



Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MOD 1 granted on the 11/9/14

in respect to MP.....06-0212

Signed.....*LMG*

Sheet No. 1B of 1B



50 40 30 20 10 0 20 40 60 80 100
1 : 2000 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!

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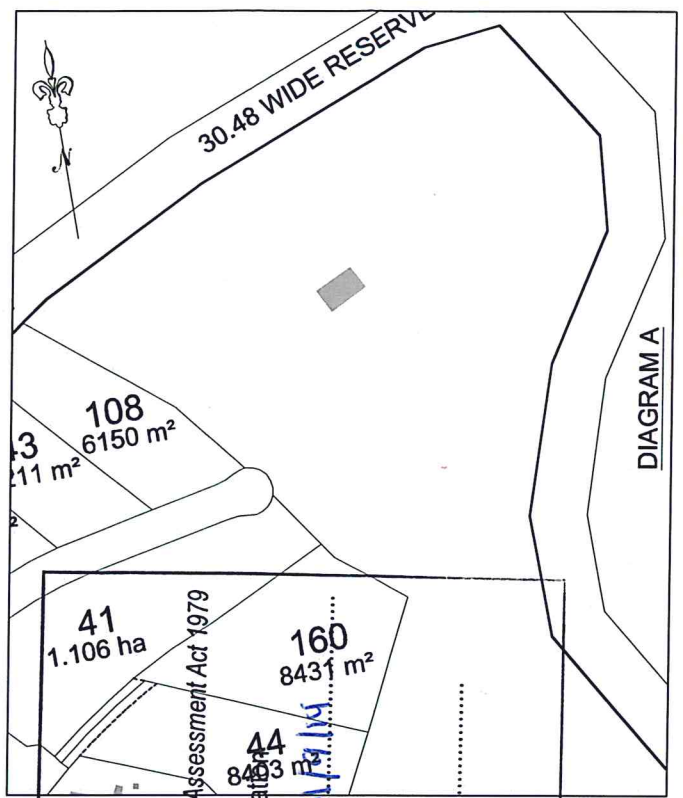
HOPKINS CONSULTANTS

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Telephones: 02 5343 8722 • Facsimile: 02 5354 9009 • Email: mail@topcon.com.au

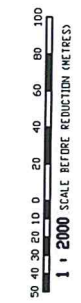
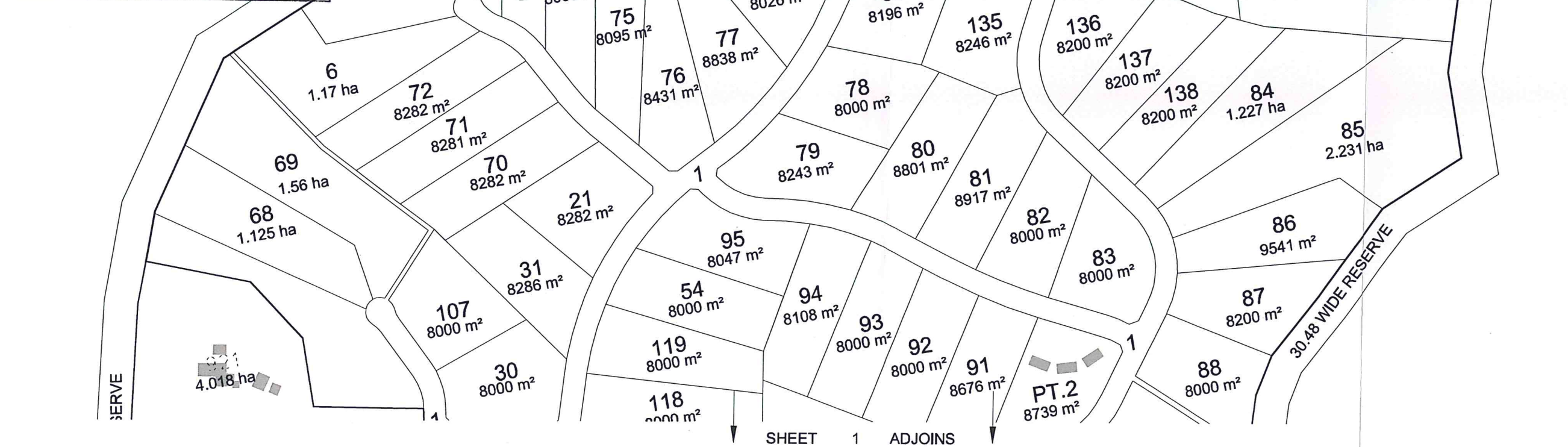
LE CLOS VERDUN
SANCROX

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Planning
Issued under the Environmental Planning and Assessment Act 1979
Approved Section 75W Modification Application No. 4007 granted on the 11/11/14
in respect to MP 06-012
Signed [Signature] IC of [Signature]
Sheet No. 1 of 10



NOTE:
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FINAL SURVEY, DETAILED DESIGN WORKS, ENVIRONMENTAL STUDIES & APPROVAL
BY PORT MACQUARIE HASTINGS COUNCIL.

