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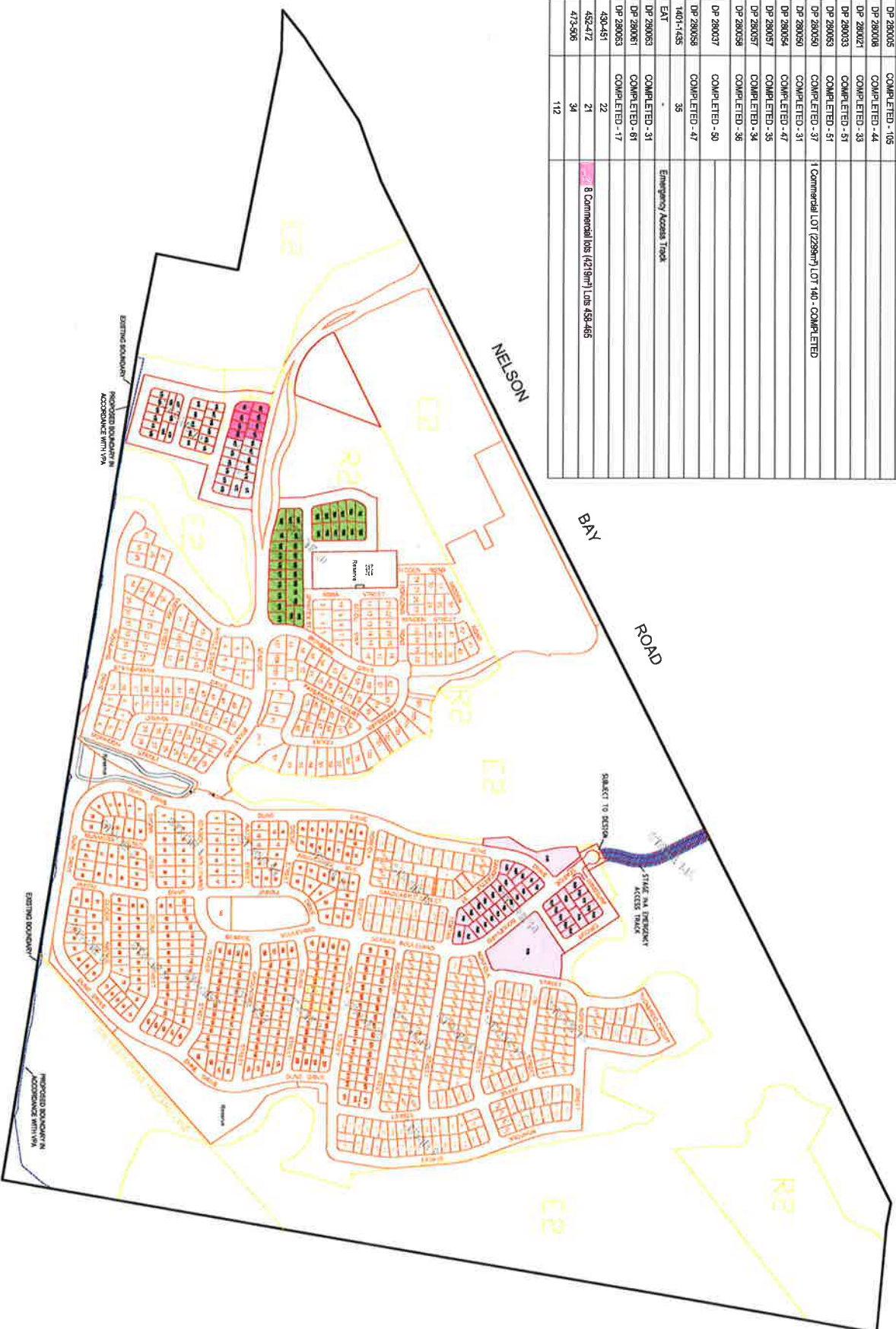
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SCALE 1: 1000	DRAWING TITLE SHEET LIST REV A
REVISION DATE 21/08/2017	DEVELOPMENT PROJECT PLAN N
PLOT DATE 21/08/2017	DRAWN/CMD BY IMC / AED
DA NUMBER	CC NUMBER
	CLIENT RAMSON COMMUNITIES PTY LIMITED



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 SURVEYING AND LAND DEVELOPMENT CONSULTANTS
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 PO Box 3781 Nelson Bay NSW 2315
 Phone: 02 4984 2808
 Email: admin@northpointsurveys.com.au

STAGING & LOT TABLE			
STAGE	LOTS	TOTAL	SUPER LOTS
1	DP 280005 COMPLETED - 105		
2	DP 280006 COMPLETED - 44		
3	DP 280021 COMPLETED - 33		
4	DP 280033 COMPLETED - 51		
5	DP 280053 COMPLETED - 51		
6	DP 280050 COMPLETED - 37		1 Commercial LOT (229m ²) LOT 140 - COMPLETED
7	DP 280050 COMPLETED - 31		
8A	DP 280054 COMPLETED - 47		
8B	DP 280057 COMPLETED - 35		
9	DP 280057 COMPLETED - 34		
10	DP 280058 COMPLETED - 36		
11	DP 280037 COMPLETED - 50		
12	DP 280058 COMPLETED - 47		
13	DP 280058 COMPLETED - 47		
14	1401-1435	35	
14A	EAT	-	Emergency Access Track
15	DP 280063 COMPLETED - 31		
16	DP 280061 COMPLETED - 61		
17	DP 280063 COMPLETED - 17		
18	430-461	22	
19	452-472	21	8 Commercial lots (4219m ²) Lots 458-465
20	473-506	34	
TOTAL (STAGES 14A-19-20)		112	



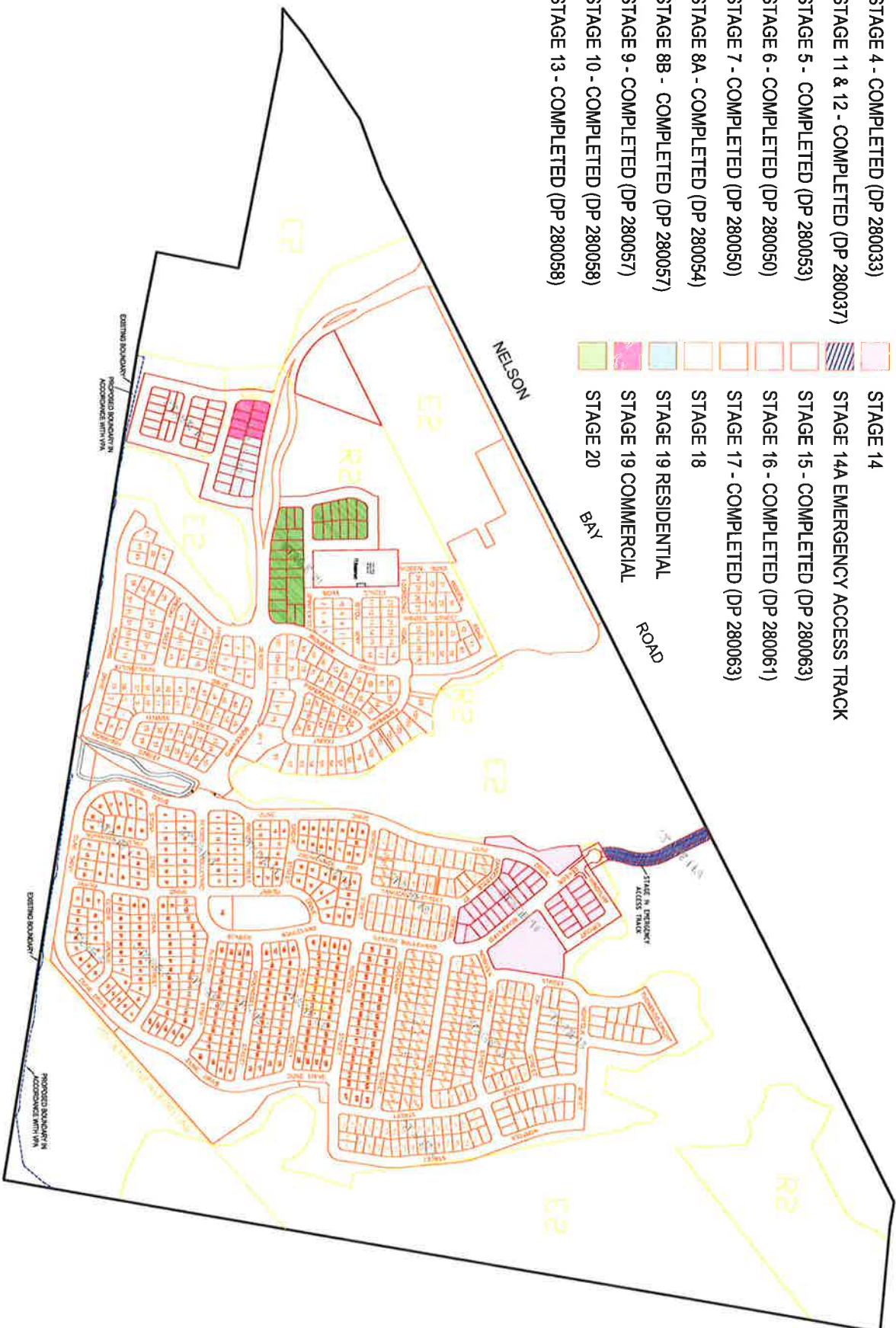
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SCALE 1: 3000	DRAWING TITLE STAGING & LOT LAYOUT REV. A
REVISION DATE 21/08/2017	DEVELOPER FERN BAY SEASIDE VILLAGE
PLOT DATE 21/08/2017	DRAWN/CMD BY IMC / AED
DA NUMBER	CC NUMBER
	CLIENT RAMSON COMMUNITIES PTY LIMITED

