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King & Campbell Pty Ltd
www.kingcampbell.com.au
A: PO Box 243 Port Macquarie NSW 2444
T: 02 6586 2555
F: 02 6583 4064
E: info@kingcampbell.com.au

REV.	DATE	DESCRIPTION
A	24.03.2010	ISSUED FOR INFORMATION
B	28.06.2010	ISSUED FOR E.A.
C	07.07.2010	ISSUED FOR E.A.

DATUM: AHD SCALE: 1:12,500 @ A3
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PROJECT NO:	14898
DA NO:	-
DESIGNED BY:	AT
DRAWN BY:	PH
CHECKED BY:	AT
DATE CREATED:	MAR. 2010

DRAWING TITLE:	EXHIBIT 01: SITE LOCALITY AND CONTEXT
PROJECT:	LOT 4 DP 615261 & LOT 1 DP 374315 OCEAN DRIVE, LAKE CATHIE
CLIENT:	SEAWIDE PTY LTD & MILLAND PTY LTD

DRAWING NO:	SHEET:	REVISION:
14898_Exhibit_1_Locality_Context.psd	1	C



LEGEND

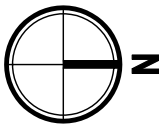
- EXTENT OF CONCEPT PLAN APPLICATION
- EXISTING CADASTRAL BOUNDARIES
- EASEMENT BOUNDARY
- E — OVERHEAD ELECTRICITY
- (F) EASEMENT FOR WATER SUPPLY PIPELINE 5 WIDE (VIDE X86035)
- (G) EASEMENT FOR WATER SUPPLY AND SEWERAGE PIPELINES VARIABLE WIDTH (VIDE X879674)
- (H) EASEMENT FOR WATER SUPPLY (VIDE N744276)
- CONTOURS - INTERVAL: 1m
SOURCE: ALS (PMHC)

LAND AREA

LOT 4 DP 615261	16.38ha
LOT 1 DP 374315	17.04ha
PART CROWN RESERVE R82555 (WITHIN THE SITE OF THE CONCEPT PLAN APPLICATION)	230m ² (APPROX.)
PART CROWN RESERVE R754444 (WITHIN THE SITE OF THE CONCEPT PLAN APPLICATION)	5,595m ² (APPROX.)

CAUTION

This plan has been prepared for the purpose of a concept plan application. the information shown herein is only reliable for the above purpose. It should not therefore be used for any other purpose without verification.



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A: PO Box 243 Port Macquarie NSW 2444
T: 02 6586 2555
F: 02 6583 4064
E: info@kingcampbell.com.au

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A	24.03.2010	ISSUED FOR INFORMATION
B	28.06.2010	ISSUED FOR EA
C	07.07.2010	ISSUED FOR EA
D	22.09.2010	ISSUED FOR EA

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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 02:SITE SURVEY		
DA NO:		PROJECT:	LOT 1 DP 374315 & LOT 4 DP615261 OCEAN DRIVE, PORT MACQUARIE		
DESIGNED BY:	DAT	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD		
DRAWN BY:	DV	DRAWING NO:	4898P_Exhibits.dwg	SHEET:	1
CHECKED BY:	KM	REVISION:			D
DATE CREATED:	FEB 2010				

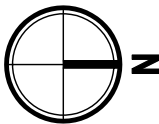


LEGEND

- EXTENT OF CONCEPT PLAN APPLICATION
- EXISTING CADASTRAL BOUNDARIES

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A: PO Box 243 Port Macquarie NSW 2444
T: 02 6586 2555
F: 02 6583 4064
E: info@kingcampbell.com.au