PROJECT	60960096-0011-C
DATE	06/07/2010
REVISION	1.000
REVISION	6096
REVISION	2
REVISION	1C
REVISION	10

PLAN OF PROPOSED SUBDIVISION
DETAIL SHEET 2
LE CLOS VERDUN
SANCROX

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1	17/04/2014	SECTION 98 SUBMISSION	DATE
2	25/05/2010	APPROVAL BY DEPARTMENT OF PLANNING	DATE
3		REVISIONS	BY

LEGEND

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

NSW GOVERNMENT
Planning

under the Environmental Planning and Assessment Act 1979

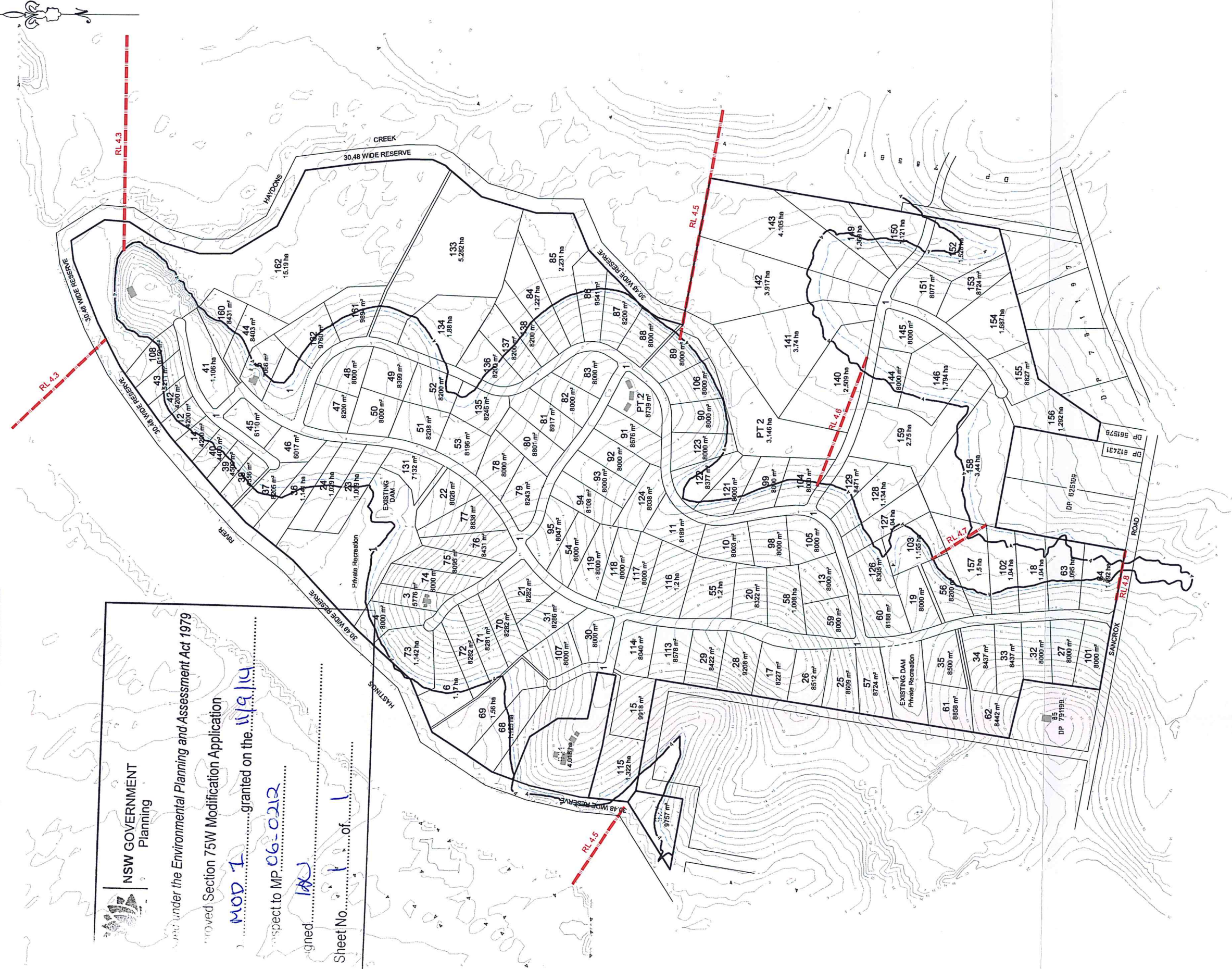
Approved Section 75W Modification Application

MOD 1 granted on the 11/9/14

Respect to MP 06-0212

ained.....

