

\\C:\N\1\1\1000\cambell\working\5350P\_SiteContext.dwg - A3\A3.dwg - SiteContext - 16-Nov-2015, 10:40



LEGEND  
SUBJECT SITE

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REV	DATE	DESCRIPTION
1	11.08.2015	ISSUED FOR INFORMATION
2	28.10.2015	ISSUED FOR DEVELOPMENT APPLICATION

DATUM: AHD SCALE: NOT TO SCALE

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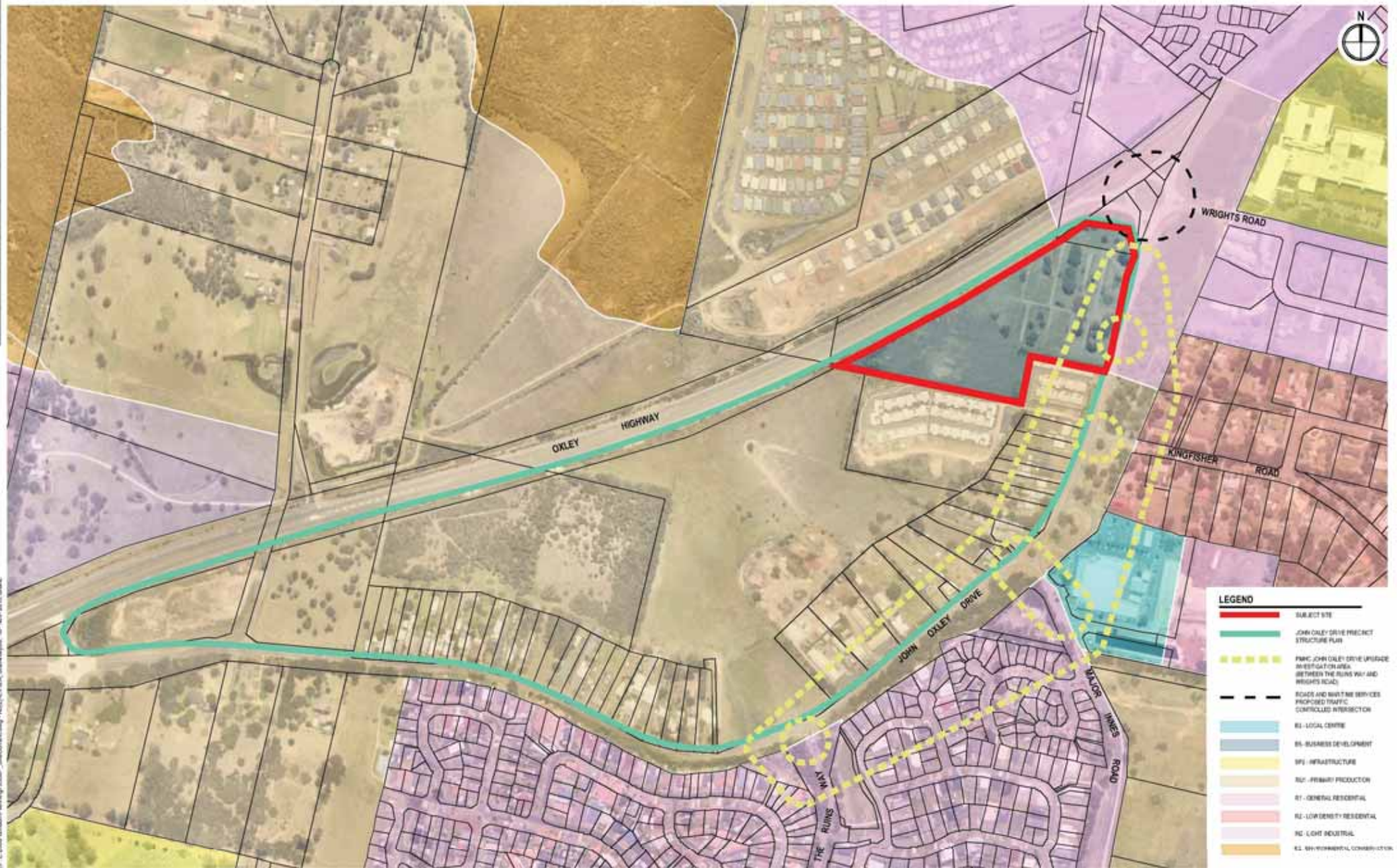
PROJECT NO:	5350
DRAWN BY:	BOBW
CHECKED BY:	MMJOKW
DATE CREATED:	MAY 2015

