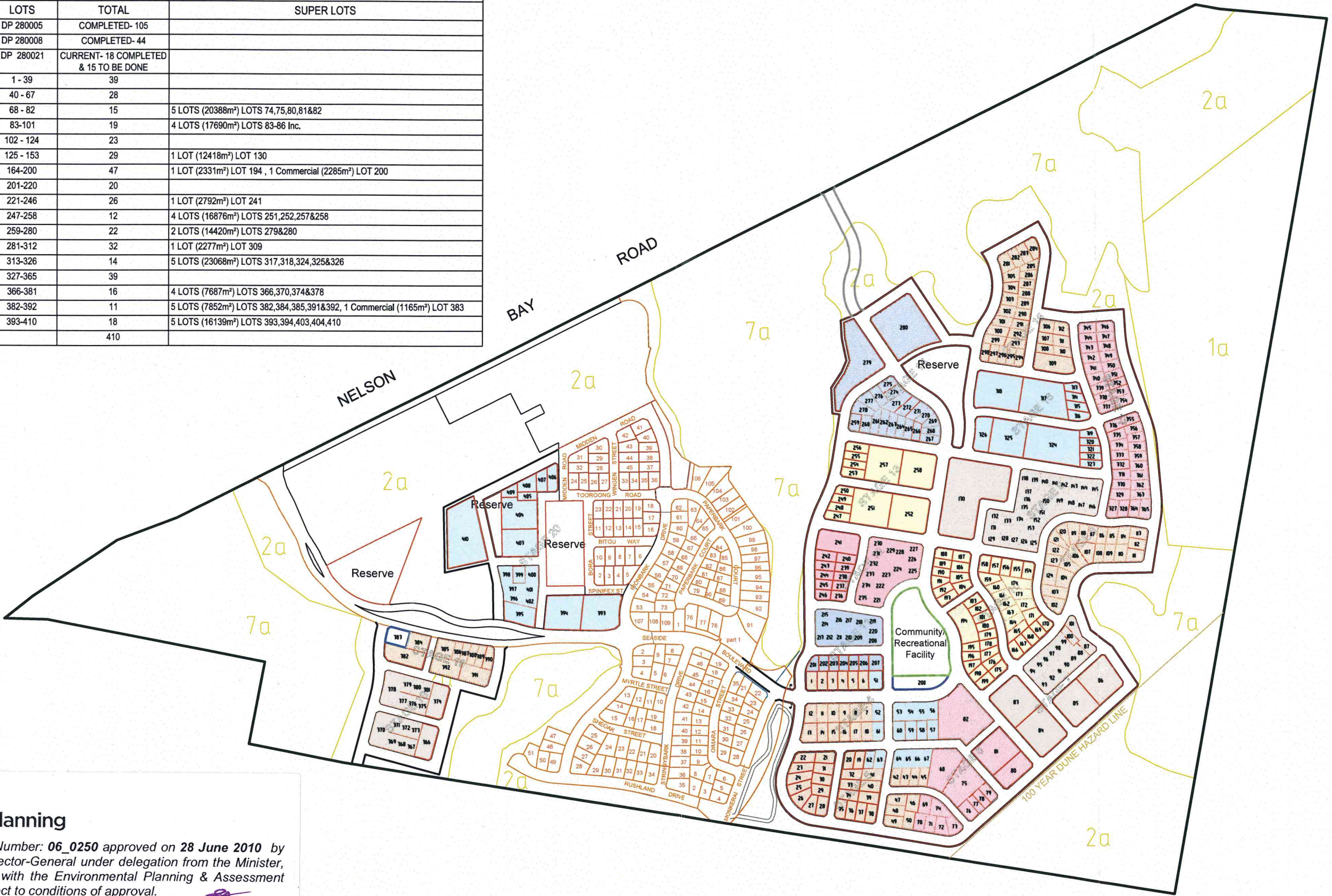


| STAGING & LOT TABLE |           |                                          |                                                                         |
|---------------------|-----------|------------------------------------------|-------------------------------------------------------------------------|
| STAGE               | LOTS      | TOTAL                                    | SUPER LOTS                                                              |
| 1                   | DP 280005 | COMPLETED- 105                           |                                                                         |
| 2                   | DP 280008 | COMPLETED- 44                            |                                                                         |
| 3                   | DP 280021 | CURRENT- 18 COMPLETED<br>& 15 TO BE DONE |                                                                         |
| 4                   | 1 - 39    | 39                                       |                                                                         |
| 5                   | 40 - 67   | 28                                       |                                                                         |
| 6                   | 68 - 82   | 15                                       | 5 LOTS (20388m²) LOTS 74,75,80,81&82                                    |
| 7                   | 83-101    | 19                                       | 4 LOTS (17690m²) LOTS 83-86 Inc.                                        |
| 8                   | 102 - 124 | 23                                       |                                                                         |
| 9                   | 125 - 153 | 29                                       | 1 LOT (12418m²) LOT 130                                                 |
| 10                  | 164-200   | 47                                       | 1 LOT (2331m²) LOT 194 , 1 Commercial (2285m²) LOT 200                  |
| 11                  | 201-220   | 20                                       |                                                                         |
| 12                  | 221-246   | 26                                       | 1 LOT (2792m²) LOT 241                                                  |
| 13                  | 247-258   | 12                                       | 4 LOTS (16876m²) LOTS 251,252,257&258                                   |
| 14                  | 259-280   | 22                                       | 2 LOTS (14420m²) LOTS 279&280                                           |
| 15                  | 281-312   | 32                                       | 1 LOT (2277m²) LOT 309                                                  |
| 16                  | 313-326   | 14                                       | 5 LOTS (23068m²) LOTS 317,318,324,325&326                               |
| 17                  | 327-365   | 39                                       |                                                                         |
| 18                  | 366-381   | 16                                       | 4 LOTS (7687m²) LOTS 366,370,374&378                                    |
| 19                  | 382-392   | 11                                       | 5 LOTS (7852m²) LOTS 382,384,385,391&392, 1 Commercial (1165m²) LOT 383 |
| 20                  | 393-410   | 18                                       | 5 LOTS (16139m²) LOTS 393,394,403,404,410                               |
| TOTAL               |           | 410                                      |                                                                         |



Planning

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1: 5000  
REVISION DATE  
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DA NUMBER

DATUM  
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CONTOURS  
X m  
DRAWN/CHKD BY  
GJS / AED  
CC NUMBER

DRAWING TITLE  
SITE & STAGING PLAN REV-A  
DEVELOPMENT  
PROJECT PLAN A  
FERN BAY SEASIDE VILLAGE  
NELSON BAY ROAD, FERN BAY  
CLIENT  
ASPEN GROUP LIMITED

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|                         |                            |                                                                                        |
|-------------------------|----------------------------|----------------------------------------------------------------------------------------|
| SCALE<br>1: 1000        | DATUM<br>AHD               | STAGE 4 - 6 DETAIL PLAN REV-A<br>DRAWING TITLE                                         |
| REVISION DATE<br>—      | CONTOURS<br>X m            | DEVELOPMENT<br>PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |
| PLAT DATE<br>25/03/2010 | DRAWN/CHKD BY<br>GJS / AED | CLIENT<br>ASPEN GROUP LIMITED                                                          |
| DA NUMBER<br>—          | CC NUMBER<br>—             |                                                                                        |

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|                                                                                                       |                                                                                                                                                       |               |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| SCALE<br>1: 1000<br>DATUM<br>AHD<br>REVISION DATE<br>----<br>PL01 DATE<br>25/03/2010<br>DA NUMBER<br> | DRAWN/CHKD BY<br>GJS / AED<br>                                                                                                                        | CC NUMBER<br> |
|                                                                                                       | CONTOURS<br>X m<br>                                                                                                                                   | CLIENT<br>    |
|                                                                                                       | STAGE 7 DETAIL PLAN REV-A<br>DEVELOPMENT<br>PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY<br>---<br>ASPEN GROUP LIMITED<br> |               |

