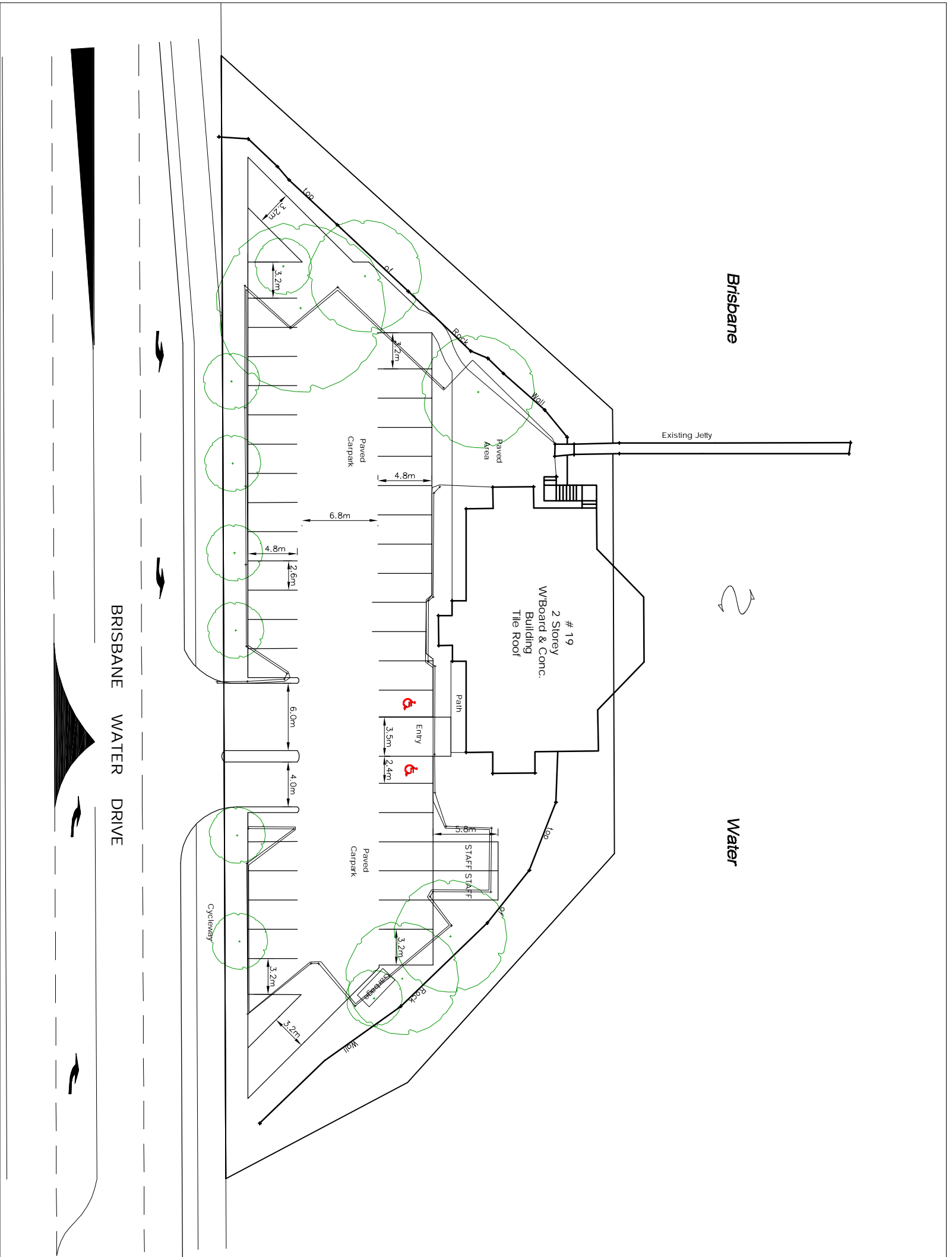
DATUM
A.H.D.

