

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	1302 Ha	ACTIVE RECREATION
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	-



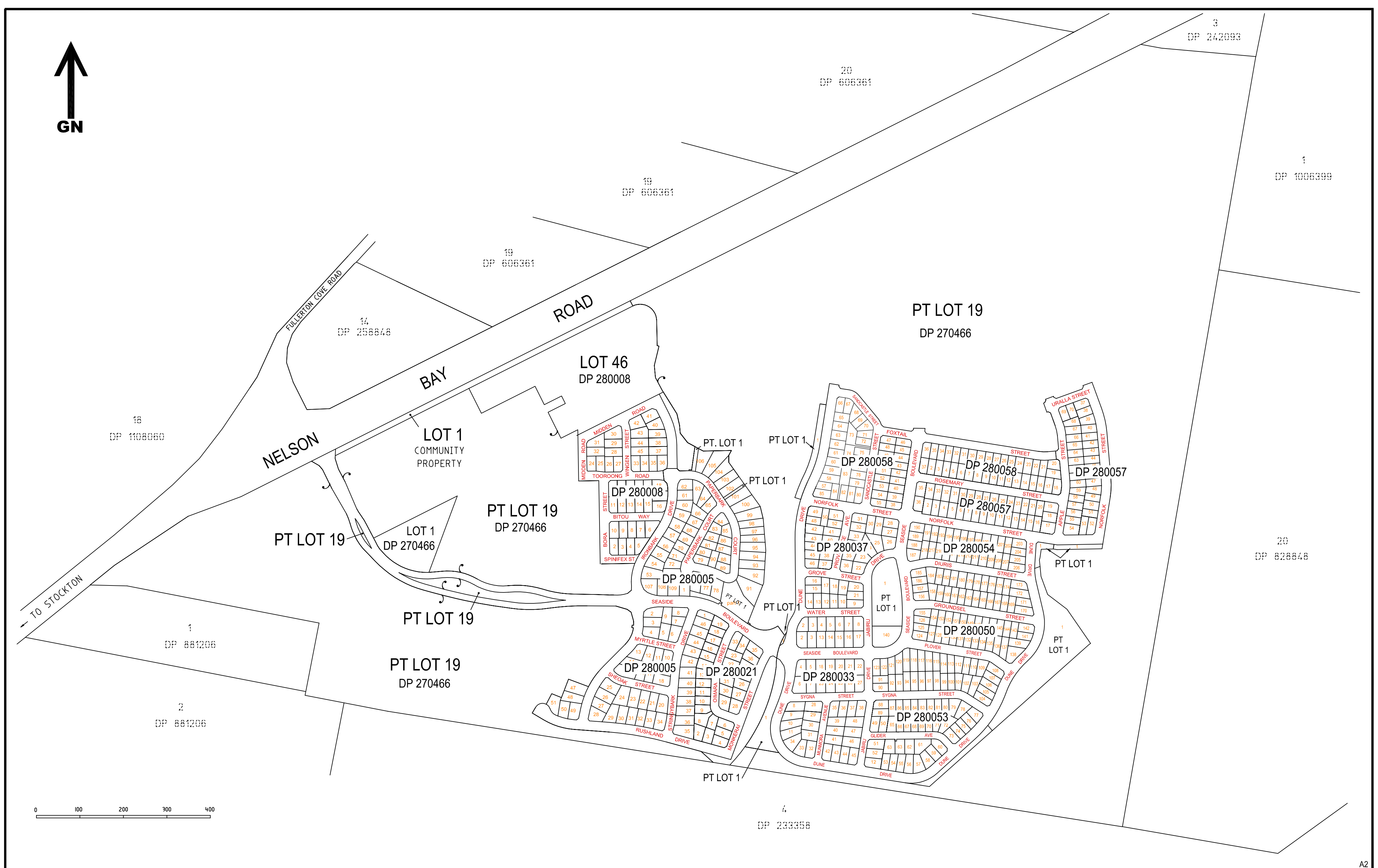
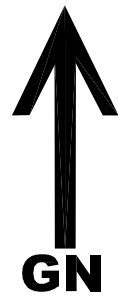
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1: 5000
REVISION DATE
24/08/2016
PLOT DATE
24/08/2016
DA NUMBER
DRAWN/CHKD BY
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CC NUMBER

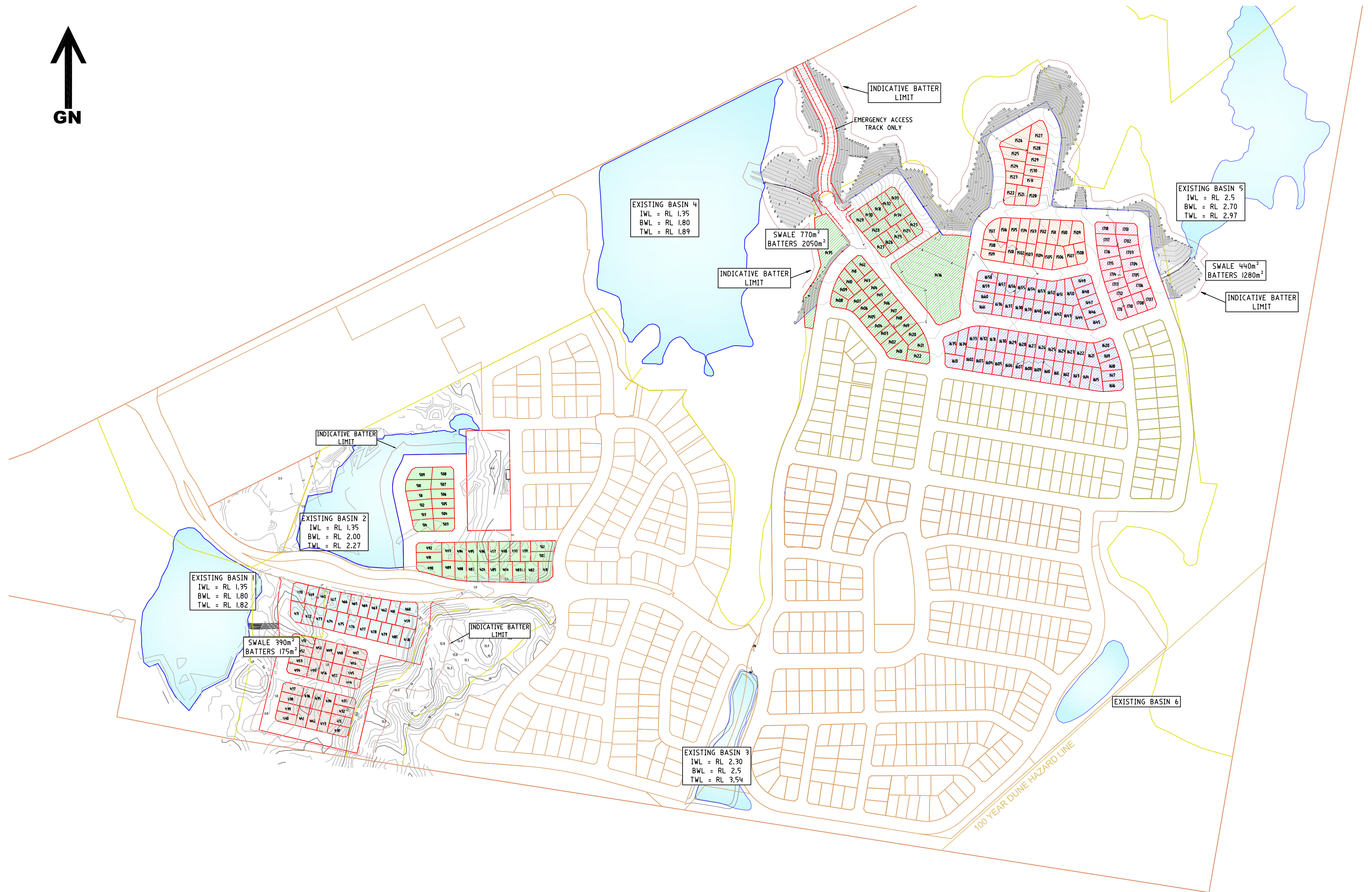
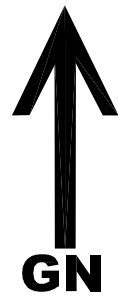
DRAWING TITLE
LAND TENURE PLAN REV-K
DEVELOPMENT
PROJECT PLAN K
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
RAWSON COMMUNITIES PTY LIMITED

