

NOTE:
ALL DIMENSIONS, AREAS, LOT LAYOUTS & SERVICES DESIGN ARE SUBJECT TO
FINAL SURVEY, DETAILED DESIGN WORKS, ENVIRONMENTAL STUDIES & APPROVAL
BY PORT MACQUARIE HASTINGS COUNCIL.

No.	DATE	REVISIONS	BY
2	17-06-2014	SECTION 86 SUBMISSION	G.H.
1	22-12-2013	APPROVAL BY DEPARTMENT OF PLANNING	G.H.

LE CLOS VERDUN
SANCROX

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Telephone: 02 6583 6722 • Facsimile: 02 6584 9089 • Email: mail@hopkins.com.au

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OVERALL PLAN OF SUBDIVISION

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FILE REF:	SHEET SIZE
6096/6096-0011-A	A1
DESIGNED	SURVEY
DRAWN BY: LELOU	DRAFTING
CHECKED	REDUCTION
REVISION DATE	REVISION DATE
REV. NO.	SHEET NO.
2	1A
TOTAL SHEETS	10



50 40 30 20 10 0 20 40 60 80 100
1 : 2000 SCALE BEFORE REDUCTION (METRES)

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REVISIONS		BY
No.	DATE	
1	22-12-2019	G.H.
2	17-04-2014	G.H.

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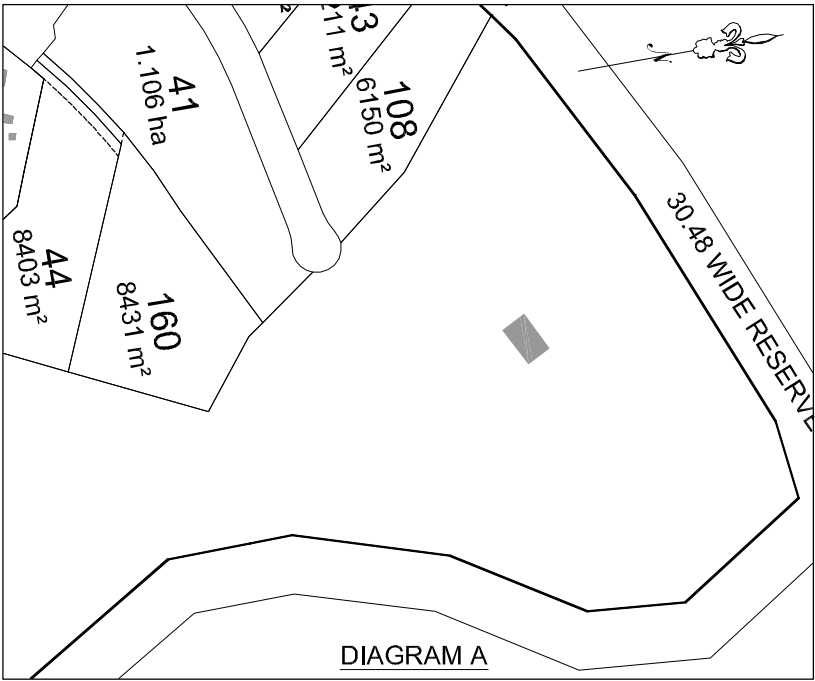
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PLAN OF PROPOSED SUBDIVISION
DETAIL SHEET 1
LE CLOS VERDUN
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FILE REF:				SHEET SIZE
6096/6096-0011-1B				A1
DESIGNED	SURVEY	DRAFTING	CREATION DATE	
DRAWING OF LEGAL		HEIGHT & DATUM	FILE NO.	
CHECKED		REVISION DATE	REV. NO.	SHEET NO.
G.H.			2	1B
				10



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1 : 2000 SCALE BEFORE REDUCTION (METRES)

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2	17-06-2014	SECTION 86 SUBMISSION	G.H.

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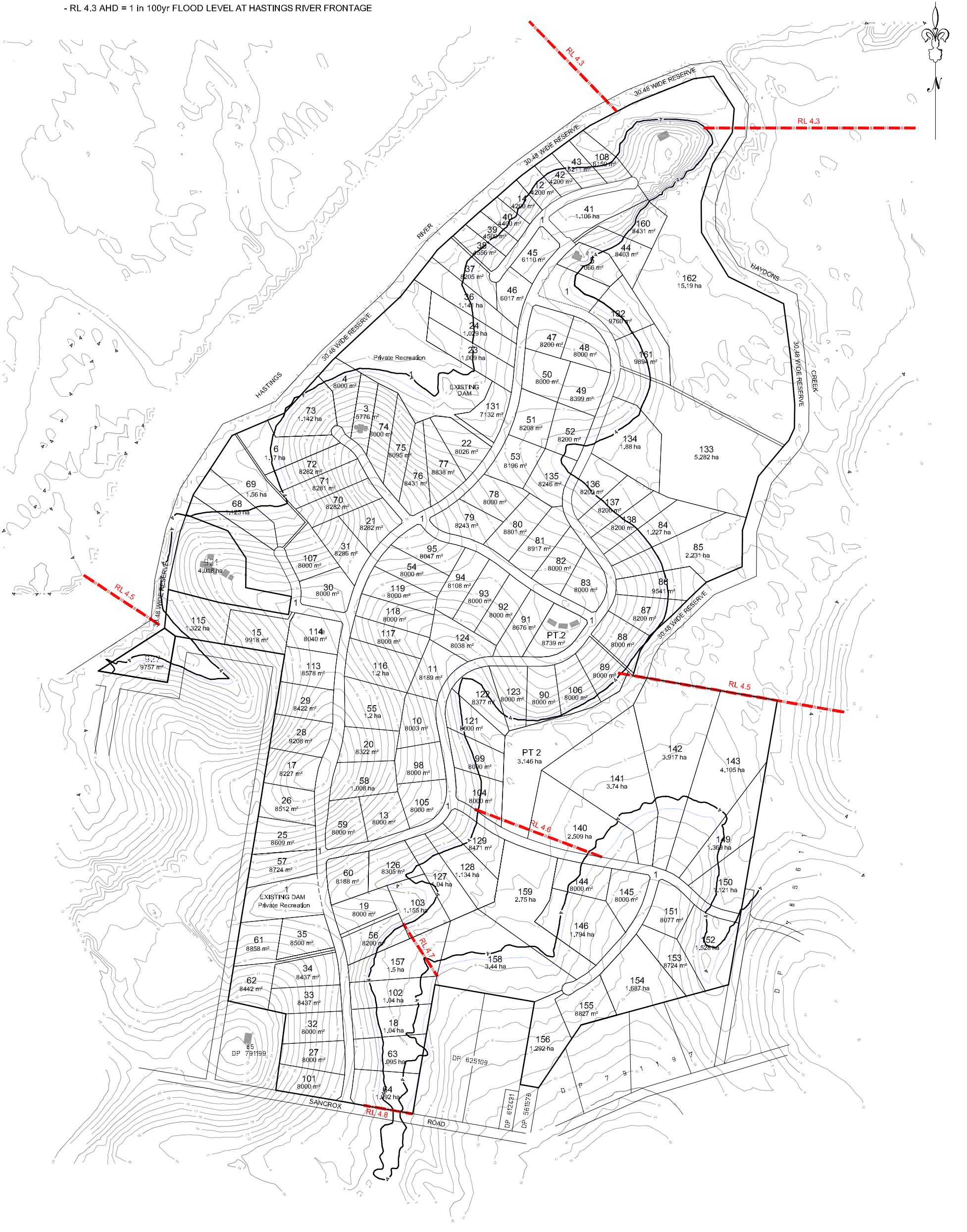
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PLAN OF PROPOSED SUBDIVISION
DETAIL SHEET 2
LE CLOS VERDUN
SANCROX

