
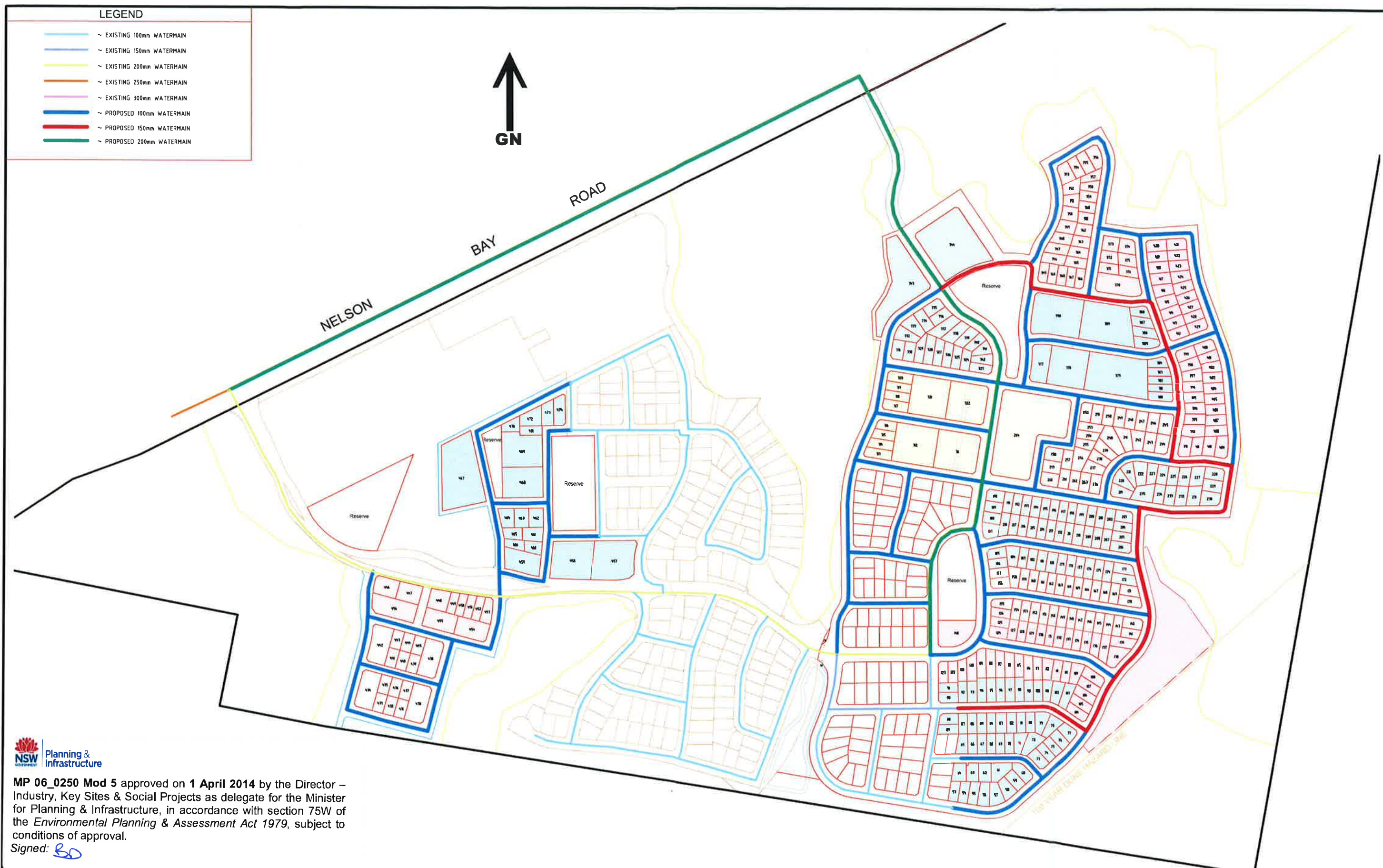




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	REVISION DATE 20/12/2013		DEVELOPMENT PROJECT PLAN F FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY		
	PLOT DATE 20/12/2013	DRAWN/CHKD BY IMc / AED			
	DA NUMBER	CC NUMBER	CLIENT RAWSON COMMUNITIES PTY LIMITED		





