


MP 06_0258 Mod 6 approved on 16 May 2014 by the A/Executive Director – Development Assessment Systems & Approvals, as delegate for the Minister for Planning, in accordance with the Environmental Planning & Assessment Act 1979, subject to the conditions of approval.
Signed: 



LEGEND

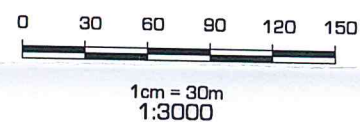
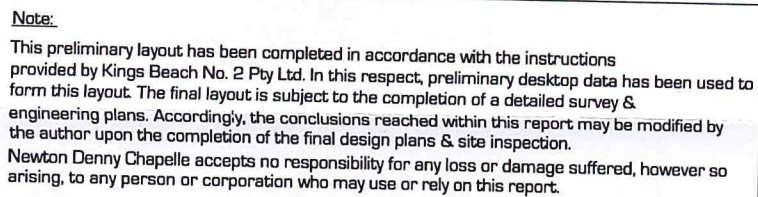
- STAGE 1A
- STAGE 1B
- STAGE 1C
- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

Note:


This preliminary layout has been completed in accordance with the instructions provided by Kings Beach No. 2 Pty Ltd. In this respect, preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the conclusions reached within this report may be modified by the author upon the completion of the final design plans & site inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this report.

0 30 60 90 120 150
1cm = 30m
1:3000

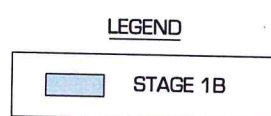
Client : KINGS BEACH No. 2 PTY LTD	Amendments : Date Changes	 Newton Denny Chapelle Surveyors Planners Engineers Email: office@newtondennychapelle.com.au Lismore Casino 31 Carrington St. Lismore 2480 T: 6622 1011 F: 6622 4088 100 Barker St. Casino 2470 T & F: 6662 5000	DEVELOPMENT STAGING PLAN Date: 17.10.13 Scale 1:3000 @ A3 Ref No. 12/111 B
Location : CASUARINA TOWN CENTRE CASUARINA BEACH	A 10.02.14 Add lot 2A. Add Shading to lot 2A & 3. Amend legend.		
	B		
	C		
	D		
	E		



Client : KINGS BEACH No. 2 PTY LTD		Amendments : <table><tr><th>Date</th><th>Changes</th></tr><tr><td>10.02.14</td><td>Amend boundary loc numbers and add loc 2A</td></tr><tr><td>A</td><td></td></tr><tr><td>B</td><td></td></tr><tr><td>C</td><td></td></tr><tr><td>D</td><td></td></tr><tr><td>E</td><td></td></tr><tr><td>F</td><td></td></tr></table>		Date	Changes	10.02.14	Amend boundary loc numbers and add loc 2A	A		B		C		D		E		F		<div></div> <div>Newton Denny Chapelle</div> <div>Surveyors Planners Engineers</div> <div>Email: office@newtondennychapelle.com.au</div> <div>Lismore Casino</div> <div>31 Carrington St. Lismore 2480 100 Barker St. Casino 2470</div> <div>T: 6622 1011 F: 6622 4088 T & F: 8662 5000</div>	SUBDIVISION LAYOUT PLAN STAGE 1	
Date	Changes																					
10.02.14	Amend boundary loc numbers and add loc 2A																					
A																						
B																						
C																						
D																						
E																						
F																						
Location : CASUARINA TOWN CENTRE CASUARINA BEACH		Date: 17.10.13 Scale 1:3000 @ A3 Ref No. 12/111 B																				

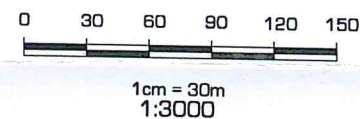
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MGA