FILE REF:	SHEET SIZE
6096/6096-001-1C	A1
DESIGNED	SURVEY
DRAWN OF LEGAL	HEIGHT & DATE
CHECKED	REVISION DATE
REV. NO.	SHEET NO.
2	1C
6096	10

LEGEND

- RL 4.0 AHD CONTOUR = 1 in 20yr FLOOD LEVEL
- RL 4.5 AHD CONTOUR
- DENOTES 1 in 100yr FLOOD LEVELS AT HAYDONS CREEK TRIBUTARY
- RL 4.3 AHD = 1 in 100yr FLOOD LEVEL AT HASTINGS RIVER FRONTAGE



100 80 60 40 20 0 40 80 120 160 200
1 : 4000 SCALE BEFORE REDUCTION (METRES)

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2	17-04-2014	SECTION 86 SUBMISSION	G.H.
1	22-12-2013	APPROVAL BY DEPARTMENT OF PLANNING	G.H.

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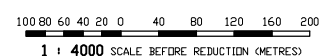
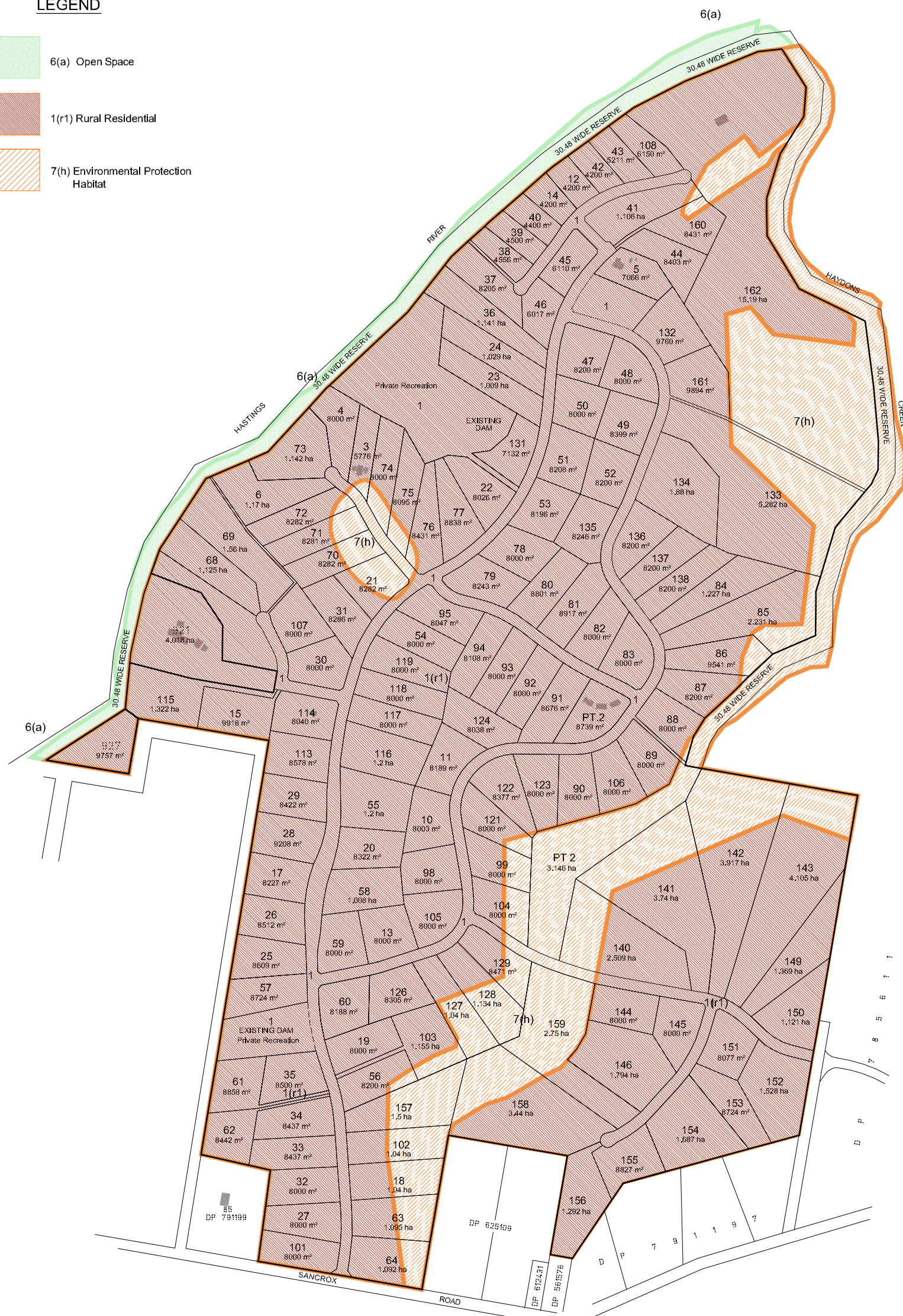
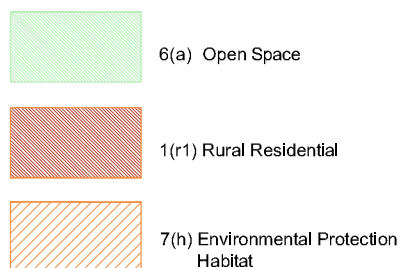
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PLAN OF PROPOSED SUBDIVISION
WITH CONTOURS & FLOOD LEVELS
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FILE REF:	6096/6096-0011-2	SHEET SIZE	A1
DESIGNED	SURVEY	DRAFTING	CREATION DATE
DRAWN OF LEGAL	HEIGHT & DATE	LW	06/07/2010
CHECKED	REVISION DATE	REV. NO.	6096
		SHEET NO.	10
		TOTAL SHEETS	10

