
Figure 1 Site location



- Subject Site (Lot 59 DP 831253) - 21 Ha
- Land to which this Project Application applies (Stage 1) - 4.5 Ha



Not To Scale


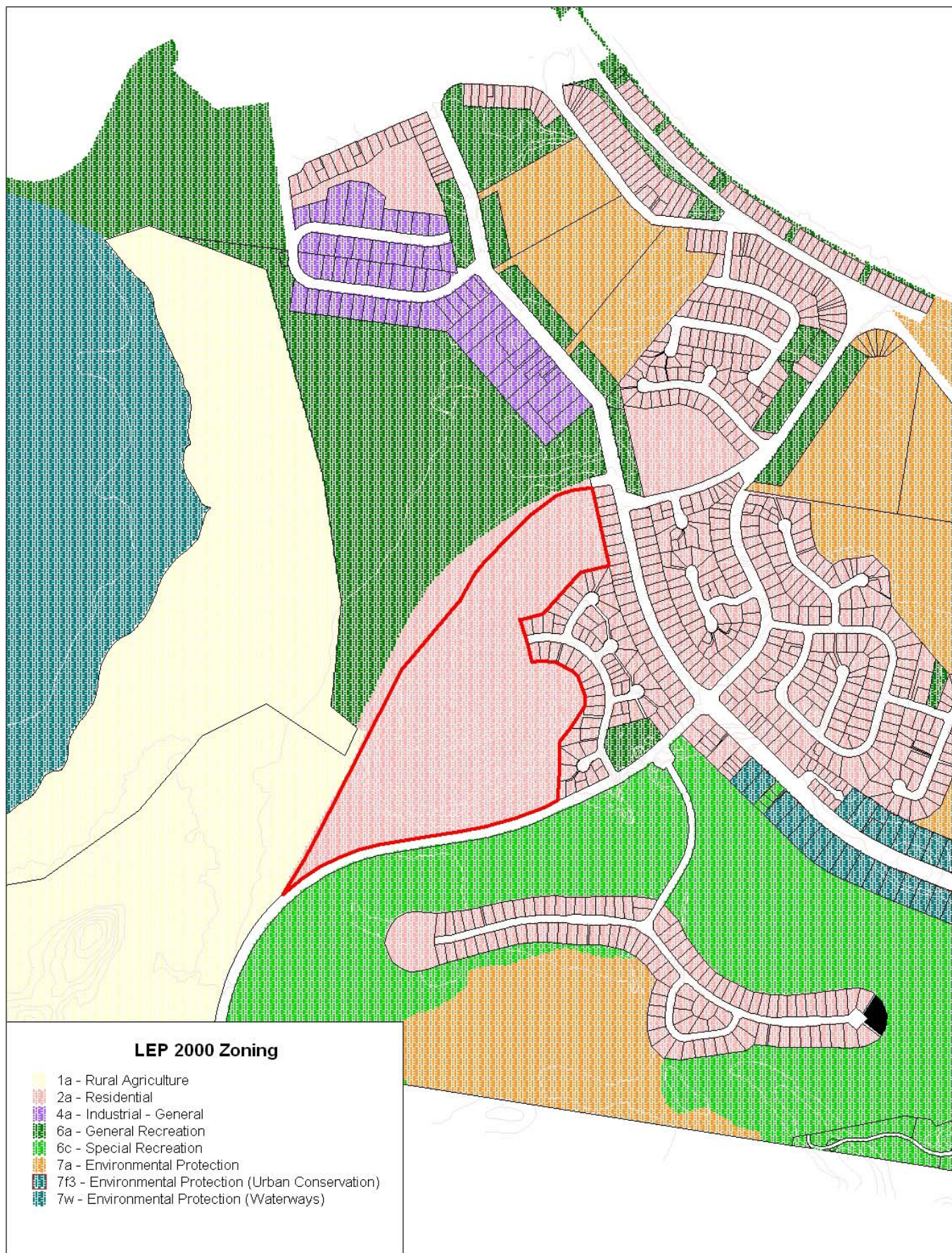
Amendments			Client	Drawn By	Project	FIGURE 1 - SITE LOCATION	
No	Description	Date					
	Andrews.Neil ARCHITECTURE • PLANNING • LANDSCAPE • ENVIRONMENTAL • DESIGN 19-21 Watt Street P. 02 4324 3633 GOSFORD, NSW 2250 F. 02 4324 3771 planning@andrewsneil.com.au www.andrewsneil.com.au		 PORT STEPHENS C.O.U.N.C.I.L. <i>...a community partnership</i>	NCM	Environmental Assessment	25 January 2007	
				Checked By VJL	Proposed Residential Subdivision 360 Soldiers Point Road, Salamander Bay	04107 PL-01	
				Approved By			

