

PROPOSED CARAVAN PARK

247 MUNGO BRUSH ROAD, HAWKS NEST

LOT 105 IN DP 260058

DA ROAD & DRAINAGE DESIGN

SCHEDULE OF DRAWINGS			
Sheet Number	File Number	Sheet Description	Revision
1	2195119	COVER SHEET, LOCALITY SKETCH & SCHEDULE OF DRAWINGS	F
2	2195120	OVERALL LAYOUT PLAN	F
3	2195121	DETAIL PLAN 1	F
4	2195122	DETAIL PLAN 2	F
5	2195123	DETAIL PLAN 3	F
6	2195124	DETAIL PLAN 4	F
7	2195125	DETAIL PLAN 5	F
8	2195126	DETAIL PLAN 6	F
9	2195127	DETAIL PLAN 7	F
10	2195127	ROAD TYPICAL SECTIONS - INTERNAL ROADS	F
11	2195128	ROAD TYPICAL SECTIONS - PERIMETER ROAD	F
12	2195134	ROAD TYPICAL SECTIONS - NORTHERN ROAD & WILDLIFE CORRIDOR	F
13	2195135	TURNING PATHS PLAN	F
14	2195136	STAGING PLAN	F
15	2195136	INDICATIVE AMENITIES BUILDING DETAILS	F
16	2195136	INDICATIVE LAUNDRY BUILDING	F
17	2195136	INDICATIVE WASHDOWN SHED DETAILS	F
18	2195136	INDICATIVE BIN STORAGE STRUCTURE DETAILS	F



Designed By **TATTERSALL LANDER** PTY LTD
 DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING & PLANNING
 PO Box 580 RAYMOND TERRACE Phone (02) 4987 1500

LEGEND

- LONG TERM SITES WITH SELF
CONTAINED MOVABLE
DWELLINGS = 148
- LONG TERM CARAVAN
SITES = 27



ORIGIN OF LEVELS

SSM 182047 R.L. 6.617m (AHD)
MUNGO BRUSH RD (APPROX 385m NORTH OF SITE)

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

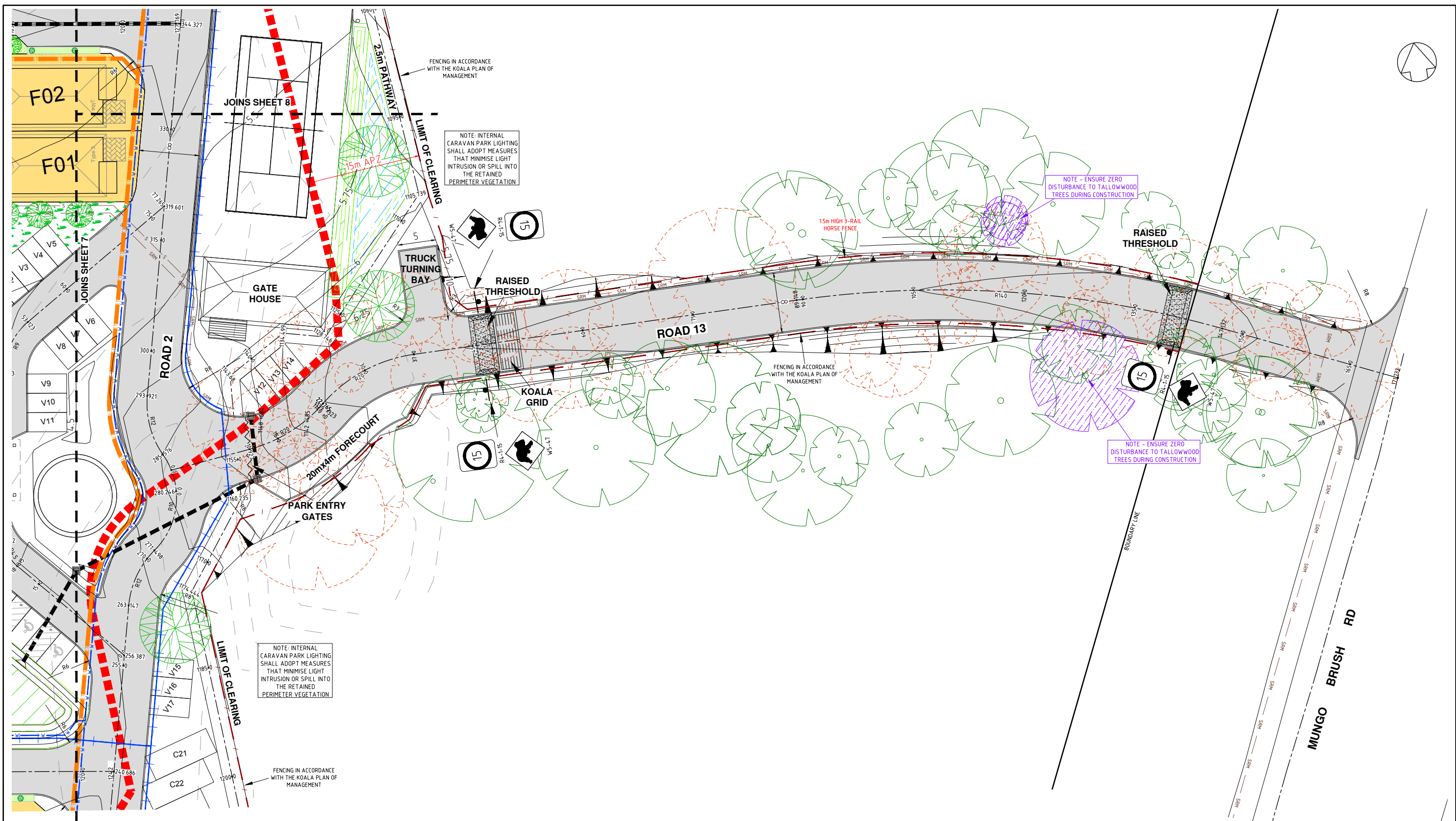
* Denote the original signature and date when revision was issued.

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PLAN SHOWING PROPOSED
CARAVAN PARK LAYOUT
LOT 105 IN DP 260058
247 MUNGO BRUSH ROAD, HAWKS NEST

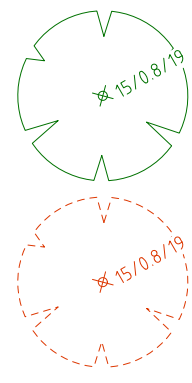
CLIENT: AUSTRALIA ORACLE DEVELOPMENTS P/L JOB No.: 218498 COMPUTER FILE : S:\Clients\2018\218498\DWG\218498 DA Design.dwg

COUNCIL MIDCOAST	REFERENCE 2195120
PARISH FENS	SHEET SIZE A3
SCALE 1:2000 on A3	SHEET No. 2
DATE: Plotted 24/10/24 2:11PM	



LEGEND

- PROPOSED DRAINAGE LINE
- SURFACE INLET PIT
- HEADWALL
- BIOFILTRATION
- PROPOSED PRIVATE WATER SUPPLY (NOM. Ø100mm, WITH FIRE HOSE REELS)
- PROPOSED BOOSTED FIRE SERVICE (NOM. Ø100mm WITH DOUBLE HEADED ABOVE GROUND HYDRANTS)
- PROPOSED PRIVATE SHARED SERVICES TRENCH - POWER, COMMS & GAS SERVICES
- PROPOSED PRIVATE GRAVITY SEWER LINE
- PROPOSED PRIVATE SEWER RISING MAIN
- DESIGN CONTOURS
- EXISTING CONTOURS
- 150mm CONC. EDGE STRIP



EXISTING TREE TO BE RETAINED
(CODE = SPREAD/DIAMETER/HEIGHT)

EXISTING TREE TO BE REMOVED
(CODE = SPREAD/DIAMETER/HEIGHT)

DETAILED LAYOUT PLAN 1

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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SCALE : 1:500 (for A3 Size Plot)

SHEET No. : 3

FILE : 2195121

JOB No.: 218498

DATE: Plotted 24/10/24, 2:12PM

COMPUTER FILE : S:\Clients\2018\218498\DWG\218498 DA Design.dwg

A3



F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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DETAILED LAYOUT PLAN 3

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SCALE : 1:500 for A3 Size Plot

SHEET No. : 5
JOB No. : 218498

FILE : 2195123
DATE: Plotted 24/10/24 2:12PM

SHEET SIZE
A3

COMPUTER FILE : S:\Clients\2018\218498\DWG\218498 DA Design.dwg



F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
* Denote the original signature and date when revision was issued.						

TATTERSALL LANDER Pty Ltd DEVELOPMENT CONSULTANTS		SCALE : 1:500 (for A3 Size Plot)	SHEET No. : 7	FILE : 2195125	SHEET SIZE : A3
COMPUTER FILE : S:\Clients\2018\218498\DWG\218498 DA Design.dwg		JOB No. : 218498		DATE: Plotted 24/10/24 2:15PM	

DETAILED LAYOUT PLAN 5



NOTE: INTERNAL CARAVAN PARK LIGHTING SHALL ADOPT MEASURES THAT MINIMISE LIGHT INTRUSION OR SPILL INTO THE RETAINED PERIMETER VEGETATION

MINOR BATTER OR LOW LEVEL RETAINING WALL AT EDGE OF PATHWAY AS NECESSARY TO PROTECT EXISTING VEGETATION (UP TO 0.6m)

