

30 April 2019

The Secretary
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

KING + CAMPBELL

ATTENTION: Mr Navdeep Singh Shergill

Dear Navdeep,

RE: STATE SIGNIFICANT DEVELOPMENT 18_9491
LAKE CATHIE PUBLIC SCHOOL REDEVELOPMENT
LOT 2 DP 1193553, OCEAN DRIVE, LAKE CATHIE
PORT MACQUARIE HASTINGS LGA
FOR ST VINCENT'S FOUNDATION PTY LTD

We refer to the abovementioned matter and write on behalf of St Vincent's Foundation Pty Ltd (SVF). SVF is the owner of Lot 48 DP 1230717 which adjoins Lot 2 DP 1193553, being the Lake Cathie Public School.

In February 2017, SVF received development consent DA 2016/465 for a 702 lot subdivision of its land. The approved subdivision layout in the vicinity of the Lake Cathie Public School is shown in the image below. A full copy of this approved plan is enclosed as Attachment 1.



urban design

civil engineering

architecture

town planning

landscape architecture

surveying

directors

Anthony Thorne

B Surv, MIS Aust
Grad Dip Planning (UTS)

David Tooby

B L Arch, AAILA
Registered Landscape Architect

Scott Marchant

B Surv (Hons)

Nigel Swift

B Arch, BA Arch, AIA
Nominated Architect
NSW Architects Registration Board No 7025
QLD Architects Registration Board No 3957

consultant

Paul Rowlandson

B Surv (Hons), MIS Aust

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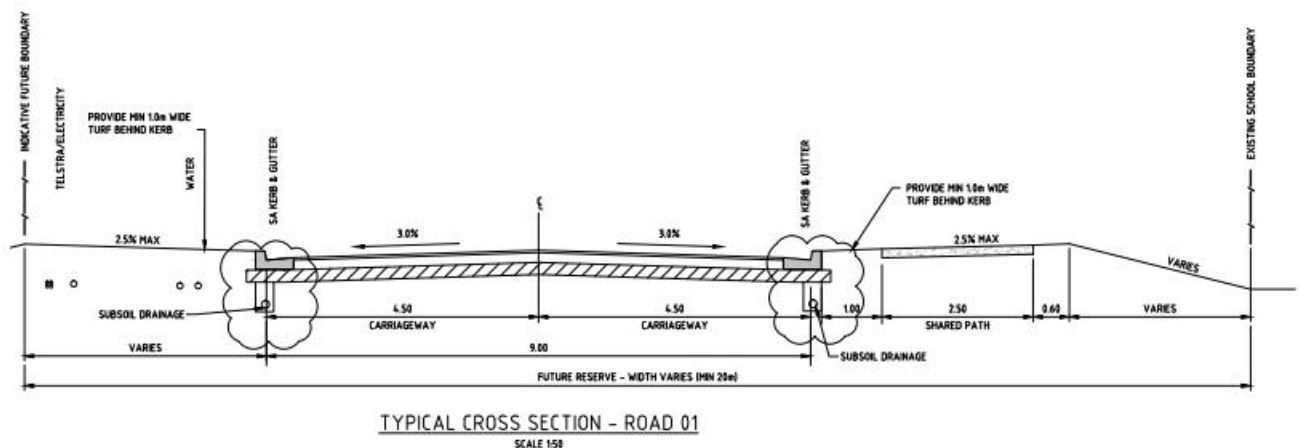
With respect to the status of the subdivision development in the vicinity of the school we note the following:

- Construction of the Collector Road (Road 01 or Wallum Drive) is now complete, with the exception of the placement of the final asphaltic seal. The land upon which the Collector Road has been constructed is still owned by SVF and is in the process of being dedicated to Council as a Public Road;
- Construction of the bulk earthworks required for the District Sporting Fields is now complete. The land comprising the District Sporting Fields is still owned by SVF and is in the process of being dedicated to Council as a Public Reserve;
- Port Macquarie Hastings Council has issued a Construction Certificate for Precinct A which is accessed from the Collector Road and comprises 68 residential lots. Work on Precinct A is anticipated to commence in the near future.

We have reviewed the information made available on the Department's website and provide the following comments for your consideration.

1. Dimensions of the Collector Road

The Environmental Impact Statement and Traffic & Parking Assessment Report lodged in support of the redevelopment of the school identify the Collector Road as being 11m wide with parking on both sides. In this regard we confirm that the Collector Road is not 11m wide and does not include parking on both sides. The Collector Road has been approved and constructed to be 9m wide with no designated parking on either side. A copy of the Construction Certificate plan for the Collector Road showing the cross-sectional properties of the road is enclosed as Attachment 2 and is partially reproduced below.



The road reserve width for the Collector Road and the adjacent subdivision layout have been determined based on the approved and constructed 9m wide carriageway and do not provide for an 11m wide carriageway.

In addition, the Construction Certificate issued for Precinct A is based on the Collector Road being 9m wide with sufficient verge width to provide for services, a concrete footpath and street trees. Copies of the relevant sheets of the Precinct A Construction Certificate are enclosed as Attachment 3.