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LEGEND

- | | | | |
|---|---------------------------------------|---|----------------------------------|
|  | STAGE 4 - COMPLETED (DP 280033) |  | STAGE 14 |
|  | STAGE 11 & 12 - COMPLETED (DP 280037) |  | STAGE 14A EMERGENCY ACCESS TRACK |
|  | STAGE 5 - COMPLETED (DP 280053) |  | STAGE 15 - COMPLETED (DP 280063) |
|  | STAGE 6 - COMPLETED (DP 280050) |  | STAGE 16 - COMPLETED (DP 280061) |
|  | STAGE 7 - COMPLETED (DP 280050) |  | STAGE 17 - COMPLETED (DP 280063) |
|  | STAGE 8A - COMPLETED (DP 280054) |  | STAGE 18 |
|  | STAGE 8B - COMPLETED (DP 280057) |  | STAGE 19 RESIDENTIAL |
|  | STAGE 9 - COMPLETED (DP 280057) |  | STAGE 19 COMMERCIAL |
|  | STAGE 10 - COMPLETED (DP 280058) |  | STAGE 20 |
|  | STAGE 13 - COMPLETED (DP 280058) |  | |



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1: 5000

REVISION DATE
21/08/2017

PLOT DATE
21/08/2017

DA NUMBER

DRAWING TITLE
STAGING PLAN N

DEVELOPER
PROJECT PLAN N

DRAWN/CHECKED BY
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CC NUMBER

CLIENT
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PROJECT PLAN N
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

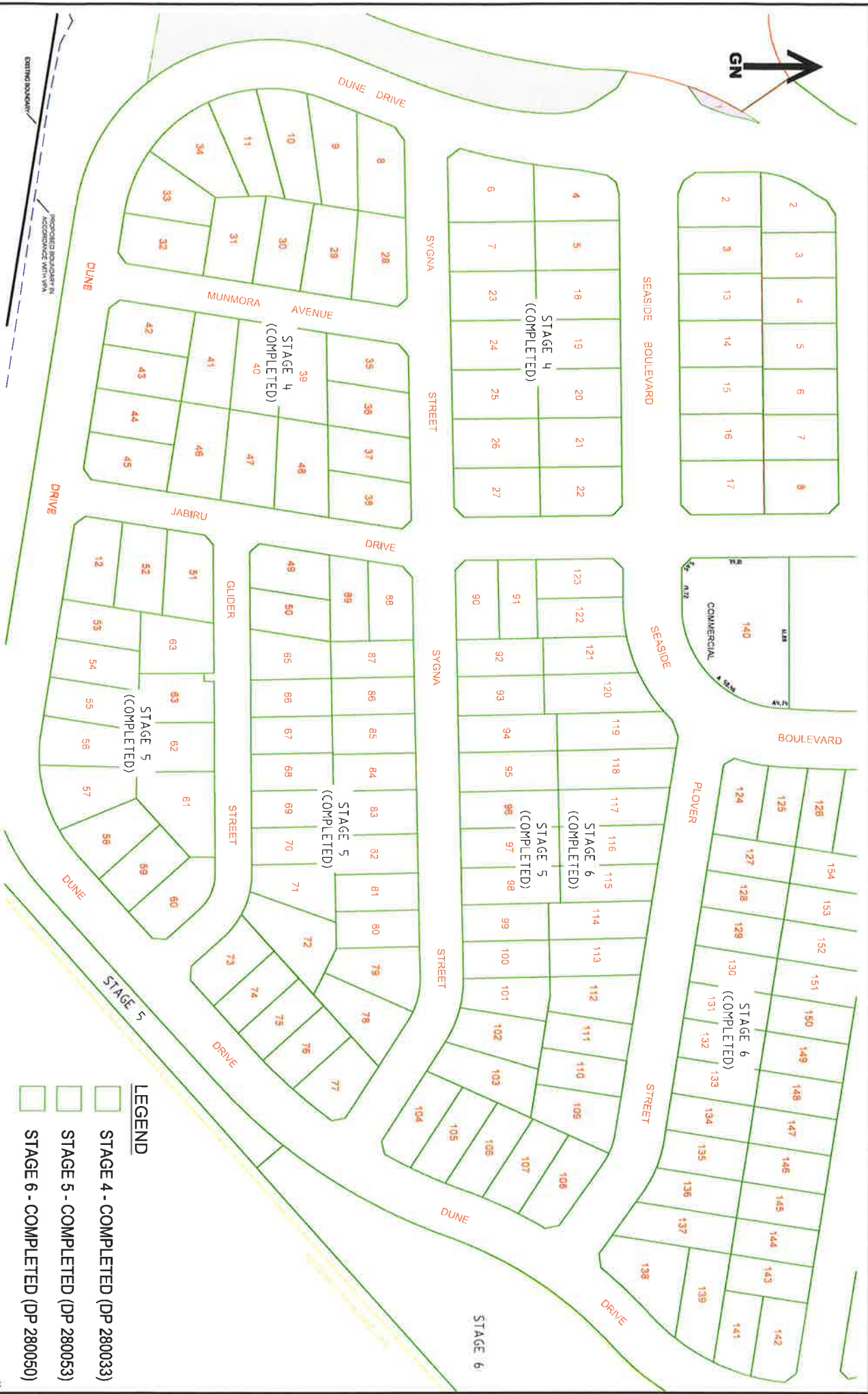
STAGING PLAN N

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- LEGEND**
- ☐ STAGE 4 - COMPLETED (DP 280033)
 - ☐ STAGE 5 - COMPLETED (DP 280053)
 - ☐ STAGE 6 - COMPLETED (DP 280050)

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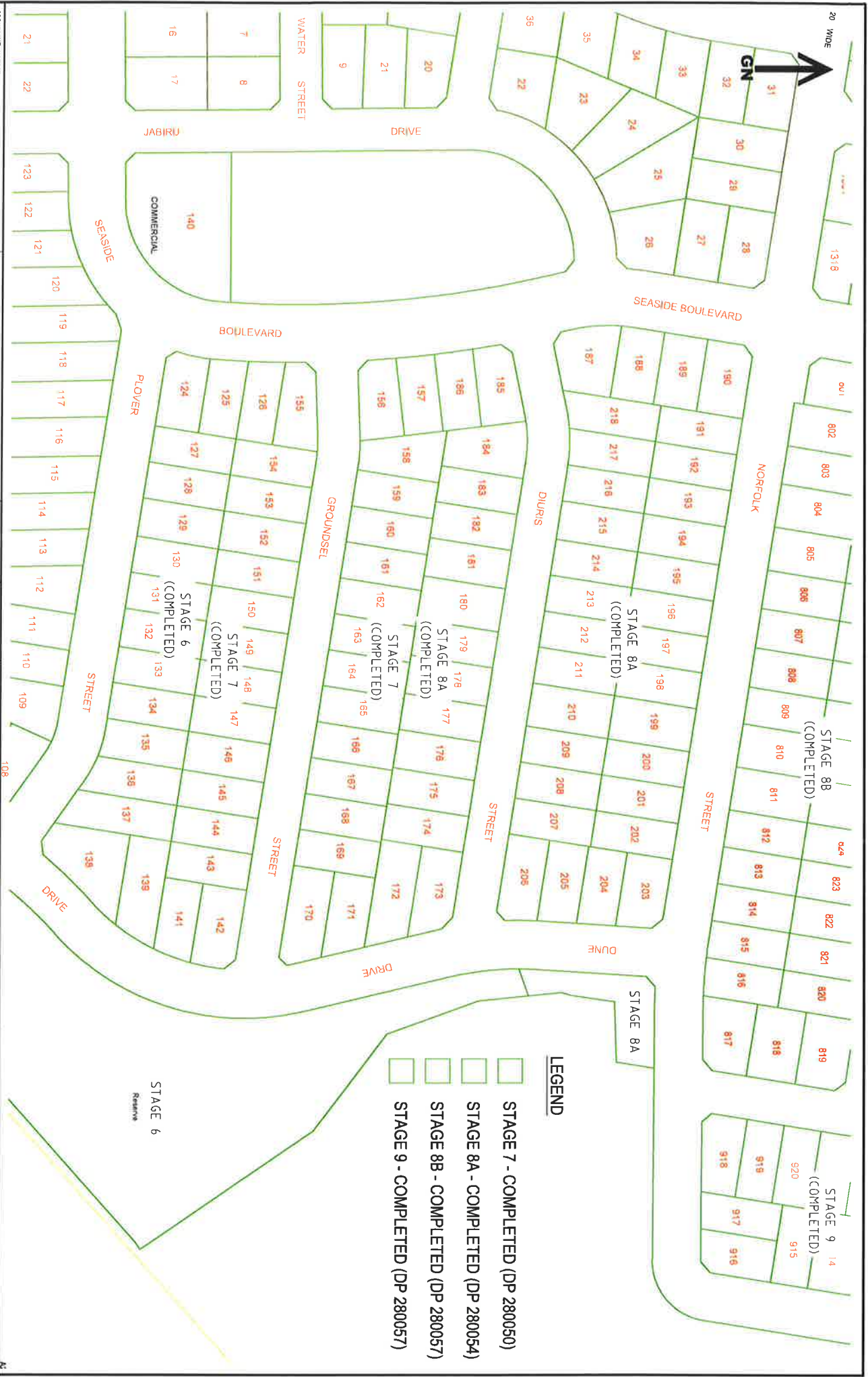
SCALE		DRAWING TITLE	
1: 1000		STAGES 4 - 6 DETAIL PLAN REV A	
REVISION DATE		PROJECT PLAN	
21/08/2017		FERN BAY SEASIDE VILLAGE	
PLOT DATE		NELSON BAY ROAD, FERN BAY	
21/08/2017		CLIENT	
DA NUMBER		RAWSON COMMUNITIES PTY LTD	
CC NUMBER			