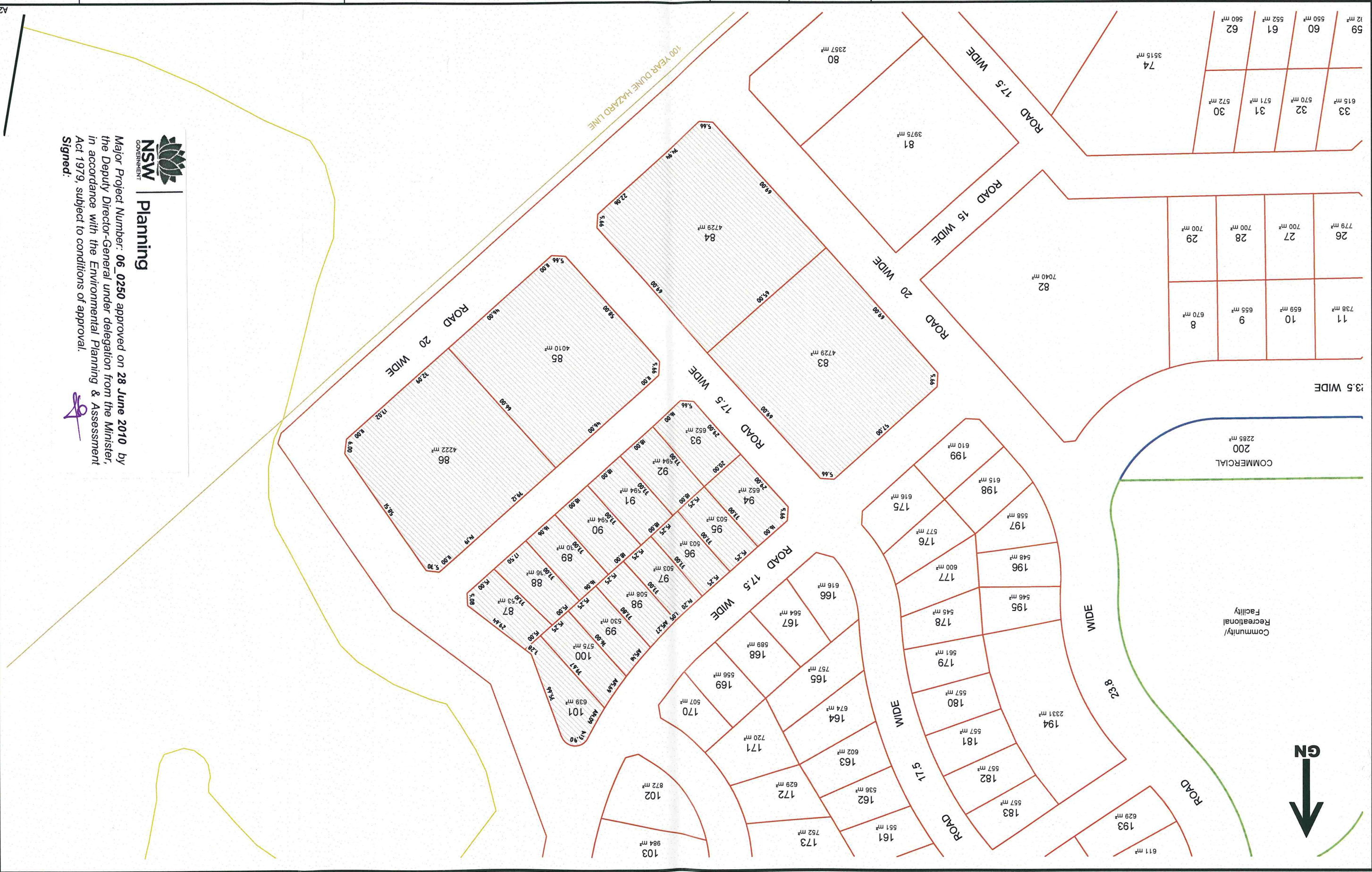


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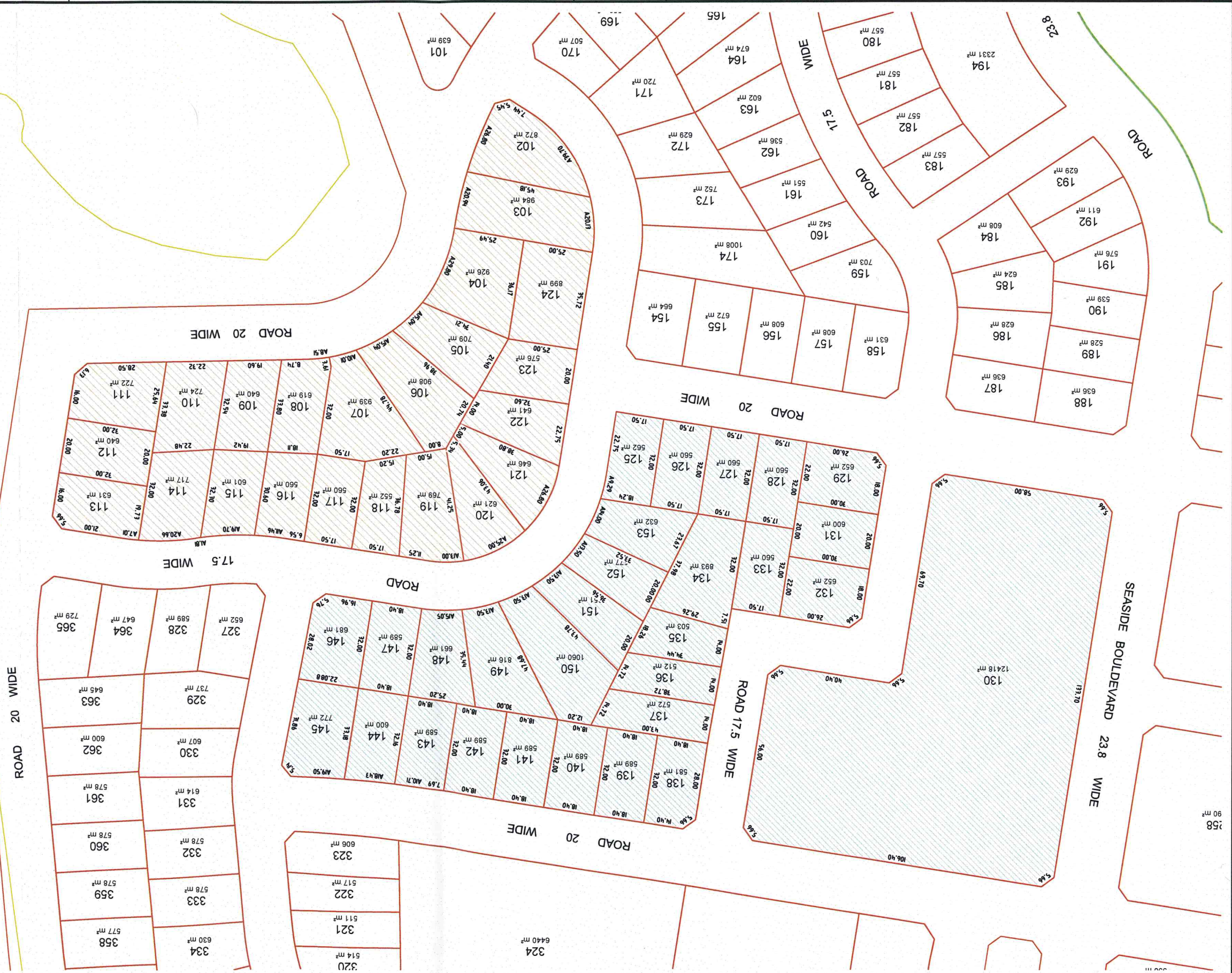
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|---------------|--------------------------------|---------------------------|
| SCALE         | AHD                            | DRAWING TITLE             |
| 1: 1000       | STAGES 8 & 9 DETAIL PLAN REV-A |                           |
| REVISION DATE | CONTOURS                       | DEVELOPMENT               |
| —             | X m                            | PROJECT PLAN A            |
| PLOT DATE     | DRAWN/CHKD BY                  | CLIENT                    |
| 25/03/2010    | GJS / AED                      | NELSON BAY ROAD, FERN BAY |
| DA NUMBER     | CC NUMBER                      | ASPEN GROUP LIMITED       |