Sheet No. of



NOTE:
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[illegible]

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**PLAN OF PROPOSED SUBDIVISION
WITH CONTOURS & FLOOD LEVELS
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FILE NO.	609616096-0011-2	DATE	06/07/2010
SEARCHED	INDEXED	RECEIVED	FILED
		1-4000	6096
		2	10
GM			



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Approved Section 75W Modification Application

No. **MOD 1** granted on the **11/9/14**

in respect to MP **06-0212**

Signed **RMM**

Sheet No. **1** of **1**

LEGEND



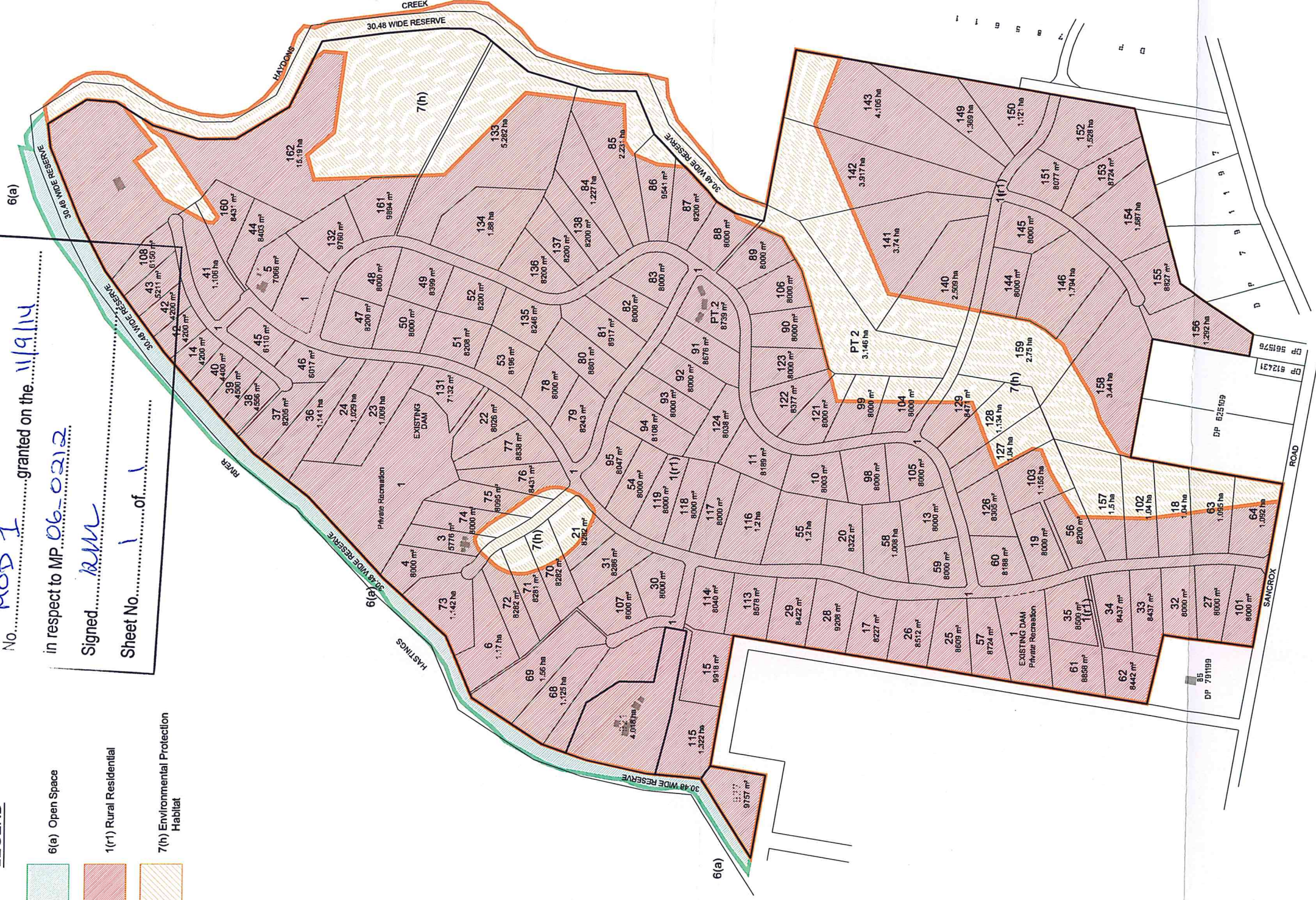
6(a) Open Space



1(r1) Rural Residential



7(h) Environmental Protection
Habitat



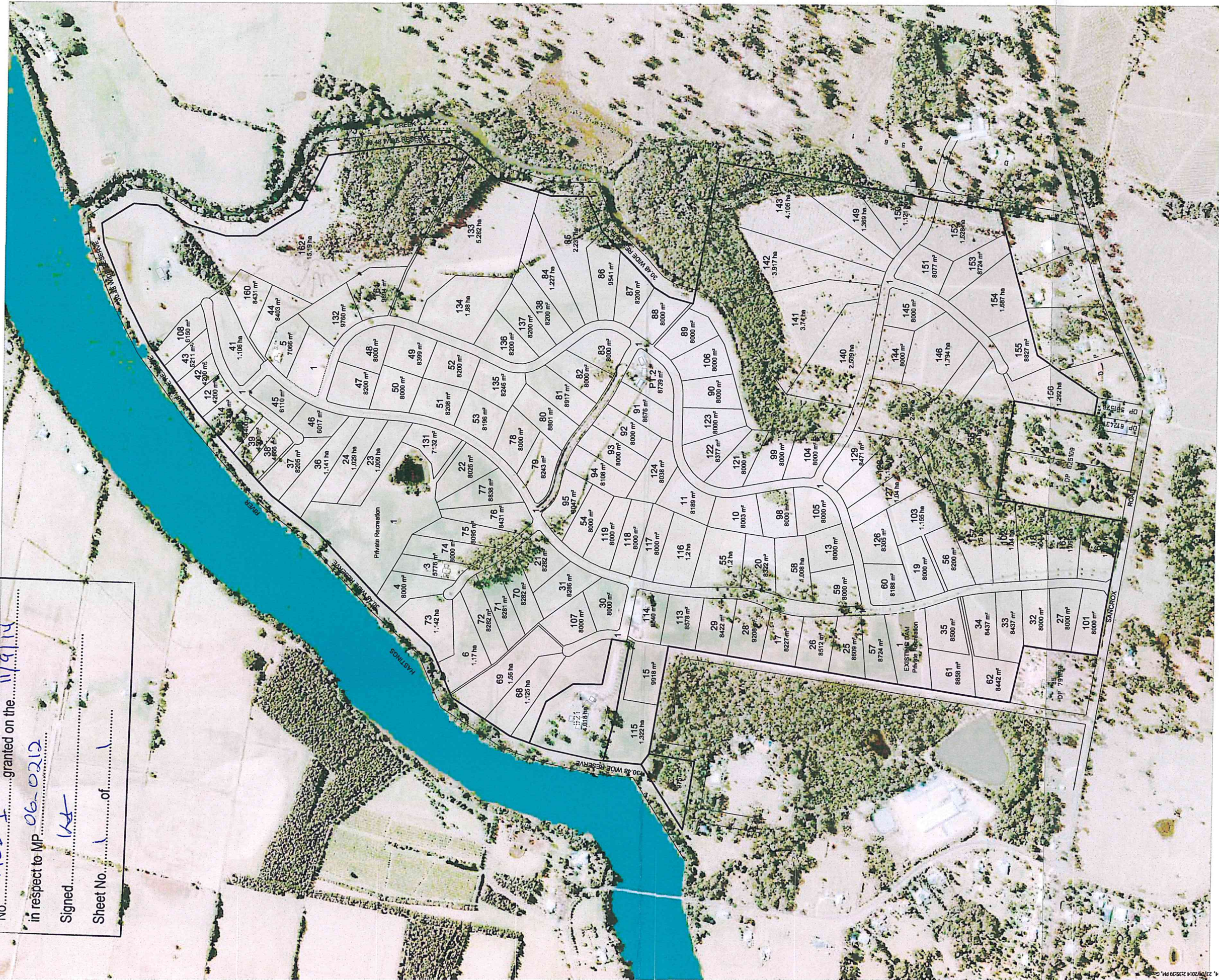


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No. MOD 1 granted on the 11/9/14