DRAWING TITLE:	EXHIBIT 01 - SITE CONTEXT PLAN
PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1086669 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444
CLIENT:	CVC MEZZANINE FINANCE PTY LTD
DRAWING NO:	5350P_SiteContext
SHEET:	01
REVISION:	B

A3



K:\AClient\13035\13035\13035\_SiteContext.dwg - A3, 13035.dwg, 28-Nov-2018, 10:00:00



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REV	DATE	DESCRIPTION
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2	28.10.2018	ISSUED FOR DEVELOPMENT APPLICATION

DATUM: AHD SCALE: NOT TO SCALE

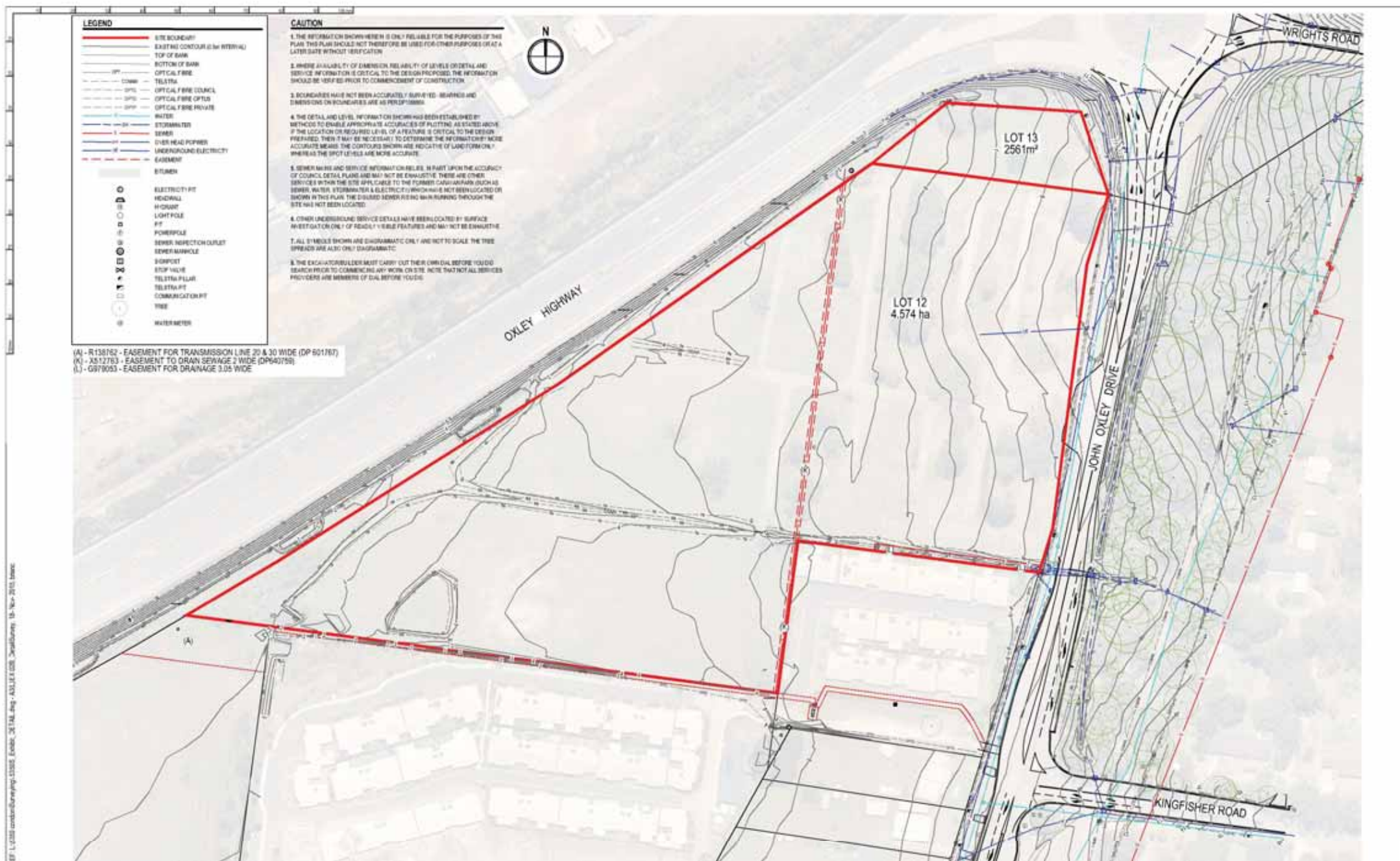
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PROJECT NO:	5350
DRAWN BY:	BOJW
CHECKED BY:	MMJOW
DATE CREATED:	MAY 2015