2. Parking Demand

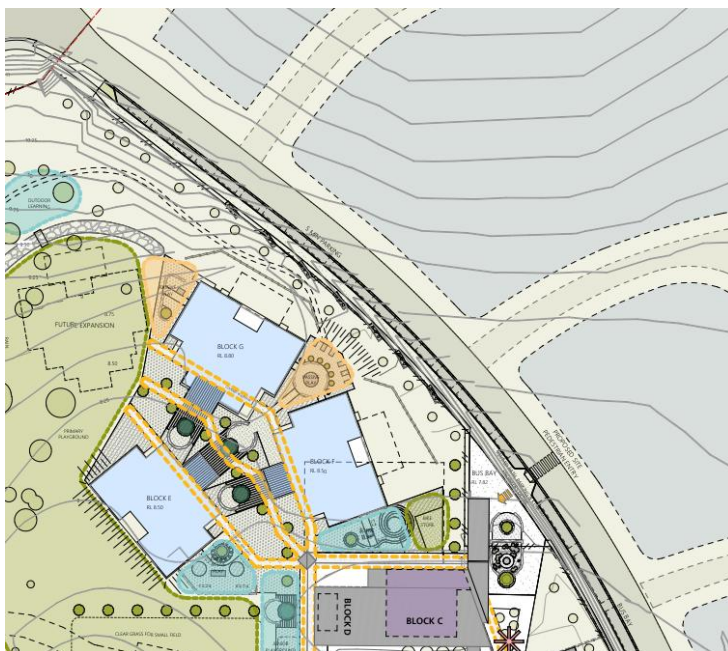
The Environmental Impact Statement and the Traffic & Parking Assessment Report submitted in support of the application notes that the redevelopment will provide for the student population of the school to increase from 215 to 430, however, it is intended to reduce the on-site car parking spaces provided from 58 to 40. We understand that 18 on-street drop off spaces are proposed on the school side of the Collector Road and that these spaces are to be time limited to 5 minutes.

The Traffic & Parking Assessment Report notes that the 18 on-street drop off spaces proposed off the Collector Road will work efficiently for the morning set down peak. However, the report notes that the success of the afternoon pick up will be reliant upon the successful implementation of a parent education program and marshalling of the area by staff. The report also notes that initial enforcement of the 5 minute time limit on the 18 on-street spaces may be necessary if unsafe traffic movements and queuing occurs.

In this regard the report does not provide any information with respect to the parking demand currently experienced at the school. In addition, the report does not provide any detailed analysis or commentary to support the proposed reduction in on-site parking or that 18 on-street spaces is sufficient to cater for demand. As such, we seek further information with respect to how the anticipated drop off and pick up demand has been determined.

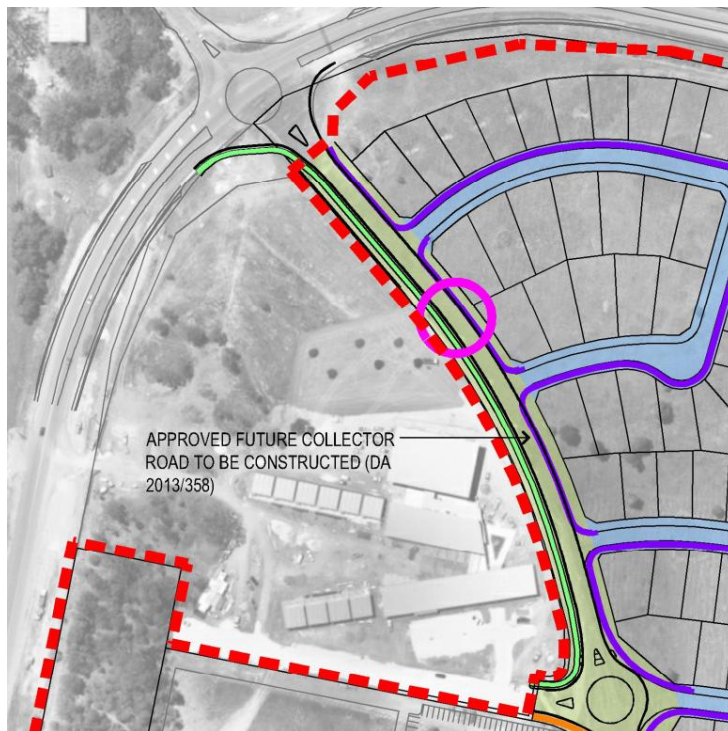
3. Proposed Crossing for the Collector Road

The Proposed Site Plan for the school redevelopment indicates that the pedestrian entry to the school, and the associated crossing of the Collector Road, is to be situated between the second and third subdivision roads from Ocean Drive (see image below).



Proposed Site Plan for School Redevelopment

For coordination purposes we note that this location is not consistent with the location anticipated in the subdivision DA 2016/465 which indicates the pedestrian crossing to be situated one street block further north (see circled location in image below).



Location of Pedestrian Crossing Approved in Subdivision DA 2016/465 (Proposed crossing location circled)

Thank you for the opportunity to provide a submission with respect to this matter.

Yours sincerely
King & Campbell Pty Ltd


Scott Marchant

cc client

encl Attachments 1, 2 & 3

LEGEND

- EXTENT OF SUBJECT DA
- EXISTING AND APPROVED CADASTRE
- PROPOSED RESIDENTIAL SUBDIVISION
- PMHC CONTOURS (0.5m INTERVALS)
- PROPOSED RESIDENTIAL SUBDIVISION PRECINCTS
- BUSHFIRE HAZARD LINE
- BUSHFIRE APZ(m) / BAL
- EXISTING TELSTRA SERVICE, APPROXIMATE LOCATION ONLY
- POTENTIAL DUAL OCCUPANCY LOT
- DWELLING AFFECTED BY NOISE MITIGATION - REFER TABLE

