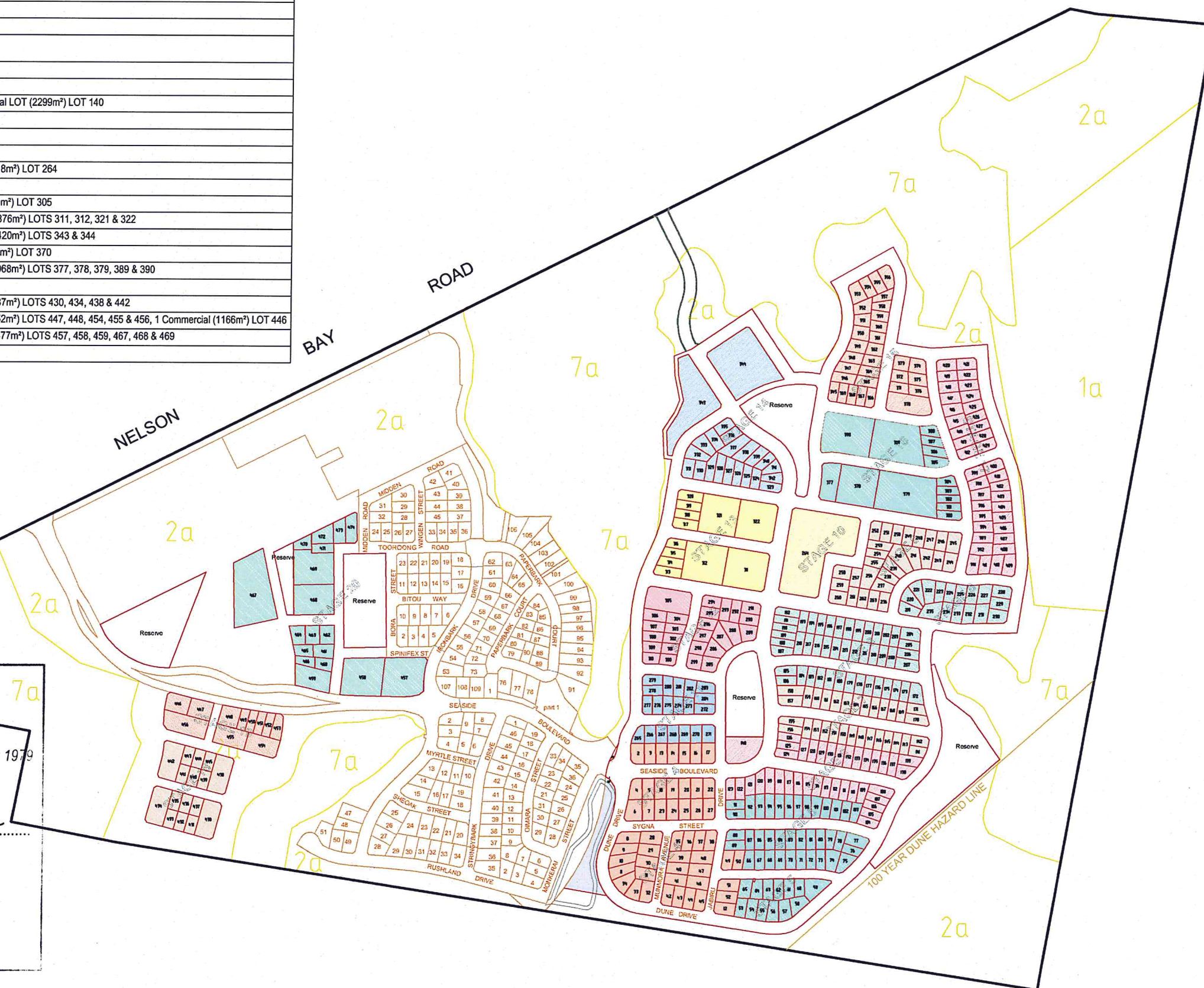


| STAGING & LOT TABLE | | | |
|---------------------|-----------|--|--|
| STAGE | LOTS | TOTAL | SUPER LOTS |
| 1 | DP 280005 | COMPLETED - 105 | |
| 2 | DP 280008 | COMPLETED - 44 | |
| 3 | DP 280021 | CURRENT- 18 COMPLETED & 15 TO BE DONE | |
| 4 | 2-52 | 51 | |
| 5 | 53-103 | 51 | |
| 6 | 104-140 | 37 | 1 Commercial LOT (2299m ²) LOT 140 |
| 7 | 141-171 | 31 | |
| 8 | 172-235 | 64 | |
| 9 | 236-263 | 28 | |
| 10 | 264 | 1 | 1 LOT (12418m ²) LOT 264 |
| 11 | 265-284 | 20 | |
| 12 | 285-310 | 26 | 1 LOT (2794m ²) LOT 305 |
| 13 | 311-322 | 12 | 4 LOTS (16876m ²) LOTS 311, 312, 321 & 322 |
| 14 | 323-344 | 22 | 2 LOTS (14420m ²) LOTS 343 & 344 |
| 15 | 345-376 | 32 | 1 LOT (2277m ²) LOT 370 |
| 16 | 377-390 | 14 | 5 LOTS (23068m ²) LOTS 377, 378, 379, 389 & 390 |
| 17 | 391-429 | 39 | |
| 18 | 430-445 | 16 | 4 LOTS (7687m ²) LOTS 430, 434, 438 & 442 |
| 19 | 446-456 | 11 | 5 LOTS (7852m ²) LOTS 447, 448, 454, 455 & 456, 1 Commercial (1166m ²) LOT 446 |
| 20 | 457-474 | 18 | 6 LOTS (24477m ²) LOTS 457, 458, 459, 467, 468 & 469 |
| TOTAL (STAGES 4-20) | | 473 | |



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

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No. 06-0250 Mod 3 granted on the 1/5/2012