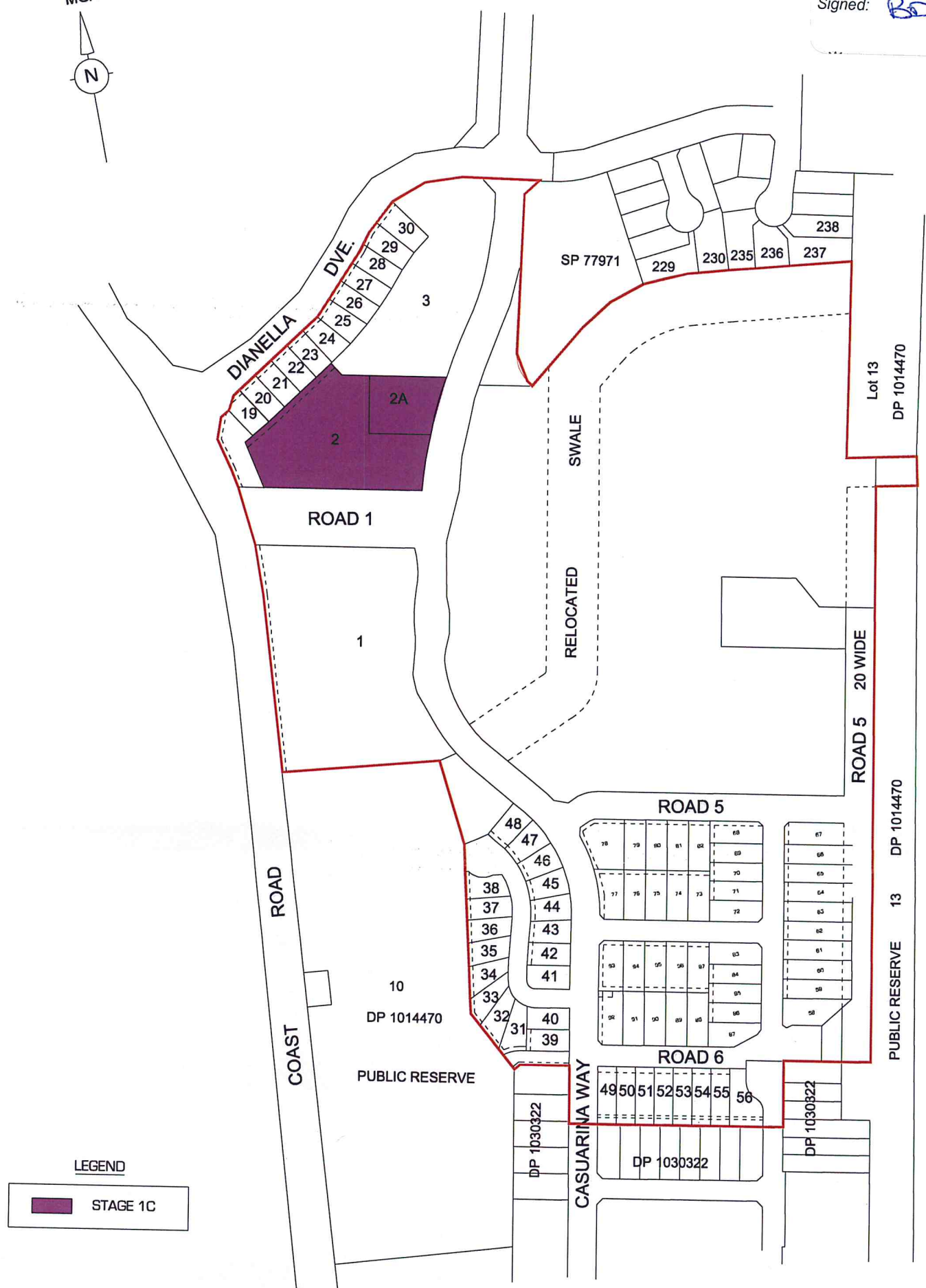
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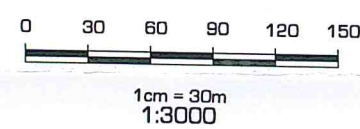


Client : KINGS BEACH No. 2 PTY LTD	Amendments : Date Changes	 Newton Denny Chapelle Surveyors Planners Engineers Email: office@newtondennychapelle.com.au Lismore Casino 31 Carrington St. Lismore 2480 100 Barker St. Casino 2470 T: 6622 1011 F: 6622 4088 T & F: 6662 5000	<p align="center">SUBDIVISION LAYOUT PLAN STAGE 1B</p> <p>Date: 17.10.13 Scale 1:3000 @ A3 Ref No. 12/111 B</p>
Location : CASUARINA TOWN CENTRE CASUARINA BEACH	A 10.02.14 Amend boundary lot numbers and add lot 2A		
	B		
	C		
	D		
	E		