 N



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2	17-04-2014	SECTION 95 SUBMISSION	G. HILL
1	22-12-2010	APPROVAL BY DEPARTMENT OF PLANNING	G. HILL
No.	DATE	REVISIONS	BY

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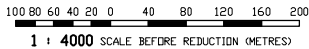
PLAN OF PROPOSED SUBDIVISION
WITH ZONE BOUNDARY
LE CLOS VERDUN
SANCROX

FILE REF: 609616096-0011-3			SHEET SIZE A1	
DESIGNED	SURVEY	DRAFTING LW	CREATION DATE 06/07/2010	
ORIGIN OF LEVEL	HEIGHT & DATUM	REDUCTION 1:4000	FILE NO. 6096	
CHECKED	REVISION DATE	REV. NO.	SHEET NO.	TOTAL SHEETS
GH		2	3	10

\\DW\GS\6096\6096-0011.dwg, SHEET 3, 23/04/2014 2:35:15 PM, Geoff



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2	17/04/2014	SECTION 95 SUBMISSION	G.H.	
1	23/02/2010	APPROVAL BY DEPARTMENT OF PLANNING	G.H.	
NO.	DATE	REVISIONS	BY	

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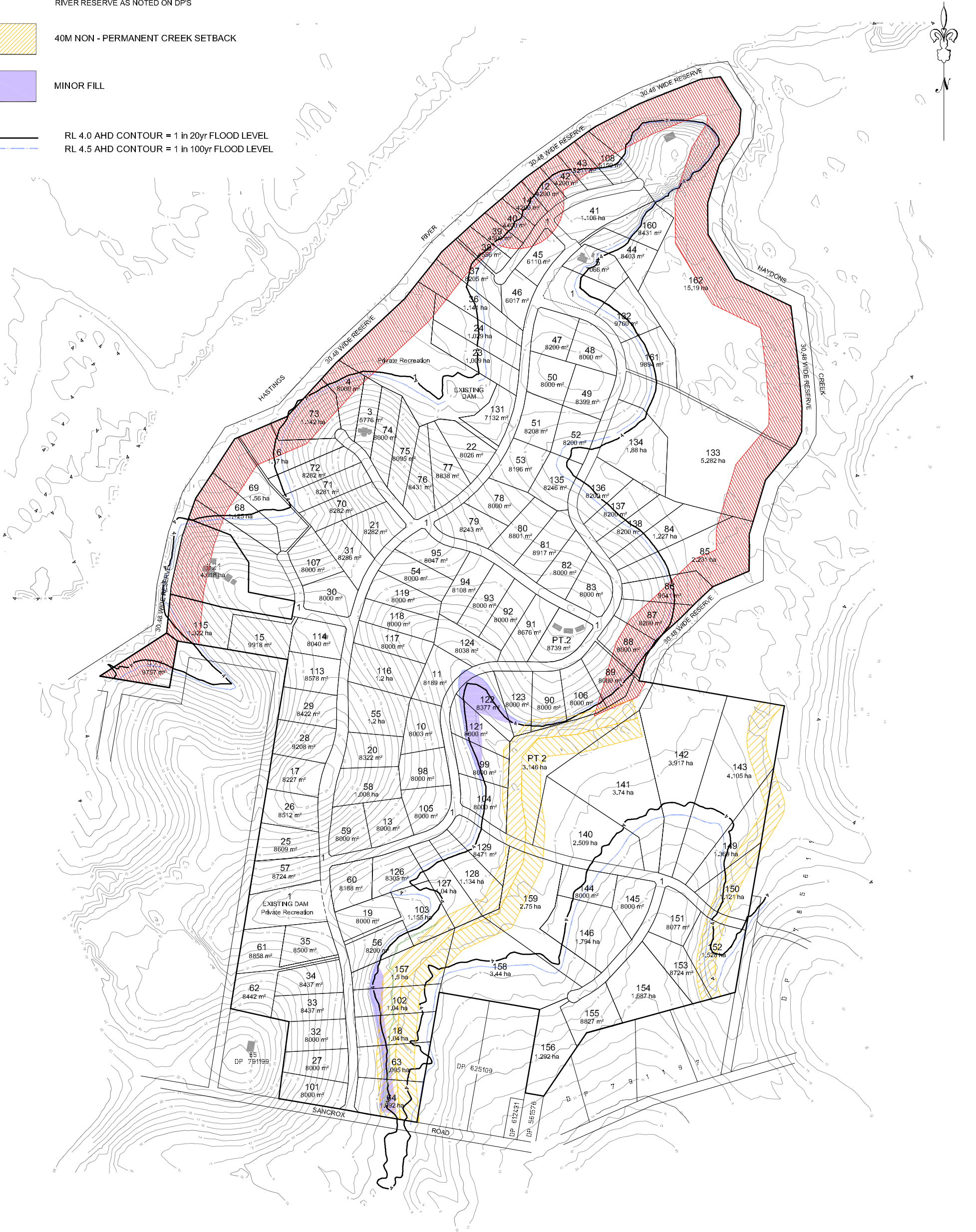
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**PLAN OF PROPOSED SUBDIVISION
WITH AERIAL PHOTOGRAPH
LE CLOS VERDUN
SANCROX**