NORTH POINT SURVEYS (NSW) PTY LTD
ATF NORTH POINT SURVEYS TRUST ABN 52 041 968 075
SURVEYING AND LAND DEVELOPMENT CONSULTANTS
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

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	REVISION DATE 24/08/2016		DEVELOPMENT PROJECT PLAN K FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY		
	PLOT DATE 24/08/2016	DRAWN/CHKD BY IMc / AED			
	DA NUMBER	CC NUMBER	CLIENT RAWSON COMMUNITIES PTY LIMITED		



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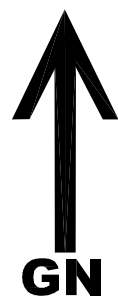
DRAWING TITLE
CONCEPT SITE DRAINAGE PLAN-PROPOSED SWALES AND BASINS REV-K
DEVELOPMENT
CIVIL DESIGN PLANS K
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
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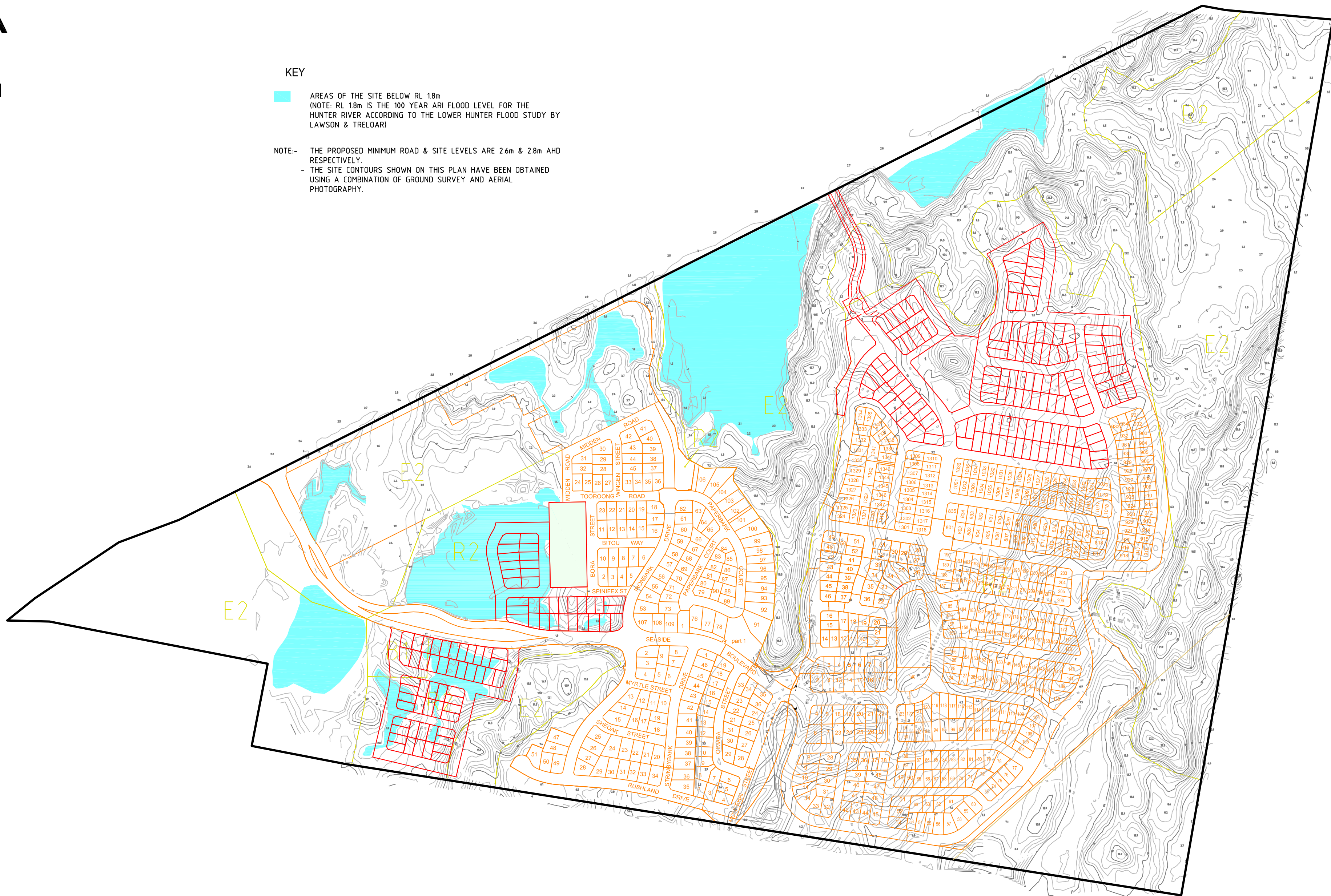
A2