CONCRETE SEDIMENT FOREBAY

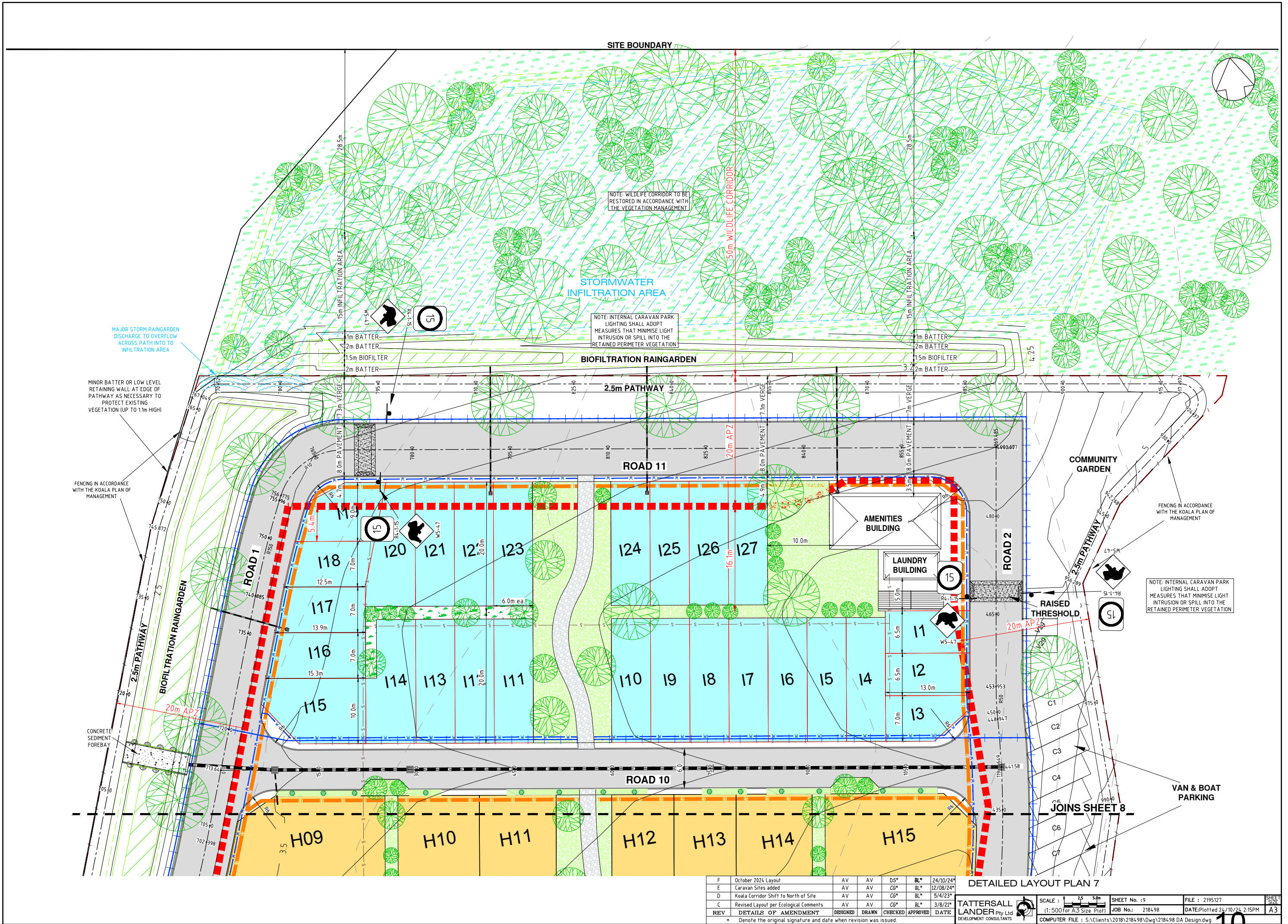
FENCING IN ACCORDANCE WITH THE KOALA PLAN OF MANAGEMENT

NOTE: INTERNAL CARAVAN PARK LIGHTING SHALL ADOPT MEASURES THAT MINIMISE LIGHT INTRUSION OR SPILL INTO THE RETAINED PERIMETER VEGETATION

FENCING IN ACCORDANCE WITH THE KOALA PLAN OF MANAGEMENT

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
* Denote the original signature and date when revision was issued.						

DETAILED LAYOUT PLAN 6
 TATTERSALL LANDER Pty Ltd
 DEVELOPMENT CONSULTANTS
 SCALE: 1:500 (for A3 Size Plot)
 SHEET No.: 8
 JOB No.: 218498
 DATE: 24/10/24 2:15PM
 FILE: 2195126
 COMPUTER FILE: S:\Clients\2018\218498\DWG\218498 DA Design.dwg
 SHEET SIZE: A3



F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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DETAILED LAYOUT PLAN 7

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SCALE : 1:500 (for A3 Size Plot)

SHEET No. : 9

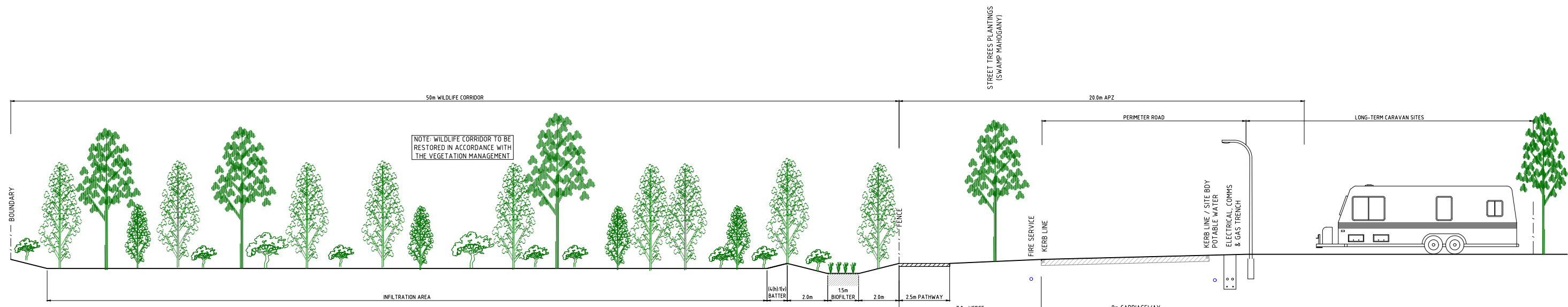
FILE : 2195127

JOB No.: 218498

DATE: Plotted 24/10/24 2:15PM

SHEET SIZE: A3

COMPUTER FILE : S:\Clients\2018\218498\DWG\218498 DA Design.dwg



NORTHERN PERIMETER ROAD TYPICAL SECTION
SCALE 1:100

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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DEVELOPMENT CONSULTANTS

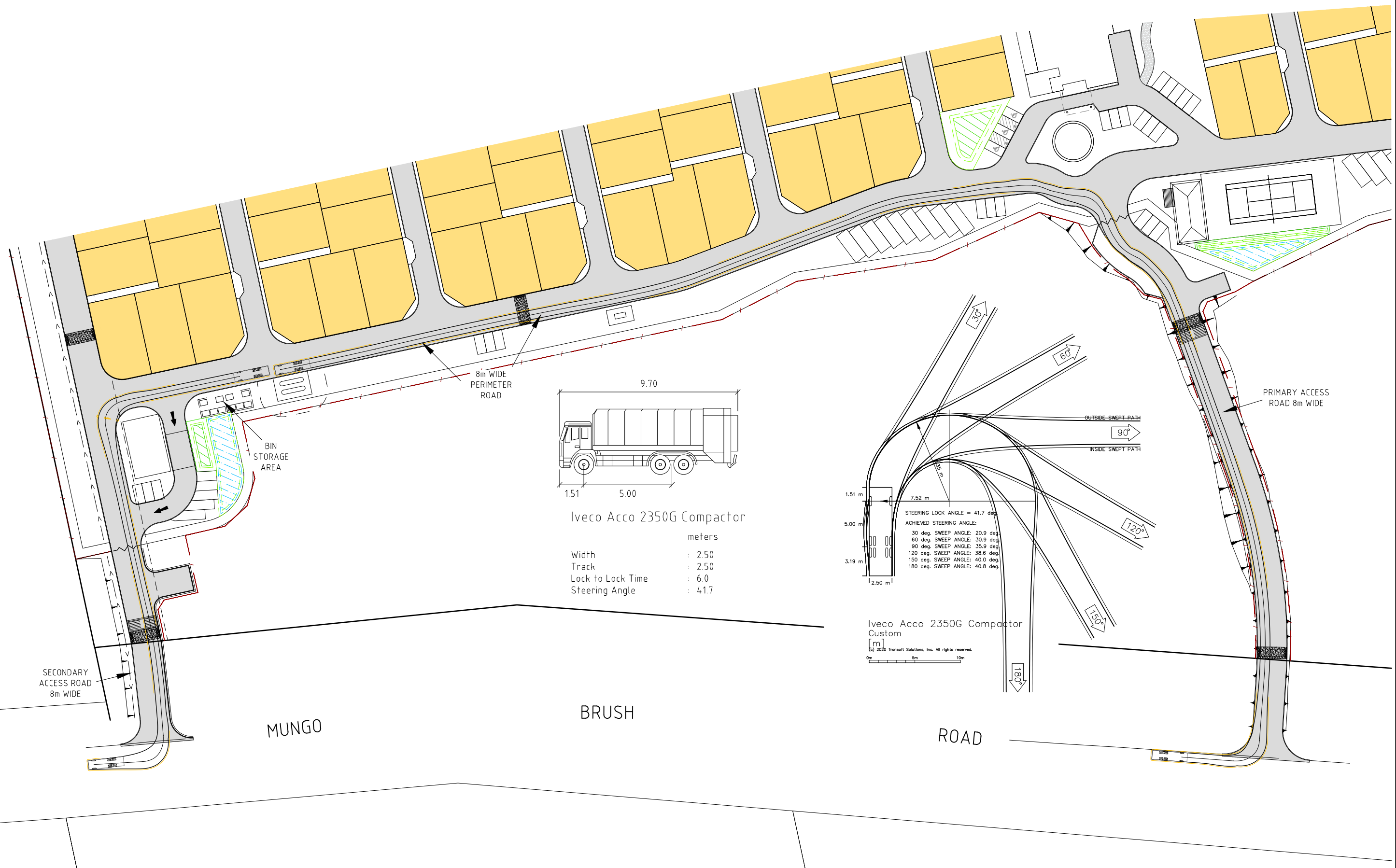
SCALE :
(1:200 for A3 Size Plot)

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JOB No.: 218498
DATE:Plotted 24/10/24 2:15PM

FILE :
COMPUTER FILE : S:\Clients\2018\218498\Drawings\218498 DA Design.dwg

SHEET
13
A3

Xref: overall [overall alternate A.dwg]