RECOMMENDED ACOUSTIC BUILDING CONSTRUCTION CATEGORY

PRECINCT A

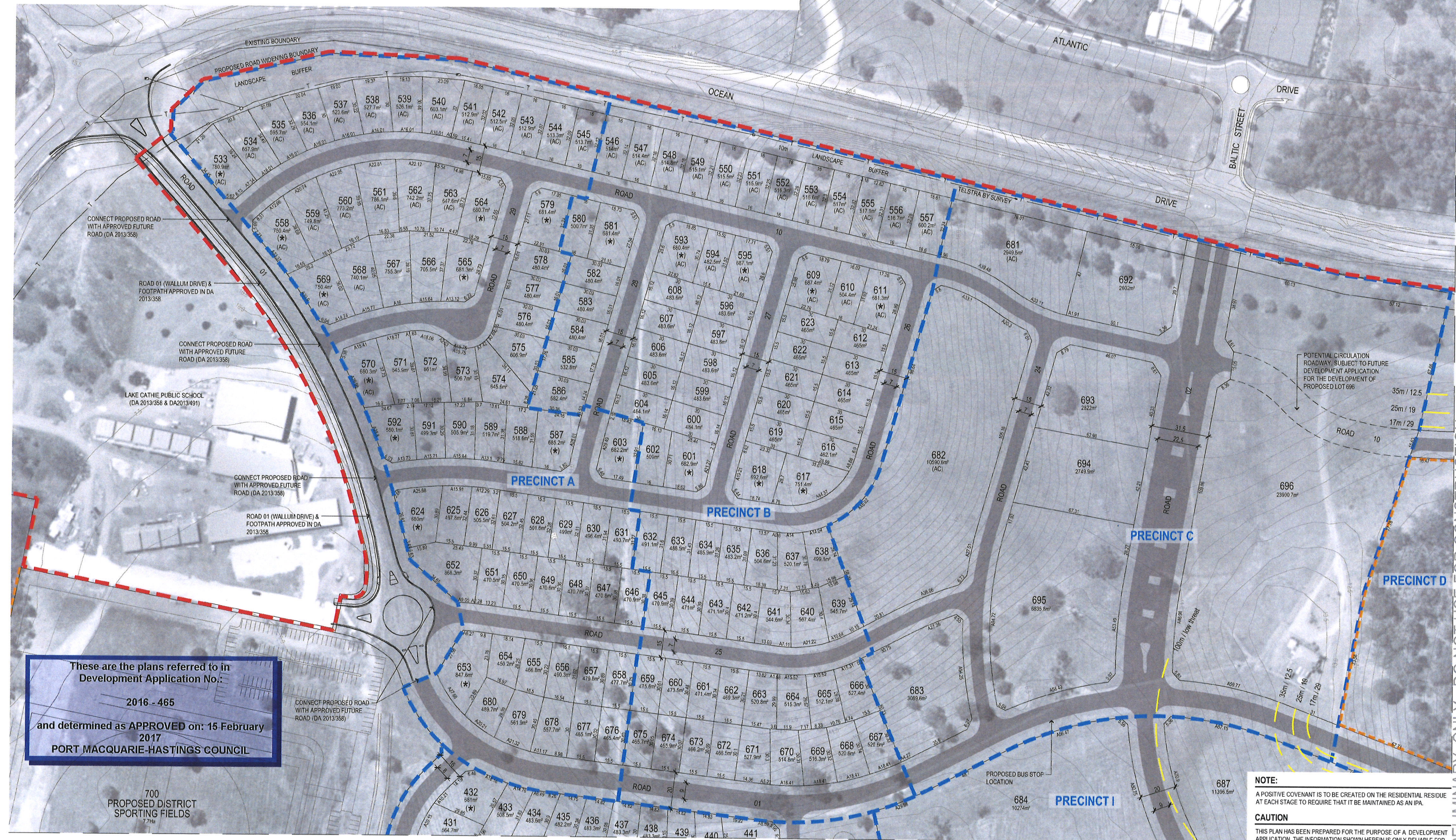
Lot	Construction category
533 to 545	Single storey
546	Two storey
547	2
548	2
549 to 563	1
564 to 570	2

PRECINCT B

Lot	Construction category
546 to 557	Single storey
558 to 565	2
566 to 570	1
571 to 576	2

PRECINCT C

Lot	Construction category
581	Single storey
582 (northern elevation)	2
583 to 587	2



FOR CONTINUATION REFER TO SUBDIVISION PRECINCT PLAN SHEET 4

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REV. A
DATE: 20.09.2016
DESCRIPTION: ISSUED FOR INFORMATION

BY: SC

DATUM: AHD
SCALE: 1:1000 @ A1
(1:2000 @ A3)
NOTE: DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE AUTHOR. THIS DRAWING BEING THE PROPERTY OF KING & CAMPBELL PTY. LTD. IS PROTECTED BY COPYRIGHT AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF KING & CAMPBELL PTY. LTD.
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PROJECT NO: 5709
DA NO: -
DESIGNED BY: DAT
DRAWN BY: SC
CHECKED BY: DAT
DATE CREATED: 04.2016

DRAWING TITLE: EXHIBIT 05C - SUBDIVISION PRECINCT PLAN SHEET 1

PROJECT: PROPOSED SUBDIVISION OF LOT 1 DP 1193553, LOTS 1.2.3 & 4 DP 1150758 AND LOT 5 DP 25886, OCEAN DRIVE LAKE CATHIE

CLIENT: ST VINCENT'S FOUNDATION

DRAWING NO: 5709P Exhibits
SHEET: 09
REVISION: A

NOTE:
A POSITIVE COVENANT IS TO BE CREATED ON THE RESIDENTIAL RESIDUE AT EACH STAGE OF CONSTRUCTION TO REQUIRE THAT IT BE MAINTAINED AS AN IPA.