in respect to MP 06-0212
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Sheet No. 1 of 1



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

NO.	DATE	SECTION 94 SURVEY	APPROVAL BY DEPARTMENT OF PLANNING	REVISIONS
1	25-10-2010	1		

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PLAN OF PROPOSED SUBDIVISION
WITH AERIAL PHOTOGRAPH
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PROJECT NAME	6096
CLIENT	6096
DATE	06/07/2010
SCALE	1:4000
REVISIONS	2
BY	4
DATE	10



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Approved Section 75W Modification Application

No. H001 granted on the 11/9/14

in respect to MP 06-0212

Signed 1/22

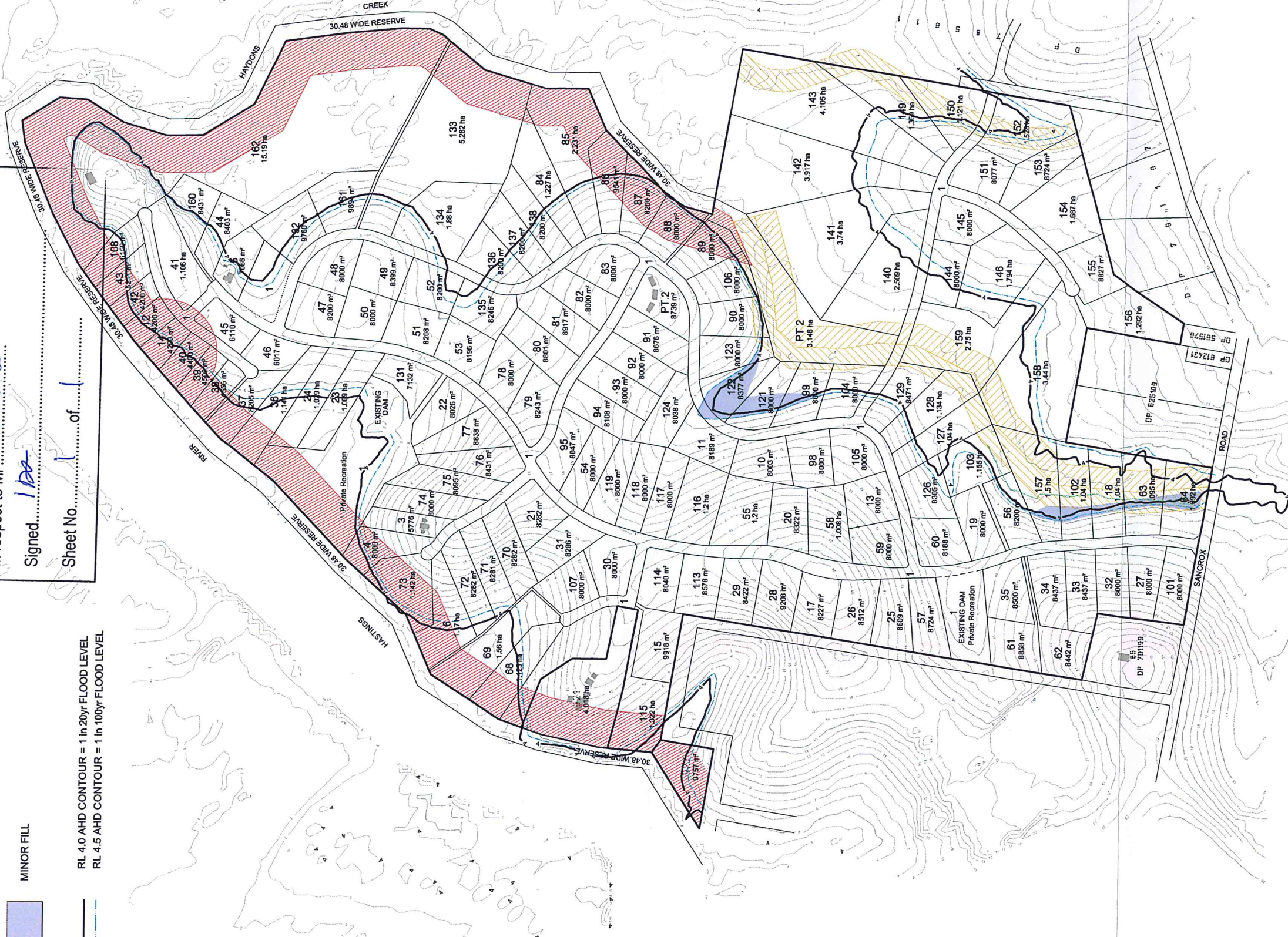
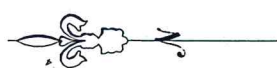
Sheet No. 1 of 1