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Signed: *BD*



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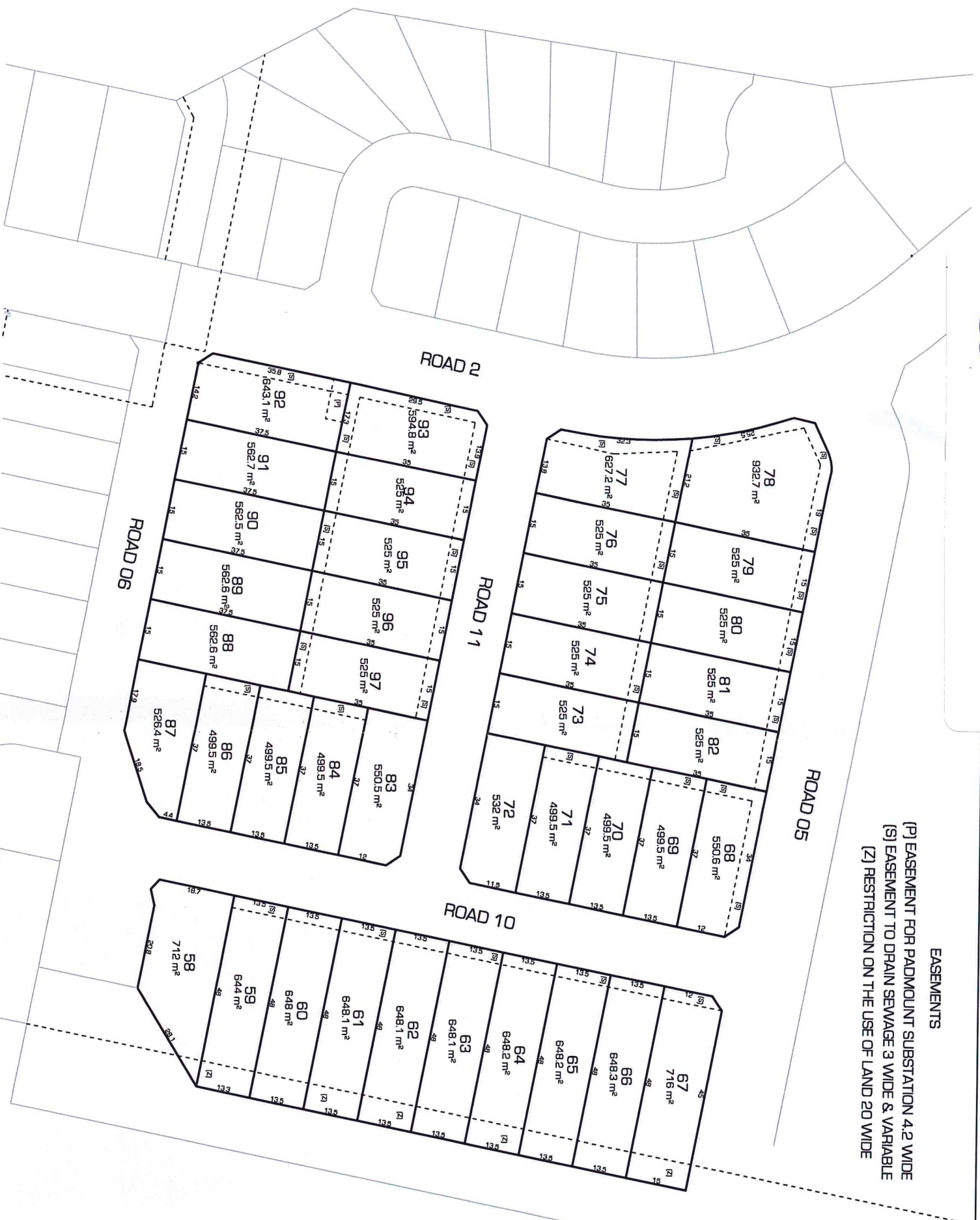


Client : KINGS BEACH No. 2 PTY LTD		Amendments :		 Newton Denny Chapelle Surveyors Planners Engineers Email: office@newtondennychapelle.com.au Lismore Casino 31 Carrington St. Lismore 2480 T: 6622 1011 F: 6622 4088 100 Barker St. Casino 2470 T & F: 6682 5000	SUBDIVISION LAYOUT PLAN STAGE 1C
Location : CASUARINA TOWN CENTRE CASUARINA BEACH		Date	Changes		
		A	10.02.14	Amend boundary lot numbers and add shaded lot 2A stage 1C	Date: 17.10.13 Scale 1:3000 @ A3 Ref No. 12/111 B
		B			
		C			
		D			
		E			
		F			

NSW Planning & Environment
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Signed: *BO*

EASEMENTS

- (P) EASEMENT FOR PADMOUNT SUBSTATION 4.2 WIDE
- (S) EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE
- (Z) RESTRICTION ON THE USE OF LAND 20 WIDE



Client: CONSOLIDATED PROPERTIES

Location:

CASUARINA TOWN CENTRE
CASUARINA BEACH

Amendments:

A	Date	Changes
10.02.14		Amend boundary lot numbers
B		
C		
D		
E		
F		

Newton Denny Chapelle

Surveyors Planners Engineers
Email: office@newdennychapelle.com.au
Lismore
31 Carrington St, Lismore 2480
T: 6622 1011 F: 6622 4088

LOT LAYOUT


Date: 26.08.13

Scale 1:1000 @ A3

Ref No. 13/169

Drawn: CD



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Signed: 


- LEGEND
- PROPOSED LOT BOUNDARY
 - PROPOSED SEWER
 - EXISTING DRAINAGE
 - PROPOSED DRAINAGE
 - PROPOSED WATER
 - PROPOSED IAD
 - GPT HUMCEPTOR
 - PROPOSED INFILTRATION

Client : CONSOLIDATED PROPERTIES

Location : CASUARINA TOWN CENTRE
CASUARINA BEACH

Amendments :

Date	Changes
B 18.03.14	Carpark layout
C	
D	
E	
F	

Newton Denny Chapelle

Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
Lismore 31 Carrington St. Lismore 2480
T: 6622 1011 F: 6622 4088

