














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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 Associaton	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 <sup>2</sup>	-
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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SCALE  
1: 5000  
REVISION DATE  
17/01/2012  
PLOT DATE  
25/01/2012  
DA NUMBER  
DRAWN/CHKD BY  
IMc / AED  
CC NUMBER

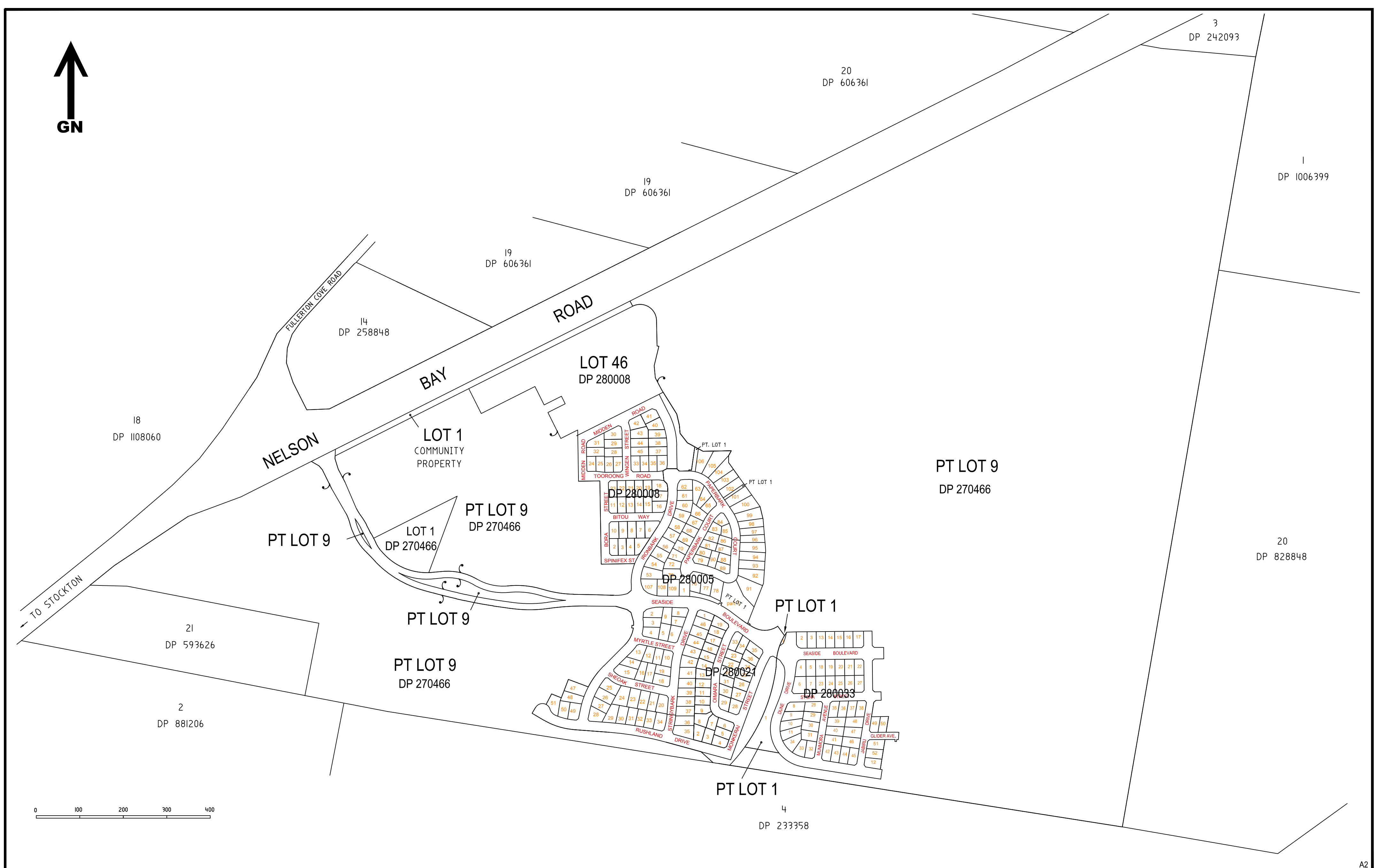
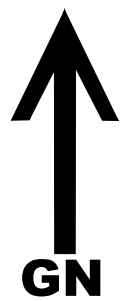
DRAWING TITLE  
LAND TENURE PLAN REV-E  
DEVELOPMENT  
PROJECT PLAN E  
FERN BAY SEASIDE VILLAGE  
NELSON BAY ROAD, FERN BAY  
----  
CLIENT  
ASPEN GROUP LIMITED