Figure 2 Land Use Zone Plan



Amendments			Created by	CLIENT	PROJECT	FIGURE 2 - LANDUSE ZONE PLAN	
No.	Description	Date					
			RKC	Port Stephens Council	Environmental Assessment Proposed Residential Subdivision	Print Date 12/04/07	
			VJL			Scale 1:1000	
			VJL			Map No. 03	Job No. 04107

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Workspace

Figure 3 Site Survey Stage 1



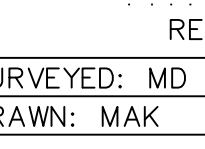

No.	DATE	DESCRIPTION
REVISIONS		
<div style="text-align: center;">  <p>REGISTERED SURVEYOR</p> </div>		
SURVEYED: MD		DRAFTED: MAK
DRAWN: MAK		CHECKED: NOT
<div style="text-align: center;">  <p>MONTEATH & POWYS PTY. LTD. A.B.N. 94 000 861 110 CONSULTING SURVEYORS & PLANNERS 25 BOLTON ST, NEWCASTLE Email: survey@monteathpowys.com.au PHONE (02) 49 261388 P.O. BOX 726 NEWCASTLE 2300. FAX (02) 49 293475 DX 7888 NEWCASTLE</p> </div>		
CLIENT:		
HILL PDA		
TITLE:		
DETAIL SURVEY OVER PAST LOT 59 DP 831253 SOLDIERS POINT ROAD SALAMANDER BAY		
CADD FILE: 05055C.DWG		
DATE: NOVEMBER 2006		SCALE AT A1: 1:1500
REF No.		No.
05/055		1 of 2