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REVISION DATE 21/08/2017		DEVELOPMENT PROJECT PLAN N	
PLOT DATE 21/08/2017		FERN BAY SEASIDE VILLAGE	
DA NUMBER		NELSON BAY ROAD, FERN BAY	
		DRAWN/CHKD BY IMC / AED	
		CC NUMBER	
		CLIENT RAMSON COMMUNITIES PTY LIMITED	



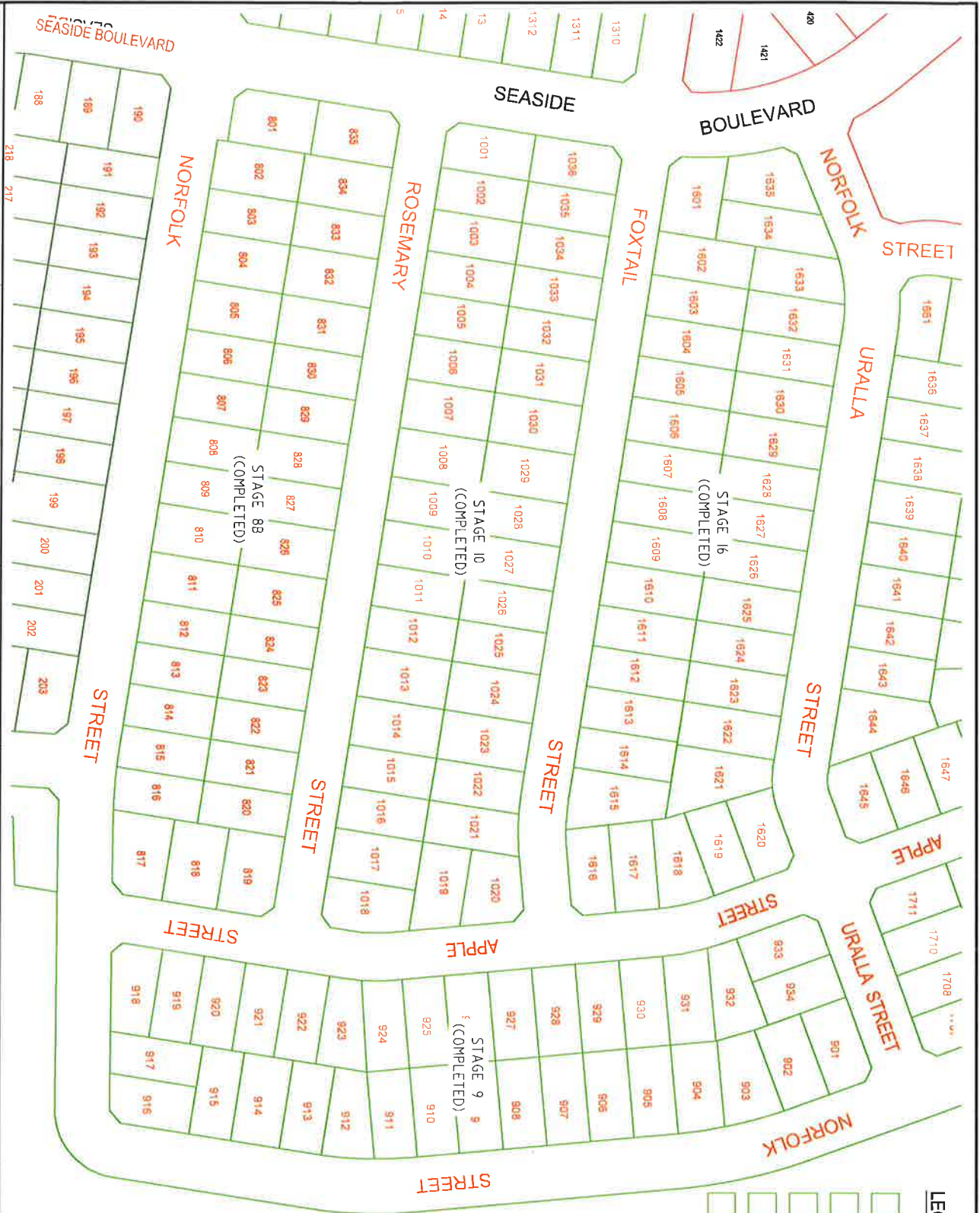
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LEGEND

- ☐ STAGE 8B - COMPLETED (DP 280057)
- ☐ STAGE 9 - COMPLETED (DP 280057)
- ☐ STAGE 10 - COMPLETED (DP 280058)
- ☐ STAGE 16 - COMPLETED (DP 280061)
- ☐ STAGE 17 - COMPLETED (DP 280063)



