

Sheet List Table	
Sheet Number	Sheet Title
0	SHEET LIST
1	STAGING AND LOT LAYOUT
2	STAGING PLAN
3	STAGE 5 - 6 DETAIL PLAN
4	STAGE 7 & 8A DETAIL PLAN
5	STAGES 8B - 10 DETAIL PLAN
6	STAGES 13 & 14 DETAIL PLAN
7	STAGES 15 - 17 DETAIL PLAN
8	STAGE 18 & 19 DETAIL PLAN
9	STAGE 20 DETAIL PLAN
10	INDICATIVE SEWER LAYOUT
11	INDICATIVE WATERMAIN LAYOUT
12	LAND TENURE PLAN
13	SUBJECT & ADJOINING TITLE DETAILS
14	CONCEPT SITE DRAINAGE PLAN - PROPOSED SWALES AND BASINS
15	FLOOD PRONE & LOW LYING AREAS
16	TYPICAL DRAINAGE TREATMENTS DETAIL 1
17	TYPICAL DRAINAGE TREATMENTS DETAIL 2
18	FOOTPATH & CYCLEWAY
19	TYPICAL ROAD DETAIL
20	AERIAL VIEW
21	BULK EARTHWORKS (CUT-FILL) PLAN

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SCALE 1: 1000		DRAWING TITLE SHEET LIST REV-M
REVISION DATE 05/07/2017		DEVELOPMENT PROJECT PLAN M FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY
PLOT DATE 06/07/2017	DRAWN/CHKD BY IMc / AED	
DA NUMBER	CC NUMBER	CLIENT RAWSON COMMUNITIES PTY LIMITED

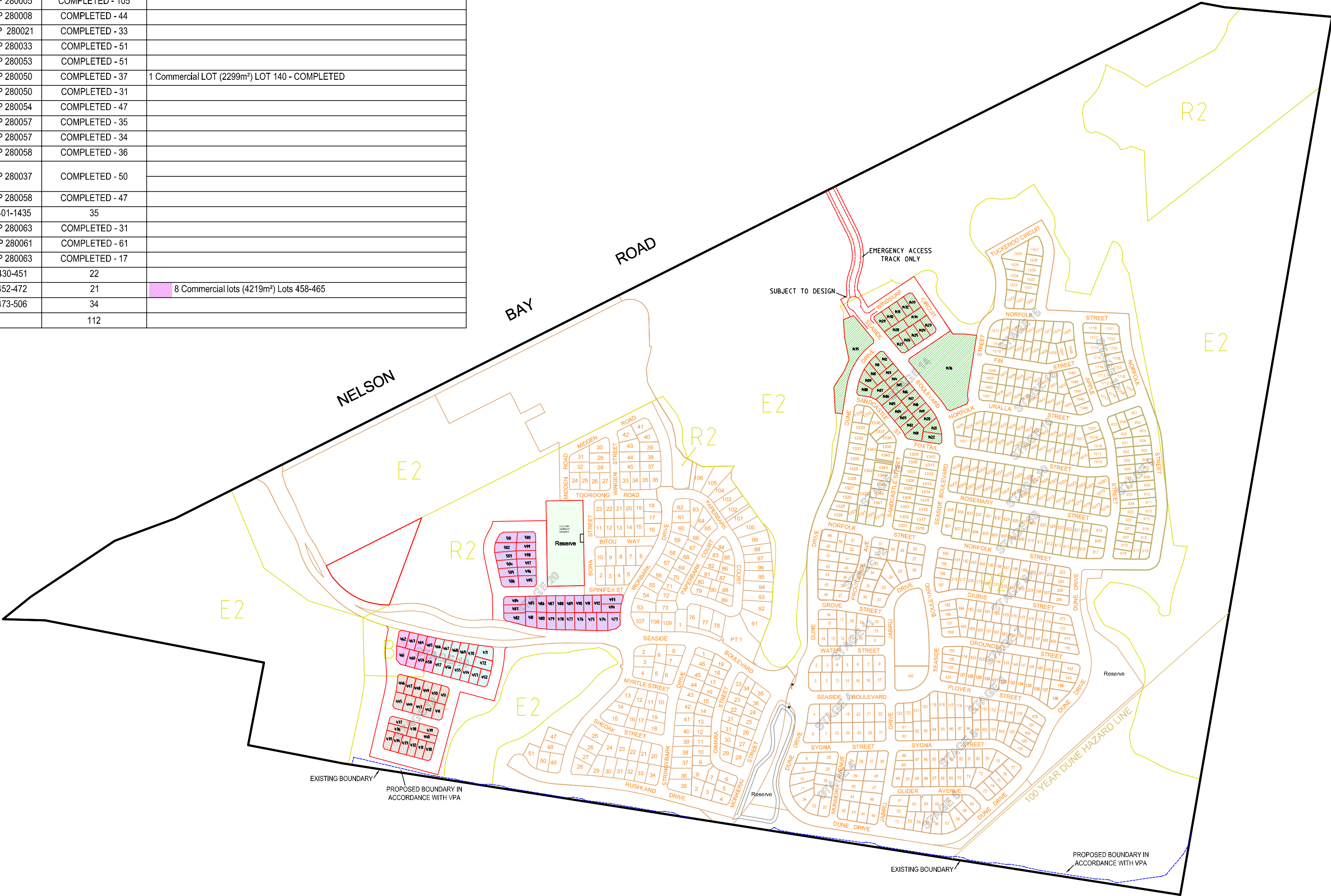


NORTH POINT SURVEYS (NSW) PTY LTD
ATF NORTH POINT SURVEYS TRUST ABN 52 041 968 075

SURVEYING AND LAND DEVELOPMENT CONSULTANTS
Level 1 | 19 Stockton Street | Nelson Bay NSW 2315
PO Box 378 | Nelson Bay NSW 2315
Phone: 02 4984 2606
Email: admin@northpointsurveys.com.au

29850 M

STAGING & LOT TABLE				
STAGE	LOTS	TOTAL	SUPER LOTS	
1	DP 280005	COMPLETED - 105		
2	DP 280008	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 (2299m²) 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				
13	DP 280058	COMPLETED - 47		
14	1401-1435	35		
15	DP 280063	COMPLETED - 31		
16	DP 280061	COMPLETED - 61		
17	DP 280063	COMPLETED - 17		
18	430-451	22		
19	452-472	21	8 Commercial lots (4219m²) Lots 458-465	
20	473-506	34		
TOTAL (STAGES 14 & 18-20)		112		



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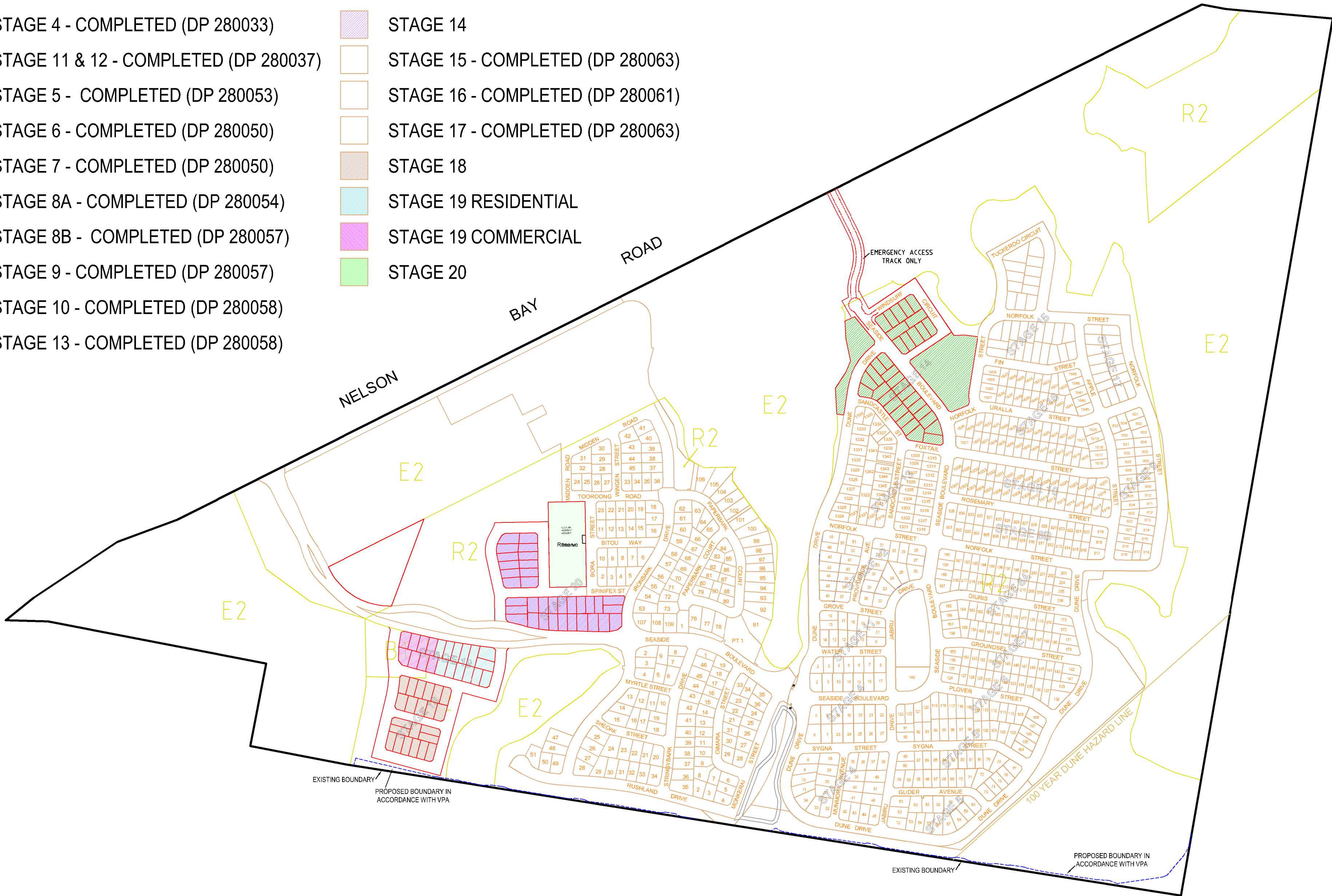
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LEGEND

