

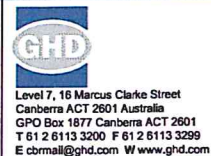


O	CHANGES TO REVISION CLOUD	EP	GD*	JW*	24.06.14	
N	REVISED DA - STAGE 2B	RC	GD*	JW*	25.02.14	
M	REVISED DA - STAGE 2B	RC	GD*	JW*	21.02.14	
L	STAGE 2B REVISED	RC	GD*	JW*	18.12.13	
K	LOT BOUNDARIES 268 - 270 REVISED. LOT 271 DELETED	DP	JW*	JH*	06.08.12	
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date

Plot Date: 25 June 2014 - 10:29 AM

Plotted by: Ella Gerni Parola

Cad File No: G:\23\14\123\CADD\Drawings\temp\23-11848-C001 - Standard_20131206\23-11848-C001.dwg



DO NOT SCALE

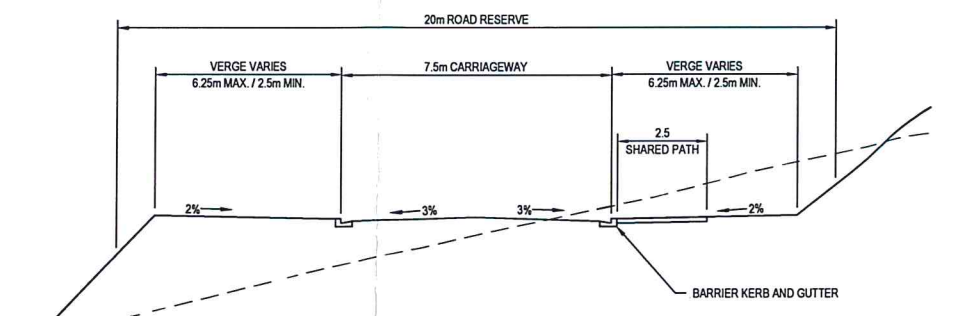
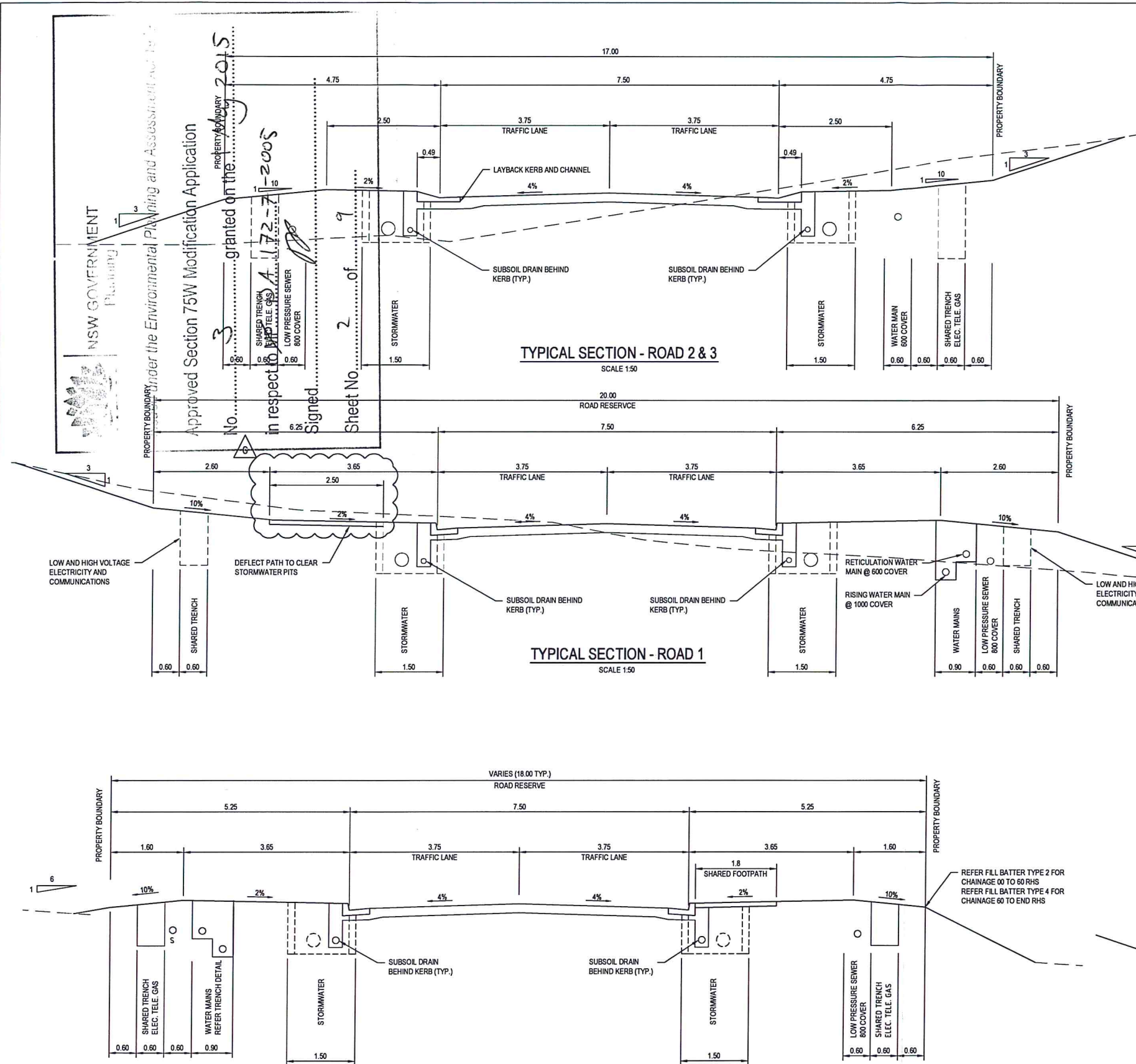
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Drawn	SR	Designer	SOB
Drafting	JW*	Design	JW*
Check		Check	
Approved	J. WEARNE*	Date	11.02.2008
(Project Director)			
Scale	NTS	This Drawing must not be used for Construction unless signed as Approved	

