



13 - 550' - 1

and is subject to conditions as shown on that
Consent

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

CLIENT

PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4)
LOT SUBDIVISION

LOCATION

No. 686 Marsh Road, Bobs Farm, NSW, 2316

SITE

Lot 1 DP 774965

DRAWING TITLE
Plans - SITE

SCALE

1:2000

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

10159

DRAWING No.

DA01



PORT STEPHENS COUNCIL
This plan relates to Development Consent No.
13-550-1
and is subject to conditions as shown on that
Consent



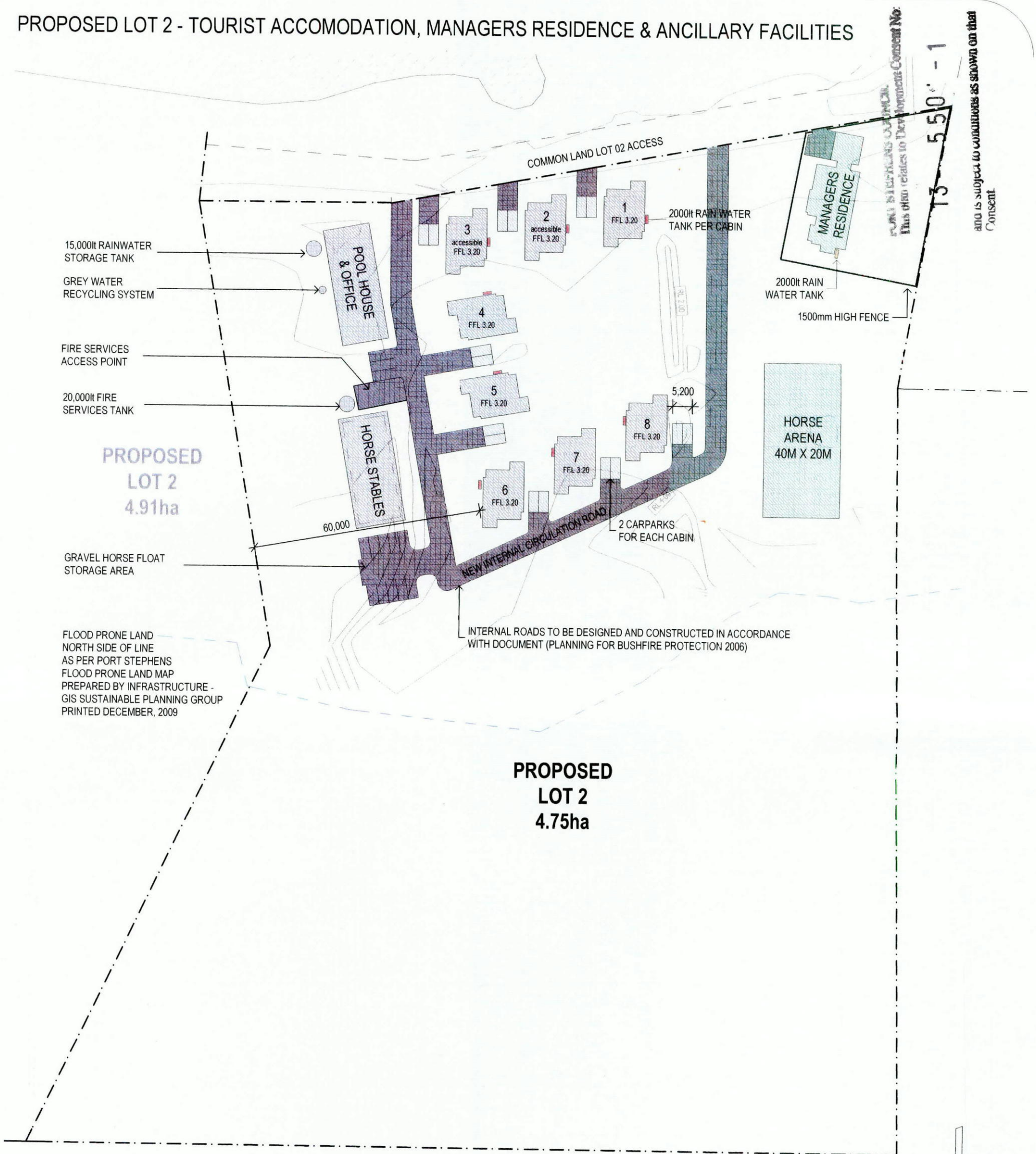
acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 953
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

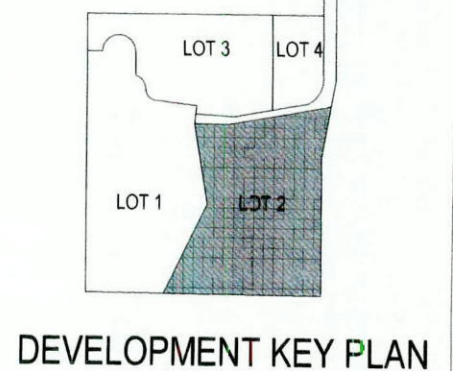
CLIENT
[REDACTED]
PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4)
LOT SUBDIVISION
LOCATION
No. 686 Marsh Road, Bobs Farm, NSW, 2316
SITE
Lot 1 DP 774965

DRAWING TITLE			
Plans - Site Subdivision			
SCALE	DATE	PROJECT No.	DRAWING No.
1:2000	22/04/2014	10159	DA02
STATUS	DRAWN BY		
DA	SAH		

PROPOSED LOT 2 - TOURIST ACCOMODATION, MANAGERS RESIDENCE & ANCILLARY FACILITIES



1 LOT 2 SITE PLAN
1:1000



acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

CLIENT

PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4)
LOT SUBDIVISION

LOCATION

No. 686 Marsh Road, Bobs Farm, NSW, 2316

SITE

Lot 1 DP 774965

DRAWING TITLE

Lot 2 - LOT 02 SITE PLAN

SCALE

1:1000

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

10159

DRAWING No.

DA03

BASIX COMMITMENTS CABINS & MANAGER'S RESIDENCE

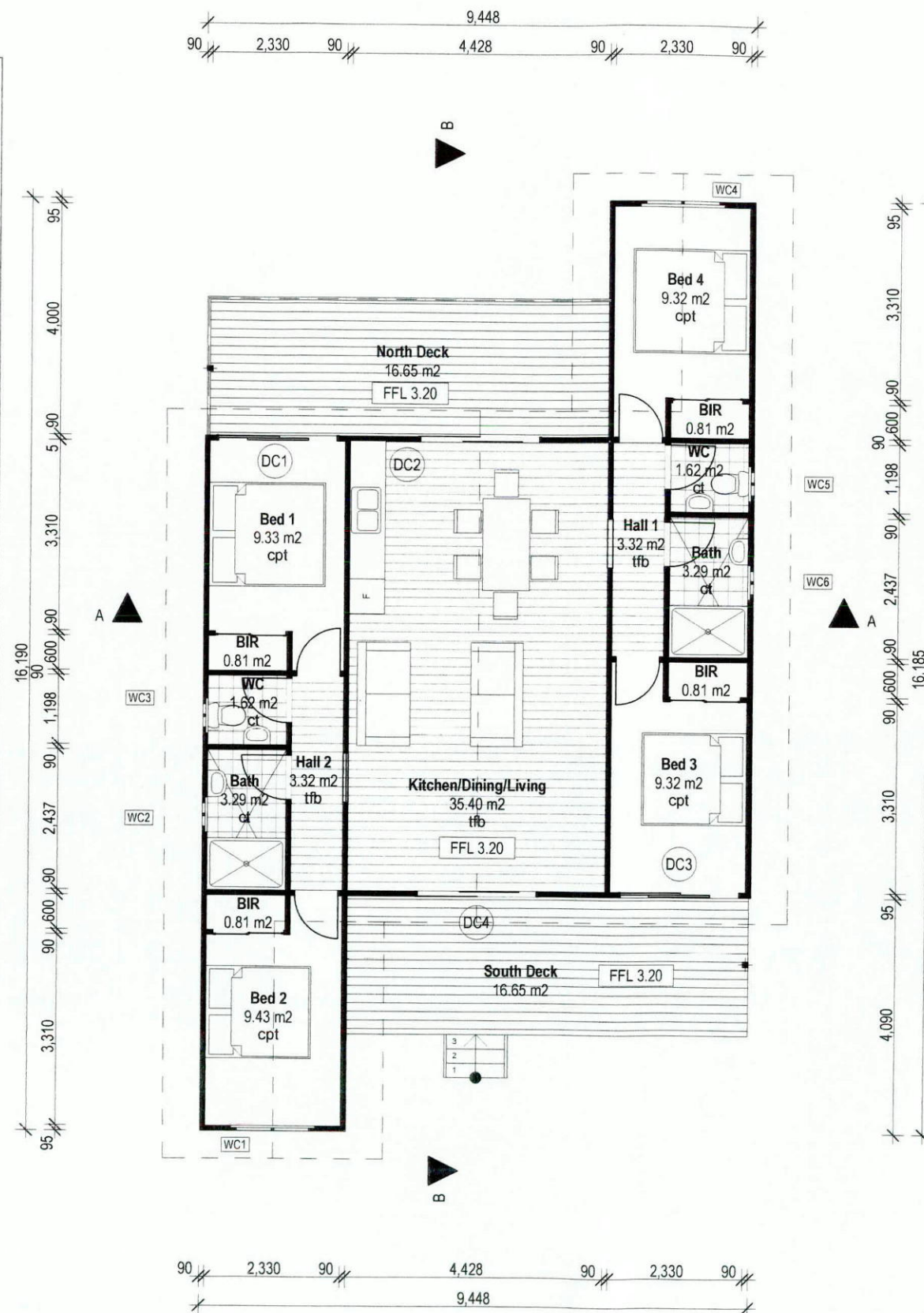
THE FOLLOWING TO BE INSTALLED:

- SHOWER HEADS 3 STAR > 4.5 <= 6L/M
- BASIN TAPS 6 STAR
- KITCHEN TAPS 6 STAR
- TOILETS 5 STAR

THE FOLLOWING CONNECTED TO RAINWATER TANK:

- ALL TOILETS
 - AT LEAST ONE OUTDOOR TAP
- 126m2 OF ROOF AREA CONNECTED TO MIN. 2000L RAINWATER TANK

- ELECTRIC INSTANTANEOUS HOT WATER SYSTEM
ONE (1) CLOTHESLINE
NATURAL VENTILATION TO BATHROOM AND WC
NATURAL VENTILATION TO KITCHEN
COMPACT FLOURESCENT LAMPS THROUGHOUT
INDUCTION COOK TOP & ELECTRIC OVEN
COOLING - LIVING - 1 PHASE AIRCONDITIONING (3 STAR)
BEDROOMS - NO ACTIVE COOLING
HEATING - LIVING - 1 PHASE AIRCONDITIONING (3 STAR)
BEDROOMS - NO ACTIVE HEATING



Window List Cabins N/S				
ID	Height	Width	Glazed Area	Glazing
WC1	1,020	1,438	1.47	Single low e
WC2	600	600	0.36	Single Obscure
WC3	600	600	0.36	Single Obscure
WC4	1,020	1,438	1.47	Single low e
WC5	600	600	0.36	Single Obscure
WC6	600	600	0.36	Single Obscure

Door List Cabins N/S				
ID	Height	Width	Glazed Area	Glazing
DC1	2,100	2,100	4.41	Single Low e
DC2	2,100	2,100	4.41	Single Low e
DC3	2,100	2,100	4.41	Single Low e
DC4	2,100	2,100	4.41	Single Low e

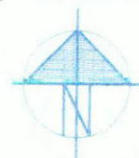
NOTE: LOW E GLAZING TO THOSE UNITS WITH NORTH/SOUTH ORIENTATION ONLY.
SINGLE CLEAR/OBSCURE GLAZING TO ALL WINDOWS & DOORS IN ALL OTHER ORIENTATIONS

13 - 550 - 1

and is subject to conditions as shown on that consent

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au



The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Typical Cabin Plan

SCALE

1:100, 1:1 @ A3

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

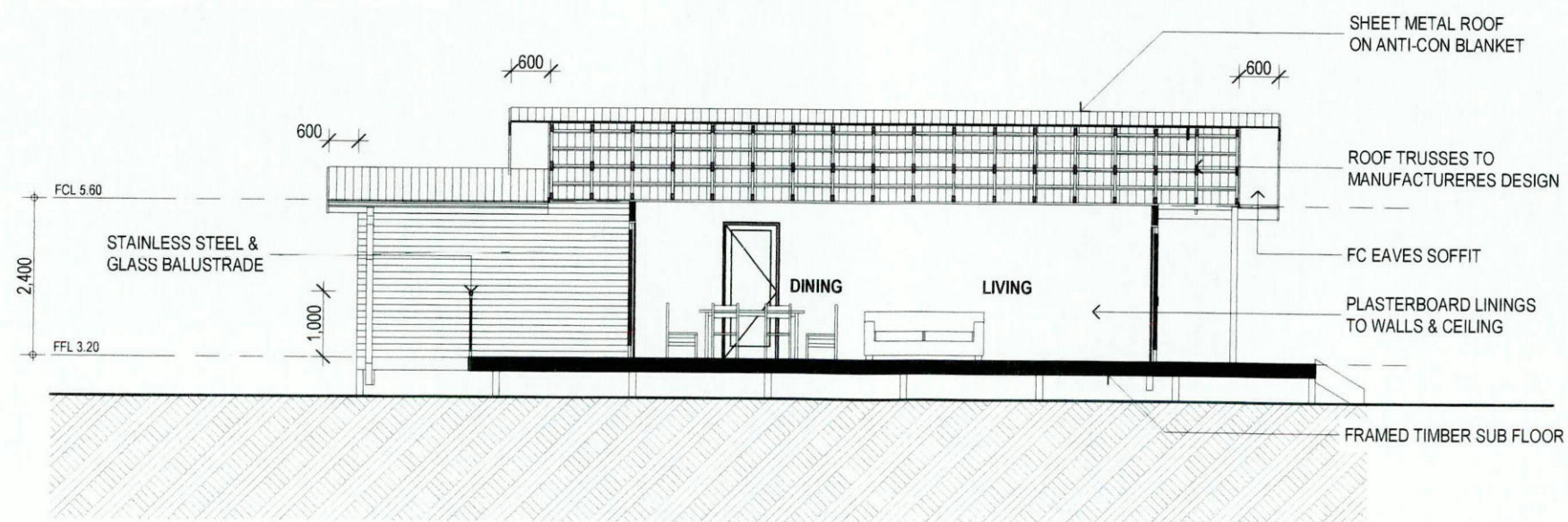
10159

DRAWING No.

DA04



Section A
1:100



Section B
1:100

PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that
Consent

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Typical Cabin Sections

SCALE

1:100 @ A3

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

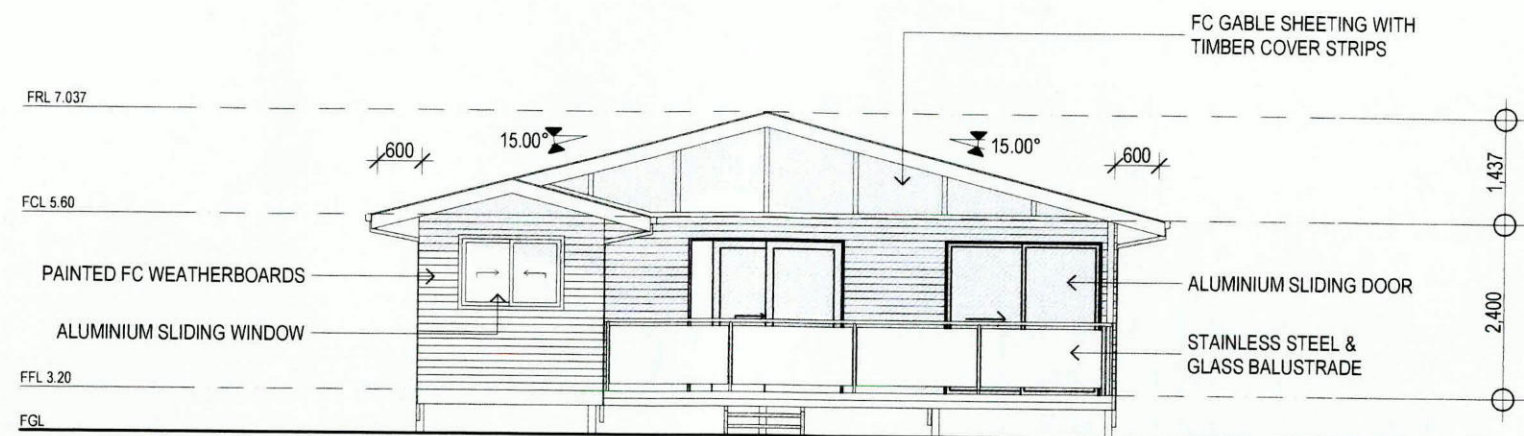
10159

DRAWING No.

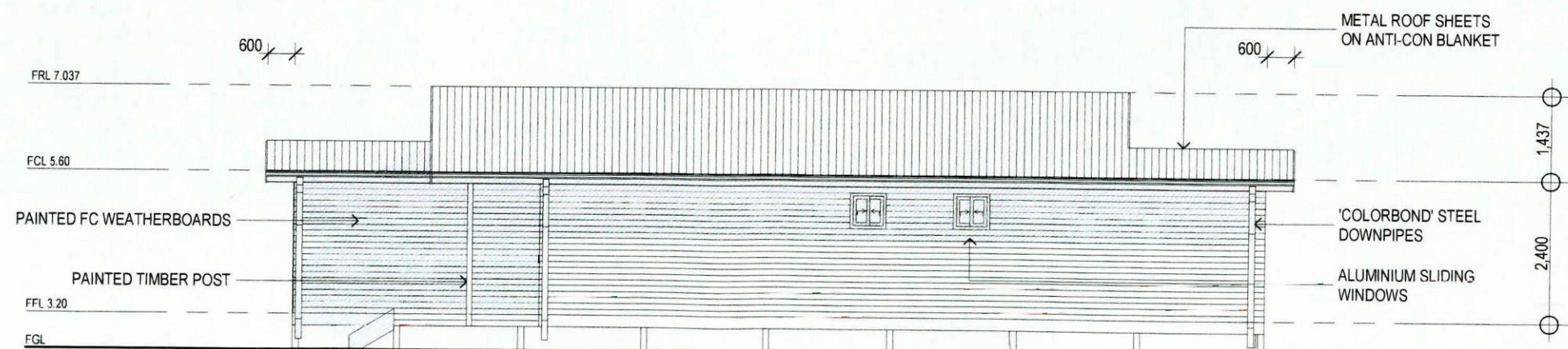
DA05

length in millimeters at full size

length in millimeters at full size



North
1:100



East
1:100

PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on the
Consent.