PROJECT No.
150134

DISCIPLINE
DA

NUMBER
001

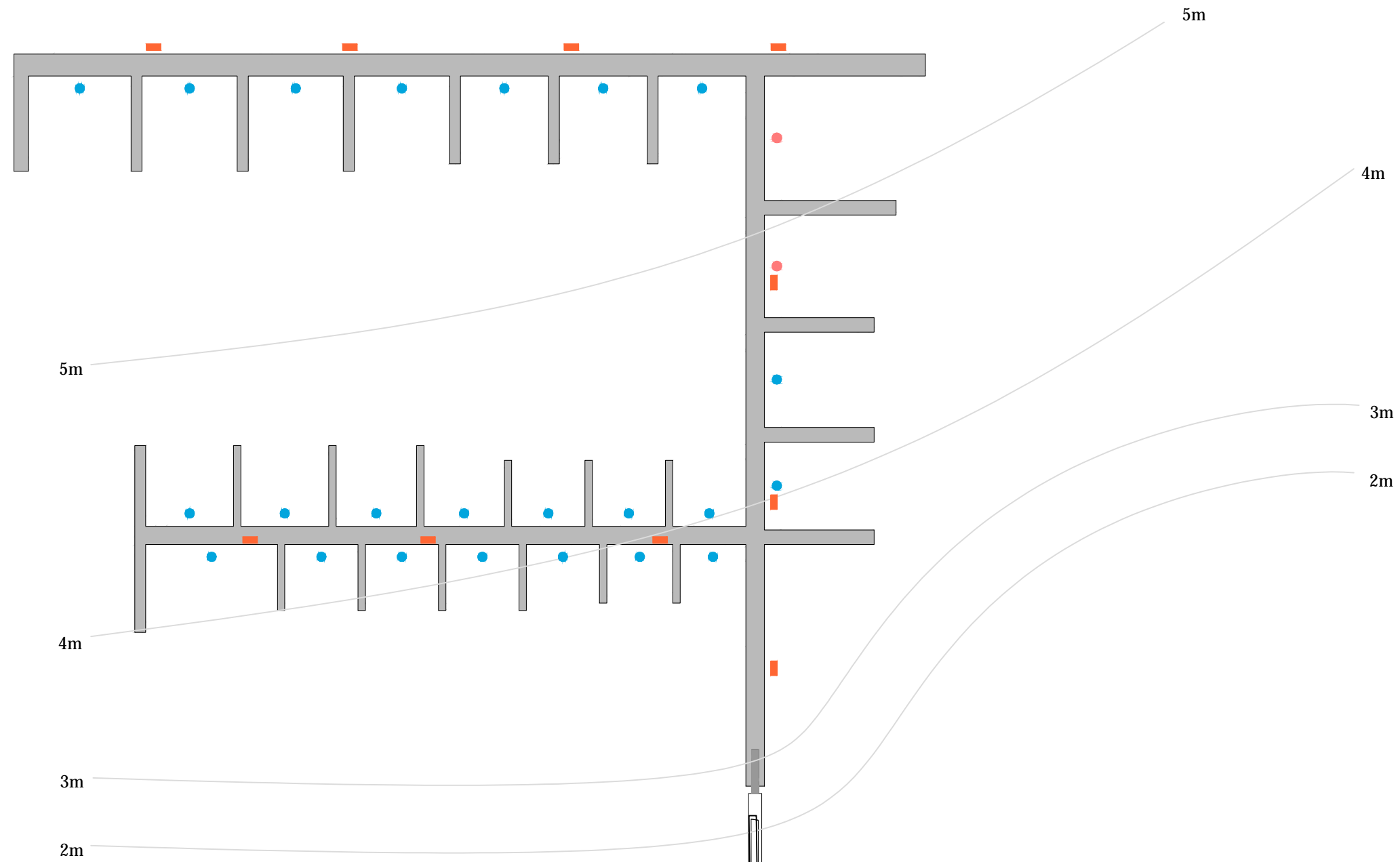
REV.
A



DETAIL PLAN
SCALE 1:200

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REV/	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	20/07/10	Preliminary Issue	K.B.	A.C.	K.B.	A.C.	A1 / A3 1:200 / 1:400
<p>100mm AT FULL SIZE</p> <p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>							
<p>DESIGN FILE: S:\</p> <p>Plotted By: kurtb Plot Date: 20/07/10 - 14:50</p> <p>Cad File: S:\150134 - Koolewong Marina Drawings\ENG\Layout for DA (Option Six)_002.dwg</p>					<p>Central Coast 2 Bounty