

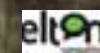
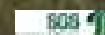
PREFERED PROJECT REPORT 20.02.07

Sapphire

Environmental Assessment

Report

Volume 3



PTW

COX

Attentus







LEGEND

- visitor car parking
- mini-bus parking
- disabled spaces
- access to bus stop on Pacific Highway



Scale

metres 0 5 10 15 20 25

sapphire

SK.03 Visitor Car Parking & Bus Access/Stops



LEGEND

- bio-retention areas
- grassed sediment basin

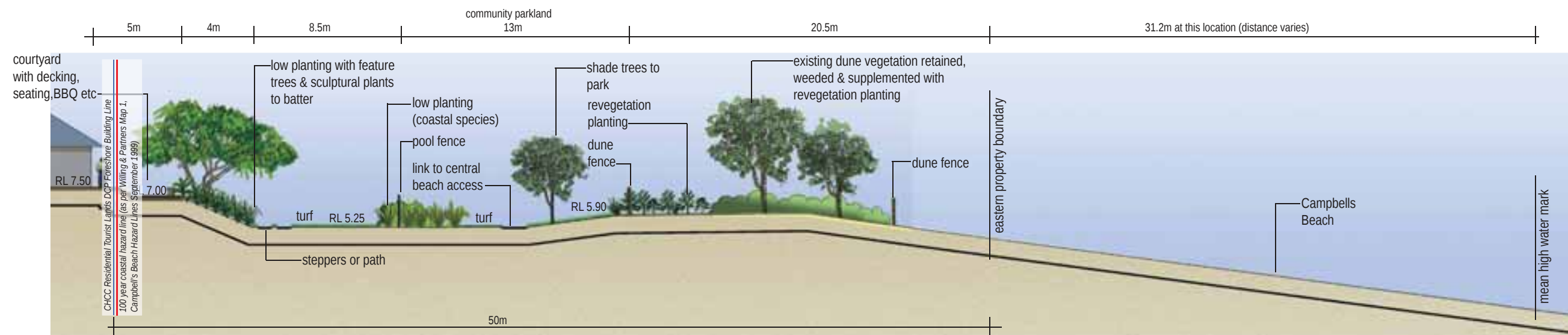


Scale

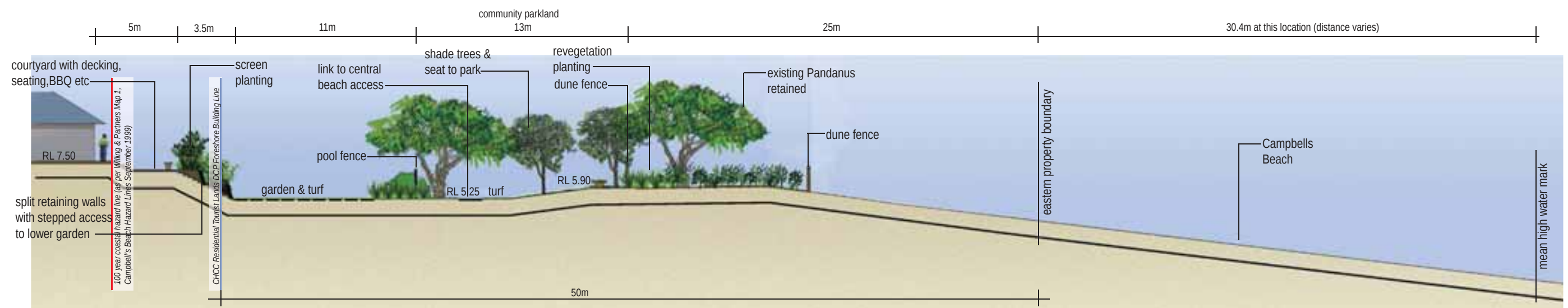
metres 0 5 10 15 20 25

sapphire

SK.04 Stormwater Management



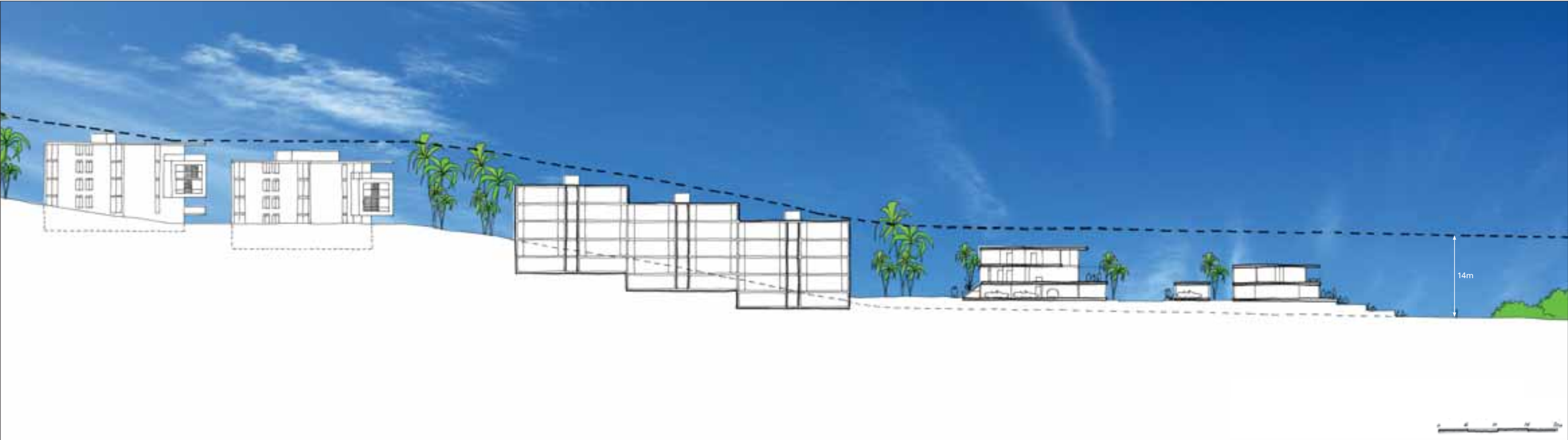
F Typical Section - Beachfront homes & dune (issue C)
Scale 1:250 @ A3



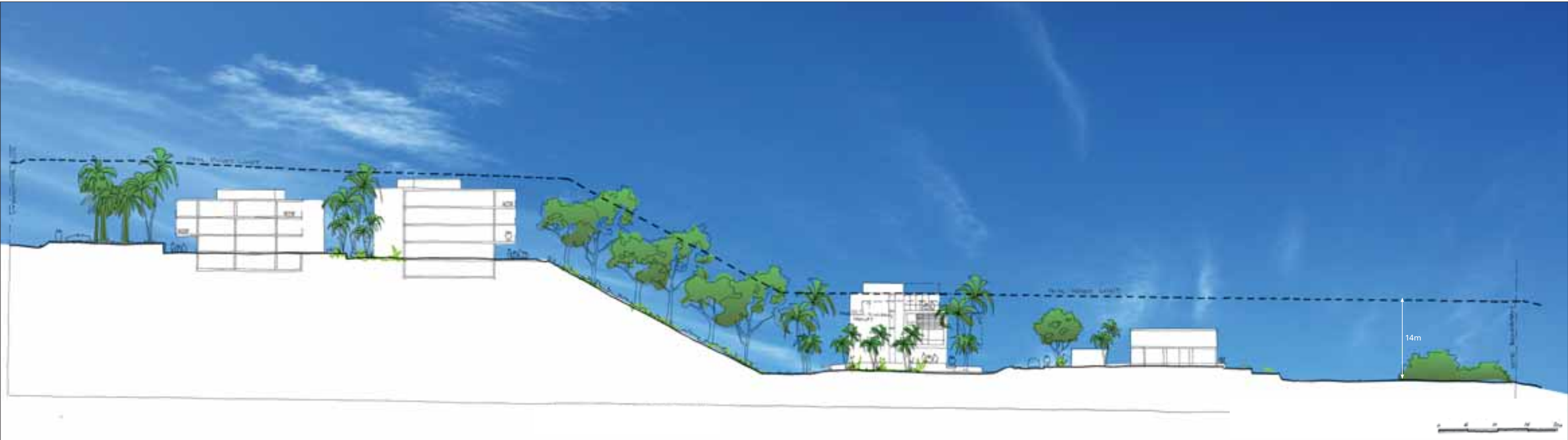
G Typical Section - Beachfront homes & dune (issue C)
Scale 1:250 @ A3