FILE REF:	6096\6096-0011-4	SHEET SIZE:	A1
DESIGNED:	SAH/RY	DRAWING:	08/07/2010
DRAWING OF: LEVELS	HEIGHT & DATUM	FILE NO.:	6096
CHECKED:	REVISION DATE:	REV. NO.	SHEET NO.
G.H.		2	4
			10

LEGEND

- 100M RIVER SETBACK
N.B: 100M SETBACK IS TAKEN 69.52M FROM
BOUNDARY WHICH ALLOWS FOR THE 30.48M
RIVER RESERVE AS NOTED ON DP'S
- 40M NON - PERMANENT CREEK SETBACK
- MINOR FILL
- RL 4.0 AHD CONTOUR = 1 in 20yr FLOOD LEVEL
- RL 4.5 AHD CONTOUR = 1 in 100yr FLOOD LEVEL



100 80 60 40 20 0 40 80 120 160 200
1 : 4000 SCALE BEFORE REDUCTION (METRES)

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NO.	DATE	REVISIONS	BY
1	23-02-2010	APPROVAL BY DEPARTMENT OF PLANNING	G.H
2	17-04-2014	SECTION 95 SUBMISSION	G.H

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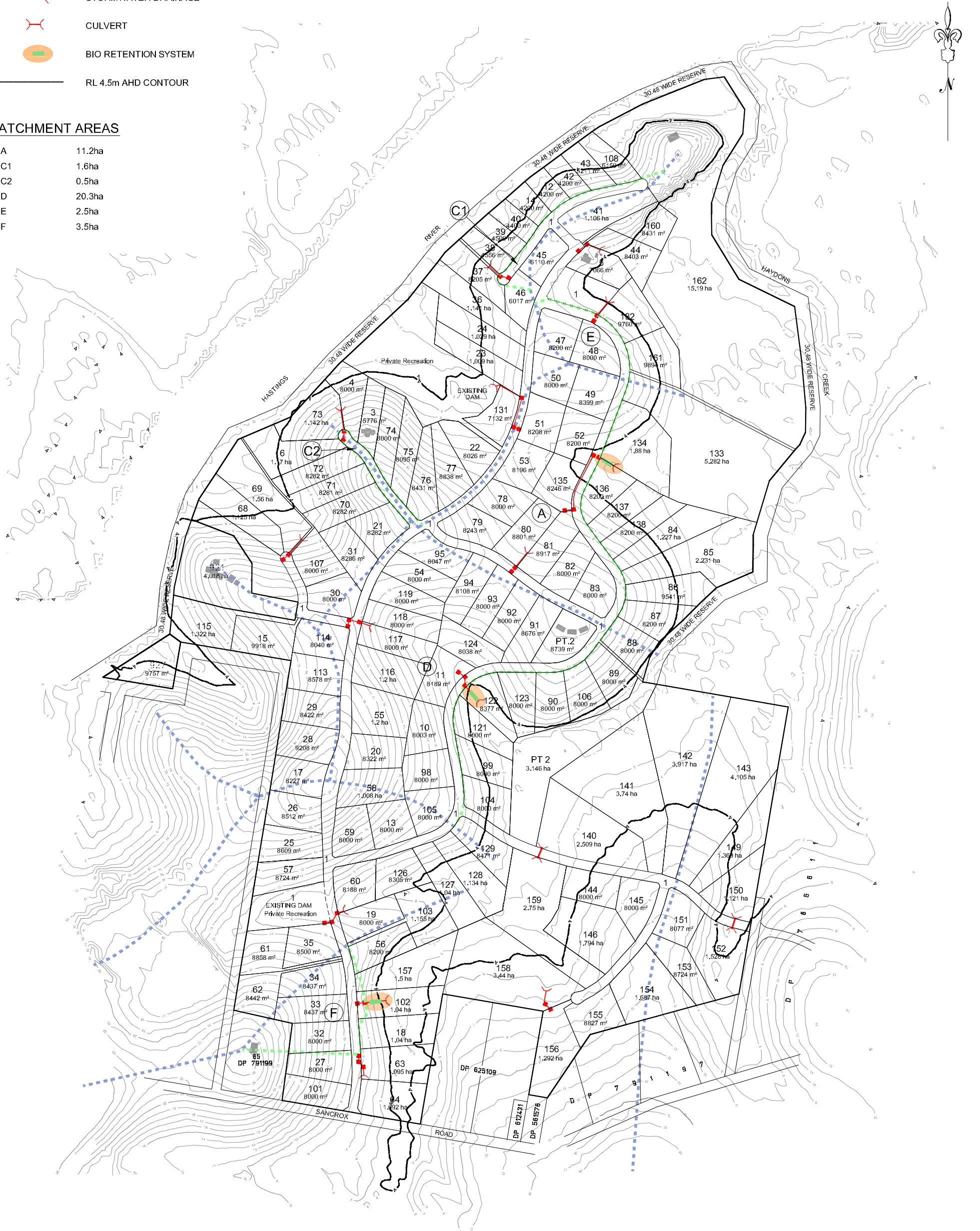
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PLAN OF PROPOSED SUBDIVISION WITH
FLOOD LEVELS & INTENDED FILLING
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FILE REF: 6096/6096-0011-5	SHEET SIZE A1
DESIGNED SURVEY	DRAWING LW
DATE OF LEVELS HEIGHT & DATUM	REDUCTION 1:4000
CHECKED G.H	REVIEW DATE 2
REVIEW NO 5	SHEET NO 10
FILE NO 6096	TOTAL SHEETS 10