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Planning

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**NSW**  
GOVERNMENT  
**Planning**

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DATUM

**REVISION DATE**  
X m

**CONTOURS**  
X m

**REVISION DATE**  
25/03/2010

**PLOT DATE**  
25/03/2010

**CC NUMBER**  
GJS / AED

**CLIENT**  
ASPEN GROUP LIMITED

**DRAWING TITLE**  
DETAIL SHEET STAGES 10 - 12 REV-A

**DEVELOPMENT**  
PROJECT PLAN A  
FERN BAY SEASIDE VILLAGE  
NELSON BAY ROAD, FERN BAY

**DESIGN MANAGEMENT SURVEYING**  
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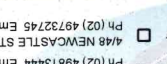
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|---------------|------------|---------------|-----------|
| SCALE         | 1: 1000    | DATE          | AHD       |
| REVISION DATE | ----       | CONTOURS      | X m       |
| PLOT DATE     | 25/03/2010 | DRAWN/CHKD BY | GJS / AED |
| DA NUMBER     |            | CC NUMBER     |           |

**NO**  
↓

|                                  |                |                                                     |                     |
|----------------------------------|----------------|-----------------------------------------------------|---------------------|
| STAGES 13 & 14 DETAIL PLAN REV-A | PROJECT PLAN A | FERN BAY SEASIDE VILLAGE<br>FERN BAY ROAD, FERN BAY | CLIENT              |
| DRAWING TITLE                    |                |                                                     | ASPEN GROUP LIMITED |

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CENTRAL COAST

B. HUNTER

CONTINUATION SEE LEFT

ROAD 20 WIDE

ROAD 20 WIDE

ROAD 23.8 WIDE

Reserve

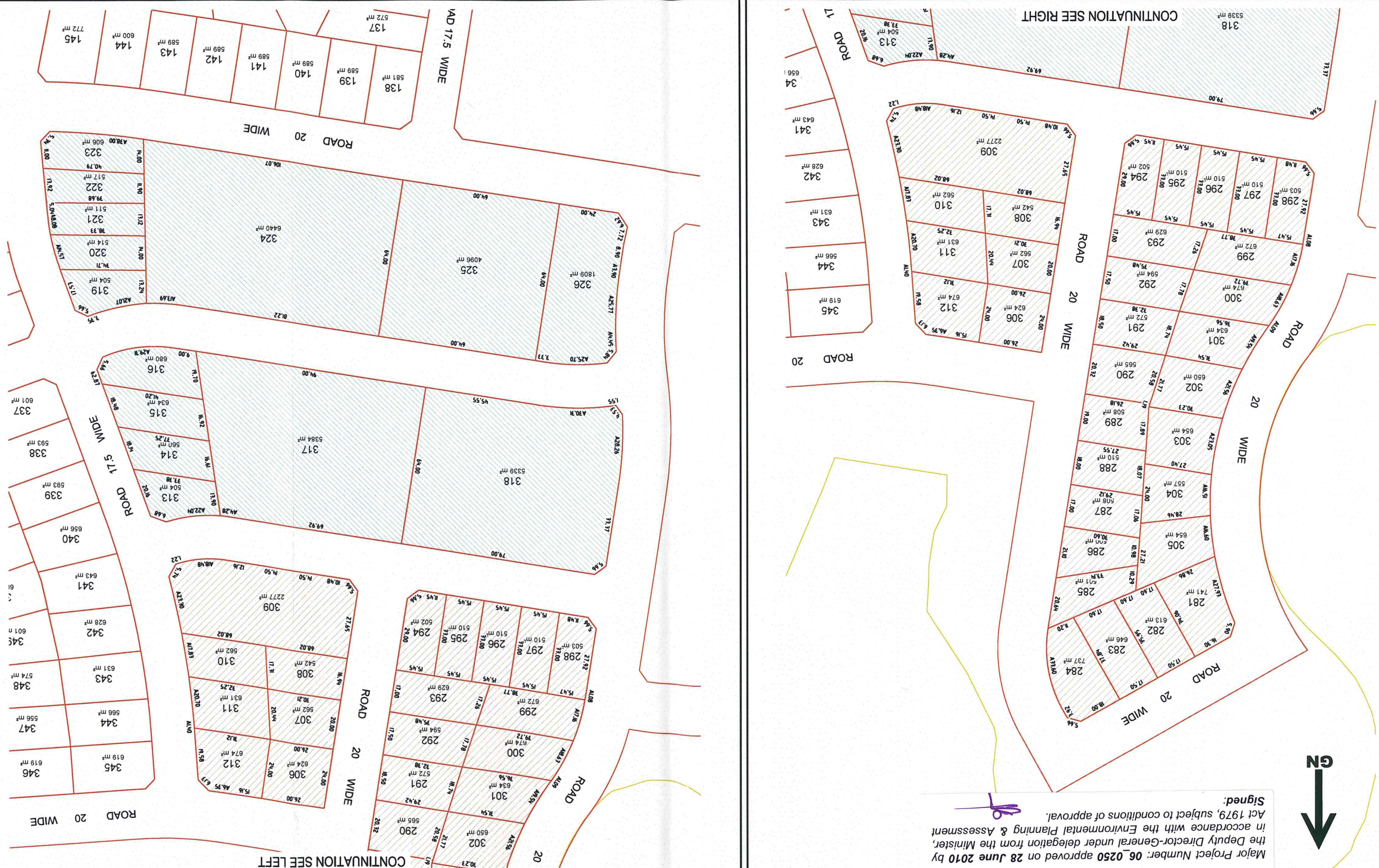
Lot numbers and areas (m²):

- 255: 628 m²
- 256: 704 m²
- 259: 632 m²
- 260: 592 m²
- 261: 658 m²
- 262: 736 m²
- 263: 681 m²
- 264: 627 m²
- 265: 573 m²
- 266: 520 m²
- 267: 550 m²
- 268: 523 m²
- 269: 510 m²
- 270: 519 m²
- 271: 680 m²
- 272: 800 m²
- 273: 946 m²
- 274: 612 m²
- 275: 602 m²
- 276: 566 m²
- 277: 757 m²
- 278: 737 m²
- 279: 6253 m²
- 280: 8167 m²



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CC NUMBER

DEVELOPMENT  
PROJECT PLAN A  
FERN BAY SEASIDE VILLAGE  
NELSON BAY ROAD, FERN BAY  
CLIENT  
ASPEN GROUP LIMITED  
DRAWING TITLE  
STAGES 15 & 16 DETAIL PLAN REV-A