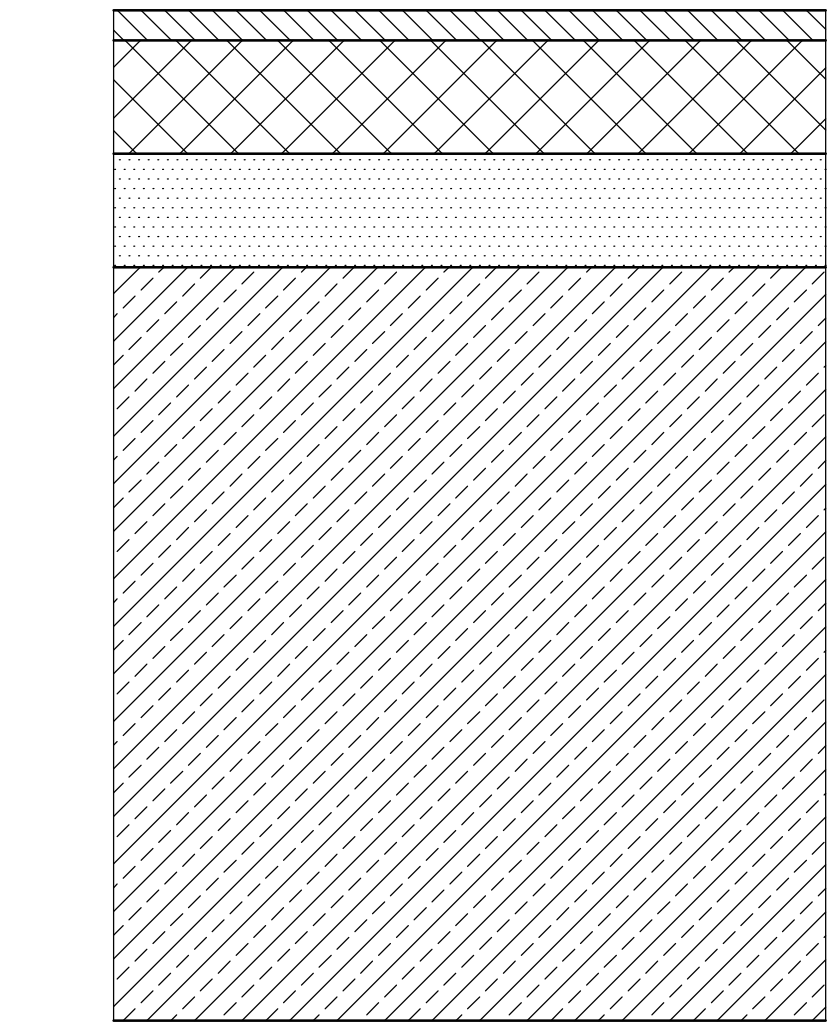
CAUTION
THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A DEVELOPMENT APPLICATION. THE INFORMATION SHOWN HEREIN IS ONLY RELIABLE FOR THE ABOVE PURPOSE. IT SHOULD NOT THEREFORE BE USED FOR ANY OTHER PURPOSE WITHOUT VERIFICATION.

A1

FOR CONTINUATION REFER TO SUBDIVISION PRECINCT PLAN SHEET 2

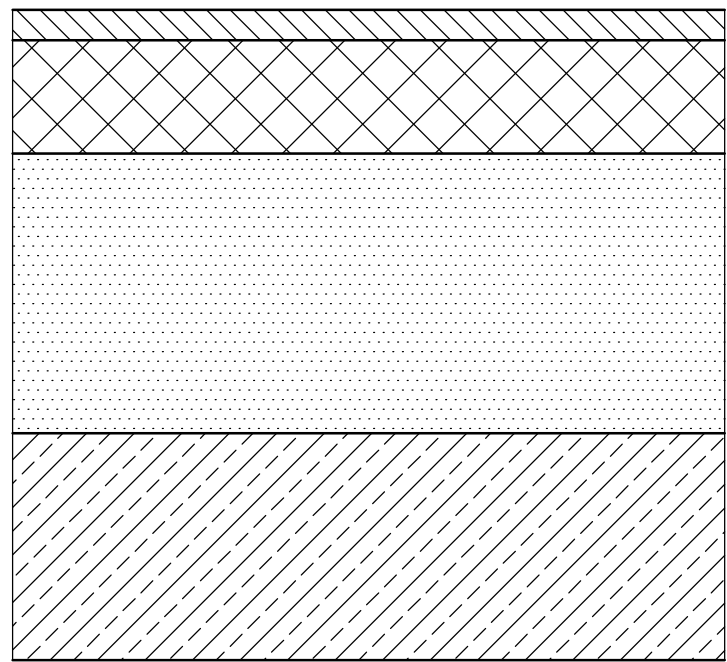
PRELIMINARY ONLY - DO NOT USE FOR CONSTRUCTION

DATE PLOTTED: 10 February 2017 3:22 PM BY: NAZMIE VAN HEERDEN
XREFs: TYPICAL SERVICES ALLOCATION DETAIL
CAD File: \\cardno\proj\gdp\al\AUS\NSW\Directory\Structure\Projects\899\0000\NA89913011 RAINBOW BEACH BONNY HILLS01 - RAINBOW BEACH011 - CC Documents\Drawings\NA89913011-CC01-1051.dwg



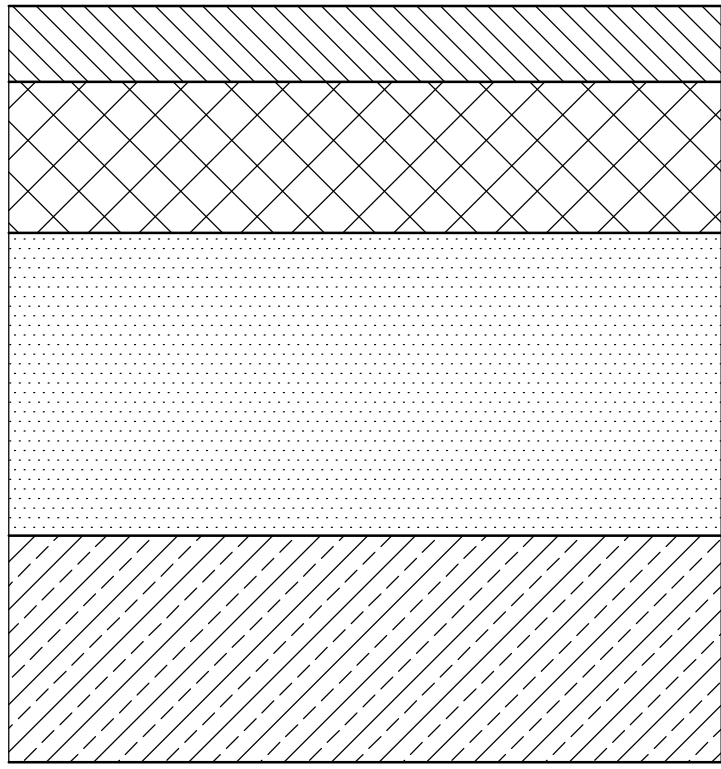
ESA 1x10⁶
DESIGN CBR 7.0% MIN (TO BE CONFIRMED ON SITE)