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

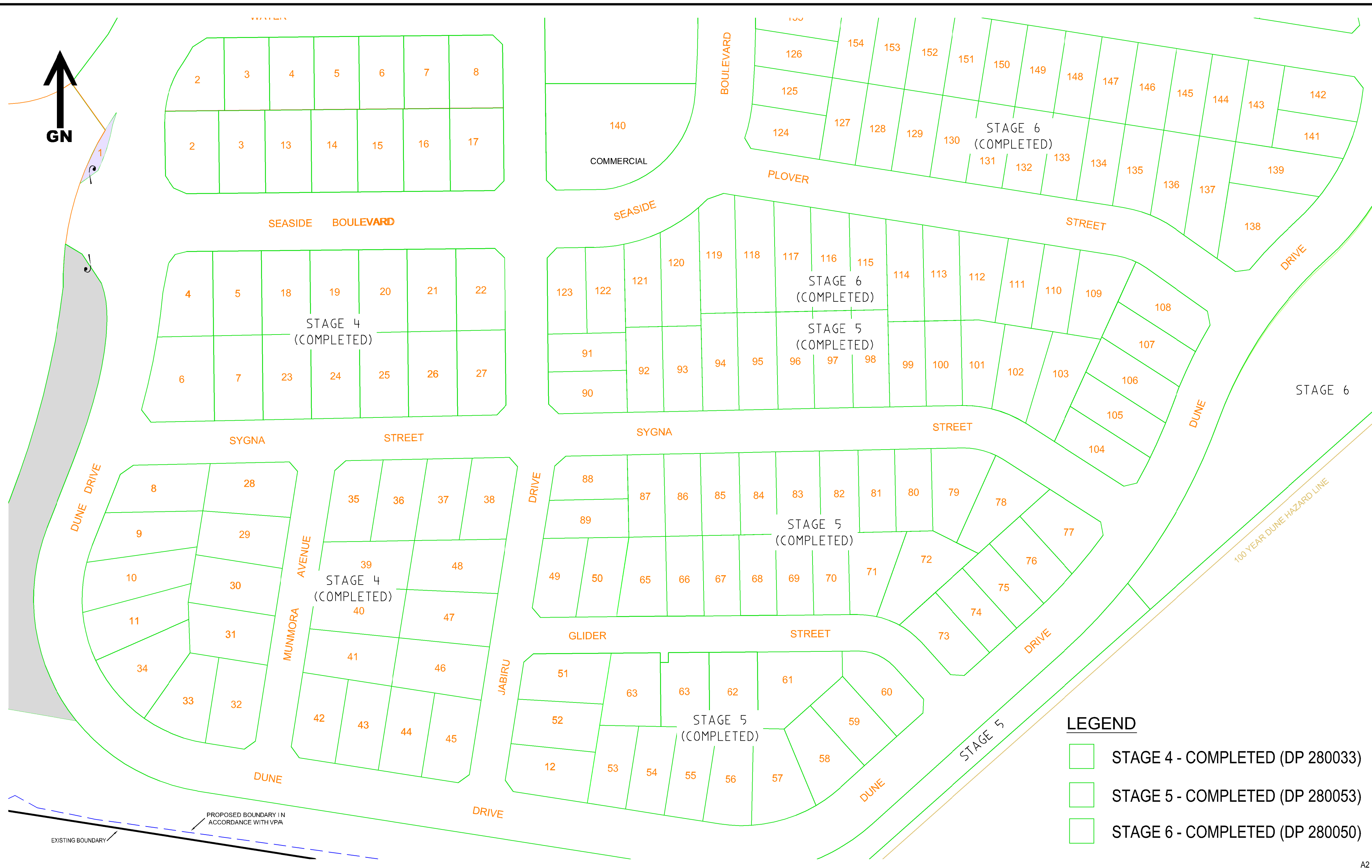


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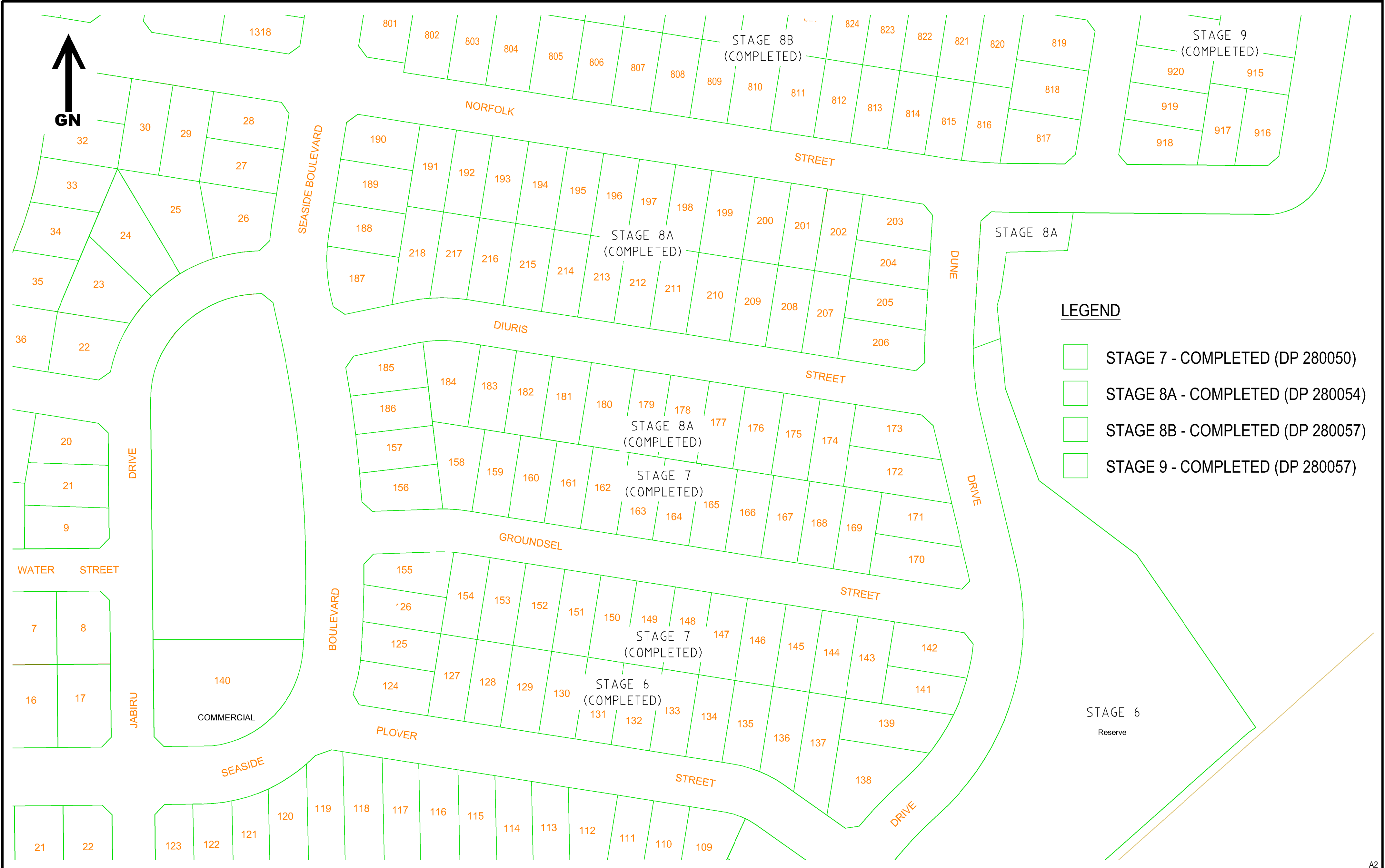
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DEVELOPMENT
PROJECT PLAN M
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