in respect to MP 06-0250

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SCALE

1: 5000

REVISION DATE

21/03/2012

PLOT DATE

27/03/2012

DA NUMBER

DRAWN/CHKD BY

IMc / AED

CC NUMBER

DRAWING TITLE

STAGING & LOT LAYOUT REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

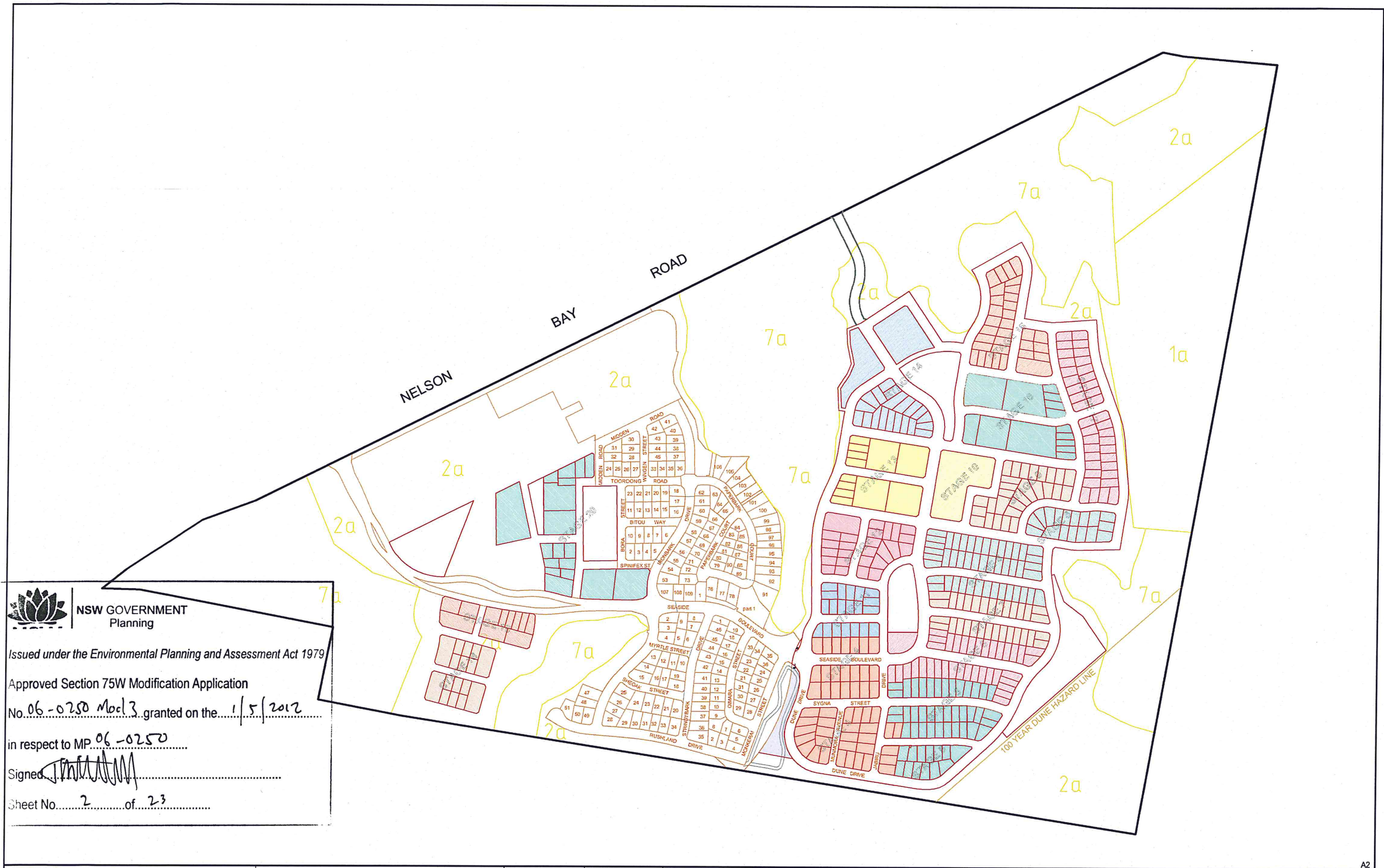
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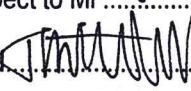
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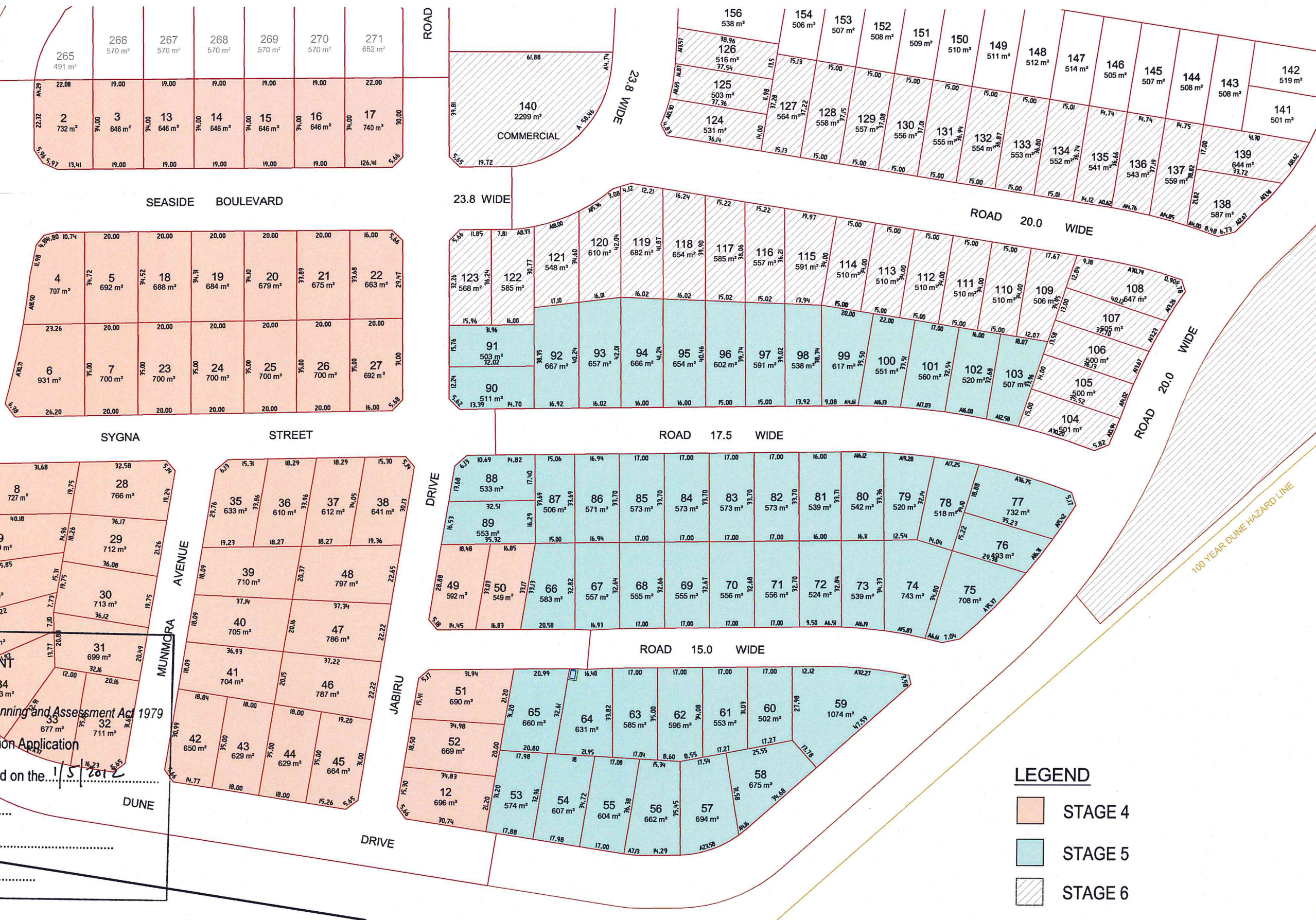
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|-----------------------------|----------------------------|--|
| SCALE 1: 5000 | DATUM AHD | DRAWING TITLE STAGING PLAN |
| REVISION DATE 27/03/2012 | CONTOURS N/A | DEVELOPMENT PROJECT PLAN E FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY |
| PLOT DATE 27/03/2012 | DRAWN/CHKD BY IMc / AED | |
| DA NUMBER | CC NUMBER | CLIENT ASPEN GROUP LIMITED |



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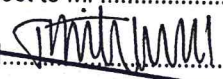
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LEGEND

- STAGE 4
- STAGE 5
- STAGE 6

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Approved Section 75W Modification Application
No. 06-0250 Mod 3 granted on the 1/5/2012
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REVISION DATE
21/03/2012
PLOT DATE
21/03/2012
DA NUMBER
DRAWN/CHKD BY
IMC / AED
CC NUMBER