sapphire

Scale
metres 0 1.2 2.4 3.6 4.8 6



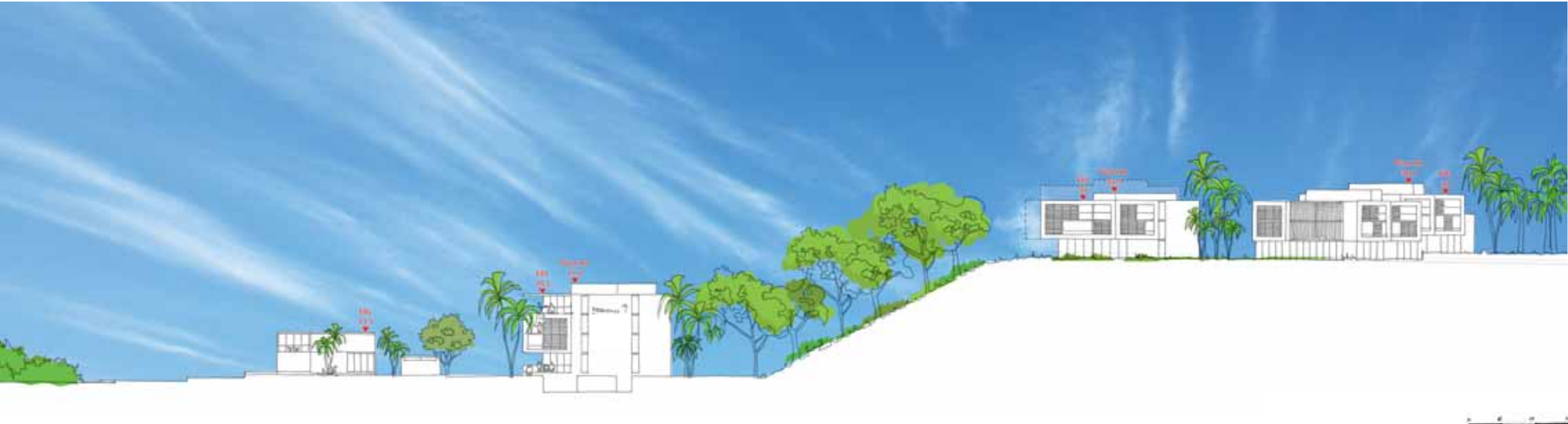
Section 1-1



Section 2-2



Southern Site Elevation



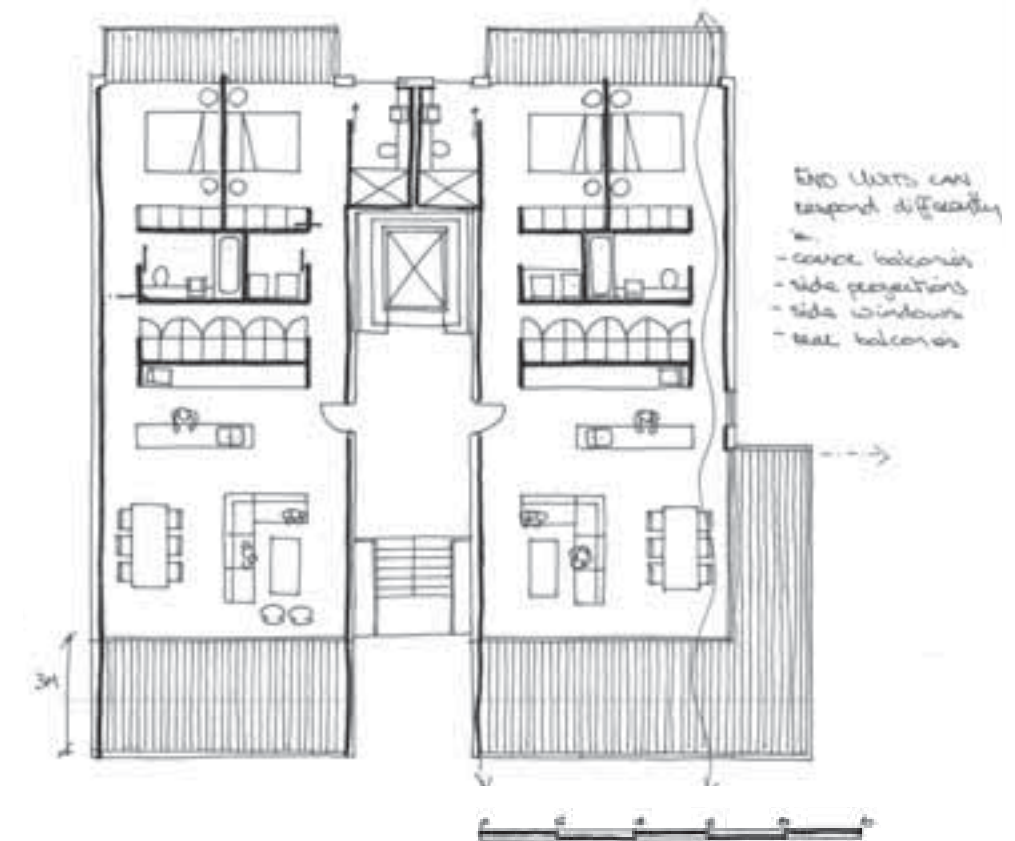
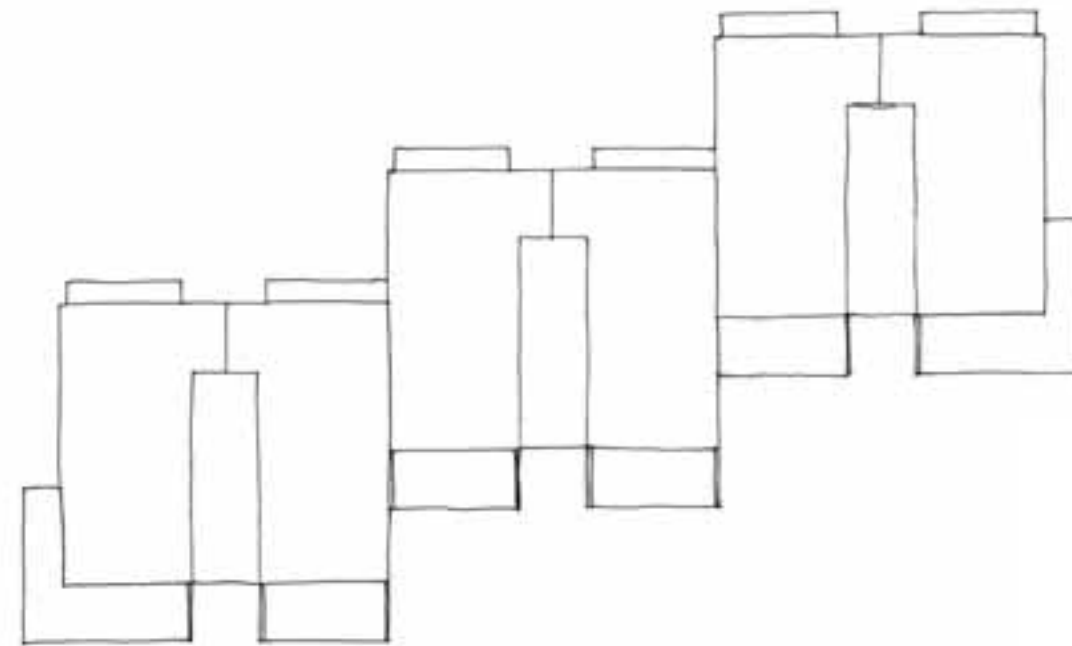
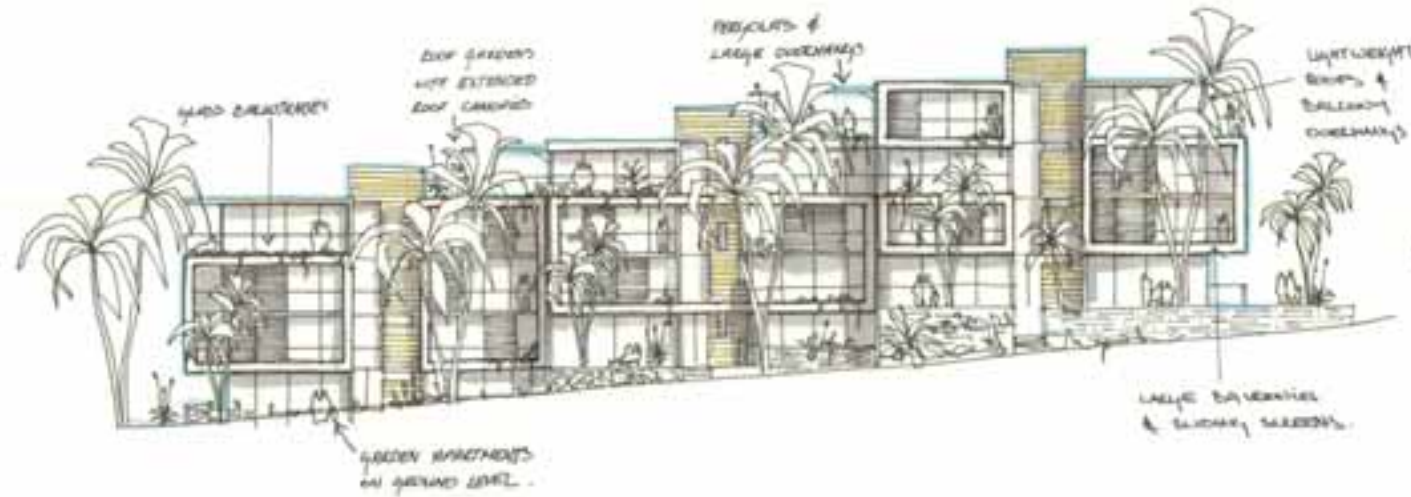
Northern Site Elevation