DRAWING TITLE:	EXHIBIT 02A - SITE ANALYSIS
PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1088669 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444
CLIENT:	CVC MEZZANINE FINANCE PTY LTD
DRAWING NO:	5350P_SiteContext
SHEET:	02A
REVISION:	B

**A3**





K&C\_NP\_L10100\_02B-Detail\_Survey\_15-Nov-2015.dwg

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REV	DATE	DESCRIPTION
1	15.08.2015	ISSUED FOR INFORMATION
2	28.08.2015	ISSUED FOR DEVELOPMENT APPLICATION

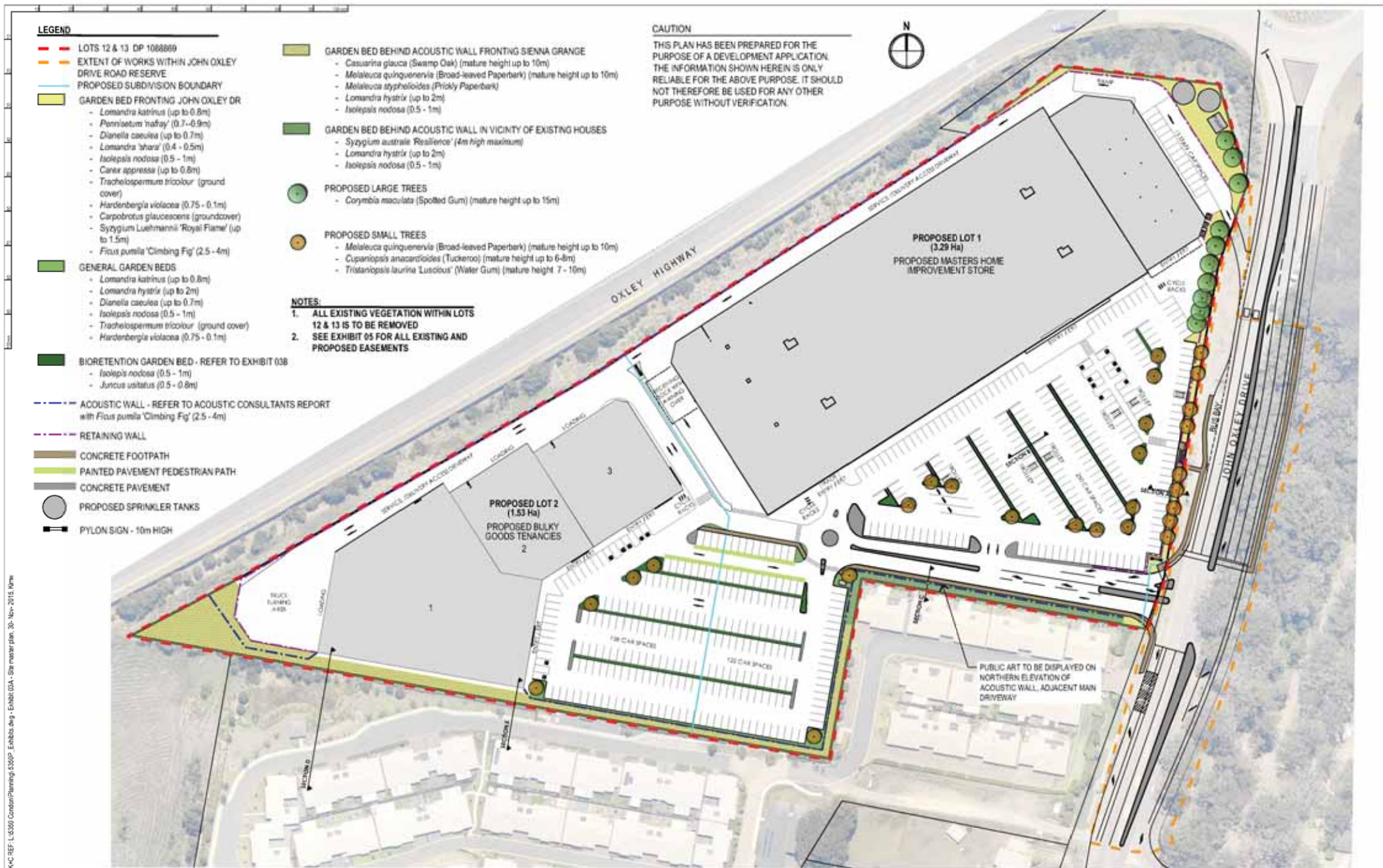
DATUM: AHD SCALE: 1:1500 @ A3

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PROJECT NO:	5350	DRAWING TITLE:	EXHIBIT 02B - DETAIL SURVEY
DRAWN BY:	BOCW	PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1088669 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444