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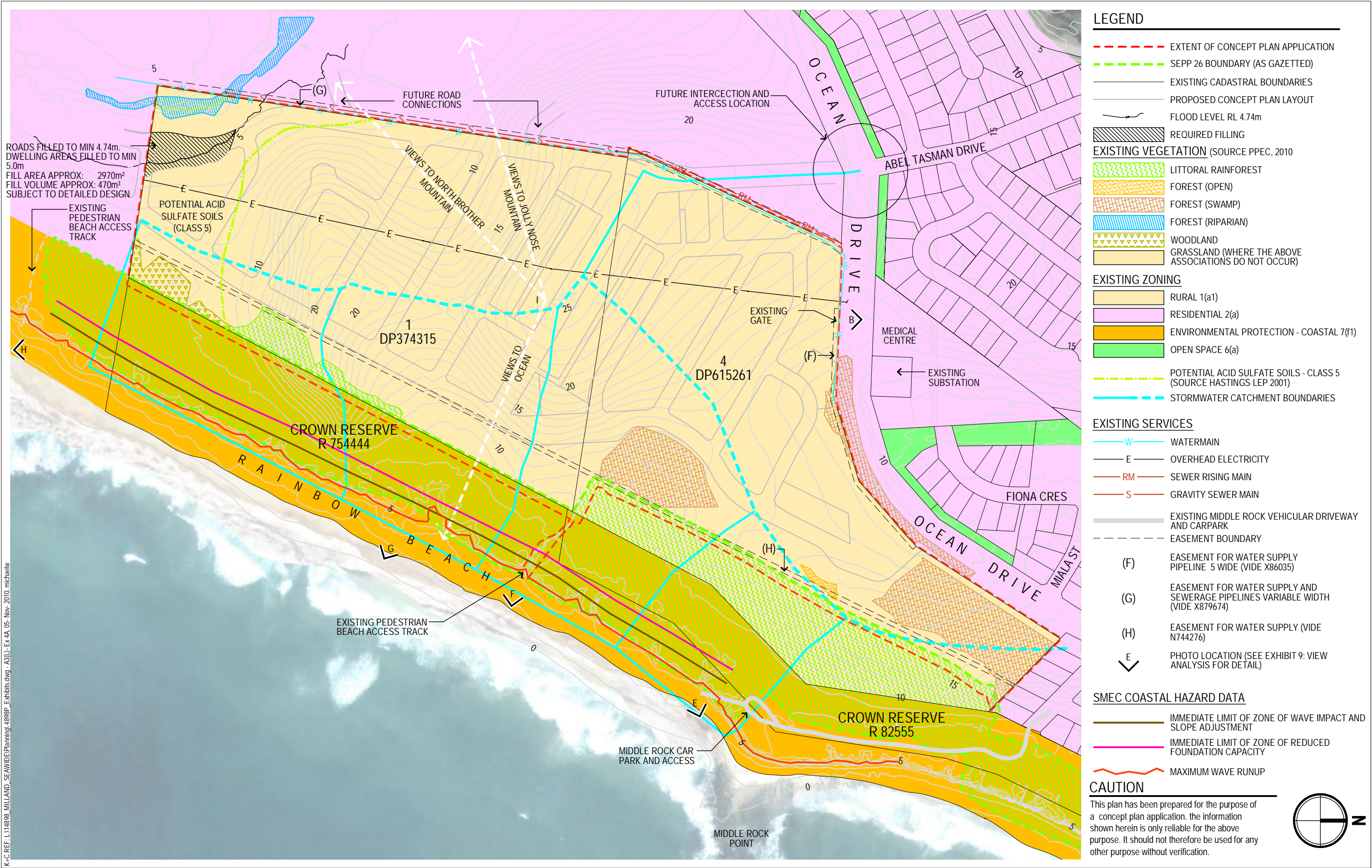
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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 03: AERIAL PHOTOGRAPH		
DA NO:		PROJECT:	LOT 1 DP 374315 & LOT 4 DP615261 OCEAN DRIVE, PORT MACQUARIE		
DESIGNED BY:	DAT	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD		
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A: PO Box 243 Port Macquarie NSW 2444
T: 02 6586 2555
F: 02 6583 4064
E: info@kingcampbell.com.au