F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV			3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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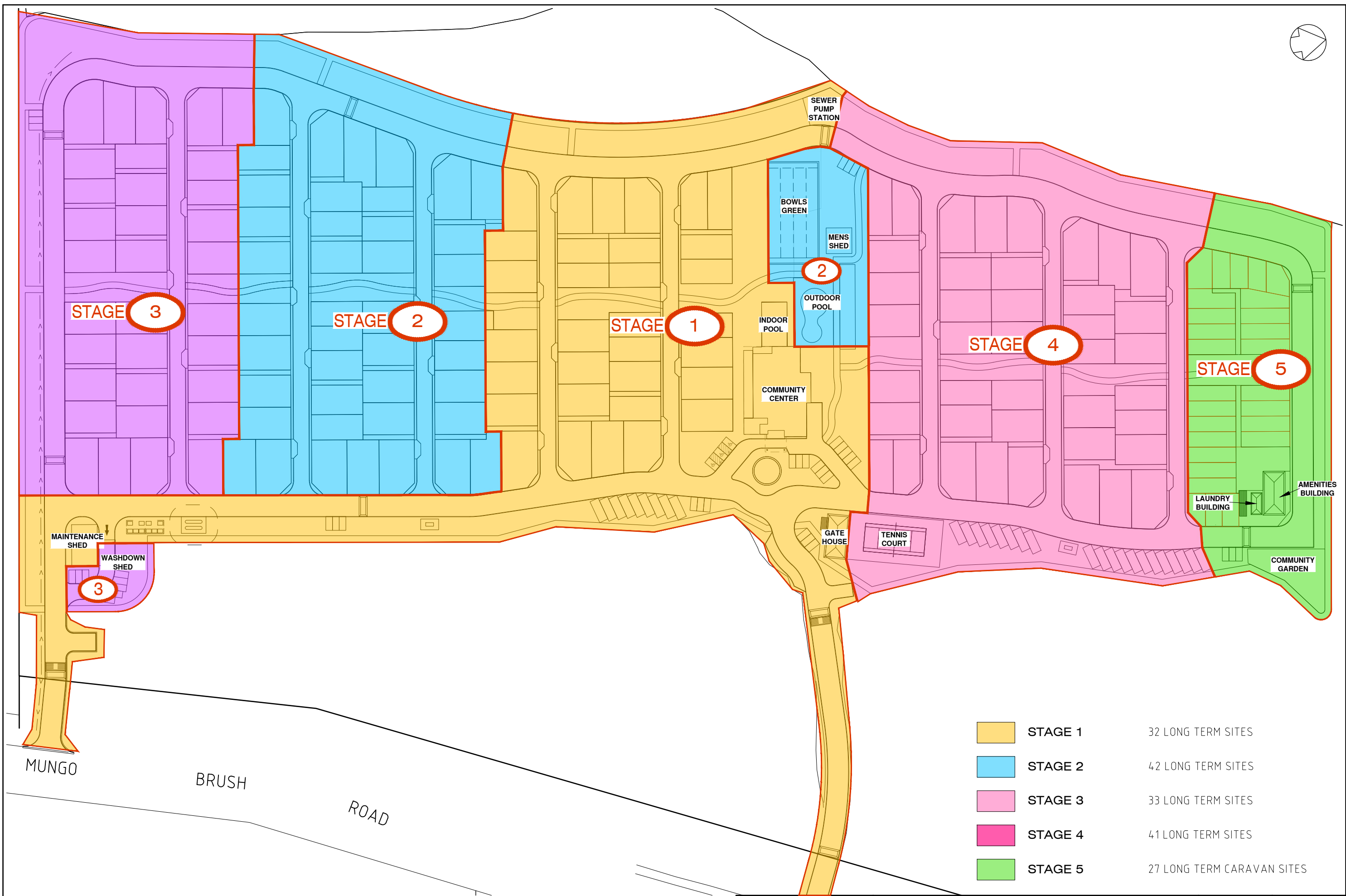
PLAN SHOWING GARBAGE TRUCK TURNING PATHS
PROPOSED CARAVAN PARK
LOT 105 IN DP 260058
247 MUNGO BRUSH ROAD, HAWKS NEST

COUNCIL MIDCOAST	REFERENCE	
PARISH FENS	SHEET SIZE	A3
SCALE 1:800 on A3	SHEET No. 13	
DATE: Plotted 24/10/24 2:15PM		

vg\218498 DA Design.dwg

11

CLIENT: AUSTRALIA ORACLE DEVELOPMENTS P/L JOB No.: 2184/98 COMPUTER FILE : S:\Clients\2018\2184\98\DWG\2184/98 DA Design.dwg



MUNGO
BRUSH
ROAD

- STAGE 1 32 LONG TERM SITES
- STAGE 2 42 LONG TERM SITES
- STAGE 3 33 LONG TERM SITES
- STAGE 4 41 LONG TERM SITES
- STAGE 5 27 LONG TERM CARAVAN SITES

ORIGIN OF LEVELS
SSM 182047 R.L. 6.617m (AHD)
MUNGO BRUSH RD (APPROX 385m NORTH OF SITE)

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
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C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE

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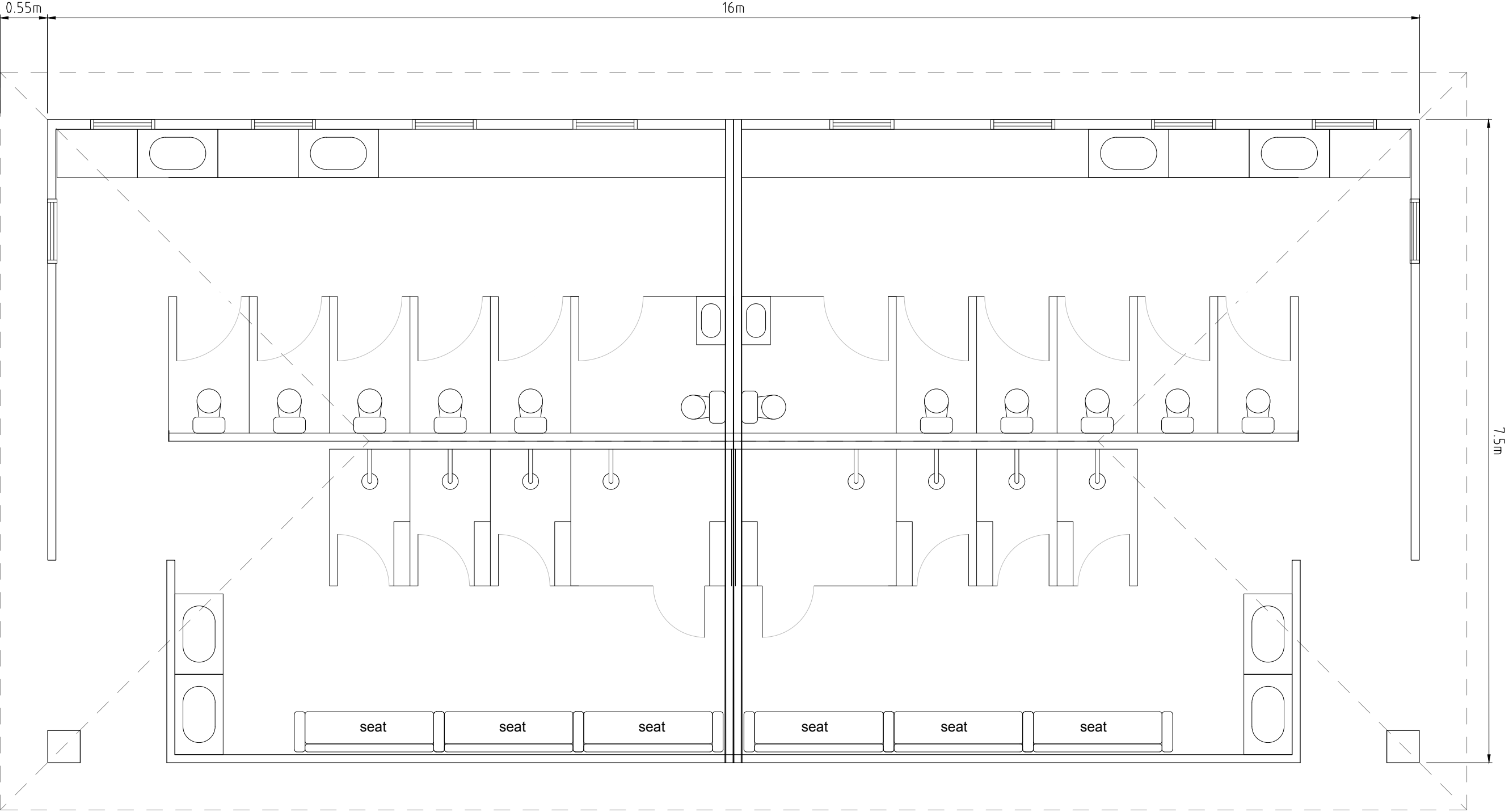
PLAN SHOWING PROPOSED
CARAVAN PARK STAGING PLAN
LOT 105 IN DP 260058
247 MUNGO BRUSH ROAD, HAWKS NEST

COUNCIL MIDCOAST	REFERENCE 2195120
PARISH FENS	SHEET SIZE A3
SCALE 1:2000 on A3	SHEET No. 14
DATE: Plotted 24/10/24 2:15PM	

INDICATIVE AMENITIES BUILDING DETAILS

MINIMUM REQUIREMENTS

- 26-50 caravan sites = 6x female & 4x male toilets & 2x urinals
- 26-50 caravan sites = 3x female & 3x male showers
- 26-50 caravan sites = 3x female & 3x male handbasins



PLAN
SCALE 1:50

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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SCALE :
(1:50 for A3 Size Plot)