	CATCHMENT AREAS
	RIDGE LINES
	STORMWATER DRAINAGE
	CULVERT
	BIO RETENTION SYSTEM
	RL 4.5m AHD CONTOUR

A	11.2ha
C1	1.6ha
C2	0.5ha
D	20.3ha
E	2.5ha
F	3.5ha



100 80 60 40 20 0 40 80 120 160 200
1 : 4000 SCALE BEFORE REDUCTION (METRES)

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2	17-04-2014	SECTION 95 SUBMISSION	G.H.II
1	22-12-2010	APPROVAL BY DEPARTMENT OF PLANNING	G.H.III
No.	DATE	REVISIONS	BY

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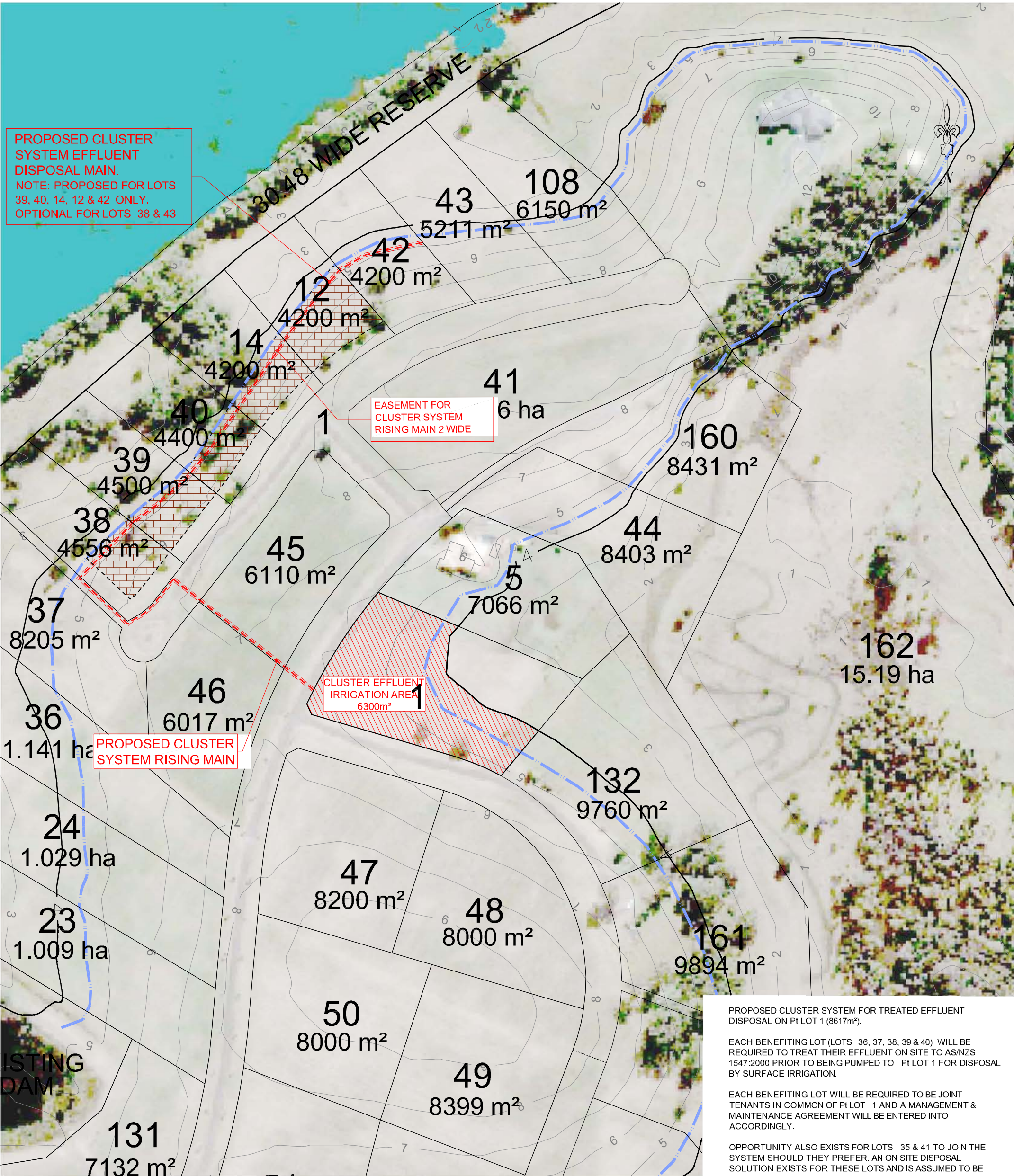
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PLAN OF PROPOSED SUBDIVISION
WITH STORMWATER STRATEGY
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FILE REF:			SHEET SIZE	
6096/6096-0011-6			A1	
DESIGNED	SURVEY	DRAFTING	CREATING DATE	
		LW	06/07/2010	
ORIGIN OF LEVELS		HEIGHT & DATUM	REDUCTION	FILE NO.
			1:40000	6096
CHECKED	REVISION DATE	REV. NO.	SHEET NO.	TOTAL SHEETS
G.J.H		2	6	10

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PROPOSED CLUSTER SYSTEM FOR TREATED EFFLUENT DISPOSAL ON Pt LOT 1 (8617m²).