RAWSON COMMUNITIES PTY LIMITED

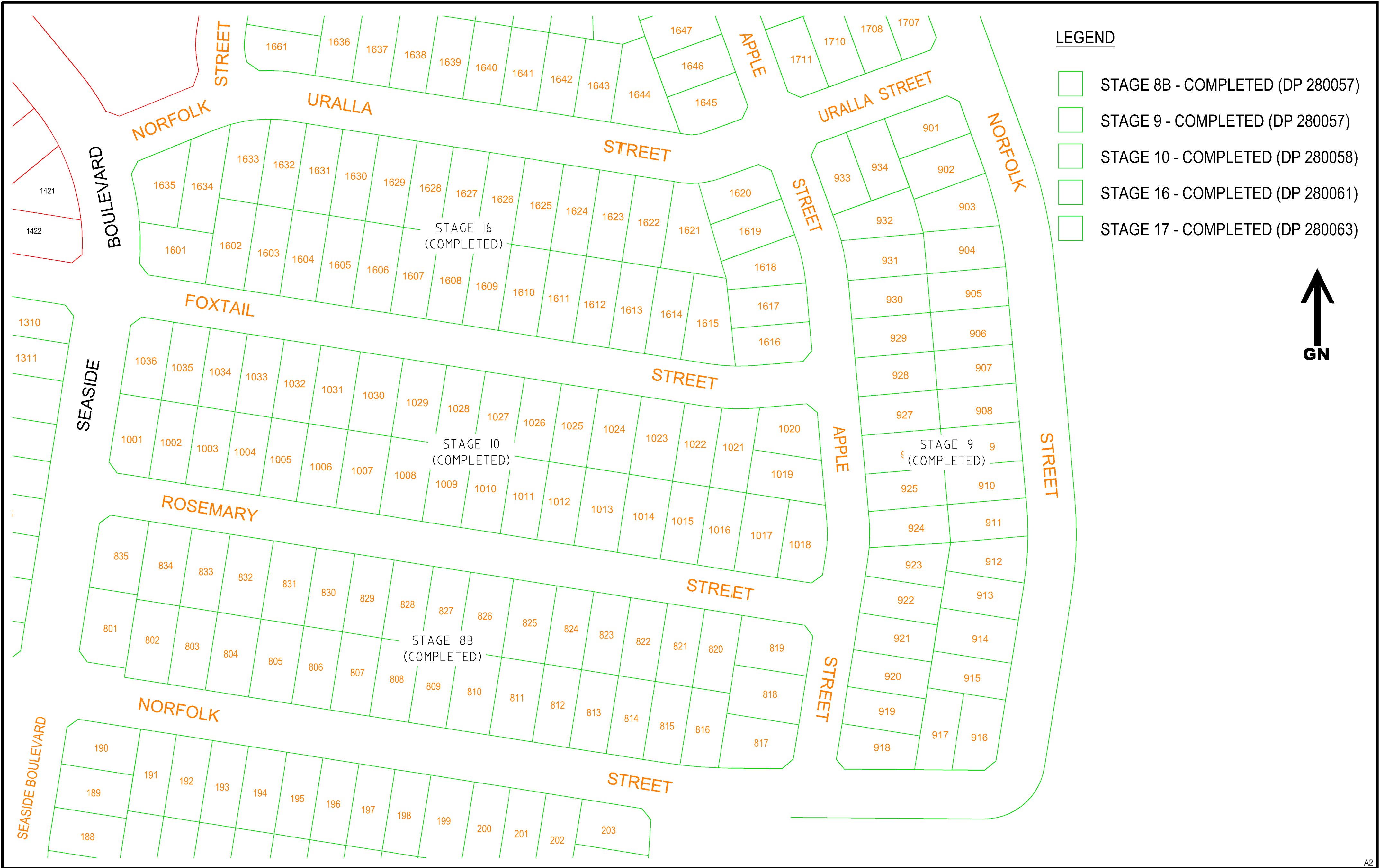
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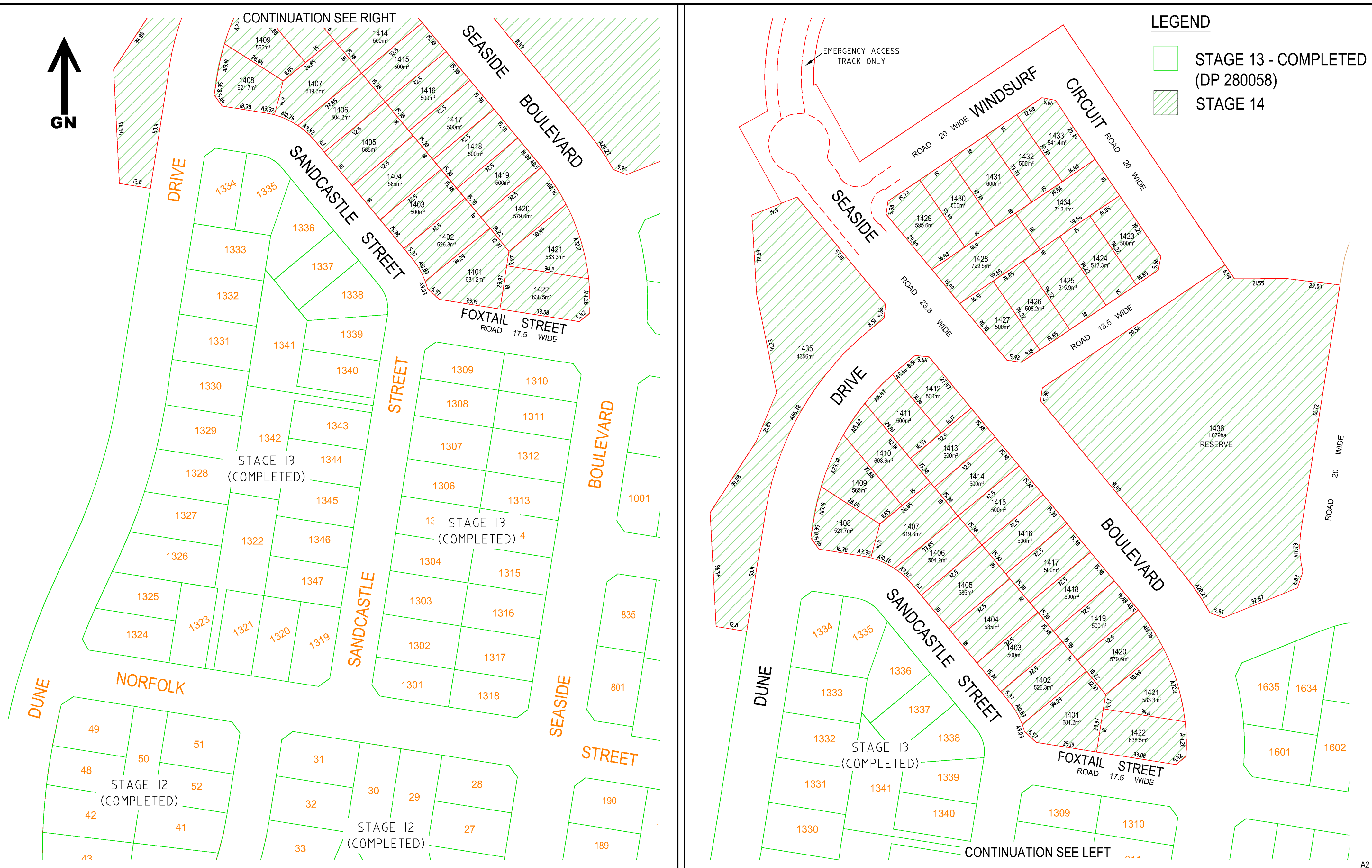
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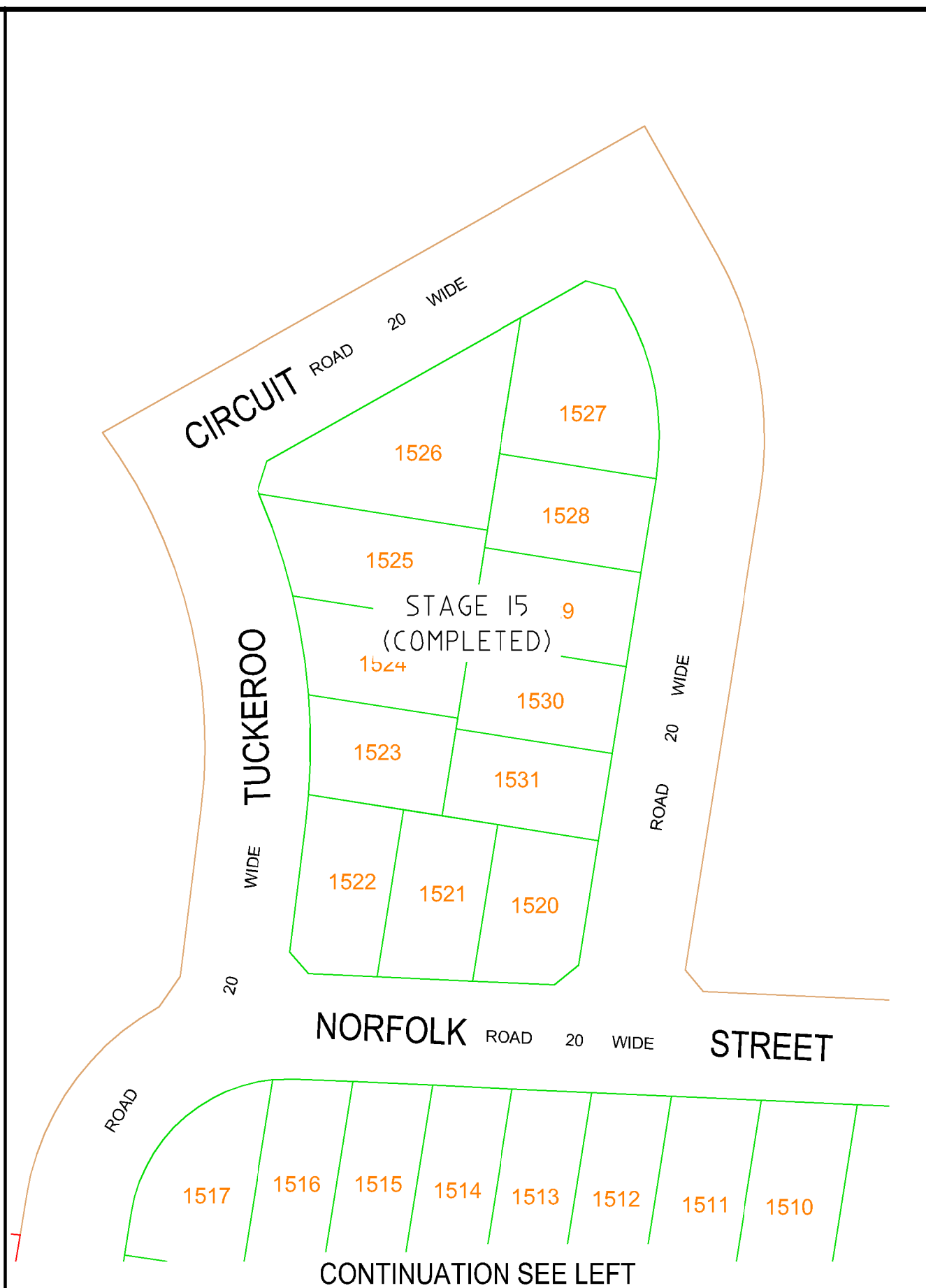
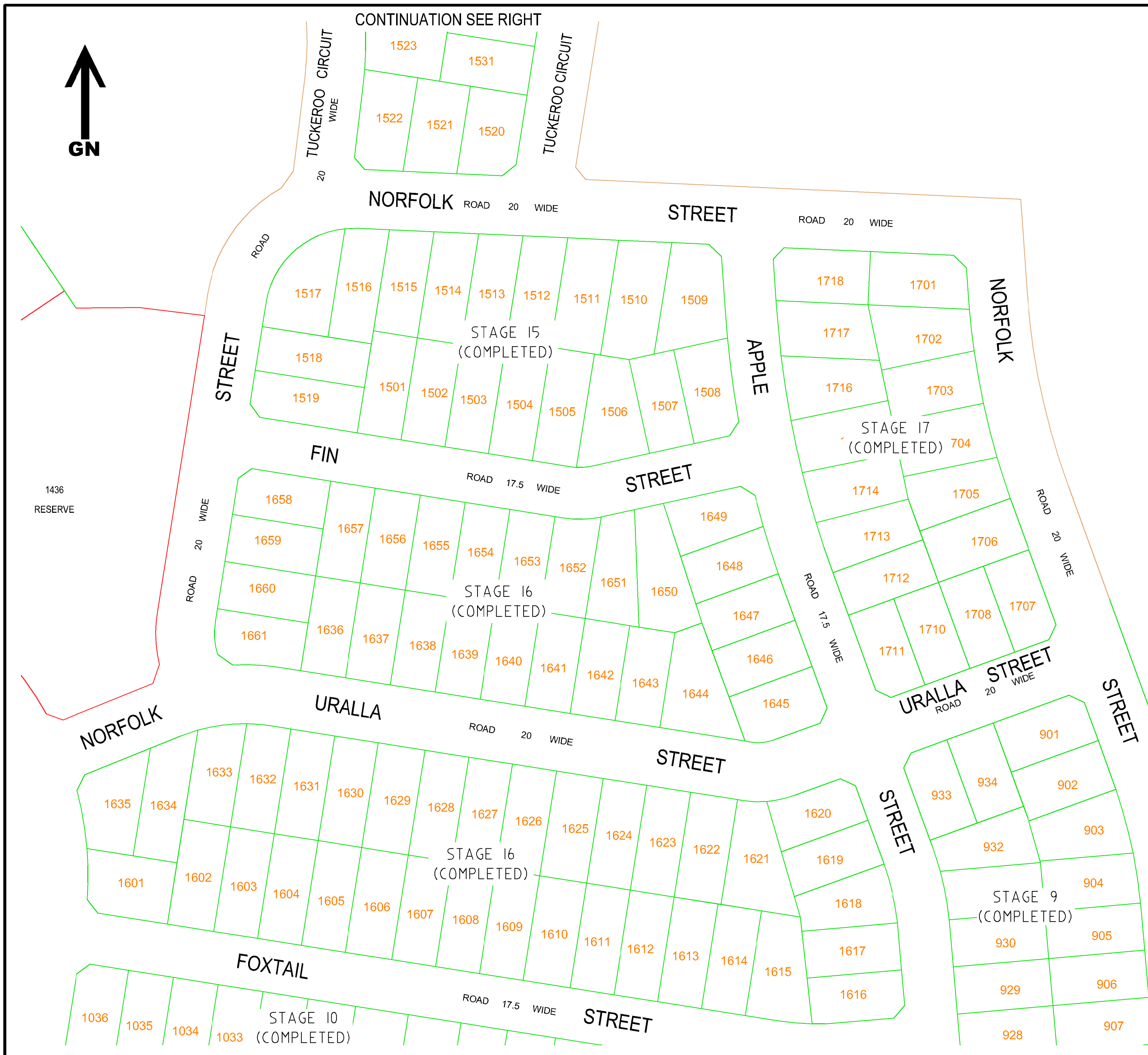
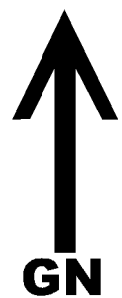