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Typical Cabin Elevations 1

SCALE

1:100 @ A3

DATE

22/04/2014

STATUS

DA

DRAWN BY

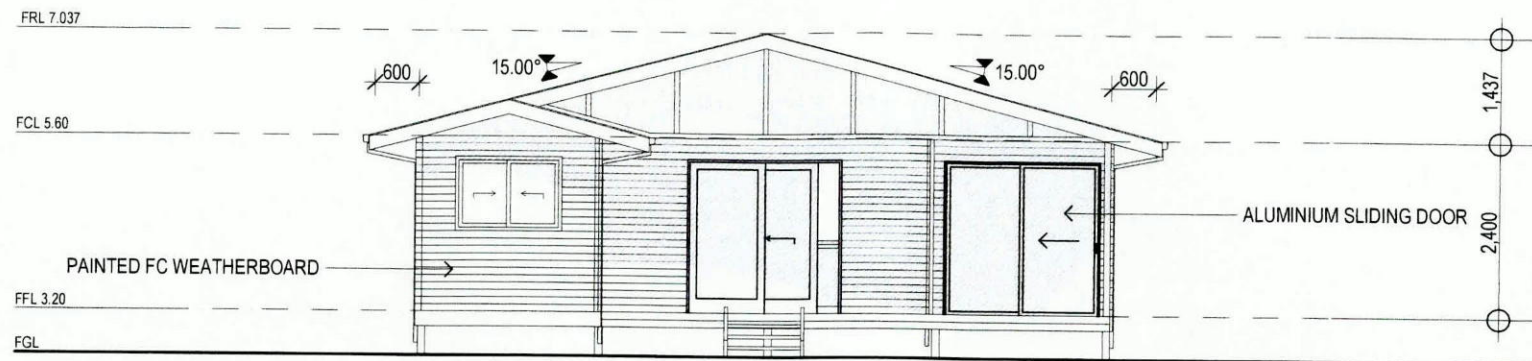
SAH

PROJECT No.

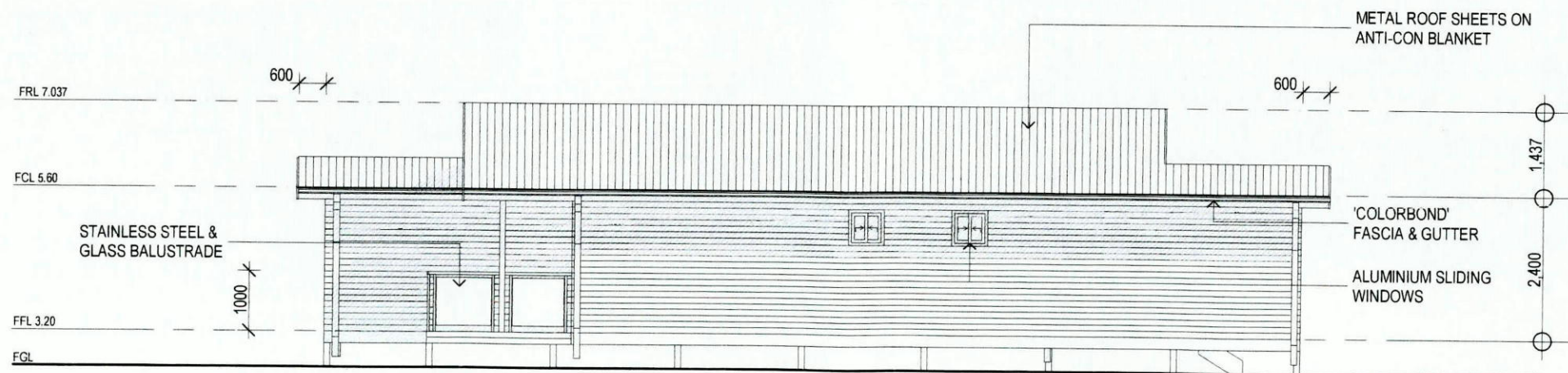
10159

DRAWING No.

DA06



South
1:100



West
1:100

POHO STEPHENS COUNCIL
This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that
Consent.

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

[REDACTED]

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Int 2 - Typical Cabin Elevations 2

SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

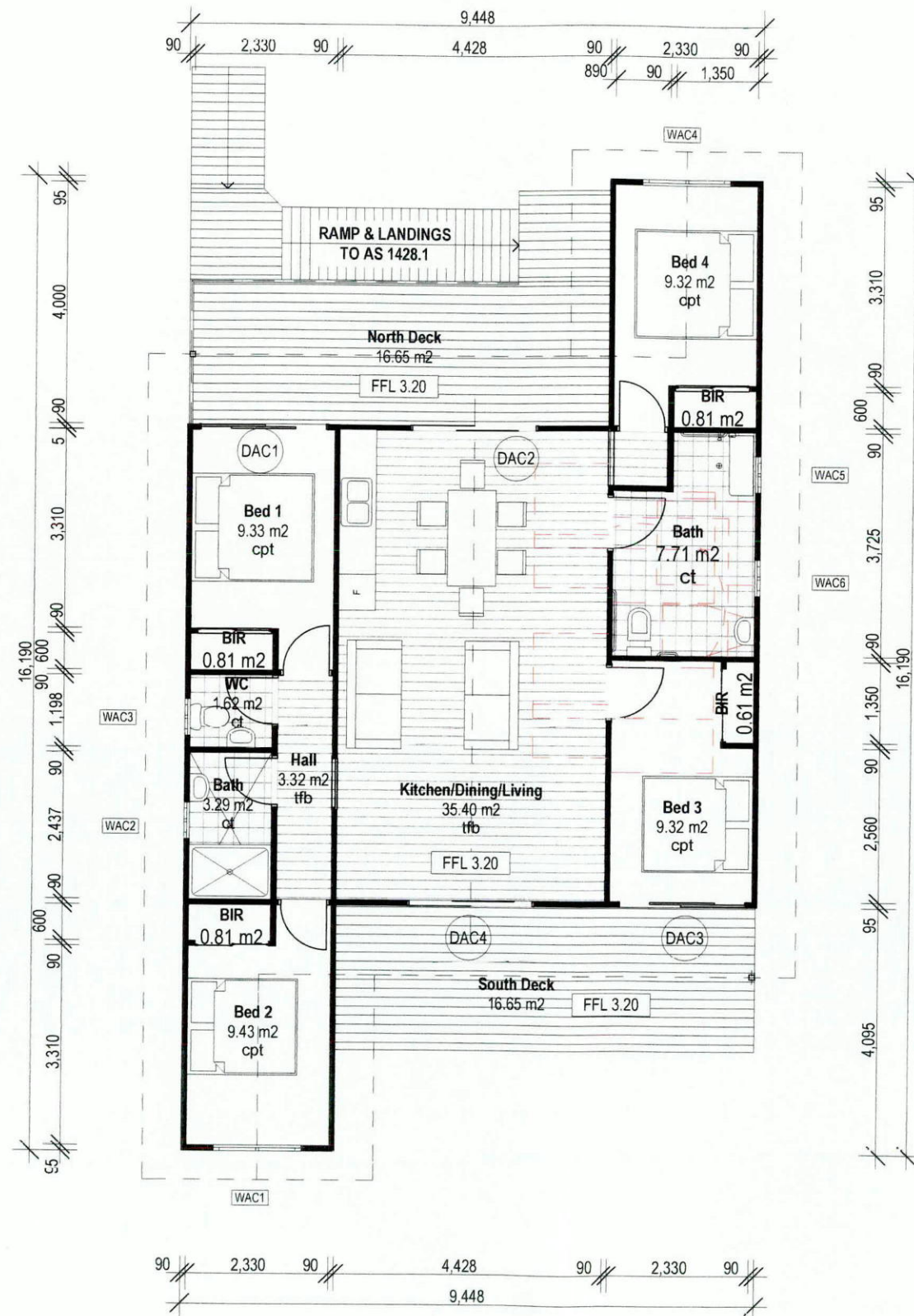
PROJECT No.

10159

DRAWING No.

DA07

length in millimeters at full size



Door List Cabins N/S Accessible				
ID	Height	Width	Glazed Area	Glazing
DAC1	2,100	2,100	4.41	Single Low e
DAC2	2,100	2,100	4.41	Single Low e
DAC3	2,100	2,100	4.41	Single Low e
DAC4	2,100	2,100	4.41	Single Low e

Window List Cabins N/S Accessible				
ID	Height	Width	Glazed Area	Glazing
WAC1	1,020	1,438	1.47	Single low e
WAC2	600	600	0.36	Single Obscure
WAC3	600	600	0.36	Single Obscure
WAC4	1,020	1,438	1.47	Single low e
WAC5	600	600	0.36	Single Obscure
WAC6	600	600	0.36	Single Obscure

NOTE: LOW E GLAZING TO THOSE UNITS WITH NORTH/SOUTH ORIENTATION ONLY.
SINGLE CLEAR/OBSCURE GLAZING TO ALL WINDOWS & DOORS IN ALL OTHER ORIENTATIONS

PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13 - 550' - 1

and is subject to conditions as shown on that Consent.



AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au



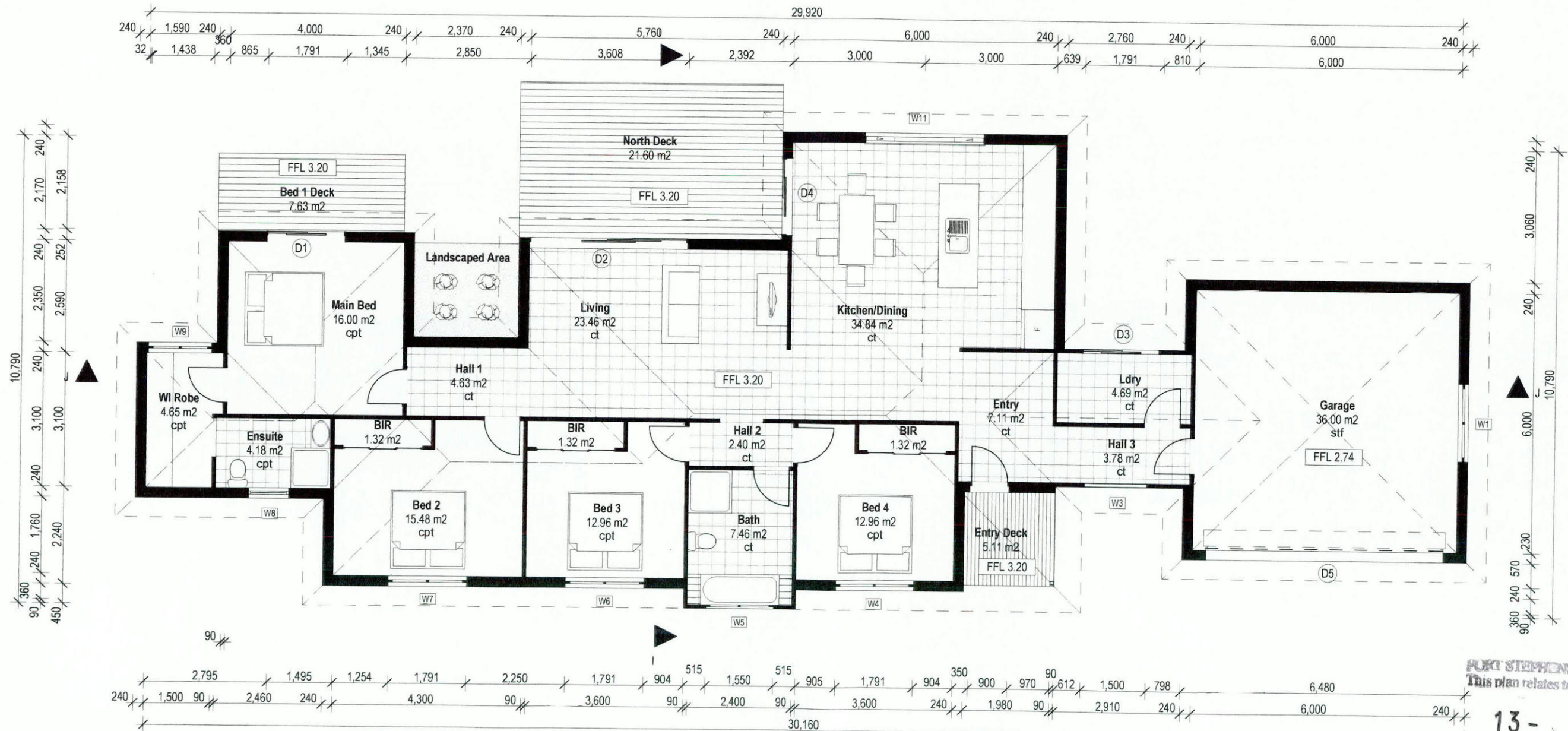
The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT
PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION
LOCATION
LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE		PROJECT No.		DRAWING No.	
Lot 2 - Accessible Cabin		10159		DA08	
SCALE	DATE	PROJECT No.		DRAWING No.	
1:100, 1:1 @ A3	22/04/2014				
STATUS	DRAWN BY				
DA	SAH				

Door List				
ID	Height	Width	Glazed Area	Glazing
D1	2,065	1,791	3.70	Single Clear
D2	2,100	3,608	7.58	Single Clear

Window List				
ID	Height	Width	Glazed Area	Glazing
W1	590	1,791	1.06	Single clear
W3	2,100	1,500	3.15	Single clear
W4	1,191	1,791	2.13	Single clear
W5	933	1,550	1.45	Single clear
W6	1,191	1,791	2.13	Single clear
W7	1,191	1,791	2.13	Single clear
W8	2,052	910	1.87	Single clear
W9	590	1,438	0.85	Single clear
W11	2,100	2,700	5.67	Single clear



PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13-550-1

and is subject to conditions as shown on that Consent.

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au



The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Manager's Residence Plan

SCALE

1:100, 1:1 @ A3

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

10159

DRAWING No.

DA09



Section I
1:100

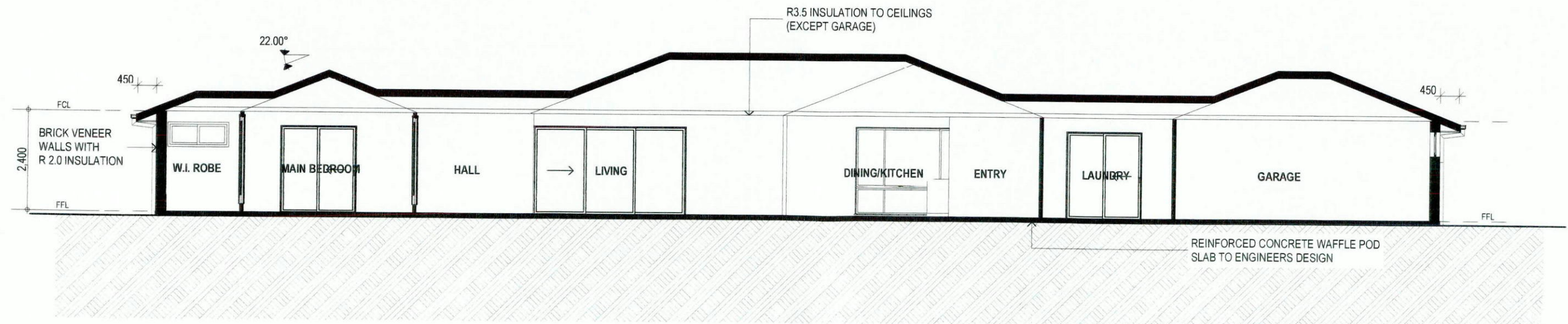
Assessor # 60618	Certificate # 64624159	Issued: 30 th August 2012
Thermal Performance Specifications		
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.		
Windows	Product ID	Detail
Generic	Single clear	Aluminium
Generic	Single tinted	Aluminium
Generic	Single Low e	Aluminium
Skylights	Product ID	Detail
Generic	Single clear	Aluminium
Generic	Single tinted	Aluminium
Generic	Single Low e	Aluminium
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.		
External walls	Construction	Detail
Brick Veneer	2.0	Medium
Brick Veneer	Nil	Medium
Weatherboard	2.0	Medium
Weatherboard	1.5	Medium
Internal walls	Construction	Detail
10mm Plasterboard on studs	Nil	Medium
Floors	Construction	Detail
85mm Waffle Pod Conc. Slab	1.31	Bare
85mm Waffle Pod Conc. Slab	1.31	Carpet
85mm Waffle Pod Conc. Slab	1.31	Ceramic tile
Timber	2.0	Bare
Timber	2.0	Carpet
Timber	2.0	Ceramic tile
Ceilings	Construction	Detail
10mm Plasterboard	Nil	Garage Only
10mm Plasterboard	R3.5	Throughout (Managers)
10mm Plasterboard	R3.5	Throughout (Cabins)
Roof	Construction	Detail
10mm Plasterboard on studs	Nil	Medium
Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland Blinds (default)	Nil	Nil
Fixed shading	Eaves (width - inc. gutters, h1 above windows)	Verandahs, Pergolas (type, description)
As per plans	As per plans	As per plans
Overshadowing	Overshadowing structures	Overshadowing trees
Nil	Nil	Nil
Orientation, Exposure, Ventilation and Infiltration		
Orientation of nominal north:	0	
Terrain category:	Open	
Roof ventilation:	Unventilated	
Subfloor openness:	On ground / Elevated	
Cross ventilation:	Standard	
Living area open to entry:	Yes	
Doors separate living areas:	No	
Stair open to heated areas:	No	
Seals to windows and doors:	Yes	
Exhaust fans without dampers:	No	
Ventilated skylights:	No	
Open fire, unfired gas heat:	No	
Vented downlights:	No	
Wall and ceiling vents:	No	

PORT STEPHENS COUNCIL
This plan relates to Development Consent No

13 - 550 - 1

and is subject to conditions as shown on that
Consent

ABSA Pty Ltd, Level 9 Elizabeth Towers 418A Elizabeth St Surry Hills NSW 2010
phone: 1300 889 438 fax: (02) 9281 9514 email: support@absa.net.au www.absa.net.au



Section J
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Manager's Residence Sections

SCALE

1:100, 1:1.99 @

A3

STATUS

DA

DATE

22/04/2014

DRAWN BY

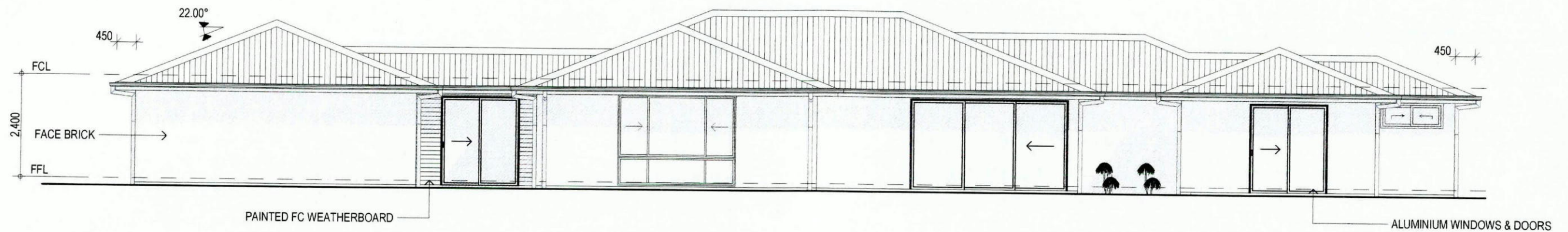
SAH

PROJECT No.