100M RIVER SETBACK
N.B: 100M SETBACK IS TAKEN 69.52M FROM
BOUNDARY WHICH ALLOWS FOR THE 30.48M
RIVER RESERVE AS NOTED ON DPs

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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FINAL SURVEY, DETAILED DESIGN WORKS, ENVIRONMENTAL STUDIES & APPROVAL
BY PORT MACQUARIE HASTINGS COUNCIL.

NO.	DATE	REVISIONS	BY
2	11/04/2014	SECTION 75W MODIFICATION	G.H
1	23/02/2010	APPROVAL BY DEPARTMENT OF PLANNING	G.H

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PLAN OF PROPOSED SUBDIVISION WITH
FLOOD LEVELS & INTENDED FILLING
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PROJECT NO.	6096	DATE	11/09/2014
PROJECT NAME	LE CLOS VERDUN	DATE	11/09/2014
PROJECT NO.	6096	DATE	11/09/2014
PROJECT NAME	LE CLOS VERDUN	DATE	11/09/2014
PROJECT NO.	6096	DATE	11/09/2014
PROJECT NAME	LE CLOS VERDUN	DATE	11/09/2014
PROJECT NO.	6096	DATE	11/09/2014
PROJECT NAME	LE CLOS VERDUN	DATE	11/09/2014
PROJECT NO.	6096	DATE	11/09/2014
PROJECT NAME	LE CLOS VERDUN	DATE	11/09/2014



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Approved Section 75W Modification Application

No. MOD 1 granted on the 11/9/14

in respect to MP 06-0212.....