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- LEGEND**
- STAGE 9 - COMPLETED (DP 280057)
 - STAGE 10 - COMPLETED (DP 280058)
 - STAGE 15 - COMPLETED (DP 280063)
 - STAGE 16 - COMPLETED (DP 280061)
 - STAGE 17 - COMPLETED (DP 280063)

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DEVELOPMENT PROJECT PLAN M FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY	
CLIENT RAWSON COMMUNITIES PTY LIMITED	

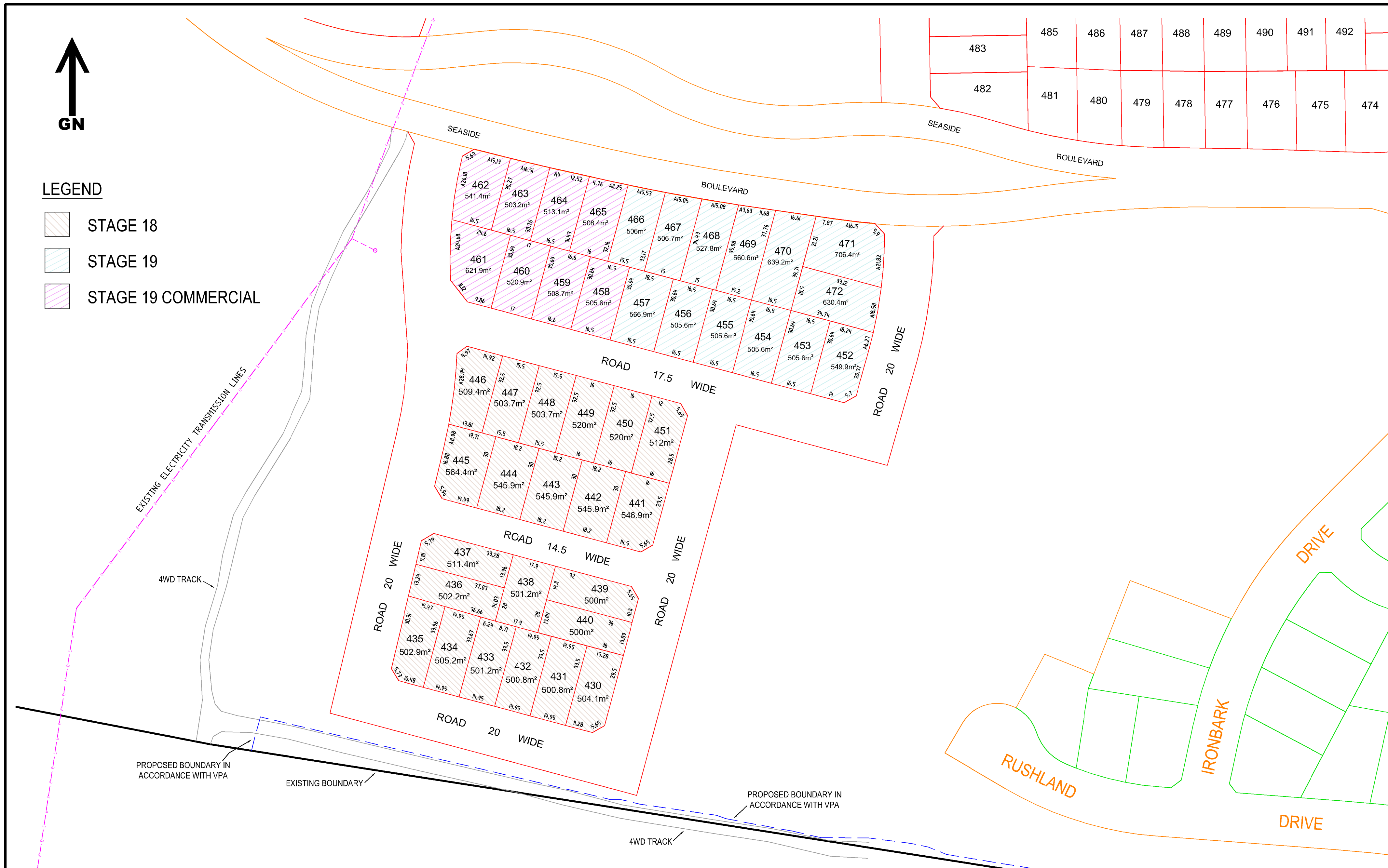


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STAGE 19

STAGE 19 COMMERCIAL

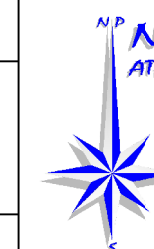


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DRAWING TITLE	STAGES 18 & 19 DETAIL PLAN REV M
DEVELOPMENT	PROJECT PLAN M FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY
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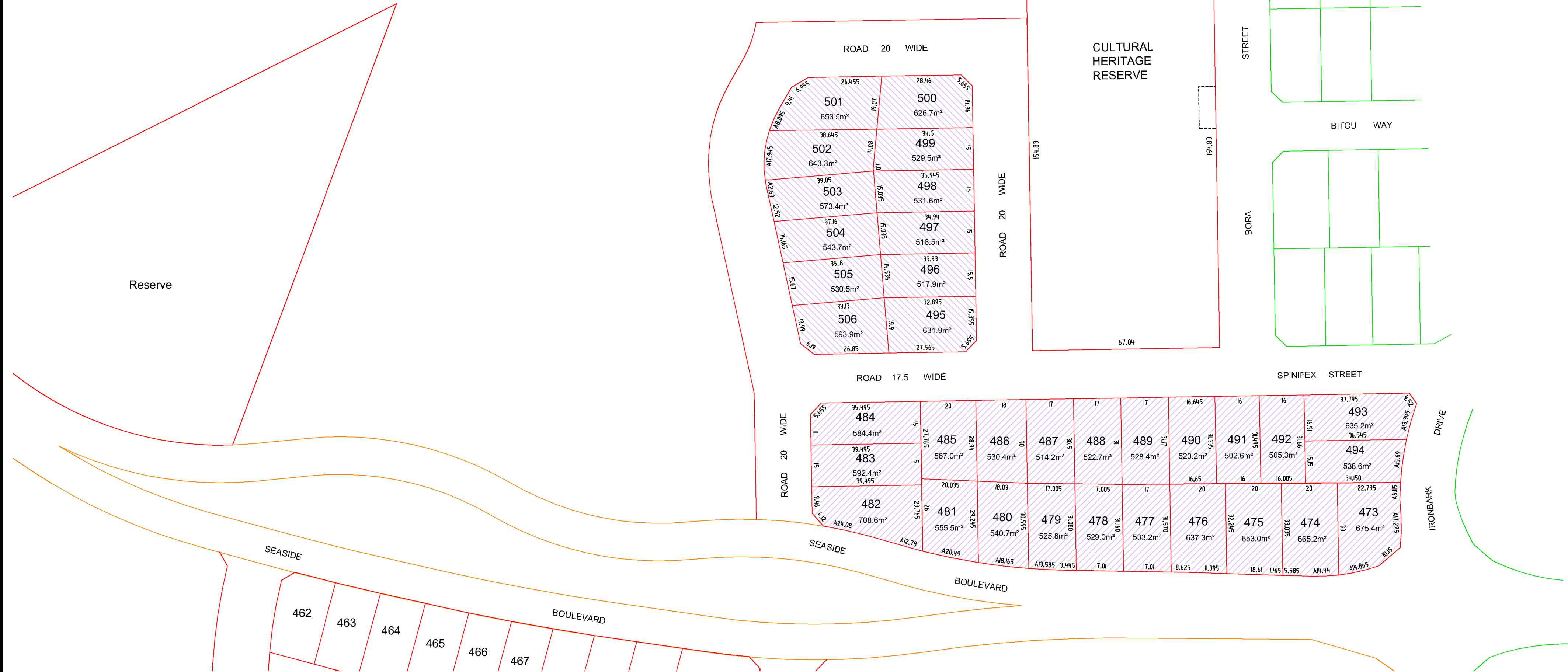
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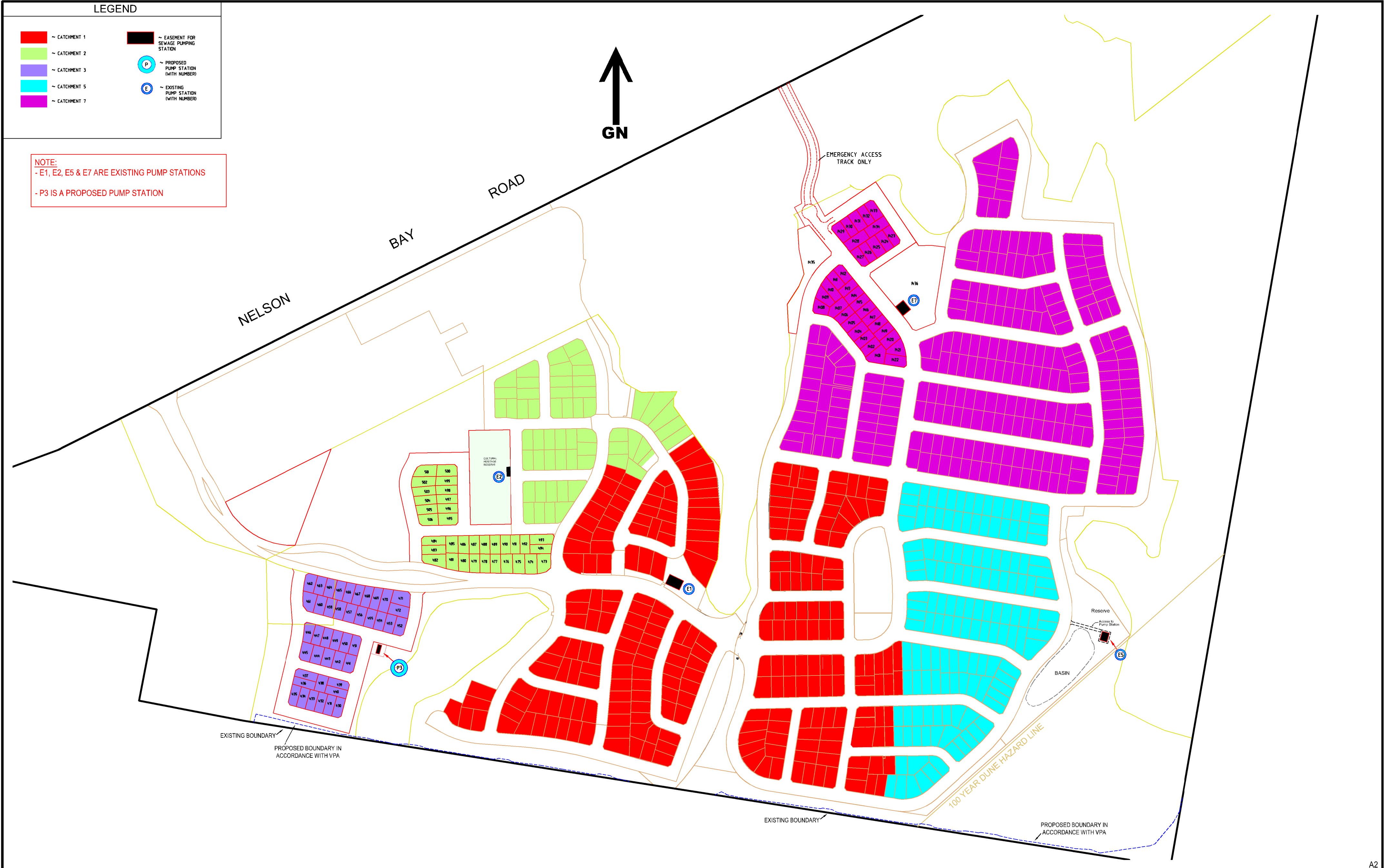


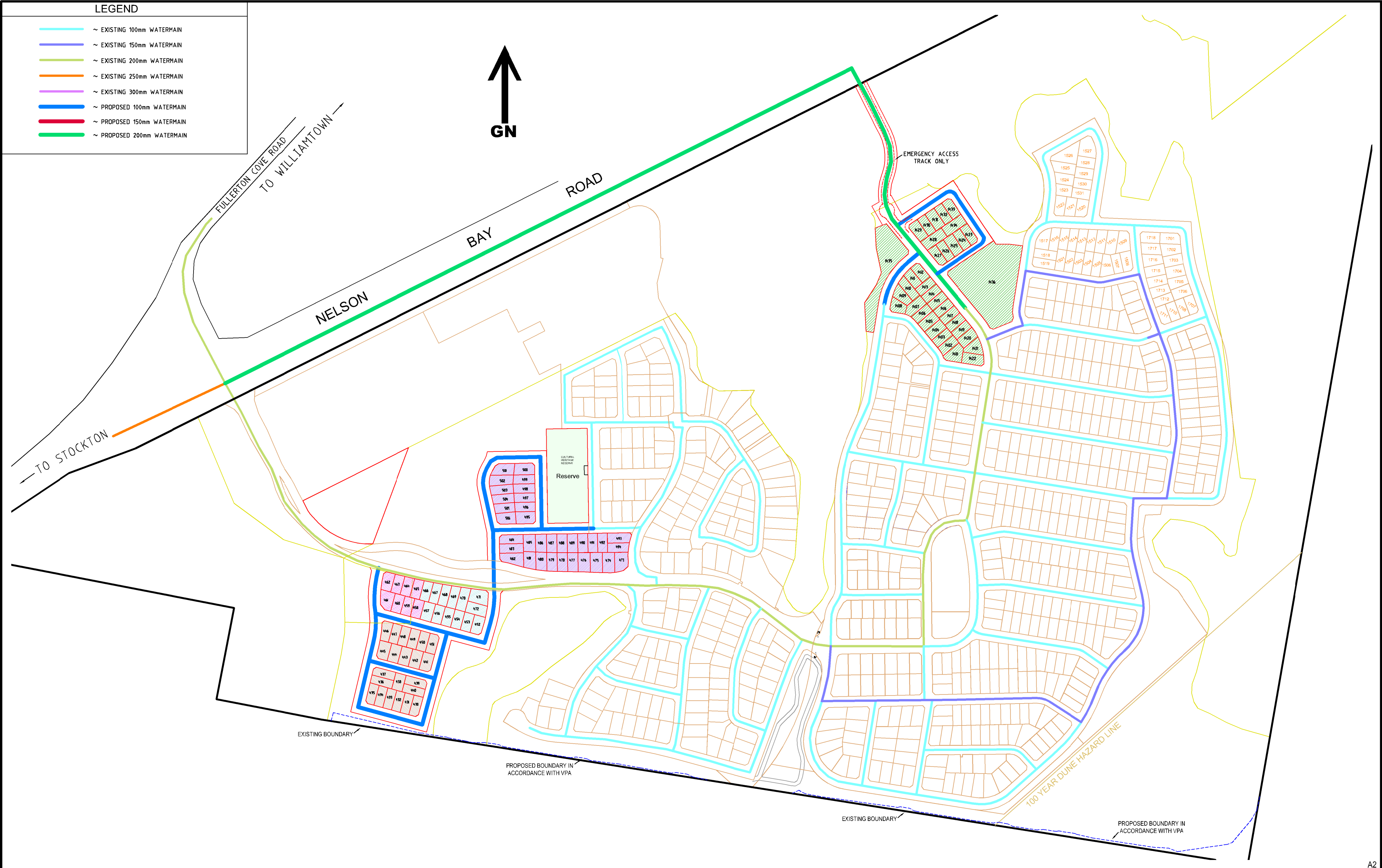
LEGEND



STAGE 20







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
	R3	Community/Precinct Ass	Community /Precinct Association	P
	R4	Community/Precinct Ass	Community/Precinct Association	E
	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
	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
R3	UNNAMED	1.0 Ha	CULTURAL HERITAGE RESERVE
R4	BANKSIA PARK	0.80 Ha	PROPOSED RECREATIONAL FACILITY/COMMUNITY CENTRE
R5	WARATAH PARK	1.09 Ha	-
R6	UNNAMED	1.81 Ha	-