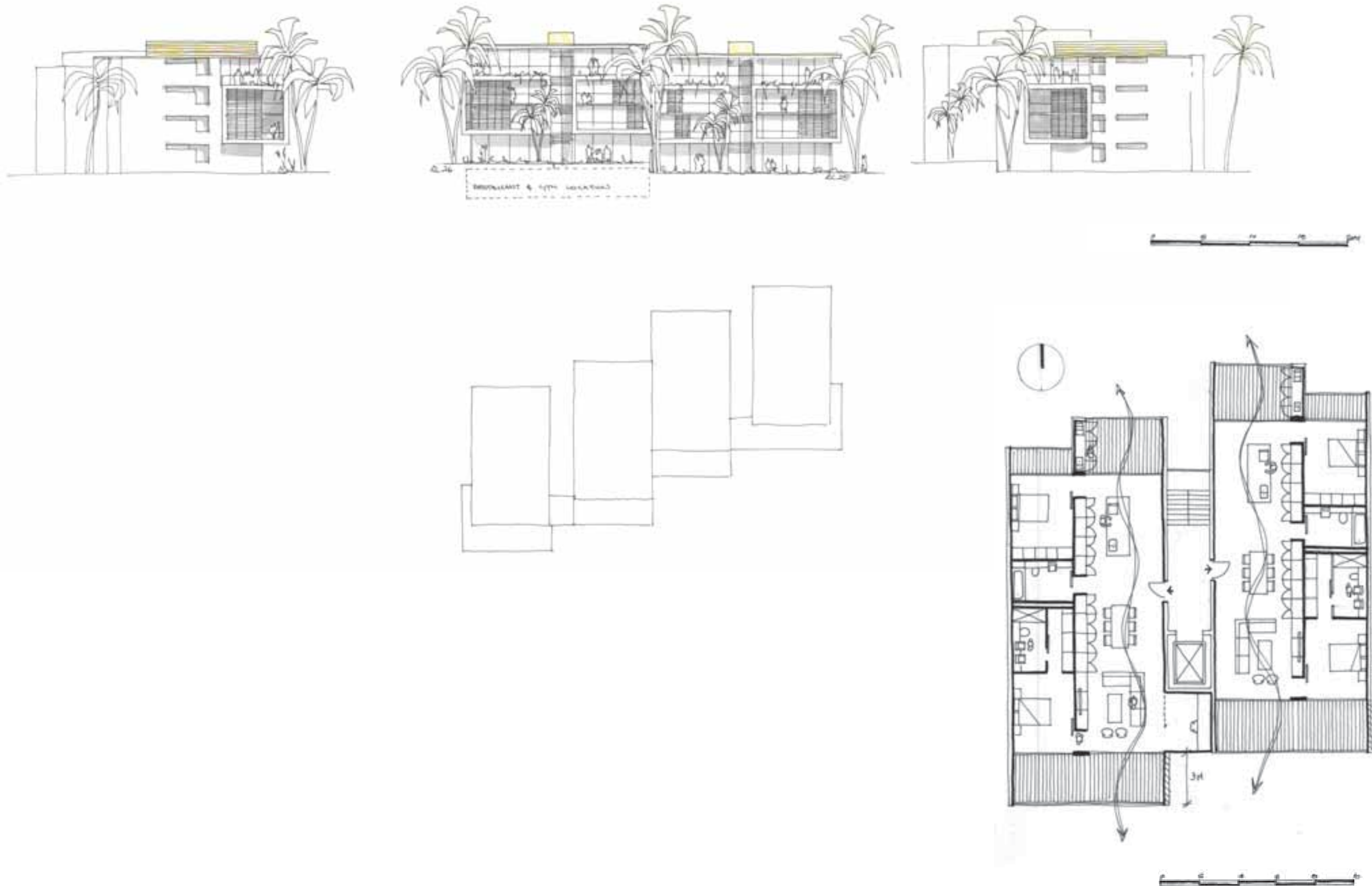


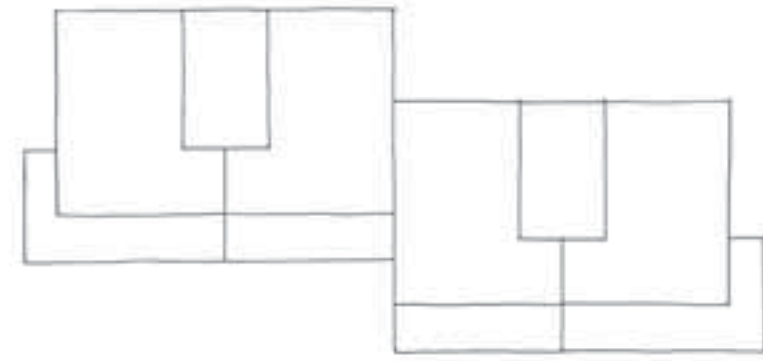
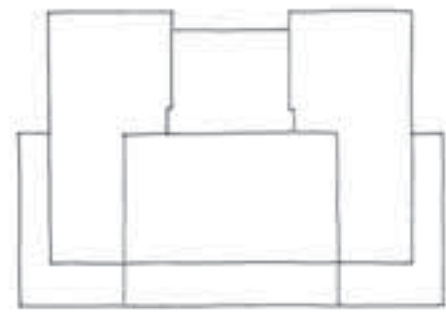
Highway Elevation