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

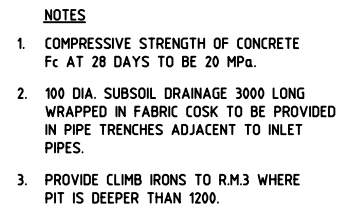
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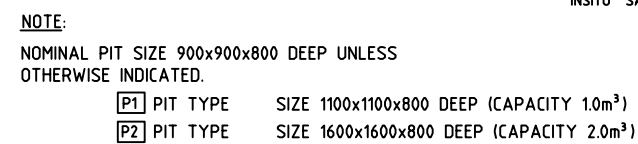
A2

GN

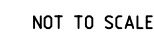


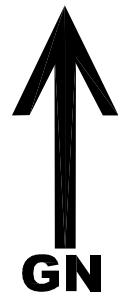
NOTES

1. COMPRESSIVE STRENGTH OF CONCRETE F_c AT 28 DAYS TO BE 20 MPa.
2. TOP OF BENCHING TO BE 1/2 OF OUTLET PIPE DIAMETER.
3. 100 DIA. SUBSOIL DRAINAGE 3000 LONG WRAPPED IN FABRIC CORK TO BE PROVIDED IN PIPE TRENCHES ADJACENT TO INLET PIPES.
4. PROVIDE CLIMB IRONS TO R.M.3 WHERE PIT IS DEEPER THAN 1200.



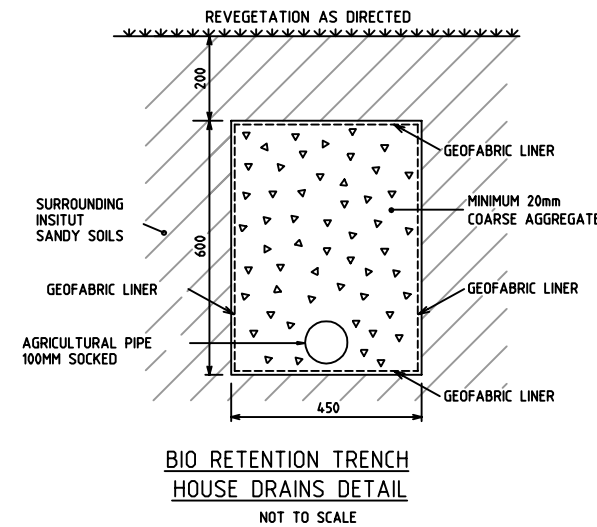
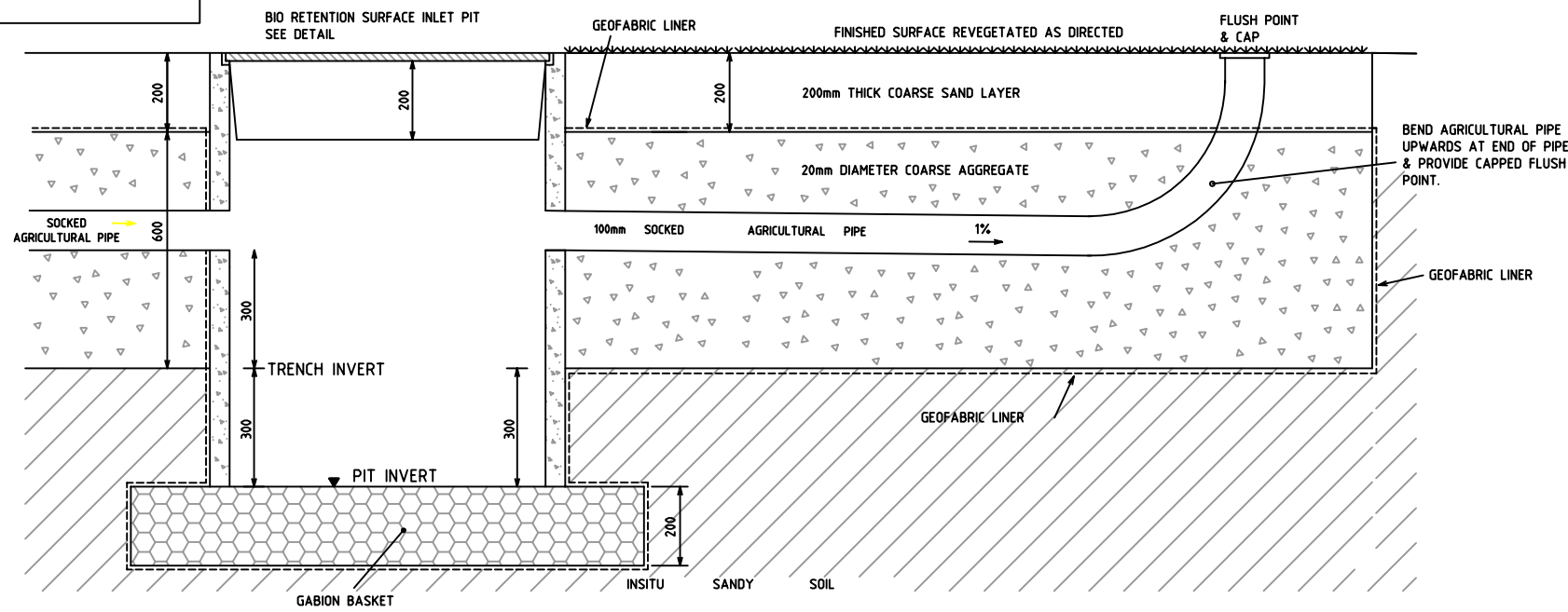
NOT TO SCALE





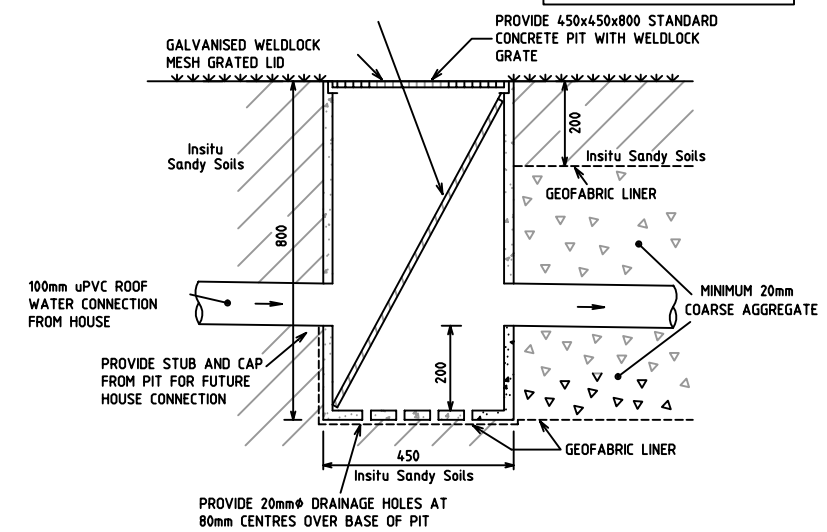
NOTE:

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

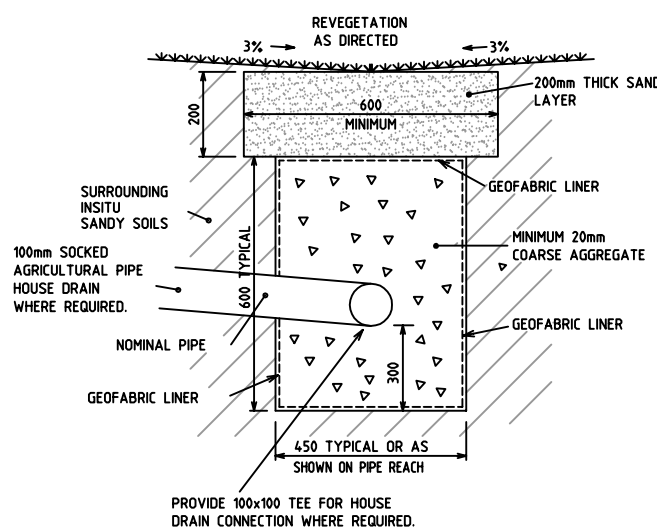


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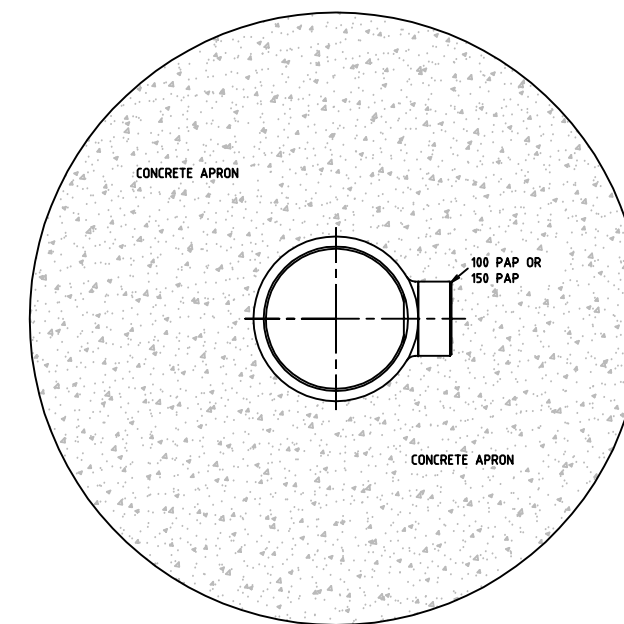
HOUSE DRAINAGE PIT DETAIL
NOT TO SCALE



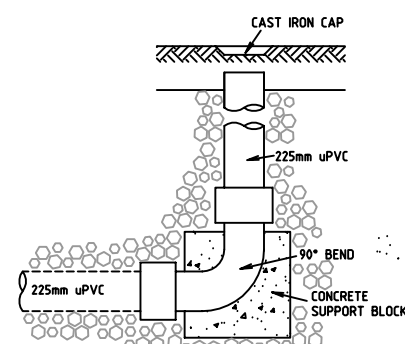
BIO RETENTION SWALE AND TRENCH
NOT TO SCALE

NOTES:

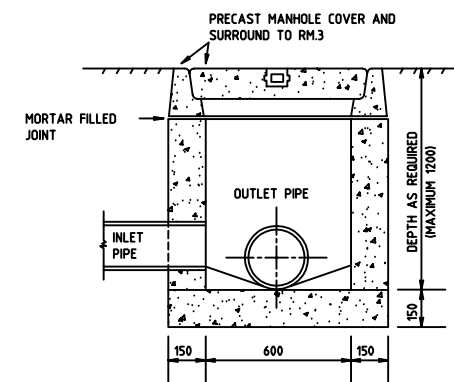
1. PITS CONSTRUCTED IN CRESTS TO BE USED FOR FLUSHING
100mm SOCKED AGRICULTURAL PIPE, 100mm AGRICULTURAL
PIPE TO BE CLEARLY ACCESSIBLE.
2. OUTLET OF BIO RETENTION SURFACE PITS TO BE ABLE TO
TAKE 100mm SOCKED AGRICULTURAL PIPE OUTLET OR 375mm
RCRJJ CONCRETE PIPE.
3. DRAINAGE INSTALLATION AS DIRECTED AND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



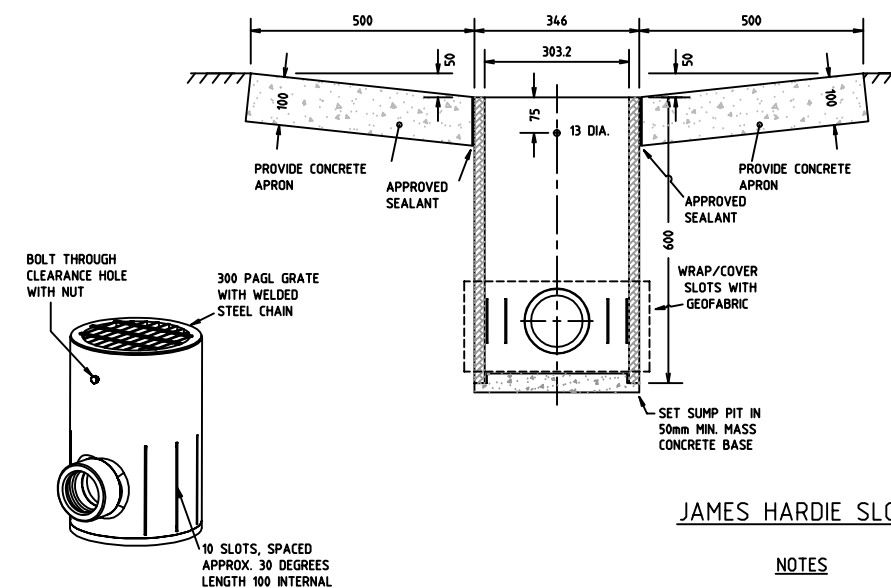
TYPICAL ARRANGEMENT
300mm FRC SUMP PIT BIORETENTION SWALE
AND STORMWATER DRAINAGE LINE
NOT TO SCALE