SHEET No. :15
JOB No.: 218498
DATE:Plotted 24/10/24 2:16PM

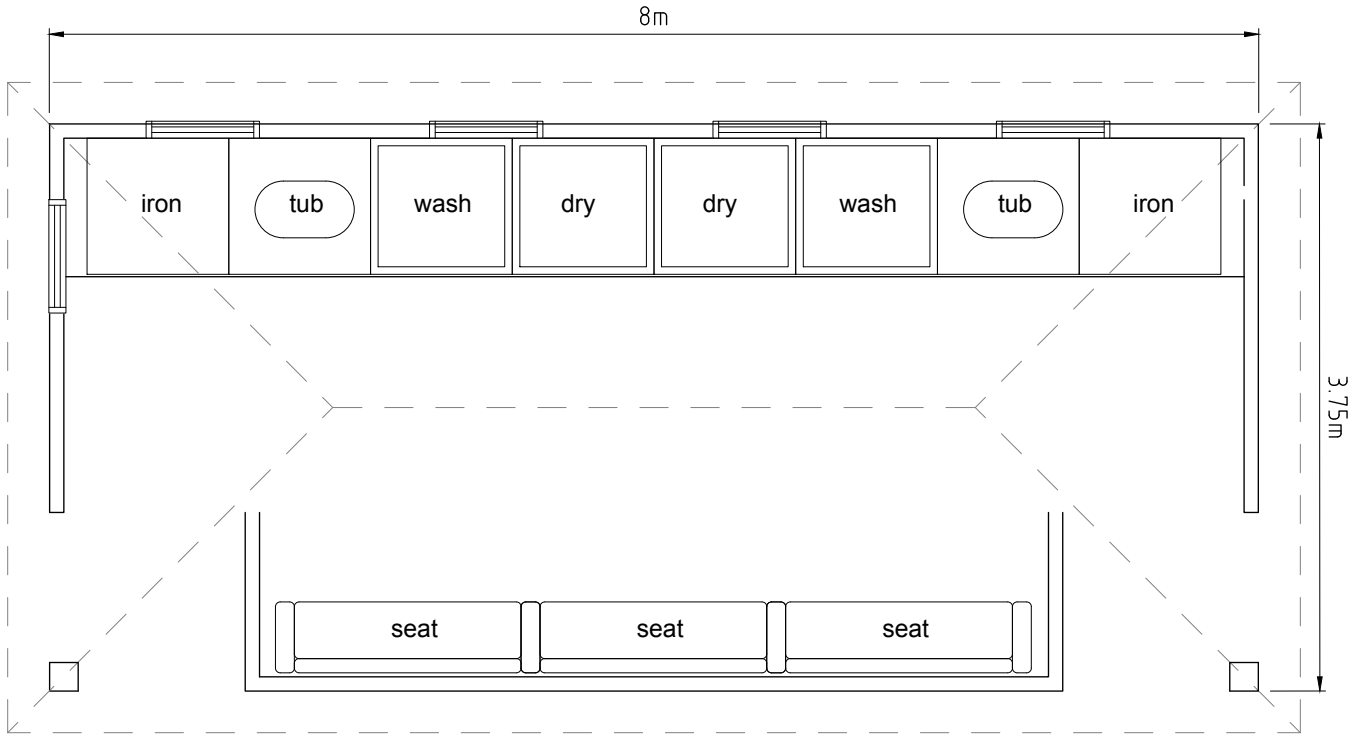
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DATE:Plotted 24/10/24 2:16PM
COMPUTER FILE : S:\Clients\2018\218498\Drawings\218498 DA Design.dwg

SHEET
SIZE
A3

INDICATIVE LAUNDRY BUILDING

MINIMUM REQUIREMENTS

- 1x washing machine per 25 long-term caravan sites = 2
- 1x laundry tub per 50 long-term caravan sites = 1
- 1x clothes dryer per 60 long-term caravan sites = 1
- 2m x clothes line per caravan site (50m min) = 54m



PLAN
SCALE 1:50

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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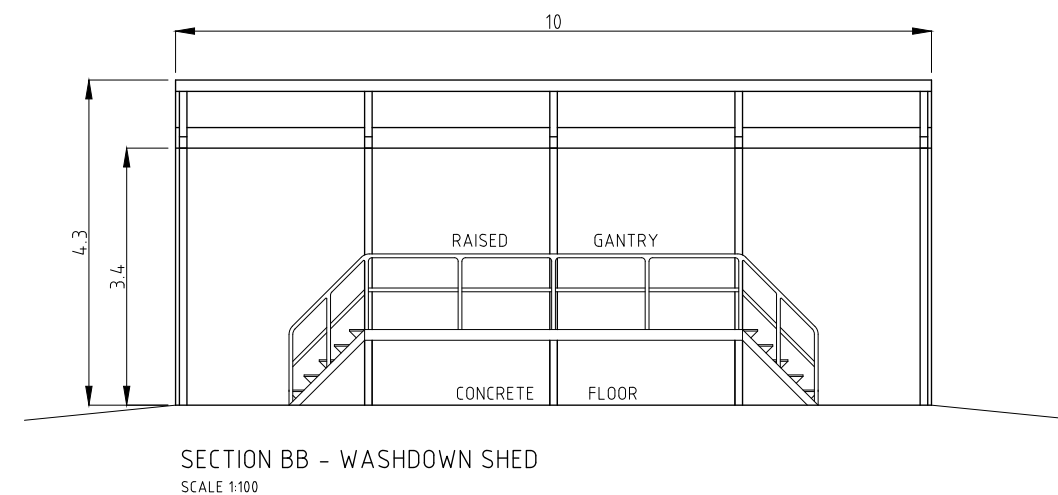
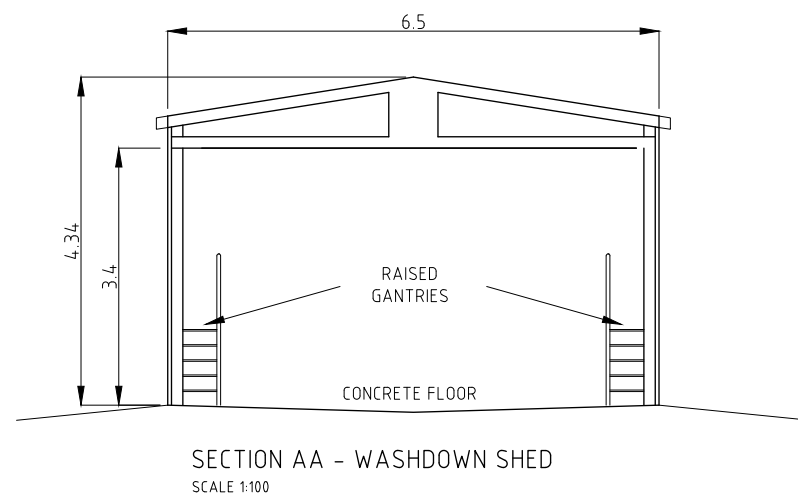
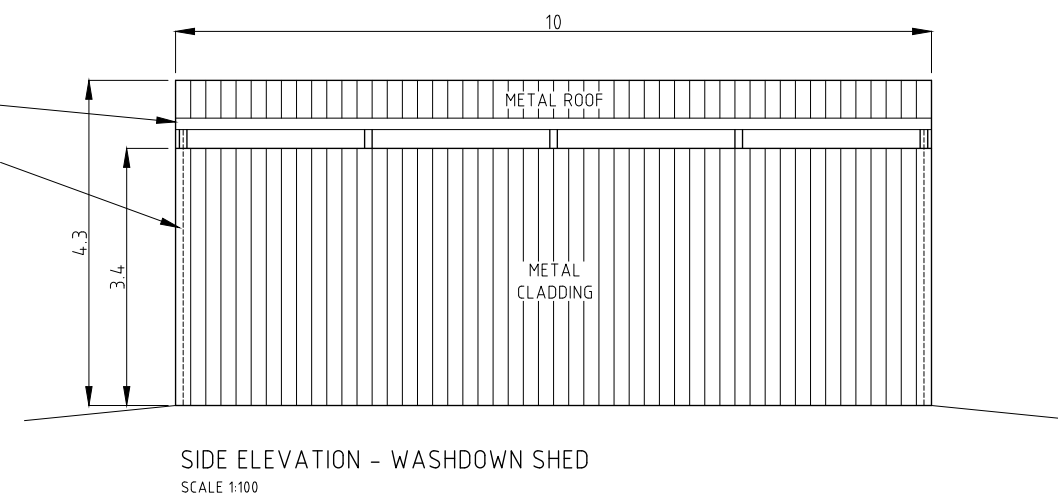
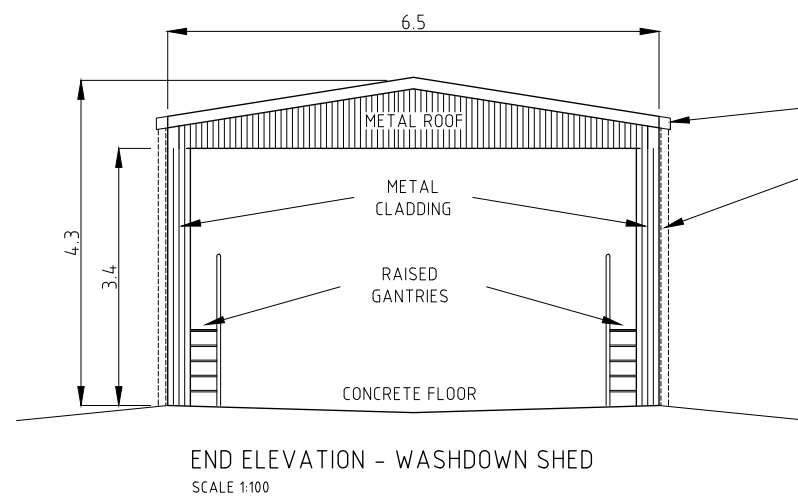
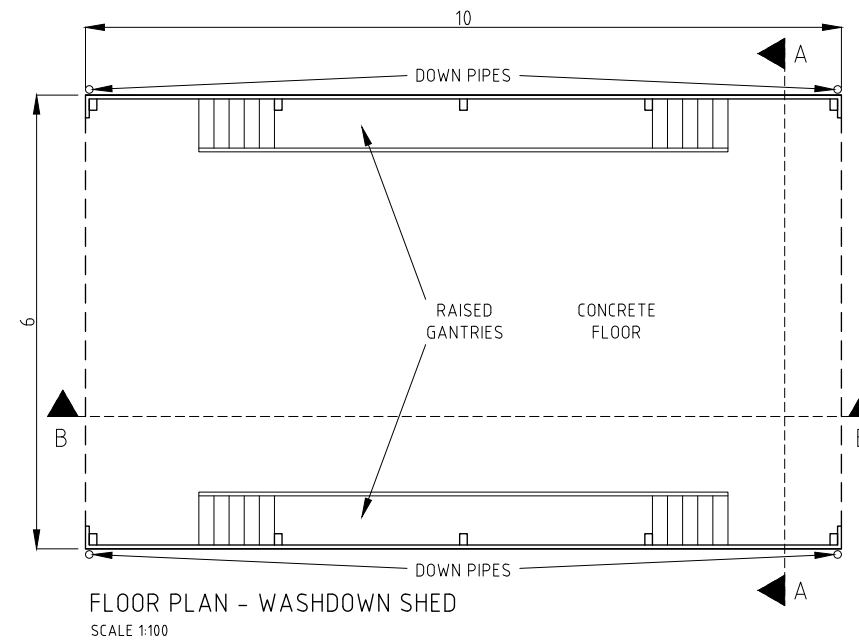
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(1:50 for A3 Size Plot)