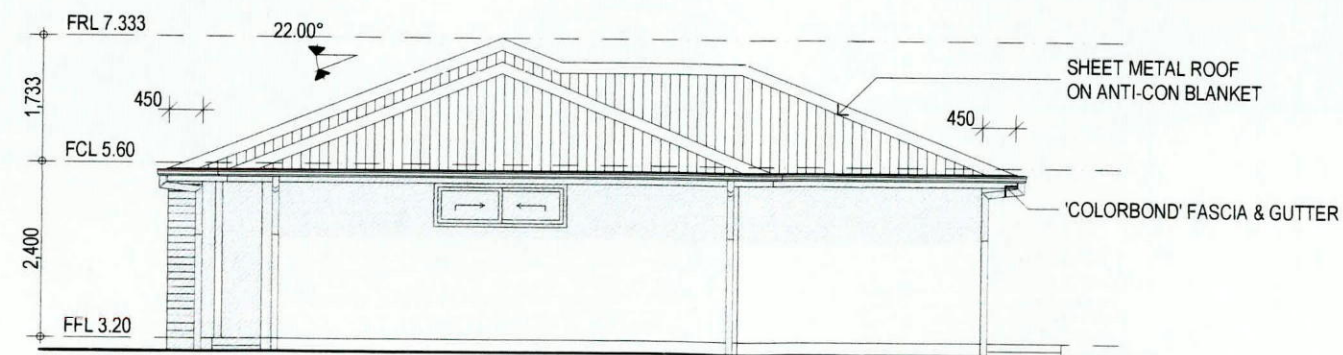
10159

DRAWING No.

DA10



North Manager's Residence
1:100



East Manager's Residence
1:100

13-550'-1
This plan relates to Development Consent No:

and is subject to conditions as shown on that consent

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Int 2 - Manager's Residence Elevations 1

SCALE

1:100 @ A3

DATE

22/04/2014

STATUS

DA

DRAWN BY

SAH

PROJECT No.

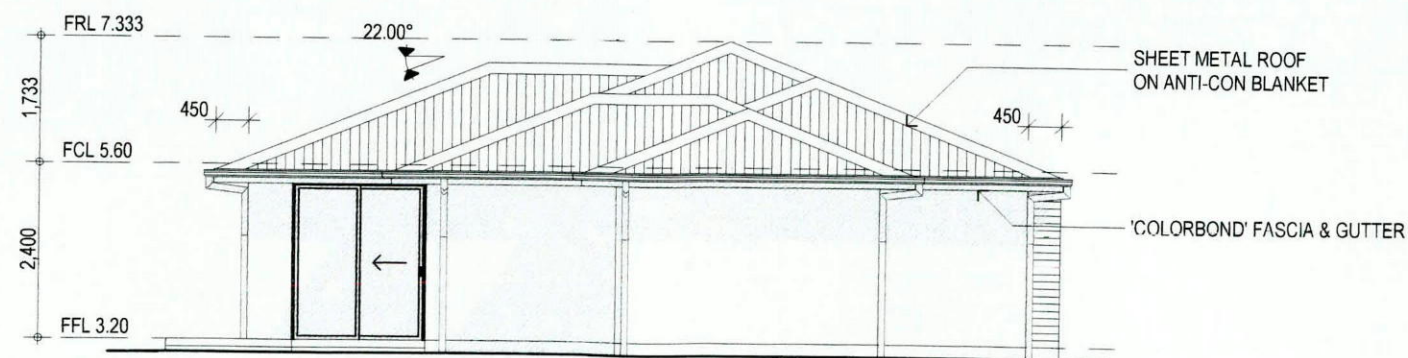
10159

DRAWING No.

DA11



South Manager's Residence
1:100



West Manager's Residence
1:100

PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13-550-1

and is subject to conditions as shown on the
Consent

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

[REDACTED]

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Manager's Residence Elevations 2

SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

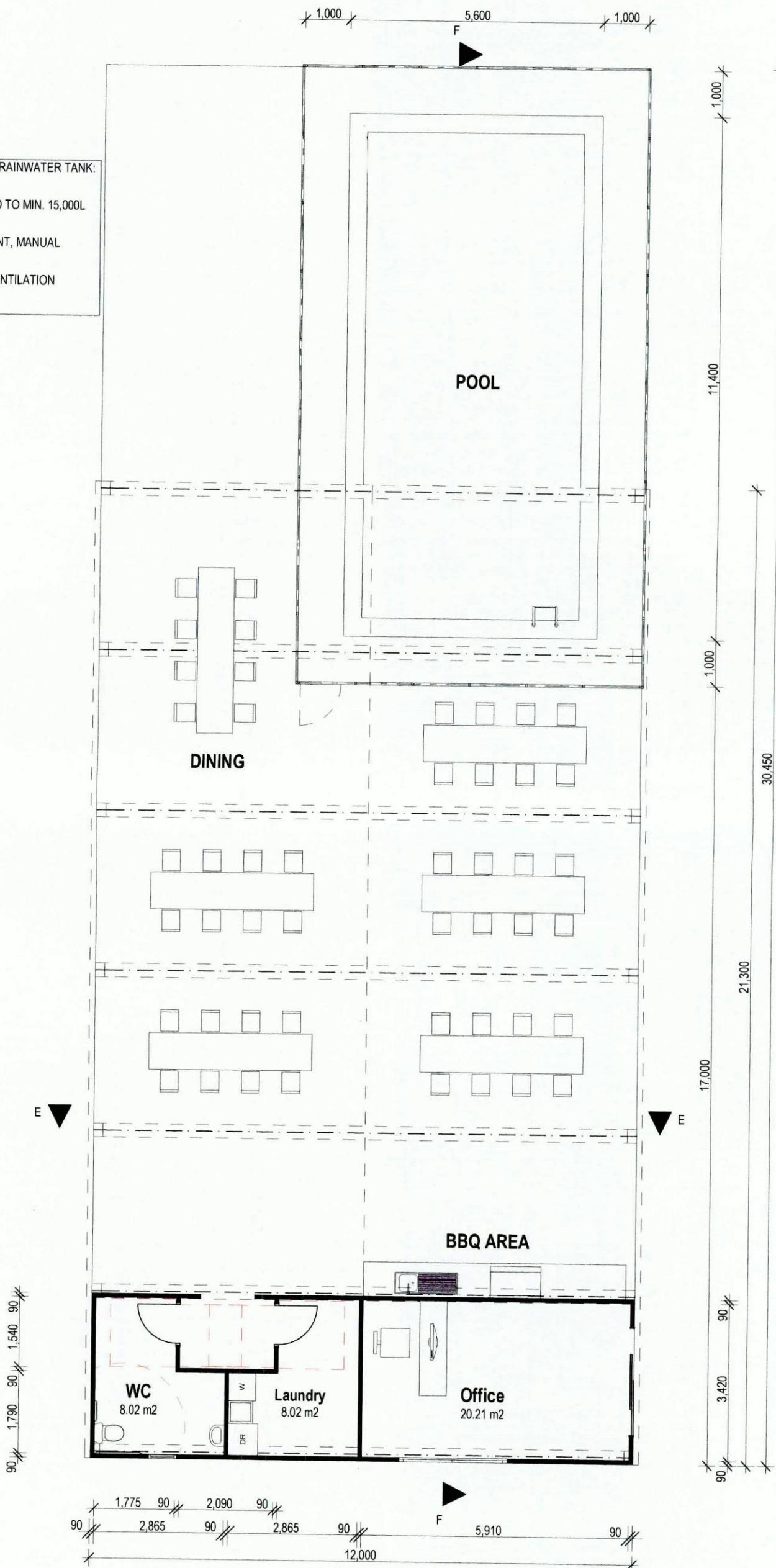
PROJECT No.

10159

DRAWING No.

DA12

THE FOLLOWING CONNECTED TO RAINWATER TANK:
 - AT LEAST ONE OUTDOOR TAP
 360m² OF ROOF AREA CONNECTED TO MIN. 15,000L
 RAINWATER TANK
 LIGHTING - COMPACT FLUORESCENT, MANUAL
 ON/OFF
 VENTILATION - NO MECHANICAL VENTILATION
 NO ACTIVE POOL HEATING



PORT STEPHENS COUNCIL
 This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that
 Consent.



acroplan
 planning+engineering+design

AcroPlan Pty Ltd
 PO Box 398 MAITLAND 2320
 t: +61 2 49 342 933
 f: +61 2 49 342 966
 e: develop@acroplan.com.au
 w: www.acroplan.com.au

CLIENT

PROJECT
 TOURIST FACILITY & ASSOCIATED FOUR (4)
 LOT SUBDIVISION

LOCATION

No. 686 Marsh Road, Bobs Farm, NSW, 2316

SITE

Lot 1 DP 774965

DRAWING TITLE

Lot 2 - Pool House & Office Plan

SCALE

1:100

STATUS

DA

DATE

22/04/2014

DRAWN BY

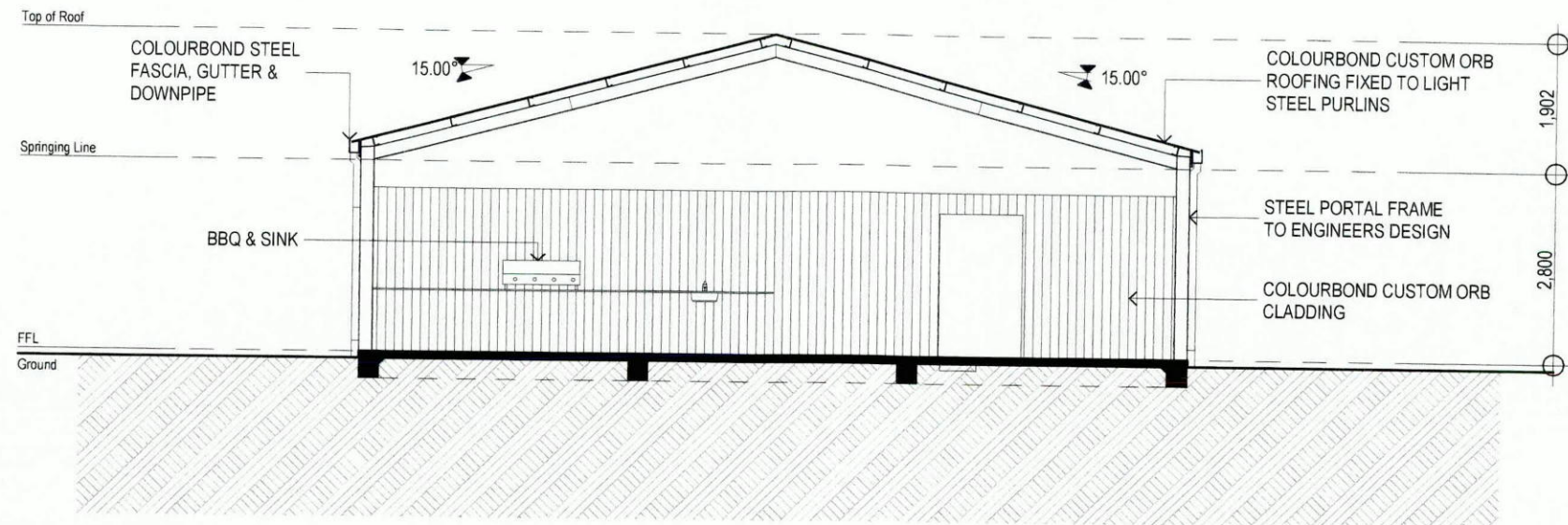
SAH

PROJECT No.

10159

DRAWING No.

DA13

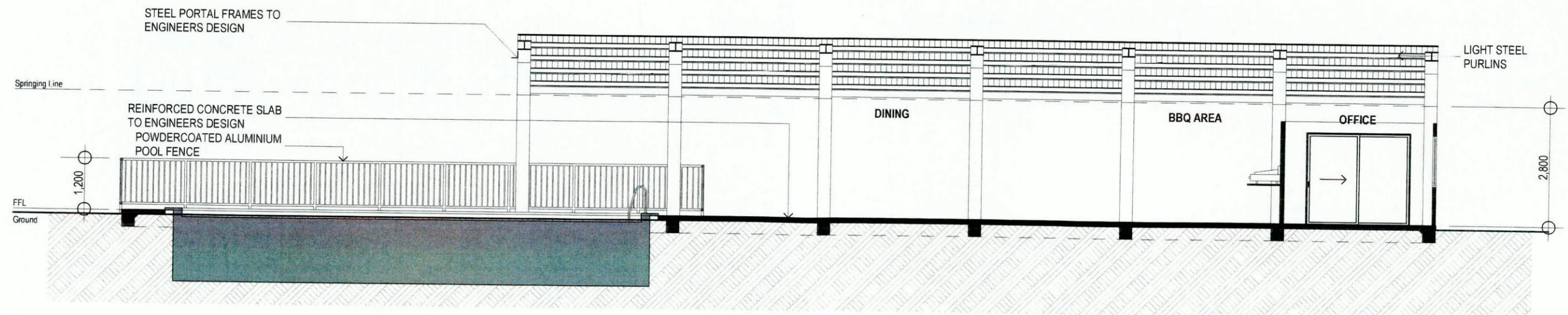


PORT STEPHENS COUNCIL
This plan relates to Development Consent No

13-550-1

and is subject to conditions as shown on that Consent

Section E
1:100



Section F
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

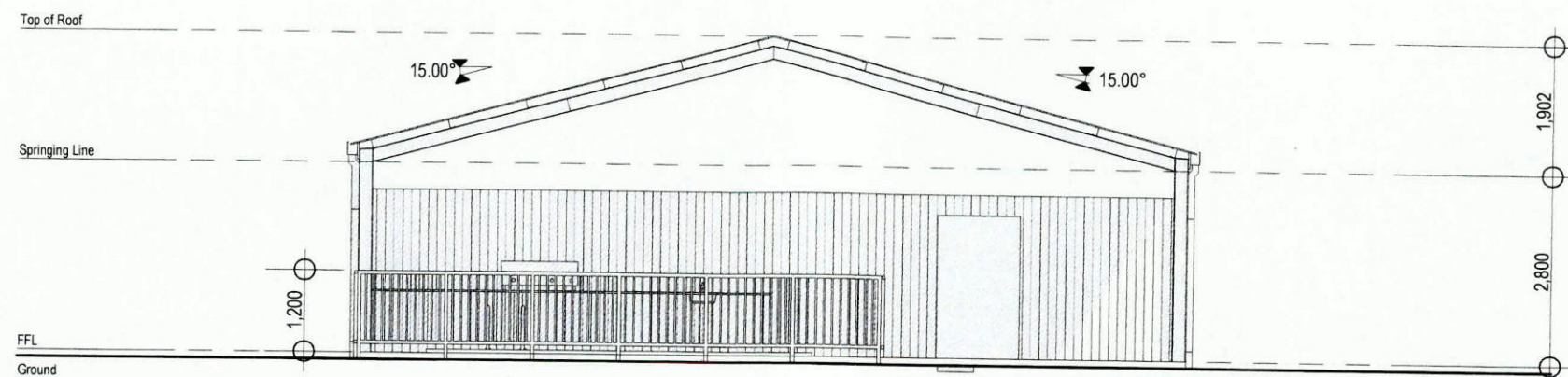
The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT	
PROJECT	TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION
LOCATION	LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE Lot 2 Pool House & Office Sections			
SCALE 1:100 @ A3	DATE 22/04/2014	PROJECT No.	DRAWING No.
STATUS DA	DRAWN BY SAH	10159	DA14

length in millimeters at full size
100
50
40
30
20
10

10 20 30 40 50 length in millimeters at full size 100

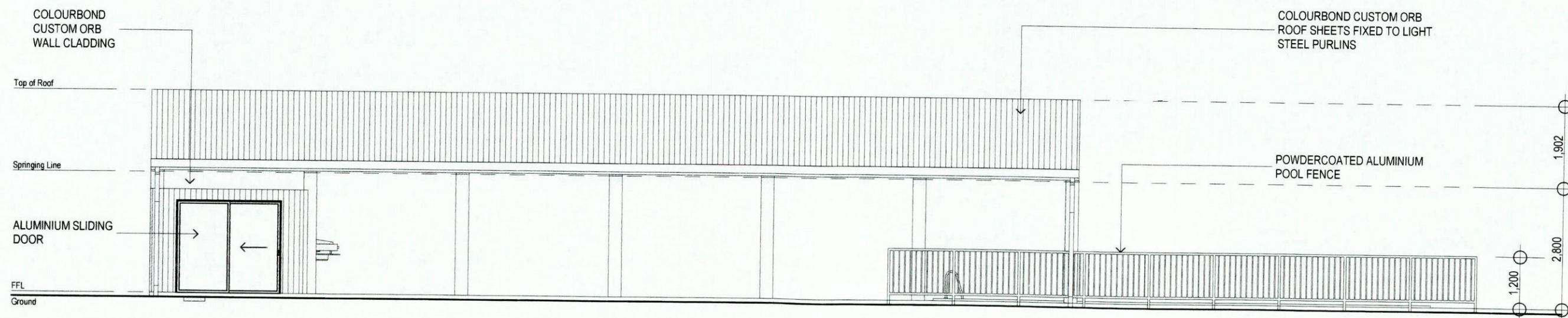


FORT STEPHENS COUNCIL
This plan relates to Development Consent No:

13 - 550 - 1

and is subject to conditions as shown on that Consent.

North Pool House
1:100



East Pool House
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Pool House & Office Elevations 1

SCALE

1:100 @ A3

DATE

22/04/2014

STATUS

DA

DRAWN BY

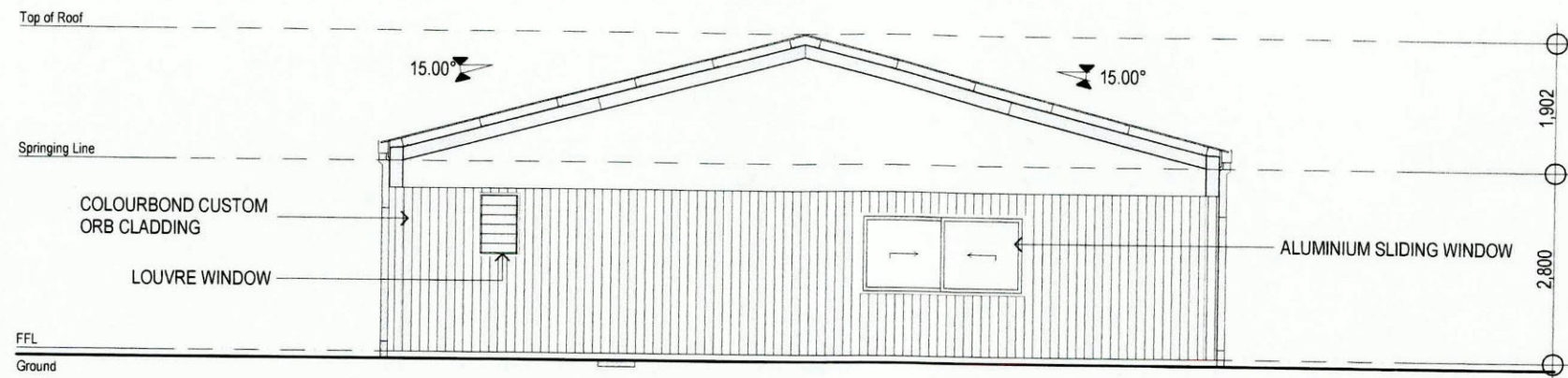
SAH

PROJECT No.