TYPICAL TYPE 1 PAVEMENT(CBR 7%)
N.T.S.



ESA 1x10⁶
DESIGN CBR 3.0% MIN (TO BE CONFIRMED ON SITE)

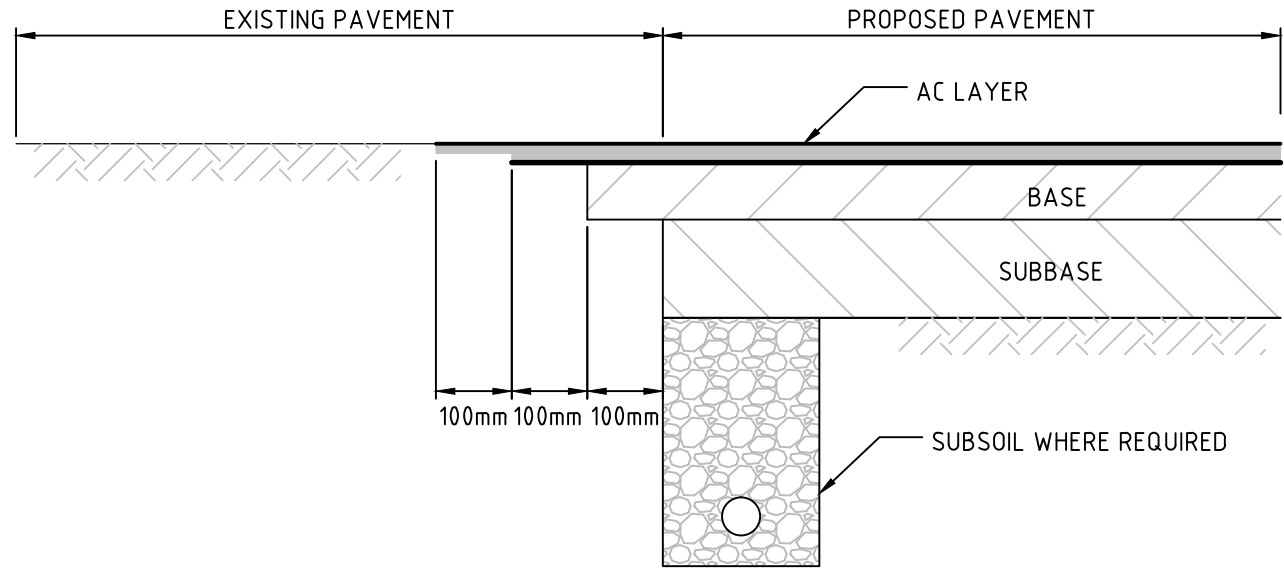
TYPICAL TYPE 1 PAVEMENT(CBR 3%)
N.T.S.



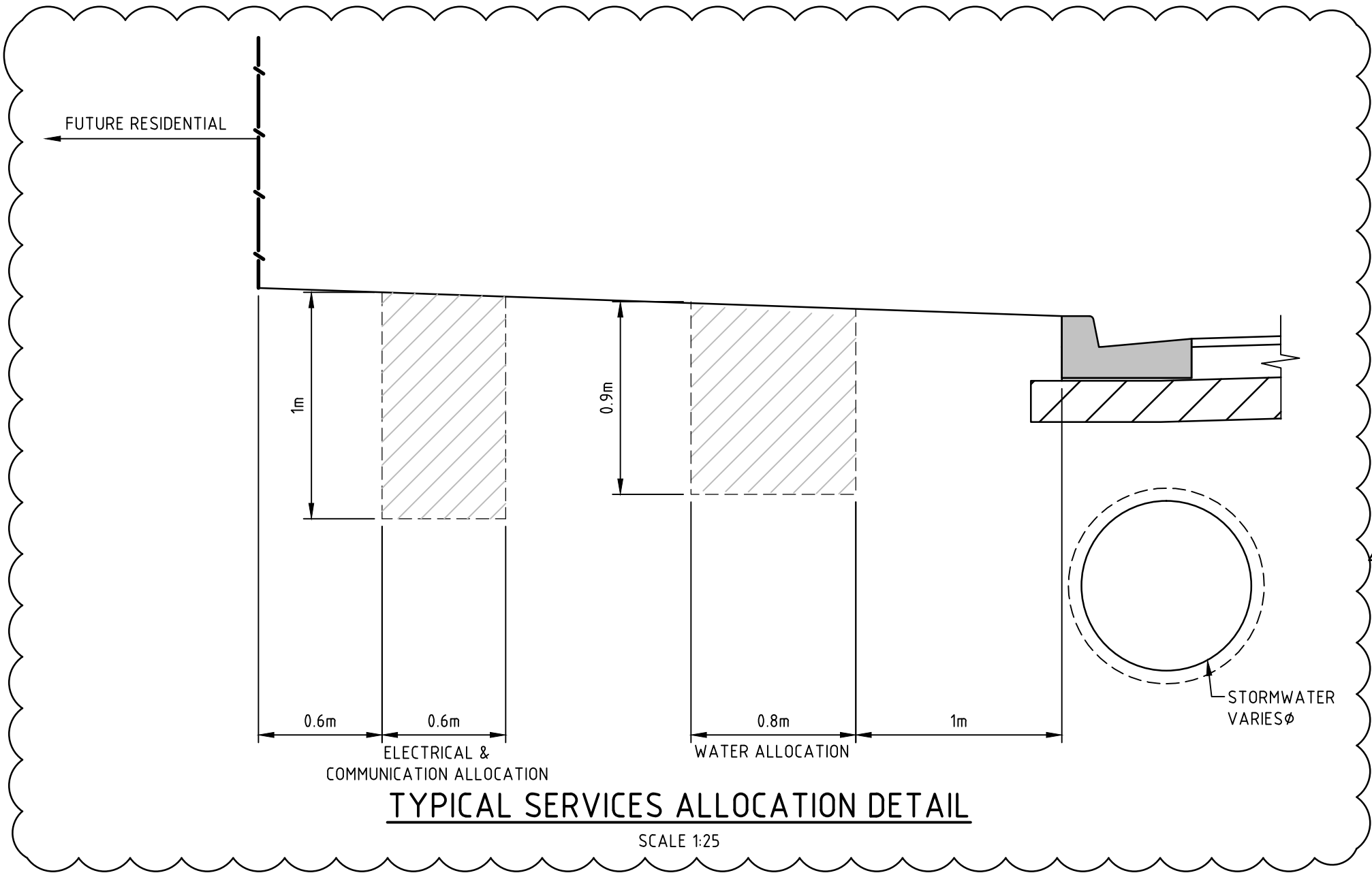
ESA 5x10⁷
DESIGN CBR 3.0% MIN (TO BE CONFIRMED ON SITE)