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| REVISION DATE | —         |
| CONTOURS      | X m       |
| DRAWN/CHKD BY | GJS / AED |
| CC NUMBER     | —         |

|                     |                                                                         |
|---------------------|-------------------------------------------------------------------------|
| DRAWING TITLE       | STAGE 17 DETAIL PLAN REV-A                                              |
| DEVELOPMENT         | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |
| CLIENT              | —                                                                       |
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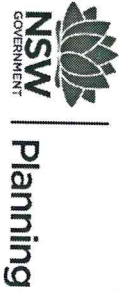
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Planning

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|---------------|------------|---------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| SCALE         | 1: 1000    | DATUM         | AHD       | DRAWING TITLE                                                                                                                                                                                                                        | STAGE 18 & 19 DETAIL PLAN                                               |
| REVISION DATE | —          | CONTOURS      | X m       | DEVELOPMENT                                                                                                                                                                                                                          | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |
| PLAT DATE     | 25/03/2010 | DRAWN/CHKD BY | GJS / AED | CLIENT                                                                                                                                                                                                                               | ASPEN GROUP LIMITED                                                     |
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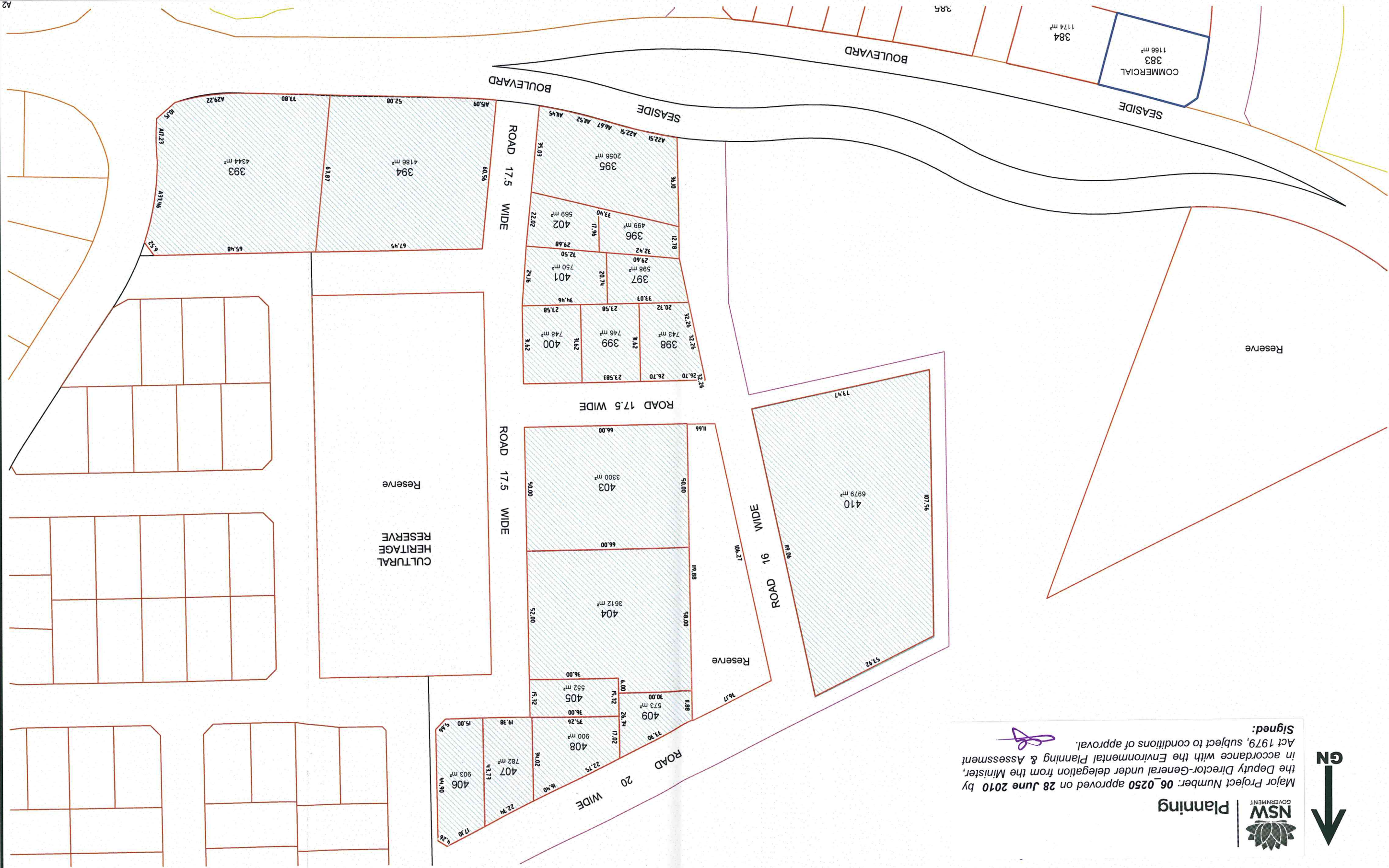


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| SCALE<br>1: 1000<br>DATUM<br>AHD<br>CONTOURS<br>X m<br>DRAWN/CHKD BY<br>GJS / AED<br>CC NUMBER | REVISION DATE<br>25/03/2010                                             | DA NUMBER<br>25/03/2010 | CLIENT<br>ASPEN GROUP LIMITED |
|                                                                                                | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY | DEVELOPMENT<br>---      | CLIENT<br>ASPEN GROUP LIMITED |
|                                                                                                | DRAWING TITLE<br>STAGE 20 DETAIL PLAN                                   | DEVELOPMENT<br>---      | CLIENT<br>ASPEN GROUP LIMITED |

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|------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------|----------------|-------------------------------|
| SCALE<br>1: 4000                               | REVISION DATE<br>—                                                                     | PLAT DATE<br>25/03/2010    | DA NUMBER<br>— | CC NUMBER<br>— | CLIENT<br>ASPEN GROUP LIMITED |
| DATUM<br>—                                     | —                                                                                      | DRAWN/CHKD BY<br>GJS / AED | —              | —              | —                             |
| DRAWING TITLE<br>INDICATIVE SEWER LAYOUT REV-A | DEVELOPMENT<br>PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY | —                          | —              | —              | —                             |

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**NOTE:**  
- E1 & E2 ARE EXISTING PUMP STATIONS  
- P3 - P7 ARE PROPOSED PUMP STATIONS  
- P3, P4 & P7 PROPOSED PUMP STATIONS TO  
BE LOCATED IN EXISTING CLEARED AREA  
- P5 & P6 PROPOSED PUMP STATIONS TO  
MINIMISE VEGETATION REMOVAL