10159

DRAWING No.

DA15

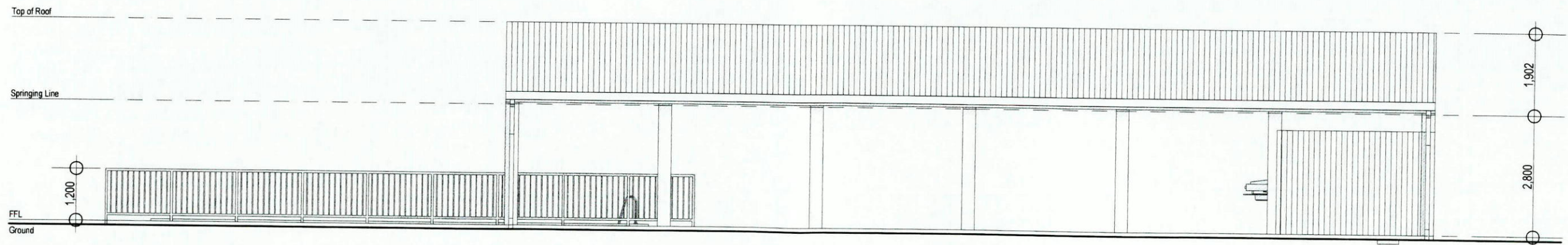


FULT STEPHENS COUNCIL
This plan relates to Development Consent No

13 - 550 - 1

and is subject to conditions as shown on that
Consent.

South Pool House
1:100



West Pool House
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Pool House & Office Elevations 2

SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

PROJECT No.

10159

DRAWING No.

DA16

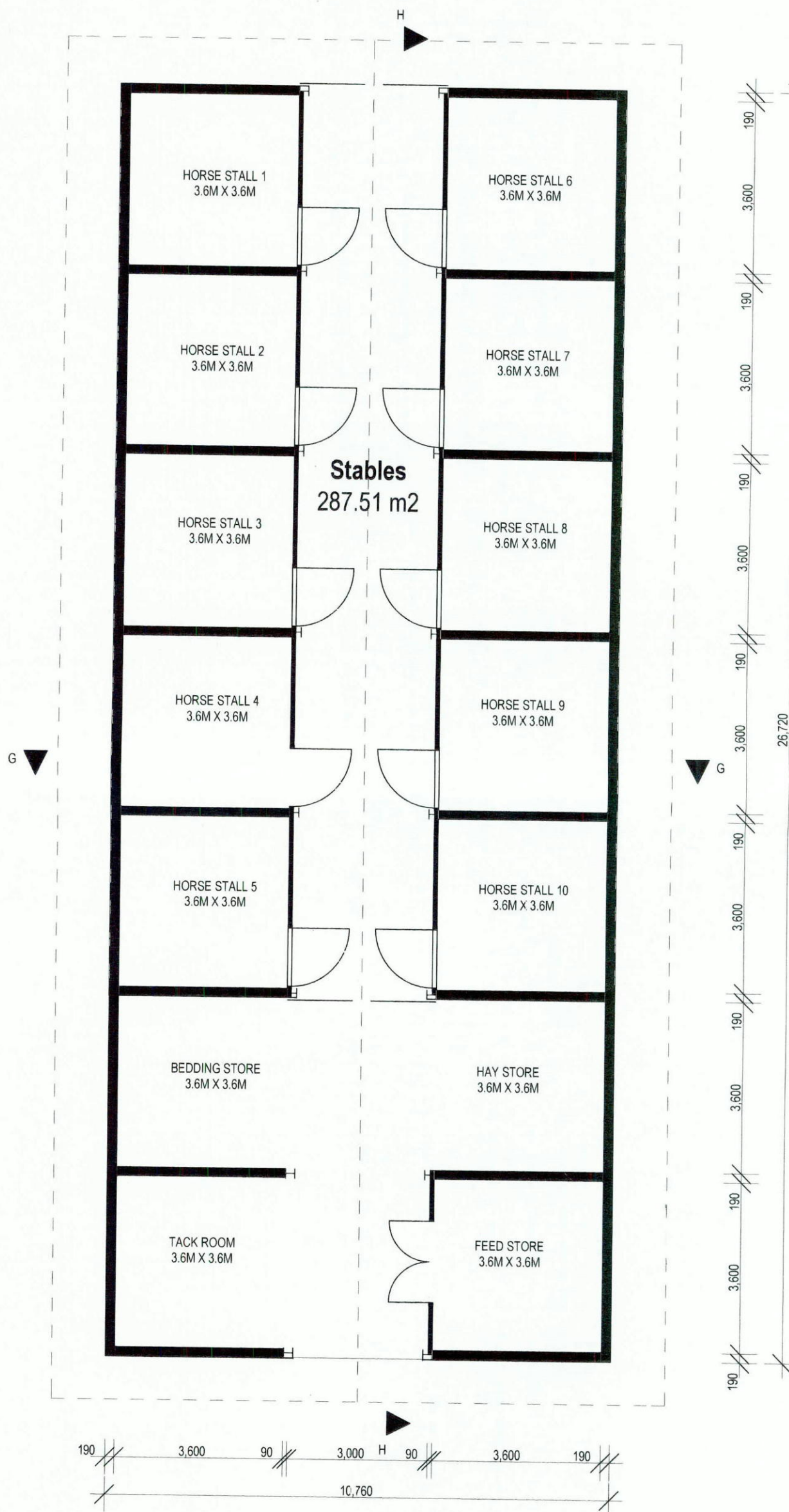
length in millimeters at full size

length in millimeters at full size

FORK STEELING COUNCIL
This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that
Consent



acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

CLIENT

PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4)
LOT SUBDIVISION

LOCATION

No. 686 Marsh Road, Bobs Farm, NSW, 2316

SITE

Lot 1 DP 774965

DRAWING TITLE

Lot 2 - Horse Stables Plan

SCALE

1:100

STATUS

DA

DATE

22/04/2014

DRAWN BY

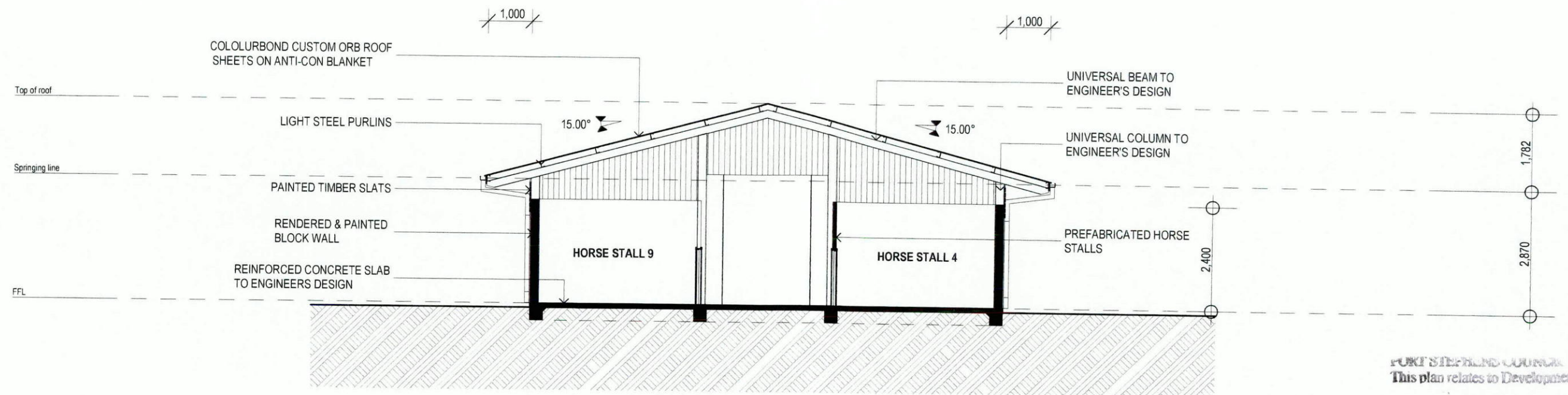
SAH

PROJECT No.

10159

DRAWING No.

DA17

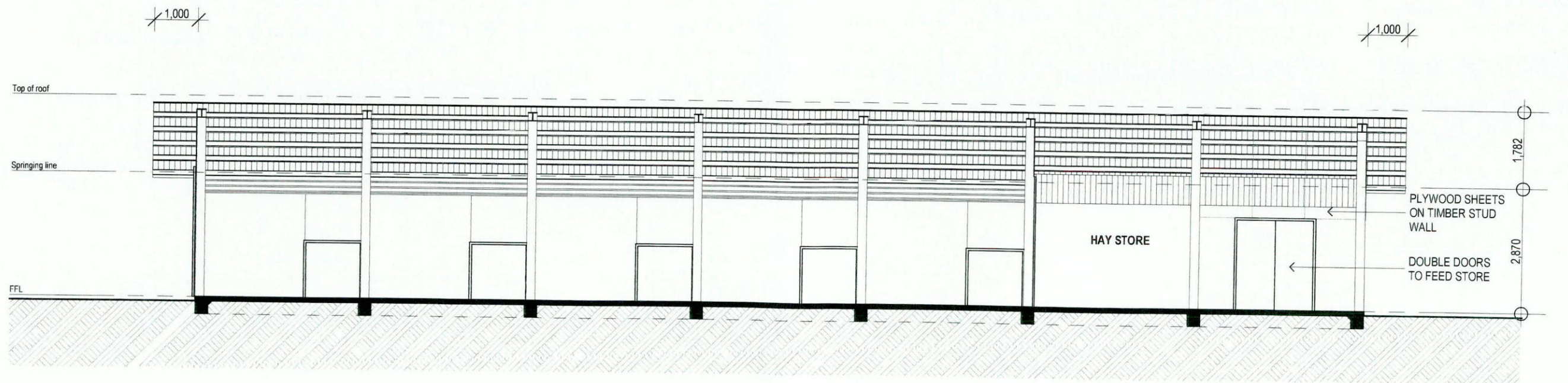


PORT STEPHEN COUNCIL
This plan relates to Development Consent no.

13 - 550 - 1

and is subject to conditions as shown on the Consent

Section G
1:100



Section H
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Horse Stable Sections

SCALE

1:100 @ A3

DATE

22/04/2014

STATUS

DA

DRAWN BY

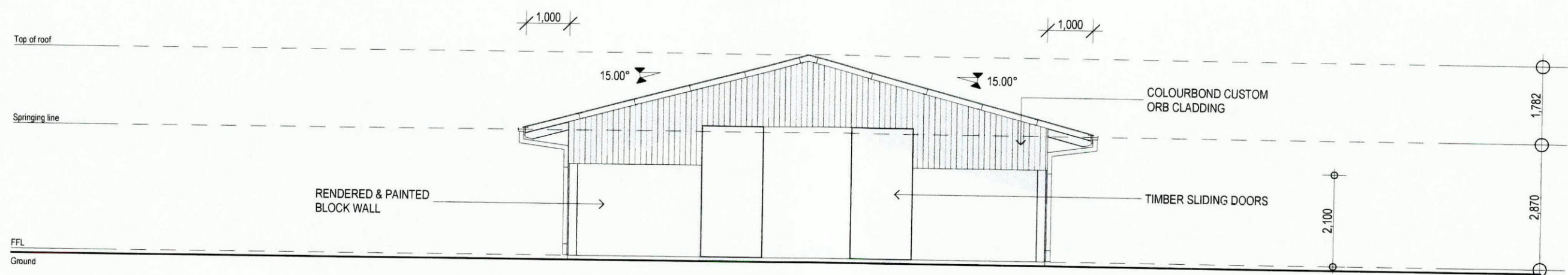
SAH

PROJECT No.

10159

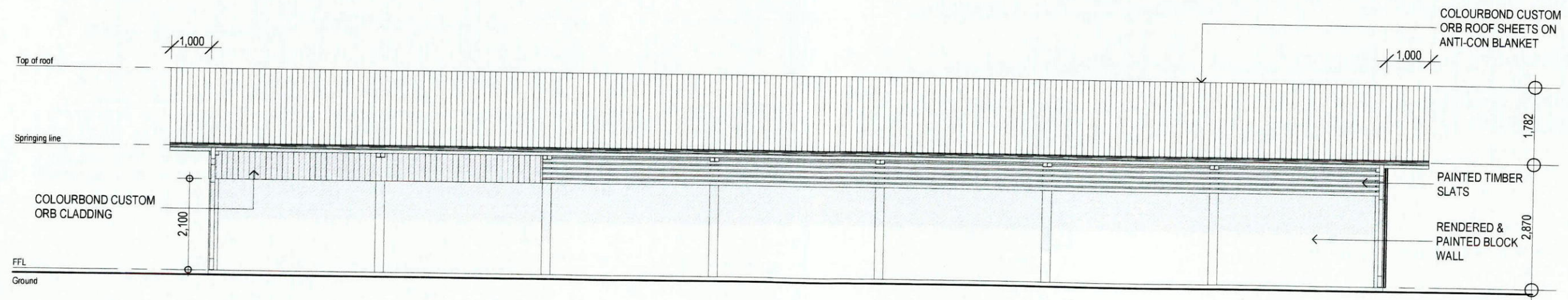
DRAWING No.

DA18



North Stable
1:100

PORT STEPHENS COUNCIL
This plan relates to Development Consent No
13-550-1
and is subject to conditions as shown on that
Consent



East Stables
1:100

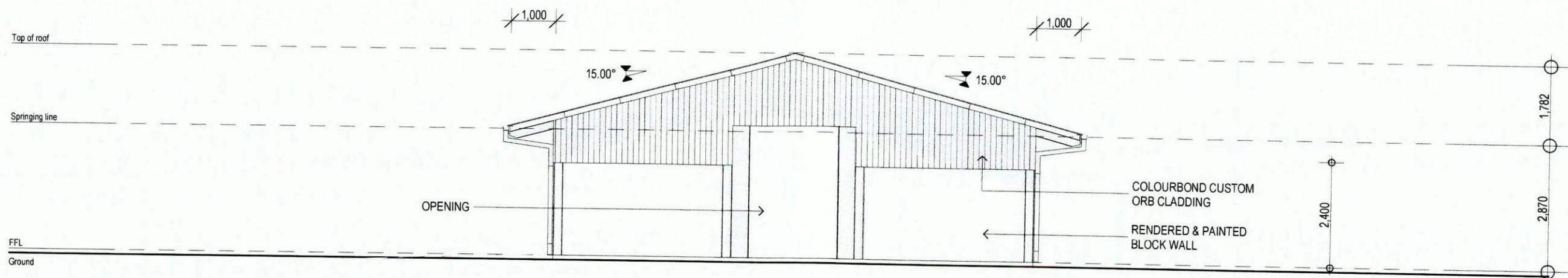
acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT			
PROJECT	TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION		
LOCATION	LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316		

DRAWING TITLE Lot 2 Horse Stable Elevations 1			
SCALE 1:100 @ A3	DATE 22/04/2014	PROJECT No.	DRAWING No.
STATUS DA	DRAWN BY SAH	10159	DA19

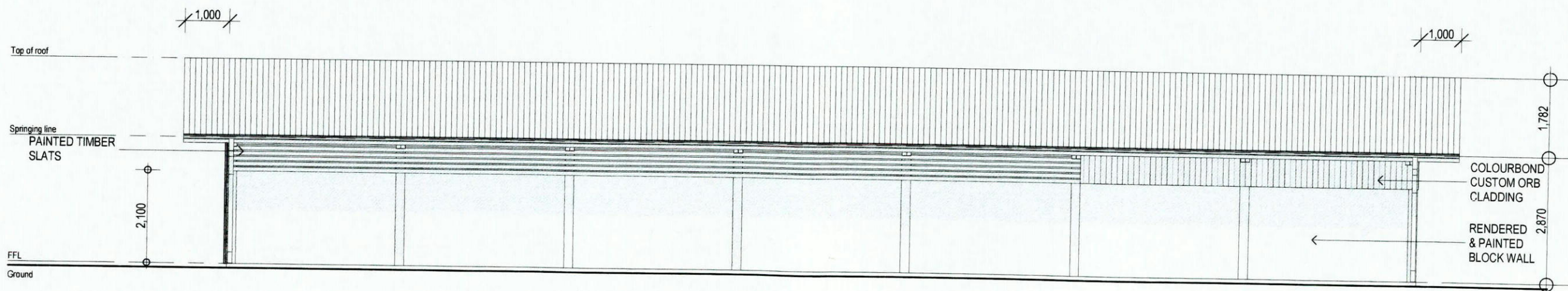


PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13-550-1

and is subject to conditions as shown on that
Consent.

South Stable
1:100



West Stable
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 2 - Horse Stable Elevations 2

SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

PROJECT No.