Casino 100 Barker St. Casino 2470
T & F: 6622 5000

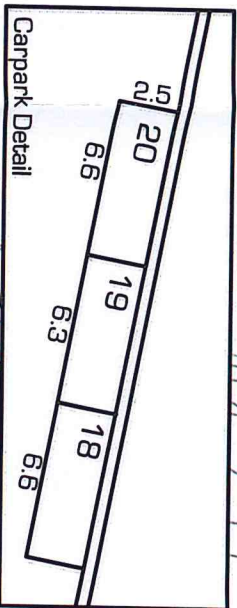
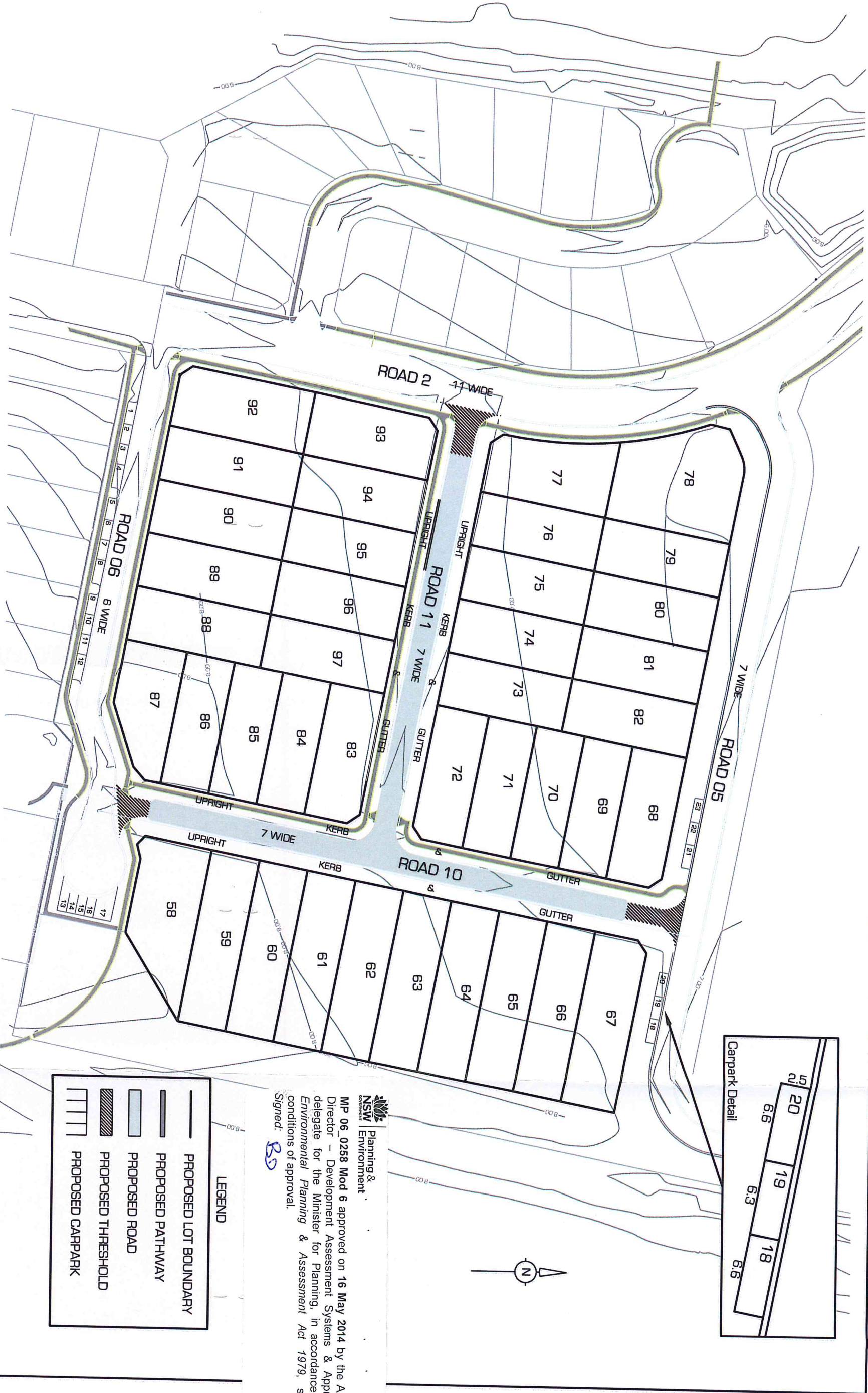
SERVICES PLAN

Date: 26.08.13

Scale 1:1000 @ A3

Drawn: CD

Ref No. 13/169



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Signed: *BS*

LEGEND

	PROPOSED LOT BOUNDARY
	PROPOSED PATHWAY
	PROPOSED ROAD
	PROPOSED THRESHOLD
	PROPOSED CARPARK

Client: CONSOLIDATED PROPERTIES

Location: CASUARINA TOWN CENTRE
CASUARINA BEACH

Amendments:

Date	Changes
B 18.03.14	Carpark layout
C	
D	
E	
F	

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
Lismore
31 Carrington St. Lismore 2480
T: 6622 1011 F: 6622 4088

Casino
100 Barker St. Casino 2470
T & F: 6662 5000

ROAD, PATHS & PARKING LAYOUT

Date: 26.08.13 Scale 1:1000 @ A3

Drawn: CD

Ref No. 13/169

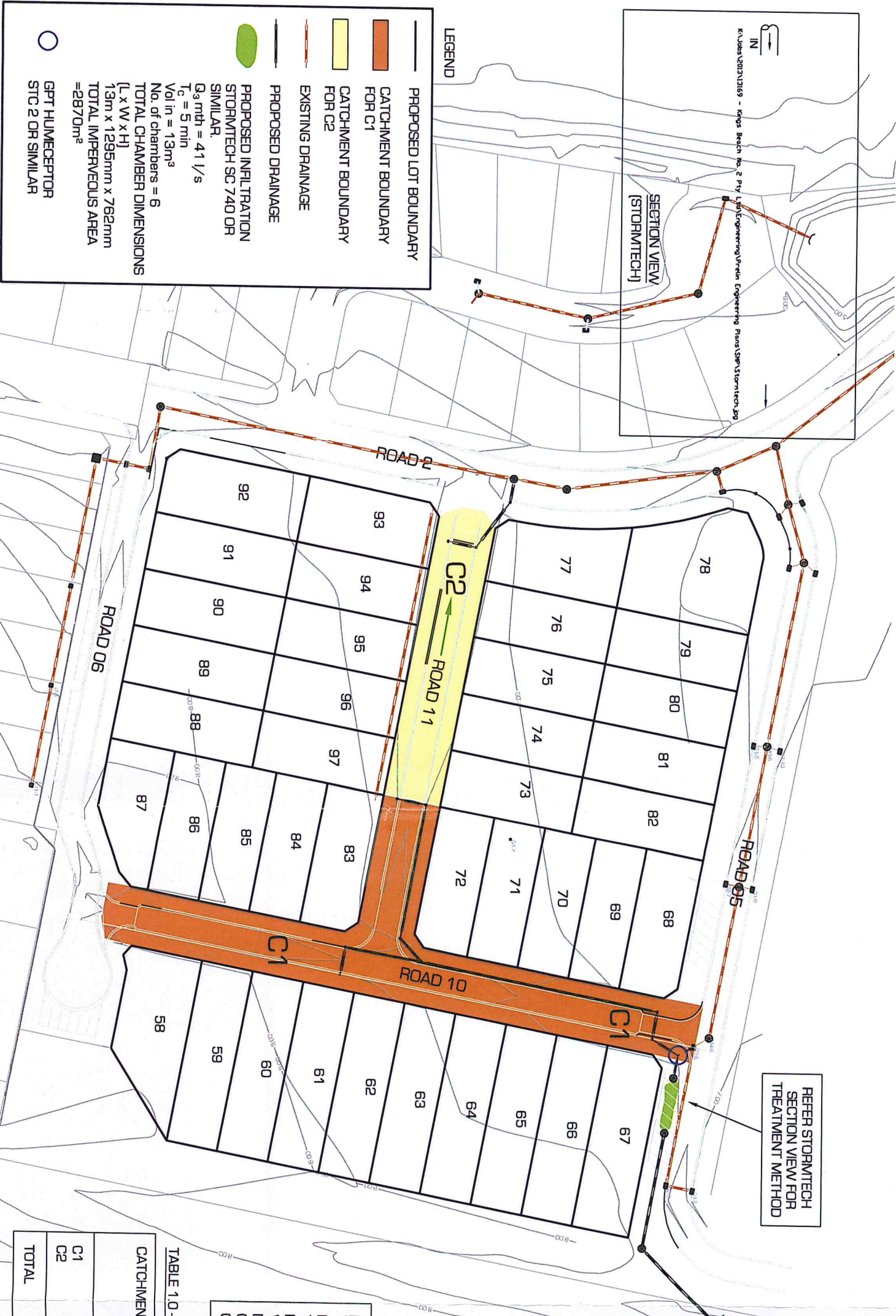


TABLE 1.0 - CATCHMENT DETAILS

CATCHMENT	TOTAL AREA (m²)	IMPERVIOUS AREA (m²) (70% imp)
C1	2960	2072
C2	1140	798
TOTAL	4100	2870

NOTES

EACH RESIDENTIAL LOT TO HAVE 1.8m³ OF DETENTION VOLUME WITH INFILTRATION DEVICE. USE ATLANTIS CELLS (APPROX. 14 CELLS PER LOT)

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Signed: *BS*

Client: CONSOLIDATED PROPERTIES		Amendments:	
		Date	Changes
		A 10.02.14	Amend boundary lot numbers
Location:		B	
CASUARINA TOWN CENTRE		C	
CASUARINA BEACH		D	
		E	
		F	

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newdennychapelle.com.au
Lismore
31 Carrington St, Lismore 2480
T: 6622 1011 F: 6622 4088