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



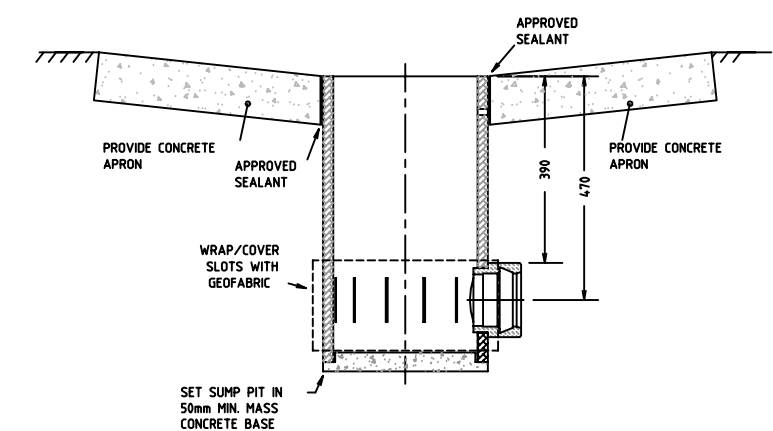
JUNCTION PIT RM8
NOT TO SCALE



JAMES HARDIE SLOTTED FRC SUMP PIT
NOT TO SCALE

NOTES:

1. COMPRESSIVE STRENGTH OF CONCRETE
F_c AT 28 DAYS TO BE 20 MPa.



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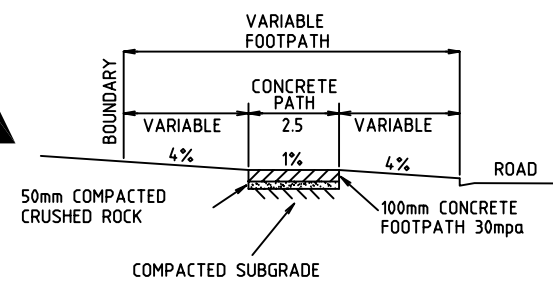
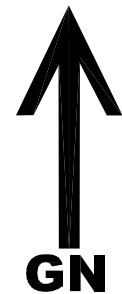
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DRAWING TITLE
TYPICAL DRAINAGE TREATMENTS DETAIL 2 REV-K
DEVELOPMENT
PROJECT PLAN K
FERN BAY SEASIDE VILLAGE
NELSON BAY ROAD, FERN BAY
CLIENT
RAWSON COMMUNITIES PTY LIMITED

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CYCLEPATH DETAIL

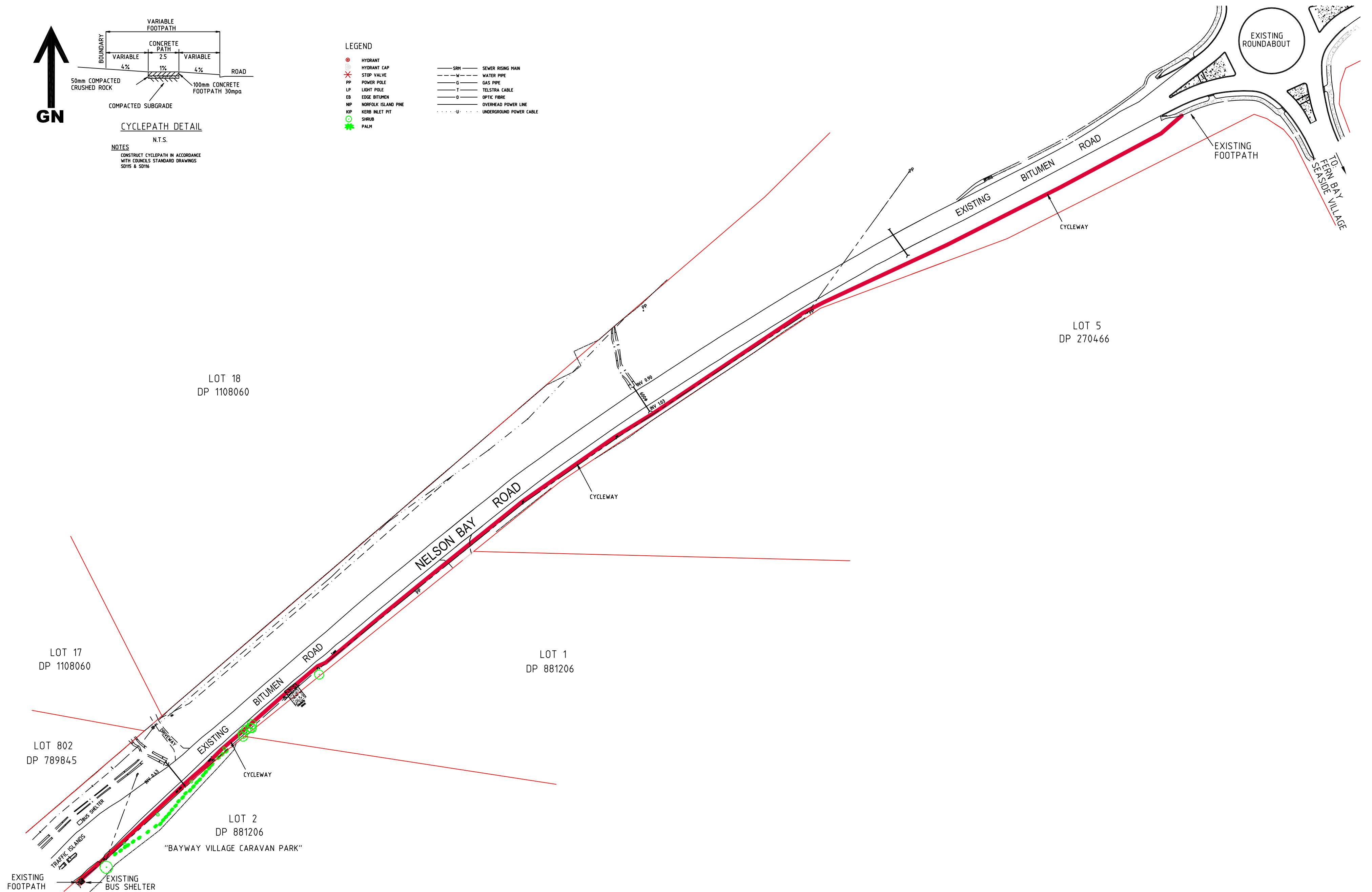
N.T.S.