MP 06\_0250 Mod 5 approved on 1 April 2014 by the Director – Industry, Key Sites & Social Projects as delegate for the Minister for Planning & Infrastructure, in accordance with section 75W of the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed:

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SCALE  
1: 4000

REVISION DATE  
20/12/2013

PLOT DATE  
20/12/2013

DA NUMBER

DRAWN/CHKD BY  
IMc / AED

CC NUMBER

DRAWING TITLE

INDICATIVE WATERMAIN LAYOUT REV-F

DEVELOPMENT

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

CLIENT

RAWSON COMMUNITIES PTY LIMITED



**NORTH POINT SURVEYS (NSW) PTY LTD**  
A/F NORTH POINT SURVEYS TRUST ABN 52 041 968 075













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 F**

13 OF 23



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	1.302 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		DRAWING TITLE LAND TENURE PLAN REV-F
REVISION DATE 20/12/2013		DEVELOPMENT PROJECT PLAN F FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY
PLOT DATE 20/12/2013	DRAWN/CHKD BY IMc / AED	
DA NUMBER	CC NUMBER	CLIENT RAWSON COMMUNITIES PTY 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  
PH: 0249 842606  
PO BOX 378 NELSON BAY, NSW, 2315  
EMAIL: admin@northpointsurveys.com.au


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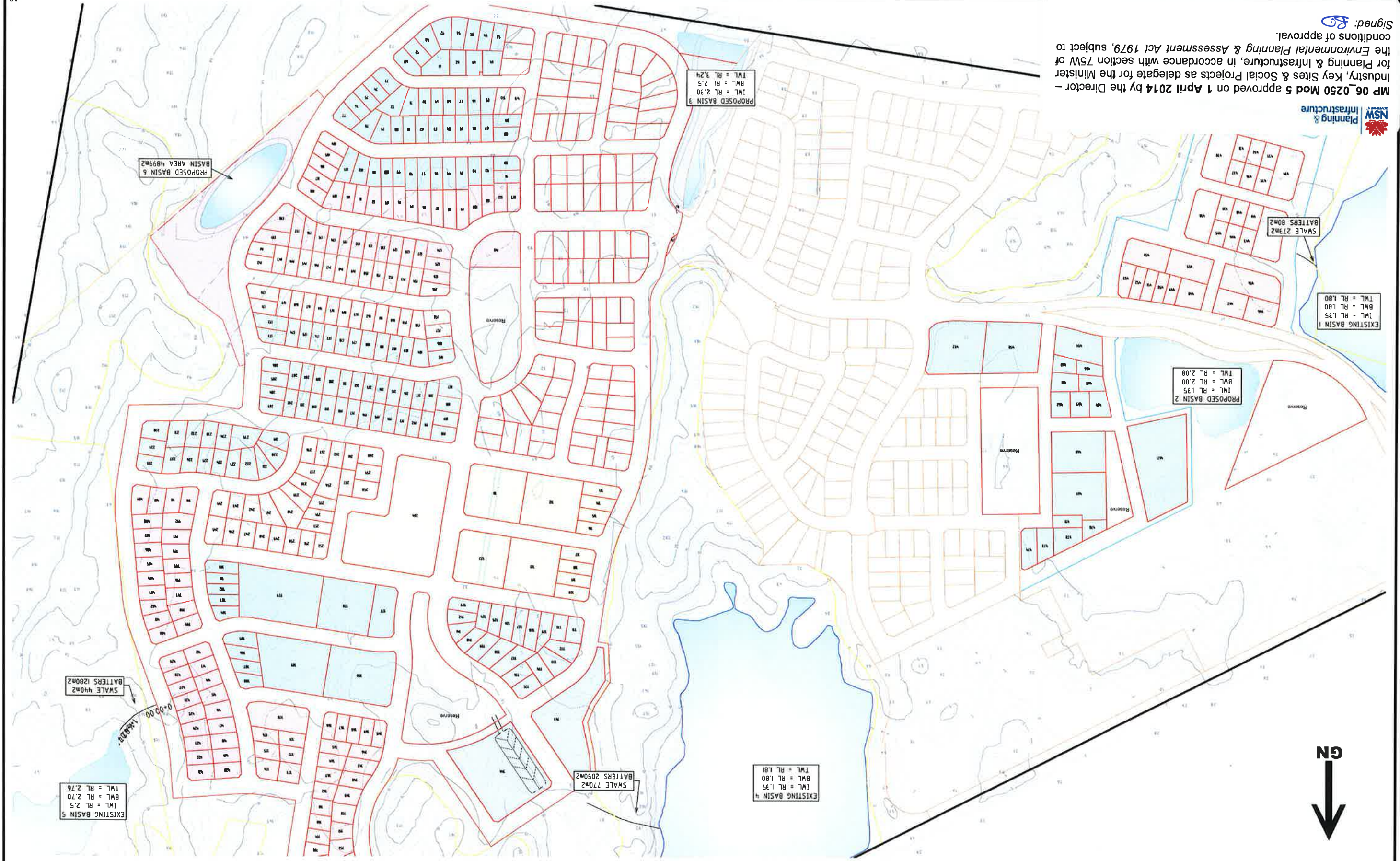
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Signed: 