REV.	DATE	DESCRIPTION
B	28.06.2010	ISSUED FOR EA
C	07.07.2010	ISSUED FOR EA
D	04.08.2010	ISSUED FOR EA - UPDATED SMEC DATA
E	12.10.2010	ISSUED FOR EA - VEGETATION DESCRIPTIONS AMENDED

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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 04A: SITE ANALYSIS		
DA NO:		PROJECT:	LOT 1 DP 374315 & LOT 4 DP615261 OCEAN DRIVE, PORT MACQUARIE		
DESIGNED BY:	DAT	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD		
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DEVELOPMENT RESPONSE

- 1 Retain existing vegetated areas adjoining the rainforest and protect the area with the provision of a human exclusion fence
- 2 Create a public road frontage to the rainforest/regeneration vegetation.
- 3 Incorporate biofiltration units to ensure the maintenance of the groundwater table, in accordance with the detailed requirements of Martens & Associates.
- 4 Implement a Revegetation Management Plan to ensure Littoral Rainforest species are used to minimize the threat of bushfire to the rainforest.
- 5 Provide for pedestrian access through the rainforest with the provisions of a boardwalk style path with self closing gate in lieu of the existing informal walking track.
- 5 Provide public facilities adjacent to the walkway (including car park and "pocket park") to compliment public access.
- The Concept Plan will enable off site views to be retained through the following development options:
 - 6 (a) Locate collector road from Ocean Drive on prominent ridgeline
 - 6 (b) create a landscaped arrival focus point ('Village Square') at the intersection of the collector road with the Hill-Top Village precinct
 - 6 (c) street alignments to retain view to the east (ocean).
- 7 A perimeter road with adjacent cycleway/footpath and open space area. The provision of this buffer as part of the public domain will ensure its ongoing maintenance.
- 8 Provide an acoustic barrier along part of the Ocean Drive frontage (as indicated in the acoustic report prepared by Heggies)
- 9 One detention basin, with biofiltration, to detain and treat existing stormwater flows to the north.
- 10 One biofiltration unit adjacent to Duchess Creek to manage stormwater flows and ensure minimal impact downstream and on the 1:100 year flood event.
- 11 Provide medium density residential areas adjacent to the Hill Top Village and adjacent to open space/ areas of high visual quality through appropriate zoning.
- 12 Link to the existing formed pathway in Ocean Drive and create a new cycleway and pathway in accordance with the coordination plan for the locality

LEGEND

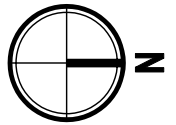
- EXTENT OF CONCEPT PLAN APPLICATION
- EXISTING CADASTRAL BOUNDARIES
- SEPP 26 boundary (as gazetted)
- View line

SMEC COASTAL HAZARD DATA

- Immediate limit of zone of reduced foundation capacity(80m³/m) with als data
- Immediate limit of zone impact and slope adjustment(80m³/m) with als data

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SITE CONSTRAINTS

- A The Littoral Rainforest No.116 (SEPP 26)
- B Edge effects, including the existing erosion and weed infestation adjacent to and within the rainforest as a result of uncontrolled pedestrian access from the existing residential community through to Rainbow Beach
- C The potential changes to the rainforest species as a result of changes to the ground water table
- D The existing visual quality of the coastline, including
 - existing views onto the site from Rainbow Beach; and
 - existing views from the site to surrounding geographic features, including the Pacific Ocean, North Brother Mountain and Jolly Nose Mountain.
- E Aboriginal heritage, including
 - The existing scarred tree within the Crown reserve.
- F Potential acid sulfate soils.
- G Potential bushfire.
- H Potential road traffic noise from ocean drive
- I Coastal erosion, including
 - Zone of wave impact and reduced foundation capacity (SMEC)
- J Stormwater runoff, including:
 - To the east (towards the Littoral Rainforest)
 - To the north (Ocean Drive; and
 - To the south-west (Duchess Creek)
- K Potential flooding, including
 - the effects of climate change and sea level rise.

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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 04B: SITE OPPORTUNITIES AND CONSTRAINTS		
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