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SCALE
1: 1000

DRAWING TITLE
STAGES 8B - 10 DETAIL PLAN REV.M

REVISION DATE
21/08/2017

PROJECT PLAN M
FERN BAY SEASIDE VILLAGE

PLOT DATE
21/08/2017

DRAWN/CMD BY
IMC / AED

DA NUMBER

CC NUMBER

CLIENT
RAMSON COMMUNITIES PTY LIMITED

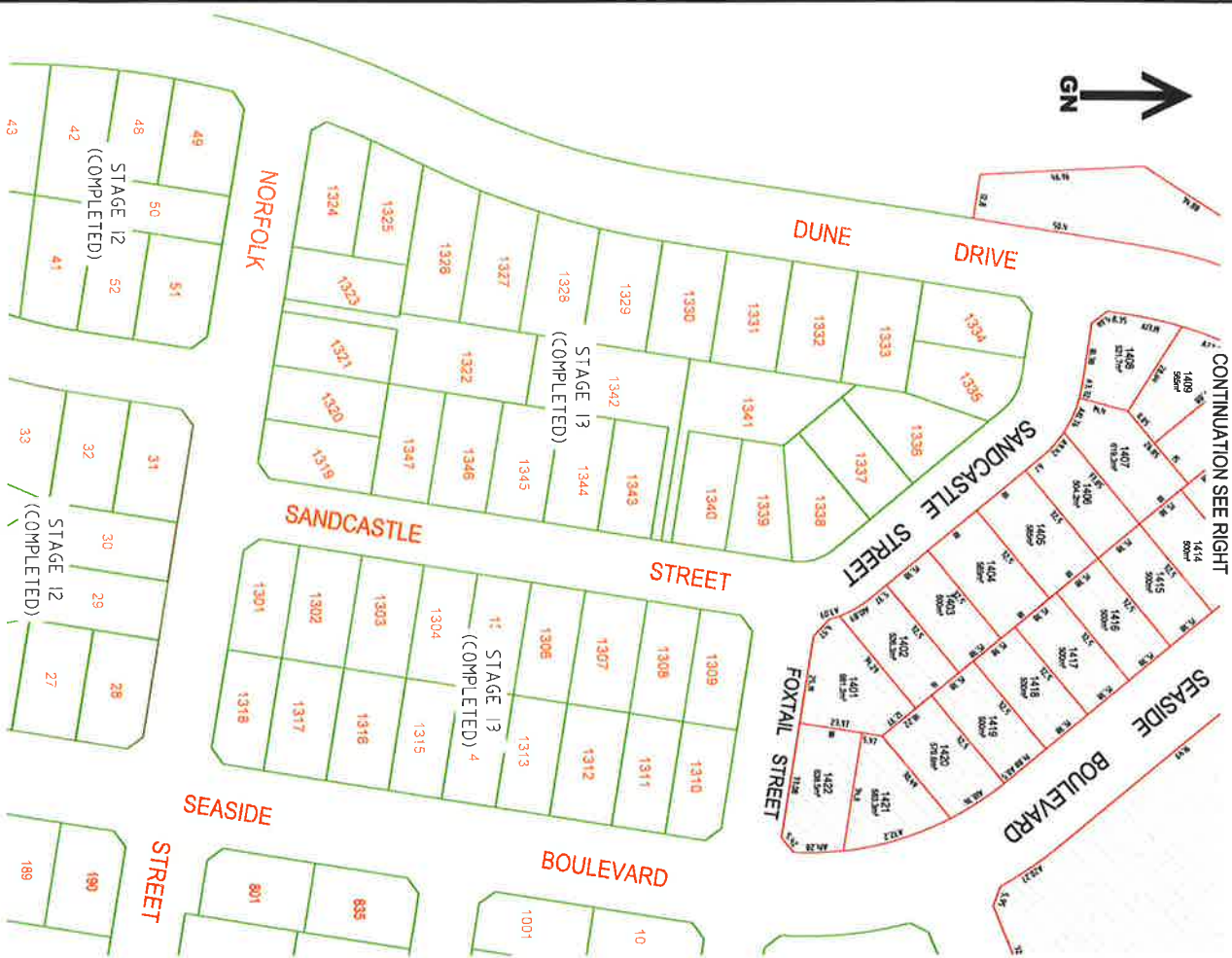
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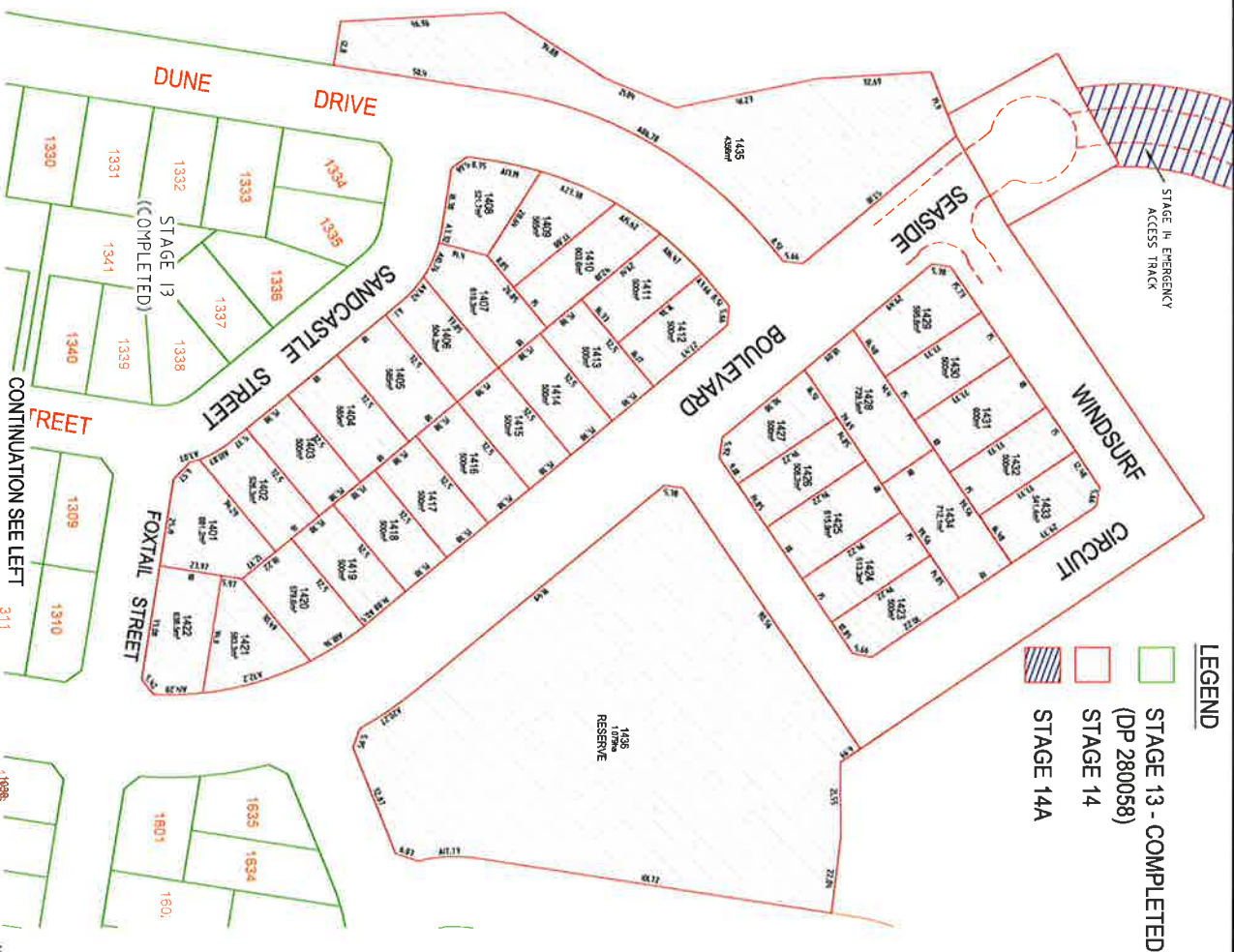


CONTINUATION SEE RIGHT



LEGEND

- STAGE 13 - COMPLETED (DP 280058)
- STAGE 14
- STAGE 14A



CONTINUATION SEE LEFT

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1: 1000
REVISION DATE
21/08/2017
DRAWN/CHECK BY
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DRAWING TITLE

STAGES 13 & 14 DETAIL PLAN REV-N
DEVELOPMENT
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

CLIENT

RAMSON COMMUNITIES PTY LIMITED



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CONTINUATION SEE RIGHT

TUCKEROO CIRCUIT

TUCKEROO CIRCUIT

NORFOLK

STREET

STREET

FIN

STREET

APPLE

NORFOLK

CIRCUIT

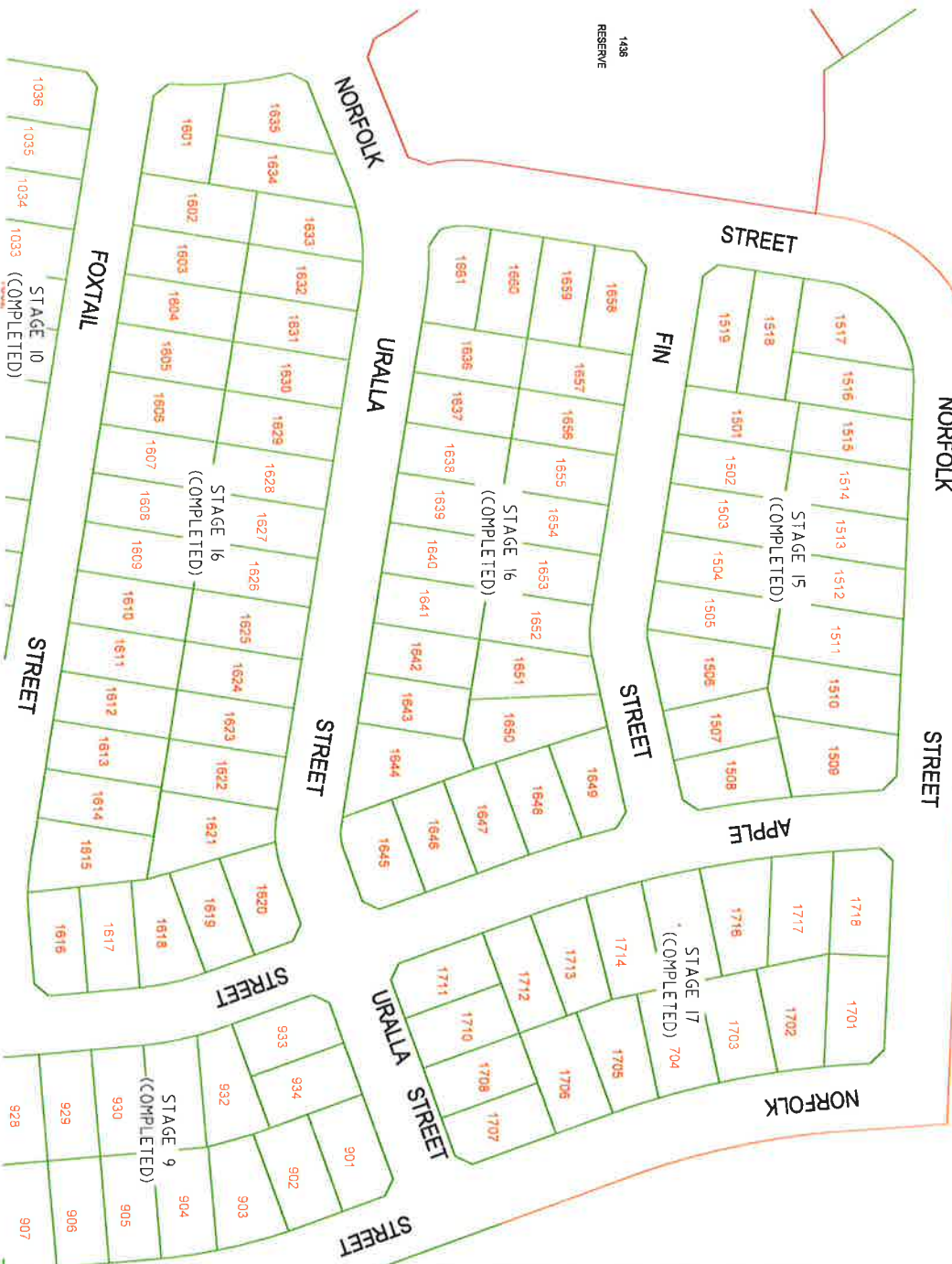
TUCKEROO CIRCUIT

NORFOLK

STREET S

CONTINUATION SEE LEFT

1438
RESERVE



- LEGEND**
- ☐ STAGE 9 - COMPLETED (DP 280057)
 - ☐ STAGE 10 - COMPLETED (DP 280058)
 - ☐ STAGE 15 - COMPLETED (DP 280063)
 - ☐ STAGE 16 - COMPLETED (DP 280061)
 - ☐ STAGE 17 - COMPLETED (DP 280063)