**NORTH POINT SURVEYS (NSW) PTY LTD**  
ATF NORTH POINT SURVEYS TRUST ABN 52 041 968 075  
SURVEYING AND LAND DEVELOPMENT CONSULTANTS  
5 KOALA PLACE, ONE MILE BEACH  
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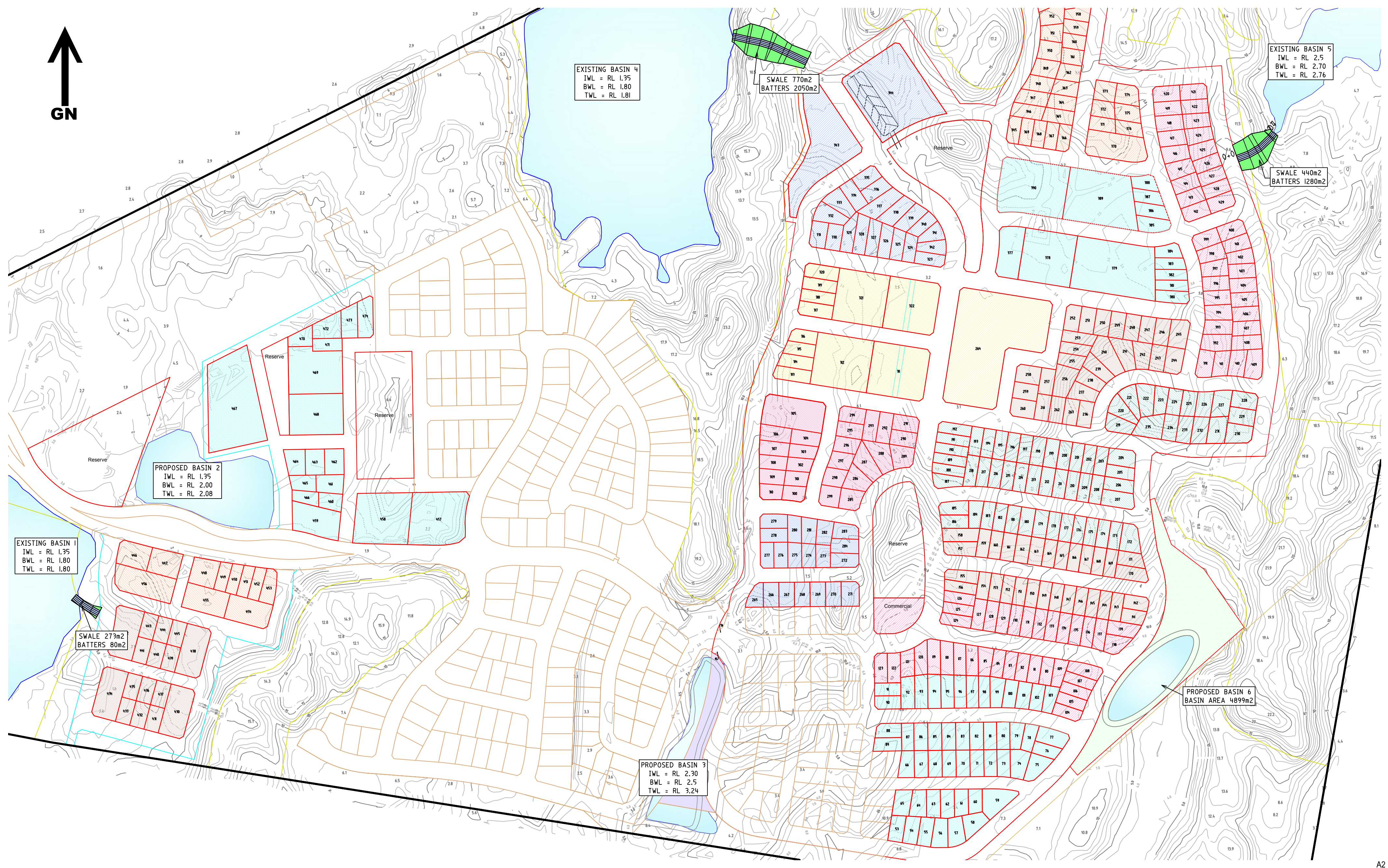