Casino
100 Barker St, Casino 2470
T & F: 6622 5000

SM1 - STORMWATER MANAGEMENT PLAN

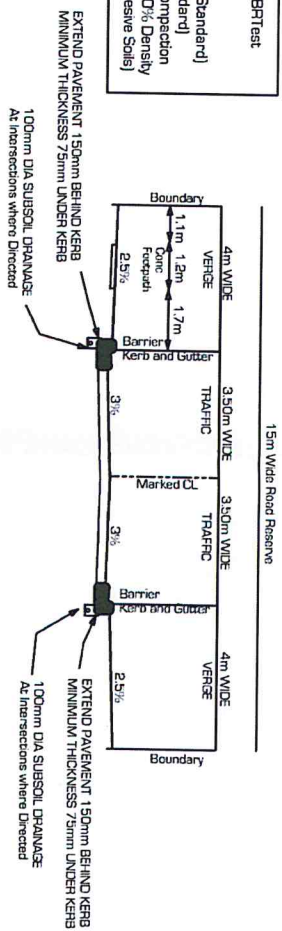
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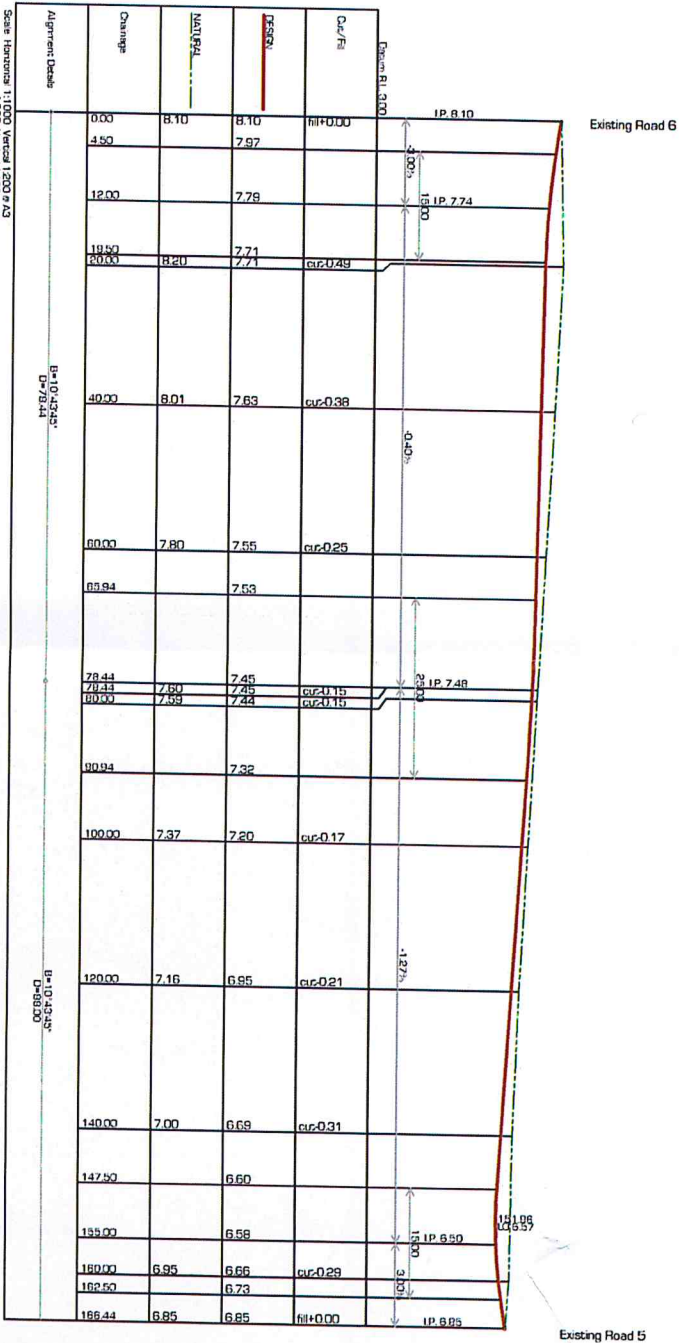
Scale 1:1000 @ A3

Ref No. 13/169

Pavement Design Subject to CBR Test
25mm AC Seal
Primer Seal
150mm Base Course (100% Standard)
150mm Subbase (100% Standard)
Subgrade to 95% Standard Compaction
(Cohesive Soils) Subgrade to 70% Density
Index A51 289 to 1.1 (Non Cohesive Soils)



TYPICAL CROSS SECTION ROAD 10
(LOCAL STREET)



LONG SECTION ROAD 10

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Signed: R.P.