Figure 4 Site Survey Swamp

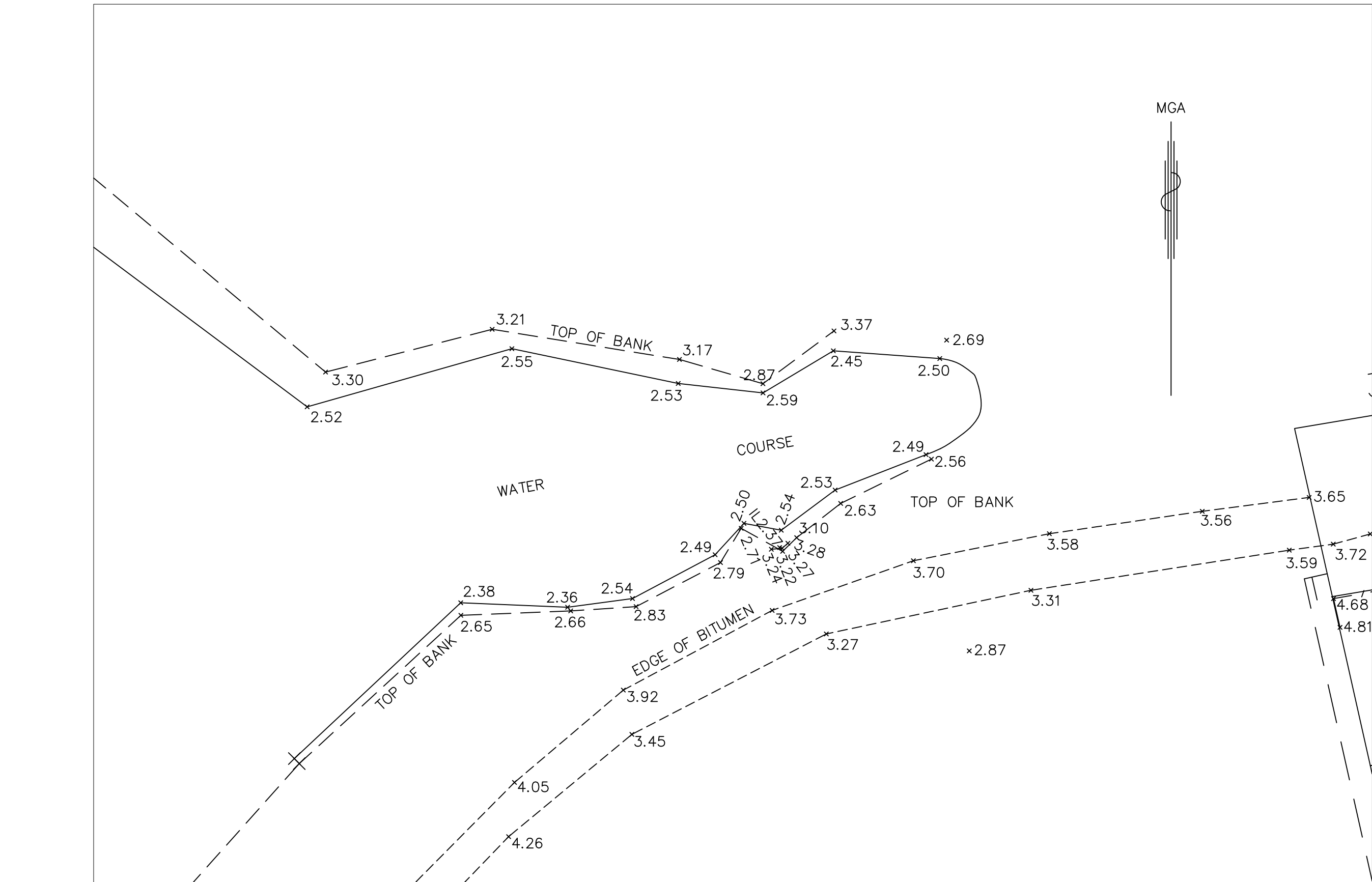