NOTES

CONSTRUCT CYCLEPATH IN ACCORDANCE WITH COUNCILS STANDARD DRAWINGS SD15 & SD16

LEGEND

- HYDRANT
- HYDRANT CAP
- STOP VALVE
- POWER POLE
- LP LIGHT POLE
- EB EDGE BITUMEN
- NIP NORFOLK ISLAND PINE
- KIP 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

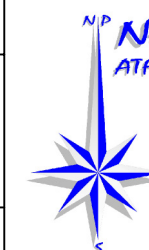


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DRAWING TITLE
FOOTPATH & CYCLEWAY REV-K
DEVELOPMENT
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FERN BAY SEASIDE VILLAGE
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A2

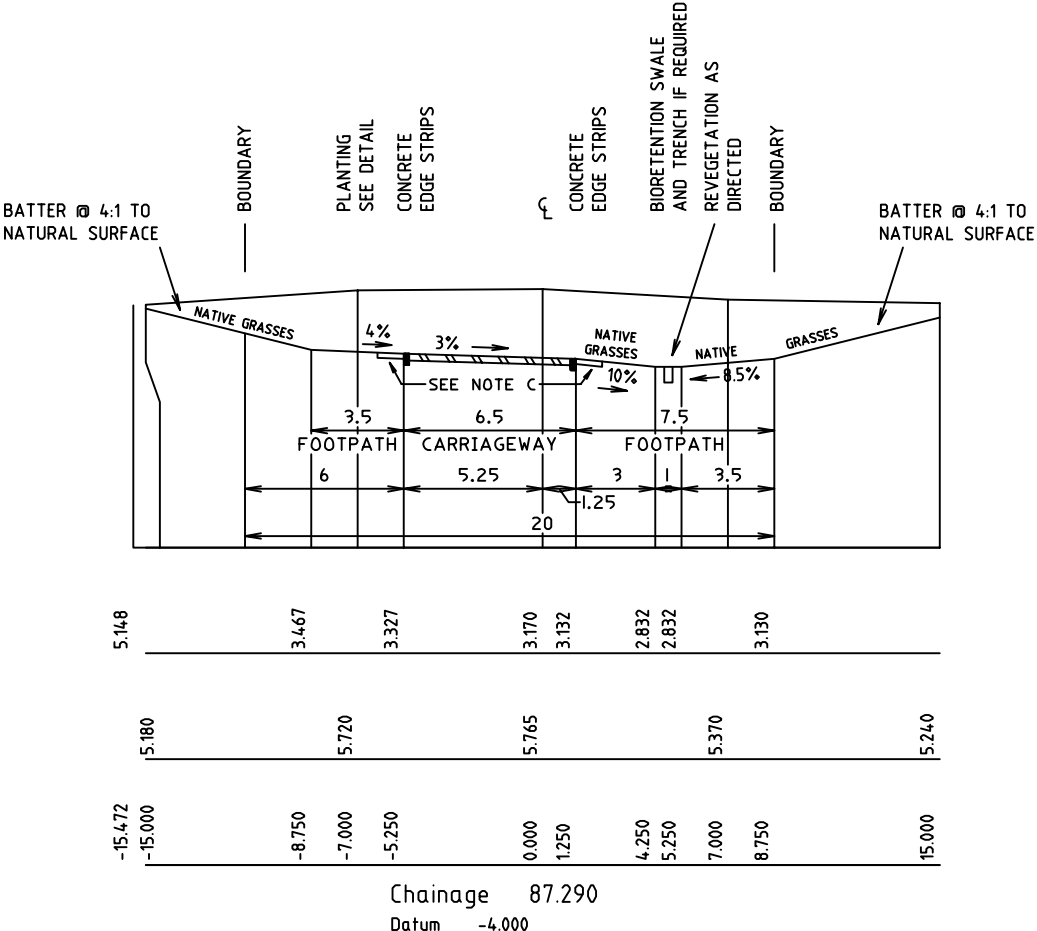
SUBGRADE NOTES

- 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.