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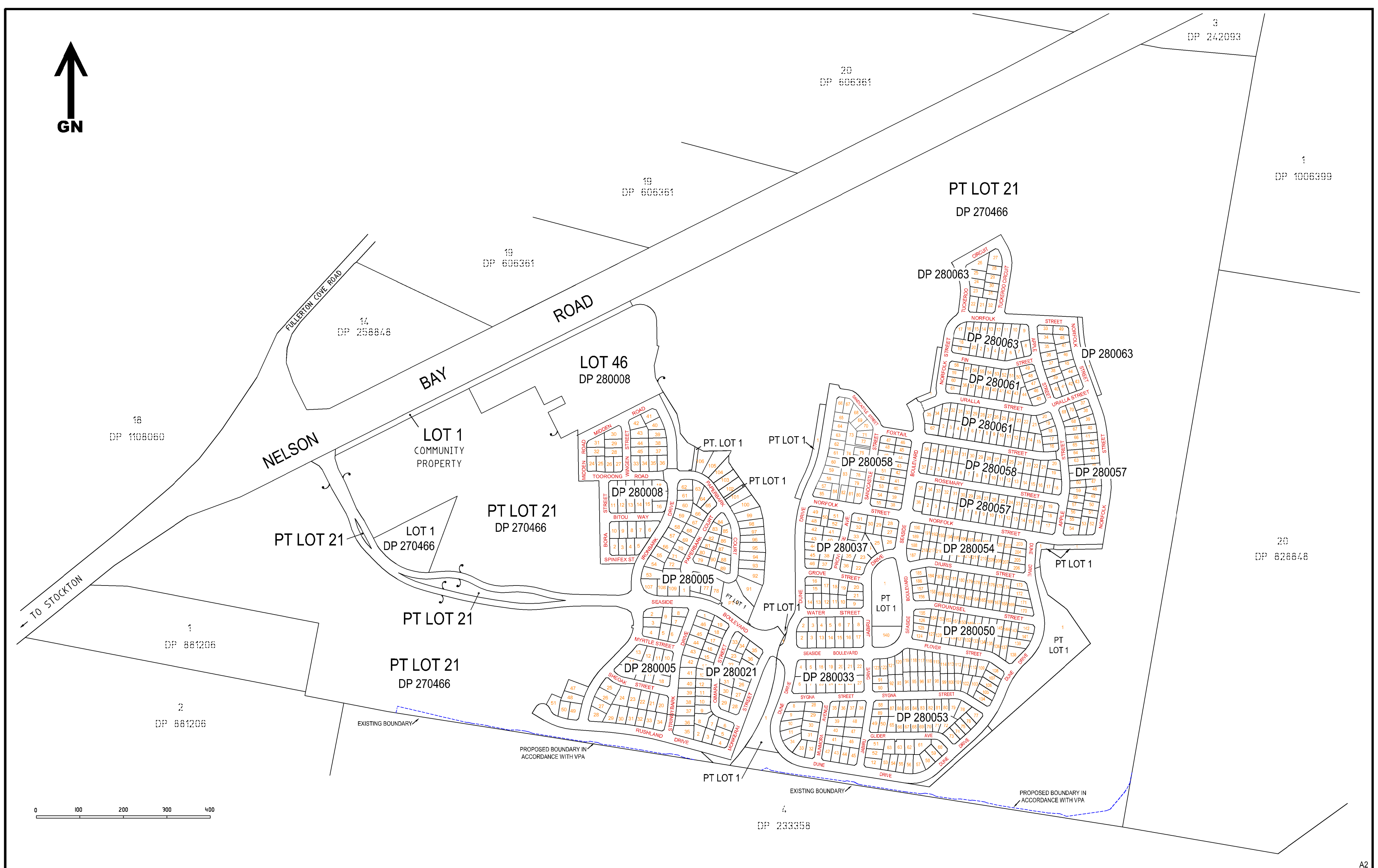
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DRAWING TITLE
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DEVELOPMENT
PROJECT PLAN M
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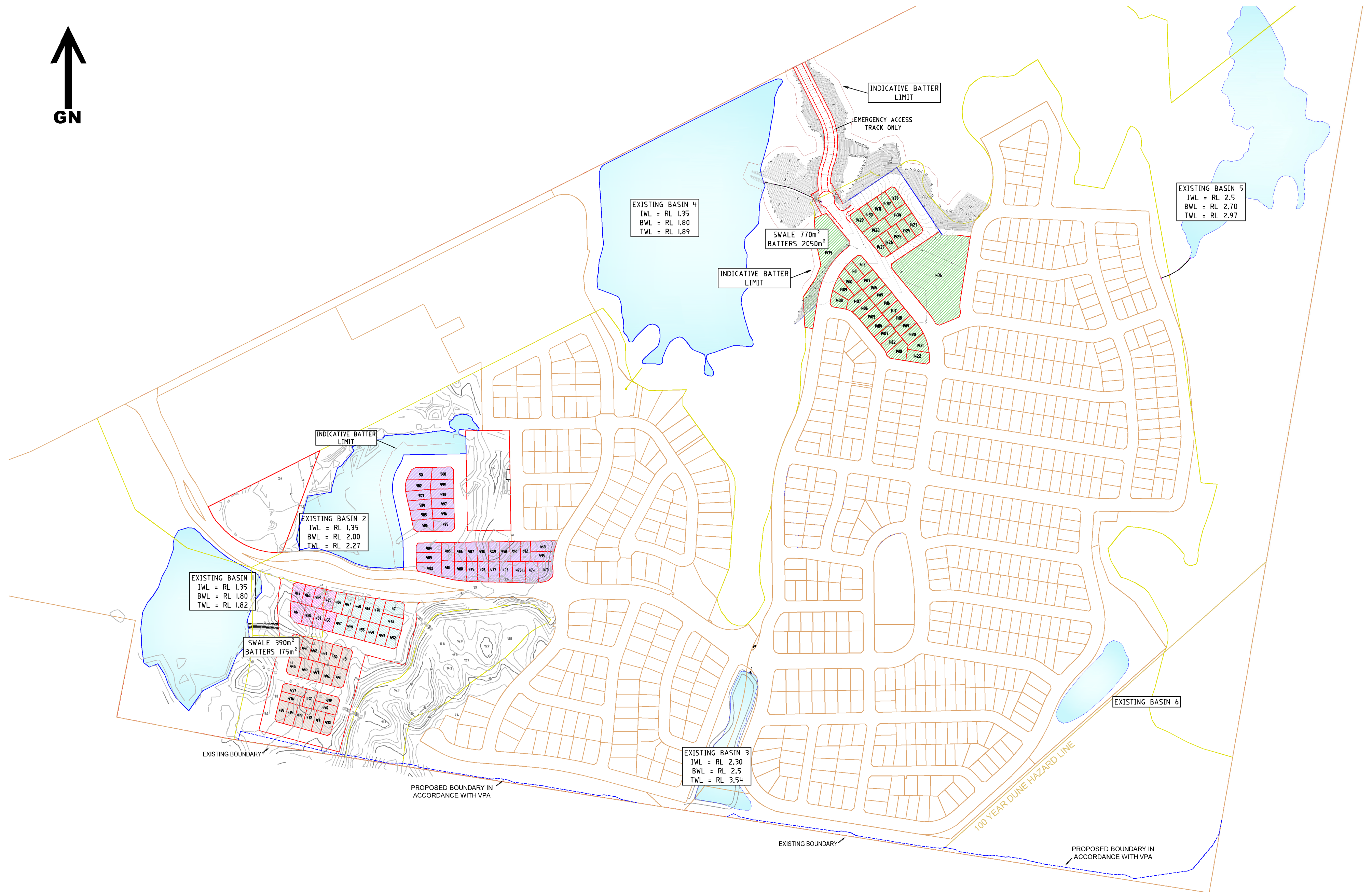
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CC NUMBER

DRAWING TITLE
CONCEPT SITE DRAINAGE PLAN-PROPOSED SWALES AND BASINS REV-M
DEVELOPMENT
CIVIL DESIGN PLANS M
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
RAWSON COMMUNITIES PTY LIMITED



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14 OF 21

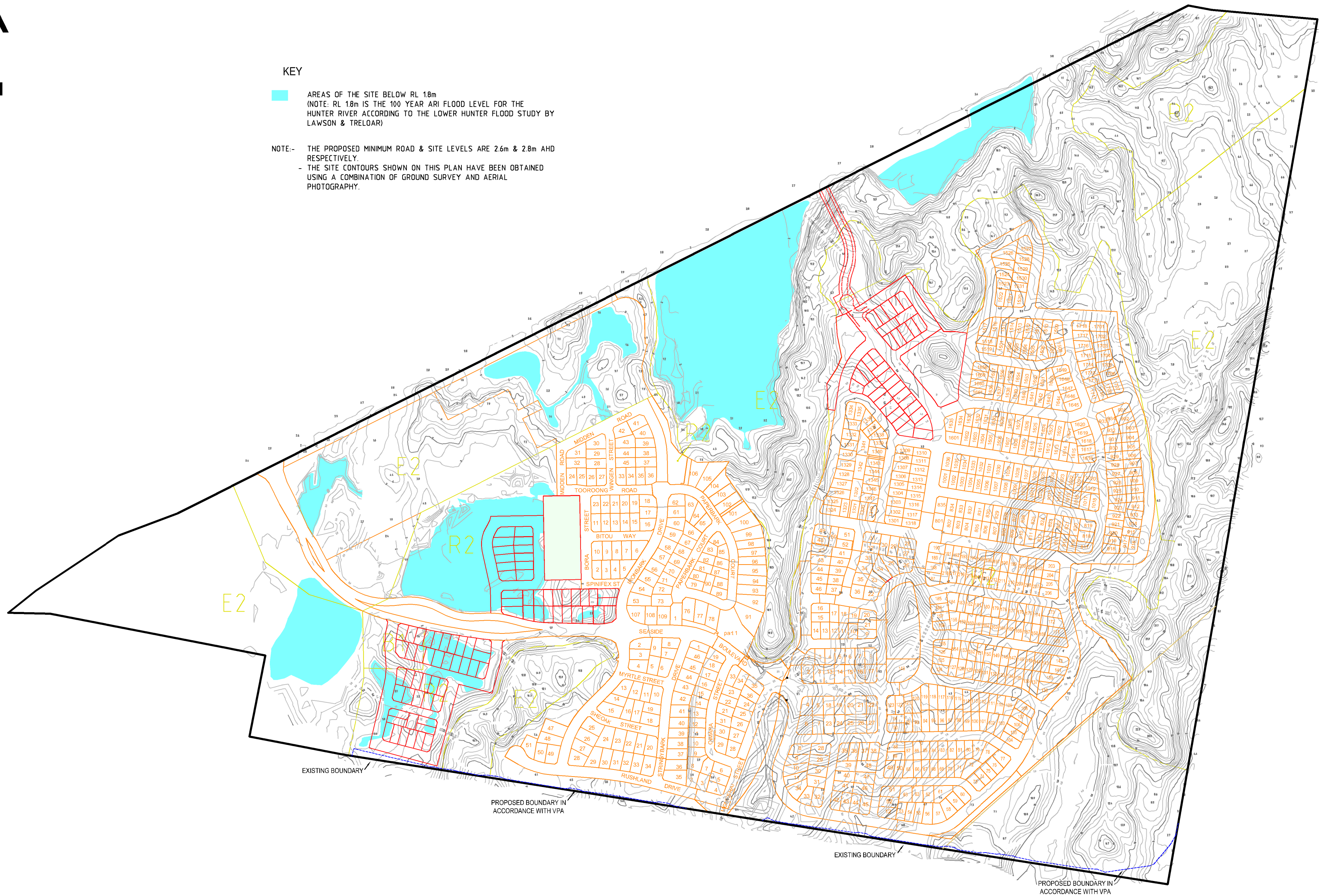
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KEY

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
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SCALE
1: 5000
REVISION DATE
05/07/2017
PLOT DATE
06/07/2017
DA NUMBER

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

DRAWING TITLE
FLOOD PRONE & LOW LYING AREAS REV-M
DEVELOPMENT
PROJECT PLAN M
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
RAWSON COMMUNITIES PTY LIMITED

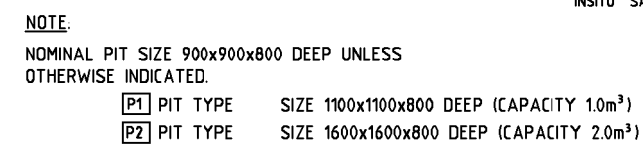
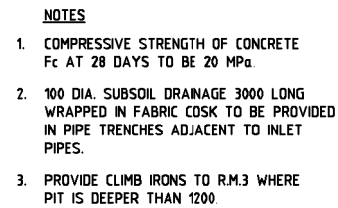
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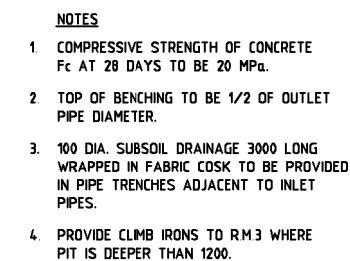
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A2