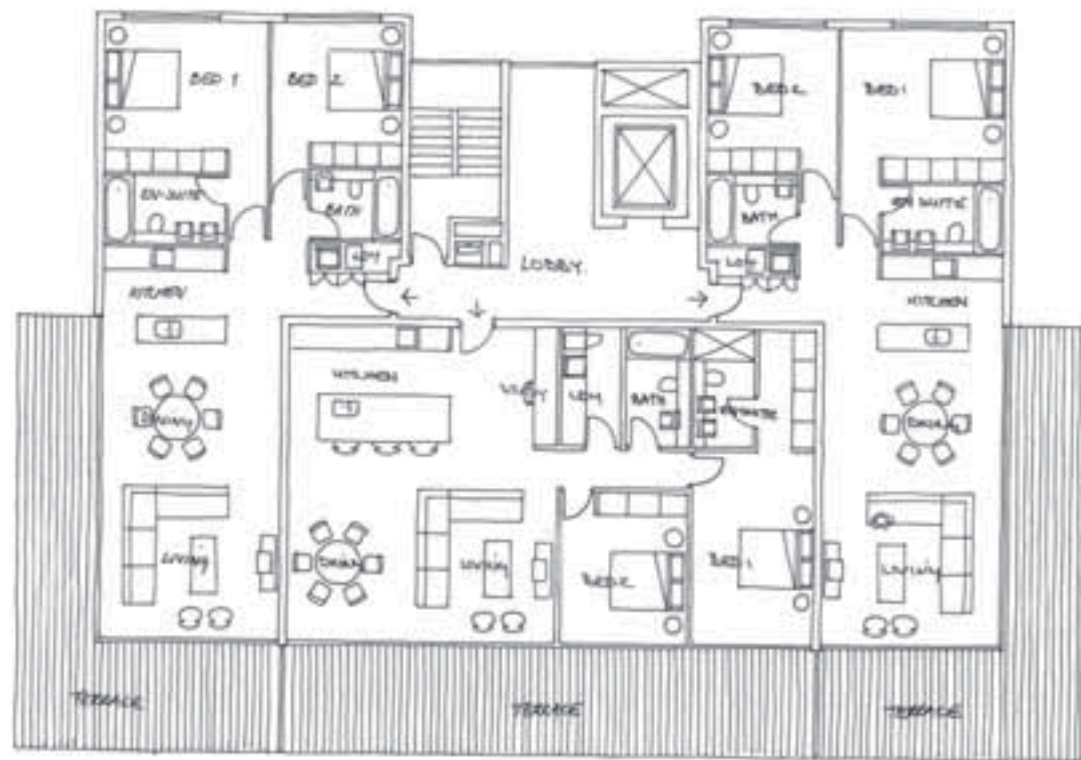
Beach Front Site Elevation



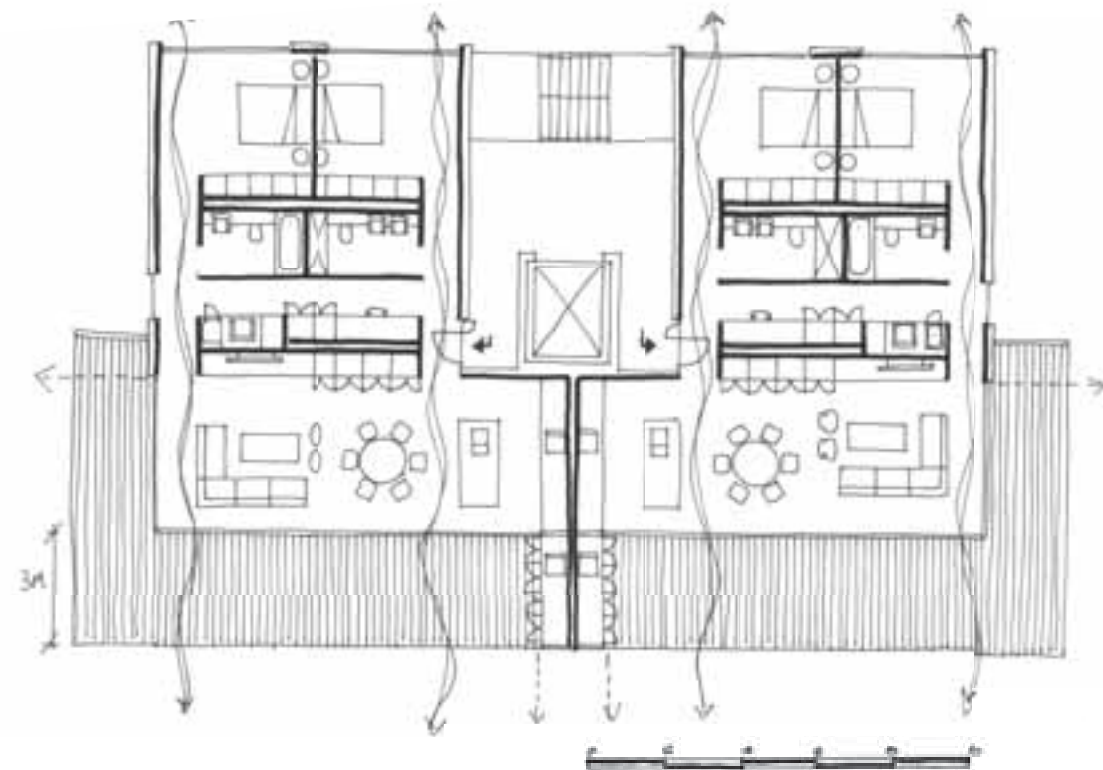


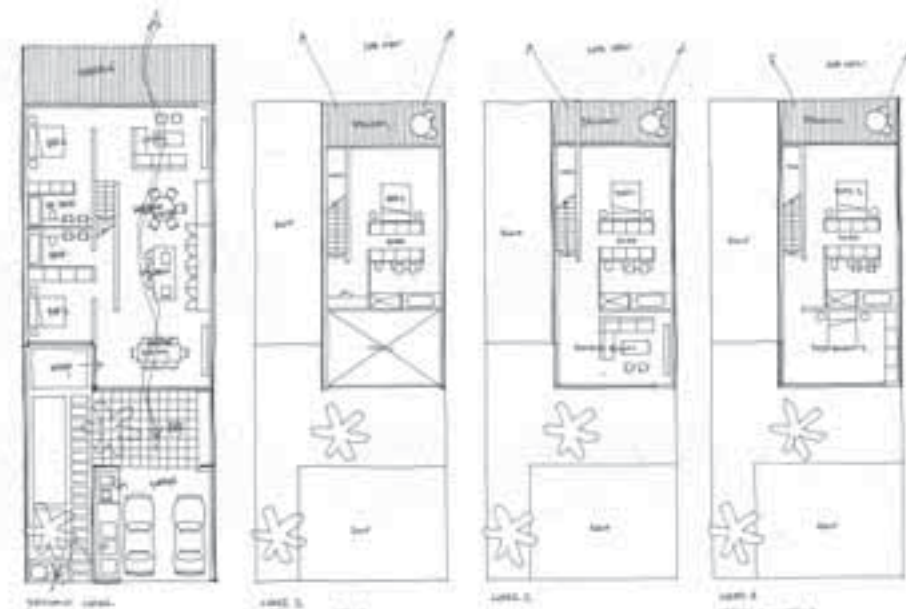


NEW APARTMENT BLOCK TO REPLACE
TOWNHOUSES



NEW APARTMENT BLOCK. 1:100 (SCALE)