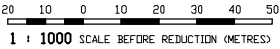
EACH BENEFITING LOT (LOTS 36, 37, 38, 39 & 40) WILL BE REQUIRED TO TREAT THEIR EFFLUENT ON SITE TO AS/NZS 1547:2000 PRIOR TO BEING PUMPED TO Pt LOT 1 FOR DISPOSAL BY SURFACE IRRIGATION.

EACH BENEFITING LOT WILL BE REQUIRED TO BE JOINT TENANTS IN COMMON OF Pt LOT 1 AND A MANAGEMENT & MAINTENANCE AGREEMENT WILL BE ENTERED INTO ACCORDINGLY.

OPPORTUNITY ALSO EXISTS FOR LOTS 35 & 41 TO JOIN THE SYSTEM SHOULD THEY PREFER. AN ON SITE DISPOSAL SOLUTION EXISTS FOR THESE LOTS AND IS ASSUMED TO BE THE FIRST PREFERENCE.

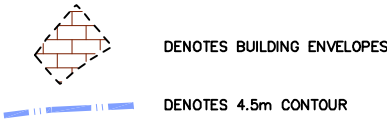
Pt LOT 1 HAS 6300 m² ABOVE THE 1 IN 20 FLOOD LEVEL AND IS WELL SEPARATED FROM BOTH THE HASTINGS RIVER AND HAYDONS CREEK. UP TO 7 LOTS COULD BE CONNECTED TO LOT Pt LOT 1 FOR TREATED EFFLUENT DISPOSAL BY IRRIGATION.

RL 4.0 AHD CONTOUR = 1 in 20yr FLOOD LEVEL



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LEGEND



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NO.	DATE	REVISIONS	BY
1	23-02-2010	SECTION 95 SUBMISSION	G.H.
2	17-04-2014	APPROVAL BY DEPARTMENT OF PLANNING	G.H.

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SAMPLE BUILDING ENVELOPES
LE CLOS VERDUN
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FILE REF:	SHEET NO.	SHEET SIZE
6096\6096-0011-7	7A	A1
DESIGNED	DRAWN	DATE
CHIEF OF LEVELS	HEIGHT & DATUM	FILE NO.
CHECKED	REVISION DATE	REVISION
G.H.	2	7A
		10



LEGEND



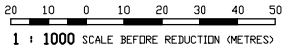
FILL AREA



DENOTES BUILDING ENVELOPES



DENOTES 4.5m CONTOUR



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NO.	DATE	REVISIONS	BY
1	17/04/2014	SECTION 95 SUBMISSION	G.H.
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SAMPLE BUILDING ENVELOPES
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FILE REF:	6096/6096-0011	SHEET SIZE	A1
DESIGNED	SURVEY	DRAWING	08/07/2010
DRAWN BY	LW	REDUCTION	6096
CHECKED	REVISION DATE	REV. NO.	SHEET NO.
G.H.		2	7B
			10



LEGEND

-  FILL AREA
-  DENOTES BUILDING ENVELOPES
-  DENOTES 4.5m CONTOUR

20 10 0 10 20 30 40 50
1 : 1000 SCALE BEFORE REDUCTION (METRES)

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NO.	DATE	REVISIONS	BY
1	23-02-2010	APPROVAL BY DEPARTMENT OF PLANNING	G.H
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SAMPLE BUILDING ENVELOPES
LE CLOS VERDUN
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FILE REF:	DESIGNED	DRAWING	CREATION DATE
6096/6096-0011	SURVEY	LW	08/07/2010
CHECKED	REVISION DATE	REV. NO.	SHEET NO.
G.H		2	7C
			10

 PROPOSED WALKING TRAILS
 30.48m WATERFRONT RESERVE
 ACCESS TO FORESHORE
 Proposed Fire trails to be provided at the perimeter of bushfire hazard vegetation. The design and construction of the fire trail to be in accordance with section 4.1.3 of NSW Rural Fire Services, *Planning for Bushfire Protection* , 2006.
 PRIVATE ACCESS WAY



100 80 60 40 20 0 40 80 120 160 200
1 : 4000 SCALE BEFORE REDUCTION (METRES)

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2	17-04-2014	SECTION 96 SUBMISSION		G.H.II
1	22-12-2010	APPROVAL BY DEPARTMENT OF PLANNING		G.H.II
No.	DATE	REVISIONS		BY