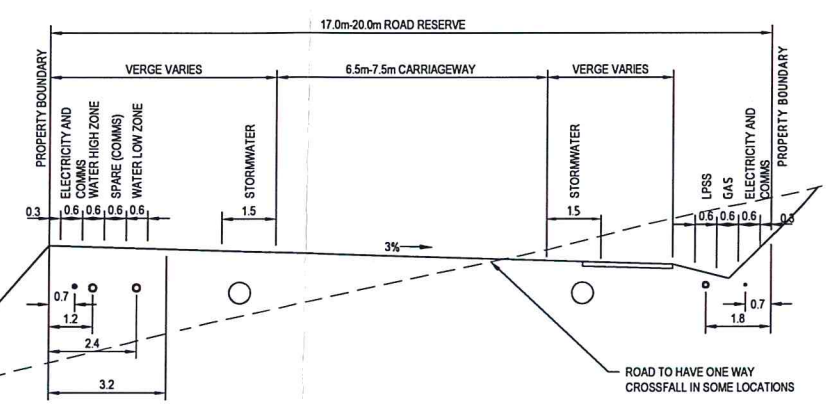
Client CANBERRA INVESTMENT CORPORATION
Project BAY RIDGE ESTATE
Title SITE PLAN
APZ, CONTOURS, TREES WITH HOLLOWES

Original Size A1 Drawing No: 23-11848-C001

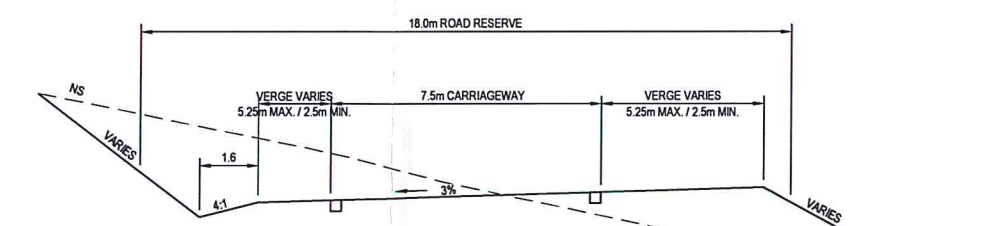
Rev: 0



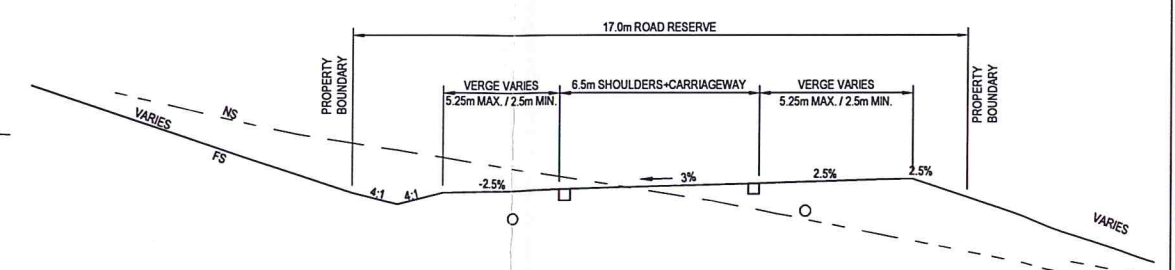
TYPICAL CROSS SECTION WITH 20m ROAD RESERVE - ROAD 1
SCALE 1:100



TYPICAL SERVICE LOCATIONS
SCALE 1:100



TYPICAL CROSS SECTION WITH 18m ROAD RESERVE -
ROADS 4 AND 7 WHERE WARRANTED BY HIGHER TRAFFIC VOLUMES
SCALE 1:100



TYPICAL CROSS SECTION WITH 17m ROAD RESERVE -
ROADS 5 AND 8 (ROADS 4 AND 7 IN LOW TRAFFIC AREAS SIMILAR)
SCALE 1:100

NOTE FOR REVISION (G):

- RE-ALIGN PATH AWAY FROM KERB.

G REVISED DA - STAGE 2B F REVISED DA - STAGE 2B E REVISED DA - STAGE 2B D REVISED DA REISSUE C REVISED DA					RC GD* JW* 25.02.14 RC GD* JW* 20.02.14 RC GD* JW* 18.12.13 SR JW* JW* 20/12/07 GD PE PE 28/08/06					 					 Level 7, 16 Marcus Clarke Street Canberra ACT 2601 Australia GPO Box 1677 Canberra ACT 2601 T 61 2 6113 3200 F 61 2 6113 3299 E cbrmail@ghd.com.au W www.ghd.com.au					DO NOT SCALE GHD Pty Ltd Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.					Drawn SR Designer SOB Drafting JW* Design Check JW* Approved (Project Director) J. WEARNE Date 20.12.2007 Scale AS SHOWN This Drawing must not be used for construction unless signed as Approved					Client CANBERRA INVESTMENT CORPORATION Project BAY RIDGE ESTATE Title TYPICAL SECTIONS Original Size A1 Drawing No: 23-11848-C003 Rev: G				
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NSW GOVERNMENT
Planning