10159

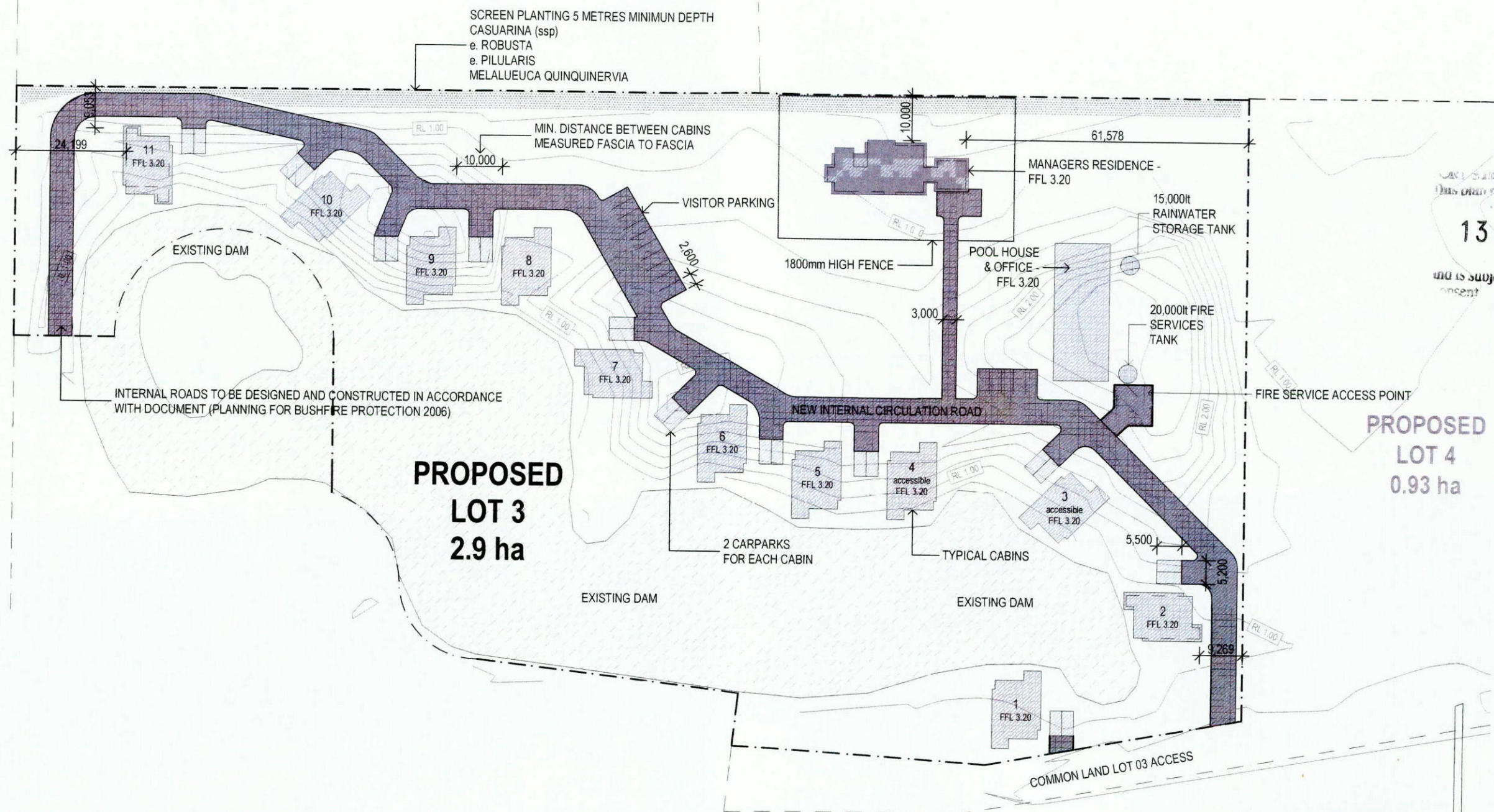
DRAWING No.

DA20

length in millimeters at full size

length in millimeters at full size

PROPOSED LOT 3 - TOURIST ACCOMODATION, MANAGERS RESIDENCE & ANCILLARY FACILITIES

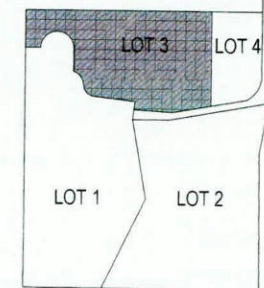


LOCAL GOVERNMENT COUNCIL
This plan relates to Development Consent

13- 550 - 1

and is subject to conditions as shown on 1

PROPOSED
LOT 4
0.93 ha



DEVELOPMENT KEY PLAN

3 LOT 3 SITE PLAN
1:1000

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 LOT 3 SITE PLAN

SCALE
1:1000 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

PROJECT No.

10159

DRAWING No.

DA21

length in millimeters at full size

length in millimeters at full size

BASIX COMMITMENTS CABINS & MANAGER'S RESIDENCE

THE FOLLOWING TO BE INSTALLED:

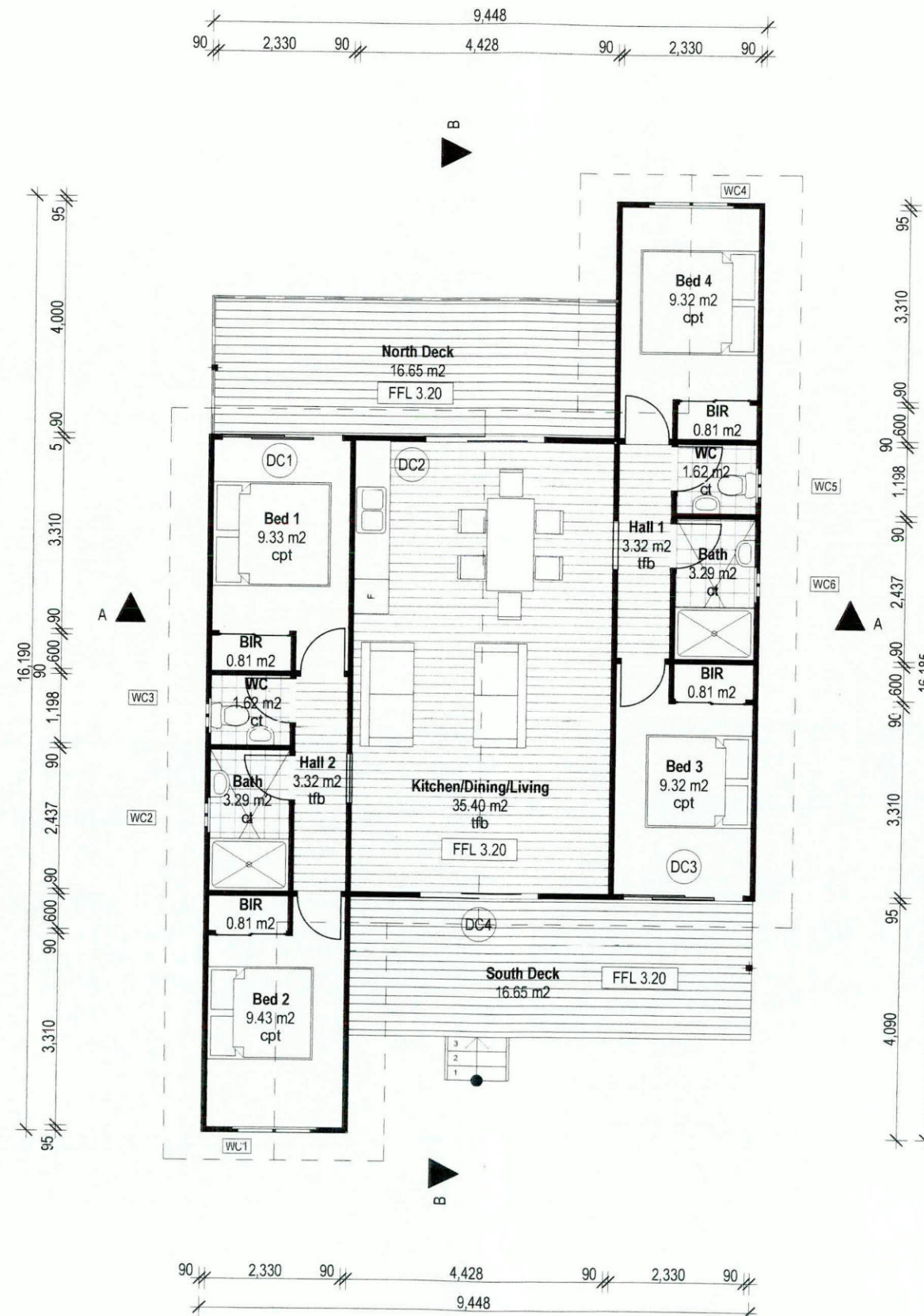
- SHOWER HEADS 3 STAR > 4.5 <= 6L/M
- BASIN TAPS 6 STAR
- KITCHEN TAPS 6 STAR
- TOILETS 5 STAR

THE FOLLOWING CONNECTED TO RAINWATER TANK:

- ALL TOILETS
 - AT LEAST ONE OUTDOOR TAP
- 126m² OF ROOF AREA CONNECTED TO MIN. 2000L RAINWATER TANK

ELECTRIC INSTANTANEOUS HOT WATER SYSTEM

- ONE (1) CLOTHESLINE
- NATURAL VENTILATION TO BATHROOM AND WC
- NATURAL VENTILATION TO KITCHEN
- COMPACT FLOURESCENT LAMPS THROUGHOUT
- INDUCTION COOK TOP & ELECTRIC OVEN
- COOLING - LIVING - 1 PHASE AIRCONDITIONING (3 STAR)
- BEDROOMS - NO ACTIVE COOLING
- HEATING - LIVING - 1 PHASE AIRCONDITIONING (3 STAR)
- BEDROOMS - NO ACTIVE HEATING



Window List Cabins N/S				
ID	Height	Width	Glazed Area	Glazing
WC1	1,020	1,438	1.47	Single low e
WC2	600	600	0.36	Single Obscure
WC3	600	600	0.36	Single Obscure
WC4	1,020	1,438	1.47	Single low e
WC5	600	600	0.36	Single Obscure
WC6	600	600	0.36	Single Obscure

Door List Cabins N/S				
ID	Height	Width	Glazed Area	Glazing
DC1	2,100	2,100	4.41	Single Low e
DC2	2,100	2,100	4.41	Single Low e
DC3	2,100	2,100	4.41	Single Low e
DC4	2,100	2,100	4.41	Single Low e

NOTE: LOW E GLAZING TO THOSE UNITS WITH NORTH/SOUTH ORIENTATION ONLY.
SINGLE CLEAR/OBSCURE GLAZING TO ALL WINDOWS & DOORS IN ALL OTHER ORIENTATIONS

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au



The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 - Typical Cabin Plan

SCALE

1:100, 1:1 @ A3

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

10159

DRAWING No.

DA22

13 - 550' - 1

and is subject to conditions as shown on that consent

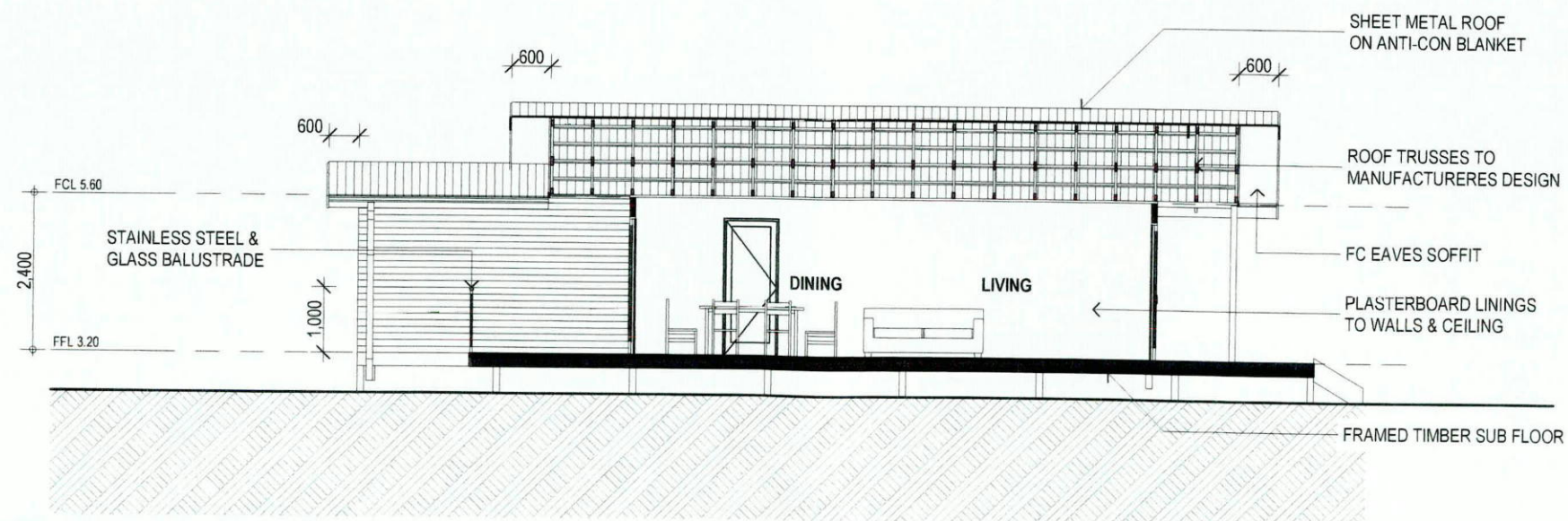


PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that
Consent

Section A
1:100



Section B
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION
LOCATION
LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE
Lot 3 - Typical Cabin Sections

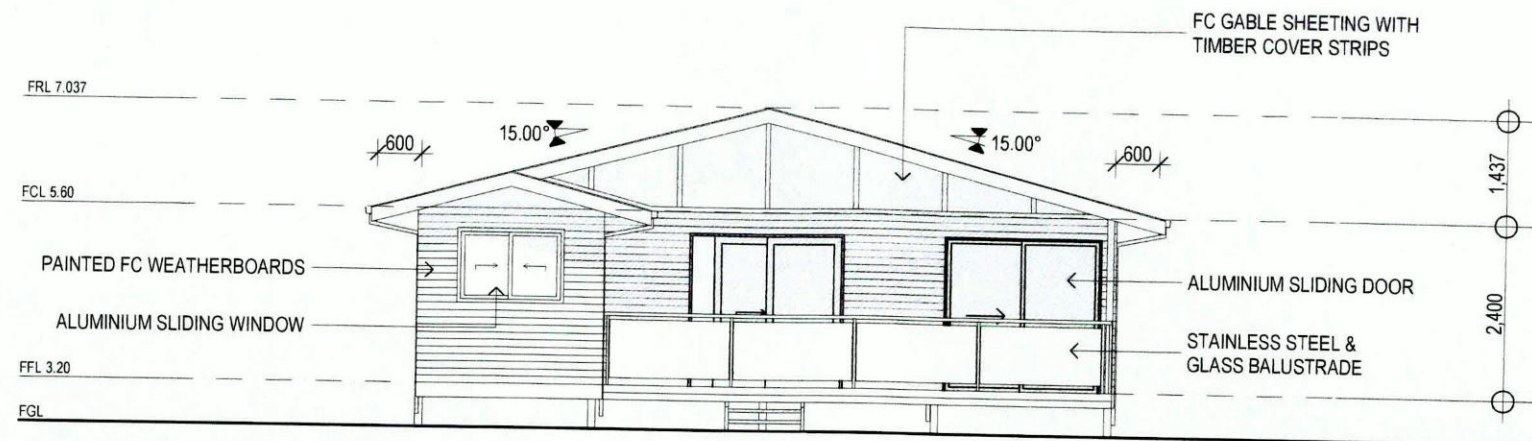
SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

PROJECT No. 10159
DRAWING No. DA23

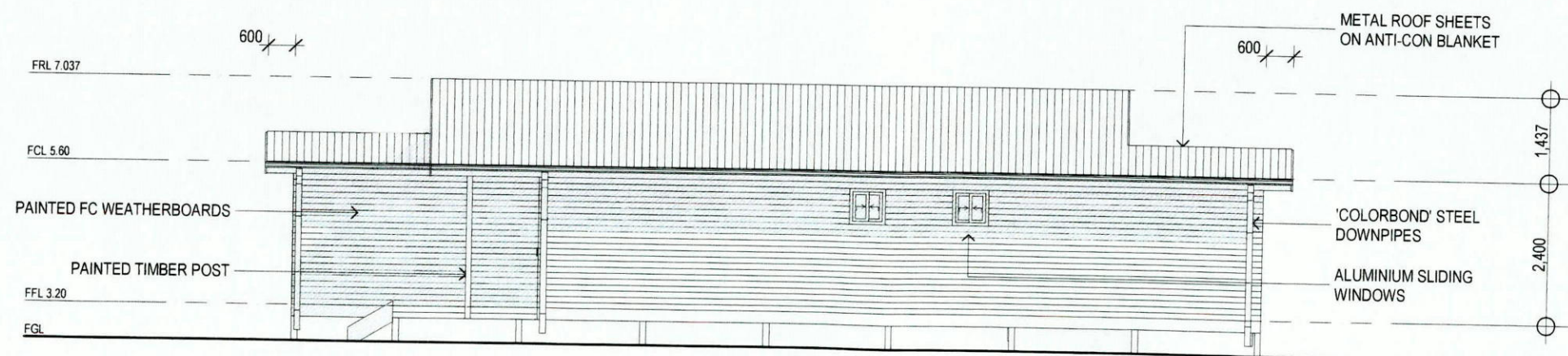


FUKI STEPHENS COUNCIL
This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that
Consent

North
1:100



East
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 Typical Cabin Elevations 1

SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

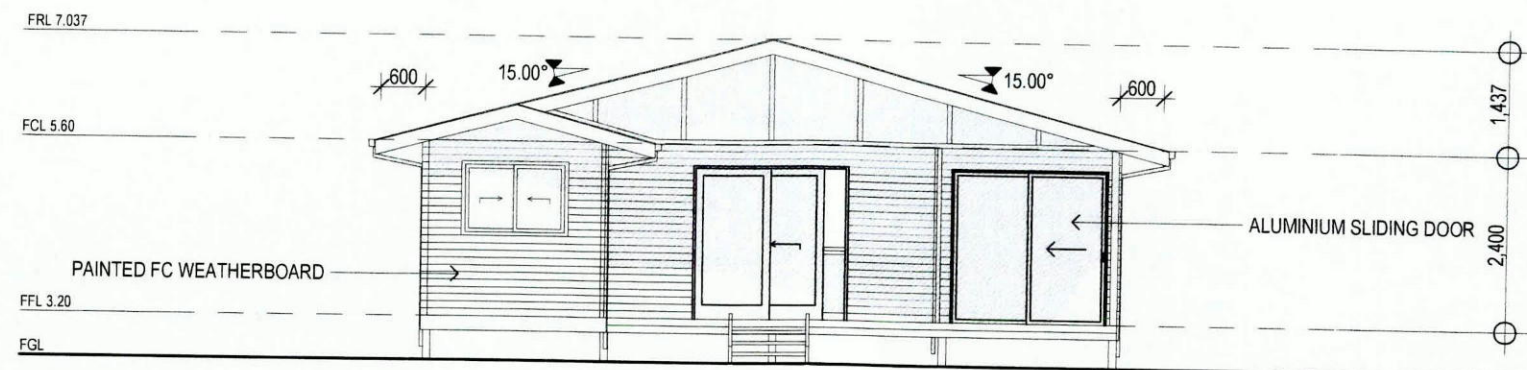
DRAWN BY
SAH

PROJECT No.

10159

DRAWING No.