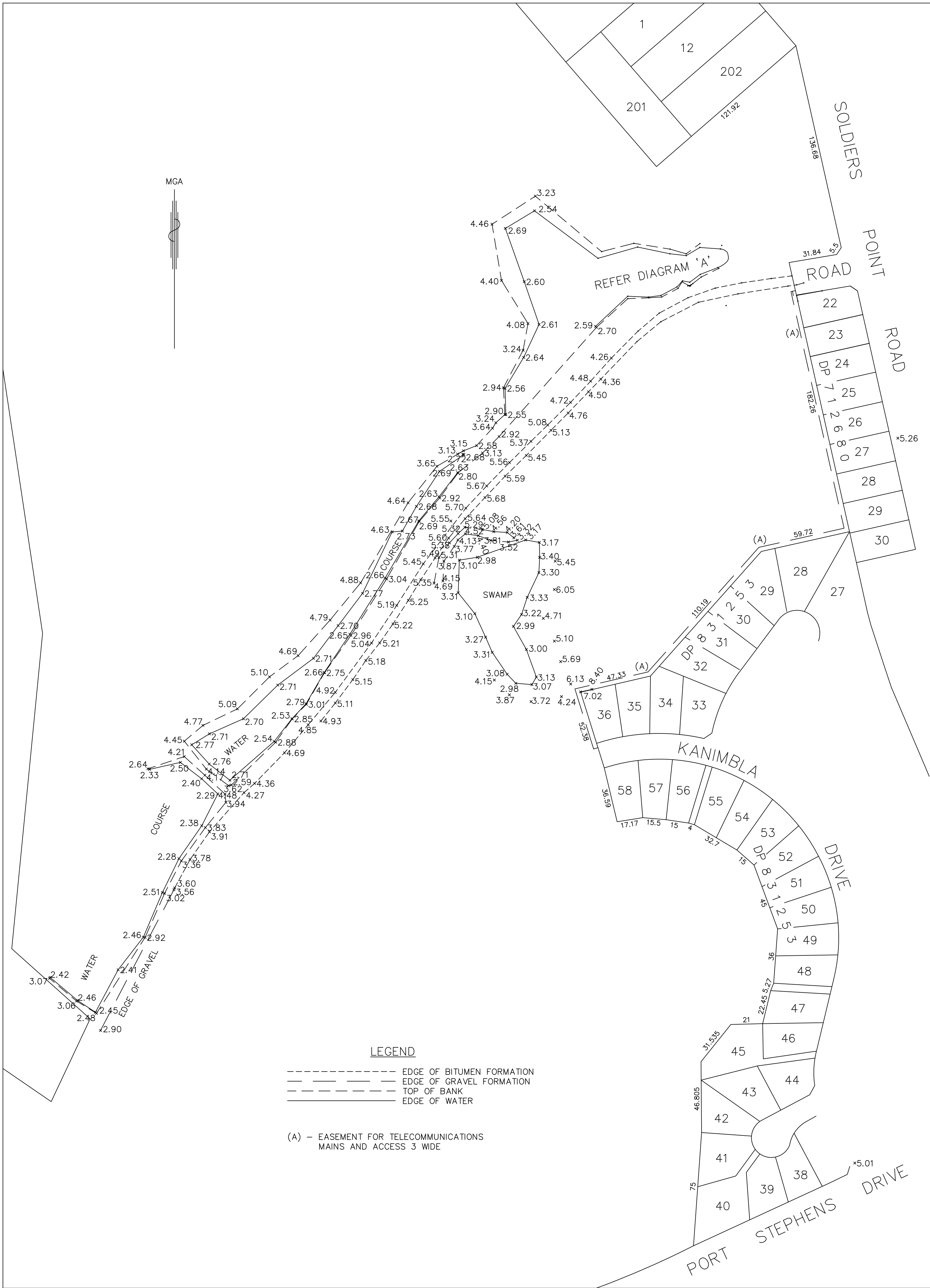