Close, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@johnson.com.au www.odwjohnson.com.au ABN 62 129 445 398</p>		
CLIENT			GEMSTED PTY LTD				
PROPERTY DESCRIPTION			LOT 510 D.P. 729020 BRISBANE WATER DRIVE KOOLEWONG				
SURVEYED			OTHERS		DATUM		A.H.D.
PROJECT			PROPOSED CARPARK				
PLAN TITLE			PROPOSED CARPARK LAYOUT (14 SPACES) EXISTING FEATURES SHOWN				
PROJECT NO.			DISCIPLINE		NUMBER		REV.
150134			DA		002		A



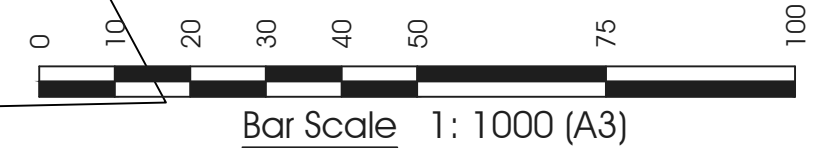
- I PHASE (15amp) - 2 x SOCKETS (22 OFF)
- I PHASE (15amp) - 2 x SOCKETS (3 OFF)
III PHASE (32amp) - 2 x SOCKETS
- FIRE HOSE REELS