TYPICAL TYPE 2 PAVEMENT(CBR 3%)
ROUNDABOUT
N.T.S.

100mm SBS POLYMER MODIFIED AC10
7mm PRIMER SEAL
200mm BASE
400mm SUB BASE
COMPACTED SELECT SUBGRADE
(300mm THICK SELECT SUBGRADE, CBR = 15%)



TYPICAL ROAD PAVEMENT JOINTING DETAIL
N.T.S.



TYPICAL SERVICES ALLOCATION DETAIL
SCALE 1:25

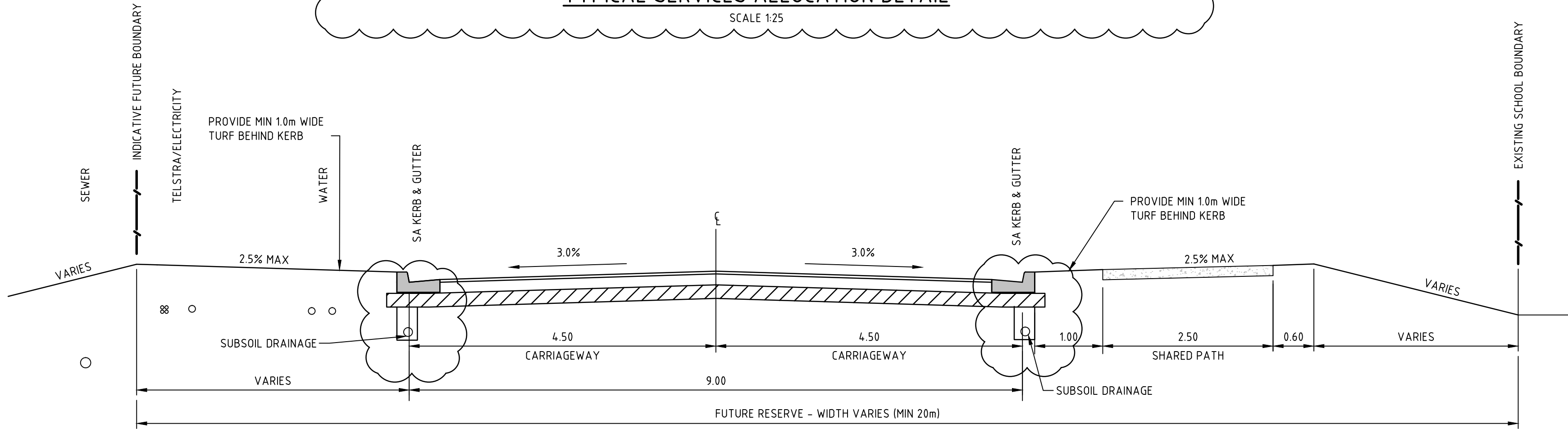
MATERIAL QUALITY AND COMPACTION REQUIREMENTS - FLEXIBLE PAVEMENT

PAVEMENT LAYER	MATERIAL QUALITY	COMPACTION REQUIREMENTS
ASHPALT	REFER TO PORT MACQUARIE HASTINGS COUNCIL AUSPEC-1 REQUIREMENTS	REFER TO PORT MACQUARIE HASTINGS COUNCIL AUSPEC-1 REQUIREMENTS
BASECOURSE	CBR~80%, PI~6%, GRADING IN ACCORDANCE WITH PORT MACQUARIE HASTINGS COUNCIL AUSPEC-1	COMPACT TO AT LEAST 98% DRY DENSITY RATIO MODIFIED (AS 1289.5.2.1)
SUBBASE	CBR~30%, PI~12%, GRADING IN ACCORDANCE WITH PORT MACQUARIE HASTINGS COUNCIL AUSPEC-1	COMPACT TO AT LEAST 98% DRY DENSITY RATIO MODIFIED (AS 1289.5.2.1)
SELECT SUBGRADE	CBR≥15%	COMPACT TO AT LEAST 98% DRY DENSITY RATIO MODIFIED (AS 1289.5.2.1)
SUBGRADE	CBR≥3.0/7.0%	REFER TO DOUGLAS PARTNERS' REPORT ON GEOTECHNICAL INVESTIGATION - PROPOSED RAINBOW BEACH RESIDENTIAL DEVELOPMENT - OCEAN DRIVE, LAKE CATHIE (MARCH 2013) FOR DETAILS OF THE PAVEMENT SPECIFICATION.