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REVISION DATE

21/08/2017

PLOT DATE

21/08/2017

DA NUMBER

100

DRAWING TITLE

STAGES 15 - 17 DETAIL PLAN REV. N

PROJECT PLAN N

FERN BAY SEASIDE VILLAGE

NELSON BAY ROAD, FERN BAY

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LEGEND

STAGE 18

STAGE 19

STAGE 19 COMMERCIAL



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1: 1000

21/08/20

21/08/2011

21/00/201
DA NUMBER

DRAFTING TITLE

STAGES 18 & 19 DETAIL PLAN REV N

WE'VE GOT THEM! PROJECT PLAN EERN BAY SEASIDE

NELSON BAY ROAD, FERN BAY

CLIENT	
--------	--

NORTH POINT SUPPLY

NORTH POINT SURVEYS (NPSU) MY TOP

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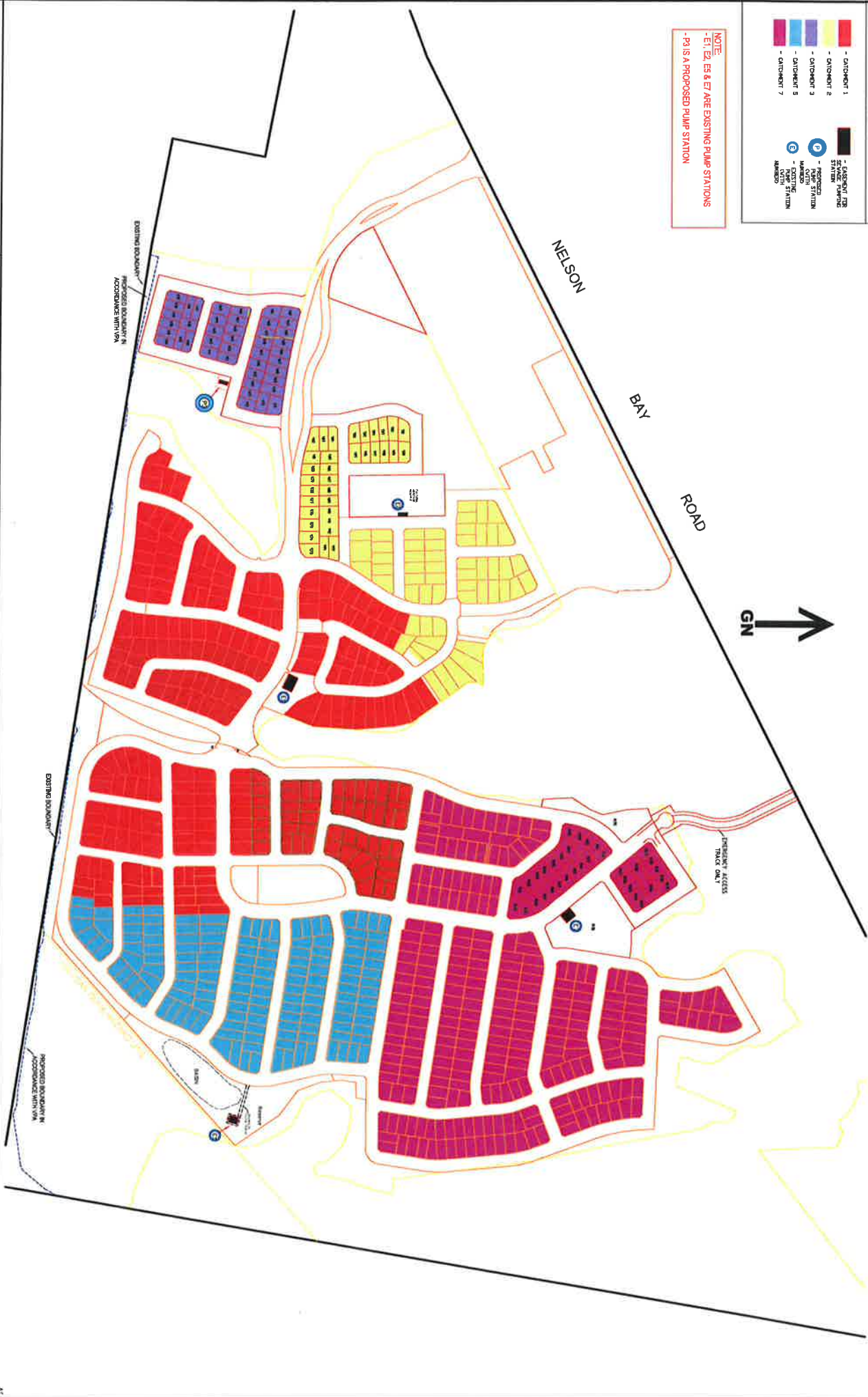
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NOTE:

- E1, E2, E5 & E7 ARE EXISTING PUMP STATIONS
- P3 IS A PROPOSED PUMP STATION



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SCALE 1: 4000	DATE	DRAWING TITLE
REVISION DATE 21/08/2017	DEVELOPMENT	INDICATIVE SEWER LAYOUT REV A
PLAT DATE 21/08/2017	DRAWN/CMD BY IMC / AED	PROJECT PLAN FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY
DA NUMBER	CC NUMBER	CLIENT RAWSON COMMUNITIES PTY LIMITED



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- LEGEND**
- EXISTING 100m WATERMAIN
 - EXISTING 150m WATERMAIN
 - EXISTING 200m WATERMAIN
 - EXISTING 250m WATERMAIN
 - EXISTING 300m WATERMAIN
 - PROPOSED 100m WATERMAIN
 - PROPOSED 150m WATERMAIN
 - PROPOSED 200m WATERMAIN



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SCALE	1: 4000	DRAWING TITLE	INDICATIVE WATERMAIN LAYOUT REV-N
REVISION DATE	21/08/2017	DEVELOPMENT	PROJECT PLAN N
PLAT DATE	21/08/2017	DRAWN/CHKD BY	FERN BAY SEASIDE VILLAGE
DA NUMBER		IMC / AED	NELSON BAY ROAD, FERN BAY
		CC NUMBER	
		CLIENT	RAVISON COMMUNITIES PTY LIMITED

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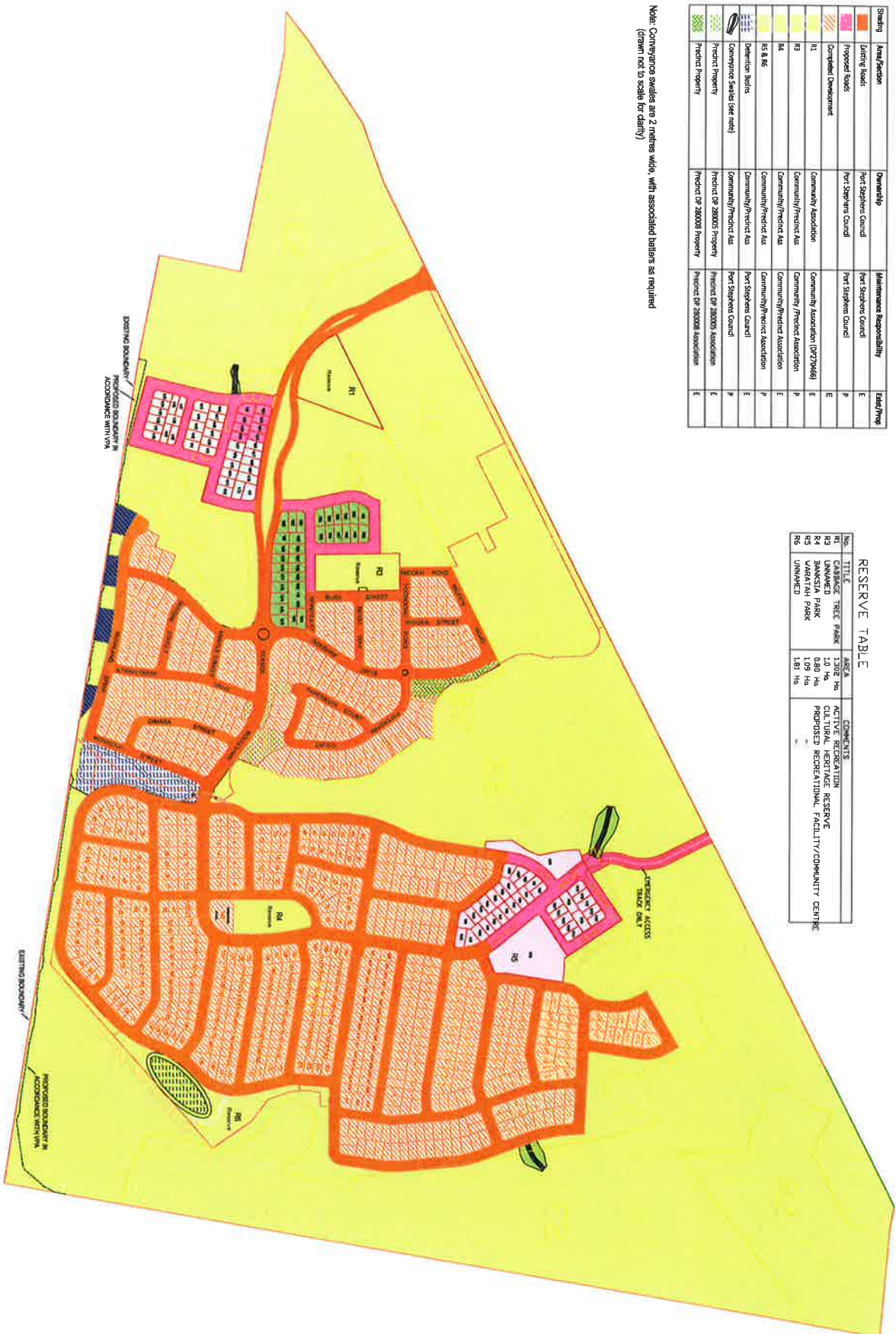
RESERVE TABLE