SCALE	1: 3000	DATUM	AHD
REVISION DATE	20/12/2013	CONTOURS	2 m
PLAT DATE	20/12/2013	DRAWN/CHKD BY	IMC / AED
DA NUMBER	CC NUMBER	CLIENT	RAWSON COMMUNITIES PTY LIMITED
DRAWING TITLE			
CONCEPT SITE DRAINAGE PLAN-PROPOSED SWALES AND BASINS REV-F			
DEVELOPMENT			
CIVIL DESIGN PLANS F			
FERN BAY SEASIDE VILLAGE			
NELSON BAY ROAD, FERN BAY			
E-MAIL: admin@northpointsurveys.com.au			
PO BOX 378 NELSON BAY, NSW, 2315			
PH: 0249 842606			
5 KOALA PLACE, ONE MILE BEACH			
SURVEYING AND LAND DEVELOPMENT CONSULTANTS			
ATF NORTH POINT SURVEYS TRUST ABN 52 047 968 075			
NORTH POINT SURVEYS (NSW) PTY LTD			



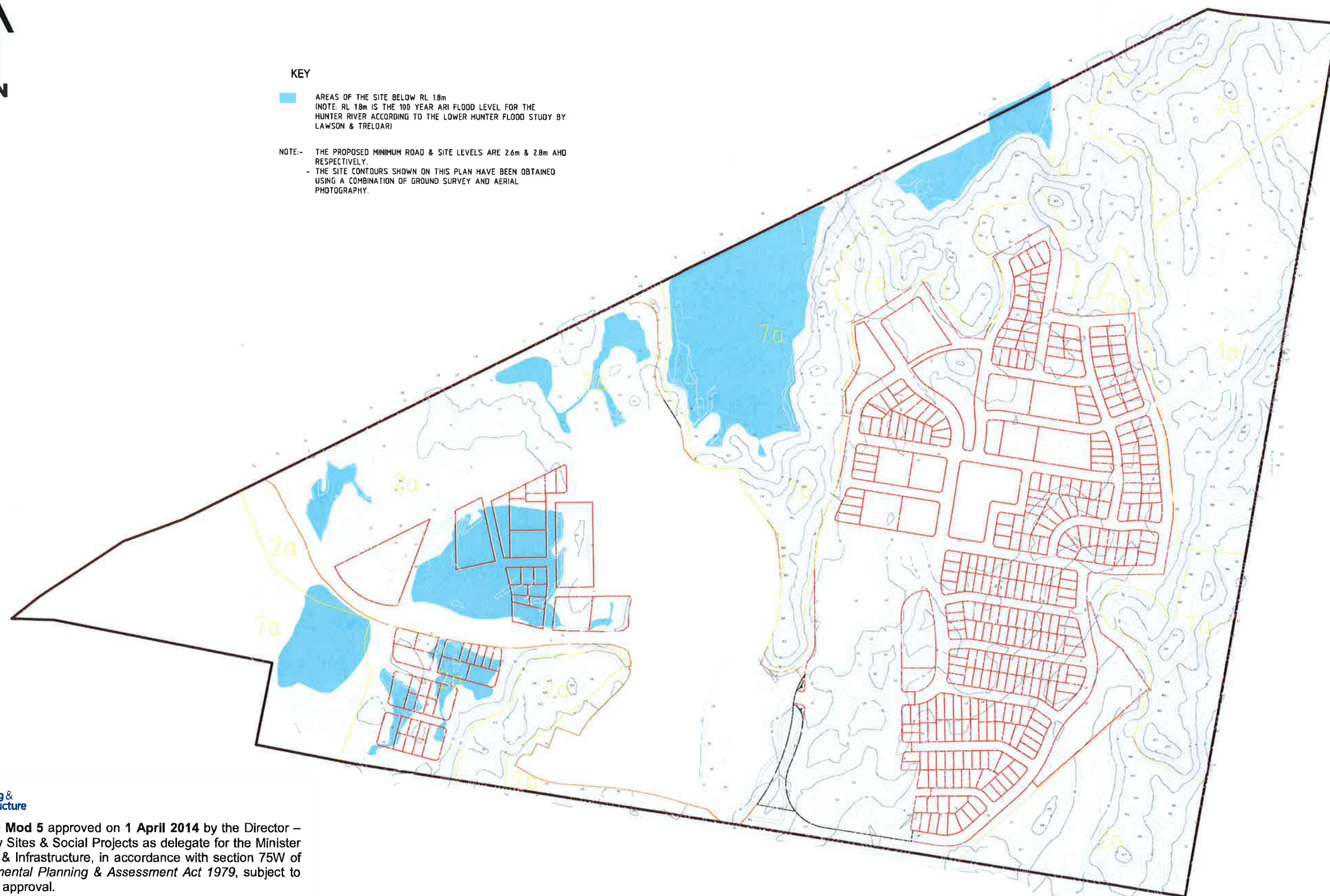




# KEY

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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SCALE