Signed..... *LM*

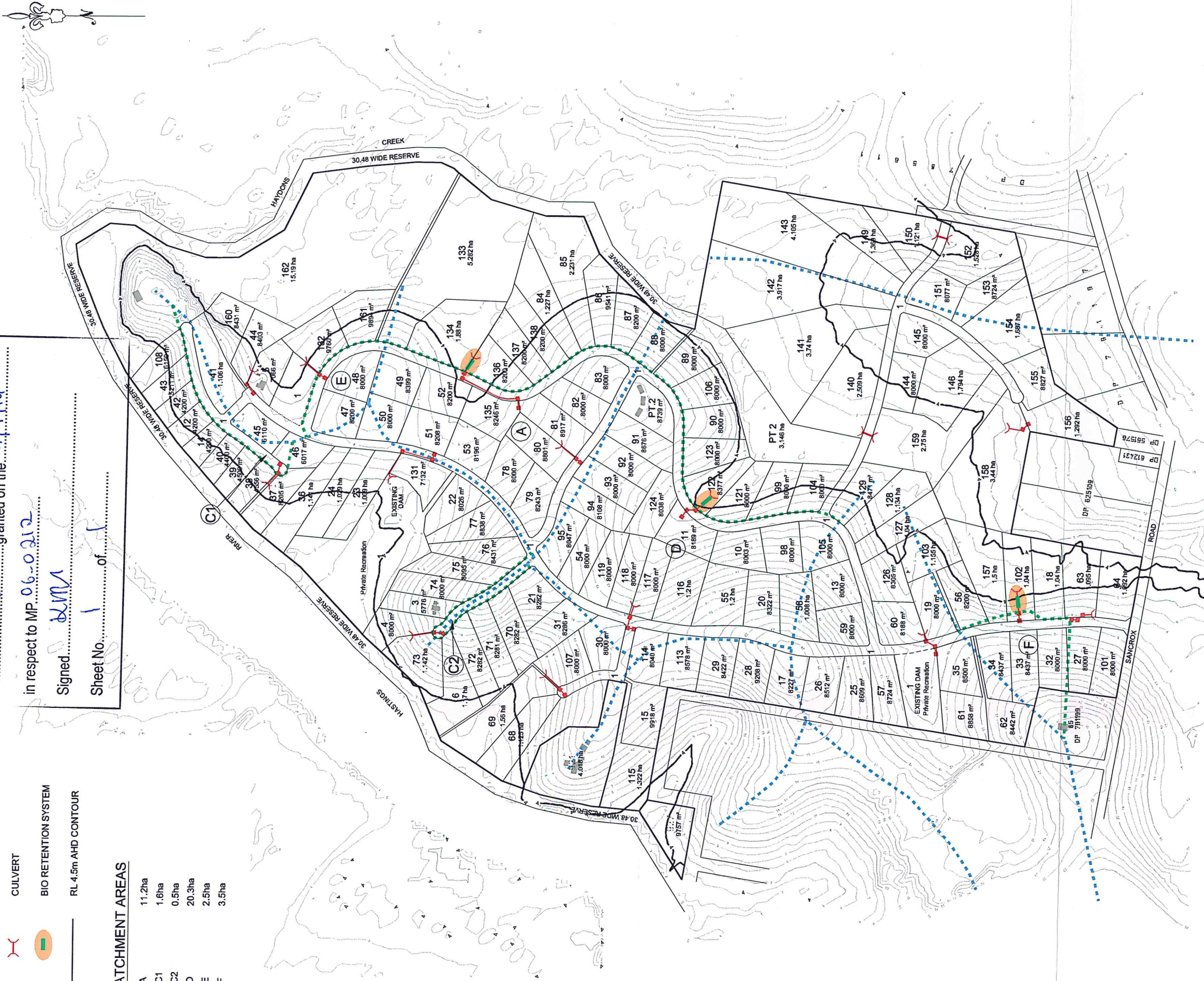
Sheet No. 1 of 1

LEGEND

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

CATCHMENT AREAS

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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**PLAN OF PROPOSED SUBDIVISION
WITH STORMWATER STRATEGY
LE CLOS VERDUN
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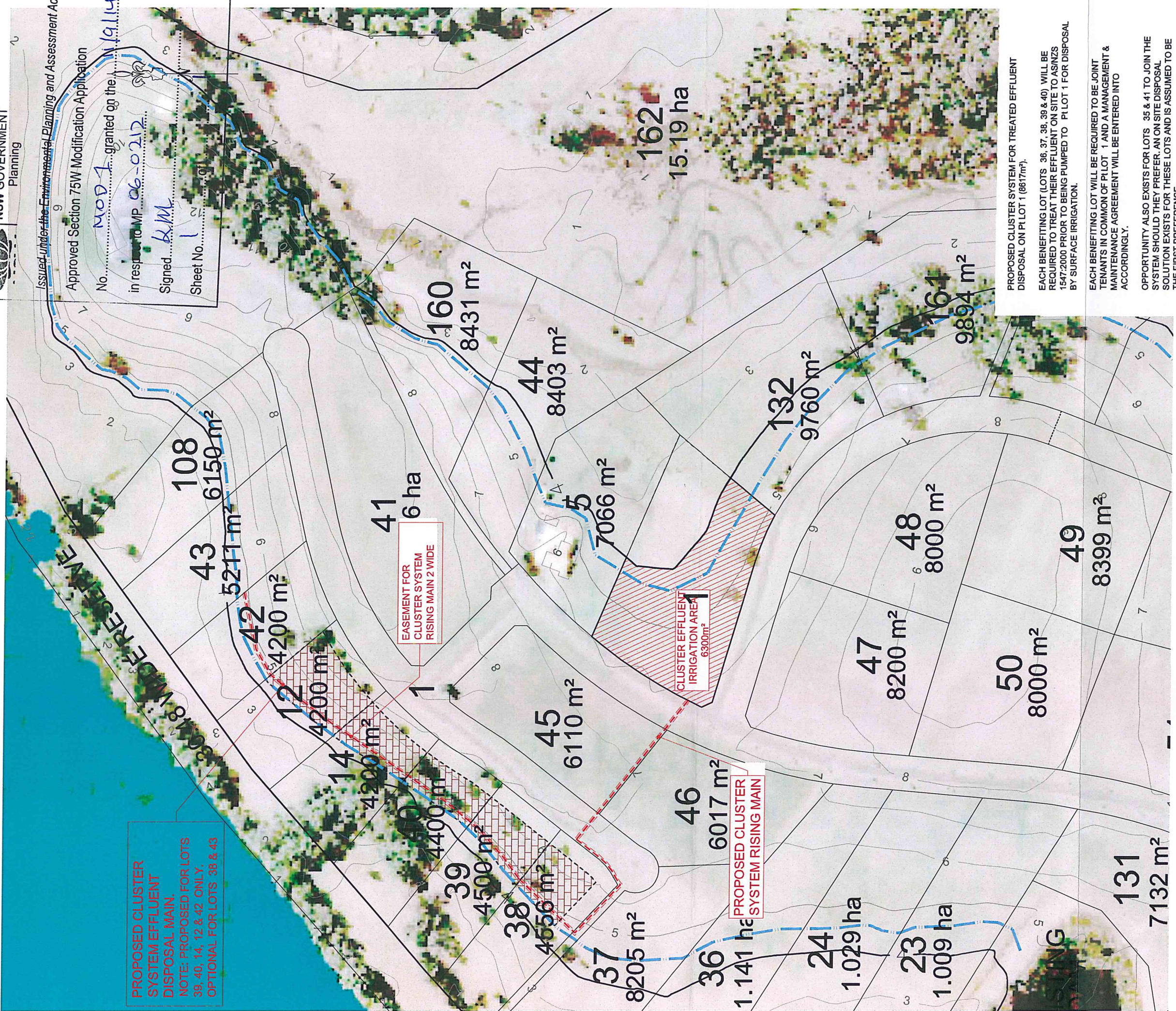
FILE REF							SHEET NO.
60965096-0011-6	COPY#	DATE ACQ	DATE REC'D	DATE FORW	DATE RETN	A1	
			LW	RECEIPTIN	PLAC IN	06/07/2018	
		SEARCHED & INDEXED	1-4000			6096	
			RECORD DATE	REC. NO.	SHEET NO.	TOTAL SHEETS	
G.H			2	6	10		



NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*
Approved Section 75W Modification Application
No. **MOD 1** granted on the **19/11/14**
in respect to MP **96-0212**
Signed **KML**
Sheet No. **1**

PROPOSED CLUSTER
SYSTEM EFFLUENT
DISPOSAL MAIN.
NOTE: PROPOSED FOR LOTS
38, 40, 14, 12 & 42 ONLY.
OPTIONAL FOR LOTS 38 & 43



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

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

EACH BENEFITING LOT WILL BE REQUIRED TO BE JOINT TENANTS IN COMMON OF PLOT 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.

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

LEGEND

 DENOTES BUILDING ENVELOPES

 DENOTES 4.5m CONTOUR

RL 4.0 AHD CONTOUR = 1 in 20yr FLOOD LEVEL

 1 : 1000 SCALE BEFORE REDUCTION (METRES)

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No.	DATE	REVISIONS	BY
1	25/12/2010	APPROVAL BY DEPARTMENT OF PLANNING	OLH
2	15/04/2014	SECTION 94 SUBMISSION	OLH

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PROJECT NO.	05060506-00117	SHEET NO.	A1
CLIENT	LE CLOS VERDUN	DATE	16/07/2010
DESIGNER	LW	REVISION	6096
DRAWN BY	REVISION	DATE	11/000
CHECKED	DATE	REVISION	2
DATE	DATE	REVISION	7A
DATE	DATE	REVISION	10

NSW GOVERNMENT
Planning

Planning

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Mod I granted on the 11/9/14

in respect to MP 06-0212.....

Signed.....


Sheet No. 1 of 1

PRIVATE ACCESS WAY

LEGEND

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.



1 : 4000 SCALE BEFORE REDUCTION (METRES)

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FINAL SURVEY, DETAILED DESIGN WORKS, ENVIRONMENTAL STUDIES & APPROVAL
BY PORT MACQUARIE HASTINGS COUNCIL.

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PLAN OF PROPOSED SUBDIVISION
WITH ACCESS STRATEGY
LE CLOS VERDUN
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FILE REF	609615096-0011-8		PROJECT DATE		A1
CLIENT	GOV/GE	PROJECT NO.	SPECIFICATION CODE		
NAME OF LEGAL ENTITY	MINISTRY OF Defense	PROJECT	05/07/2013		
PROJECT NAME	14-0000	PROJECT NO.	6096		
PROJECT DATE	2	PROJECT NO.	10		
GH	8				

2	11-04-2014	SECTION 16 SUBMITTAL	0.18
1	22-12-2015	APPROVAL BY DEPARTMENT OF PLANNING	0.18
NO.	DATE	REVISIONS	BY



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Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. MOD 1 granted on the 11/9/14