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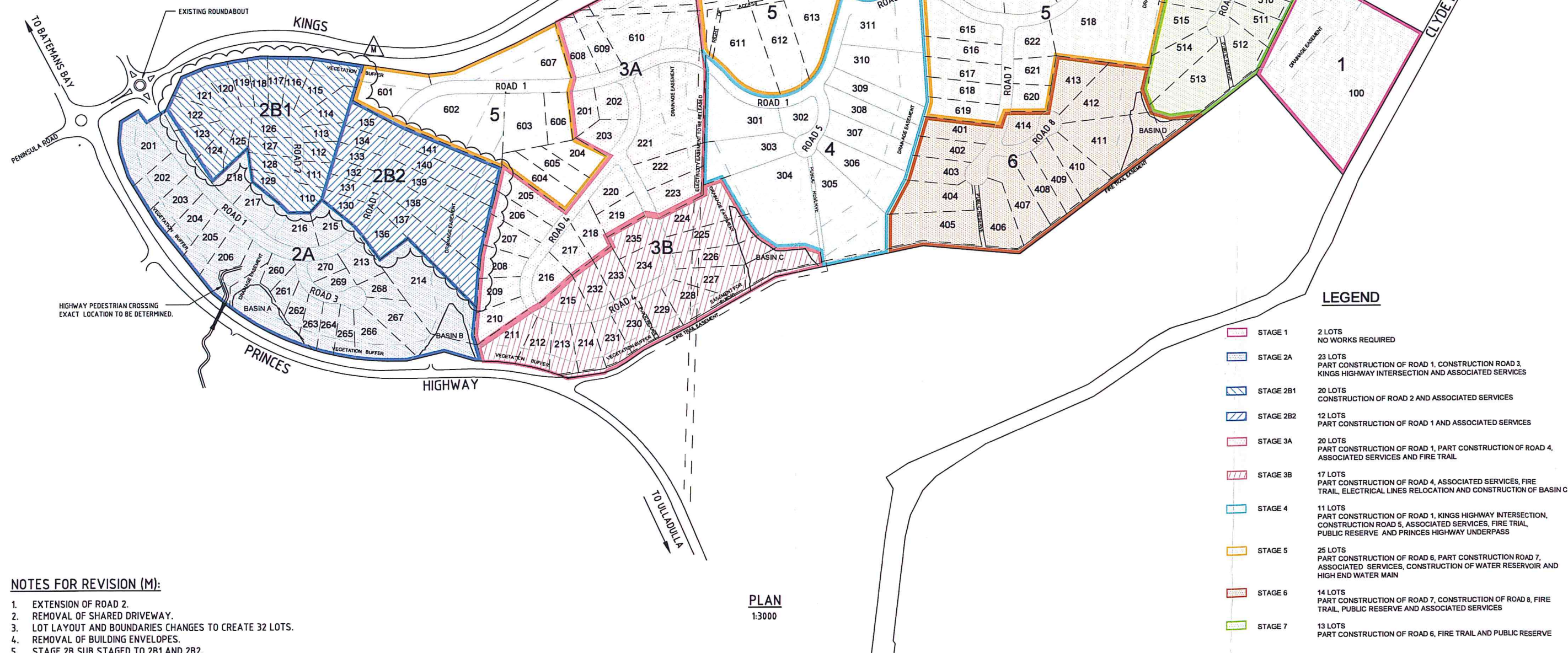
Approved Section 75W Modification Application

No. 3 granted on the 1 May 2015

in respect to DA 172-7-2005

Signed [Signature]

Sheet No. 3 of 9



LEGEND

STAGE 1	2 LOTS NO WORKS REQUIRED
STAGE 2A	23 LOTS PART CONSTRUCTION OF ROAD 1, CONSTRUCTION ROAD 3, KINGS HIGHWAY INTERSECTION AND ASSOCIATED SERVICES
STAGE 2B1	20 LOTS CONSTRUCTION OF ROAD 2 AND ASSOCIATED SERVICES
STAGE 2B2	12 LOTS PART CONSTRUCTION OF ROAD 1 AND ASSOCIATED SERVICES
STAGE 3A	20 LOTS PART CONSTRUCTION OF ROAD 1, PART CONSTRUCTION OF ROAD 4, ASSOCIATED SERVICES AND FIRE TRAIL
STAGE 3B	17 LOTS PART CONSTRUCTION OF ROAD 4, ASSOCIATED SERVICES, FIRE TRAIL, ELECTRICAL LINES RELOCATION AND CONSTRUCTION OF BASIN C
STAGE 4	11 LOTS PART CONSTRUCTION OF ROAD 1, KINGS HIGHWAY INTERSECTION, CONSTRUCTION ROAD 5, ASSOCIATED SERVICES, FIRE TRAIL, PUBLIC RESERVE AND PRINCES HIGHWAY UNDERPASS
STAGE 5	25 LOTS PART CONSTRUCTION OF ROAD 6, PART CONSTRUCTION ROAD 7, ASSOCIATED SERVICES, CONSTRUCTION OF WATER RESERVOIR AND HIGH END WATER MAIN
STAGE 6	14 LOTS PART CONSTRUCTION OF ROAD 7, CONSTRUCTION OF ROAD 8, FIRE TRAIL, PUBLIC RESERVE AND ASSOCIATED SERVICES
STAGE 7	13 LOTS PART CONSTRUCTION OF ROAD 6, FIRE TRAIL AND PUBLIC RESERVE

NOTES FOR REVISION (M):

- EXTENSION OF ROAD 2.
- REMOVAL OF SHARED DRIVEWAY.
- LOT LAYOUT AND BOUNDARIES CHANGES TO CREATE 32 LOTS.
- REMOVAL OF BUILDING ENVELOPES.
- STAGE 2B SUB STAGED TO 2B1 AND 2B2.