SHEET No. :16
JOB No.: 218498

FILE : 2195127
DATE:Plotted 24/10/24 2:16PM

SHEET
SIZE
A3

COMPUTER FILE : S:\Clients\2018\218498\Draw\218498 DA Design.dwg



INDICATIVE WASHDOWN SHED DETAILS
FOR WASHING RESIDENTS CARS,
CARAVANS AND TRAILERED BOATS

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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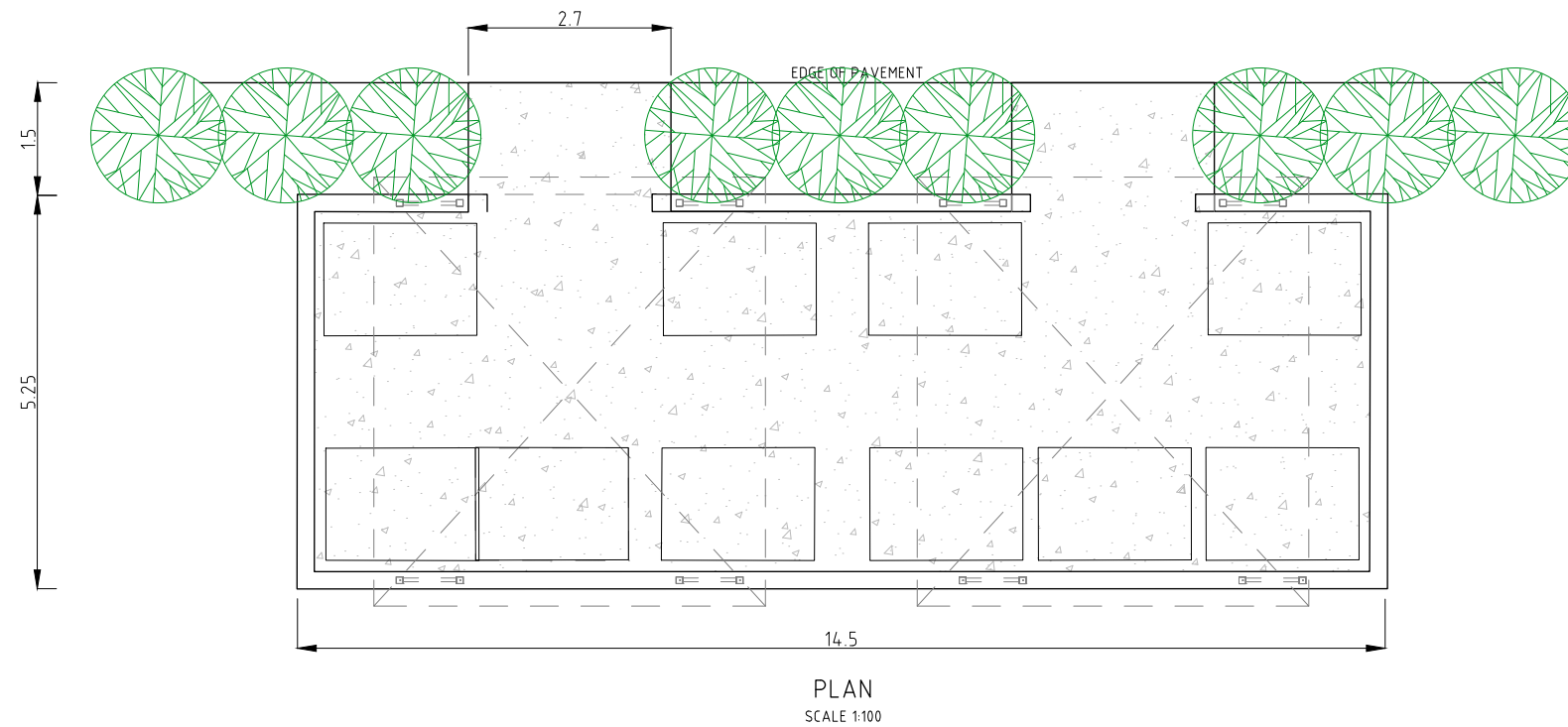
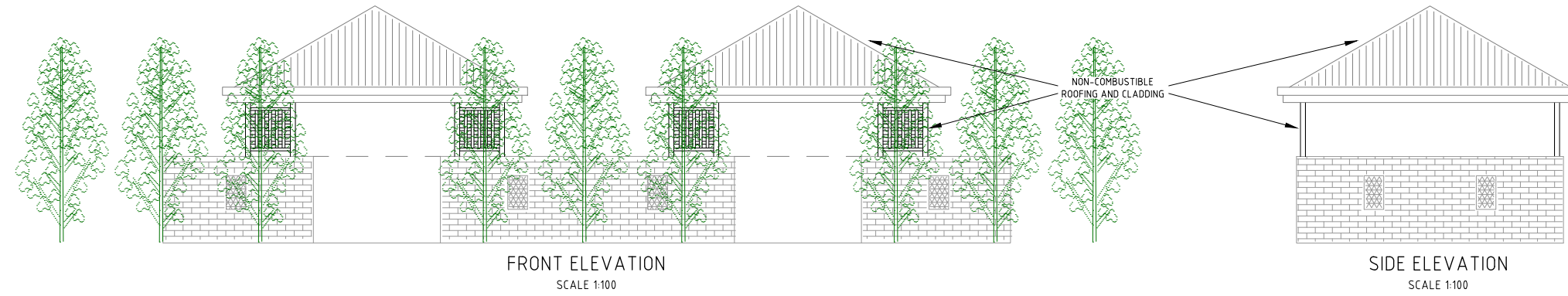
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(1:100 for A3 Size Plot)

SHEET No. :17
JOB No.: 218498

FILE : 2195127
DATE:Plotted 24/10/24 2:16PM

SHEET
SIZE
A3

COMPUTER FILE : S:\Clients\2018\218498\Drawings\218498 DA Design.dwg



INDICATIVE BIN STORAGE STRUCTURE DETAILS

F	October 2024 Layout	AV	AV	DS*	BL*	24/10/24*
E	Caravan Sites added	AV	AV	CG*	BL*	12/08/24*
D	Koala Corridor Shift to North of Site	AV	AV	CG*	BL*	5/4/23*
C	Revised Layout per Ecological Comments	AV	AV	CG*	BL*	3/8/21*
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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SCALE : 0 4.5 9m
(1:100 for A3 Size Plot)