Client : CONSOLIDATED PROPERTIES

Amendments :
Date Changes

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
Lismore

Location :
CASUARINA TOWN CENTRE
CASUARINA BEACH

ROAD 10 DETAILS

Date: 26.08.13

Scale as Shown

Ref No. 13/169

Drawn: CD



CONTRACTOR IS TO ENSURE THAT ALL KERB AND GUTTER GRADES SHALL NOT FALL BELOW 0.3% AT ANY POINT RESPECTIVE OF ROAD CENTRELINE GRADING SHOWN ON LONGITUDINAL SECTIONS



5

Amendments :

Date	Changes
------	---------

2

Surveyors Planners Engineers

Email: office@newtondennychapelle.com.au

Lismore
Casin

100 Barker St. Ca

100 Barker St. La
T & F: 6662
622 1011 F: 6622 4088

ROAD 5 DETAILS

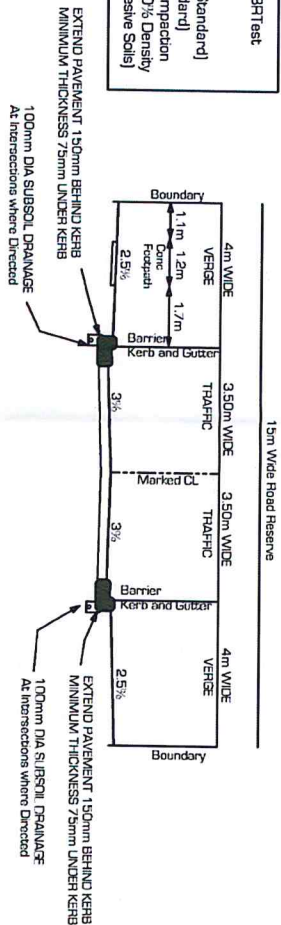
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Date: 10.09.13

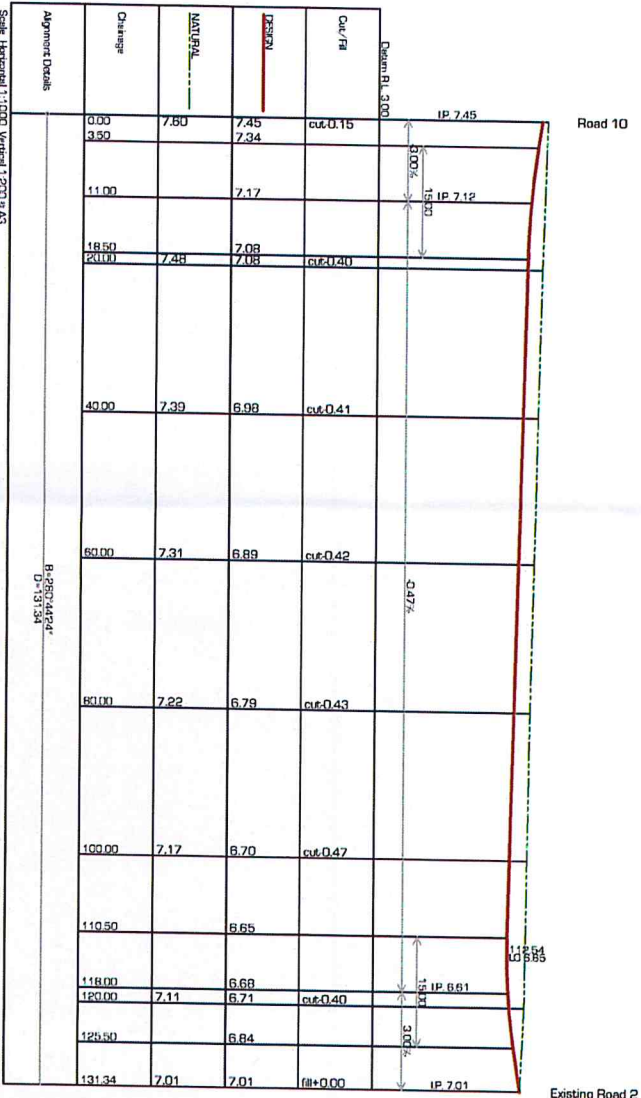
Scale as Shown

Ref No. 13/169

Payment Design Subject to CBRT test
25mm AC Seal
Pavement Seal
150mm Base Course (100% Standard)
150mm Subbase (100% Standard)
Subgrade to 95% Standard Compaction
(Cohesive Soils) Subgrade to 70% Density
Index AS1289 5.1.1 (Non Cohesive Soils)



TYPICAL CROSS SECTION ROAD 11
(LOCAL STREET)



LONG SECTION ROAD 11

Client : CONSOLIDATED PROPERTIES

Amendments :	
Date	Changes
B	
C	
D	
E	
F	

Location :

CASUARINA TOWN CENTRE
CASUARINA BEACH

Newton Denny Chapelle

Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
Lismore
31 Carrington St. Lismore 2480
T: 6622 1011 F: 6622 4088