**LEGEND**

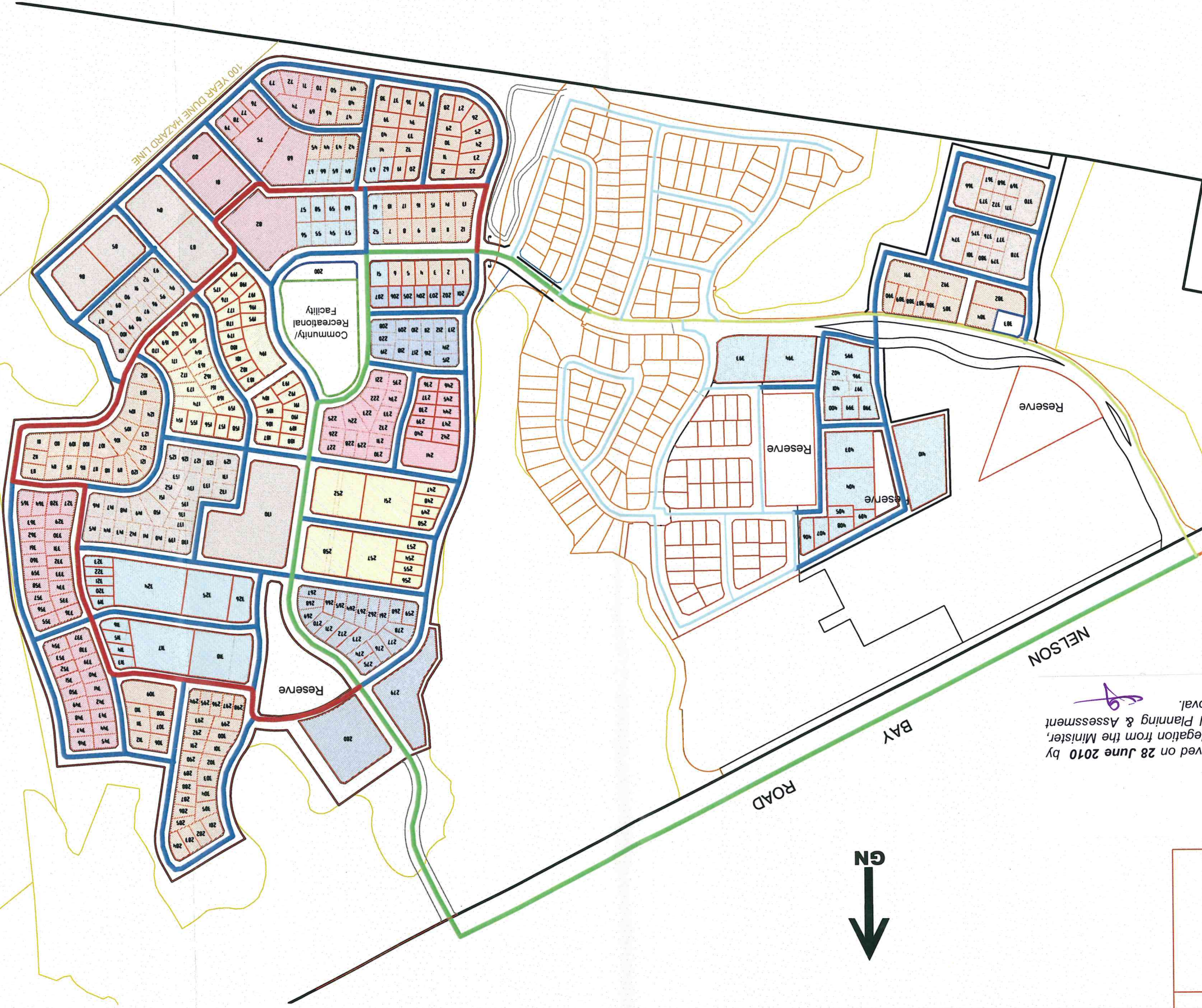
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| ~ CATCHMENT 1                          | ~ CATCHMENT 2                          | ~ CATCHMENT 3                          | ~ CATCHMENT 4                          | ~ CATCHMENT 5                          | ~ CATCHMENT 6                          |
|                                        |                                        |                                        |                                        |                                        |                                        |
|                                        |                                        |                                        |                                        |                                        |                                        |
| EXISTING PUMP STATION<br>(WITH NUMBER) | PROPOSED PUMP STATION<br>(WITH NUMBER) | EXISTING PUMP STATION<br>(WITH NUMBER) | PROPOSED PUMP STATION<br>(WITH NUMBER) | EXISTING PUMP STATION<br>(WITH NUMBER) | PROPOSED PUMP STATION<br>(WITH NUMBER) |

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| PLAT DATE                         | 25/03/2010 | DRAWN/CHKD BY | GJS / AED                                                               |
| REVISION DATE                     | ---        | CONTOURS      | X m                                                                     |
| SCALE                             | 1: 4000    | DATUM         | AHD                                                                     |
| INDICATIVE WATERMAIN LAYOUT REV-A |            | DEVELOPMENT   | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |
| DRAWING TITLE                     |            | CLIENT        | ASPHEN GROUP LIMITED                                                    |

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12 OF 22



LEGEND

|                            |     |
|----------------------------|-----|
| ~ PROPOSED 200mm WATERMAIN | --- |
| ~ PROPOSED 150mm WATERMAIN | --- |
| ~ PROPOSED 100mm WATERMAIN | --- |
| ~ EXISTING 300mm WATERMAIN | --- |
| ~ EXISTING 250mm WATERMAIN | --- |
| ~ EXISTING 200mm WATERMAIN | --- |
| ~ EXISTING 100mm WATERMAIN | --- |

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| REVISION DATE |            |
| SCALE         | 1: 5000    |
| CC NUMBER     |            |
| DRAWN/CHKD BY | GJS / AED  |

|               |                                                                         |
|---------------|-------------------------------------------------------------------------|
| CLIENT        | ASPEN GROUP LIMITED                                                     |
| DEVELOPMENT   | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |
| DRAWING TITLE | LAND TENURE PLAN REV-A                                                  |

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PORT STEPHENS ☐ 6/10 YACABBA STREET, NELSON BAY  
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CENTRAL COAST ☐ 4/48 NEWCASTLE STREET, MORRISSETT  
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*Signed:*  
Major Project Number: 06\_0250 approved on 28 June 2010 by the Deputy Director-General under delegation from the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.



| Shading | Area/Section                 | Ownership                   | Maintenance Responsibility       | Exst/Prop |
|---------|------------------------------|-----------------------------|----------------------------------|-----------|
|         | Proposed Roads               | Port Stephens Council       |                                  | P         |
|         | Existing Roads               | Port Stephens Council       |                                  | E         |
|         | Completed Development        |                             |                                  | E         |
|         | R1                           | Community Association       | Community Association (DP270466) | E         |
|         | R2                           | Precinct Association        | Community/Precinct Ass           | P         |
|         | R3                           | Community/Precinct Ass      | Community/Precinct Ass           | P         |
|         | R4 & R5                      | Community/Precinct Ass      | Community/Precinct Ass           | E         |
|         | Detention Basins             | Port Stephens Council       |                                  | E         |
|         | Conveyance Swales (see note) | Community/Precinct Ass      |                                  | P         |
|         | Detention basins             | Port Stephens Council       |                                  | E         |
|         | Aspen Land                   | Port Stephens Council       |                                  | E         |
|         | Precinct Property            | Precinct DP 280005 Property |                                  | E         |
|         | Precinct Property            | Precinct DP 280008 Property |                                  | E         |

Note: Conveyance swales are 2 metres wide, with associated batters as required (drawn not to scale for clarity)

| RESERVE TABLE |                   |                     |                                                 |
|---------------|-------------------|---------------------|-------------------------------------------------|
| No            | TITLE             | AREA                | COMMENTS                                        |
| R1            | CABBAGE TREE PARK | 1302 Ha             | ACTIVE RECREATION                               |
| R2            | UNNAMED           | 2500 m <sup>2</sup> | -                                               |
| R3            | UNNAMED           | 10                  | CULTURAL HERITAGE RESERVE                       |
| R4            | BANKSIA PARK      | 138                 | PROPOSED RECREATIONAL FACILITY/COMMUNITY CENTRE |
| R5            | CORYMBIA PARK     | 109                 | -                                               |