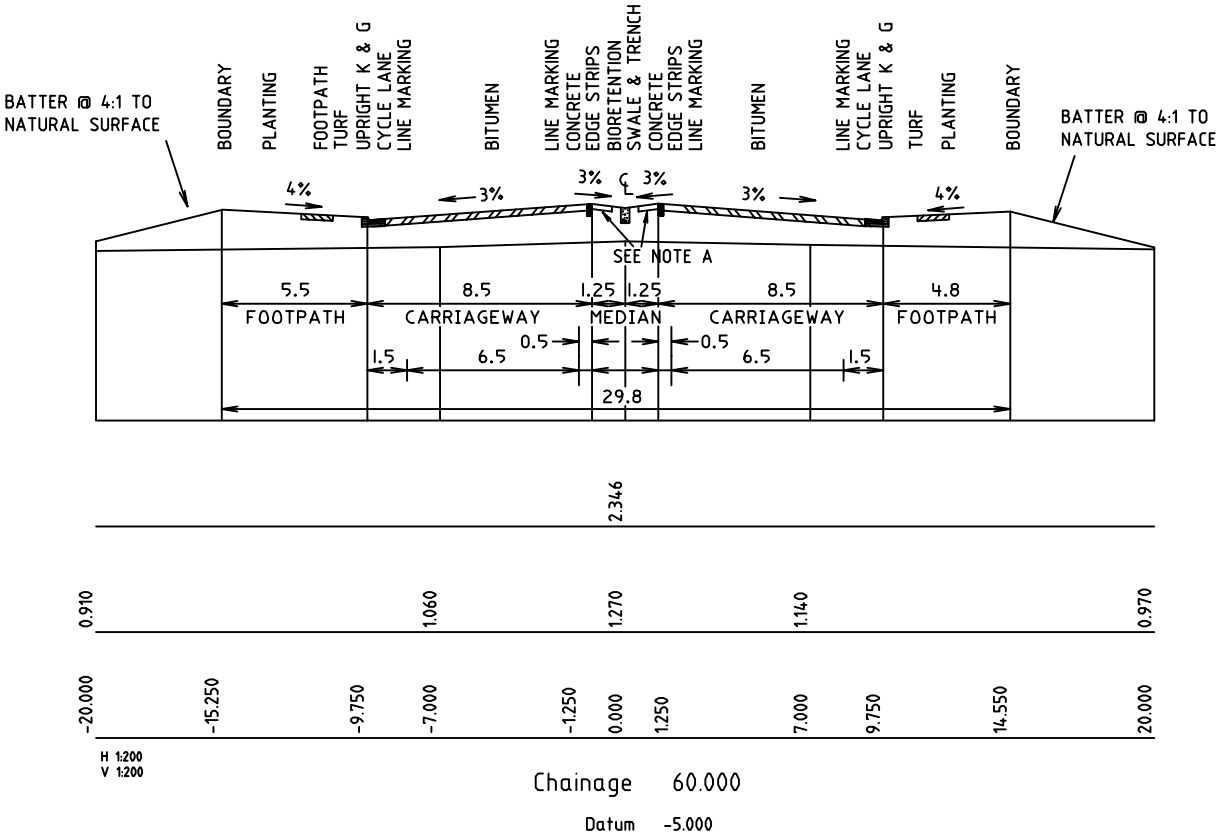
PAVEMENT DETAILS

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

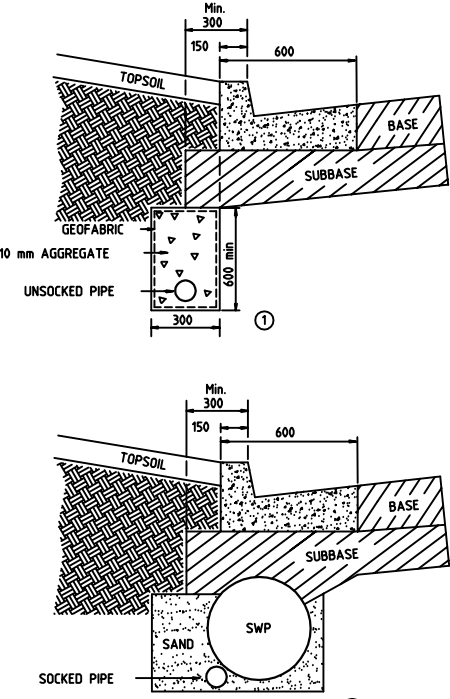
NOTE C
PROVIDE 10m WIDE
100mm THICK CRUSHER
DUST LAYER, AT 60mm
BELOW FSL, COVER WITH
TOPSOIL & TURF OR
LANDSCAPE AS DIRECTED



TYPICAL CROSS SECTION - SINGLE CARRIAGEWAY

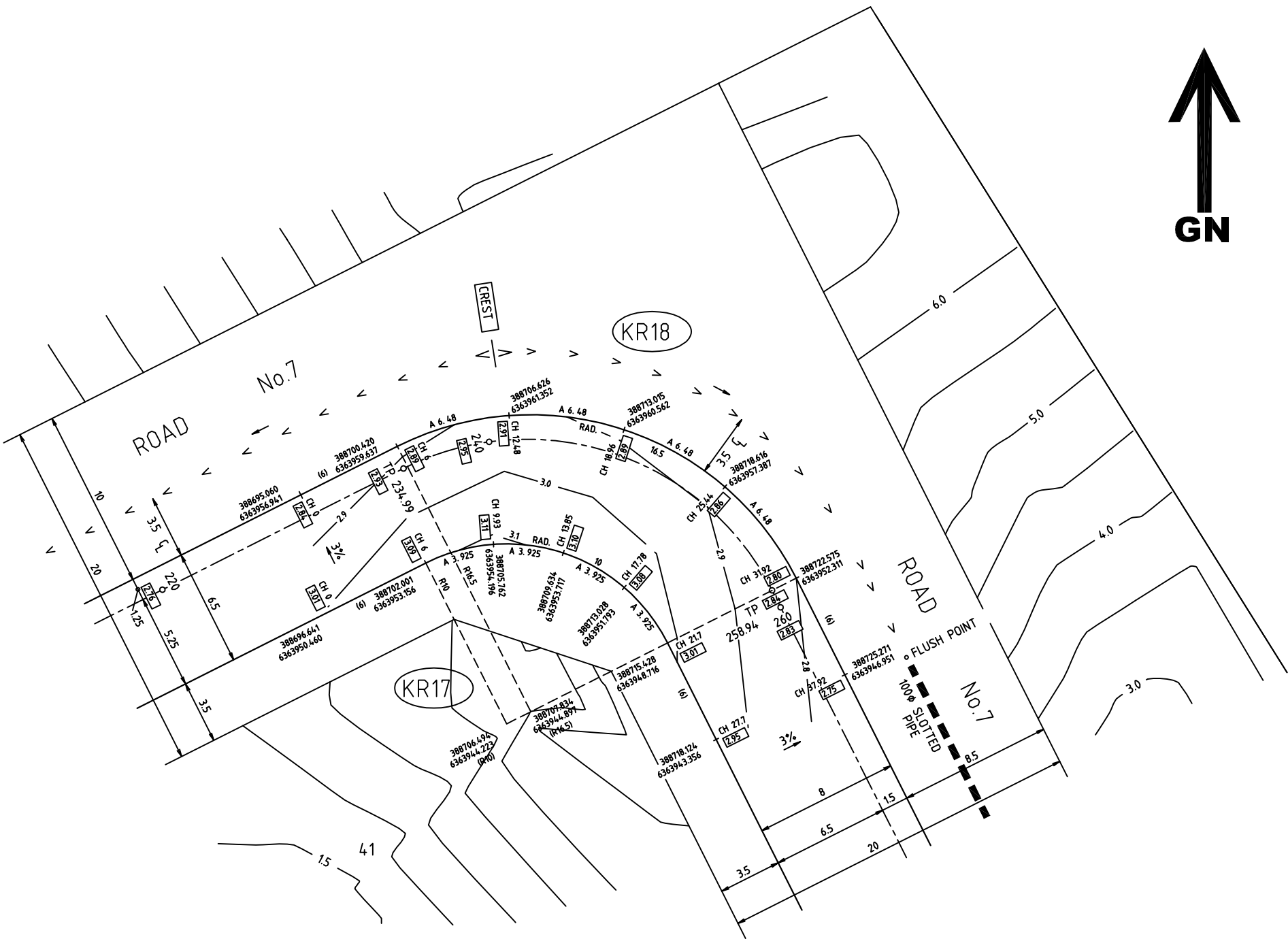


TYPICAL CROSS SECTION - DUAL CARRIAGEWAY



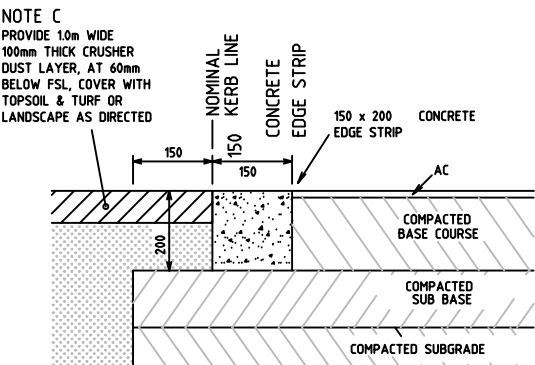
TYPICAL SUBSOIL DRAINAGE DETAIL

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.