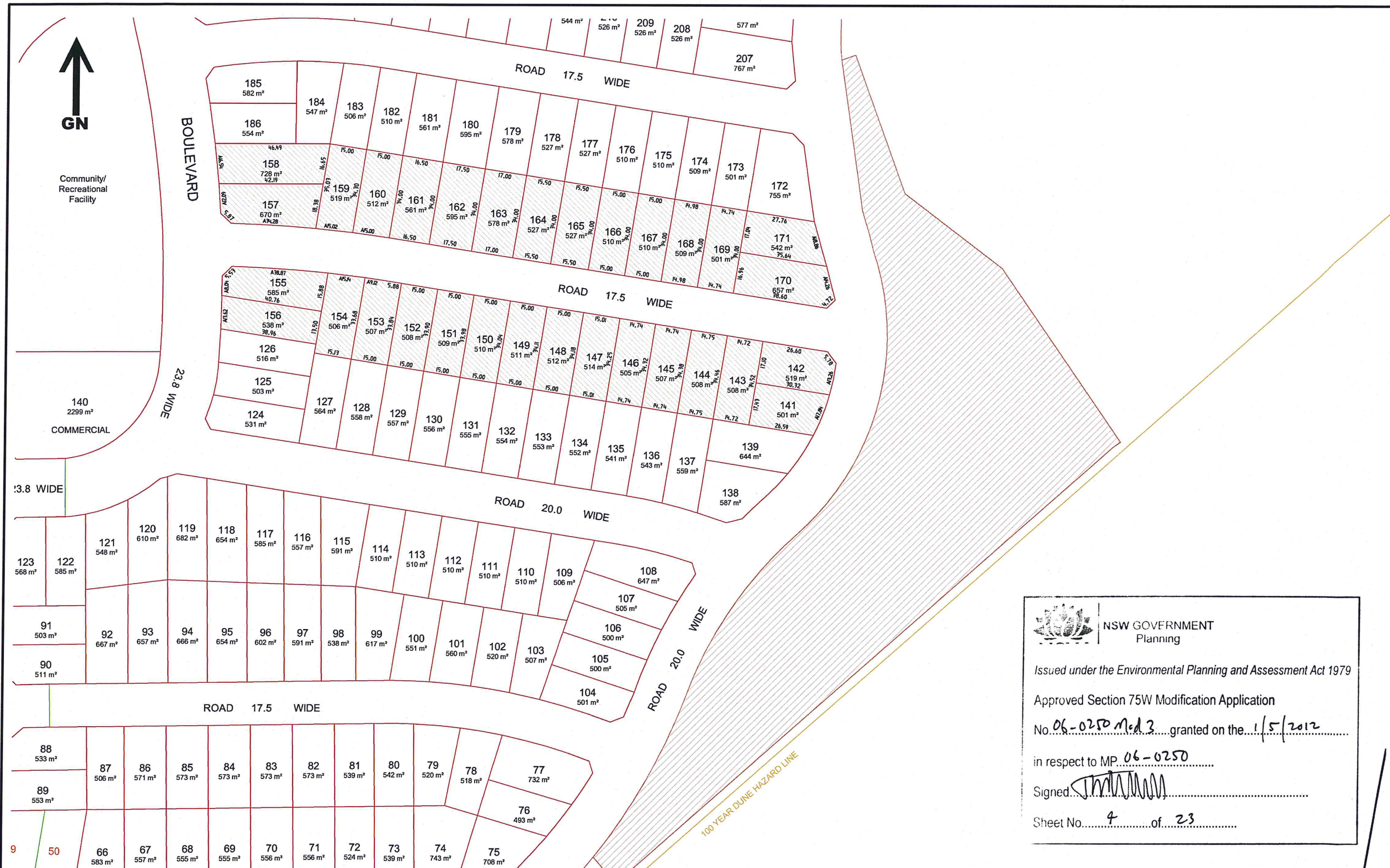
DRAWING TITLE
STAGES 4 - 6 DETAIL PLAN REV-E
DEVELOPMENT
PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
ASPEN GROUP LIMITED




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 1: 1000
 REVISION DATE
 23/03/2012
 PLOT DATE
 23/03/2012
 DA NUMBER

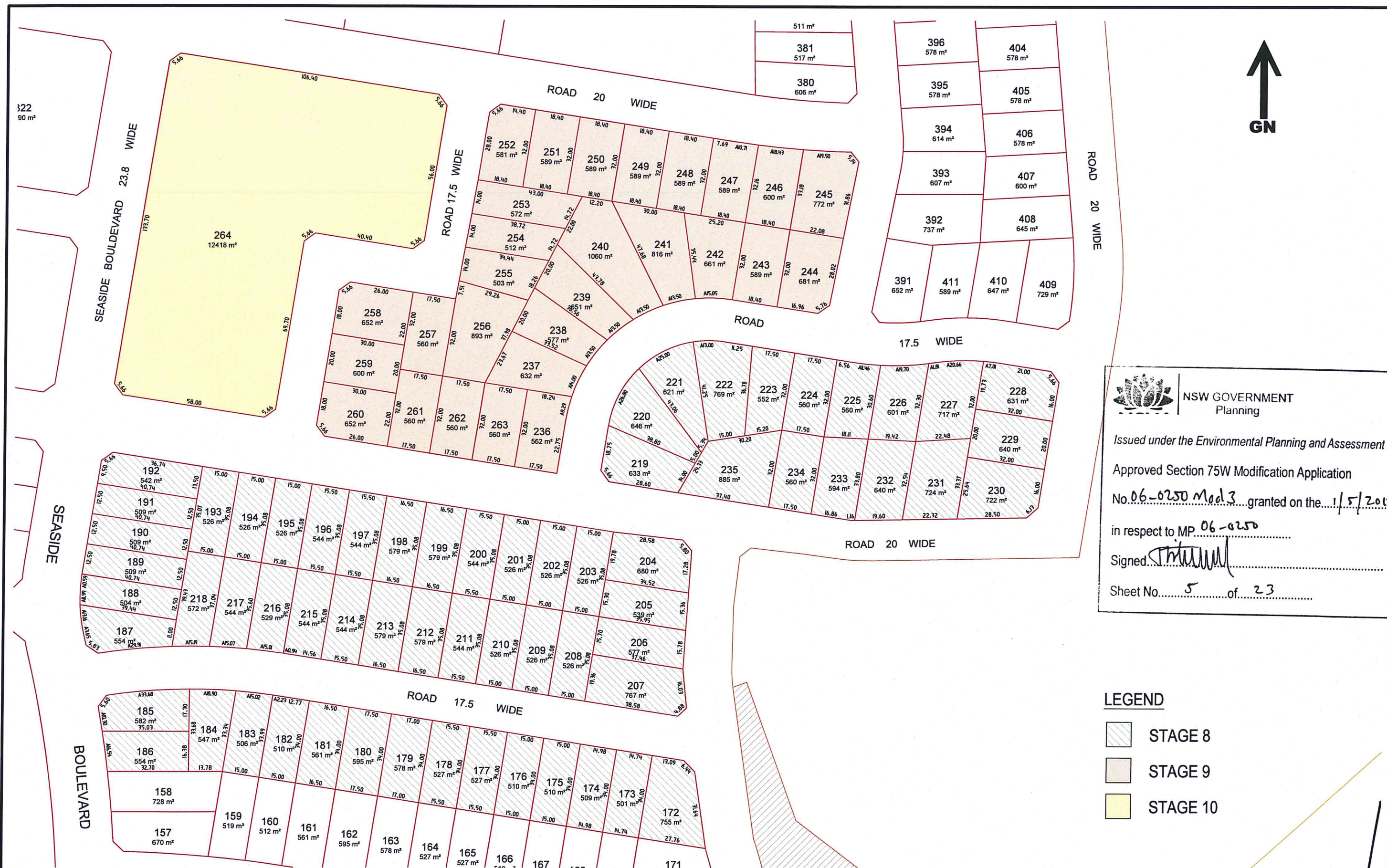
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DRAWING TITLE
 STAGE 7 DETAIL PLAN REV-E
 DEVELOPMENT
 PROJECT PLAN E
 FERN BAY SEASIDE VILLAGE
 NELSON BAY ROAD, FERN BAY
 CLIENT
 ASPEN GROUP LIMITED