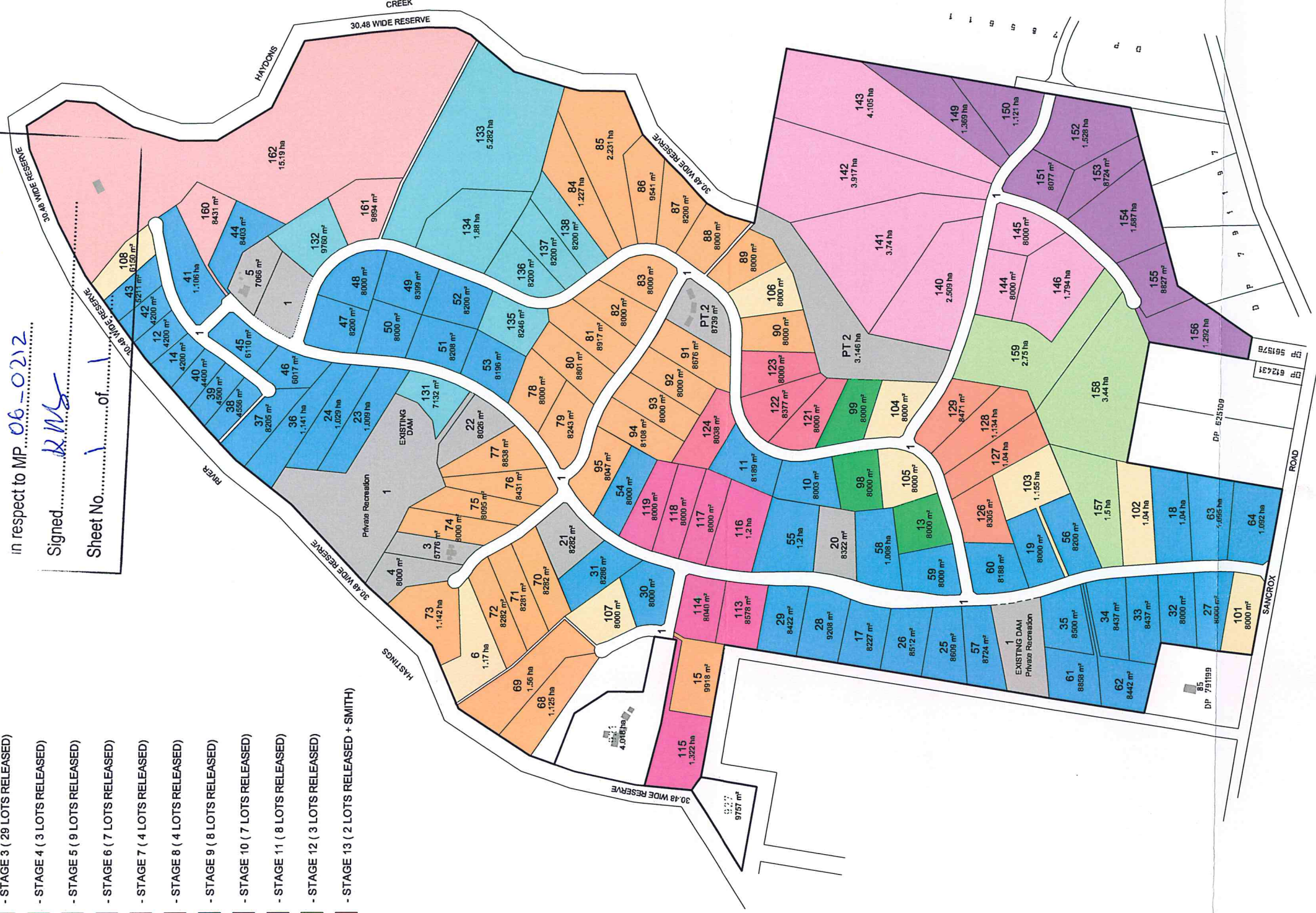
in respect to MP 06-0212

Signed RNS

Sheet No. 1 of 1

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)



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

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NO.	DATE	SECTION IN SUBMISSION	APPROVAL BY DEPARTMENT OF PLANNING	REVISIONS
1	22/03/2015			

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Professional indemnity insurance

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PLAN OF PROPOSED SUBDIVISION
WITH STAGING PLAN
LE CLOS VERDUN
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PROJECT NO.	050600050-0011	DATE	11/09/14
REVISION		DATE	
DESIGNED BY	LW	DATE	06/07/2010
CHECKED BY		DATE	
APPROVED BY		DATE	
PROJECT NO.	050600050-0011	DATE	11/09/14
REVISION		DATE	
DESIGNED BY	LW	DATE	06/07/2010
CHECKED BY		DATE	
APPROVED BY		DATE	
PROJECT NO.	050600050-0011	DATE	11/09/14
REVISION		DATE	
DESIGNED BY	LW	DATE	06/07/2010
CHECKED BY		DATE	
APPROVED BY		DATE	

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

No. MOD 1 granted on the 11/9/14
in respect to MP 06-0212

- COMMUNITY LAND
OPEN SPACE

Signed.....*LM*

- EXISTING RIGHT OF CARRIAGEWAY
VARIABLE WIDTH (DP775871)

Sheet No. 1 of 1



1 : 4000 SCALE BEFORE REDUCTION (METRES)

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[illegible]

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PLAN OF PROPOSED SUBDIVISION
WITH STAGED DEVELOPMENT LOTS
LE CLOS VERDUN
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[illegible]



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No. MOOI granted on the 11/9/14

in respect to MP 06-0212.....

Signed.....LMCJ

Sheet No. 1 of 1



1 : 4000 SCALE BEFORE REDUCTION (METRES)

NOTE:
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2	11-04-2014	SECTION 95 SUBMISSION	0.11
1	23-12-2010	APPROVAL BY DEPARTMENT OF PLANNING	0.11
NO.	DATE	REVISIONS	BY

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COMPARISON OF EXISTING & PROPOSED LOT LAYOUTS LE CLOS VERDUN SANCROX

[illegible]