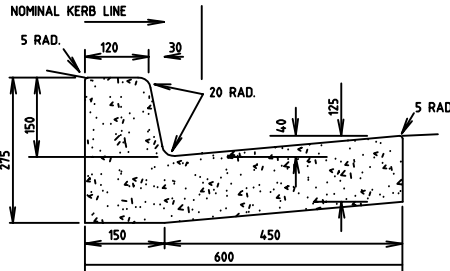
TYPICAL INTERSECTION DETAIL

SCALE 1:200



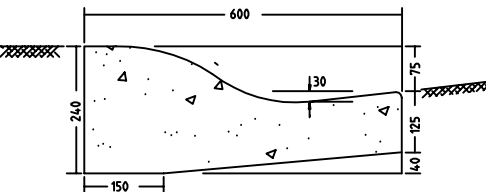
TYPICAL CONCRETE EDGE STRIP DETAIL

N.T.S.



TYPICAL 150mm KERB & GUTTER

N.T.S.



TYPICAL ROLL KERB & GUTTER

N.T.S.

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

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DRAWING TITLE AERIAL VIEW REV-K
DEVELOPMENT PROJECT PLAN K FERN BAY SEASIDE VILLAGE NELSON BAY ROAD, FERN BAY
CLIENT RAWSON COMMUNITIES PTY LIMITED

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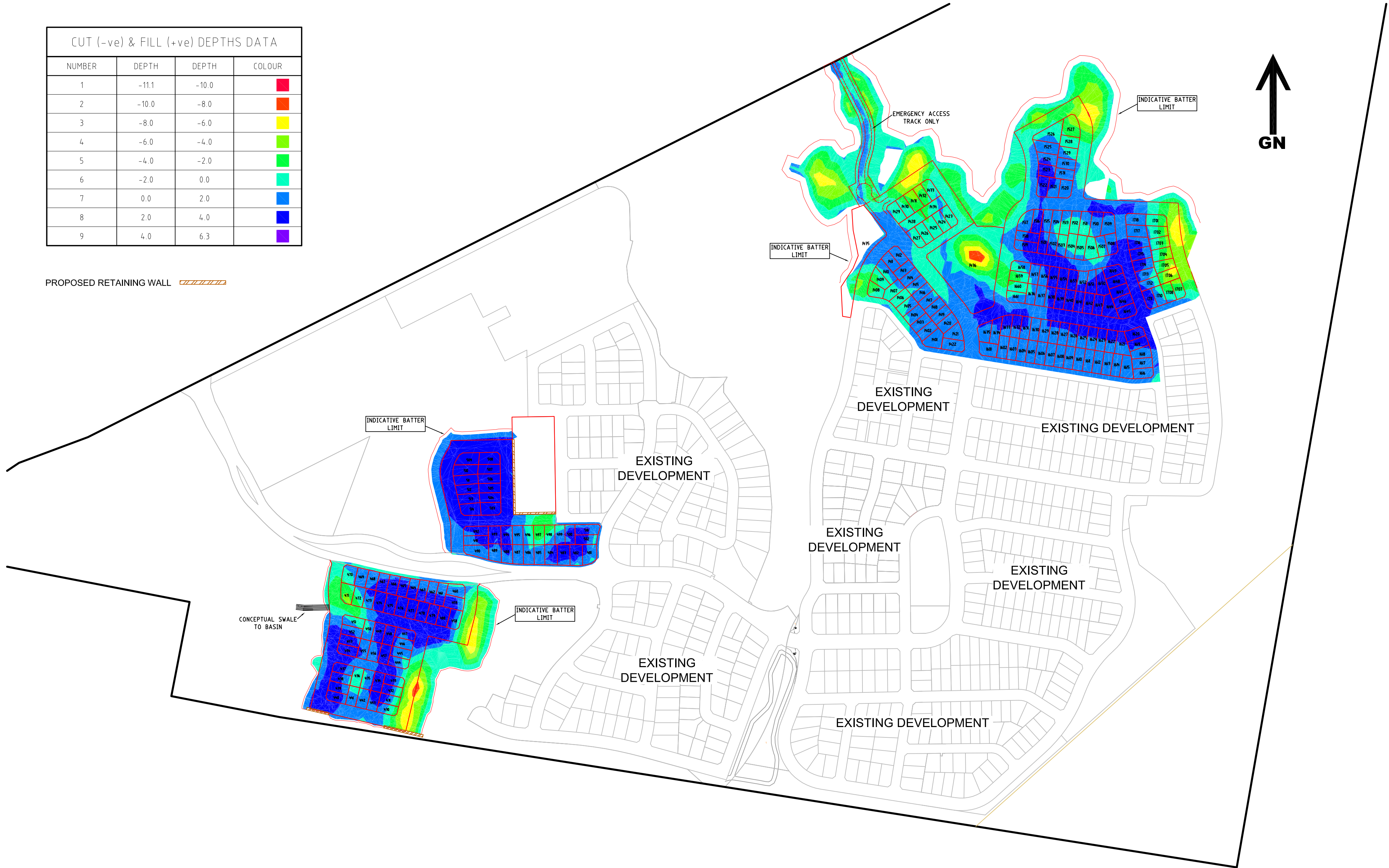
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CUT (-ve) & FILL (+ve) DEPTHS DATA			
NUMBER	DEPTH	DEPTH	COLOUR
1	-11.1	-10.0	
2	-10.0	-8.0	
3	-8.0	-6.0	
4	-6.0	-4.0	
5	-4.0	-2.0	
6	-2.0	0.0	
7	0.0	2.0	
8	2.0	4.0	
9	4.0	6.3	

PROPOSED RETAINING WALL



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DRAWING TITLE
BULK EARTHWORKS (CUT-FILL) PLAN REV-K
DEVELOPMENT
PROJECT PLAN K
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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

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

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

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