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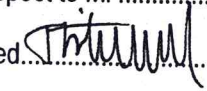
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
Signed 

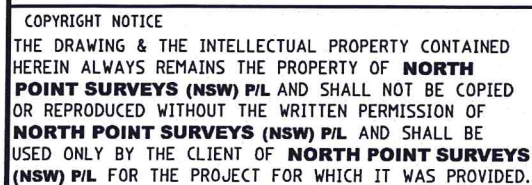
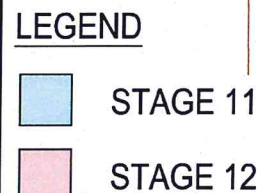
Sheet No. 5 of 23

LEGEND

 STAGE 8

 STAGE 9

 STAGE 10



| | |
|---------------|--|
| DRAWING TITLE | STAGES 11 & 12 DETAIL PLAN REV-E |
| DEVELOPMENT | PROJECT PLAN E FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY --- |
| CLIENT | ASPEN GROUP LIMITED |

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LEGEND

- STAGE 15
- STAGE 16



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No. 06-0250 Mod 3 granted on the 1/5/2012

in respect to MP 06-0250

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CONTINUATION SEE LEFT

ROAD 20 WIDE

ROAD 20 WIDE

ROAD 17.5 WIDE

ROAD 20

ROAD 20 WIDE

ROAD 20 WIDE

ROAD 20 WIDE

CONTINUATION SEE RIGHT

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SCALE

1: 1000

REVISION DATE
17/01/2012

PLOT DATE
17/01/2012

DA NUMBER

DRAWN/CHKD BY
IMc / AED

CC NUMBER

DRAWING TITLE

STAGES 15 & 16 DETAIL PLAN REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

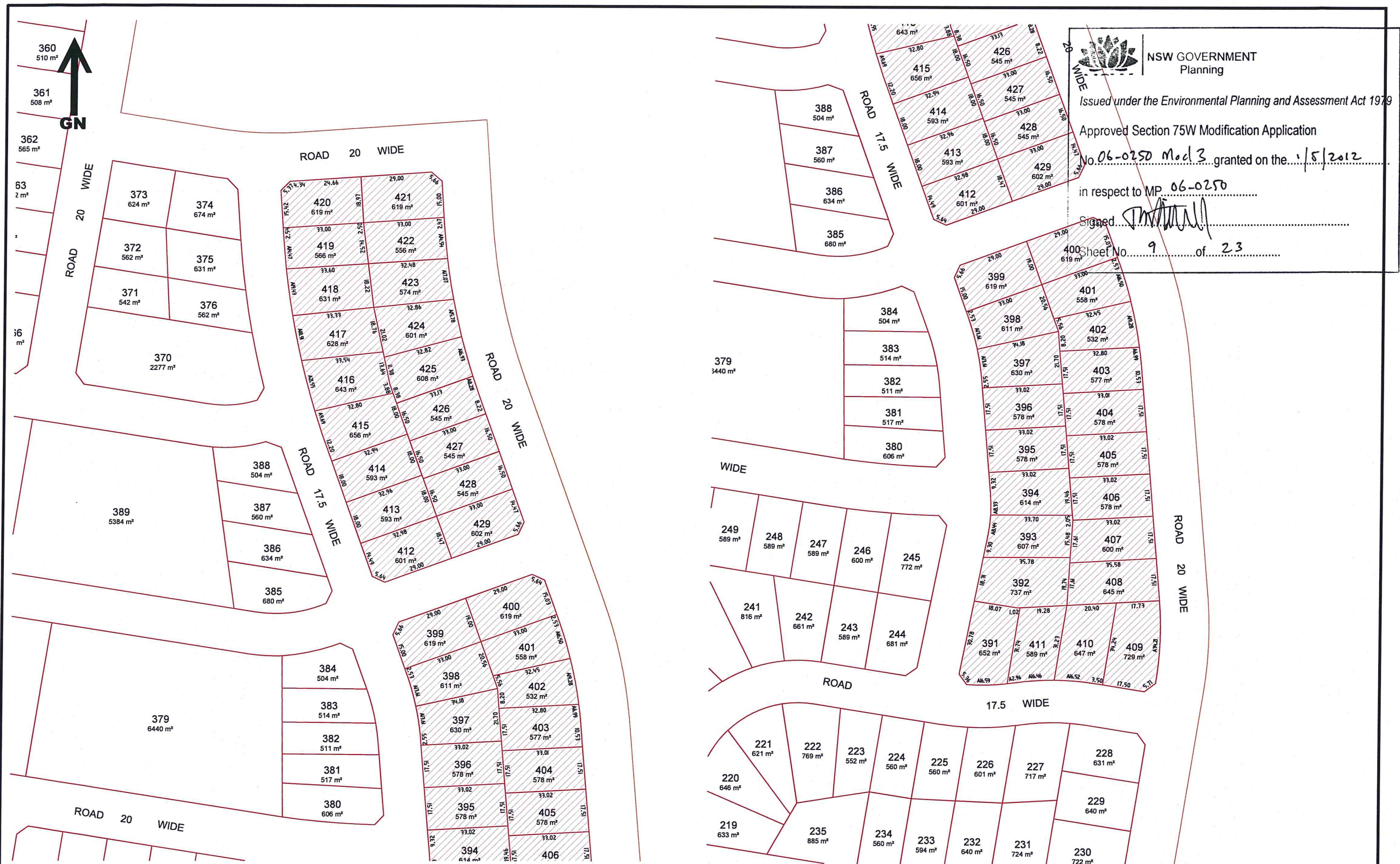
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|---|---|---|--|--|--------------------------------------|



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No. 06-0250 Mod 3 granted on the 1/5/2012

in respect to MP. 06-0250

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LEGEND

- STAGE 18
- STAGE 19

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SCALE

1: 1000

REVISION DATE
17/01/2012

PLOT DATE
25/01/2012

DA NUMBER

DRAWN/CHKD BY
IMc / AED

CC NUMBER

DRAWING TITLE

STAGES 18 & 19 DETAIL PLAN REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