GN



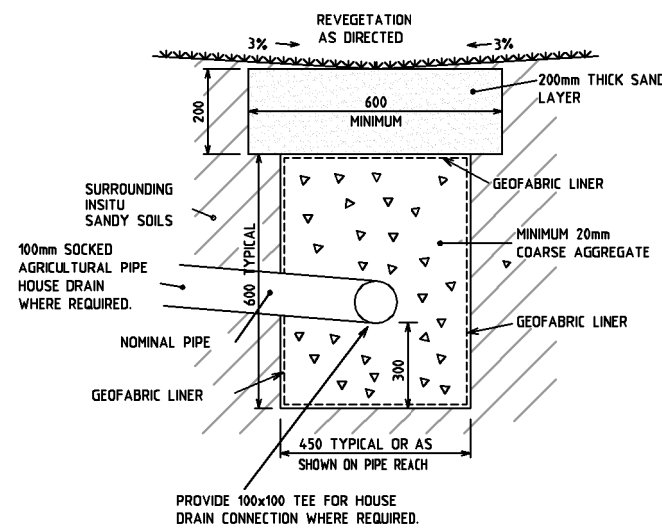
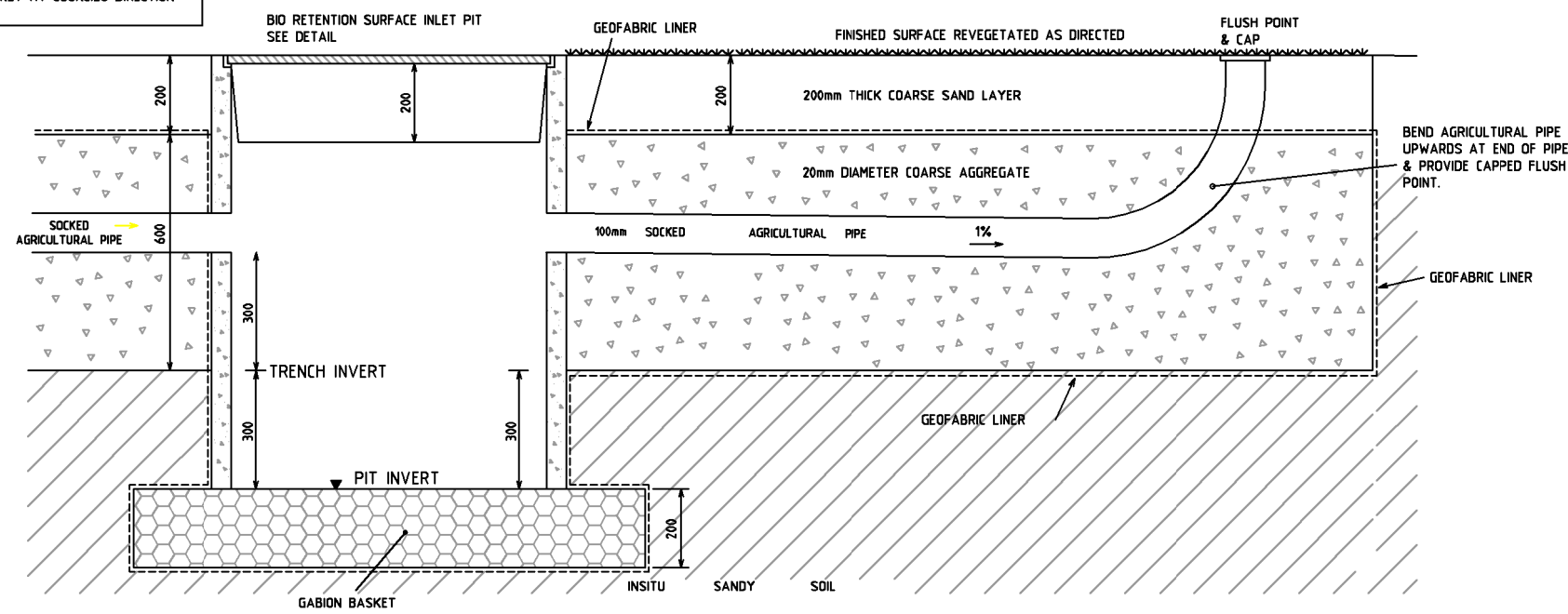
NOT TO SCALE



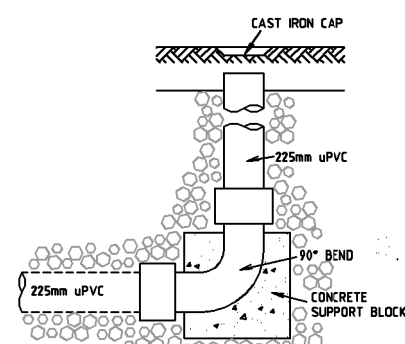
16 OF 21



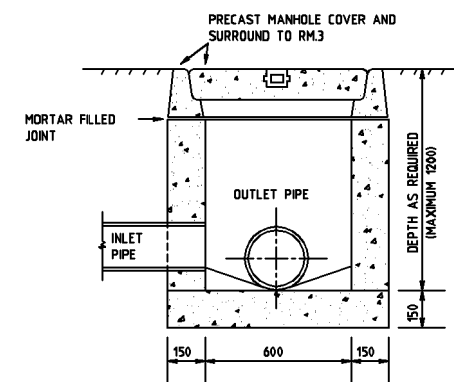
NOTE:
"PERMA PAVE" FILTRATION GRATE
MAY BE INSTALLED IN LIEU OF
WELDMESH GRATE AND TRASH
BASKET AT COUNCIL'S DIRECTION



BIO RETENTION SWALE AND TRENCH
NOT TO SCALE

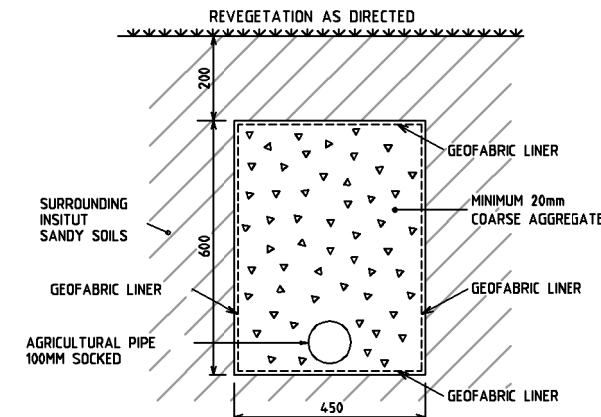


TYPICAL SLOTTED PIPE
& FLUSHING POINT
N.T.S.

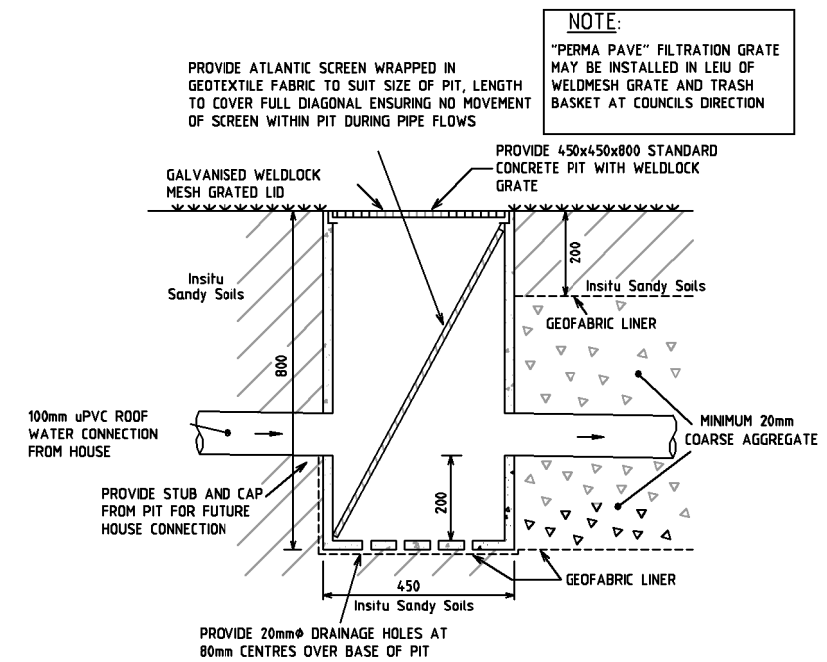


JUNCTION PIT RM3
NOT TO SCALE

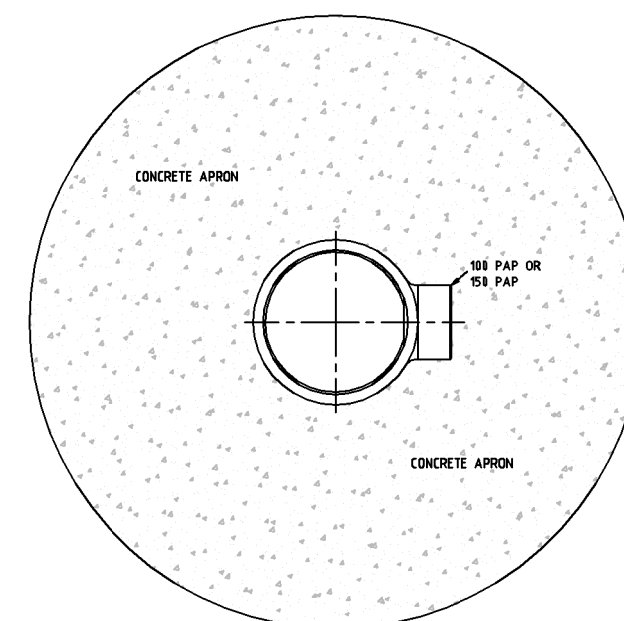
- NOTES:
1. PITS CONSTRUCTED IN CRESTS TO BE USED FOR FLUSHING 100mm SOCKED AGRICULTURAL PIPE, 100mm AGRICULTURAL PIPE TO BE CLEARLY ACCESSIBLE.
 2. OUTLET OF BIO RETENTION SURFACE PITS TO BE ABLE TO TAKE 100mm SOCKED AGRICULTURAL PIPE OUTLET OR 375mm RCRRJ CONCRETE PIPE
 3. DRAINAGE INSTALLATION AS DIRECTED AND SPECIFICATION TO BE WITH 'STORMWATER MANAGEMENT AT THE PROPOSED STOCKTON BEACH DEVELOPMENT STAGE 2' BY URBAN WATER CYCLE SOLUTIONS, JANUARY, 2005.



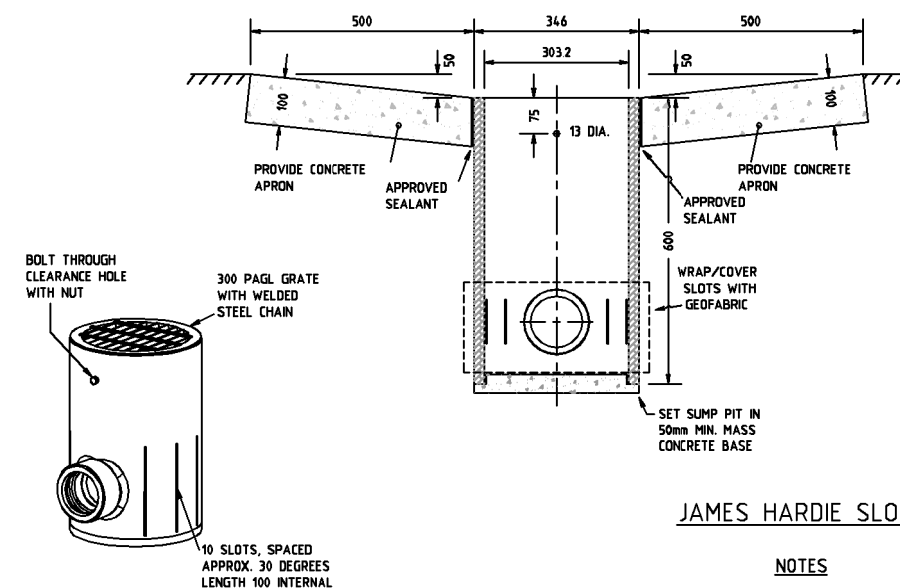
BIO RETENTION TRENCH
HOUSE DRAINS DETAIL
NOT TO SCALE



HOUSE DRAINAGE PIT DETAIL
NOT TO SCALE

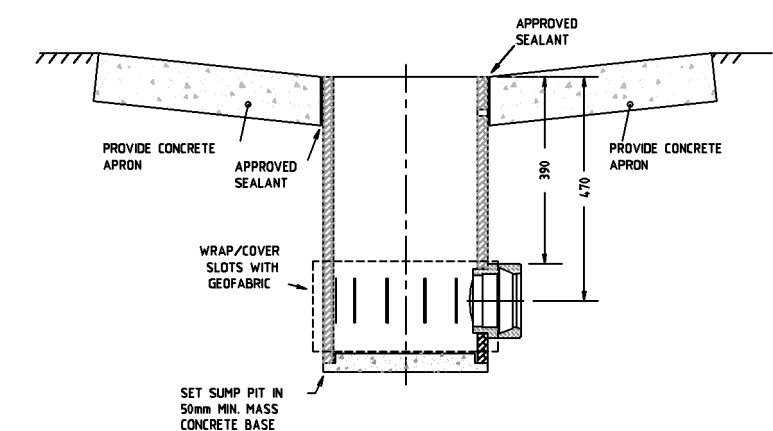


TYPICAL ARRANGEMENT
300mm FRC SUMP PIT BIORETENTION SWALE
AND STORMWATER DRAINAGE LINE
NOT TO SCALE



JAMES HARDIE SLOTTED FRC SUMP PIT
NOT TO SCALE

- NOTES
1. COMPRESSIVE STRENGTH OF CONCRETE Fc AT 28 DAYS TO BE 20 MPa.