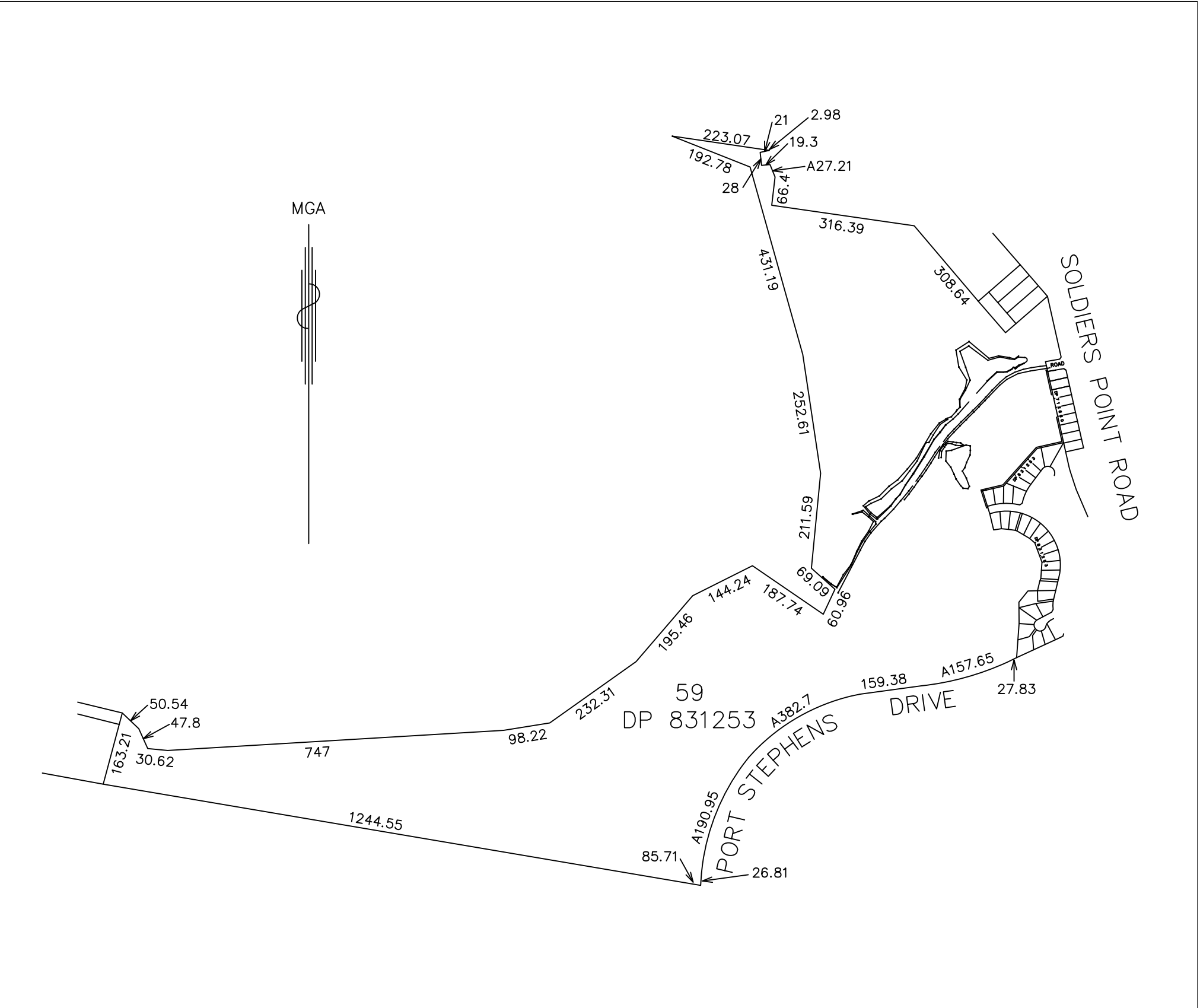