PLAN
1:3000

M	CHANGES TO REVISION CLOUD	EP	GD*	JW*	24.08.14	
L	REVISED DA - STAGE 2B	RC	GD*	JW*	25.02.14	
K	REVISED DA - STAGE 2B	RC	GD*	JW*	20.02.14	
J	STAGE 2B REVISED	RC	GD*	JW*	18.12.13	
I	REVISED DA (REVISED STAGING)	SR	JW	JW	11.02.08	
No	Revision	Note: " Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date



DO NOT SCALE

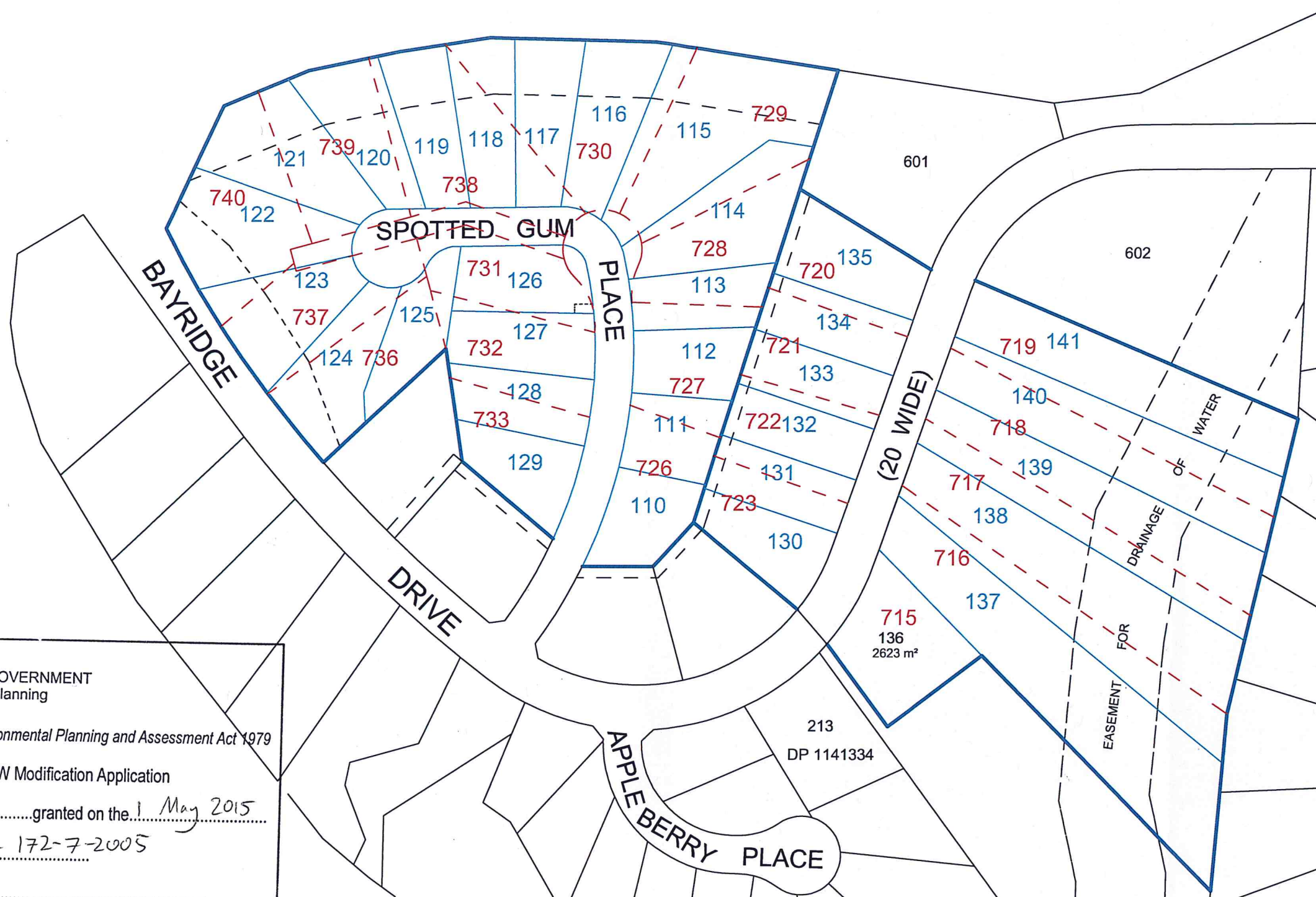
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Drawn	S.Ritchie	Designer	S.Ritchie
Drafting	JW	Design	JW
Check		Check	
Approved	(Project Director)	Date	
Scale	AS SHOWN	This Drawing must not be used for Construction unless signed as Approved	

Client **CANBERRA INVESTMENT CORPORATION**
Project **BAY RIDGE ESTATE**
Title **STAGING PLAN**

Original Size **A1** Drawing No: **23-11947-C002B**

Rev: M



NOTES:

- PROPOSED AMENDED BOUNDARY
- PREVIOUSLY APPROVED BOUNDARY
- 4 NEW LOT NUMBER
- 4 PREVIOUS LOT NUMBER



NSW GOVERNMENT
Planning

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Approved Section 75W Modification Application

No. 3 granted on the 1 May 2015

in respect to MP DA 172-7-2005

Signed: [Signature]