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06/07/2017
DA NUMBER

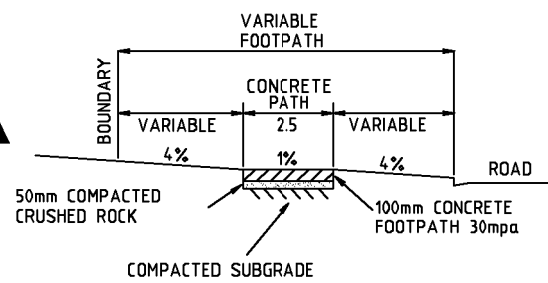
DATUM
AHD
DRAWN/CHKD BY
IMc / AED
CC NUMBER

DRAWING TITLE
TYPICAL DRAINAGE TREATMENTS DETAIL 2 REV-M
DEVELOPMENT
PROJECT PLAN M
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
RAWSON COMMUNITIES PTY LIMITED

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17 OF 21



CYCLEPATH DETAIL

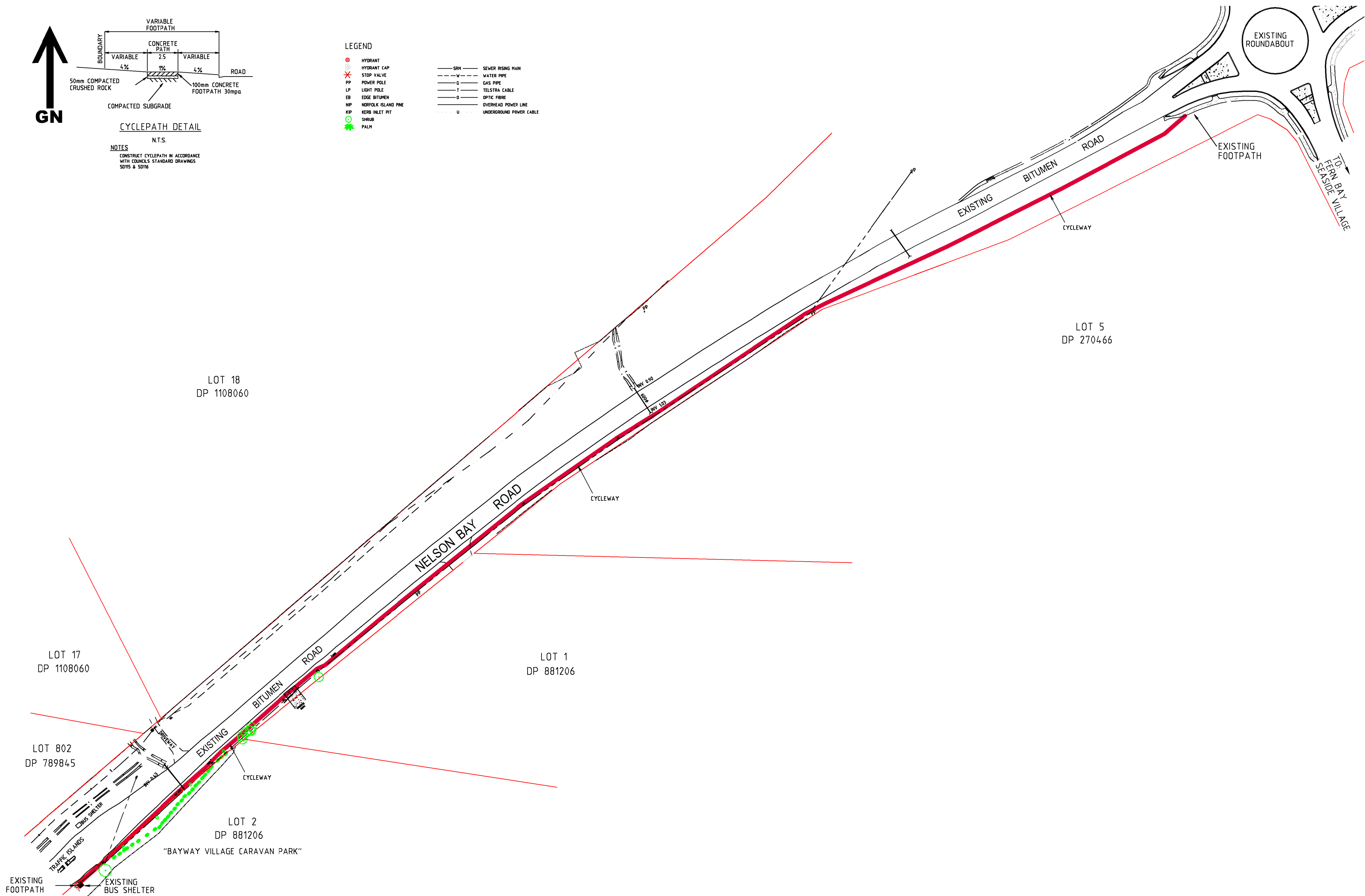
N.T.S.

NOTES

CONSTRUCT CYCLEPATH IN ACCORDANCE WITH COUNCIL'S STANDARD DRAWINGS SD15 & SD16

LEGEND

- HYDRANT
- HYDRANT CAP
- STOP VALVE
- POWER POLE
- LP LIGHT POLE
- EB EDGE BITUMEN
- NP NORFOLK ISLAND PINE
- KP KERB INLET PIT
- SHRUB
- PALM
- SRM SEWER RISING MAIN
- W WATER PIPE
- G GAS PIPE
- T TELSTRA CABLE
- O OPTIC FIBRE
- OVERHEAD POWER LINE
- U UNDERGROUND POWER CABLE



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1: 1500
REVISION DATE
04/07/2017
PLOT DATE
06/07/2017
DA NUMBER

DATUM
AHD
DRAWN/CHKD BY
IMc / AED
CC NUMBER

DRAWING TITLE
FOOTPATH & CYCLEWAY REV-M
DEVELOPMENT
PROJECT PLAN M
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
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18 OF 21

A2

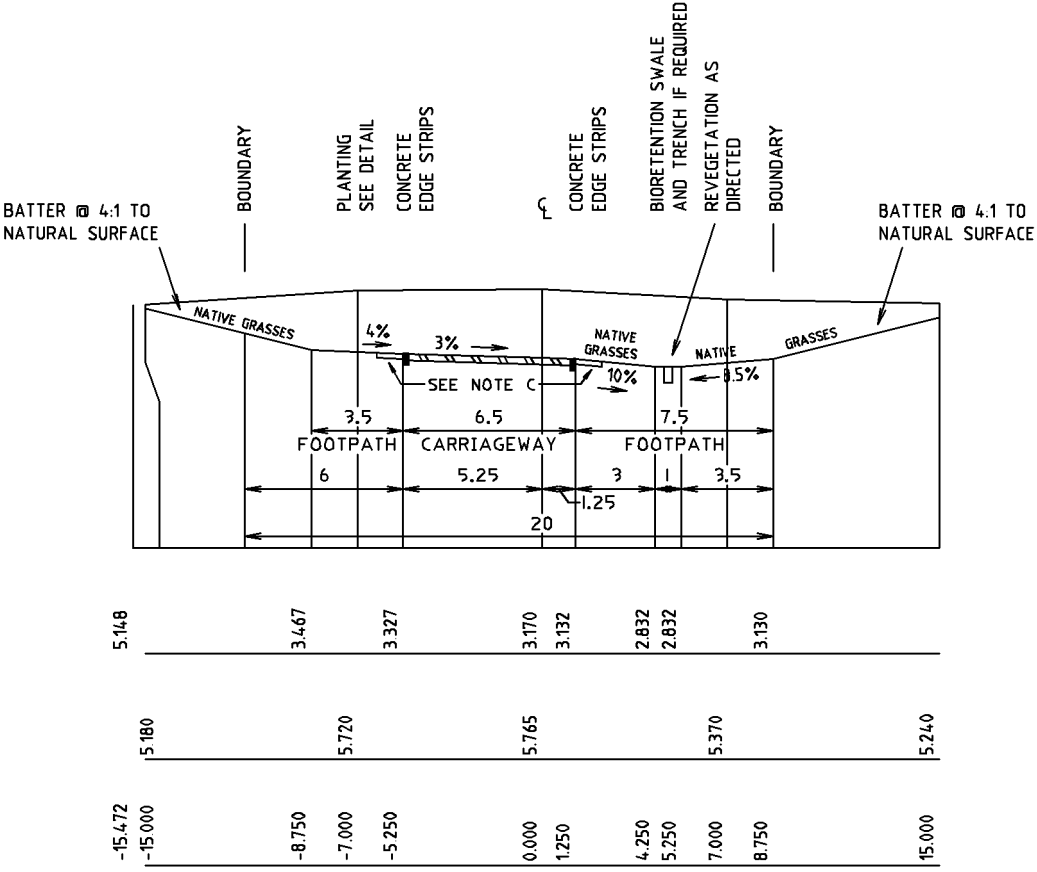
SUBGRADE NOTES

- REFER TO GEOTECHNICAL REPORT FOR PAVEMENT DETAILS AND GEOTECHNICAL ADVICE.
- SUBGRADE TO BE OF CLEAN SAND TO DEPTH OF 500mm WHERE EXISTING MATERIAL IS CONSIDERED UNSUITABLE, REFER TO SUBGRADE PREPARATION ADVICE IN GEOTECHNICAL REPORT.
- IF WET CLAY MATERIAL IS ENCOUNTERED IN SUBGRADE THEN SUBGRADE SUITABILITY IS TO BE ASSESSED BY CONSULTANT GEOTECHNICAL ENGINEERS.
- IN AREAS OF GRADE OF GREATER THAN 10%, CONSULTANT GEOTECHNICAL ENGINEER IS TO ASSESS SUITABILITY OF MATERIAL AND VERIFY SUBBASE THICKNESS.

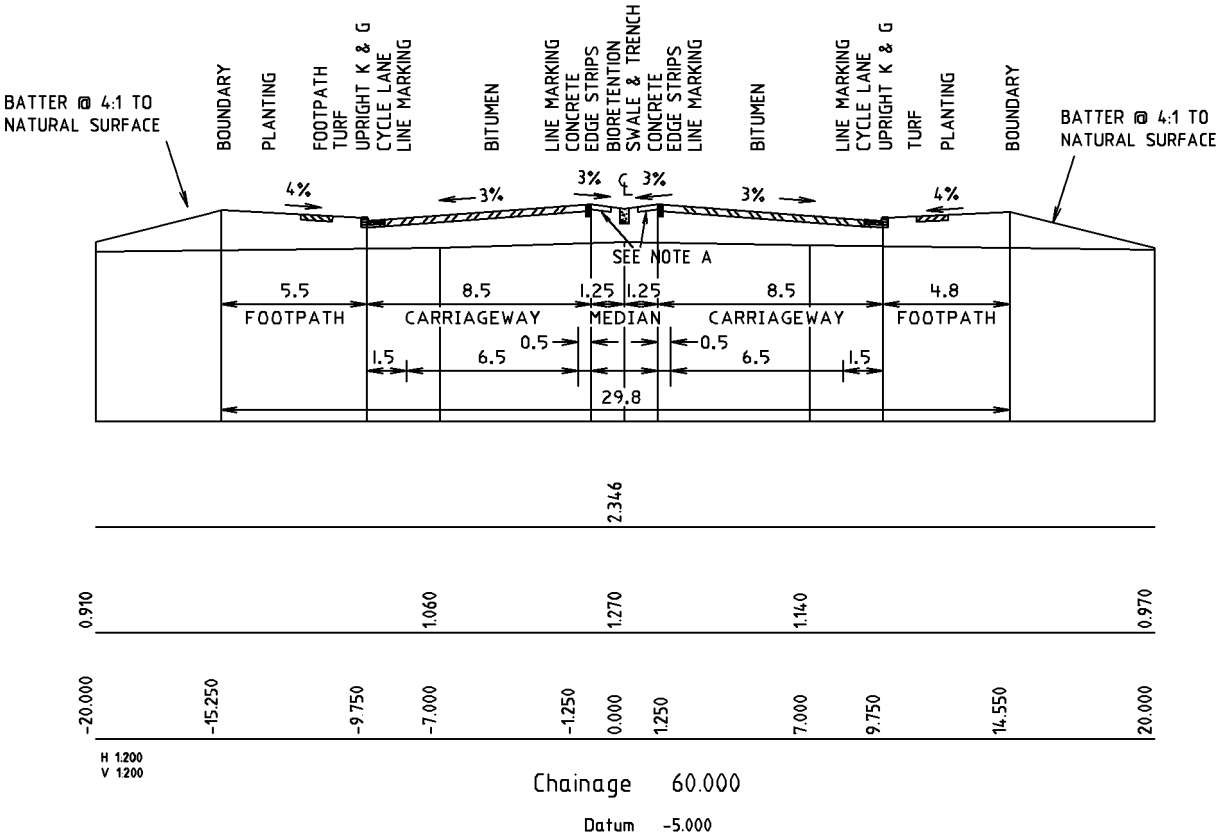
PAVEMENT DETAILS

ROAD No.1
-PRIME 7mm COAT & 25mm AC RESIDENTIAL MIX
-100mm COMPACTED BASECOURSE
-200mm COMPACTED SUBBASE
-COMPACTED SAND SUBGRADE