Ver.	Date	Comment
A	1/07/2011	Initial Layout

THE BOATHOUSE

LOT 519
D.P. 729020

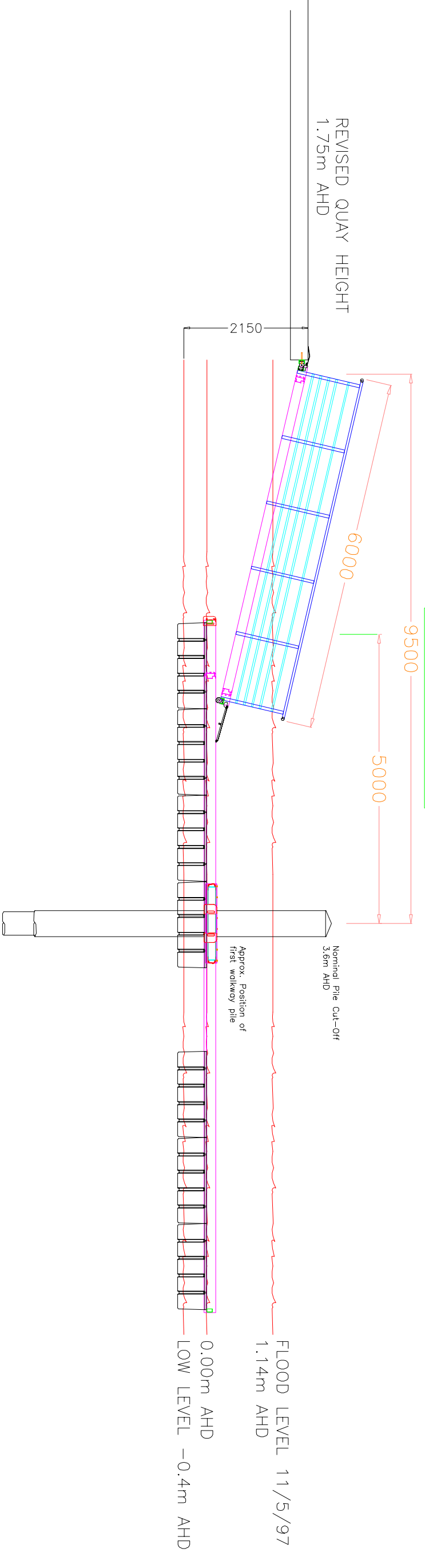
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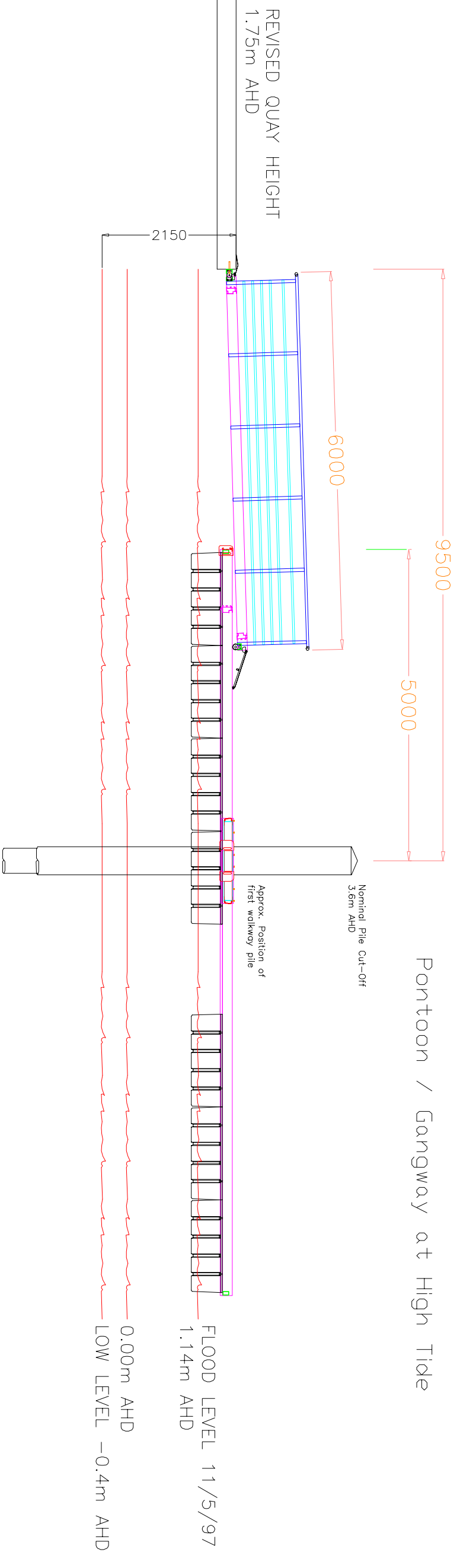
Plotted By: kurti Plot Date: 04/07/11 - 15:24 Cad File: S:\150134 - Koolewong Marina\Drawings\PLANNING\150134-SK-003-A.dwg