DIAGRAM 'A'
SCALE - 1:500



LOCALITY SKETCH
SCALE - 1:10000

1	19/05/05	EXTRA DETAIL ON SOUTHERN SIDE OF BITUMEN ROAD & SWAMP AREA
No.	DATE	DESCRIPTION
REVISIONS		
REGISTERED SURVEYOR		
SURVEYED: MD	DRAFTED: MAK	
DRAWN: MAK	CHECKED: NOT	
 MONTEATH & POWYS PTY. LTD. A.B.N. 94 000 861 110 CONSULTING SURVEYORS & PLANNERS 25 BOLTON ST, NEWCASTLE Email: survey@monteathpowys.com.au PHONE (02) 49 261388 P.O. BOX 726 NEWCASTLE 2300. FAX (02) 49 293475 DX 7888 NEWCASTLE		
CLIENT:		
HILL PDA		
TITLE:		
DETAIL SURVEY OF PART OF LOT 59 DP 831253 OLD SOLDIERS POINT ROAD SALAMANDER BAY		
CADD FILE: 05055A.DWG		
DATE: 03/05/2005	SCALE AT A1: 1:1500	
REF No.	No.	
05/055	1 of 1	

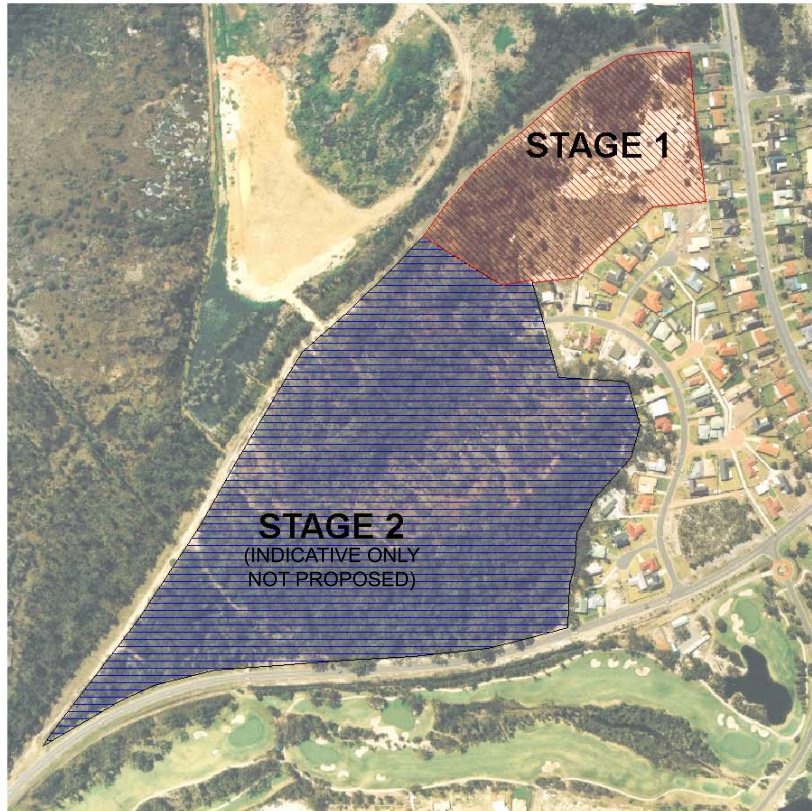
DATE OF LAST EDIT: 23/05/2005 - MAK

Figure 5 Site Analysis



AMEND	DATE	DESCRIPTION	APPR.
AMENDMENTS			

Figure 6 Staging Plan



LAND TO WHICH THIS APPLICATION APPLIES



INDICATIVE ONLY
LAND NOT INCLUDED IN PROJECT APPLICATION



50 Metres


Amendments			Client	Drawn By	Project	FIGURE 6 - STAGING PLAN	
No	Description	Date					
	Andrews.Neil <small>ARCHITECTURE • PLANNING • LANDSCAPE • ENVIRONMENT • URBAN DESIGN</small> 19-21 Watt Street P. 02 4324 3633 GOSFORD, NSW 2250 F. 02 4324 3771 planning@andrewsneil.com.au www.andrewsneil.com.au		 Port Stephens C-O-U-N-C-I-L <i>... a community partnership</i>	NCM	Environmental Assessment	30 January 2007	
				Checked By VJL	Proposed Residential Subdivision 360 Soldiers Point Road, Salamander Bay		
				Approved By		04107	PL-02

Figure 7 Subdivision Plan

NUMBER OF LOTS

STAGE 1 - 35 LOTS
(31 DEVELOPABLE)

STAGE 2 - 61 LOTS
(59 DEVELOPABLE)

TOTAL - 96 LOTS (90 DEVELOPABLE)

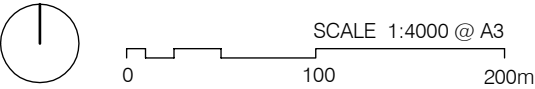
LEGEND

- SITE BOUNDARY
- PEDESTRIAN PATHWAY AND
EMERGENCY VEHICLE ACCESS ONLY
- PROPOSED ACCESS POINT
- VEGETATION TO BE RETAINED
- ASSET PROTECTION ZONE