DA24

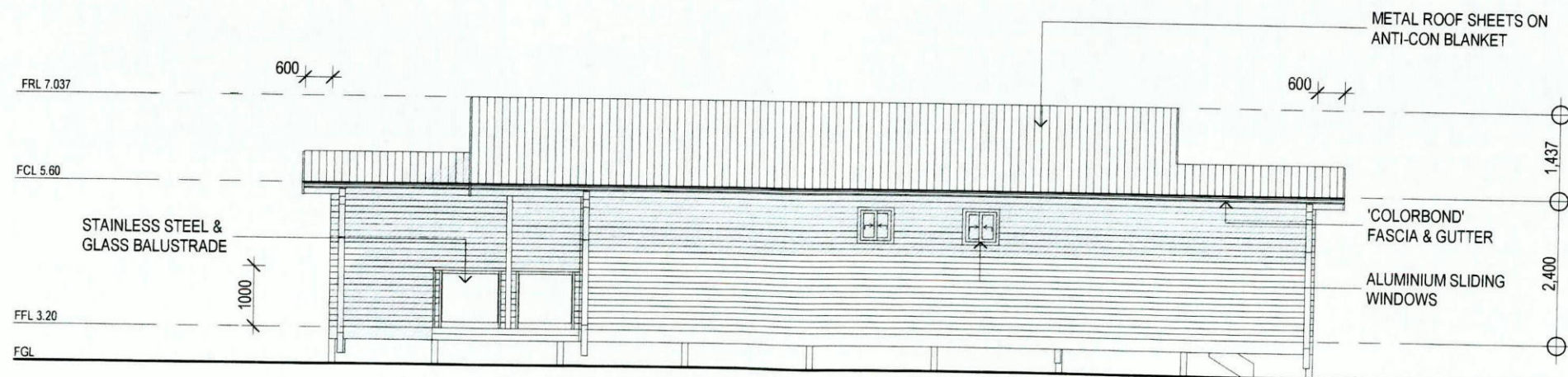


PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13- 550 - 1

and is subject to conditions as shown on that
Consent

South
1:100



West
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 - Typical Cabin Elevations 2

SCALE

1:100 @ A3

DATE

22/04/2014

STATUS

DA

DRAWN BY

SAH

PROJECT No.

10159

DRAWING No.

DA25

PO Box 398 MATTLAND 2320
This plan relates to Development Consent No.

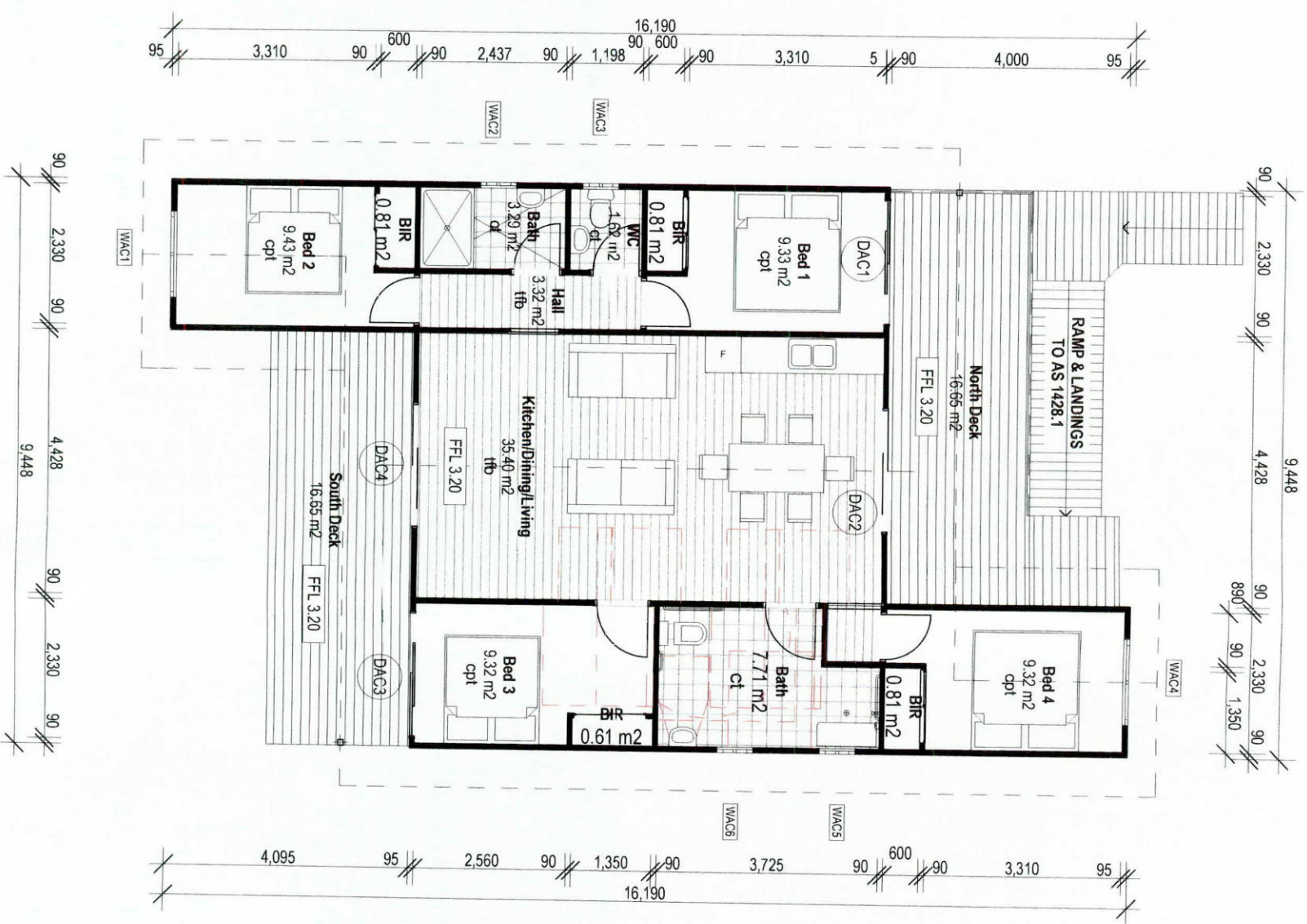
13 - 550 - 1

and is subject to conditions as shown on that
Consent

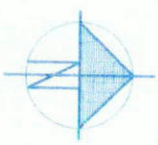
Door List Cabins N/S Accessible			
ID	Height	Width	Glazing Area
DAC1	2,100	2,100	4.41
DAC2	2,100	2,100	4.41
DAC3	2,100	2,100	4.41
DAC4	2,100	2,100	4.41

Window List Cabins N/S Accessible			
ID	Height	Width	Glazing Area
WAC1	1,020	1,438	1.47
WAC2	600	600	0.36
WAC3	600	600	0.36
WAC4	1,020	1,438	1.47
WAC5	600	600	0.36
WAC6	600	600	0.36

NOTE: LOW E GLAZING TO THOSE UNITS WITH NORTH/SOUTH ORIENTATION ONLY.
SINGLE CLEAR/OBSCURE GLAZING TO ALL WINDOWS & DOORS IN ALL OTHER ORIENTATIONS



Acropplan Pty Ltd
PO Box 398 MATTLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acropplan.com.au
w: www.acropplan.com.au



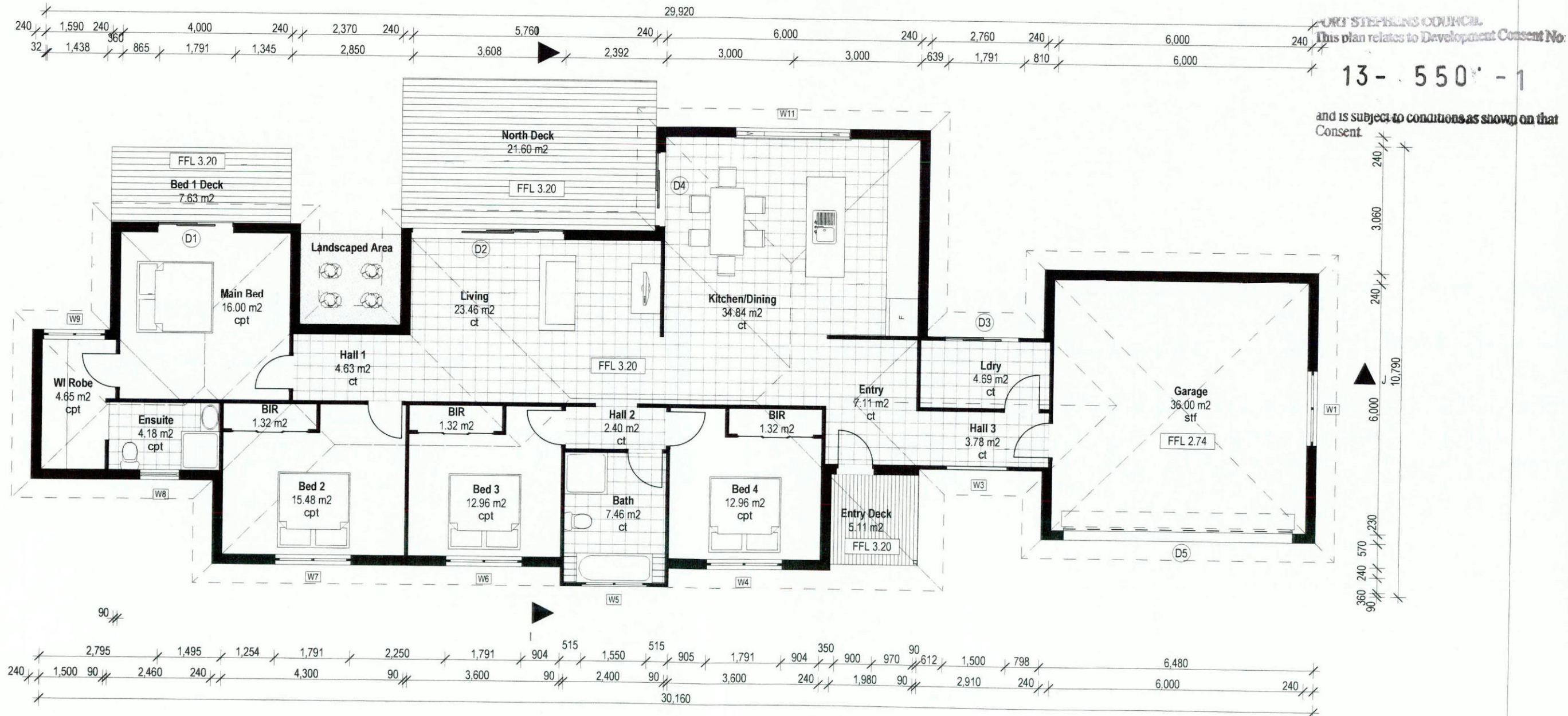
The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT
PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION
LOCATION
LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE
Lot 3 - Accessible Cabin
SCALE
1:100, 1:1 @ A3
STATUS
DA
DATE
22/04/2014
DRAWN BY
SAH
PROJECT No.
10159
DRAWING No.
DA26

Door List				
ID	Height	Width	Glazed Area	Glazing
D1	2,065	1,791	3.70	Single Clear
D2	2,100	3,608	7.58	Single Clear

Window List				
ID	Height	Width	Glazed Area	Glazing
W1	590	1,791	1.06	Single clear
W3	2,100	1,500	3.15	Single clear
W4	1,191	1,791	2.13	Single clear
W5	933	1,550	1.45	Single clear
W6	1,191	1,791	2.13	Single clear
W7	1,191	1,791	2.13	Single clear
W8	2,052	910	1.87	Single clear
W9	590	1,438	0.85	Single clear
W11	2,100	2,700	5.67	Single clear



acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au



The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 - Manager's Residence Plan

SCALE

1:100, 1:1 @ A3

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

10159

DRAWING No.

DA27



Section I
1:100

Assessor # 60618

Certificate # 72706776

Issued: 30th August 2012

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Generic	Single clear	Aluminium		7.32	77		As per window schedule
Generic	Single tinted	Aluminium		7.32	77		As per window schedule
Generic	Single Low e	Aluminium		5.32	47		As per window schedule
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
							Nil
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.							
External walls	Construction	Insulation - R Value	Colour - solar abs.	Detail			
Brick Veneer		2.0	Medium	As per plans			
Brick Veneer		Nil	Medium	Garage Only			
Weatherboard		2.0	Medium	16mm FC weatherboard, as per plan, (Manager)			
Weatherboard		1.5	Medium	16mm FC weatherboard, as per plan, (Cabins)			
Internal walls	Construction	Insulation - R Value	Detail				
10mm Plasterboard on studs		Nil	As per plan				
Floors	Construction	Insulation - R Value	Covering	Detail			
85mm Waffle Pod Conc. Slab		1.31	Bare	To garage only			
85mm Waffle Pod Conc. Slab		1.31	Carpet	As per plans (Managers Residence)			
85mm Waffle Pod Conc. Slab		1.31	Ceramic tile	As per plans (Managers Residence)			
Timber		2.0	Bare	As per plans (Cabins)			
Timber		2.0	Carpet	As per plans (Cabins)			
Timber		2.0	Ceramic Tile	As per plans (Cabins)			
Ceilings	Construction	Insulation - R Value	Detail				
10mm Plasterboard		Nil	Garage Only				
10mm Plasterboard		R3.5	Throughout (Managers)				
10mm Plasterboard		R3.5	Throughout (Cabins)				
Roof	Construction	Insulation - R Value	Colour - solar abs.	Detail			
Metal Sheet		R1.0 Anti-con	Medium		As per plans		
Window cover	Internal (curtains)				External (awnings, shutters, etc)		
Holland Blinds (default)					Nil		
Fixed shading	Eaves (width - inc. gutters, ht above windows)				Verandahs, Pergolas (type, description)		
As per plans					As per plans		
Overshadowing	Overshadowing structures				Overshadowing trees		
Nil					Nil		

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	D
Terrain category:	Open
Roof ventilation:	Unventilated
Subfloor openness:	On ground / Elevated
Cross ventilation:	Standard
Living area open to entry:	Yes
Doors separate living areas:	No
Stair open to heated areas:	No
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire, unfired gas heat:	No
Vented downlights:	No
Wall and ceiling vents:	No

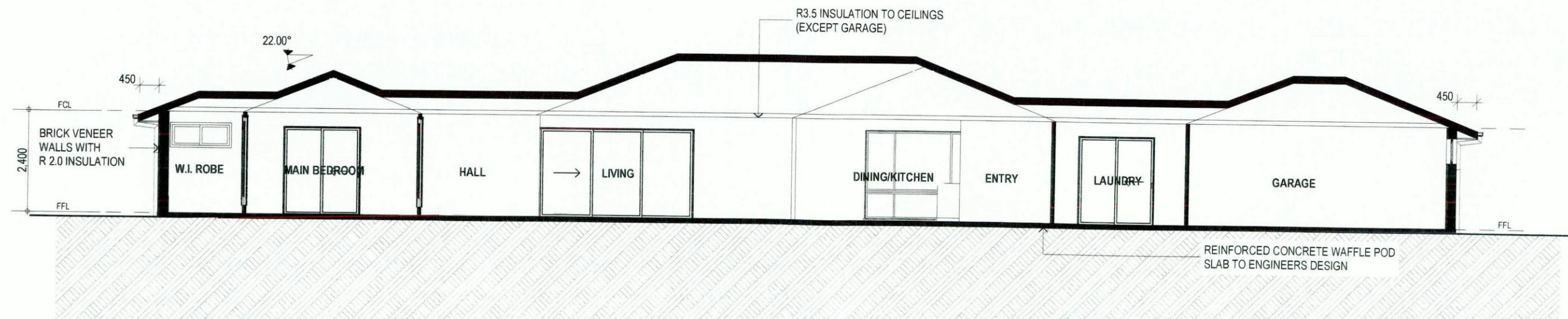
ABS A Assessor stamp

AKU STEPHENS COUNCIL
This plan relates to Development Consent No

13-550-1

and is subject to conditions as shown on that
Consent

ABSA Pty Ltd. Level 9 Elizabeth Towers 418A Elizabeth St Surry Hills NSW 2010
phone 1300 889 438 fax: (02) 9281 9514 email: support@absa.net.au www.absa.net.au



Section J
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 - Manager's Residence Sections

SCALE

1:100, 1:1.97 @

A3

STATUS

DA

DATE

22/04/2014

DRAWN BY

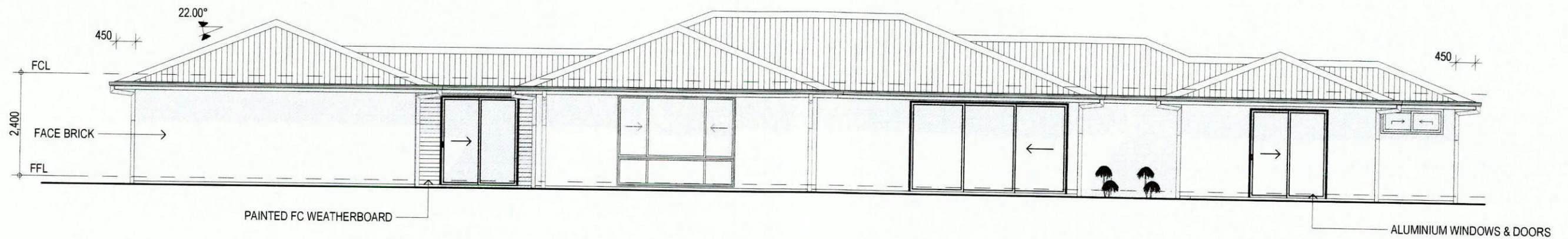
SAH

PROJECT No.

10159

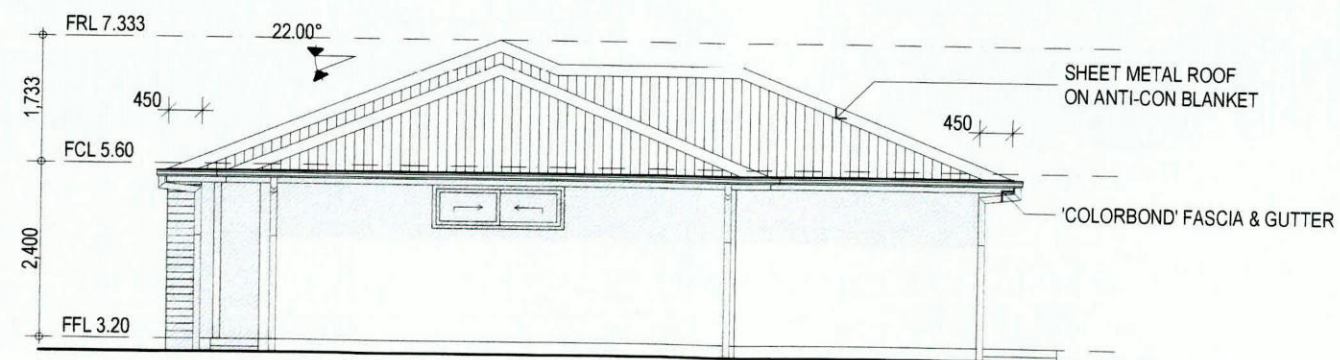
DRAWING No.

DA28



North Manager's Residence

1:100



East Manager's Residence

1:100

PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13-550-1

and is subject to conditions as shown on that
Consent

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 - Manager's Residence Elevations 1

SCALE

1:100 @ A3

DATE

22/04/2014

PROJECT No.