Sheet No. 4 of 9

SCALE 1:1000

0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

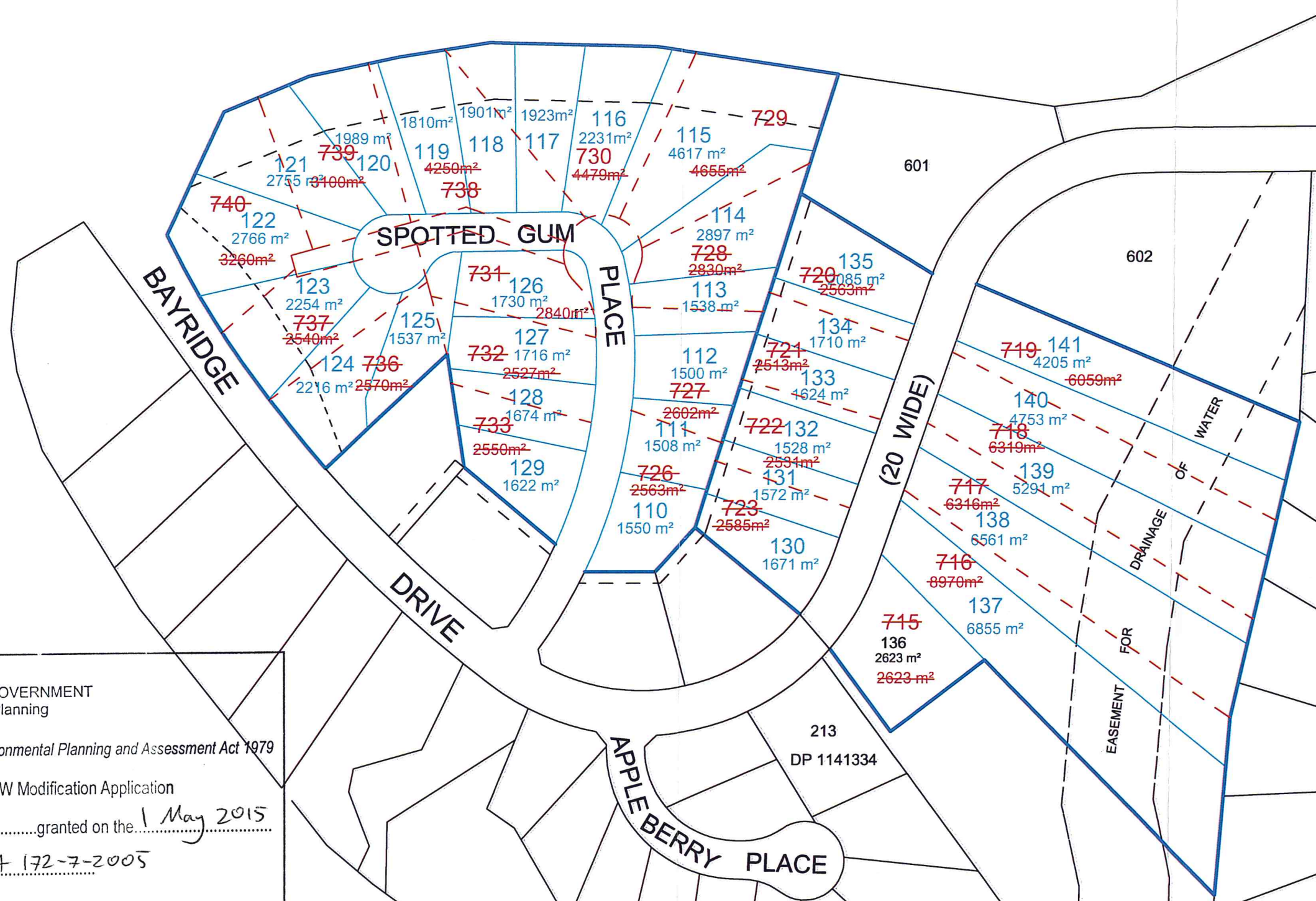
ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE
E	REVISED DA RE-ISSUE (STAGE 2B)	19-12-2013			
D	REVISED DA RE-ISSUE (APPLEBERRY PLACE)				
C	REVISED DA RE-ISSUE (BUILDING FOOTPRINT)				
B	REVISED DA RE-ISSUE	20-12-2007			
A	DEVELOPMENT APPLICATION	20-10-2006			

CLIENT
CIC
Canberra Investment
Corporation Limited

CONSULTANT
Conway Burrows + Hancock
Consulting Surveyors

PROJECT
BAY RIDGE ESTATE
BATEMANS BAY
RURAL RESIDENTIAL SUBDIVISION
LOT 104 DP 1158878

DRAWING			
AMENDED SUBDIVISION LAYOUT			
DATE	DRAWN	CHECKED	SCALE
26-11-2013	ADB	ADB	1:1000 A1
PROJECT No	DRAWING No	ISSUE	
10703	10703-1	E	



NOTES:

- PROPOSED AMENDED BOUNDARY
- - - PREVIOUSLY APPROVED BOUNDARY
- 4 NEW LOT NUMBER
- 4 PREVIOUS LOT NUMBER



NSW GOVERNMENT
Planning

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Approved Section 75W Modification Application

No. 3 granted on the 1 May 2015

in respect to MP DA 172-7-2005

Signed: [Signature]

Sheet No. 5 of 9

SCALE 1:1000
0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE
E	REVISED DA RE-ISSUE (STAGE 2B)	19-12-2013			
D	REVISED DA RE-ISSUE (APPLEBERRY PLACE)				
C	REVISED DA RE-ISSUE (BUILDING FOOTPRINT)				
B	REVISED DA RE-ISSUE	20-12-2007			
A	DEVELOPMENT APPLICATION	20-10-2008			