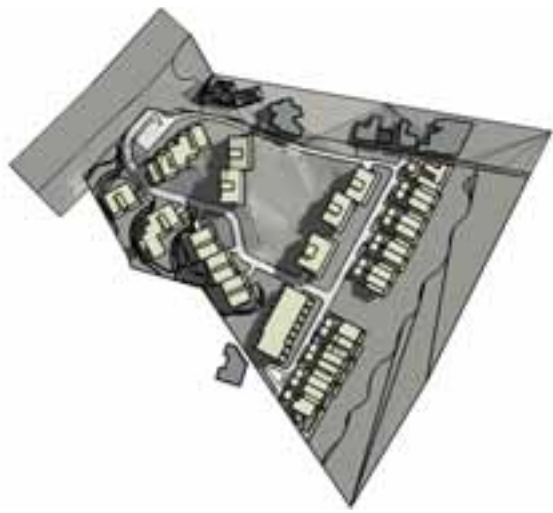


SUBDIVISION TABLE
APPROX. LOT AREAS

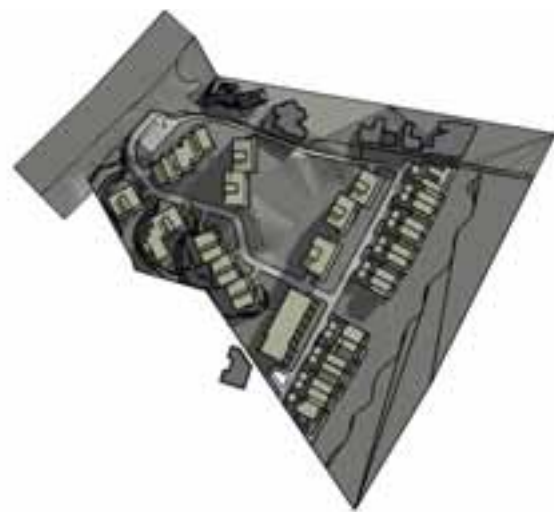
LOT	AREA
1	1030m2
2	445m2
3	475m2
4	480m2
5	455m2
6	460m2
7	500m2
8	498m2
9	470m2
10	465m2
11	500m2
12	505m2
13	480m2
14	465m2
15	485m2
16	1045m2
17	2555m2
18	1625m2
19	1555m2
20	3195m2
21	1930m2
22	1430m2
23	5260m2
24	1880m2
25	9540m2
26	3775m2