ASPEN GROUP LIMITED



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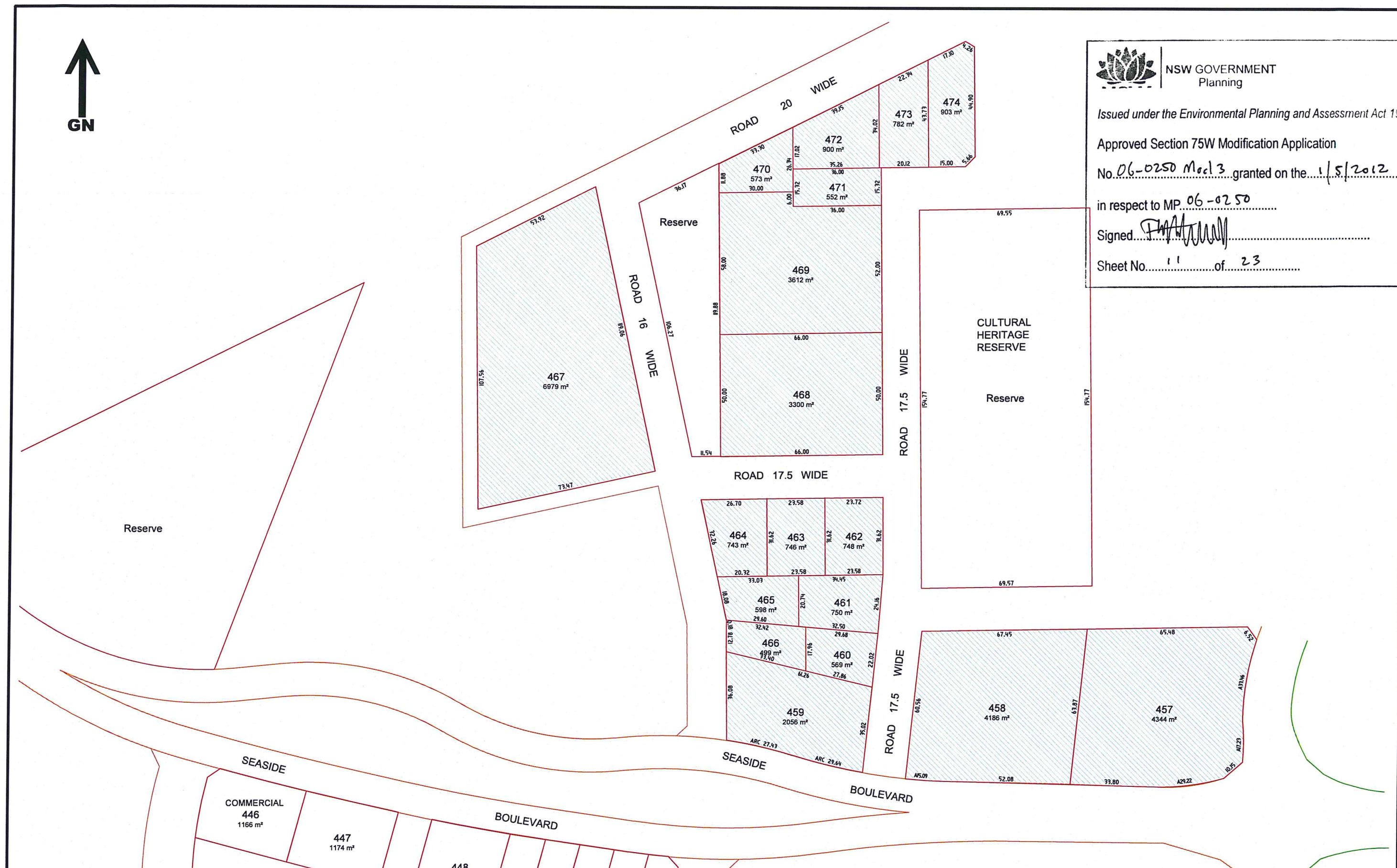
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No. 06-0250 Mod 3 granted on the 1/5/2012

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1: 1000

REVISION DATE
12/01/2012

PLOT DATE
17/01/2012

DA NUMBER

DRAWN/CHKD BY
IMc / AED

CC NUMBER

DRAWING TITLE

STAGE 20 DETAIL PLAN REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

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In respect to MP 06-0250

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SCALE
1: 4000

REVISION DATE
27/03/2012

PLOT DATE
27/03/2012

DA NUMBER

DATUM

DRAWN/CHKD BY
IMc / AED

CC NUMBER

DRAWING TITLE

INDICATIVE SEWER LAYOUT REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

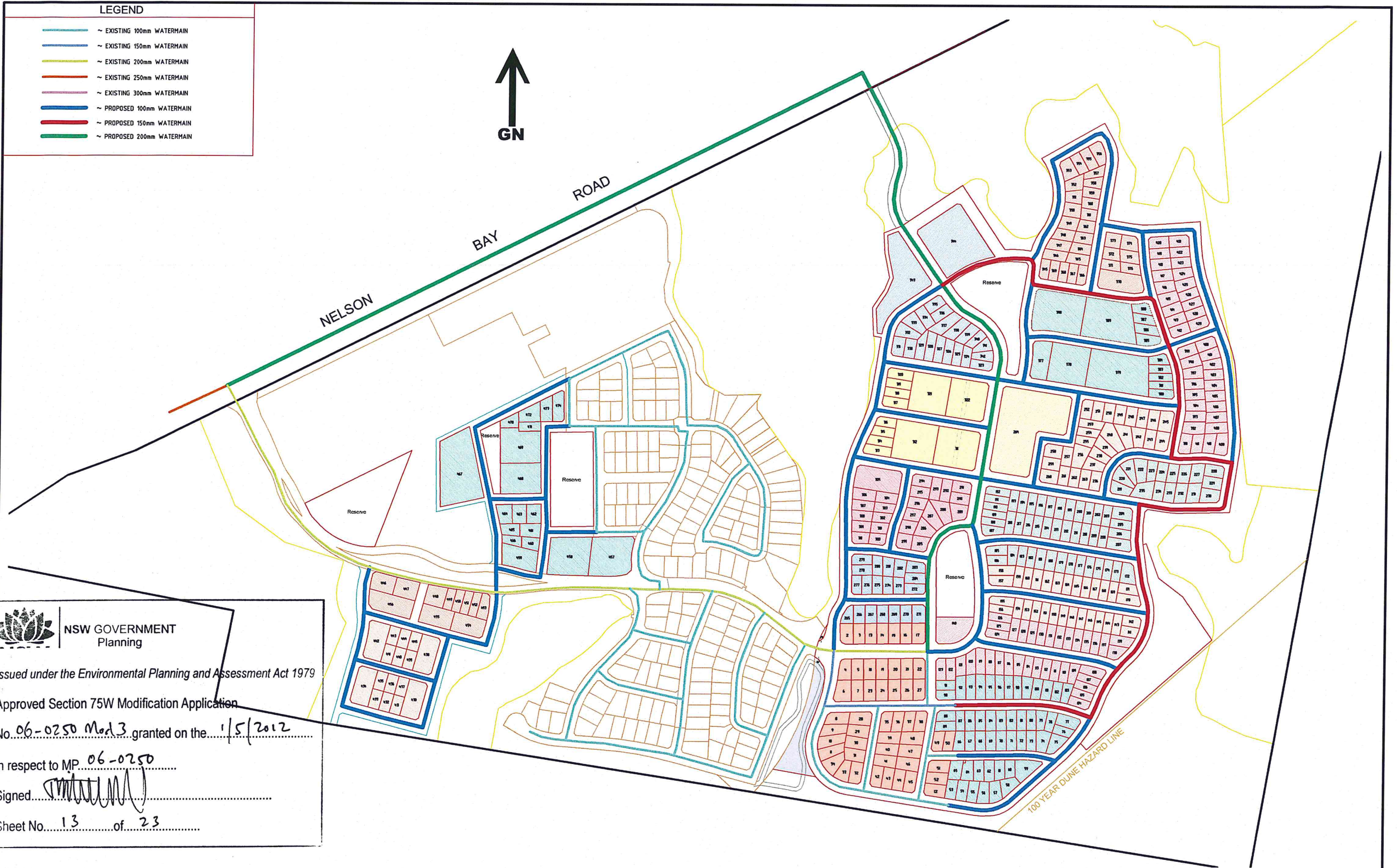
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REVISION DATE
27/03/2012