CIC
Canberra Investment
Corporation Limited

Conway Burrows + ancock
Consulting Surveyors

PROJECT
BAY RIDGE ESTATE
BATEMANS BAY
RURAL RESIDENTIAL SUBDIVISION
LOT 104 DP 1158878

DRAWING			
AMENDED SUBDIVISION LAYOUT			
DATE	DRAWN	CHECKED	SCALE
26-11-2013	ADB	ADB	1:1000@A1
PROJECT No	DRAWING No	ISSUE	
10703	10703-1	E	



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 1 May 2015

in respect to MP 124 172-7-2005

Signed [Signature]

Sheet No. 6 of 9

NOTES:

MINIMUM LOT SIZE: 1500m²

ALL AREAS AND DIMENSIONS ARE APPROXIMATE
AND SUBJECT TO SURVEY

DENOTES AMENDMENT TO
LOT BOUNDARY AND AREA

SCALE 1:3000
0m 50m 100m 150m 200m 250m 300m

ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE
E	REVISED DA RE-ISSUE (STAGE 2B)	19-12-2013			
D	REVISED DA RE-ISSUE (APPLEBERRY PLACE)				
C	REVISED DA RE-ISSUE (BUILDING FOOTPRINT)				
B	REVISED DA RE-ISSUE	20-12-2007			
A	DEVELOPMENT APPLICATION	20-10-2006			


Canberra Investment
Corporation Limited


Conway Burrows
+ Hancock
Consulting Surveyors

PROJECT
BAY RIDGE ESTATE
BATEMANS BAY
RURAL RESIDENTIAL SUBDIVISION
LOT 104 DP 1158878

DRAWING			
AMENDED SUBDIVISION LAYOUT			
DATE	DRAWN	CHECKED	SCALE
26-11-2013	ADB	ADB	1:3000@A1
PROJECT No	DRAWING No	ISSUE	
10703	10703B-1	E	



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Planning

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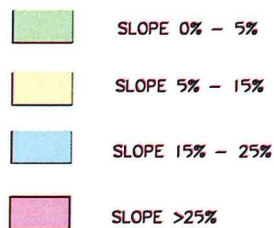
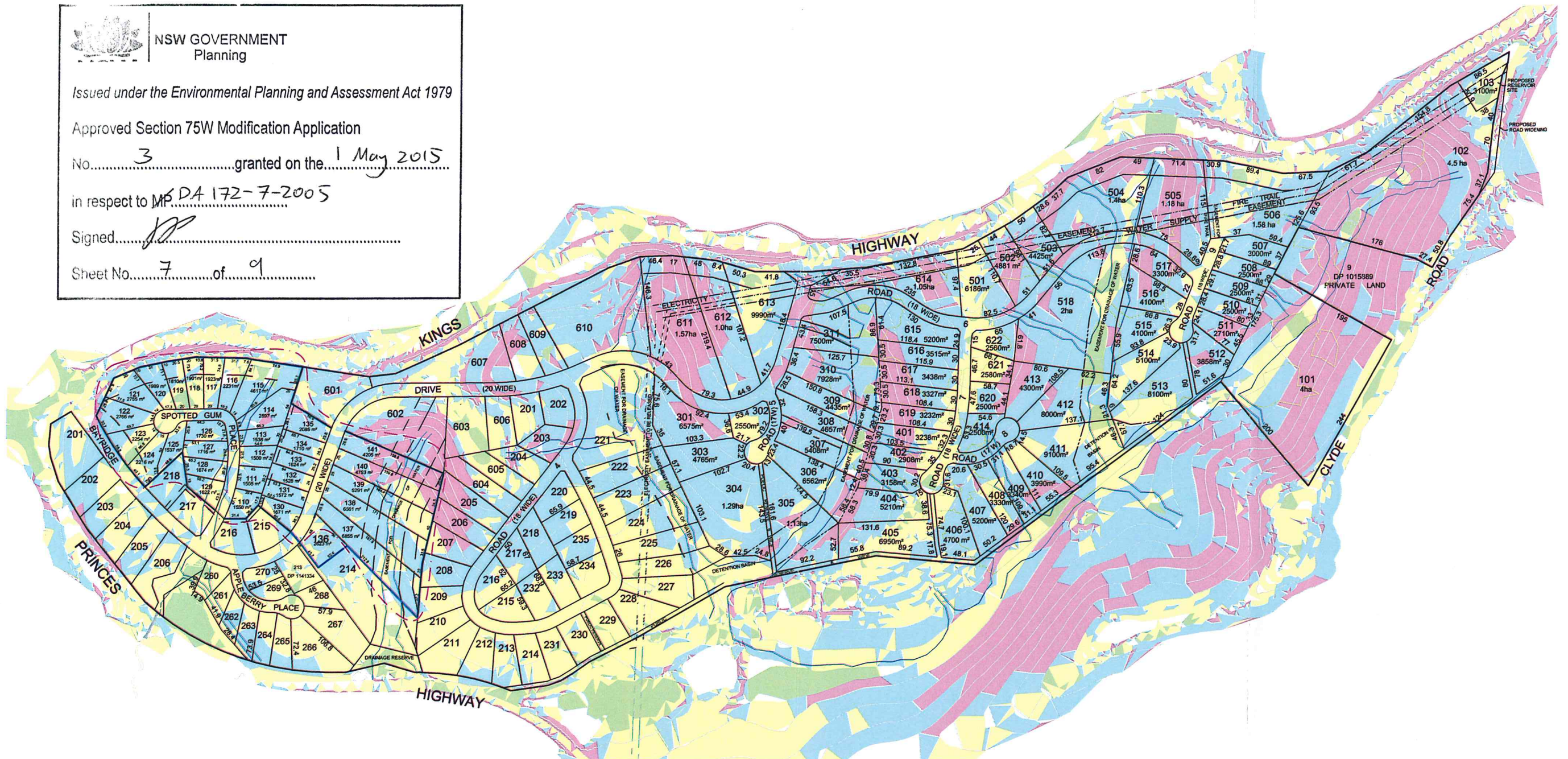
Approved Section 75W Modification Application