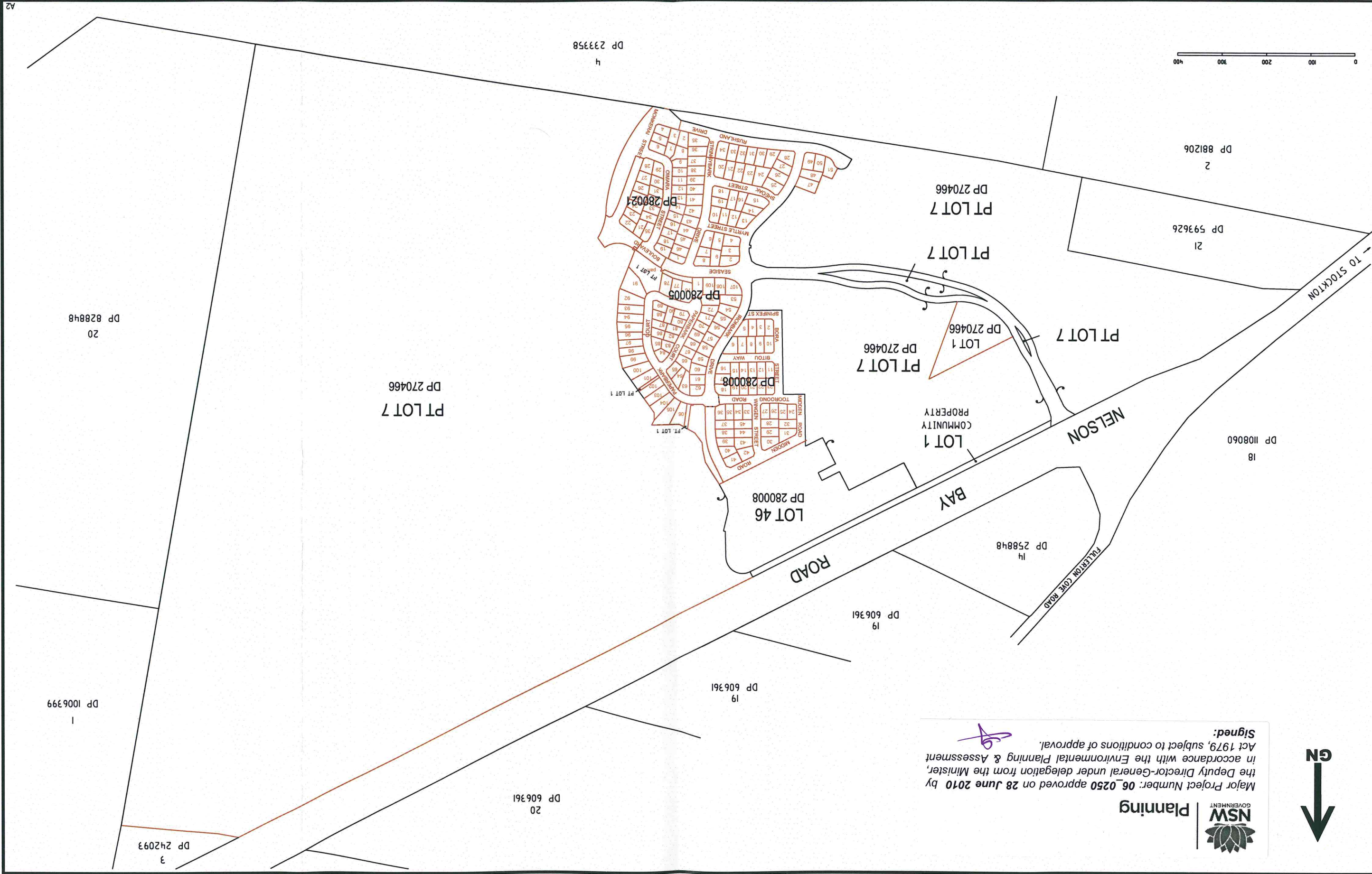




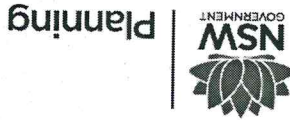
Planning

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Signed:



|                                                                                                                                                                                                                                                                                                                 |                                                                         |                                                                                                                                                                                                                                                                                                                                  |     |                            |            |           |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------|------------|-----------|---------------------|
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| SCALE                                                                                                                                                                                                                                                                                                           | 1: 5000                                                                 | REVISION DATE                                                                                                                                                                                                                                                                                                                    | --- | PLAT DATE                  | 25/03/2010 | DA NUMBER | CC NUMBER           |
| DATUM                                                                                                                                                                                                                                                                                                           | AHD                                                                     | CONTOURS                                                                                                                                                                                                                                                                                                                         | X m | DRAWN/CHKD BY              | GJS / AED  | CLIENT    | ASPEN GROUP LIMITED |
| DRAWING TITLE                                                                                                                                                                                                                                                                                                   | SUBJECT & ADJOINING TITLE DETAILS                                       |                                                                                                                                                                                                                                                                                                                                  |     |                            |            |           |                     |
| DEVELOPMENT                                                                                                                                                                                                                                                                                                     | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |                                                                                                                                                                                                                                                                                                                                  |     |                            |            |           |                     |
| OFFICES AT:<br>DRAWING ISSUED FROM:<br><input type="checkbox"/> PORT STEPHENS<br>6/10 YACARABA STREET, NELSON BAY<br>Ph (02) 49813444 Email: bay@dmssurvey.com.au<br><input type="checkbox"/> CENTRAL COAST & HUNTER<br>4/48 NEWCASTLE STREET, MORRISSETT<br>Ph (02) 49732745 Email: morissett@dmssurvey.com.au |                                                                         |                                                                                                                                                                                                                                                                                                                                  |     |                            |            |           |                     |
| <b>DALY . SMITH</b> Pty Ltd<br>Design Management Surveying                                                                                                                                                                                                                                                      |                                                                         |                                                                                                                                                                                                                                                                                                                                  |     | <b>29850 A</b><br>14 OF 22 |            |           |                     |