Shading	Area/Section	Ownership	Maintenance Responsibility	End/Prop
	Existing Roads	Port Stephens Council	Port Stephens Council	E
	Proposed Roads	Port Stephens Council	Port Stephens Council	P
	Completed Development	Community Association	Community Association (1972/046)	E
	R1	Community/Prentiss Ass	Community/Prentiss Association	E
	R3	Community/Prentiss Ass	Community/Prentiss Association	E
	R4	Community/Prentiss Ass	Community/Prentiss Association	E
	R5 & R6	Community/Prentiss Ass	Community/Prentiss Association	E
	Detention Basins	Community/Prentiss Ass	Community/Prentiss Association	E
	Conveyance Swales (see note)	Community/Prentiss Ass	Community/Prentiss Association	E
	Prentiss Property	Prentiss DP 280005 Property	Prentiss DP 280005 Association	E
	Prentiss Property	Prentiss DP 280008 Property	Prentiss DP 280008 Association	E

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

RESERVE TABLE

No.	TITLE	AREA	COMMENTS
R1	CARRAGE TRAIL PARK	1.02 Ha	ACTIVE RECREATION RESERVE
R2	UNNAMED	1.00 Ha	PROPOSED RECREATIONAL FACILITY/COMMUNITY CENTRE
R3	BANKSIA PARK	1.09 Ha	
R4	VARA TAI PARK	1.81 Ha	
R5	UNNAMED		



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SCALE

1: 5000

REVISION DATE

21/08/2017

PLOT DATE

21/08/2017

BA NUMBER

CC NUMBER

DRAWING TITLE

LAND TENURE PLAN REV-N

DEVELOPER

PROJECT PLAN N

DRAWN/CHK BY

Nelson Bay Road, Fern Bay

CLIENT

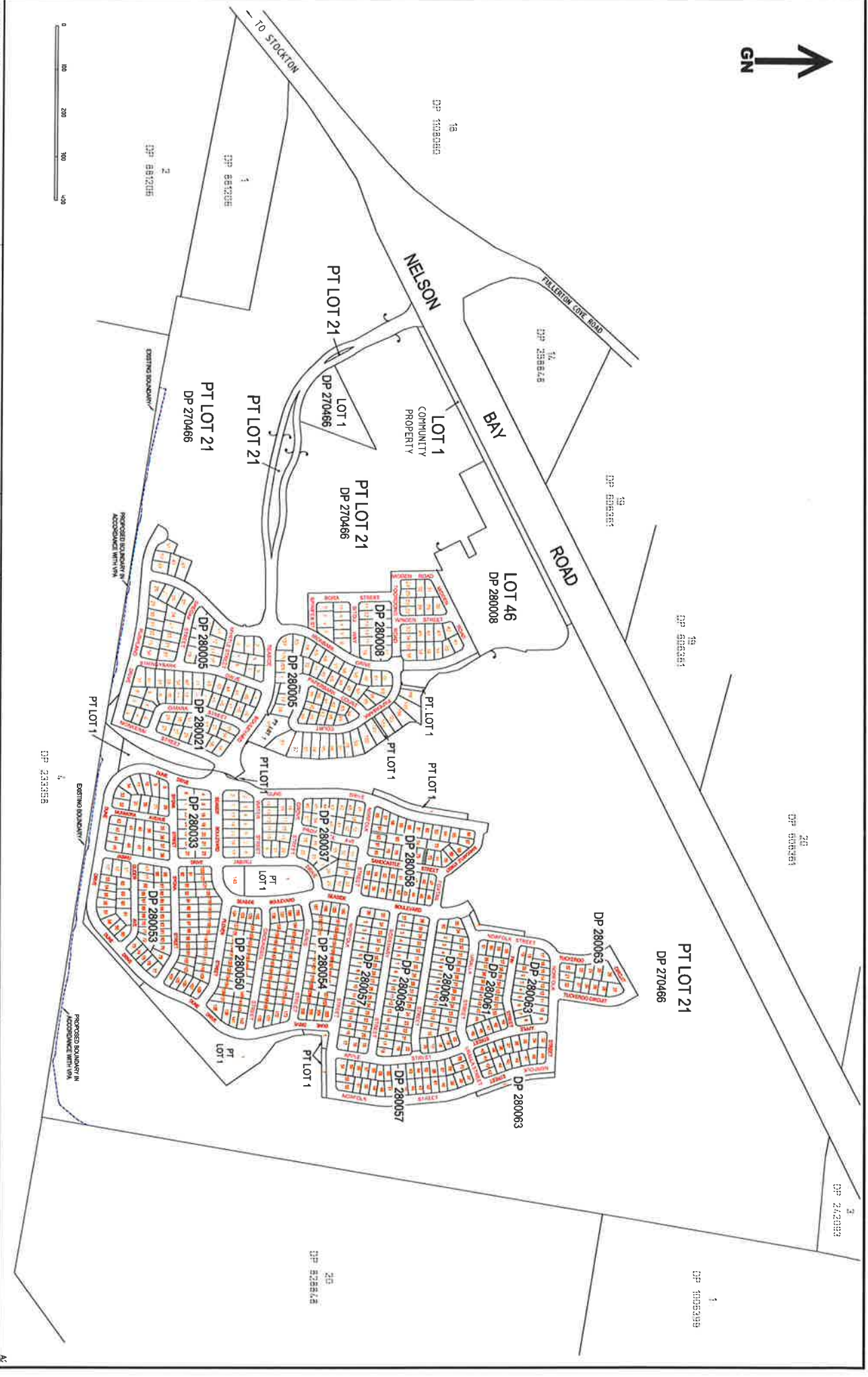
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SCALE	
1: 5000	
REVISION DATE	
21/08/2017	
PLAT DATE	
21/08/2017	
DA NUMBER	
CC NUMBER	

DRAWING TITLE	
SUBJECT & ADJOINING TITLE DETAILS REV-A	
DEVELOPMENT	
PROJECT PLAN N	
FERN BAY SEASIDE VILLAGE	
NELSON BAY ROAD, FERN BAY	
CLIENT	
RAWSON COMMUNITIES PTY LIMITED	