No. 3 granted on the 1 May 2015

in respect to MP DA 172-7-2005

Signed [Signature]

Sheet No. 7 of 9



DENOTES AMENDMENT TO
LOT BOUNDARY AND AREA

CONTOUR INTERVAL: 5 metres

SCALE 1:3000



ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE
B	REVISED DA RE-ISSUE (STAGE 2B)	19-12-2013			
A	DEVELOPMENT APPLICATION	20-10-2008			

CIC
Canberra Investment
Corporation Limited

**Conway Burrows
+ Hancock**
Consulting Surveyors

PROJECT
BAY RIDGE ESTATE
BATEMANS BAY
RURAL RESIDENTIAL SUBDIVISION
LOT 2 DP 865527
LOT 10 DP 1015889

DATE	DRAWN	CHECKED	SCALE
26-11-2013	ADB	ADB	1:3000@A1
PROJECT No	DRAWING No	ISSUE	
10703	10703B-2	B	

LEGEND

- WATER MAIN 150mm PN16 UPVC (UNLESS OTHERWISE SHOWN)
- WATER RISING MAIN DN 150 PN12.5 PE80 HDPE
- FIRE HYDRANT
- PRV ON WATER MAIN
- WATER CONNECTION
- CONCEPT STORMWATER
- LOW PRESSURE SEWERAGE SYSTEM: PN16 PE80 PRESSURE SEWER - DN AS MARKED
- PRESSURE SEWER AIR RELIEF VALVE
- PRESSURE SEWER FLUSHING POINT
- SEWER CONNECTIONS - EXISTING
- SEWER CONNECTION - PROPOSED

HIGH ZONE WATER AREA (1-40M)

NOTES

- SUPPLY CONNECTION POINTS FOR POWER AND COMMUNICATIONS TO BE CONFIRMED BY COUNTRY ENERGY AND TELSTRA RESPECTIVELY.
- REFER TO STORM WATER MANAGEMENT PLAN FOR PROPOSED STORM WATER SERVICES.
- REFER DRAWING NO'S 23-10955-07DA AND 23-10955-08DA FOR COMBINED ELECTRICAL/TELECOMMUNICATIONS TRENCH ARRANGEMENT. NOT SHOWN FOR CLARITY
- FOR LPSS COMPONENT DETAILS REFER DRAWING 23-10955-18DA.

WATER SUPPLY NOTES:

- ALLOTMENT WATER SERVICES:
 - INTERNAL USE ONLY OF POTABLE WATER. TANKS CONNECTED FOR TOILETS, SHOWERS, LAUNDRY ETC. WITH MAINS TOP-UP AND FIRST FLUSH TREATMENT.
 - NO CONNECTION OF TOWN WATER TO TANKS FOR EXTERNAL USE.
 - WATER SENSITIVE DEVICES TO BE INSTALLED FOR TOILETS, SHOWERS ETC.
 - THE FOLLOWING EXTERNAL WATER TANKS TO BE PROVIDED:
 - a. 10,000 LITRE TANK FOR INTERNAL USE;
 - b. 5,000 LITRE TANK FOR BUSHFIRE USE;
 - c. SEPARATE PROVISION FOR EXTERNAL USE;
- TELEMETRY TO BE PROVIDED TO RESERVOIR AND PUMP STATION TO ESC REQUIREMENTS.

NSW GOVERNMENT Planning

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Approved Section 75W Modification Application

No. 3 granted on the 1 May 2015

in respect to MP DA 172-7-2005

Signed [Signature]

Sheet No. 8 of 9

NOTES FOR REVISION (L):

- EXTENSION OF ROAD 2.
- REMOVAL OF SHARED DRIVEWAY.
- LOT LAYOUT AND BOUNDARIES CHANGES TO CREATE 32 LOTS.
- REMOVAL OF BUILDING ENVELOPES.
- STAGE 2B SUB STAGED TO 2B1 AND 2B2.

L	REVISED DA - STAGE 2B	RC	GD*	JW*	25.02.14
K	REVISED DA - STAGE 2B	RC	GD*	JW*	21.02.14
J	REVISED DA - STAGE 2B	RC	GD*	JW*	18.12.13
I	LOT BOUNDARIES 268 - 270 REVISED: LOT 271 DELETED	DP	JW*	JH*	06.08.12
H	LOTS 280 - 271 ENVELOPES DELETED	DP	JW*	JH*	12.06.12
No	Revision	Drawn	Job Manager	Project Director	Date