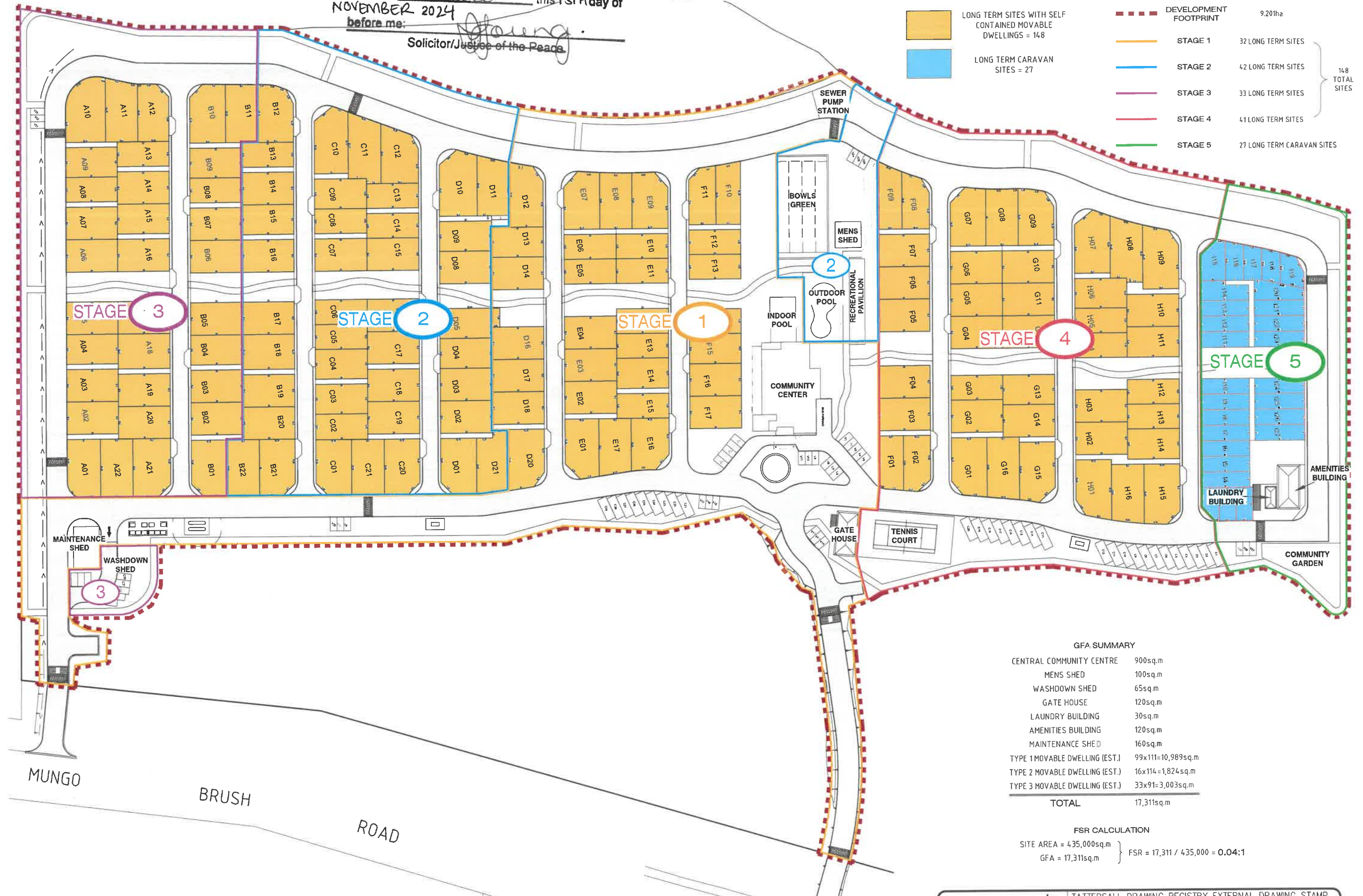
SHEET No. :18
JOB No.: 218498

FILE : 2195127
DATE:Plotted 24/10/24 2:16PM

SHEET
SIZE
A3

This is the Annexure marked "B" referred to in the annexed Affidavit of ALAN MCKELVEY sworn at NEWCASTLE this 15th day of NOVEMBER 2024 before me: [Signature]
Solicitor/Judge of the Peace

B



	LONG TERM SITES WITH SELF CONTAINED MOVABLE DWELLINGS = 148	DEVELOPMENT FOOTPRINT	9.201ha
	LONG TERM CARAVAN SITES = 27	STAGE 1	32 LONG TERM SITES
		STAGE 2	42 LONG TERM SITES
		STAGE 3	33 LONG TERM SITES
		STAGE 4	41 LONG TERM SITES
		STAGE 5	27 LONG TERM CARAVAN SITES
			148 TOTAL SITES

GFA SUMMARY	
CENTRAL COMMUNITY CENTRE	900sq.m
MENS SHED	100sq.m
WASHDOWN SHED	65sq.m
GATE HOUSE	120sq.m
LAUNDRY BUILDING	30sq.m
AMENITIES BUILDING	120sq.m
MAINTENANCE SHED	160sq.m
TYPE 1 MOVABLE DWELLING (EST.)	99x111=10,989sq.m
TYPE 2 MOVABLE DWELLING (EST.)	16x114=1,824sq.m
TYPE 3 MOVABLE DWELLING (EST.)	33x91=3,003sq.m
TOTAL	17,311sq.m

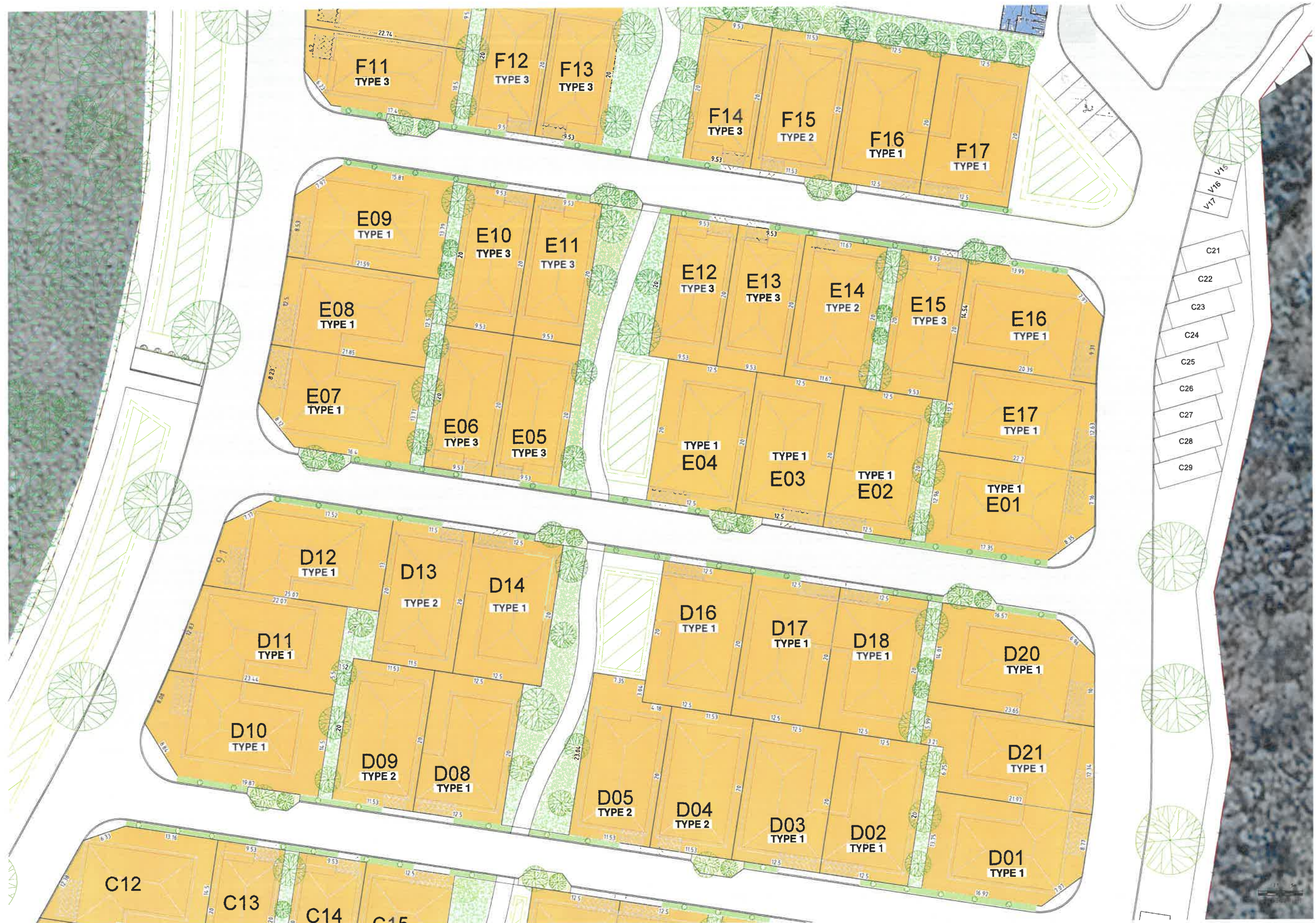
FSR CALCULATION	
SITE AREA = 4,35,000sq.m	FSR = 17,311 / 4,35,000 = 0.04:1
GFA = 17,311sq.m	

SITE PLAN - MIXED FRONTAGE SCHEME

TATTERSALL LANDER Pty Ltd
DEVELOPMENT CONSULTANTS

TATTERSALL DRAWING REGISTRY EXTERNAL DRAWING STAMP
SHEET No. : 1
JOB No. : 218498
FILE : 2240136
DATE: 15/11/24 9:43AM
SHEET SIZE
A3

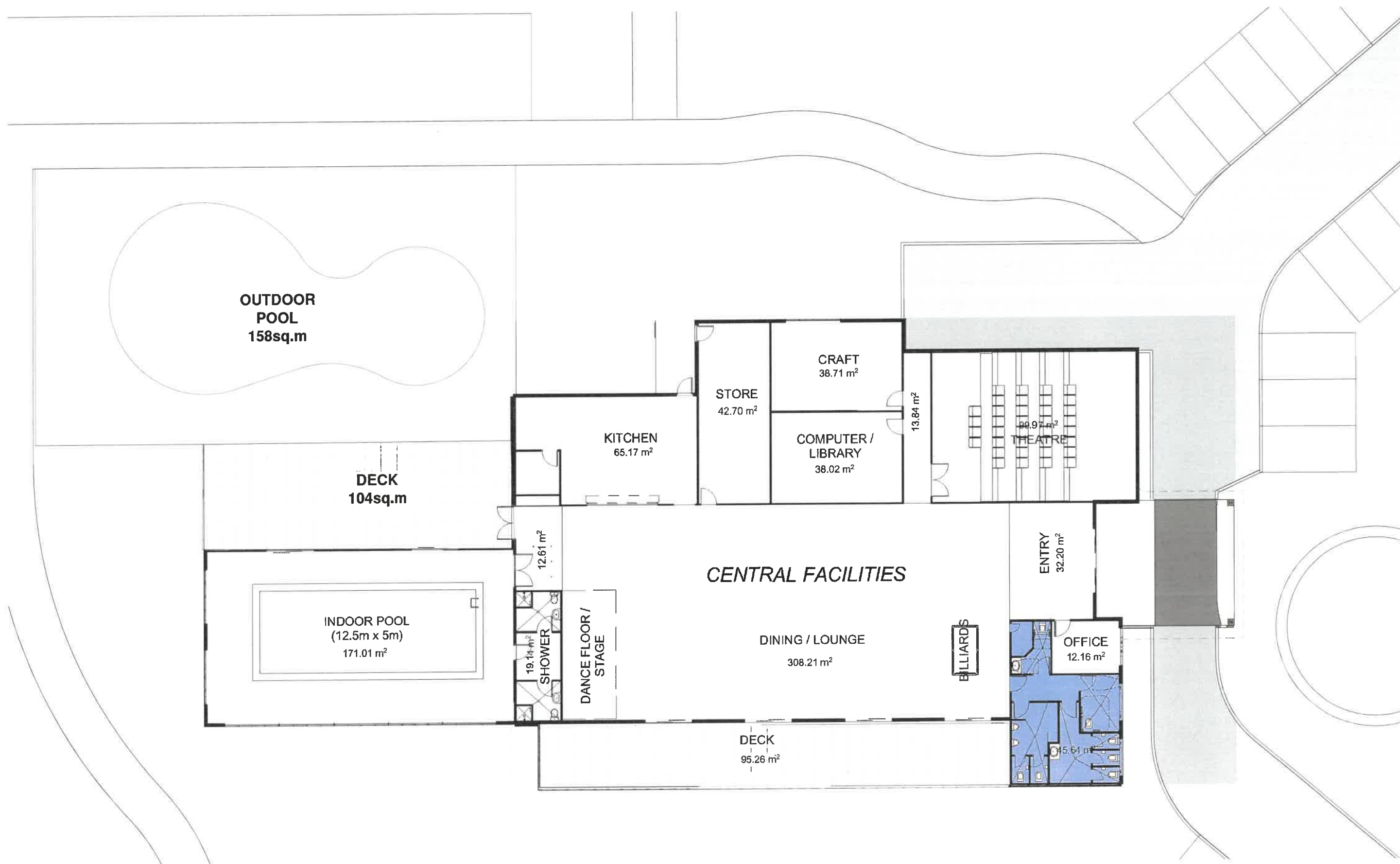
FILE : S:\Clients\2018\218498\DWG\218498 DA Architectural Set.dwg