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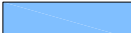
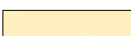
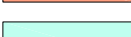
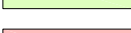
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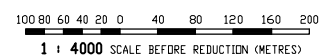
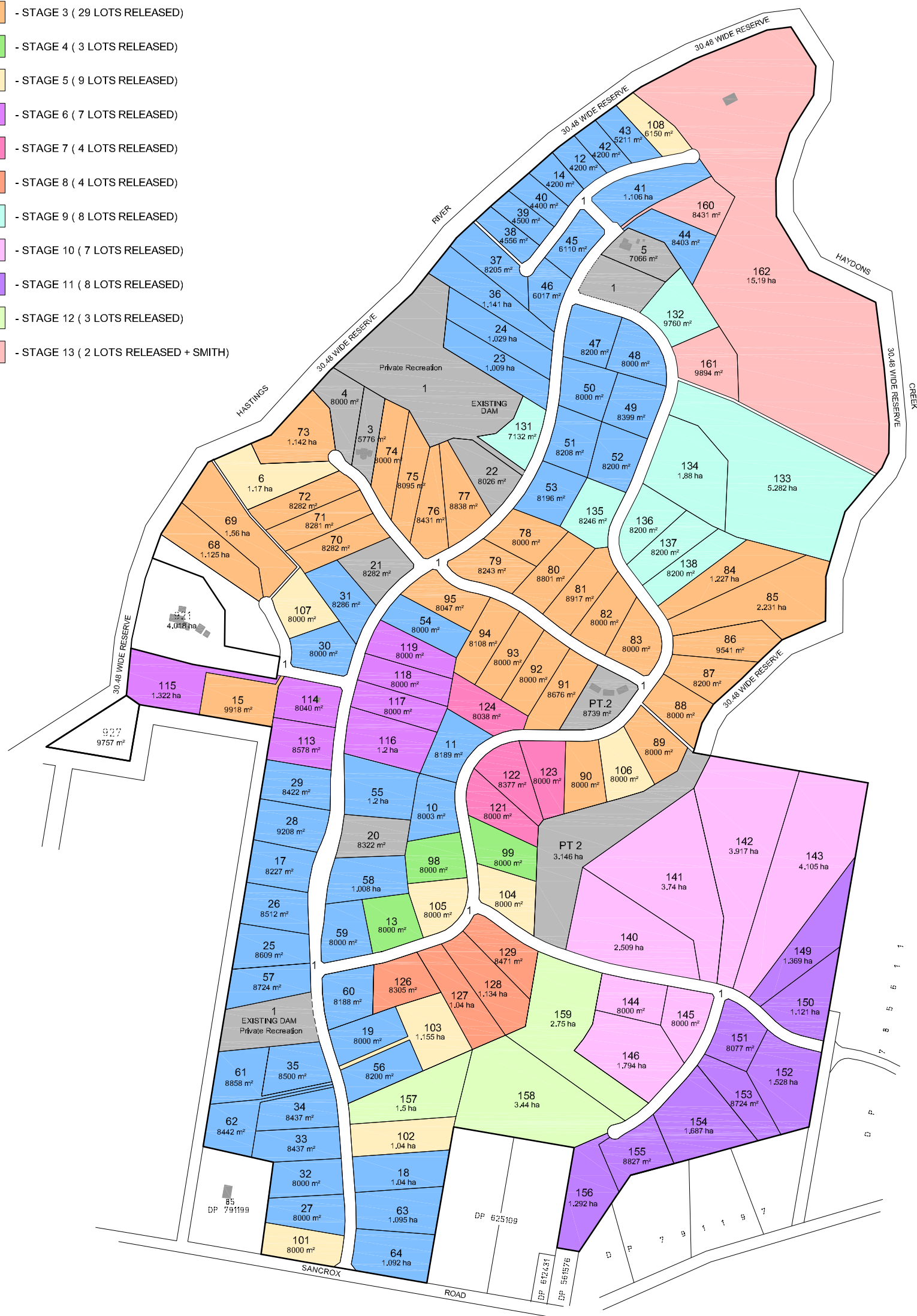
PLAN OF PROPOSED SUBDIVISION
WITH ACCESS STRATEGY
LE CLOS VERDUN
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FILE NO:				SHEET NO:	
6096/6096-0011-8				A1	
DESIGNED	SURVEY	DRAWING	CREATION DATE		
		LW	06/07/2010		
ORIGIN OF LEADS	HEIGHT & DATUM	REDUCTION	FILE NO		
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CHECKED	REVISION DATE	REV. NO	SHEET NO	TOTAL SHEETS	
G.H.		2	8	10	

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LEGEND

- | | |
|---|--|
|  | - STAGE 1 (7 LOTS RELEASED + COMMUNITY LOT) |
|  | - STAGE 2 (49 LOTS RELEASED) |
|  | - STAGE 3 (29 LOTS RELEASED) |
|  | - STAGE 4 (3 LOTS RELEASED) |
|  | - STAGE 5 (9 LOTS RELEASED) |
|  | - STAGE 6 (7 LOTS RELEASED) |
|  | - STAGE 7 (4 LOTS RELEASED) |
|  | - STAGE 8 (4 LOTS RELEASED) |
|  | - STAGE 9 (8 LOTS RELEASED) |
|  | - STAGE 10 (7 LOTS RELEASED) |
|  | - STAGE 11 (8 LOTS RELEASED) |
|  | - STAGE 12 (3 LOTS RELEASED) |
|  | - STAGE 13 (2 LOTS RELEASED + SMITH) |



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1	22-12-2010	APPROVAL BY DEPARTMENT OF PLANNING	G. HILL
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PLAN OF PROPOSED SUBDIVISION
WITH STAGING PLAN
LE CLOS VERDUN
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FILE REF:			SHEET SET	
609516096-0011			A1	
DESIGNED	SURVEY	DRAFTING	CREATION DATE	
		LW	06/07/20	
ORIGIN OF LEVEL	HEIGHT & DATUM	REDUCTION	FILE NO.	
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CHECKED	REVISION DATE	REV. NO.	SHEET NO.	TOTAL SHEETS
GH		2	9A	10

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(B) - RIGHT OF CARRIAGEWAY
EXTINGUISHED UPON STAGE 2
TO STAGE 13 BEING
COMPLETED

(C) - COMMUNITY LAND
OPEN SPACE

(D) - EXISTING RIGHT OF CARRIAGEWAY
VARIABLE WIDTH (DP775871)



100 80 60 40 20 0 40 80 120 160 200
1 : 4000 SCALE BEFORE REDUCTION (METRES)

NOTE:
ALL DIMENSIONS, AREAS, LOT LAYOUTS & SERVICES DESIGN ARE SUBJECT TO
FINAL SURVEY, DETAILED DESIGN WORKS, ENVIRONMENTAL STUDIES & APPROVAL
BY PORT MACQUARIE HASTINGS COUNCIL.

S:\DIVISIONS\6096\6096-0011.dwg, SHEET 9B, 23/04/2014 2:11:42 PM, Gciff

NO.	DATE	REVISIONS	BY
2	17/04/2014	SECTION 95 SUBMISSION	G.H.H.
1	23/02/2010	APPROVAL BY DEPARTMENT OF PLANNING	G.H.H.