OPEN SPACE

STAGE 1 - 16,755m²

STAGE 2 - 79,888m²



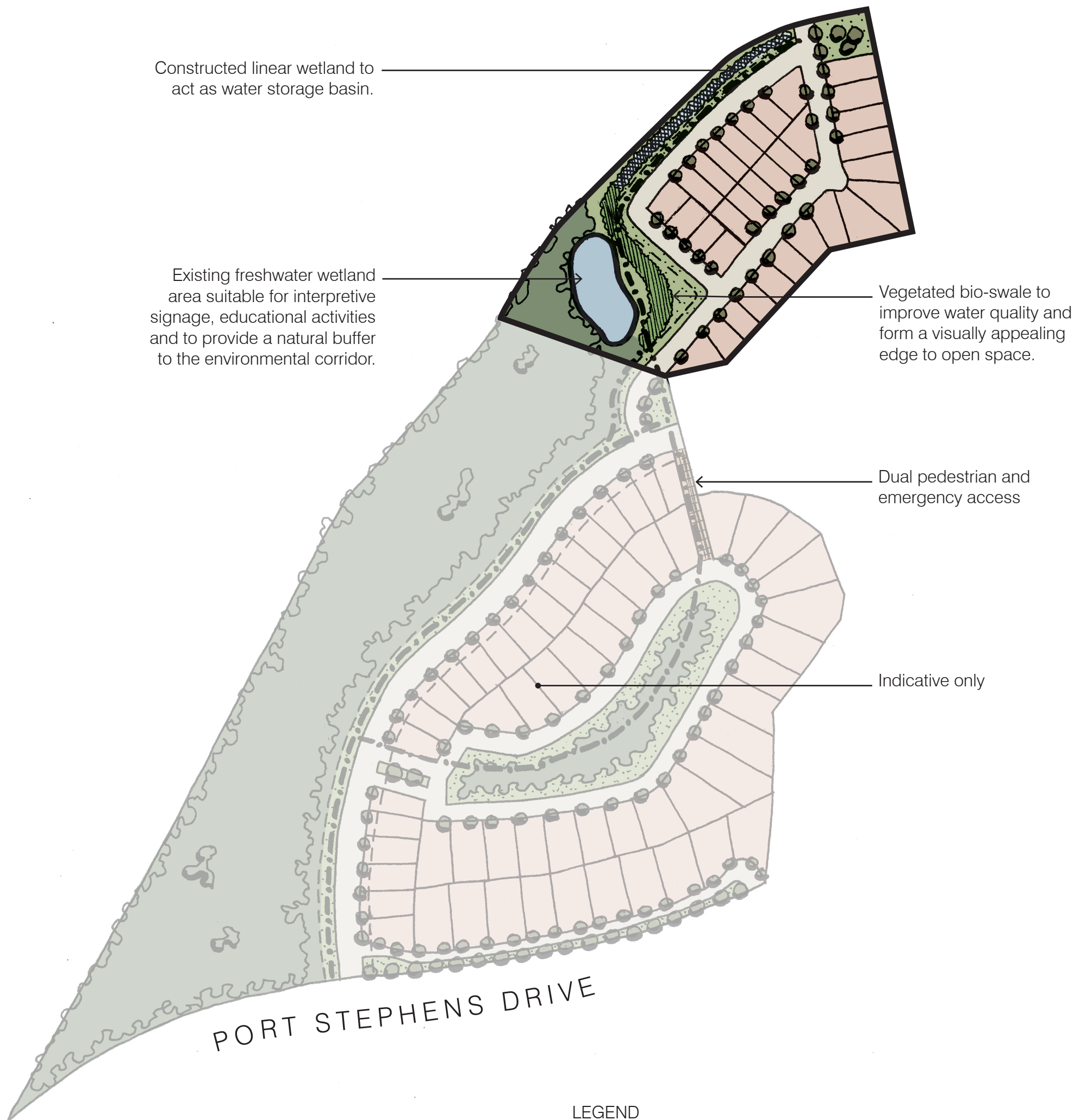
AMEND	DATE	DESCRIPTION	APPR.
SG	05.10.07	STAGE 2 BOUNDARY LINE UPDATED. COLOR REMOVED. LINES DASHED	NM
MN	28.09.07	STAGE 2 GRAPHICS CHANGED. COLOR REMOVED. LINES DASHED	NM
AMENDMENTS			