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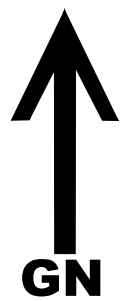
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REVISION DATE 13/01/2012	CONTOURS 2 m
PLOT DATE 17/01/2012	DRAWN/CHKD BY IMc / AED
DA NUMBER	CC NUMBER

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 AEN 52 041 968 075  
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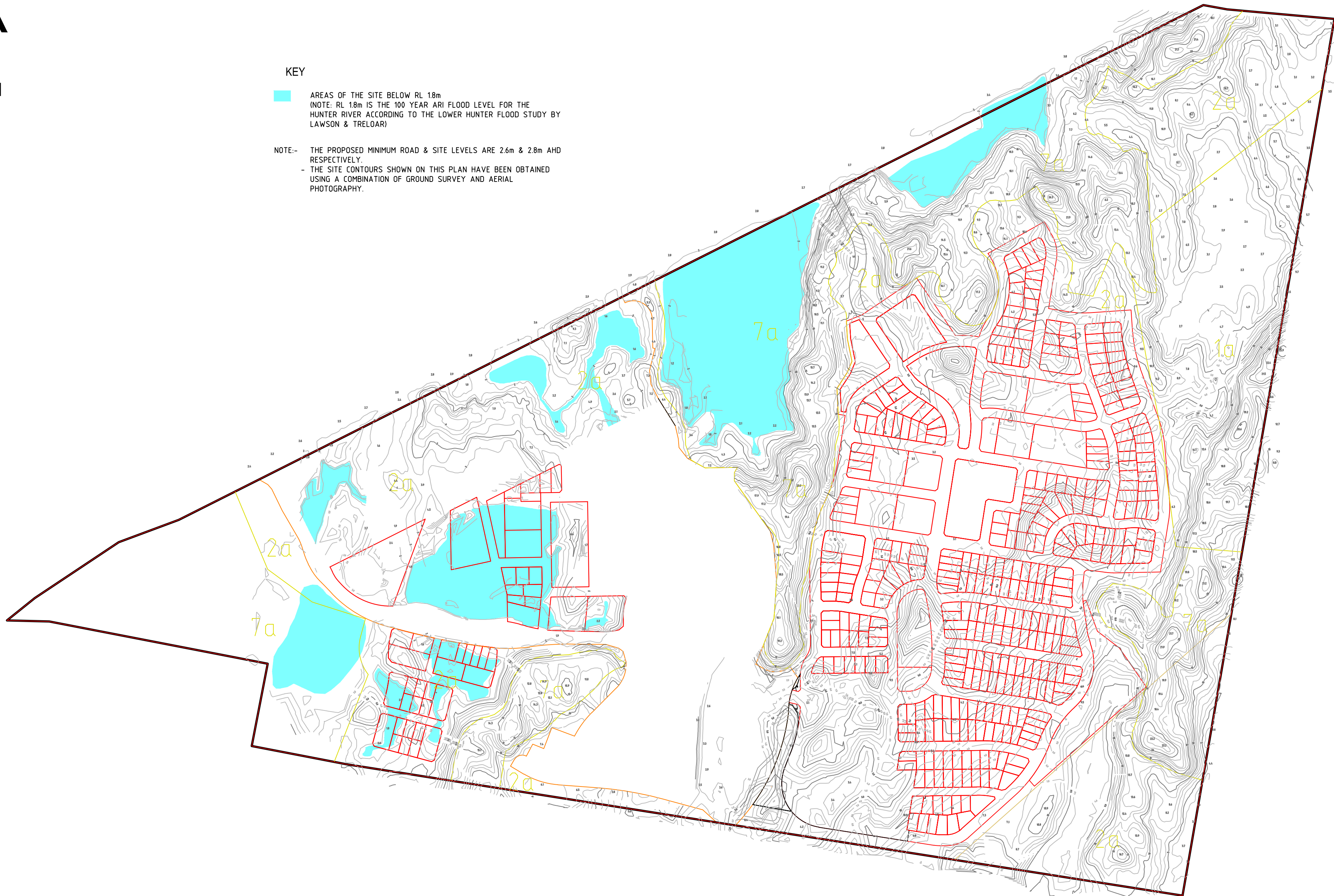




KEY

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 & 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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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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