Staging

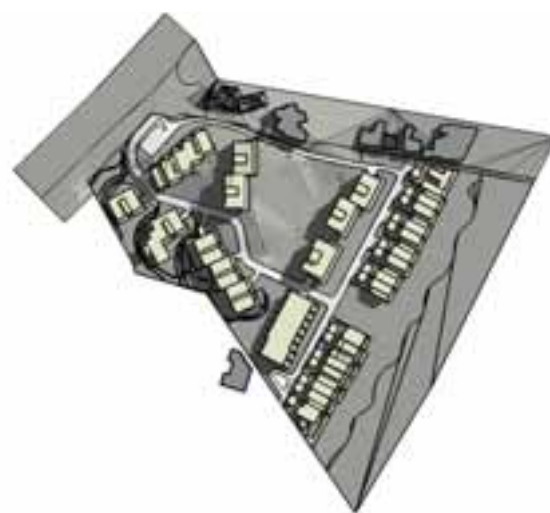
Subdivision



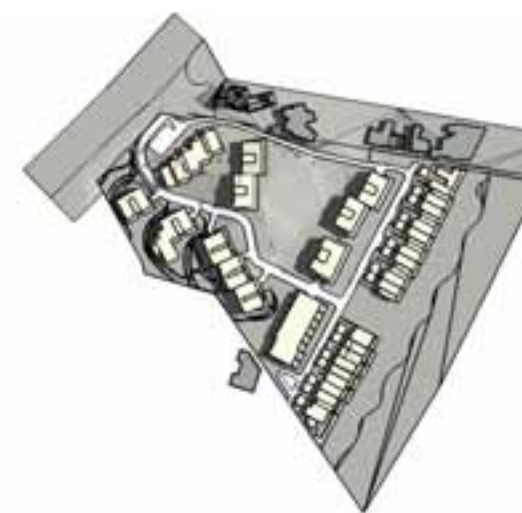
MARCH 0900



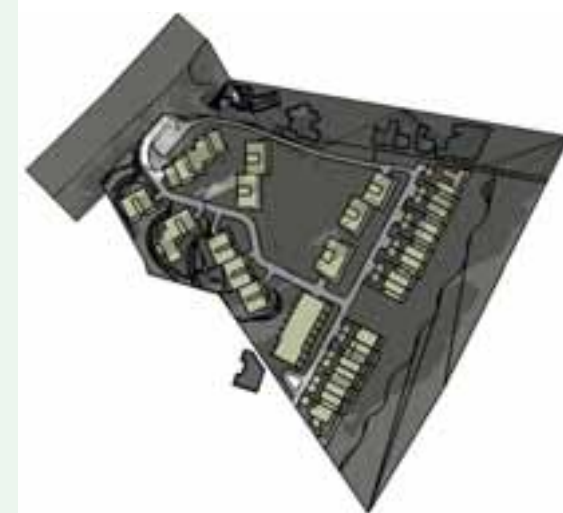
JUNE 0900



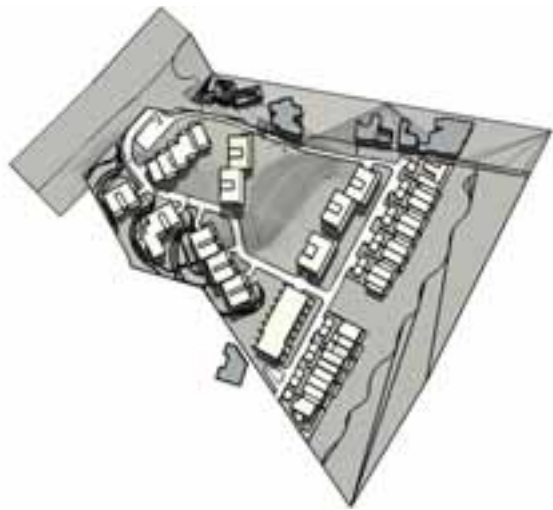
SEPTEMBER 0900



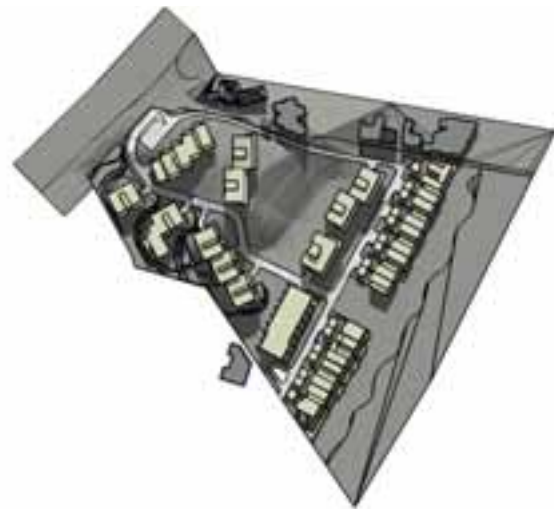
DECEMBER 0900



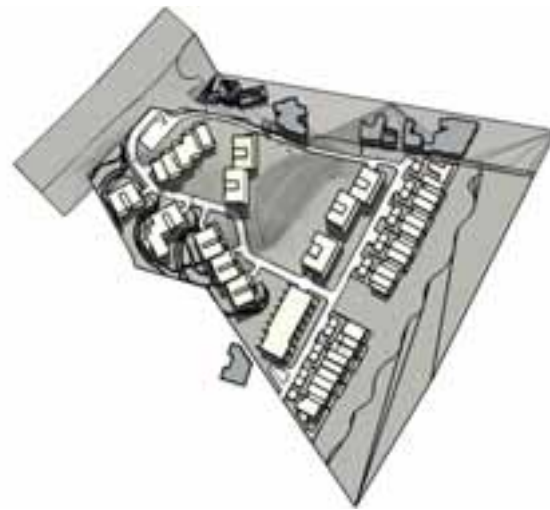
DECEMBER 1830



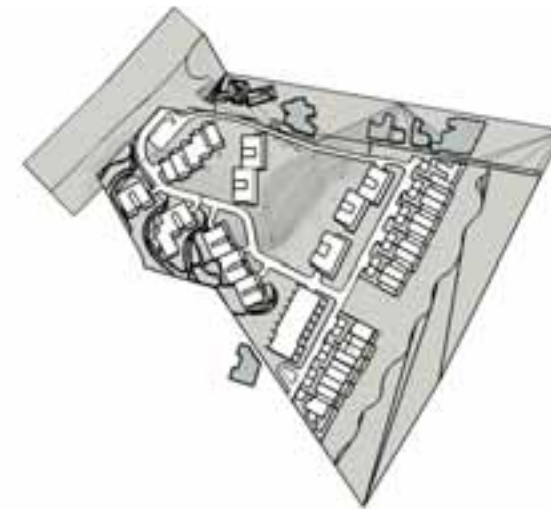
MARCH 1200



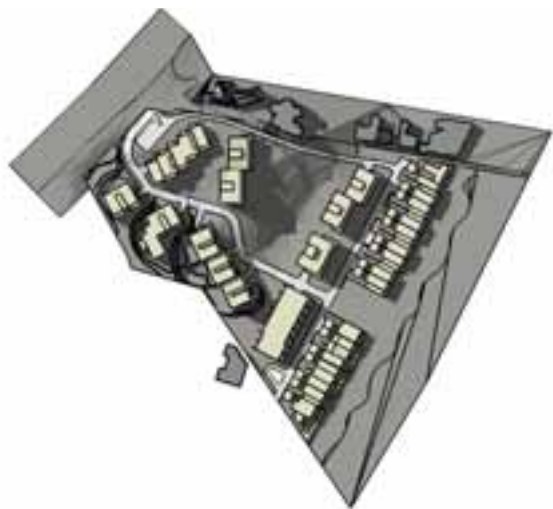
JUNE 1200



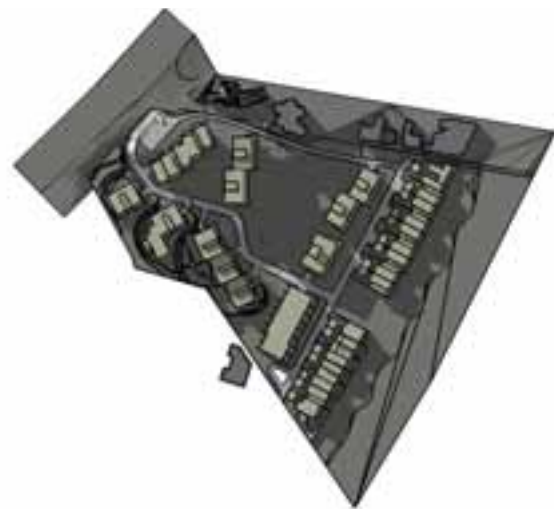
SEPTEMBER 1200



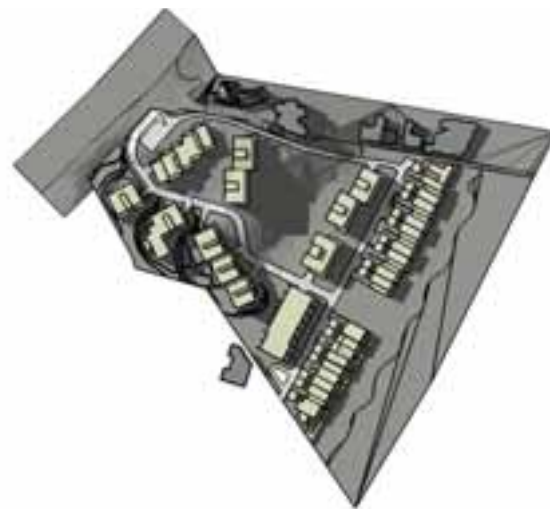
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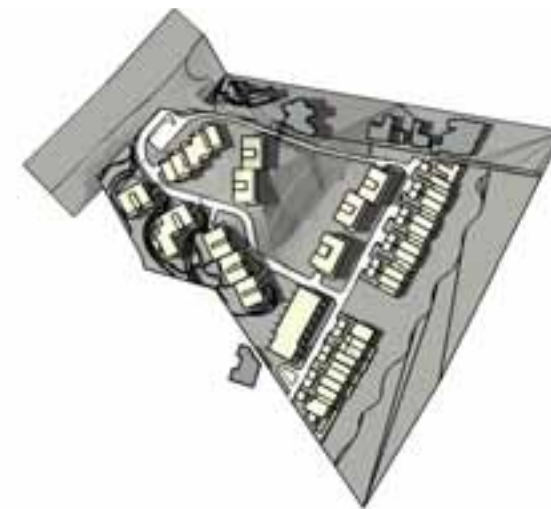
MARCH 1500