PLOT DATE
27/03/2012

DA NUMBER

DRAWN/CHKD BY
IMc / AED

CC NUMBER

DRAWING TITLE

INDICATIVE WATERMAIN LAYOUT REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

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RESERVE TABLE

| Shading | Area/Section | Ownership | Maintenance Responsibility | Exist/Prop |
|---------|------------------------------|------------------------------|----------------------------------|------------|
| | Existing Roads | Port Stephens Council | Port Stephens Council | E |
| | Proposed Roads | Port Stephens Council | Port Stephens Council | P |
| | Completed Development | | | E |
| | R1 | Community Association | Community Association (DP270466) | E |
| | R2 | Precinct Association | Precinct Association | P |
| | R3 | Community/Precinct Ass | Community/Precinct Association | P |
| | R4, R5 & R6 | Community/Precinct Ass | Community/Precinct Association | P |
| | Detention Basins | Community/Precinct Ass | Port Stephens Council | E |
| | Conveyance Swales (see note) | Community/Precinct Ass | Port Stephens Council | P |
| | Detention basins | Community Conservation Lands | Port Stephens Council | E |
| | Precinct Property | Precinct DP 280005 Property | Precinct DP 280005 Association | E |
| | Precinct Property | Precinct DP 280008 Property | Precinct DP 280008 Association | 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 ² | - |
| R3 | UNNAMED | 1.0 Ha | CULTURAL HERITAGE RESERVE |
| R4 | BANKSIA PARK | 0.80 Ha | PROPOSED RECREATIONAL FACILITY/COMMUNITY CENTRE |
| R5 | CORYMBIA PARK | 1.09 Ha | - |
| R6 | UNNAMED | 1.81 Ha | - |



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No. 06-0250 Mod 3 granted on the 1/5/2012

in respect to MP 06-0250

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1: 5000

REVISION DATE
27/03/2012

PLOT DATE
27/03/2012

DA NUMBER

DRAWN/CHKD BY
IMC / AED

CC NUMBER

DRAWING TITLE

LAND TENURE PLAN REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

ASPEN GROUP LIMITED



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No. 06-0250 Mod 3 granted on the 15/2012

in respect to MP 06-0250

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Sheet No. 16 of 23

EXISTING BASIN 4
IWL = RL 1.35
BWL = RL 1.80
TWL = RL 1.81

SWALE 770m2
BATTERS 2050m2

EXISTING BASIN 5
IWL = RL 2.5
BWL = RL 2.70
TWL = RL 2.76

SWALE 440m2
BATTERS 1280m2

PROPOSED BASIN 2
IWL = RL 1.35
BWL = RL 2.00
TWL = RL 2.08

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

SWALE 273m2
BATTERS 80m2

PROPOSED BASIN 3
IWL = RL 2.30
BWL = RL 2.5
TWL = RL 3.24

PROPOSED BASIN 6
BASIN AREA 4899m2

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1: 3000
REVISION DATE
23/03/2012
PLOT DATE
27/03/2012
DA NUMBER

DATUM
AHD
CONTOURS
2 m
DRAWN/CHKD BY
IMc / AED
CC NUMBER

DRAWING TITLE
CONCEPT SITE DRAINAGE PLAN-PROPOSED SWALES AND BASINS REV-E
DEVELOPMENT
CIVIL DESIGN PLANS E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
ASPEN GROUP LIMITED



NORTH POINT SURVEYS (NSW) PTY LTD
ATF NORTH POINT SURVEYS TRUST ABN 52 041 468 075
SURVEYING AND LAND DEVELOPMENT CONSULTANTS
5 KOALA PLACE, ONE MILE BEACH
PH: 0249 842606
PO BOX 378 NELSON BAY, NSW, 2315
EMAIL: admin@northpointsurveys.com.au

29850 E

16 OF 23

A2



KEY

AREAS OF THE SITE BELOW RL 1.8m
(NOTE: RL 1.8m IS THE 100 YEAR ARI FLOOD LEVEL FOR THE
HUNTER RIVER ACCORDING TO THE LOWER HUNTER FLOOD STUDY BY
LAWSON & TRELOAR)

NOTE:- THE PROPOSED MINIMUM ROAD & SITE LEVELS ARE 2.6m & 2.8m AHD
RESPECTIVELY.
- THE SITE CONTOURS SHOWN ON THIS PLAN HAVE BEEN OBTAINED
USING A COMBINATION OF GROUND SURVEY AND AERIAL
PHOTOGRAPHY.



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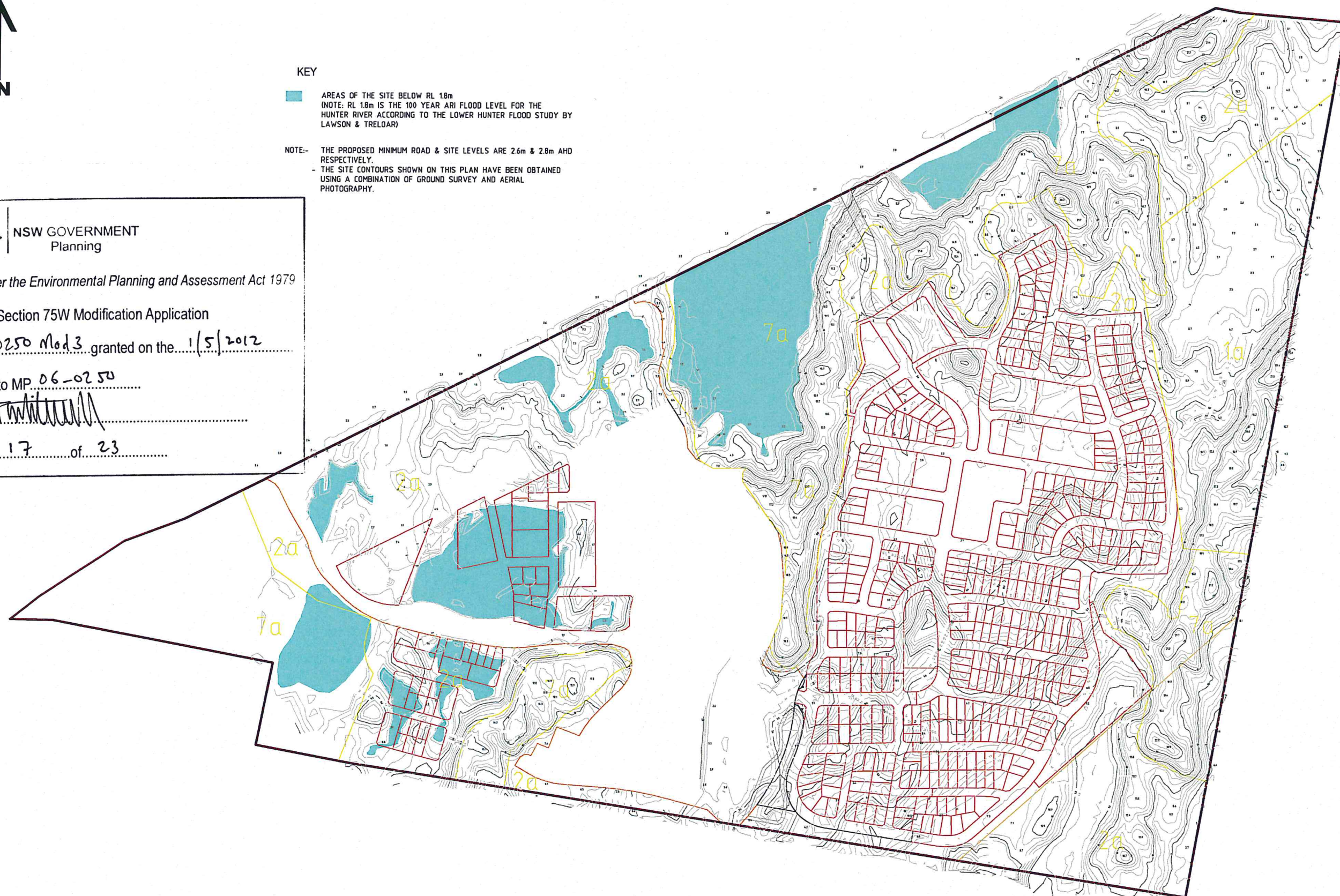
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No. 06-0250 Mod 3 granted on the 1/5/2012