CBR - California bearing ratio PI - Plasticity Index

NOTES:

- DESIGN ESA ADPOTED FOR COLLECTOR ROADS FROM TABLE D.15. OF PORT MACQUARIE HASTING COUNCILS DEVELOPMENT DESIGN SPECIFICATIONS - GEOMETRIC ROAD DESIGN (URBAN AND RURAL)
- REFER TO DOUGLAS PARTNERS' REPORT ON GEOTECHNICAL INVESTIGATION - PROPOSED RAINBOW BEACH RESIDENTIAL DEVELOPMENT - OCEAN DRIVE, LAKE CATHIE (MARCH 2013) FOR DETAILS OF THE PAVEMENT SPECIFICATION.
- REFER TO PORT MACQUARIE HASTINGS COUNCIL STANDARD DRAWING ASD200 FOR DETAILS OF STANDARD KERB PROFILES.
- SHARED PATH TO BE CONSTRUCTED IN ACCORDANCE WITH PORT MACQUARIE HASTINGS COUNCIL STANDARD DRAWING ASD 104.



TYPICAL CROSS SECTION - ROAD 01
SCALE 1:50

These are the plans referred to in
Infrastructure Construction Certificate Application No.:
17.2013.0358.01
and determined as APPROVED on: 24 JANUARY 2018
PORT MACQUARIE-HASTINGS COUNCIL

0 1 2 3 4 5m
SCALE 1:50 @A1

9	10/02/2017	RE-ISSUED FOR APPROVAL REVISED AS CLOUDED	GN		
8	15/06/2016	RE-ISSUED FOR APPROVAL	GN		
7	20/05/2016	ISSUED FOR CONSTRUCTION CERTIFICATE	AWD	GN	GN
6	2/11/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	SJT	GN	ARM
5	6/10/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	SJT	GN	GN
4	22/01/2015	ISSUED FOR CONSTRUCTION CERTIFICATE	DAC	RL	ARM
3	19/01/2015	REVISED ROUNDABOUT DESIGN - ISSUED FOR CLIENT APPROVAL	DAC	ARM	ARM
2	01/12/2014	ISSUED FOR CLIENTS APPROVAL	BMS	RL	ARM
1	21/11/2014	ISSUED FOR CLIENT REVIEW	BMS	AM	
Rev.	Date	Description	Des.	Verif.	Appd.

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Drawn	BMS	Date	01/12/2014
Checked	ARM	Date	01/12/2014
Designed	DAC	Date	01/12/2014
Verified	RL	Date	01/12/2014
Approved			
ARM		01/12/2014	

Client	ST VINCENT'S FOUNDATION
Project	RAINBOW BEACH - BONNY HILLS COLLECTOR ROAD CONSTRUCTION CERTIFICATION
Title	TYPICAL CROSS SECTION AND PAVEMENT DETAILS

Status	FOR APPROVAL
DATUM	AHD
DATE	03/11/14
Scale	As Shown
Size	A1
Drawing Number	NA89913011-CC01-1051
Revision	9

LEGEND

- SITE PROPERTY BOUNDARY
PROPOSED LOT BOUNDARIES
EXISTING ADJOINING LOT BOUNDARIES
DA APPROVED LOT BOUNDARIES
EASEMENT
FINISHED SURFACE CONTOURS
(A) PROPOSED EASEMENT TO DRAIN WATER 1.5m WIDE
(B) PROPOSED EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 7m WIDE
(C) PROPOSED EASEMENT FOR UNDERGROUND POWERLINES 4.2m x VARIABLE LENGTH
(D) PROPOSED RIGHT OF CARRIAGEWAY 20m WIDE
STAGING LINE & MARKERS (ROADWORKS & DRAINAGE ONLY)
EXISTING TREE TO BE REMOVED, CHIPPED AND STOCKPILED ONSITE FOR LATER REUSE
PROPOSED STREET TREES REFER TO LANDSCAPE PLAN SHEET 61
EXISTING SEWER MAIN
EXISTING ELECTRICITY
EXISTING OVERHEAD POWER LINES
EXISTING WATER MAIN STOP VALVE AND HYDRANT
EXISTING NON POTABLE WATER MAIN STOP VALVE AND HYDRANT
EXISTING STORMWATER
EXISTING TELSTRA SERVICE PILLAR AND PIT
EXISTING LIGHT POLE
EXISTING ELECTRICAL PIT
EXISTING POWER POLE
EXISTING STREET SIGN
EXISTING STAKE
STORMWATER PIT LABEL
STORMWATER (INC MINOR LINES)
STORMWATER GGP, GRATED PIT, JUNCTION PIT AND JUNCTION
APPROVED STORMWATER DRAINAGE CC 17.2013.0358.01
POTABLE WATERMAIN
NON-POTABLE WATERMAIN
GRAVITY SEWER (INC MINOR LINES), MAINTENANCE SHAFT, AND JUNCTION
STREET NAME SIGN
SSM TO BE INSTALLED
PROPOSED CONCRETE FOOTPATH
PROPOSED ASPHALTIC CONCRETE ROAD
PROPOSED TEMPORARY TURNING HEAD, REFER TO SHEET 40 FOR DETAILS

PIT SCHEDULE

REFER SHEET 49 FOR STORMWATER PIT SCHEDULE

EXISTING STOCKPILES NOTE:

IT IS THE INTENTION THAT THE EXISTING STOCKPILES WITHIN PRECINCT A AREA ARE TO BE USED FOR THE DISTRICT SPORTING FIELD EARTHWORKS. FINAL STOCKPILES TO BE DETERMINED PRIOR TO CONSTRUCTION COMMENCING.