0 10 20 30 40 50m
SCALE 1:1000 AT ORIGINAL SIZE



Level 7, 16 Marcus Clarke Street
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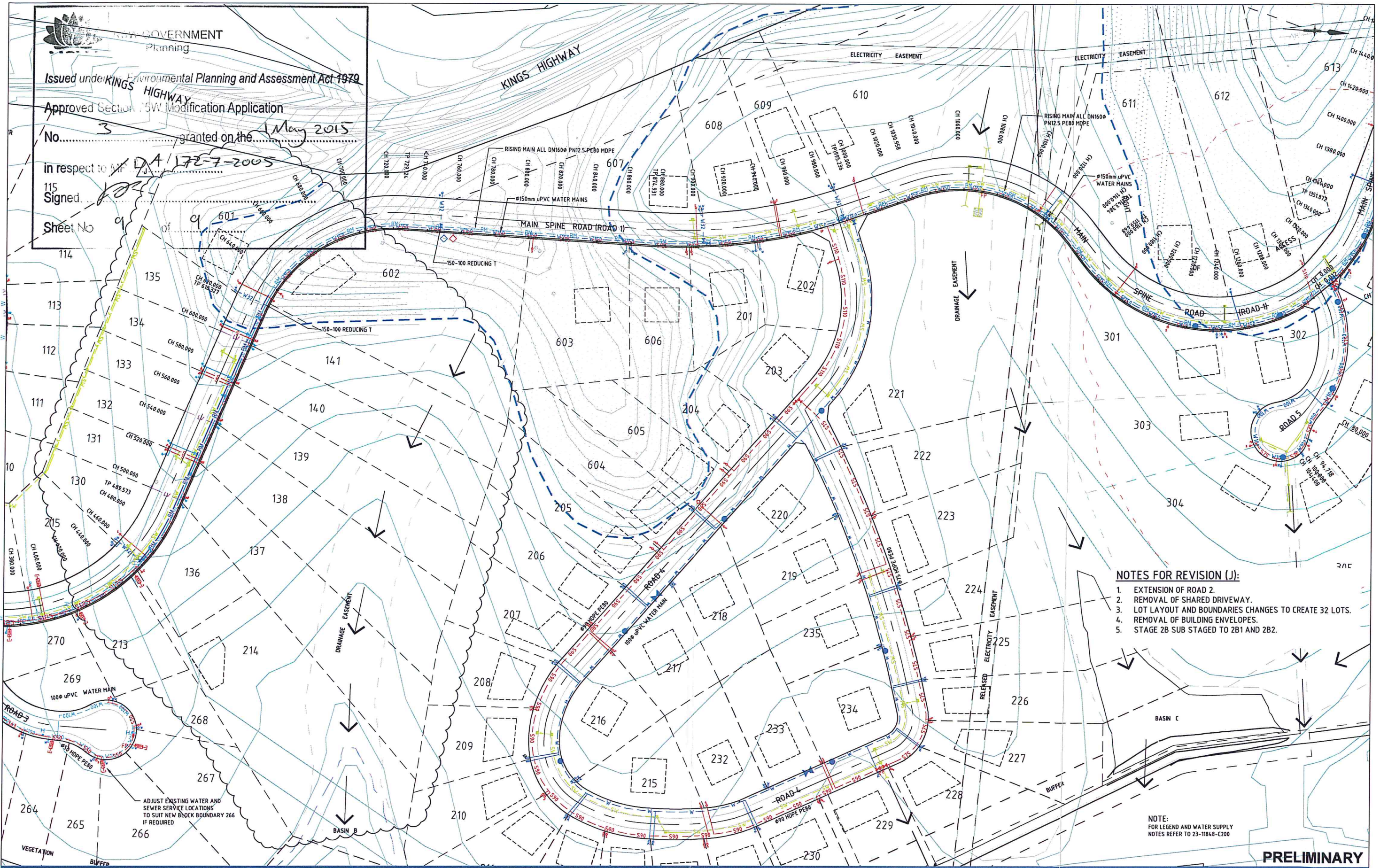
Drawn	SR	Designer	SOB
Drafting	JW*	Design	JW*
Check		Check	
Approved (Project Director)	J. WEARNE*		
Date	20.12.2007		
Scale	AS SHOWN		

This Drawing must not be used for Construction unless signed as Approved

Client **CANBERRA INVESTMENT CORPORATION**
Project **BAY RIDGE ESTATE**
Title **SERVICES PLAN**
PROPOSED SERVICES SHEET 1 OF 4

Original Size **A1** Drawing No: **23-11848-C200**

Rev: **L**



- NOTES FOR REVISION (J):**
1. EXTENSION OF ROAD 2.
 2. REMOVAL OF SHARED DRIVEWAY.
 3. LOT LAYOUT AND BOUNDARIES CHANGES TO CREATE 32 LOTS.
 4. REMOVAL OF BUILDING ENVELOPES.
 5. STAGE 2B SUB STAGED TO 2B1 AND 2B2.

NOTE:
FOR LEGEND AND WATER SUPPLY
NOTES REFER TO 23-11848-C200

PRELIMINARY

J	REVISED DA - STAGE 2B	RC	GD*	JW*	25.02.14
I	REVISED DA - STAGE 2B	RC	GD*	JW*	21.02.14
H	REVISED DA - STAGE 2B	RC	GD*	JW*	18.12.13
G	REVISED DA REISSUE	SR	JW*	JW*	20/12/07
F	REVISED BLOCK No.s	DP	PE	PE	11/10/06
No	Revision	Drawn	Job Manager	Project Director	Date
Note: * indicates signatures on original issue of drawing or last revision of drawing					



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Drawn	SR	Designer	SOB
Drafting	JW*	Design	JW*
Check		Check	
Approved	J.WEARNE*		
(Project Director)	20.12.2007		
Date			
Scale	AS SHOWN		
This Drawing must not be used for Construction unless signed as Approved			

Client	CANBERRA INVESTMENT CORPORATION		
Project	BAY RIDGE ESTATE		
Title	SERVICES PLAN PROPOSED SERVICES SHEET 2 OF 4		
Original Size	A1	Drawing No:	23-11848-C201
Rev:	J		