in respect to MP 06-0250

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Sheet No. 17 of 23



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SCALE

1: 5000

REVISION DATE

27/03/2012

PLOT DATE

27/03/2012

DA NUMBER

DATUM

AHD

CONTOURS

X m

DRAWN/CHKD BY

IMc / AED

CC NUMBER

DRAWING TITLE

FLOOD PRONE & LOW LYING AREAS REV-E

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

ASPEN GROUP LIMITED



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29850 E

17 OF 23

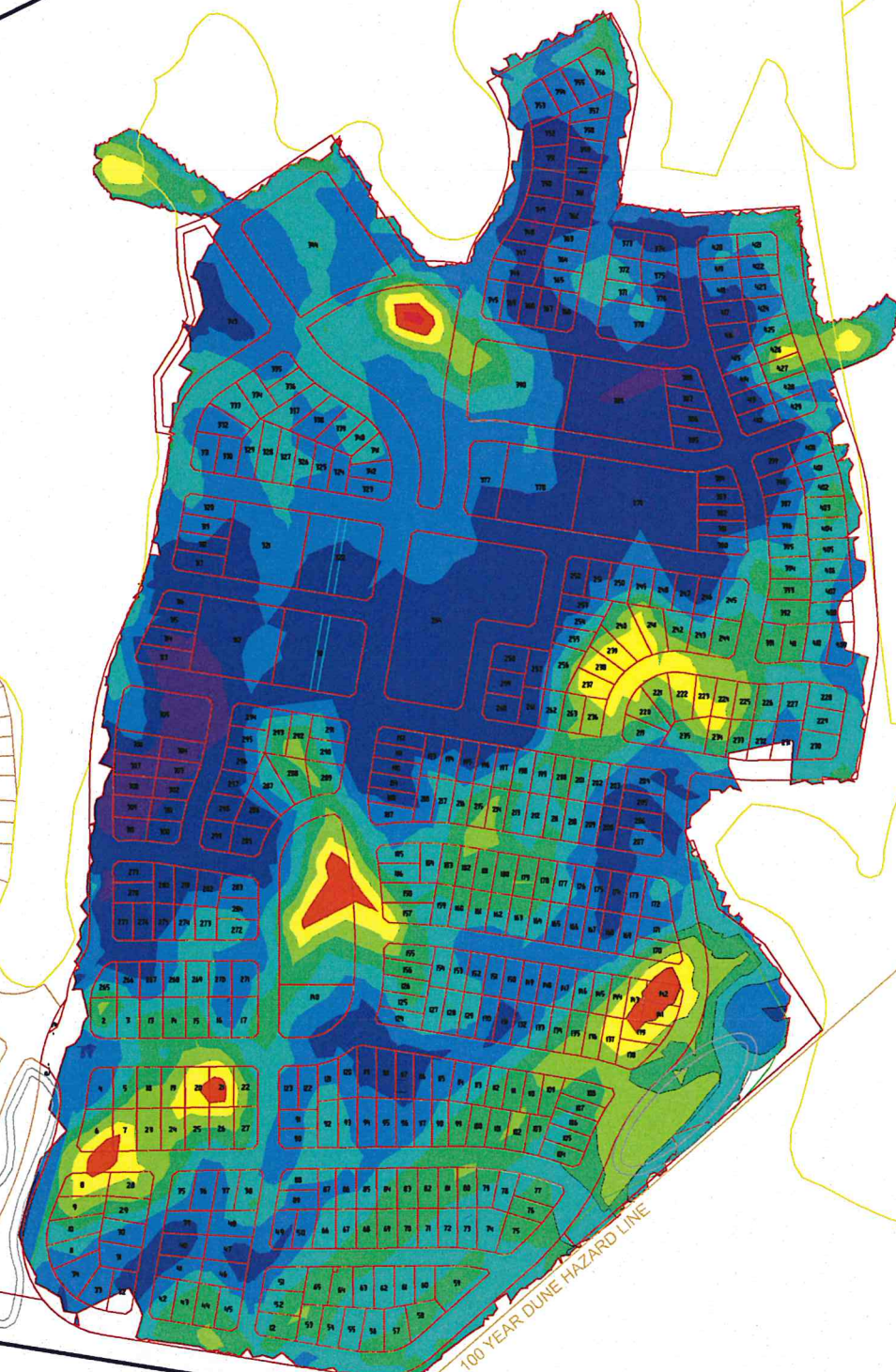
A2

| 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 | Teal |
| 7 | 0.0 | 2.0 | Blue |
| 8 | 2.0 | 4.0 | Dark Blue |
| 9 | 4.0 | 6.3 | Purple |

NELSON

BAY

ROAD



100 YEAR DUNE HAZARD LINE



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SCALE

1: 4000

DATUM

AHD

DRAWING TITLE

BULK EARTHWORKS (CUT-FILL) PLAN REV-E

REVISION DATE
23/03/2012

DEPTH CONTOURS
2 m

DEVELOPMENT

PROJECT PLAN E
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

PLOT DATE
27/03/2012

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CLIENT

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CC NUMBER



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29850 E

23 OF 23

A2

LEGEND

PROPOSED STREETSCAPE PLANTING

- SWAMP MAHOGANY PAPERBARK FOREST
-bush palette with complementary street trees
- SWAMP MAHOGANY PAPERBARK FOREST
-urban palette with complementary street trees
- APPLE BLACKBUTT FOREST
-bush palette with complementary street trees
- APPLE BLACKBUTT FOREST
-urban palette with complementary street trees
- HEATH
-bush palette with complementary street trees
- HEATH
-urban palette with complementary street trees
- HEATH
-urban palette with complementary street trees

NOTE: Streetscape planting will also apply to the Controlled Vegetation Zones (CVZ) within individual lots