NOTE: CONSERVATIVELY SHOWING LARGEST DWELLING DESIGN POSSIBLE ON EACH SITE.
FINAL DWELLING TYPE BREAKDOWN TO BE DETERMINED TO MEET MARKET DEMAND

TYPICAL STREET PLAN - MIXED FRONTAGE

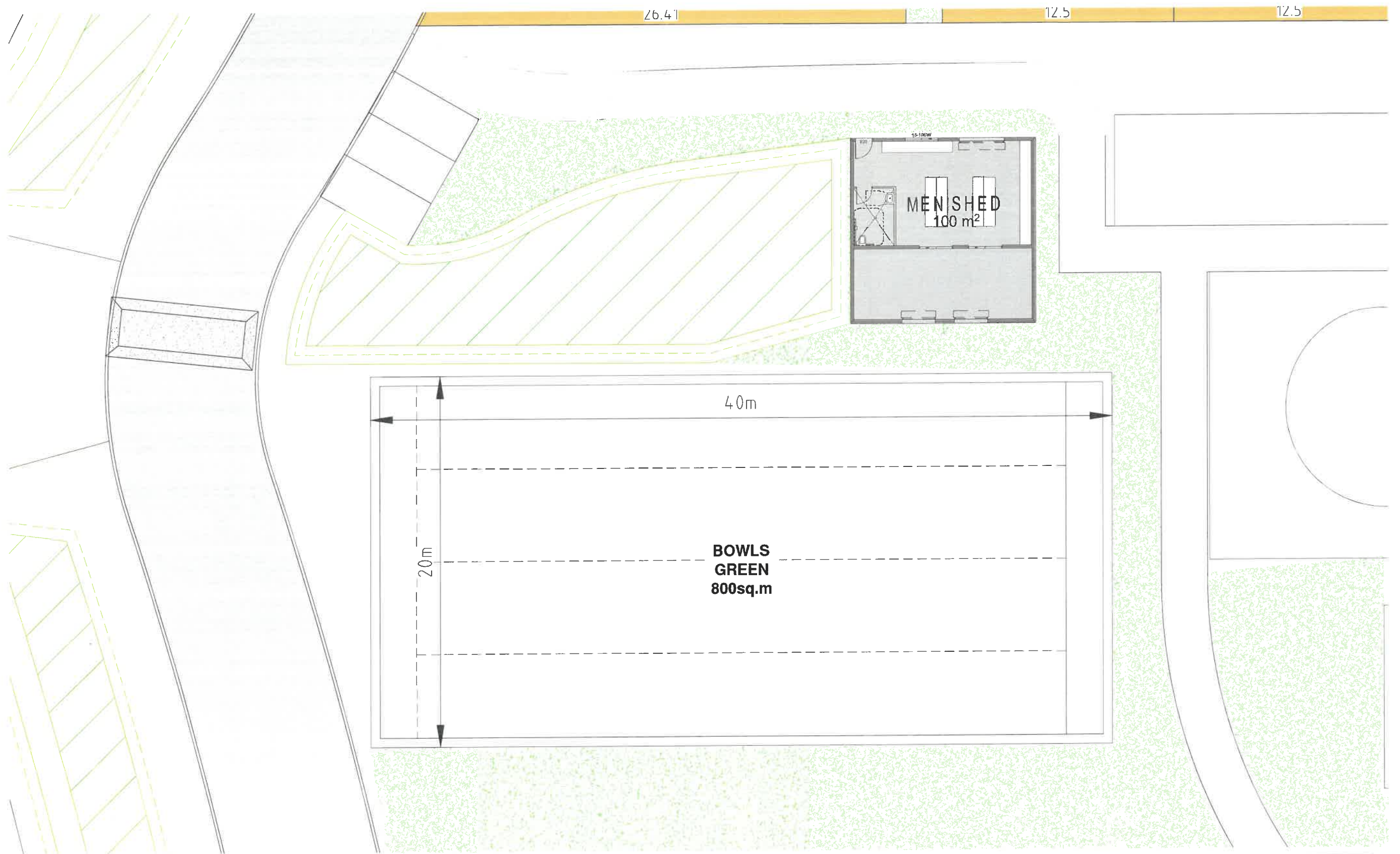
TATTERSALL LANDER Pty Ltd DEVELOPMENT CONSULTANTS		TATTERSALL DRAWING REGISTRY EXTERNAL DRAWING STAMP	
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JOB No. : 218498	DATE: 15/11/24 9:43AM		
FILE : S:\Clients\2018\218498\218498 DA Architectural Set.dwg			



1:200 for A3 Size Plot

GROUND PLAN - CENTRAL FACILITY

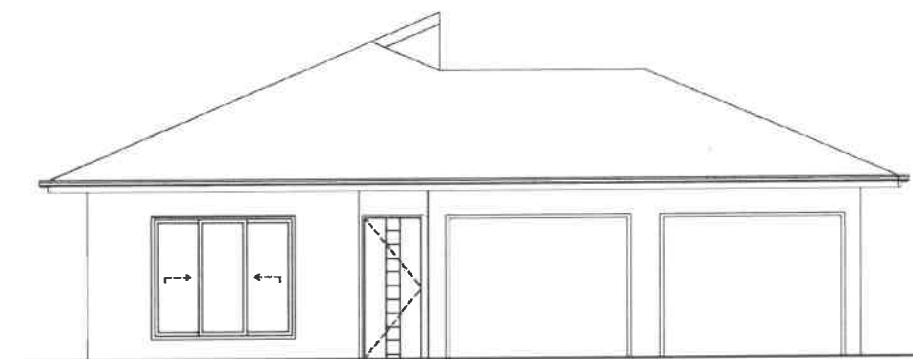
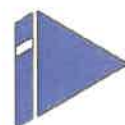
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	JOB No. : 218498	DATE: 15/11/24 9:43AM	A3
	FILE : S:\Clients\2018\218498\Drawings\218498 DA Architectural Set.dwg		



GROUND PLAN - BOWLS FACILITY & MENS SHED



INTERNAL AREA	111 m ²
GARAGE AREA	31 m ²
TOTAL GFA	142 m²
PATIO AREA	25 m ²
ENTRY	1 m ²
TOTAL AREA	168 m²
FRONTAGE	12.5 m
MAX. SITE COVER	168 m ²



FRONT ELEVATION 1:100



PERSPECTIVE

TYPE 1

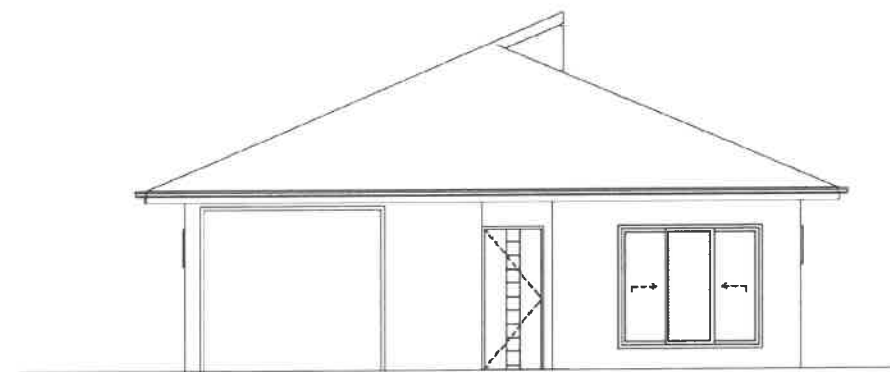
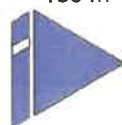
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		JOB No. : 218498	DATE: 15/11/24 9:43AM	A3
		FILE : S:\Clients\2018\218498\Drawings\218498 DA Architectural Set.dwg		

CLIENT
ORACLE PROPERTIES



GROUND FLOOR PLAN 1:100

INTERNAL AREA	114 m²
GARAGE AREA	24 m²
TOTAL GFA	138 m²
PATIO AREA	14 m²
ENTRY	1 m²
TOTAL AREA	153 m²
FRONTAGE	11.5 m
MAX. SITE COVER	153 m²