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SCALE
1: 4000

DATUM
AHD

DRAWING TITLE
CONCEPT SITE DRAINAGE PLAN-PROPOSED SWALES AND BASINS REV-N

REVISION DATE
21/08/2017

CONTENTS
AS SHOWN

DRAWN/CHECKED BY
IMC / AED

PLOT DATE
21/08/2017

CC NUMBER

CLIENT
RAWSON COMMUNITIES PTY LIMITED

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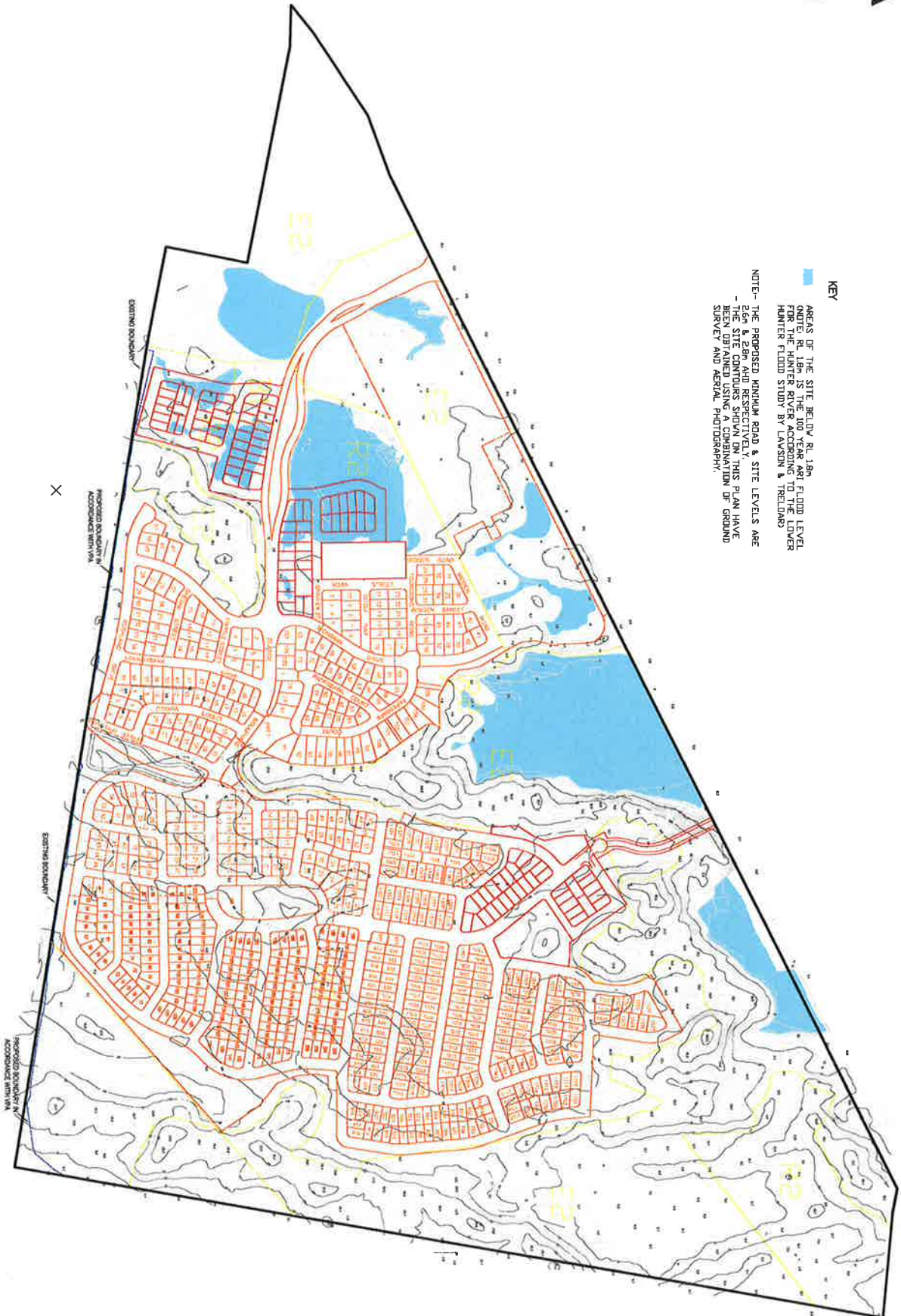
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KEY

- AREAS OF THE SITE BELOW RL 1.8m
- AREAS OF THE SITE BELOW RL 1.8m FLOOD LEVEL
- FOR THE HUNTER RIVER ACCORDING TO THE LOWER
- HUNTER FLOOD STUDY BY LAWSON & TRELDAR

NOTE- THE PROPOSED MINIMUM ROAD & SITE LEVELS ARE
- 2.6m & 2.8m 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

DRAWING TITLE
FLOOD PRONE & LOW LYING AREAS REV-N

REVISION DATE
21/08/2017

CONTOURS
1 m

DEVELOPMENT
PROJECT PLAN N

PLOT DATE
21/08/2017

DRAWN/CHECK BY
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PROJECT PLAN N
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY

DA NUMBER

CC NUMBER

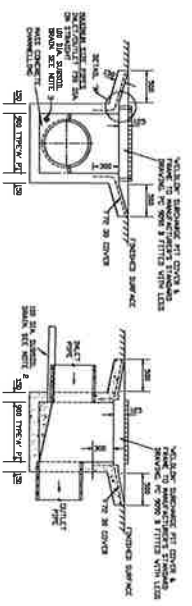
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Phone 02 4984 2006
Email: enquiries@northpointsurveys.com.au

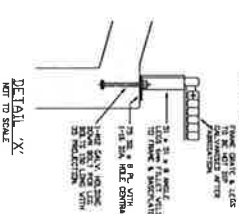
29850 N

15 OF 21

SURFACE INLET PIT - RM15TYPE A2

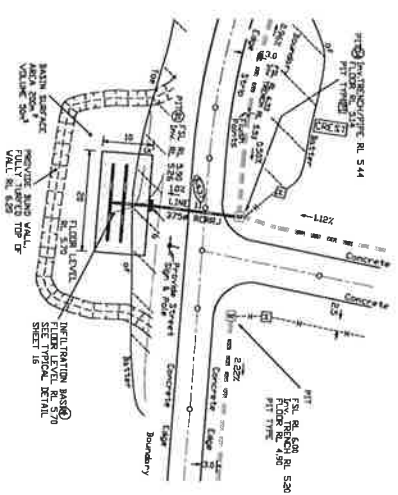


NOT TO SCALE



1. COMPRESSIVE STRENGTH OF CONCRETE FC AT 28 DAYS TO BE 20 MPa.
2. TOP OF REINCHING TO BE 1/2 OF GUTLE PIPE DIAMETER.
3. USE 12A SUSTAIN DRAINAGE 3000 LONG WRAPPED IN FABRIC CLOTH TO BE PLACED IN PIPE TRENCHES ADJUNCT TO INLET PIPES.
4. PROVIDE CLUDS BARS TO R.M.J WHERE PT IS DEEPER THAN 1200.

SECRET



BID RETENTION SURFACE INLET PIT
NOT TO SCALE

TYPICAL INFILTRATION BASIN
NOT TO SCALE

 **NORTH POINT SURVEYS** (0800) 747 475
4111 NORTH POINT SURVEYS TRUST ARLD 52 647 465 075
SURVEYING AND LAND DEVELOPMENT CONSULTANTS
Level 1, 119 Sandison Street Nelson Bay NSW 2315
PO Box 3781 Nelson Bay NSW 2315
Phone: 02 4984 2806
Email: admin@northpointsurveys.com.au

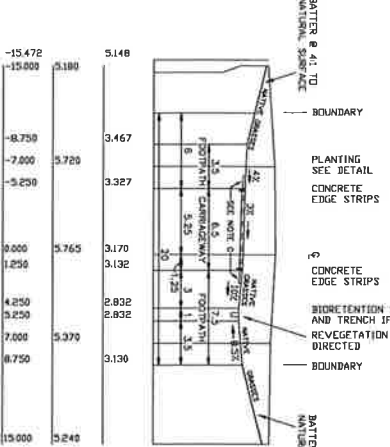
SUBGRADE NOTES

- REFER TO GEOTECHNICAL REPORT FOR PAVEMENT DETAILS AND GEOTECHNICAL NOTES.
- SUBGRADE TO BE OF CLEAN SAND TO DEPTH OF 300mm, WHERE EXISTING MATERIAL IS CONSIDERED UNSUITABLE, REFER TO SUBGRADE PREPARATION.
- IF VET CLAY MATERIAL IS ENCOUNTERED IN SUBGRADE THEN SUBGRADE SUITABILITY IS TO BE ASSESSED BY CONSULTANT GEOTECHNICAL ENGINEERS.
- SUBGRADE SUITABILITY IS TO BE ASSESSED BY CONSULTANT GEOTECHNICAL ENGINEER IS TO ASSESS SUITABILITY OF MATERIAL AND VERTIC SUBGRADE THICKNESS.

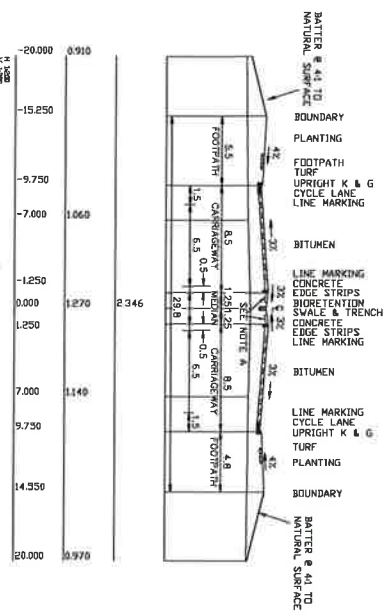
PAVEMENT DETAILS

ROAD No.1 GRAY & ASPHALT RESIDENTIAL MIX
-100mm COMPACTED BASECOURSE
-200mm COMPACTED SUBGRADE
-COMPACTED SAND SUBGRADE

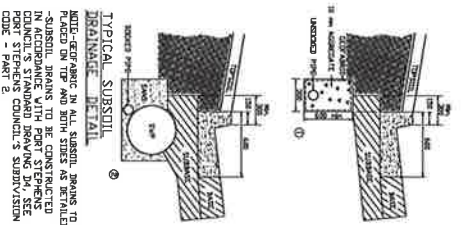
NOTE C
PAVEMENT 10m WIDE
100mm THICK CRUSHER
DUST LAYER AT 60mm
THICKNESS, 100mm THICK
TRIPBOL & TURF OR
LANDSCAPE AS DIRECTED