1: 5000

REVISION DATE

20/12/2013

PLOT DATE

20/12/2013

DA NUMBER

DATUM

AHD

CONTOURS

X m

DRAWN/CHKD BY

IMc / AED

CC NUMBER

DRAWING TITLE

FLOOD PRONE & LOW LYING AREAS REV-F

DEVELOPMENT

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

CLIENT

RAWSON COMMUNITIES PTY LIMITED

**NORTH POINT SURVEYS (NSW) PTY LTD**  
ATF NORTH POINT SURVEYS TRUST ABN 52 041 968 075  
SURVEYING AND LAND DEVELOPMENT CONSULTANTS  
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PO BOX 378 NELSON BAY, NSW, 2315  
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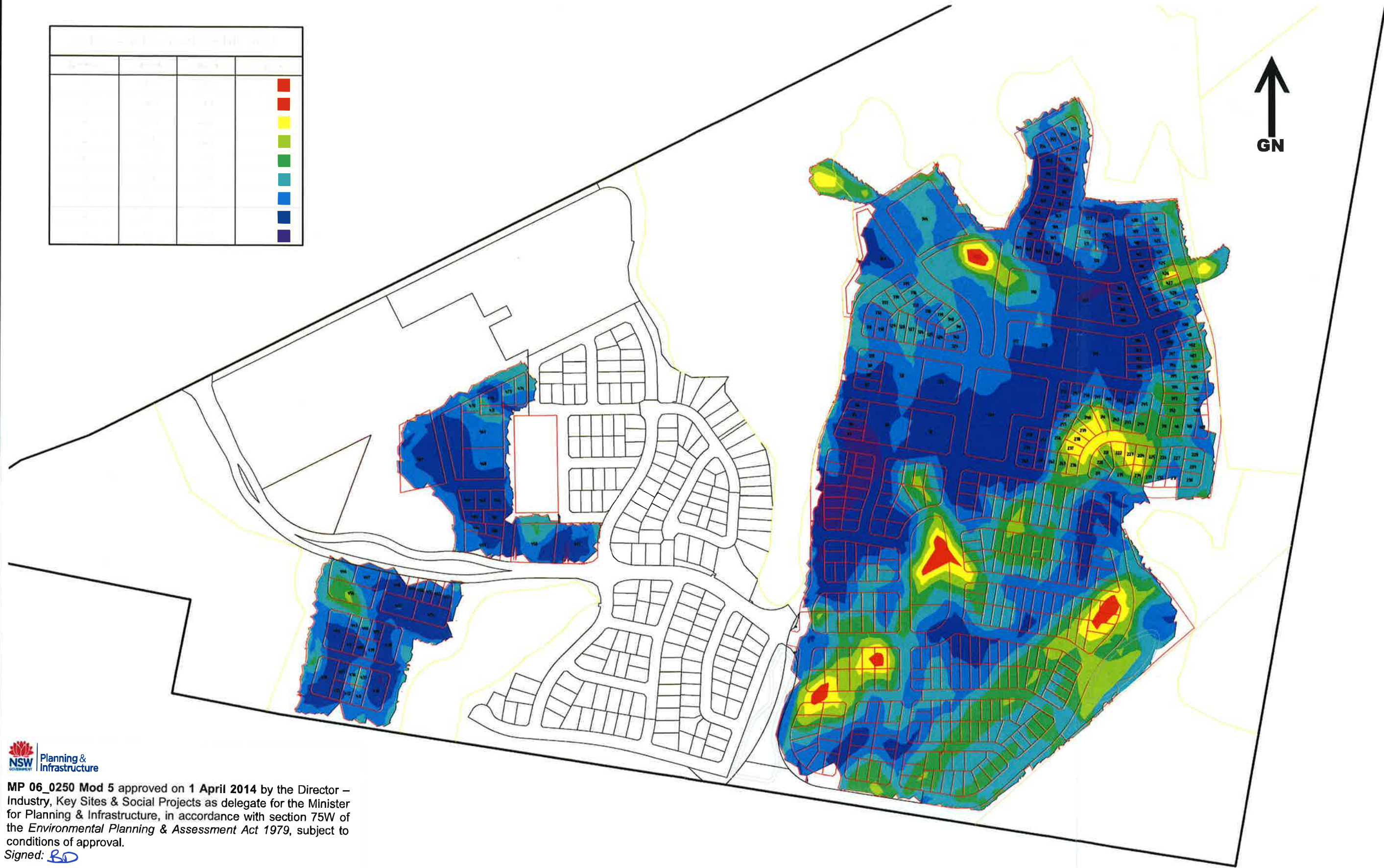
**29850 F**

17 OF 23

A2



**GN**



Signed: BD

23 OF 23



## 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

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



## 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 terrass 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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SCALE  
1:7000

ISSUE DATE  
21/01/2014

PLOT DATE  
22/01/2014

FILENAME  
N:\NPS\34878 Rawson Communities - Fern Bay Seaside Vt\1400 Drawings\DEPT PLANNING REVISIONS\Rev F\29850 LANDSCAPE PLAN.dwg

DATUM  
N/A

CONTOURS  
N/A

DRAWN/CHKD BY  
IMC / AED

DRAWING TITLE  
**29850 LANDSCAPE PLAN REV F**

PROPERTY DETAILS  
**FERN BAY SEASIDE VILLAGE**

CLIENT  
**RAWSON COMMUNITIES PTY LIMITED**



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ATF NORTH POINT SURVEYS TRUST ABN 52 041 968 075

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  
LANDSCAPE  
PLAN**

1 OF 1

MGA NORTH