NOTE

EXISTING SERVICES SHOWN ON THIS PLAN ARE NOT GUARANTEED COMPLETE OR CORRECT AND HAVE BEEN SOURCED FROM INFORMATION SUPPLIED BY THE RELEVANT SERVICE AUTHORITIES AND/OR FIELD INVESTIGATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND LEVEL OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

These are the plans referred to in
Infrastructure Construction Certificate Application No. 2016.465.2
and determined as APPROVED on: 27/9/2018
PORT MACQUARIE-HASTINGS COUNCIL.

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REV.	DATE	DESCRIPTION
A	25.05.2018	ISSUED FOR CONSTRUCTION CERTIFICATE APPLICATION
B	31.01.2018	ISSUED FOR CONSTRUCTION CERTIFICATE APPROVAL

BY
SC
SC

DATUM: AHD

SCALE: 1:500 @ A1
(1:1000 @ A3)

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PROJECT NO:	5709
DA NO.:	2016/465
DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	SRM
DATE CREATED:	JULY 2017

DRAWING TITLE:

ROADWORKS AND DRAINAGE PLAN 01

PROJECT:

PRECINCT A, PROPOSED SUBDIVISION OF LOT 64 DP 1226839, LOTS 1, 2, 3 & 4 DP 1150758 AND LOT 5 DP 25886, OCEAN DRIVE, LAKE CATHIE

CLIENT:

ST VINCENT'S FOUNDATION

DRAWING NO:

5709_Prec_A_Plan

SHEET:

05

REVISION:

B

A1

LEGEND

- SITE PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARIES
- EXISTING ADJOINING LOT BOUNDARIES
- DA APPROVED LOT BOUNDARIES
- EASEMENT
- FINISHED SURFACE CONTOURS
- (A) PROPOSED EASEMENT TO DRAIN WATER 1.5m WIDE
- (B) PROPOSED EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 7m WIDE
- (C) PROPOSED EASEMENT FOR UNDERGROUND POWERLINES 4.2m x VARIABLE LENGTH
- (D) PROPOSED RIGHT OF CARRIAGEWAY 20m WIDE
- (E) PROPOSED EASEMENT FOR UNDERGROUND POWERLINES 2m WIDE
- (F) PROPOSED RIGHT OF CARRIAGEWAY 6m WIDE & VARIABLE
- STAGING LINE & MARKERS (ROADWORKS & DRAINAGE ONLY)
- EXISTING TREE TO BE REMOVED, CHIPPED AND STOCKPILED ONSITE FOR LATER REUSE
- PROPOSED STREET TREES REFER TO LANDSCAPE PLAN SHEET 61
- EXISTING SEWER MAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER MAIN STOP VALVE AND HYDRANT
- EXISTING NON POTABLE WATER MAIN STOP VALVE AND HYDRANT
- EXISTING STORMWATER
- EXISTING TELSTRA SERVICE PILLAR AND PIT
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL PIT
- EXISTING POWER POLE
- EXISTING STREET SIGN
- EXISTING STAKE
- STORMWATER PIT LABEL
- STORMWATER (INC MINOR LINES)
- STORMWATER GGP, GRATED PIT, JUNCTION PIT AND JUNCTION
- APPROVED STORMWATER DRAINAGE CC 17.2013.0358.01
- POTABLE WATERMAIN
- NON-POTABLE WATERMAIN
- GRAVITY SEWER (INC MINOR LINES), MAINTENANCE SHAFT, AND JUNCTION
- STREET NAME SIGN
- SSM TO BE INSTALLED
- PROPOSED CONCRETE FOOTPATH
- PROPOSED ASPHALTIC CONCRETE ROAD
- PROPOSED TEMPORARY TURNING HEAD, REFER TO SHEET 40 FOR DETAILS.

PIT SCHEDULE

REFER SHEET 49 FOR STORMWATER PIT SCHEDULE

EXISTING STOCKPILES NOTE:

IT IS THE INTENTION THAT THE EXISTING STOCKPILES WITHIN PRECINCT A AREA ARE TO BE USED FOR THE DISTRICT SPORTING FIELDS EARTHWORKS. FINAL STOCKPILES TO BE DETERMINED PRIOR TO CONSTRUCTION COMMENCING.



NOTE

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REV.	DATE	DESCRIPTION	BY
A	25.05.2018	ISSUED FOR CONSTRUCTION CERTIFICATE APPLICATION	SC
B	31.01.2018	ISSUED FOR CONSTRUCTION CERTIFICATE APPROVAL	SC

DATUM: AHD
SCALE: 1:500 @ A1
(1:1000 @ A3)

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PROJECT NO:	5709	DRAWING TITLE:	ROADWORKS AND DRAINAGE PLAN 02
DA NO.:	2016/465	DESIGNED BY:	SC
DRAWN BY:	SC	PROJECT:	PRECINCT A, PROPOSED SUBDIVISION OF LOT 64 DP 1226839, LOTS 1, 2, 3 & 4 DP 1150758 AND LOT 5 DP 25886, OCEAN DRIVE, LAKE CATHIE
CHECKED BY:	SRM	CLIENT:	ST VINCENT'S FOUNDATION
DATE CREATED:	JULY 2017	DRAWING NO.:	5709_Prec_A_Plan
		SHEET:	06
		REVISION:	B

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A1