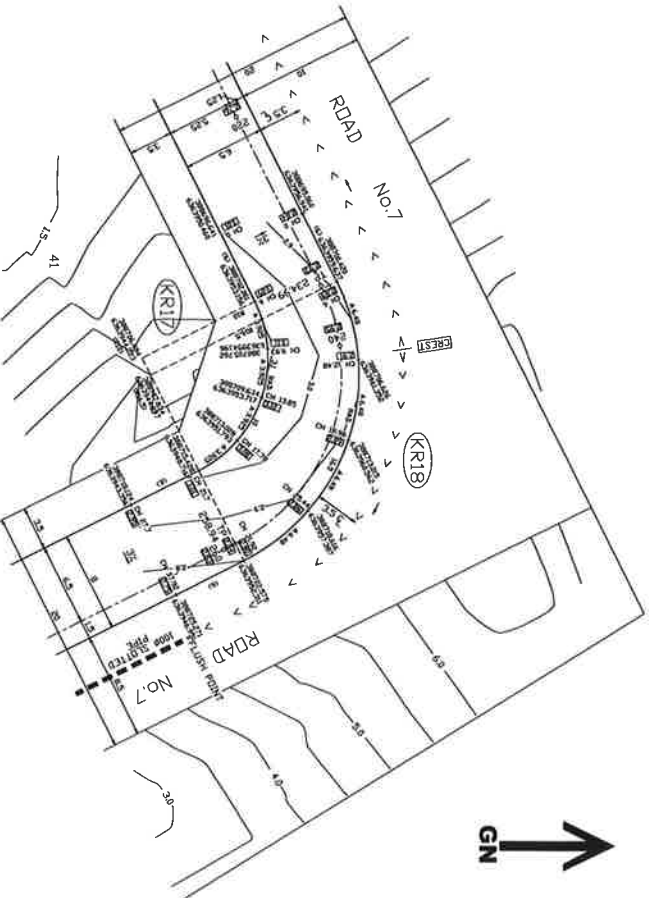
TYPICAL CROSS SECTION - SINGLE CARRIAGEWAY



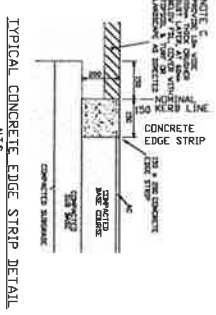
TYPICAL CROSS SECTION - DUAL CARRIAGEWAY



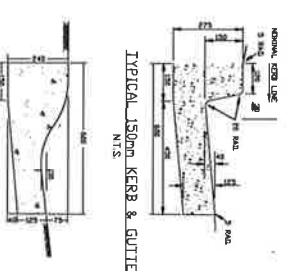
TYPICAL SUBSOIL DRAINAGE DETAIL



TYPICAL INTERSECTION DETAIL



TYPICAL CONCRETE EDGE STRIP DETAIL



TYPICAL 150mm KERB & GUTTER



TYPICAL ROLL KERB & GUTTER

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SCALE	DATE
1:1000	AHD
REVISION DATE	CONTENTS
21/08/2017	0.5 m
PLT DATE	DRAWN/CHKD BY
21/08/2017	IMC / AED
DA NUMBER	CC NUMBER

DRAWING TITLE	CLIENT
TYPICAL ROAD DETAIL REV-N	RAISON COMMUNITIES PTY LIMITED
PROJECT PLAN	
FERN BAY SEASIDE VILLAGE	
NELSON BAY ROAD, FERN BAY	

NORTH POINT SURVEYS (NSW) PTY LTD
ATF NORTH POINT SURVEYS TRUST ABN 52 041 443 075
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SCALE	1: 5000	DRAWING TITLE
REVISION DATE	05/07/2017	DEVELOPMENT
PLAT DATE	21/08/2017	PROJECT PLAN N
DA NUMBER	IMC / AED	FERN BAY SEASIDE VILLAGE
		NELSON BAY ROAD, FERN BAY
		CLIENT
		RAWSON COMMUNITIES PTY LIMITED

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 11/11 NORTH POINT SURVEYS TRUST ADV 52 041 464 075
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 PO Box 378 | Nelson Bay NSW 2315
 Phone 02 4984 2008
 Email info@northpointsurveys.com.au

LEGEND

PROPOSED STREETSCAPE PLANTING

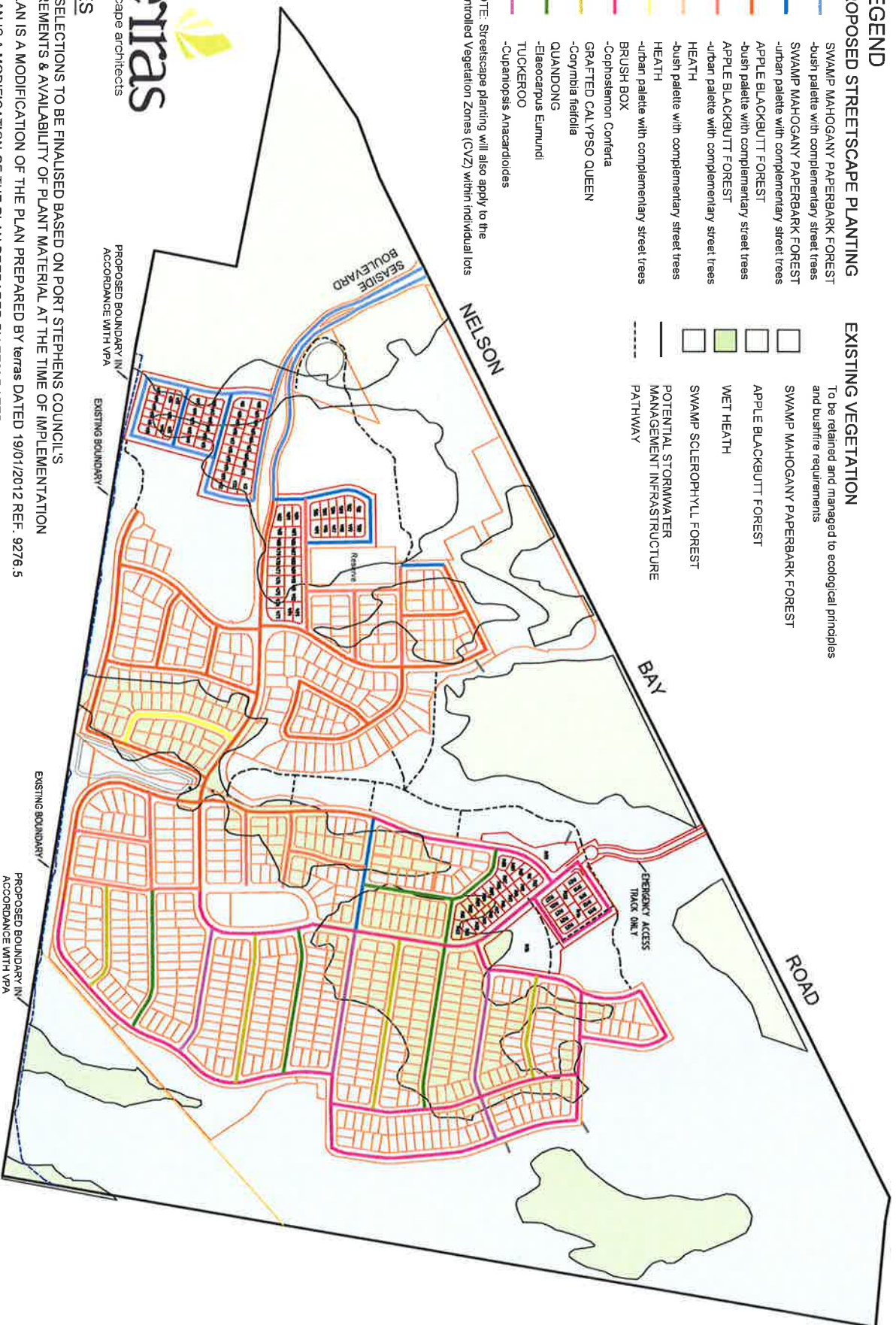
- SWAMP MAHOGANY PAPERBARK FOREST
- bush palette with complementary street trees
- SWAMP MAHOGANY PAPERBARK FOREST
- urban palette with complementary street trees
- APPLE BLACKBUTT FOREST
- bush palette with complementary street trees
- APPLE BLACKBUTT FOREST
- urban palette with complementary street trees
- HEATH
- bush palette with complementary street trees
- HEATH
- urban palette with complementary street trees
- BRUSH BOX
- Copostemon Conferta
- GRAFTED CALYPSO QUEEN
- Corymbia ficifolia
- QUANDONG
- Elaeocarpus Eumundi
- TUCKEROO
- Cupaniopsis Anacardioides

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 ERM DATED 11/12/2009 REF: 00631541v_PPP_05

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SCALE	1:7000	DATUM	N/A
ISSUE DATE	05/07/2017	CONTIGUOUS	N/A
PLOT DATE	21/08/2017	DRAWN/CHKD BY	IMC / AED
FILENAME	29850 LANDSCAPE PLAN REV N		

PROPERTY DETAILS	DRAWING TITLE
FERN BAY SEASIDE VILLAGE	29850 LANDSCAPE PLAN REV N
CLIENT	RAWSON COMMUNITIES PTY LIMITED

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