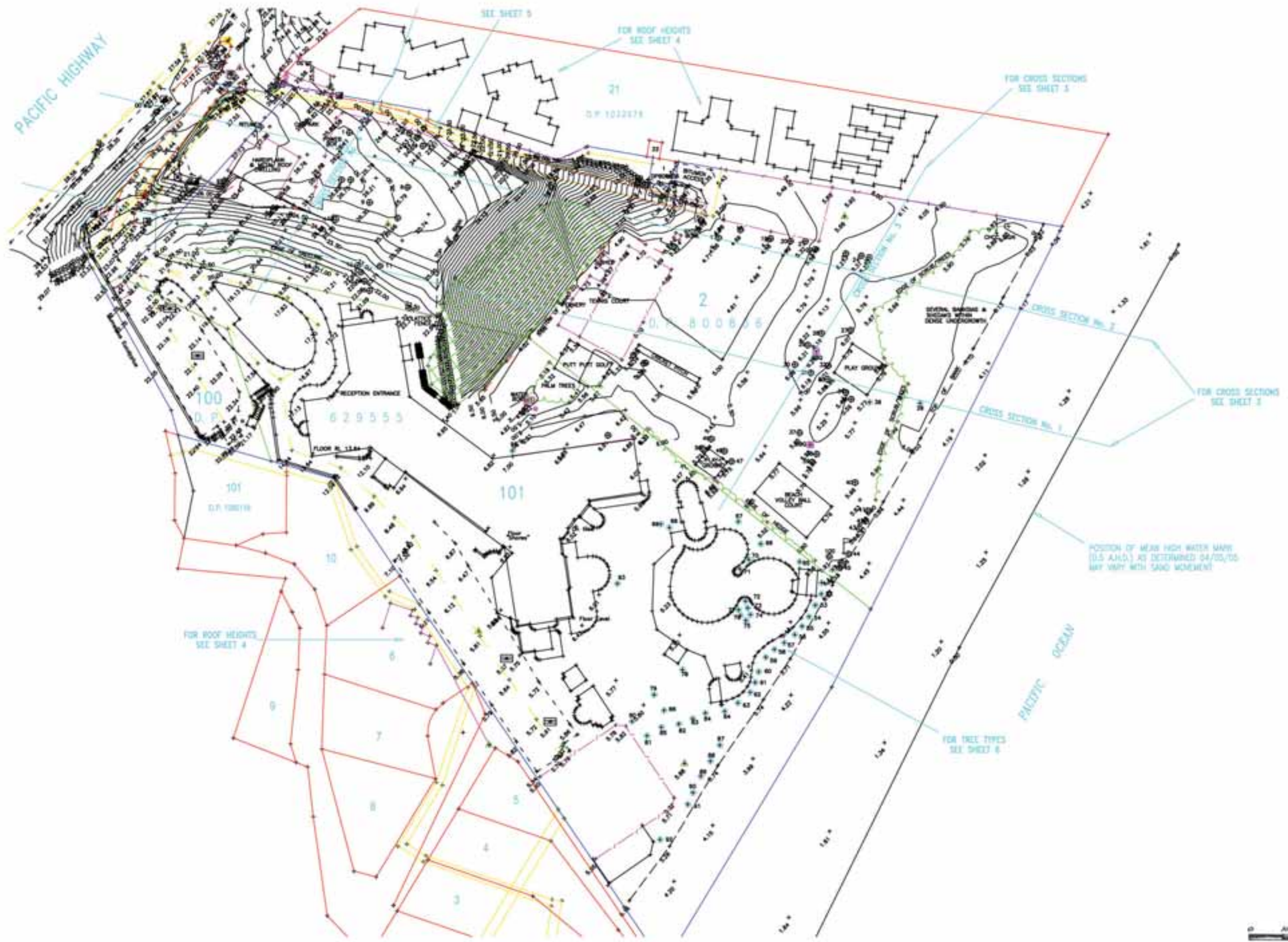
JUNE 1500

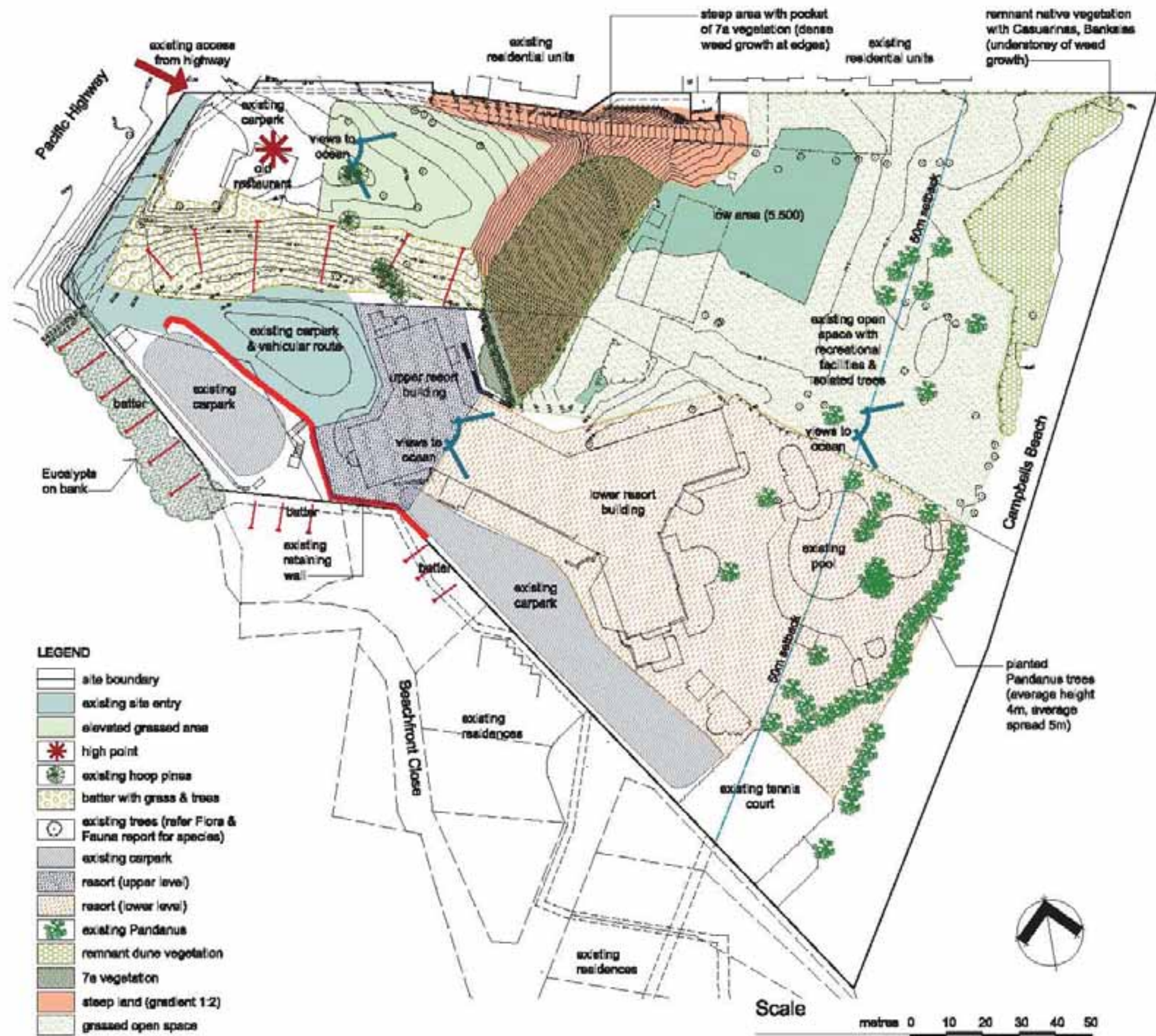


SEPTEMBER 1500



DECEMBER 1500







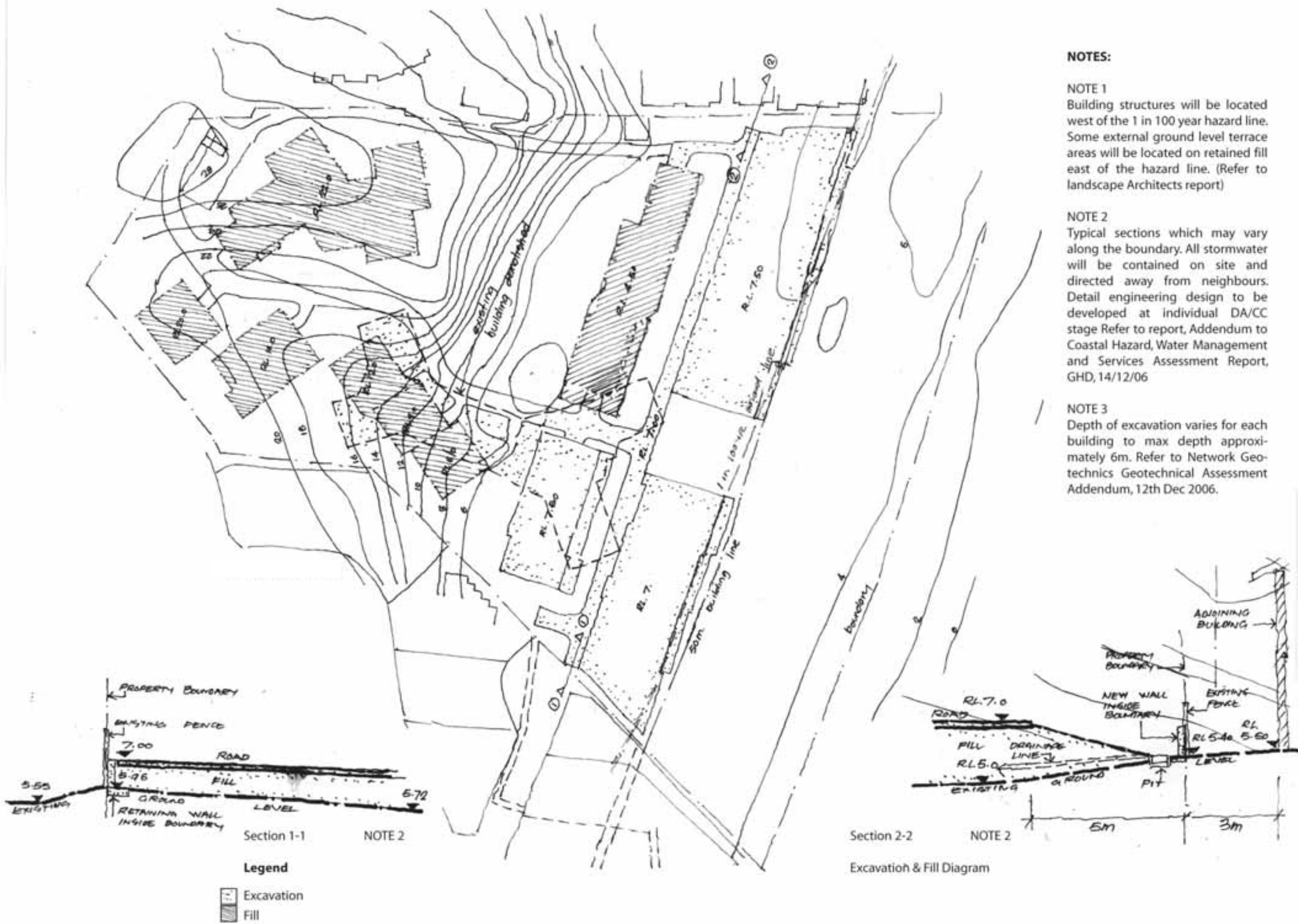


FIG. 1



100 year costal hazard line (as per Wiling and Partners Map 1, Campbells Beach Hazard Lines September 1999)

FIG. 2

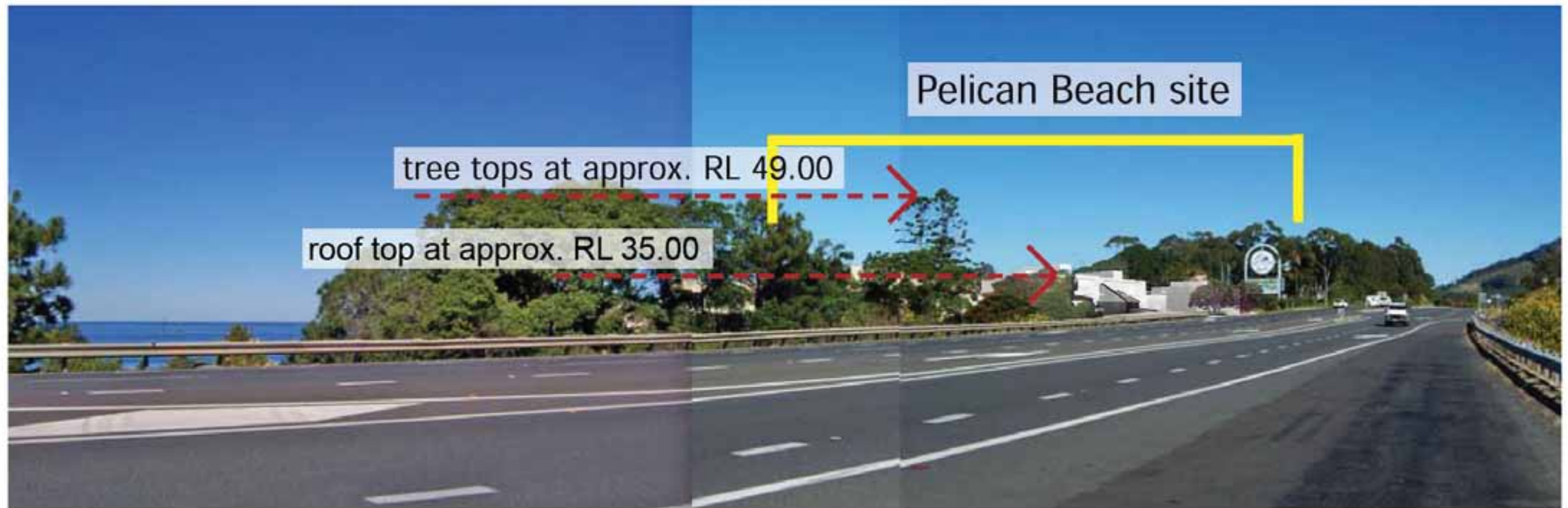


CHCC Residential Tourist LANDS DCP FORE-SHORE BUILDING LINE (50M)



View 8 - Pacific Highway, south of resort site

This view is from the Pacific Highway travelling north. The location is approximately 30m south of the entry to the resort. It takes in the very top of the site, but does not have views to the lower part of the site.



View 9 - Pacific Highway, north of resort site

This view is from the Pacific Highway, approximately 150m north of the entry to the resort. It takes in the very top of the site, but does not have views to the lower part of the site.









SAPPHIRE BEACH

GENERAL BLOCK MATRIX

20/02/2007