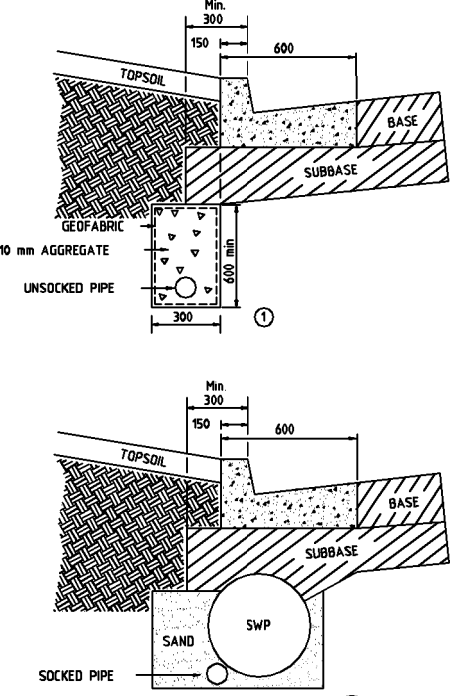
NOTE C
PROVIDE 10m WIDE
100mm THICK CRUSHER
DUST LAYER, AT 60mm
BELOW FSL, COVER WITH
TOPSOIL & TURF OR
LANDSCAPE AS DIRECTED



Typical cross section - single carriageway

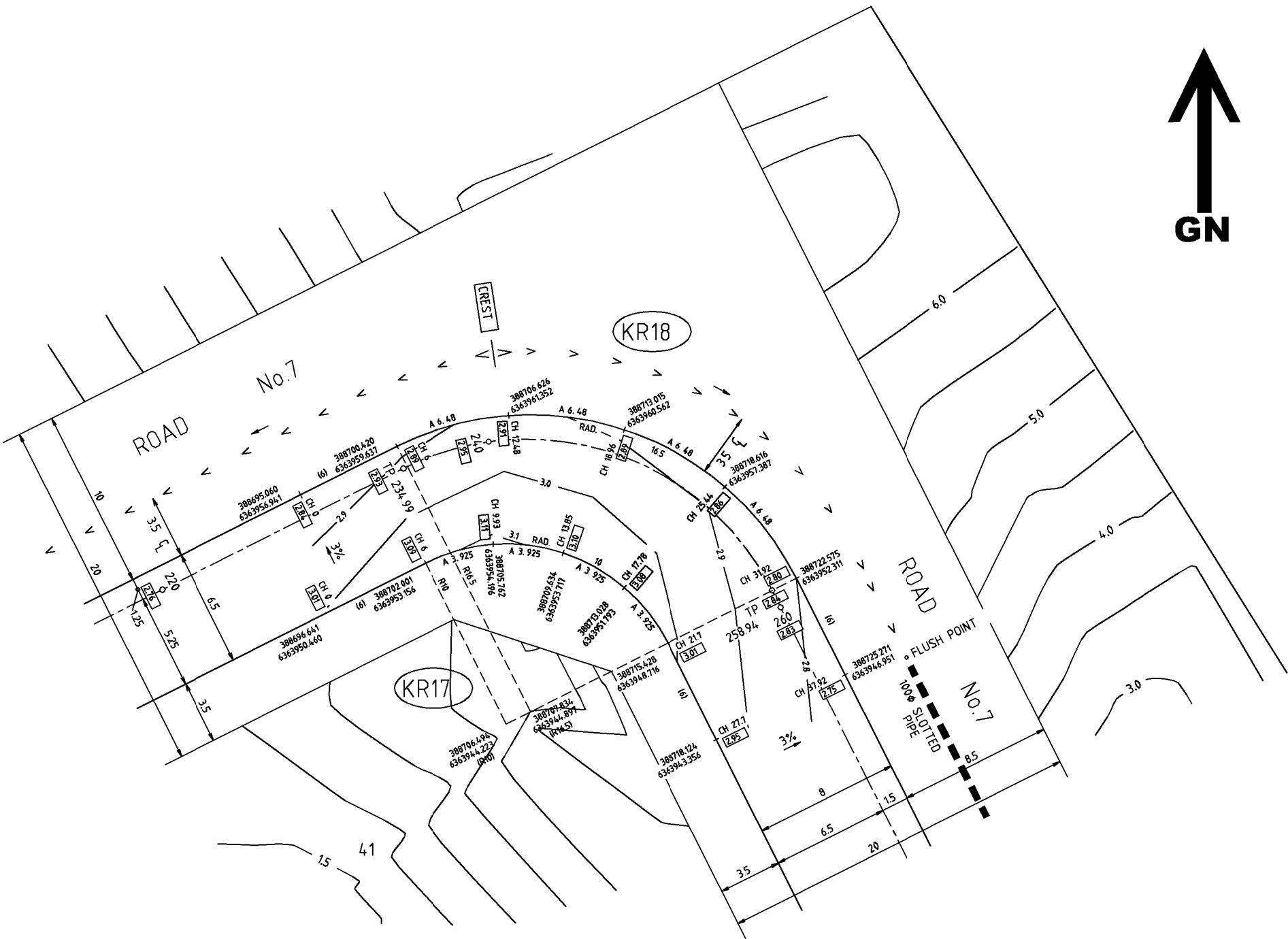


Typical cross section - dual carriageway



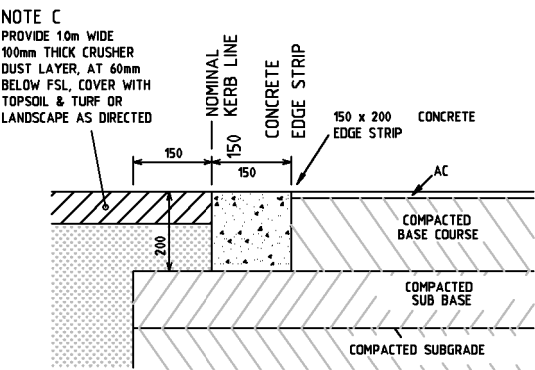
Typical subsoil drainage detail

NOTE: -GEOTEXTILE IN ALL SUBSOIL DRAINS TO BE PLACED ON TOP AND BOTH SIDES AS DETAILED.
-SUBSOIL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH PORT STEPHENS COUNCIL'S STANDARD DRAWING D4, SEE PORT STEPHENS COUNCIL'S SUBDIVISION CODE - PART 2



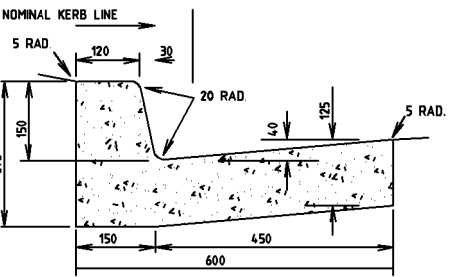
Typical intersection detail

SCALE 1:200



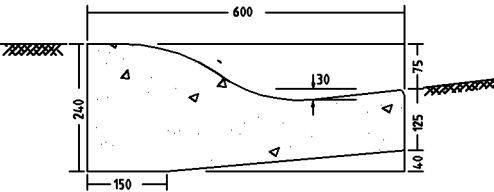
Typical concrete edge strip detail

N.T.S.



Typical 150mm kerb & gutter

N.T.S.



Typical roll kerb & gutter

N.T.S.

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SCALE
1: 1000
REVISION DATE
04/07/2017
PLOT DATE
06/07/2017
DA NUMBER

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

DRAWING TITLE
TYPICAL ROAD DETAIL REV-M
DEVELOPMENT
PROJECT PLAN M
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
RAWSON COMMUNITIES PTY LIMITED

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1: 5000

REVISION DATE
05/07/2017

PLOT DATE
06/07/2017

DA NUMBER

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DRAWING TITLE

AERIAL VIEW REV-M

DEVELOPMENT

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

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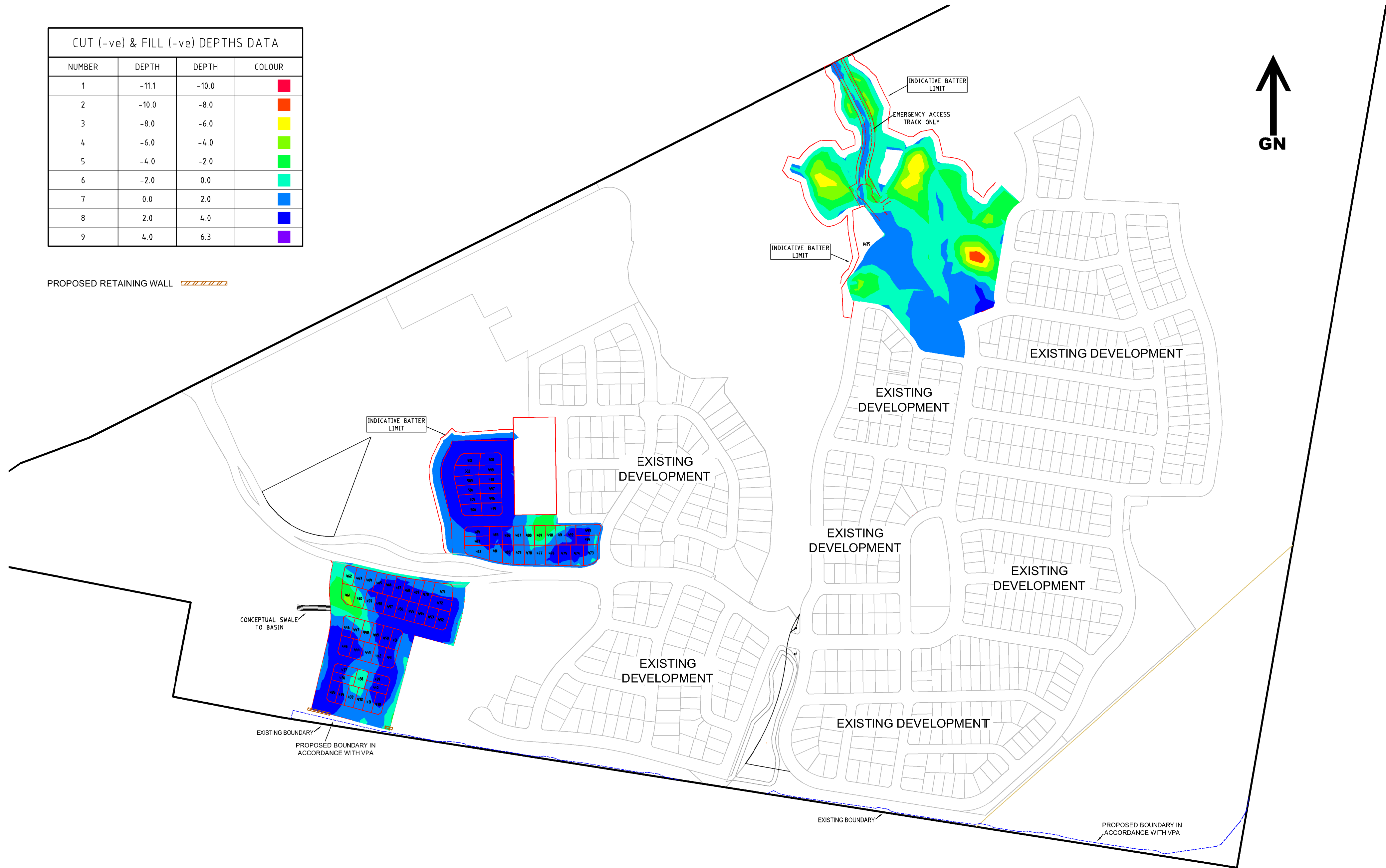
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20 OF 21

A2

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

PROPOSED RETAINING WALL



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SCALE 1: 4000	DATUM AHD
REVISION DATE 06/07/2017	DEPTH CONTOURS 2 m
PLOT DATE 06/07/2017	DRAWN/CHKD BY IMc / AED
DA NUMBER	CC NUMBER

DRAWING TITLE	BULK EARTHWORKS (CUT-FILL) PLAN REV-M
DEVELOPMENT	PROJECT PLAN M FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY
CLIENT	RAWSON COMMUNITIES PTY LIMITED



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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
-Cophostemon Conferta
- GRAFTED CALYPSO QUEEN
-Corymbia fieifolia
- 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 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

PROPOSED BOUNDARY IN ACCORDANCE WITH VPA

EXISTING BOUNDARY

EXISTING BOUNDARY

PROPOSED BOUNDARY IN ACCORDANCE WITH VPA

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SCALE 1:7000	DATUM N/A
ISSUE DATE 05/07/2017	CONTOURS N/A
PLOT DATE 06/07/2017	DRAWN/CHKD BY IMc / AED
FILENAME N:\NPS\34878 Rawson Communities - Fern Bay Seaside Village\Drawings\DEPT PLANNING REVISIONS\Rev M\29850 LANDSCAPE PLAN REV-M.dwg	

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



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