EXISTING VEGETATION

To be retained and managed to ecological principles and bushfire requirements

- SWAMP MAHOGANY PAPERBARK FOREST
- APPLE BLACKBUTT FOREST
- WET HEATH
- SWAMP SCLEROPHYLL FOREST
- POTENTIAL STORMWATER MANAGEMENT INFRASTRUCTURE
- PATHWAY



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Signed *[Signature]*

Sheet No. 1 of 1



NOTES

PLANT SELECTIONS TO BE FINALISED BASED ON PORT STEPHENS COUNCIL'S REQUIREMENTS & AVAILABILITY OF PLANT MATERIAL AT THE TIME OF IMPLEMENTATION

THIS PLAN IS A MODIFICATION OF THE PLAN PREPARED BY terras DATED 19/01/2012 REF. 9276.5

THIS PLAN IS A MODIFICATION OF THE PLAN PREPARED BY ERM DATED 11/12/2009 REF. 0063154hv_PPP_05

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| | |
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| ISSUE DATE 27/03/2012 | CONTOURS N/A |
| PLOT DATE 27/03/2012 | DRAWN/CHKD BY IMC / AED |
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| DRAWING TITLE 29850 LANDSCAPE PLAN |
| PROPERTY DETAILS FERN BAY SEASIDE VILLAGE |
| CLIENT ASPEN |

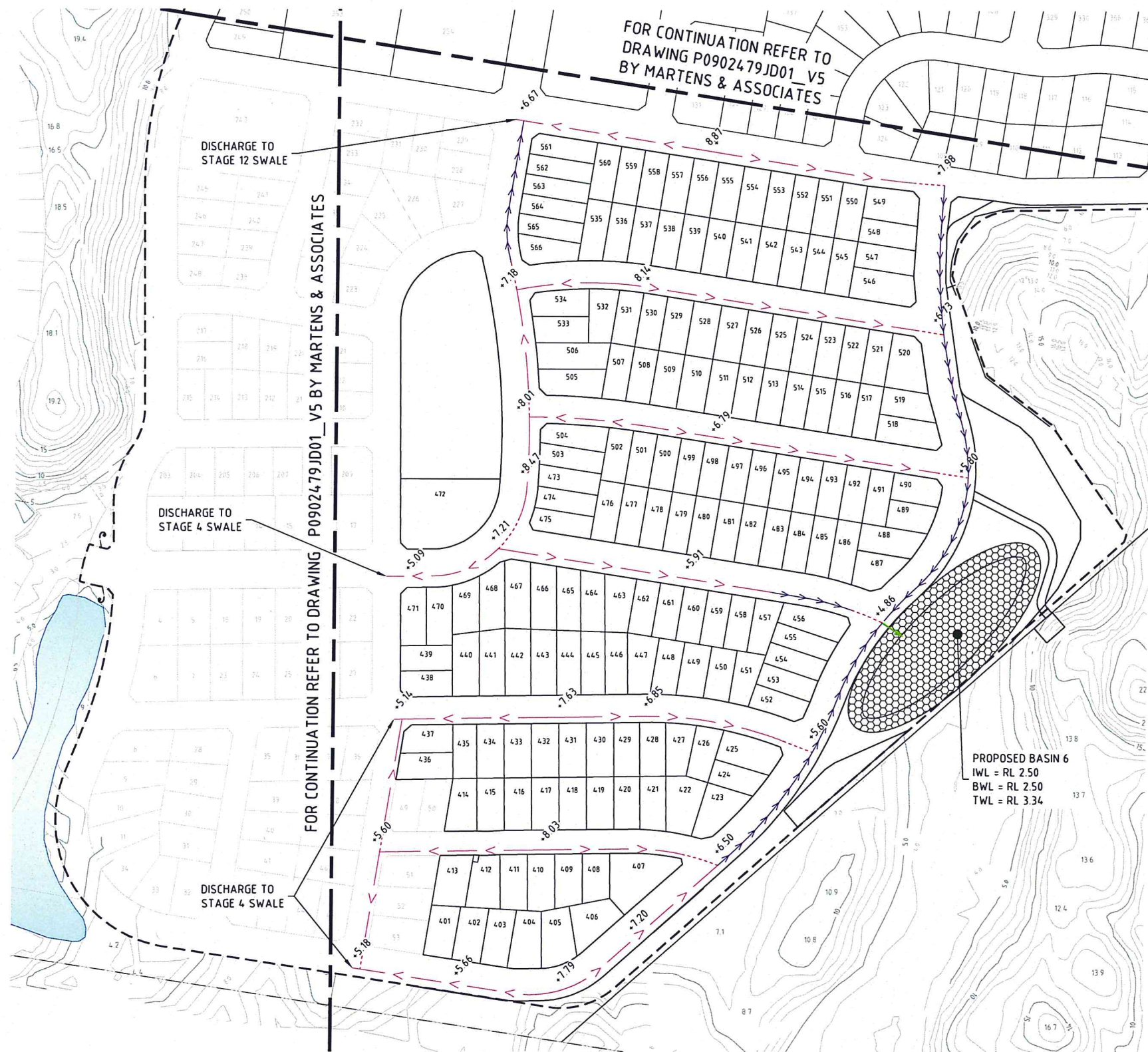


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**29850
LANDSCAPE
PLAN**

1 OF 1

A3



PLAN
SCALE 1:1500

LEGEND

- TYPE 1 GRASS SWALE (FLOW $< 0.2 \text{ m}^3/\text{s}$) (APPROXIMATE LOCATION ONLY)
- TYPE 2 GRASS SWALE (FLOW $0.2 \text{ m}^3 \leq 0.8 \text{ m}^3/\text{s}$) (APPROXIMATE LOCATION ONLY)
- TYPE 3 GRASS SWALE (FLOW $> 0.8 \text{ m}^3/\text{s}$) (APPROXIMATE LOCATION ONLY)
- PIPE SECTION
- STAGE 4 ON-SITE STORMWATER DETENTION (OSD)
- PROPOSED BASIN
- INDICATIVE DESIGN LEVELS

NOTE:

INDICATIVE LEVELS, SWALE LOCATION AND SWALE TYPE SHOWN SUBJECT TO CONFIRMATION DURING DETAILED DESIGN.



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in respect to MP 06-0250

Signed: *[Signature]*

Sheet No. 1 of 1

| Rev | Date | Description | Des. | Verif. | Appr. |
|-----|------------|--------------------|------|--------|-------|
| 1 | 24/01/2012 | ISSUE FOR APPROVAL | AJS | SGB | - |



SCALE A1 1:1500 / A3 1:750

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| | | | |
|----------|-----|------|----------|
| Drawn | AJS | Date | 24/01/12 |
| Checked | SGB | Date | 24/01/12 |
| Designed | | Date | |
| Verified | | Date | |
| Approved | | Date | |

| | |
|----------|--|
| Client | ASPEN GROUP |
| Project | PROPOSED RESIDENTIAL DEVELOPMENT SOUTH EAST PRECINCT FERN BAY, NSW |
| Document | CONCEPT SITE DRAINAGE PLAN PROPOSED SWALES AND BASINS |

| | |
|----------------|---------------|
| Status | FOR APPROVAL |
| Datum | A.H.D. |
| Register | |
| Scale | 1:1500 |
| Size | A1 |
| Drawing Number | 89023935-CSK2 |
| Revision | 1 |