DRAWING TITLE: FIGURE 7 - SUBDIVISION PLAN (TORRENS TITLE)		
SCALE:	DRAWING No. P02	REVISION: F

Figure 8 Sections






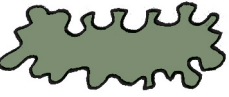




Figure 9 Landscape Plan



NOTE:
Refer to Indicative Species List for
proposed plant species.

Plan Not to Scale

LEGEND

-  Asset Protection Zone
-  Proposed pedestrian paths
-  Street trees
-  Existing vegetation to be retained and revegetated with supplementary planting where required with local indigenous species.
-  Buffer zone of low grasses to adhere to the bushfire management requirements.
-  Vegetated bio-swale with native sedges.
-  Constructed wetland to be planted with local indigenous species
-  Paved area

INDICATIVE SPECIES LIST

BOTANICAL NAME	COMMON NAME	NO.	MATURE HEIGHT	MATURE SPREAD
STREET TREES				
<i>Cupaniopsis anacardioides</i>	Tuckeroo	60	15m	12m
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	70	15m	12m
MACROPHYTES FOR WETLAND AND BIO-SWALE				
<i>Baumea rubiginosa</i>	Twig-rush	4 per m ²	2m	0.9m
<i>Carrex appressa</i>	Tall Sedge	4 per m ²	0.8m	0.6m
<i>Isolepis nodosa</i>	Knobby Club-rush	4 per m ²	0.9m	0.6m
<i>Juncus usitatus</i>	Common Rush	4 per m ²	1.2m	1.2m
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	2 per m ²	1m	1.2m
GRASSES FOR BUFFER ZONE				
<i>Palmetto Stenotaphrum secundatum</i>	Soft Leaf Buffalo			
SUPPLEMENTARY PLANTING FOR ENVIRONMENTAL CORRIDOR				
<i>Acacia longifolia</i>	Sydney Golden Wattle	As required to supplement existing vegetation	8m	5m
<i>Angophora costata</i>	Smooth-barked Apple	" "	24m	21m
<i>Banksia serrata</i>	Saw Banksia	" "	8m	4m
<i>Corymbia gummifera</i>	Red Bloodwood	" "	30m	12m
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	" "	9m	3m
<i>Eucalyptus pilularis</i>	Blackbutt	" "	50m	24m
<i>Eucalyptus robusta</i>	Swamp Mahogany	" "	24m	12m
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	" "	2m	2m
<i>Personnia levis</i>	Broad-leafed Geebung	" "	5m	4m
TREE SPECIES TO BE PLANTED ALONG OLD SOLDIERS POINT ROAD				
<i>Angophora costata</i>	Smooth-barked Apple	As required to supplement existing vegetation	24m	21m
<i>Eucalyptus robusta</i>	Swamp Mahogany	" "	24m	12m
<i>Eucalyptus pilularis</i>	Blackbutt	" "	50m	24m

Figure 10 Wetlands Plan



LEGEND

- Study Area
- SEPP No 14 - Coastal Wetlands

Wetland Vegetation (House 2003)

- Estuarine Wetlands
- Forested Wetlands
- Swamps

Metres

PRINT DATE	21 June 2007	CREATED BY	WB
SCALE	1:20000 @ A3	CHECKED BY	ED
MAP NO.	P-10	REVISION NO.	JOB NO.
			04107

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Port Stephens Council

Figure 10 - Wetlands
Salamander Waters

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