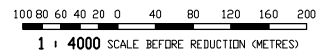
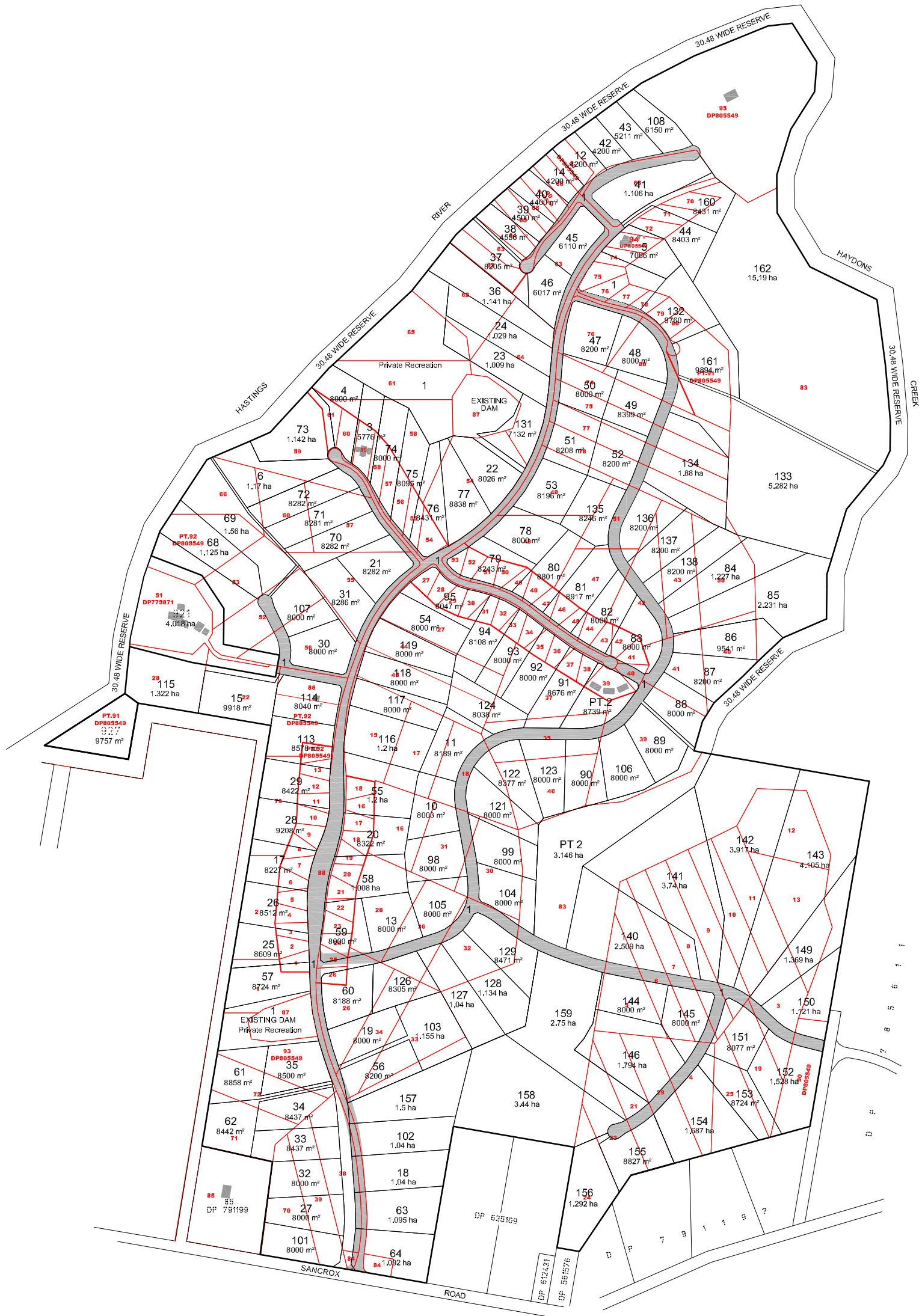
Liability limited by a scheme approved under Professional Standards Legislation

LE CLOS VERDUN
SANCROX

HOPKINS CONSULTANTS PTY LTD
Suite 1 / 109 William Street - PO Box 1556 Port Macquarie NSW 2444 - ABN 27 655 960 678
Telephone: 02 6583 6722 - Facsimile: 02 6584 9009 - Email: mail@hopkins.com.au
DEVELOPMENT MANAGERS - SURVEYORS - ENGINEERS - PLANNERS

PLAN OF PROPOSED SUBDIVISION
WITH STAGED DEVELOPMENT LOTS
LE CLOS VERDUN
SANCROX

FILE REF:			SHEET SIZE:
6096/6096-0011			A1
DESIGNED	SURVEY	DRAWING	CREATION DATE
		LW	06/07/2010
DRAWING OF LEVELS	HEIGHT & DATUM	REDUCTION	FILE NO.
		1:4000	6096
CHECKED	REVISION DATE	REV. NO.	SHEET NO.
		2	9B
			10



NOTE:
ALL DIMENSIONS, AREAS, LOT LAYOUTS & SERVICES DESIGN ARE SUBJECT TO
FINAL SURVEY, DETAILED DESIGN WORKS, ENVIRONMENTAL STUDIES & APPROVAL
BY PORT MACQUARIE HASTINGS COUNCIL.

SSD\VG5\6096\6096-0011.dwg, SHEET: 10, 23/04/2014, 24:20:11 PM, Geoff

NO.	DATE	REVISIONS	BY
2	17/04/2014	SECTION 95 SUBMISSION	G.H.
1	23/02/2010	APPROVAL BY DEPARTMENT OF PLANNING	G.H.

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SANCROX**

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DEVELOPMENT MANAGERS - SURVEYORS - ENGINEERS - PLANNERS

COMPARISON OF EXISTING & PROPOSED LOT LAYOUTS LE CLOS VERDUN SANCROX

FILE REF:			SHEET SIZE	
6096/6096-0011			A1	
DESIGNED	SURVEY	DRAWING	CREATION DATE	
		LW	05/07/2010	
ORIGIN OF LEVELS	HEIGHT & DATUM	REDUCTION	FILE NO.	
		1:4000	6096	
CHECKED	REVISION DATE	REV. NO.	SHEET NO.	TOTAL SHEETS
G.H.		2	10	10