BLOCK	1	2	3	4a	4b	5	6	7	8	9	10	VILLAS	TOTALS
LOCATION	Top Hillside	Upper Aparts. (Highway)	Middle Hillside	Upper Apparts. (7a)	Upper Apparts. (7a)	Lower Hillside West	Lower Hillside Middle	Lower Hillside East	Terrace Homes	Garden Aparts. New	Garden Aparts. Existing		
CAR PARKING RL	20	22	16	22	22	12	9	6	7	4.5	4.5	7.2	
GROUND LEVEL RL	23	25	19	25	25	15	12	9	10	7.5	7.5	7.5	
FIRST LEVEL RL	26	28	22	28	28	18	15	12	13	10.5	10.5	10.5	
SECOND LEVEL RL	29	31	25	31	31	21	18	15		13.5	13.5		
THIRD LEVEL RL	32		28	34		24	21	18		16.5	16.5		
ROOF RL	35	34	31	37	34	27	24	21	16	19.5	19.5	13.5	
PLANT RL	36.7	35.7	32.7	38.7	35.7	28.7	25.7	22.7		21.2	21.2		
GFA	1230	1900	2080	1350	1010	1280	1280	1280	2760	1750	2700	4200	22,820
BALCONY	440	610	600	390	295	360	300	360	380	530	780	900	5,945
TOURIST FACILITIES		950		250									1,200

Total number of units 122

Notes:
GFA figures excludes all carparking areas, both above and below grade and all at grade courtyards & terraces