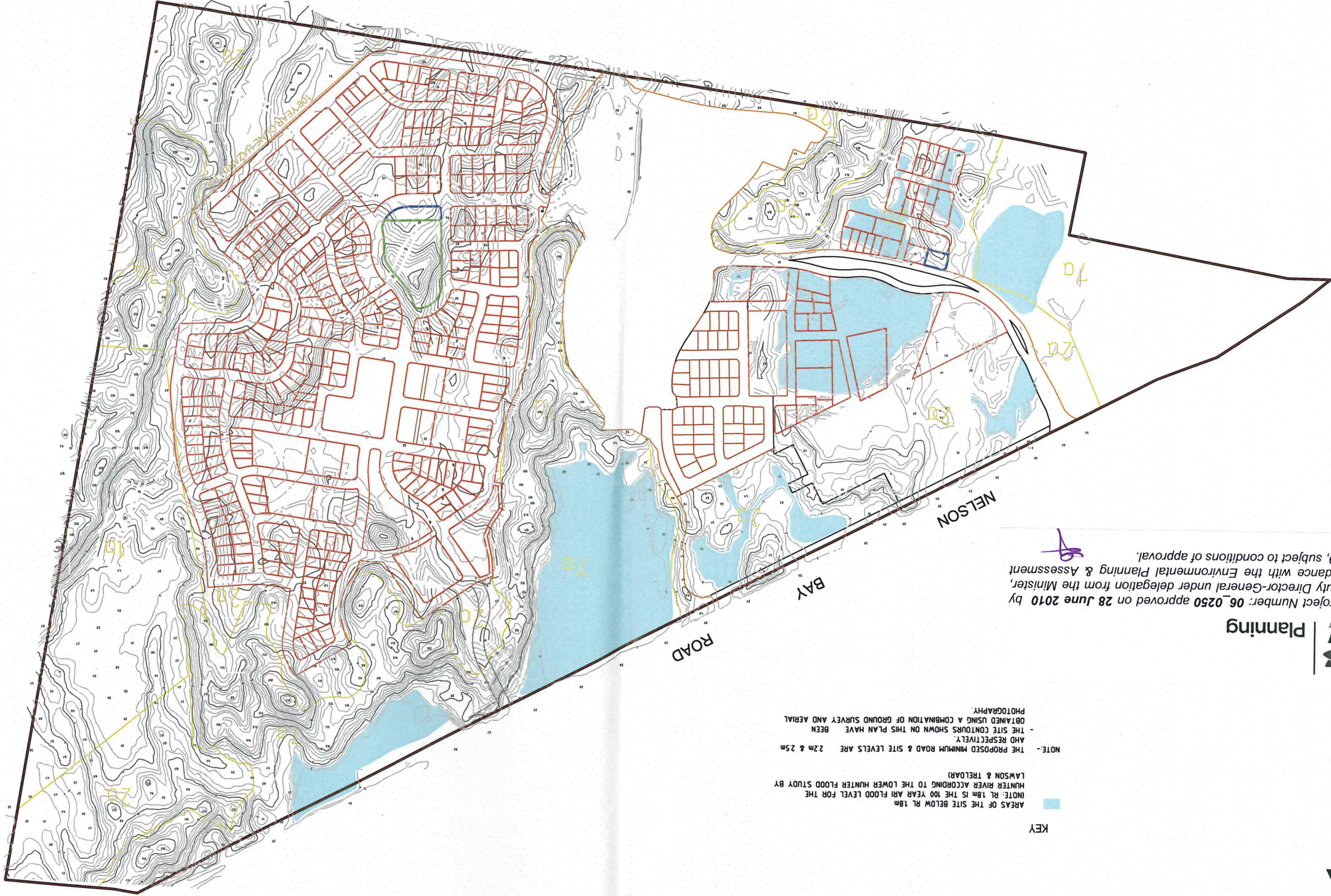


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KEY

AREAS OF THE SITE BELOW RL 18m  
(NOTE: RL 18m IS THE 100 YEAR ARI FLOOD LEVEL FOR THE HUNTER RIVER ACCORDING TO THE LOWER HUNTER FLOOD STUDY BY LAWSON & TRELHARR)  
NOTE:- THE PROPOSED MINIMUM ROAD & SITE LEVELS ARE 2.2m & 2.5m AND RESPECTIVELY.  
- THE SITE CONTOURS SHOWN ON THIS PLAN HAVE BEEN OBTAINED USING A COMBINATION OF GROUND SURVEY AND AERIAL PHOTOGRAPHY.



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|               |           |
|---------------|-----------|
| SCALE         | 1: 5000   |
| DATUM         | AHD       |
| CONTOURS      | X m       |
| DRAWN/CHKD BY | GJS / AED |
| CC NUMBER     |           |

|               |                                                                         |
|---------------|-------------------------------------------------------------------------|
| DRAWING TITLE | FLOOD PRONE & LOW LYING AREAS REV-A                                     |
| DEVELOPMENT   | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |
| CLIENT        | ASPEN GROUP LIMITED                                                     |

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Design Management Surveying

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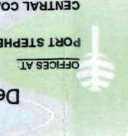
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|               |            |
|---------------|------------|
| SCALE         | 1: 5000    |
| DATUM         | AHD        |
| REVISION DATE | CONTOURS   |
| PLAT DATE     | 25/03/2010 |
| DA NUMBER     | CC NUMBER  |

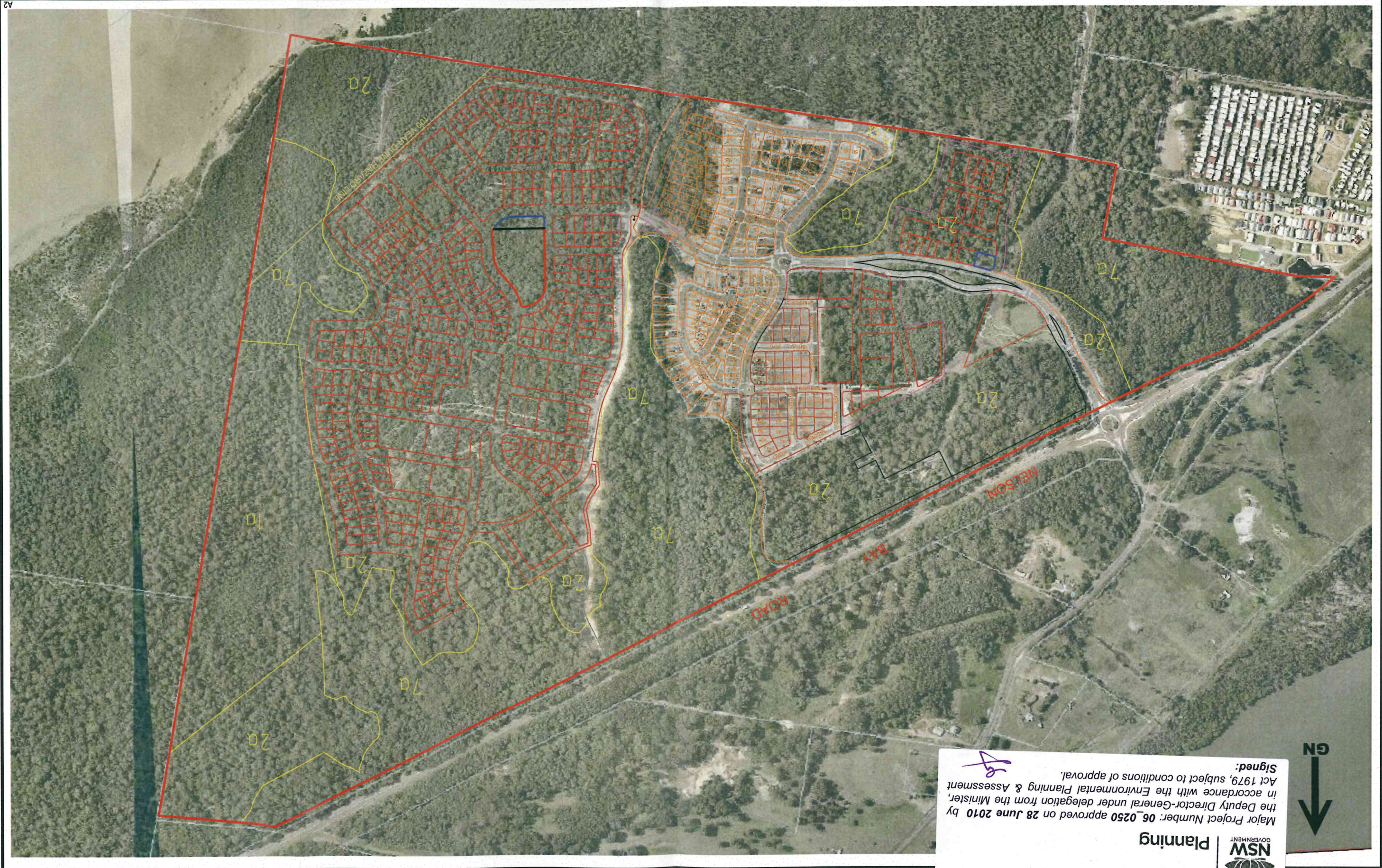
|               |                                                                         |
|---------------|-------------------------------------------------------------------------|
| DRAWING TITLE | AERIAL VIEW REV-A                                                       |
| DEVELOPMENT   | PROJECT PLAN A<br>FERN BAY SEASIDE VILLAGE<br>NELSON BAY ROAD, FERN BAY |
| CLIENT        | ASPEN GROUP LIMITED                                                     |



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 **NSW** GOVERNMENT  
**Planning**