10159

DRAWING No.

DA29

STATUS

DA

DRAWN BY

SAH



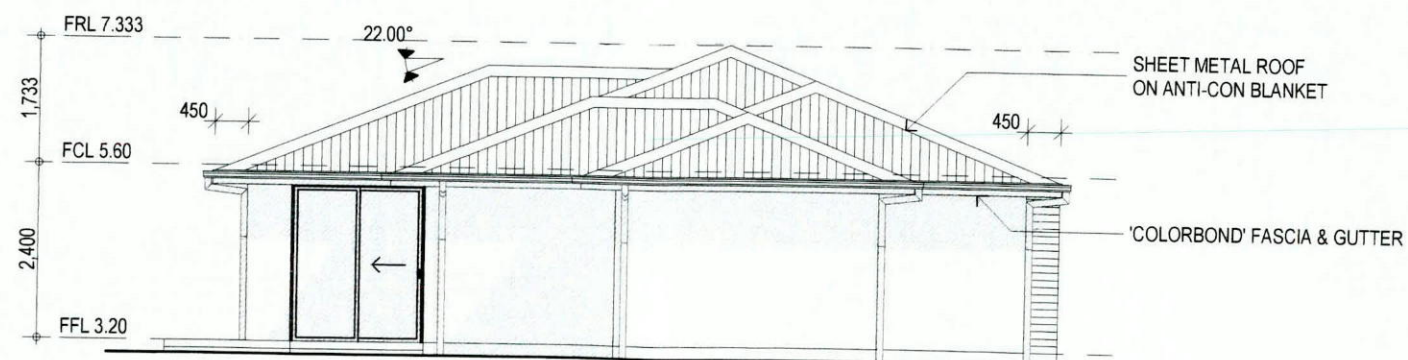
South Manager's Residence

1:100

PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13-550-1

and is subject to conditions as shown on the
Consent



West Manager's Residence

1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check
and verify all dimensions
and verify all errors and
omissions. Drawings not to
be used for construction
purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 Manager's Residence Elevations 2

SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

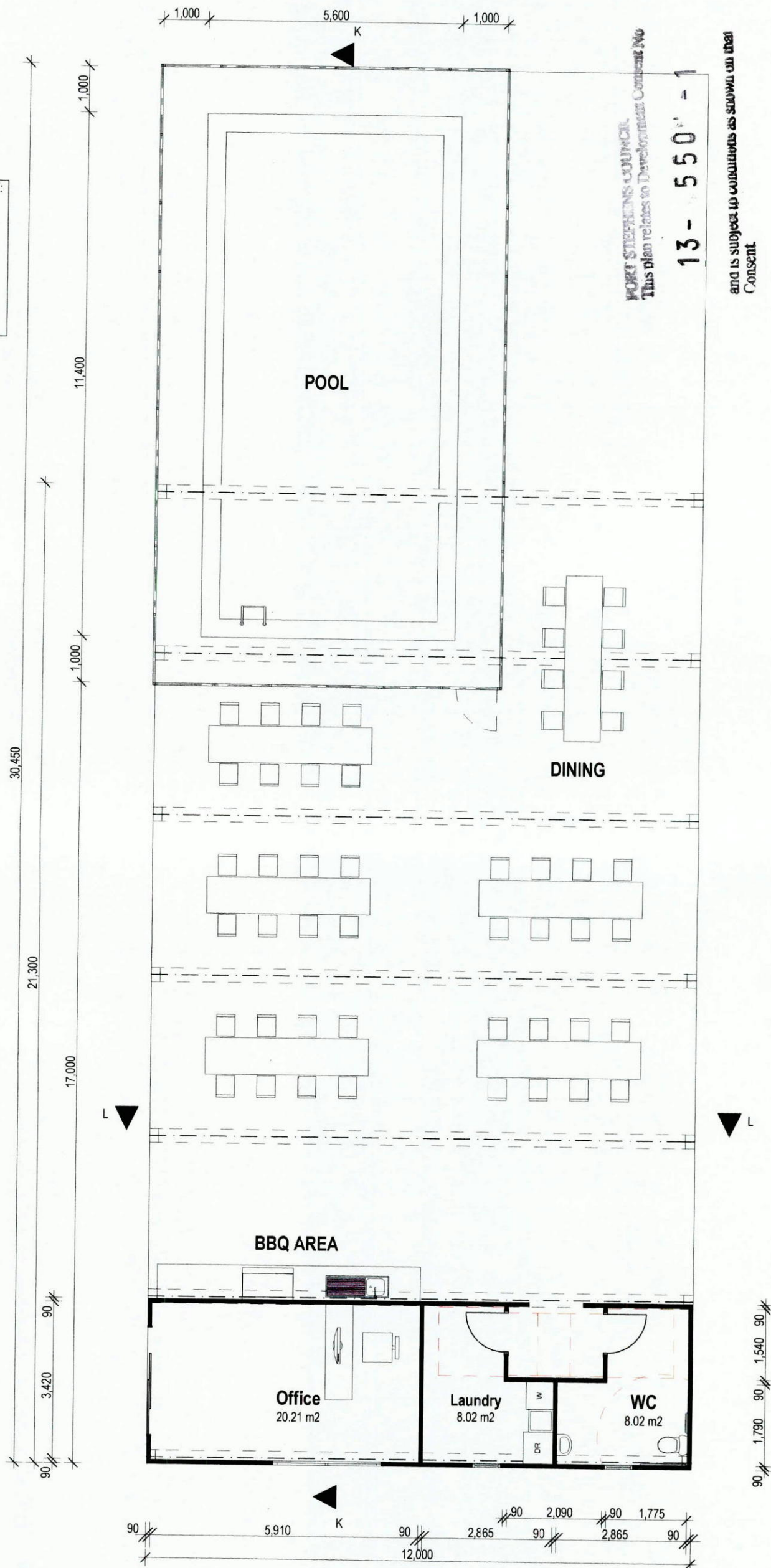
PROJECT No.

10159

DRAWING No.

DA30

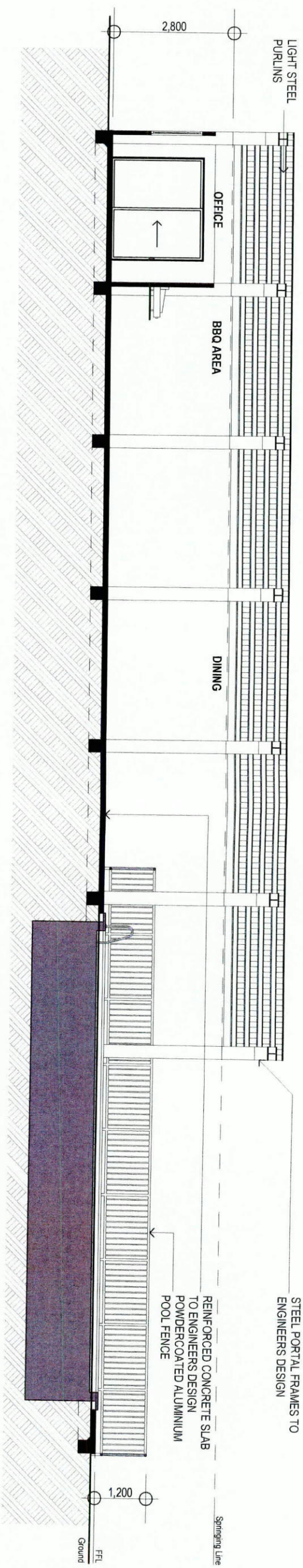
THE FOLLOWING CONNECTED TO RAINWATER TANK:
 - AT LEAST ONE OUTDOOR TAP
 360m² OF ROOF AREA CONNECTED TO MIN. 15,000L
 RAINWATER TANK
 LIGHTING - COMPACT FLUORESCENT, MANUAL
 ON/OFF
 VENTILATION - NO MECHANICAL VENTILATION
 NO ACTIVE POOL HEATING



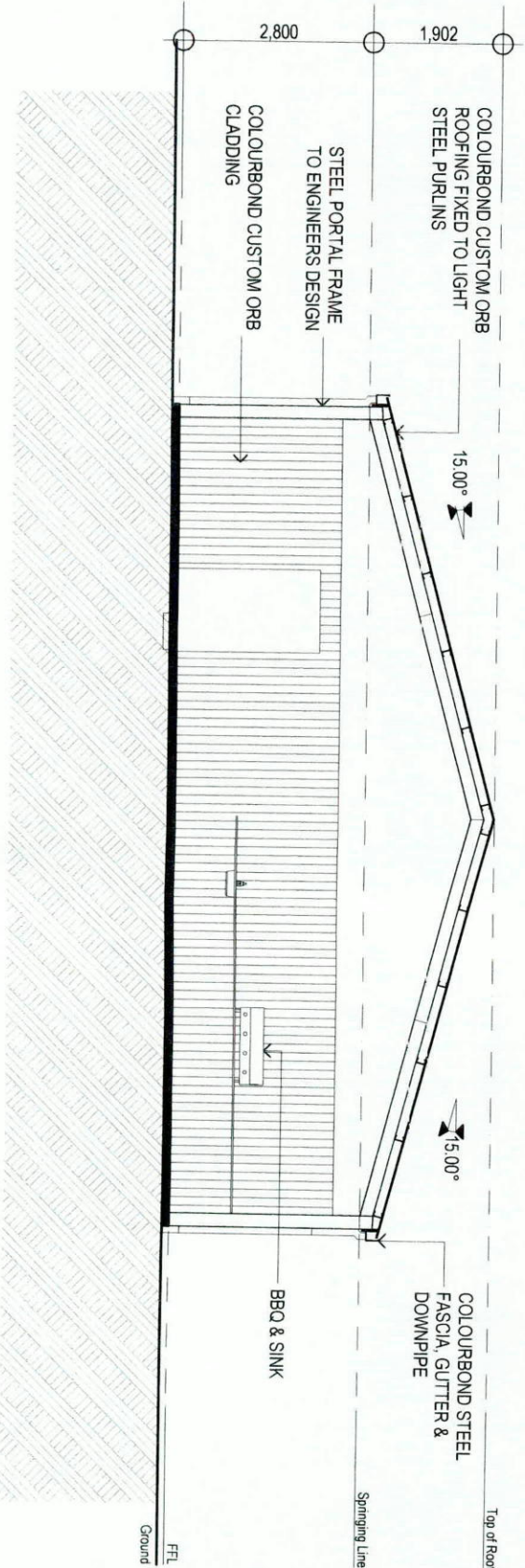
WORKSHEETING COUNCIL
 This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that
 Consent



Section K
1:100



Section L
1:100

13 - 550 - 1
AND IS SUBJECT TO CONDITIONS AS SHOWN ON THE
Consent

length in millimeters at full size

10 20 30 40 50 100

10 20 30 40 50 100

length in millimeters at full size

acroplan
planning+engineering+design

Acroplan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49342 933
f: +61 2 49342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all work, and omissions. Drawings not to be used for construction purposes until issued.

CLIENT
[REDACTED]

PRODUCT
TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION
LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE
Lot 3 - Pool House & Office Sections

SCALE
1:100 @ A3

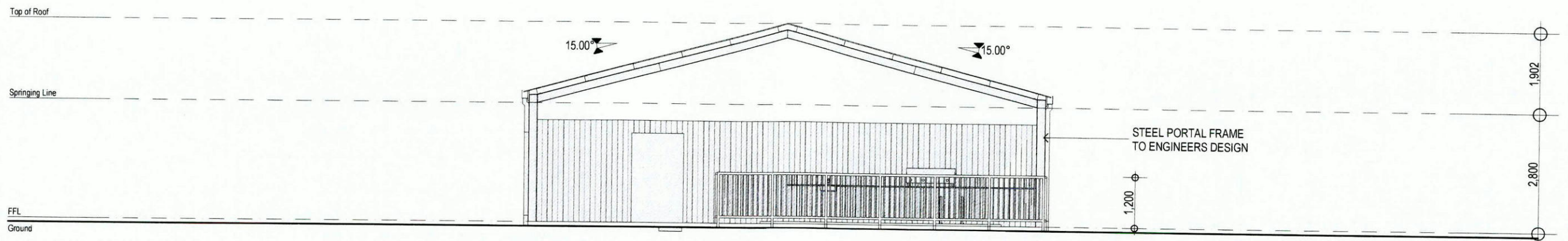
DATE
22/04/2014

PROJECT No.
10159

DRAWING No.
DA32

STATUS
DA

DRAWN BY
SAH

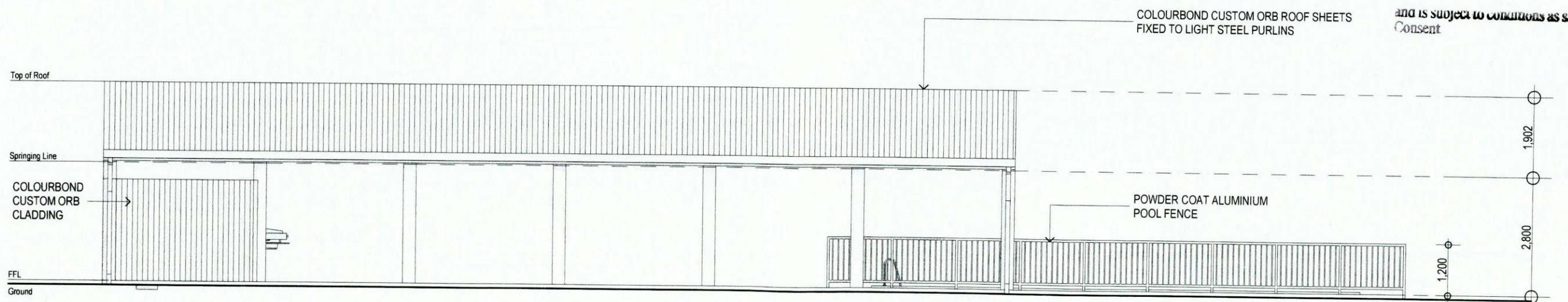


North Pool House 2
1:100

PORE STEPHENS CONURAGE
This plan relates to Development Consent No.

13 - 550 - 1

and is subject to conditions as shown on that Consent



East Pool House 2
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 - Pool House & Office Elevations 1

SCALE

1:100 @ A3

DATE

22/04/2014

STATUS

DA

DRAWN BY

SAH

PROJECT No.

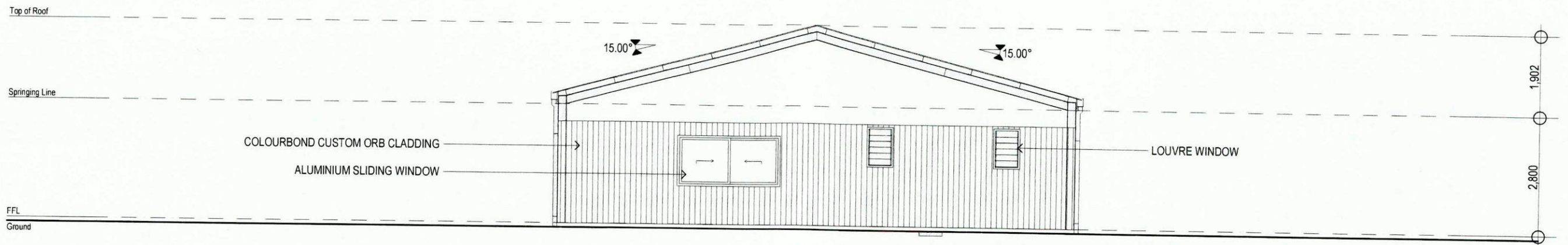
10159

DRAWING No.

DA33

length in millimeters at full size

10 20 30 40 50 length in millimeters at full size 100

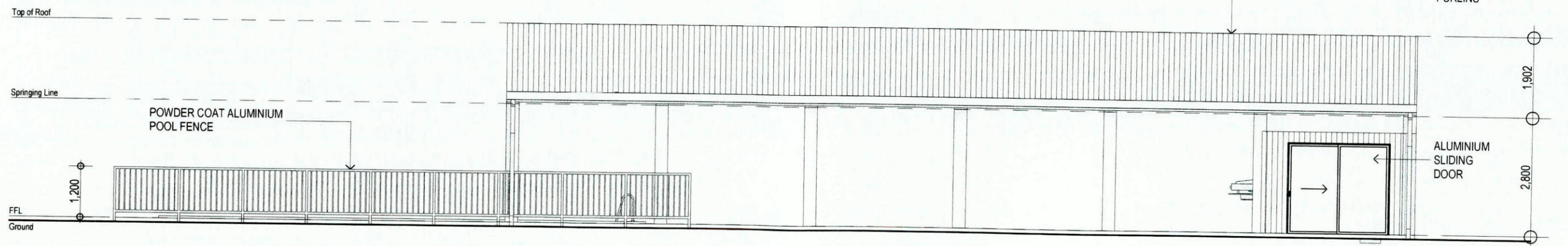


South Pool House 2
1:100

PORT STEPHENS COUNCIL
This plan relates to Development Consent No.

13 - 550 - 1

COLOURBOND
and is CUSTOM ORB cladding as shown on that
Consent ROOFING FIXED TO LIGHT STEEL PURLINS



West Pool House 2
1:100

acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Lot 3 - Pool House & Office Elevations 2

SCALE
1:100 @ A3

DATE
22/04/2014

STATUS
DA

DRAWN BY
SAH

PROJECT No.

10159

DRAWING No.