Casino
100 Barker St. Casino 2470
T & F: 6692 5000

ROAD 11 DETAILS

Drawn: CD


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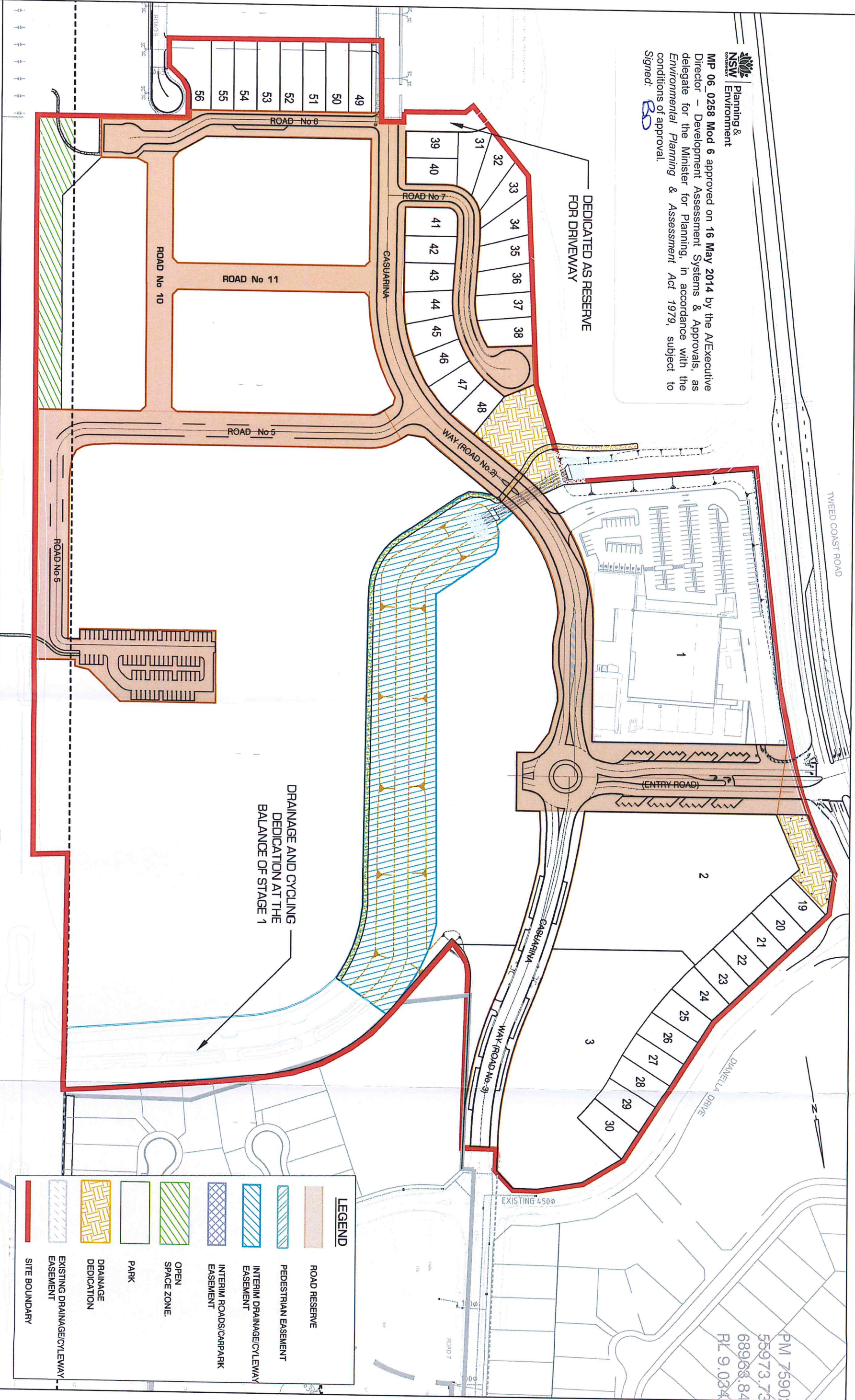
Scale as Shown










Ref No. 13/169

NSW Planning &
GOVERNMENT Environment

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LEGEND	
	ROAD RESERVE
	PEDESTRIAN EASEMENT
	INTERIM DRAINAGE/CYCLEWAY EASEMENT
	INTERIM ROADS/CARPARK EASEMENT
	OPEN SPACE ZONE
	PARK
	DRAINAGE DEDICATION
	EXISTING DRAINAGE/CYCLEWAY EASEMENT
	SITE BOUNDARY

CLIENT:

CLARENCE PROPERTY WORKS

LOCATION:

CASUARINA TOWN CENTRE
CASUARINA BEACH

Amendments :

Date	Changes
B	
C	
D	
E	
F	

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Surveyors Planners Engineers
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Lismore
31 Carrington St. Lismore 2480
T. 6622 1011 F. 6622 4088

Casino

100 Barker St. Casino 2470
T & F: 6662 5000

STAGE 1A DEDICATION AND EASEMENT PLAN

DATE: 20.03.14

SCALE: 1 : 2000@A3

REF: 12111/13169

DRAWN: BK

PM 75901
55973.73
68968.84
PL 9.034