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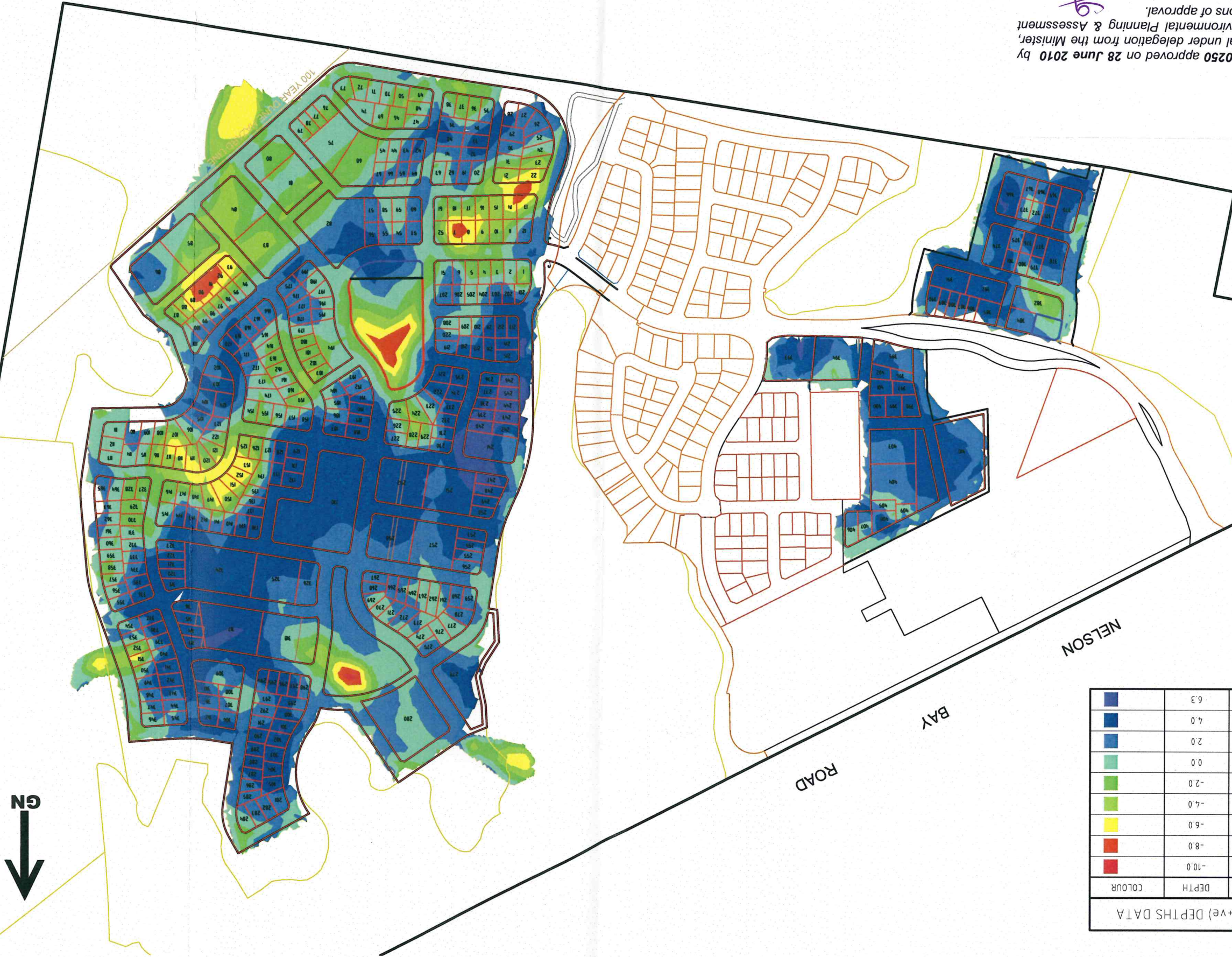
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Planning

| CUT (-ve) & FILL (+ve) DEPTHS DATA |       |       |             |
|------------------------------------|-------|-------|-------------|
| NUMBER                             | DEPTH | DEPTH | COLOUR      |
| 1                                  | -11.1 | -10.0 | Red         |
| 2                                  | -10.0 | -8.0  | Red         |
| 3                                  | -8.0  | -6.0  | Yellow      |
| 4                                  | -6.0  | -4.0  | Light Green |
| 5                                  | -4.0  | -2.0  | Green       |
| 6                                  | -2.0  | 0.0   | Light Blue  |
| 7                                  | 0.0   | 2.0   | Blue        |
| 8                                  | 2.0   | 4.0   | Dark Blue   |
| 9                                  | 4.0   | 6.3   | Dark Blue   |



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**29850 A**  
22 OF 22

| DRAWING TITLE  |            | CLIENT        |                                       |
|----------------|------------|---------------|---------------------------------------|
| DATUM          | AHD        | DEVELOPMENT   | PROJECT PLAN A                        |
| SCALE          | 1: 4000    | REVISION DATE | 25/03/2010                            |
| PLAT DATE      | 25/03/2010 | CC NUMBER     | ASPEN GROUP LIMITED                   |
| DEPTH CONTOURS | 2 m        | DRAWN/CHKD BY | GJS / AED                             |
| REVISION DATE  | 25/03/2010 | CLIENT        | NELSON BAY SEASIDE VILLAGE            |
| PLAT DATE      | 25/03/2010 | CLIENT        | FERN BAY ROAD, FERN BAY               |
| REVISION DATE  | 25/03/2010 | CLIENT        | BULK EARTHWORKS (CUT-FILL) PLAN REV-A |

KEY:

TYPE 1 GRASS SWALE (FLOW < 0.2m<sup>3</sup>/s)  
(APPROXIMATE LOCATION ONLY)

TYPE 2 GRASS SWALE (FLOW 0.2-0.8m<sup>3</sup>/s)  
(APPROXIMATE LOCATION ONLY)

TYPE 3 GRASS SWALE (FLOW > 0.8m<sup>3</sup>/s)  
(APPROXIMATE LOCATION ONLY)

PIPE SECTION

PROPOSED ON-SITE STORMWATER DETENTION (OSD)

DESIGN LEVELS

GRASS SWALE (STAGE 3B)

PIPE (STAGE 3B)

EXISTING LEVEL (STAGE 3B)

PROPOSED BASIN 2  
IWL = RL 1.35  
BWL = RL 2.00  
TWL = RL 2.27

EXISTING BASIN 1  
IWL = RL 1.35  
BWL = RL 1.80  
TWL = RL 1.82

NOTE:  
IWL = DESIGN BASIN INVERT LEVEL OR EXISTING MEAN PONDED WATER LEVEL  
BWL = ASSUMED LEVEL AT HIGH GROUNDWATER CONDITION WITH 1M SEALEVEL RISE  
TWL = PEAK WATER LEVEL DURING CRITICAL STORM EVENT ABOVE GROUND WATER LEVEL BASED ON SCENARIO 2 MODELLING - SOIL TYPE=IM, AMC=3, DEPRESSION STORAGE=10mm  
(ALSO WITH 1M SEA LEVEL RISE AND CLIMATE CHANGE EFFECT (20% RAINFALL INTENSITY INCREASE))

PROPOSED BASIN 3  
IWL = RL 2.30  
BWL = RL 2.50  
TWL = RL 3.54

PROPOSED BASIN 6  
IWL = RL 2.50  
BWL = RL 2.50  
TWL = RL 3.34

EXISTING BASIN 4  
IWL = RL 1.35  
BWL = RL 1.80  
TWL = RL 1.89

EXISTING BASIN 5  
IWL = RL 2.50  
BWL = RL 2.70  
TWL = RL 2.97



PAGE BAR SCALE  
SCALE - 1:3000 @ A1 1:6000 @ A3  
UNITS - METRES  
0 60 120 180 240 300



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Signed: [Signature]