DA34

length in millimeters at full size

length in millimeters at full size

13-550-1

and is subject to conditions as shown on that
Consent

PROPOSED LOT 4 - INTERACTIVE EDUCATIONAL FARMYARD

PROPOSED LOT AREA 0.93ha

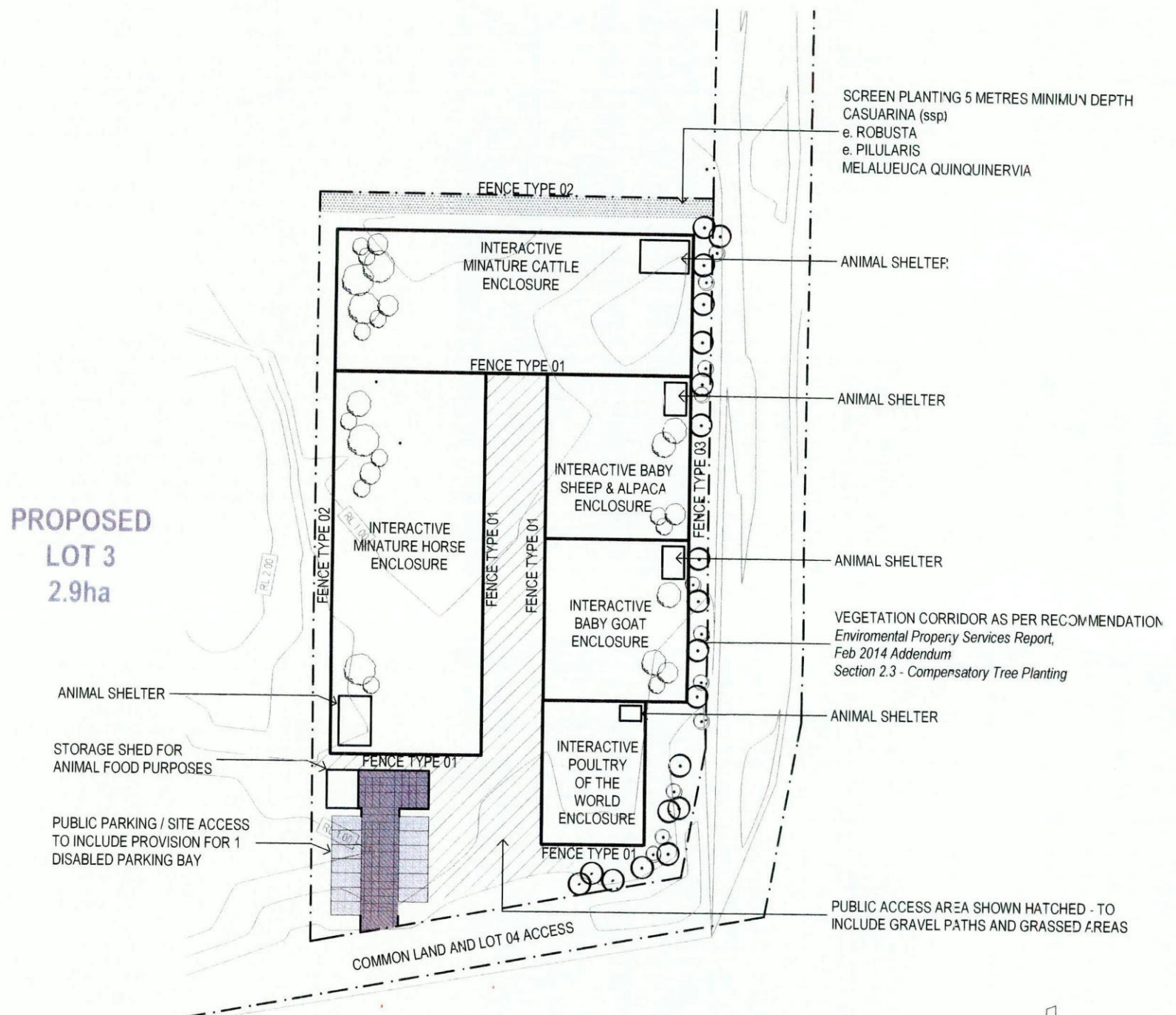
ANIMAL ENCLOSURE AREA TABLE

ENCLOSURE NAME	DIMENSIONS	AREA
MINATURE CATTLE	66.150m x 31.850m	2116 Sqm
MINATURE HORSE	70.250m x 28.350m	1989 Sqm
BABY SHEEP & ALPACA	30.000m x 27.000m	810 Sqm
BABY GOAT	30.000m x 27.000m	810 Sqm
POULTRY OF THE WORLD	26.000m x 19.000m	494 Sqm

NOTES:

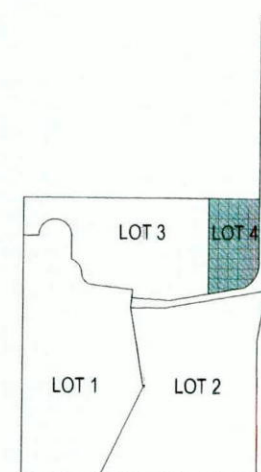
ALL FENCES TO ANIMAL ENCLOSURES TO BE 1500mm IN HEIGHT
FENCE TYPE 01 - TIMBER POST AND RAIL WITH STEEL MESH INFILL
FENCE TYPE 02 - TIMBER POST WITH 4 STRAND PLAIN WIRE
FENCE TYPE 03 - TIMBER POST WITH STEEL MESH INFILL

ALL ANIMAL ENCLOSURES TO HAVE NATIVE PLANTING FOR PROVISION OF SHADE
SPECIES EUCALYPTUS ROBUSTA or EUCALYPTUS PILULARIS



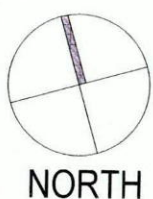
PROPOSED
LOT 3
2.9ha

PROPOSED
LOT 2
4.75ha



1 LOT 4 SITE PLAN
1:1000

DEVELOPMENT KEY PLAN



CLIENT

PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4)
LOT SUBDIVISION

LOCATION

No. 686 Marsh Road, Bobs Farm, NSW, 2316

SITE

Lot 1 DP 774965

DRAWING TITLE

Lot 4 - LOT 4 SITE PLAN

SCALE

1:1000

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

10159

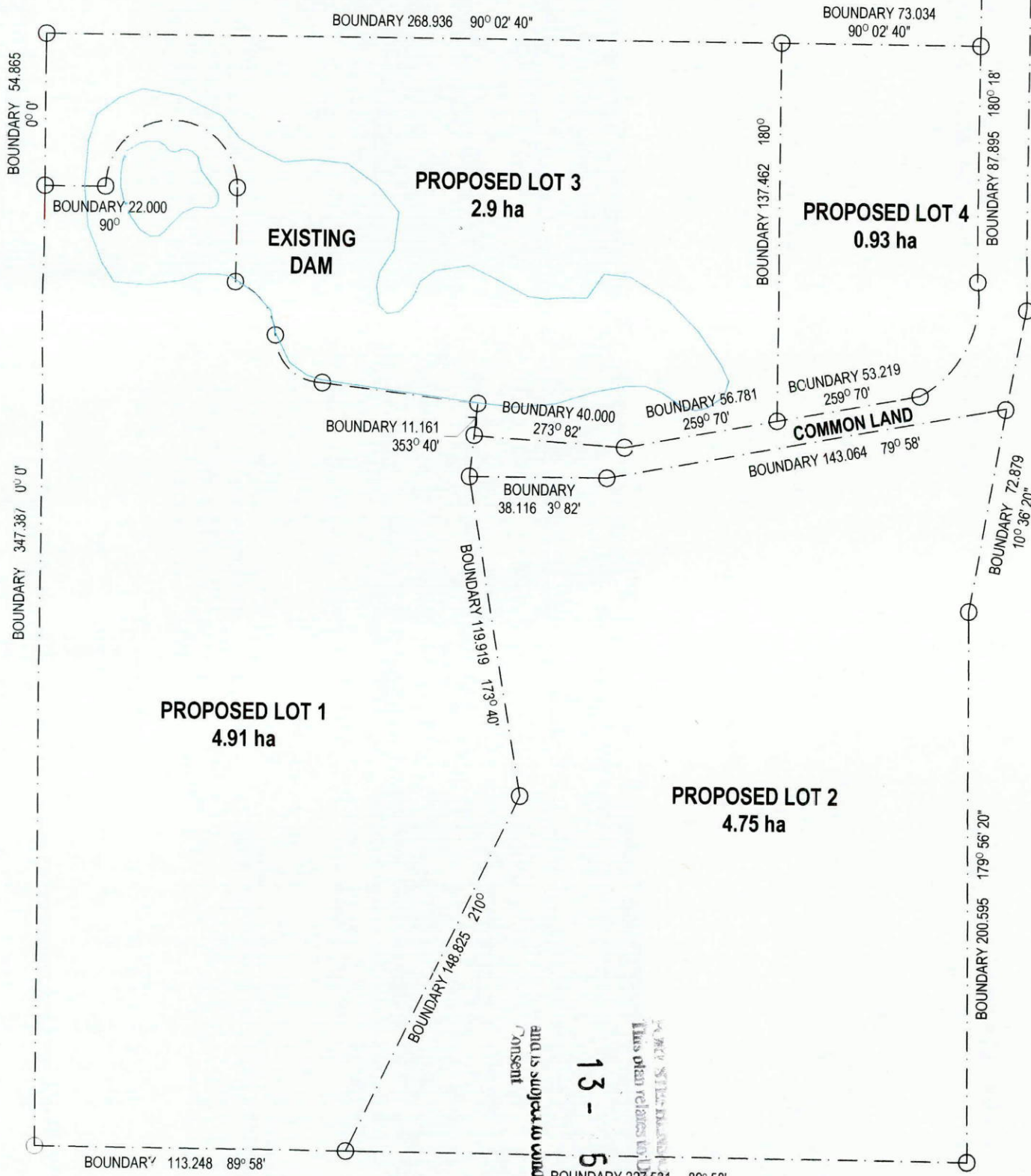
DRAWING No.

DA35

ROAD

MARSH

PROPOSED SITE ACCESS TO BE
CONSTRUCTED IN ACCORDANCE WITH
COUNCIL'S REQUIRMENTS



acroplan
planning+engineering+design

AcroPlan Pty Ltd
PO Box 398 MAITLAND 2320
t: +61 2 49 342 933
f: +61 2 49 342 966
e: develop@acroplan.com.au
w: www.acroplan.com.au

CLIENT

PROJECT
TOURIST FACILITY & ASSOCIATED FOUR (4)
LOT SUBDIVISION

LOCATION

No. 86 Marsh Road, Bobs Farm, NSW, 2316

SITE

Lot 1 DP 774965

DRAWING TITLE

Plans - Subdivision Plan

SCALE

1:2000

STATUS

DA

DATE

22/04/2014

DRAWN BY

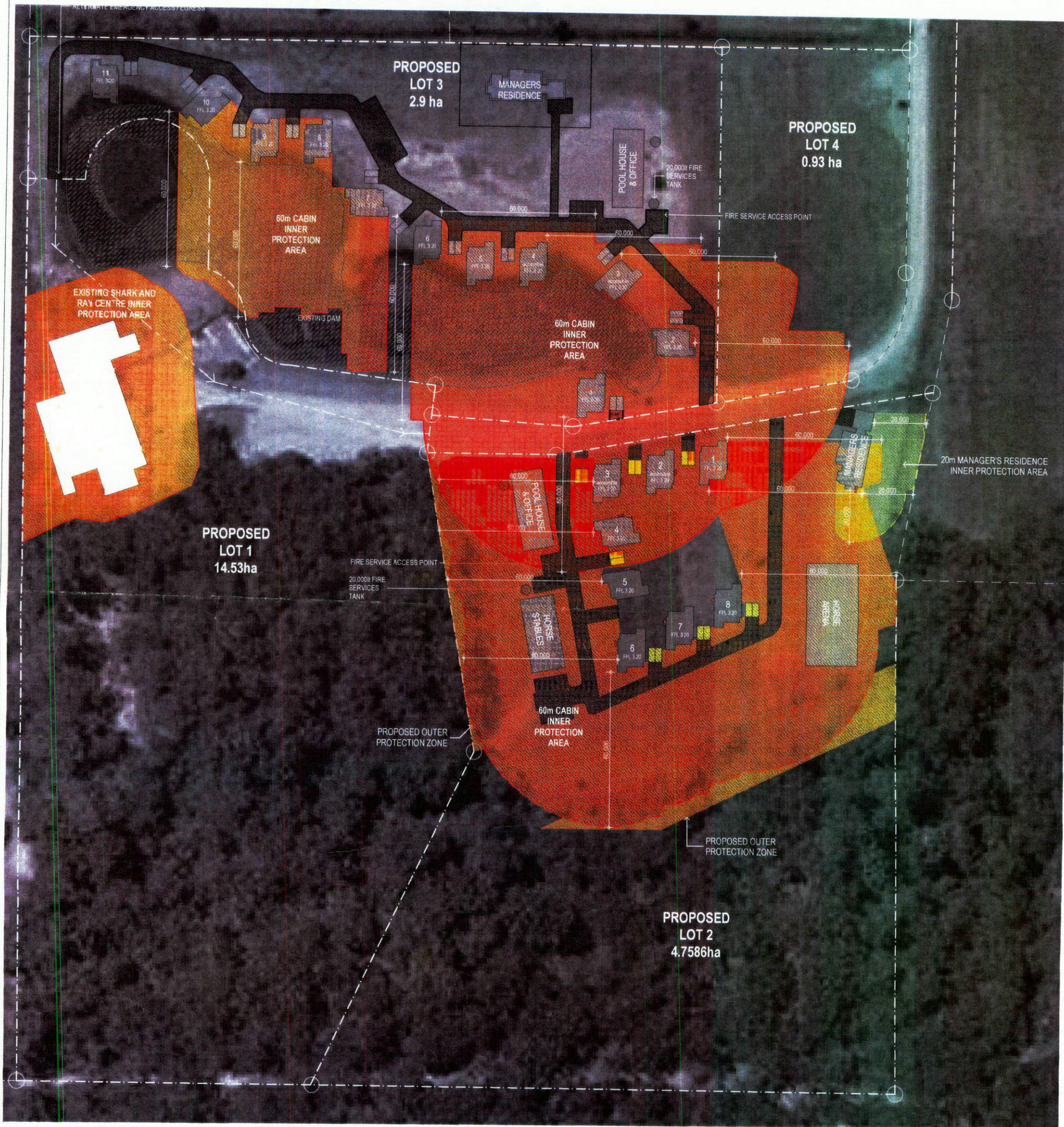
SAH

PROJECT No.

10159

DRAWING No.

DA36



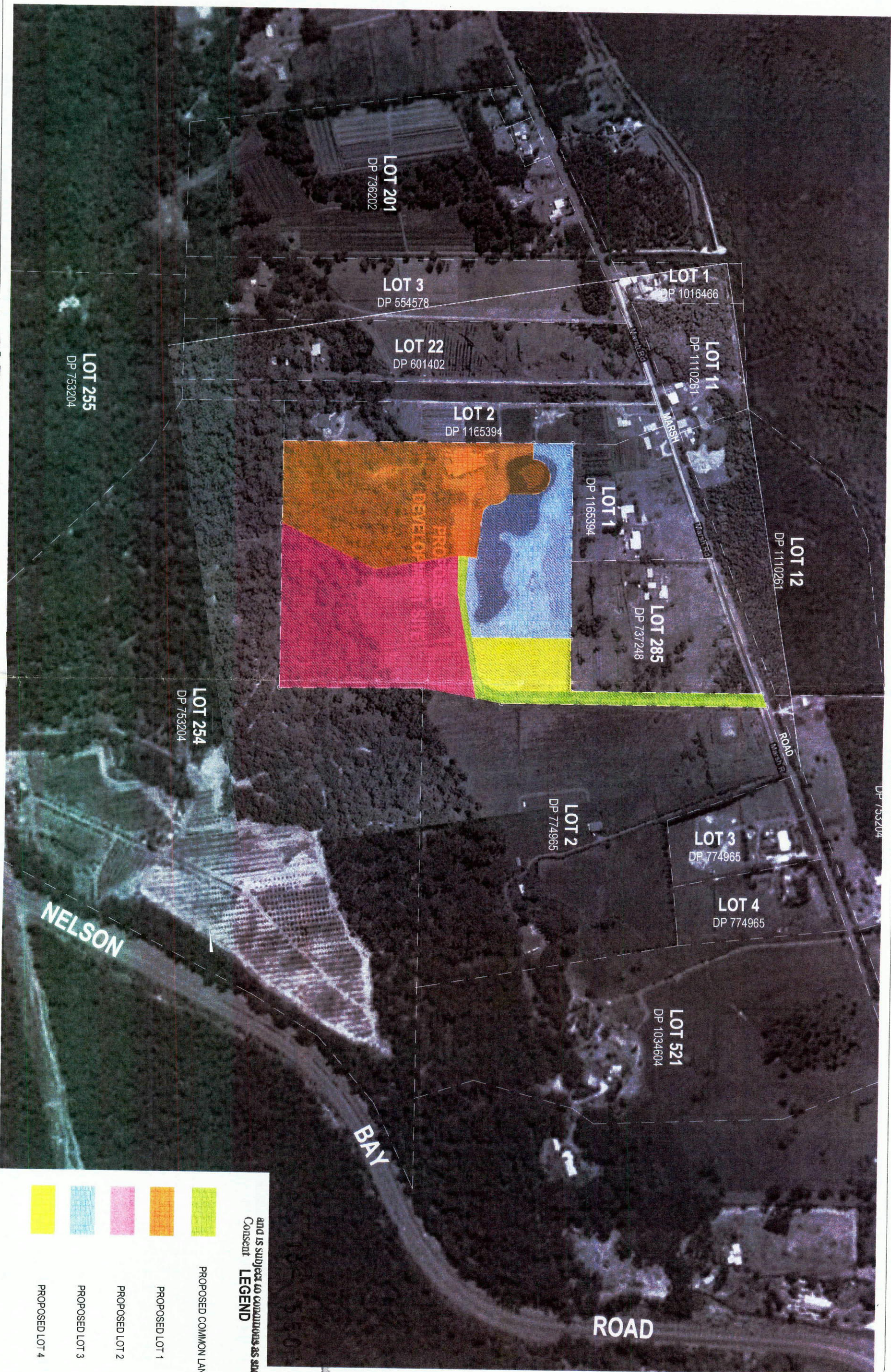
13 - 550 1
 AND IS SUBJECT TO CONDITIONS AS SET OUT IN THE
 CONSENT
 CLIENT
 PROJECT
 TOURIST FACILITY & ASSOCIATED FOUR (4)
 LOT SUBDIVISION
 LOCATION
 No. 686 Marsh Road, Bobs Farm, NSW, 2316

acroplan
 planning+engineering+design

AcroPlan Pty Ltd
 PO Box 398 Maitland 2320
 t: +61 2 49 342 113
 f: +61 2 49 342 116
 e: develop@acroplan.com.au
 w: www.acroplan.com.au

DRAWING TITLE
 Plans - Bushfire Management Plan
SCALE
 1:1500
DATE
 22/04/2014
STATUS
 DA
SITE
 Lot 1 DP 774965
DRAWN BY
 SAH

PROJECT No.
 10159
DRAWING No.
 DA37



and is subject to conditions as shown on that
Consent

LEGEND

- PROPOSED COMMON LAND
- PROPOSED LOT 1
- PROPOSED LOT 2
- PROPOSED LOT 3
- PROPOSED LOT 4

CLIENT

PROJECT

TOURIST FACILITY & ASSOCIATED FOUR (4) LOT SUBDIVISION

LOCATION

LOT 1, DP 774965 (No. 686) Marsh Rd, Bobs Farm NSW, 2316

DRAWING TITLE

Plans - Location

SCALE

1:5000 @ A3

STATUS

DA

DATE

22/04/2014

DRAWN BY

SAH

PROJECT No.

10159

DRAWING No.

DA38

acropplan
planning+engineering+design

Acropplan Pty Ltd
PO Box 398 MATTILAND 2320
t: +61 2 49 342 933
f: 1 61 2 49 342 966
e: develop@acropplan.com.au
w: www.acropplan.com.au



The builder shall check and verify all dimensions and verify all errors and omissions. Drawings not to be used for construction purposes until issued.