FRONT ELEVATION 1:100

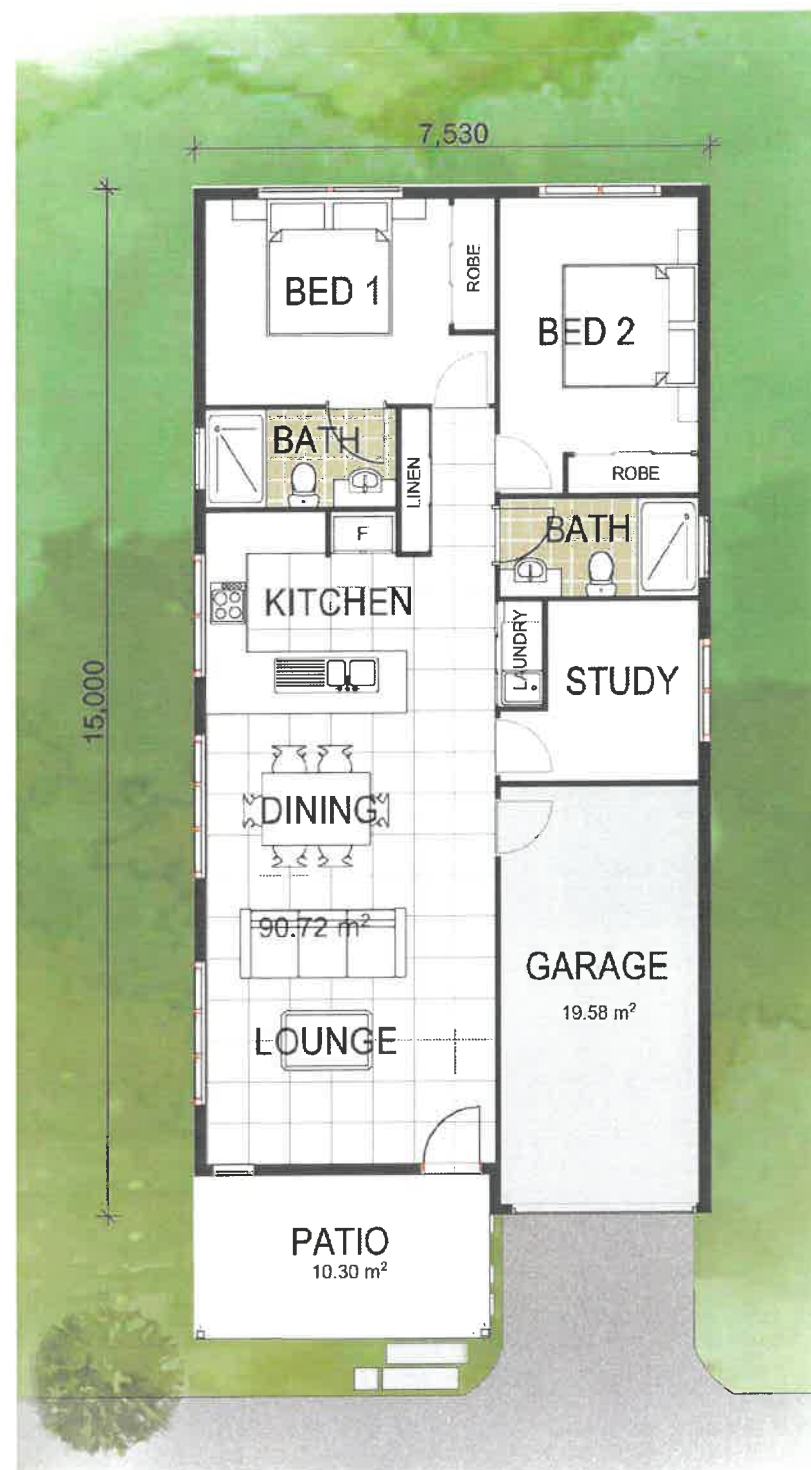


PERSPECTIVE

TATTERSALL DRAWING REGISTRY EXTERNAL DRAWING STAMP			
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FILE : S:\Clients\2018\218498\DWG\218498 DA Architectural Set.dwg			

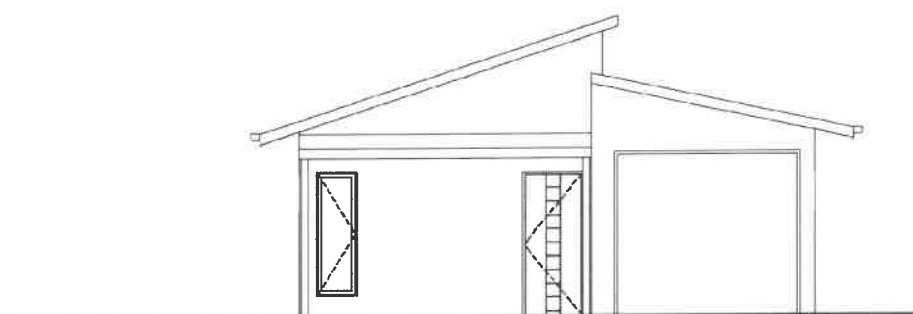
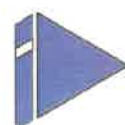
TYPE 2

**CLIENT
ORACLE PROPERTIES**



GROUND FLOOR PLAN 1:100

INTERNAL AREA	91 m ²
GARAGE AREA	20 m ²
TOTAL GFA	111 m²
PATIO AREA	10 m ²
ENTRY	-
TOTAL AREA	121 m²
FRONTAGE	9.5m
MAX. SITE COVER	125 m ²

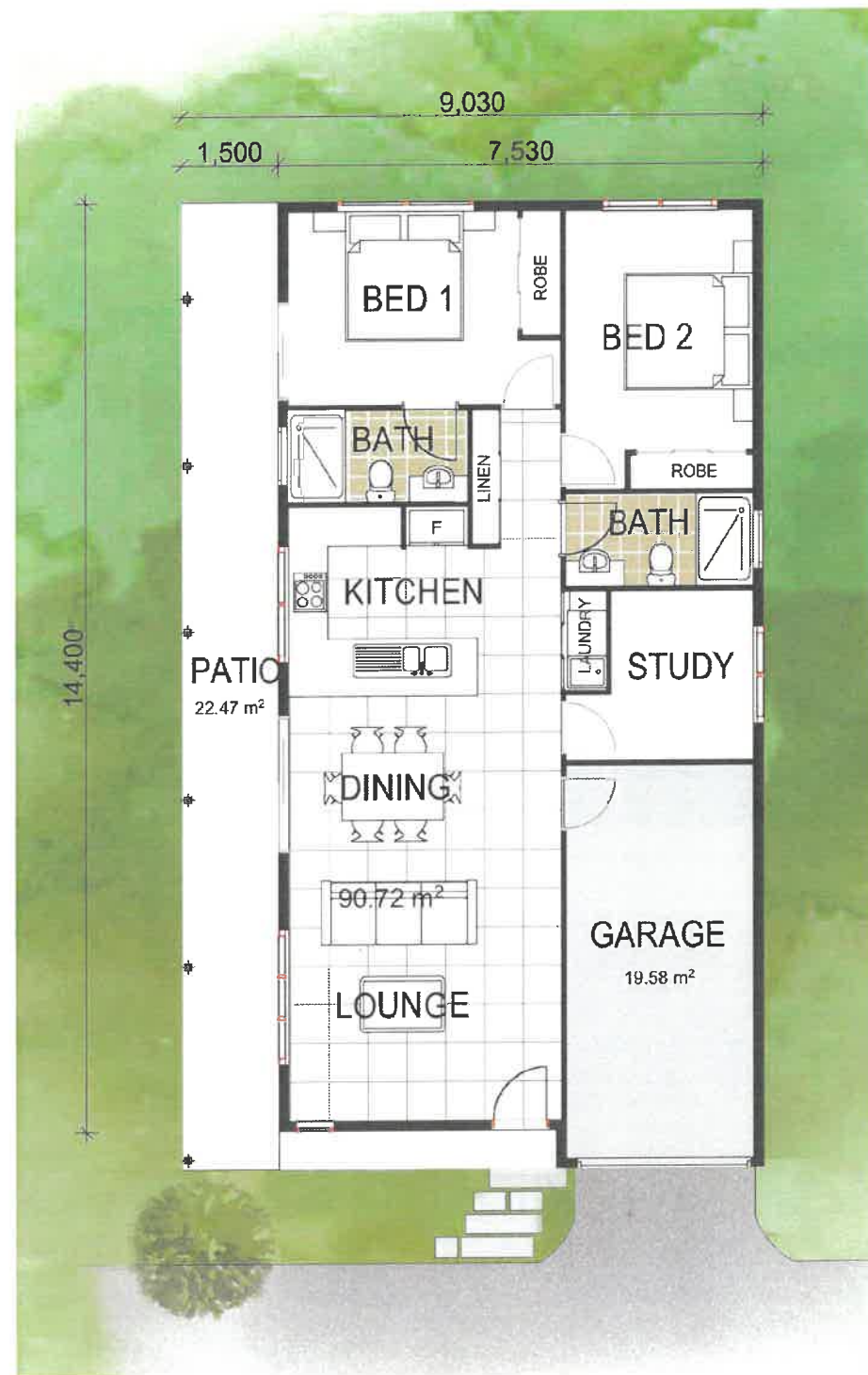


FRONT ELEVATION 1:100



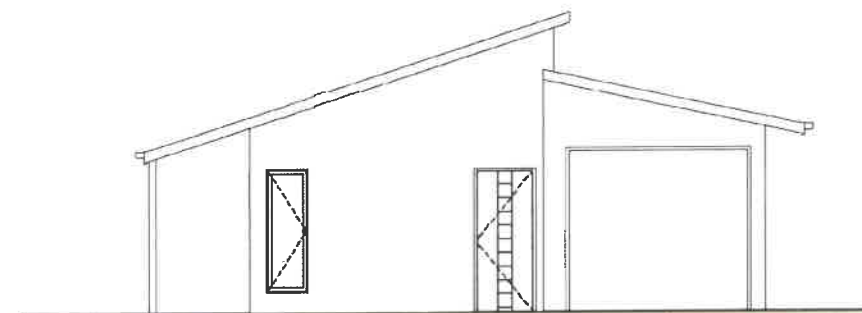
PERSPECTIVE

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		JOB No. : 218498	DATE: 15/11/24 9:43AM	A3
		FILE : S:\Clients\2018\218498\dwg\218498 DA Architectural Set.dwg		



GROUND FLOOR PLAN 1:100

INTERNAL AREA	91 m²
GARAGE AREA	20 m²
TOTAL GFA	111 m²
PATIO AREA	23 m²
ENTRY	3 m²
TOTAL AREA	137 m²
FRONTAGE	11 m
MAX. SITE COVER	145 m²



FRONT ELEVATION 1:100



PERSPECTIVE

TATTERSALL DRAWING REGISTRY EXTERNAL DRAWING STAMP				
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TATTERSALL DRAWING REGISTRY EXTERNAL DRAWING STAMP				
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