Pontoon / Gangway at Low Tide

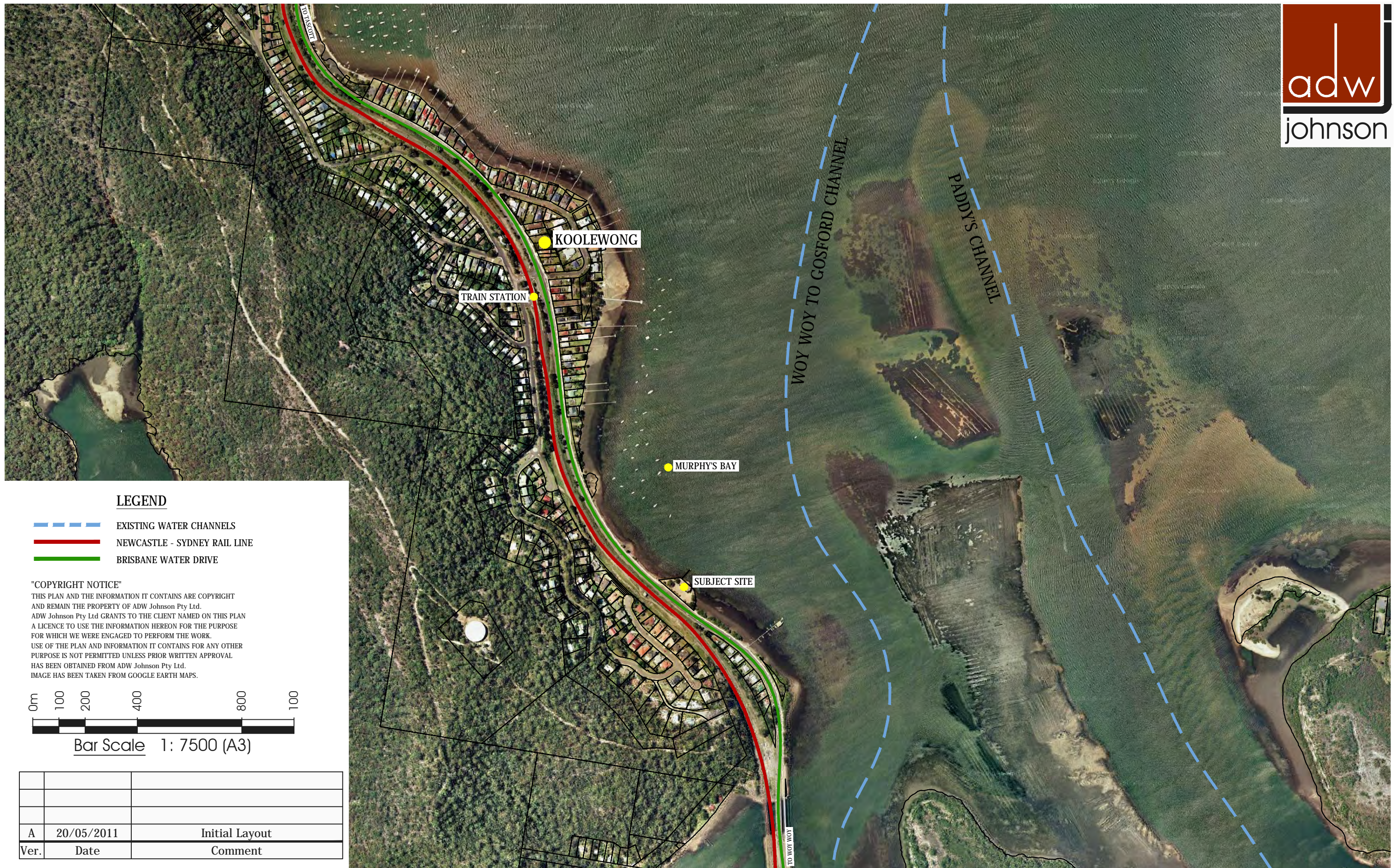
MAX GANGWAY SLOPE
APPROX 1:3.9



Pontoon / Gangway at High Tide



ISSUED FOR	Rev.	Drawn	Date	MODIFICATION	APPROVED	DRAWING No.	<small>DA-Current Work/PeruLFS Logo 608.jpg</small> FORMAT A3 UNIT m/m SCALE Assid.		ENGINEERED WATER SYSTEMS	Tel: (08) 94081480	Fax: (08) 94081481
CONSTRUCTION	0	KS	6/4/09	6m GANGWAY ELEVATIONS	E. W. S.	BH-NSW-004			Email: neptune@jinet.net.au	www.porallu.com	26 Dellamarta Road, Wangara, WA
TENDER PURPOSES					Client Superintendent	Horizontal Datum - XXXX			THE BOATHOUSE RESTAURANT PROPOSED LIFESTYLE MARINA		
						Vertical Datum - AHD					
									DATE	6/4/09	CONTRACT No.



LEGEND

- EXISTING WATER CHANNELS
- NEWCASTLE - SYDNEY RAIL LINE
- BRISBANE WATER DRIVE

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Bar Scale 1: 7500 (A3)

Ver.	Date	Comment
A	20/05/2011	Initial Layout

Plotted By: kurt Plot Date: 24/05/11 - 08:43 Cad File: S:\150134 - Koolewong Marina\Drawings\PLANNING\150134-SK-002-A.dwg