CHECKED BY:	MMJOKW	CLIENT:	CVC MEZZANINE FINANCE PTY LTD
DATE CREATED:	MAY 2015	DRAWING NO:	5350S_Exhibit_DETAIL
		SHEET:	02B
		REVISION:	B

**A3**





K:\C-REF\143300\_CordonPlanning\5350P\_Exhibits.dwg - Exhibit 03A - Site master plan 30-Nov-2015.km

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REV	DATE	DESCRIPTION
A	20/07/2015	ISSUED FOR INFORMATION
B	13/08/2015	ISSUED FOR INFORMATION
C	28/08/2015	ISSUED FOR DEVELOPMENT APPLICATION
D	24/11/2015	ISSUED FOR DEVELOPMENT APPLICATION
E	24/11/2015	ISSUED FOR DEVELOPMENT APPLICATION
F	30/11/2015	ISSUED FOR DEVELOPMENT APPLICATION

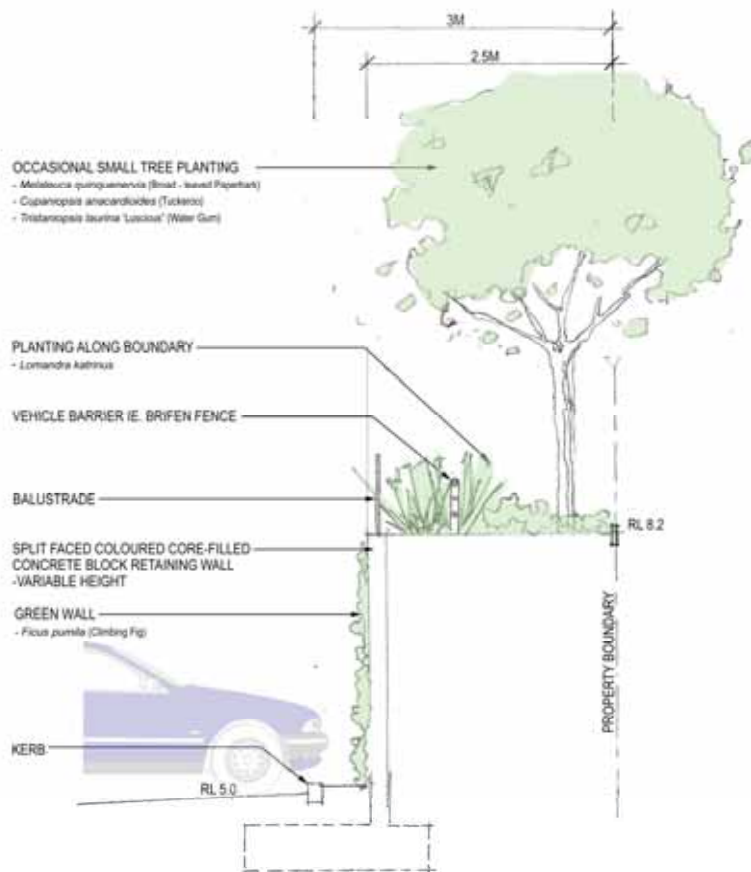
DATE: AHD SCALE: 1:1250 @ A3

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PROJECT NO:	5350	DRAWING TITLE:	EXHIBIT 03A - SITE MASTER PLAN
SA NO:	-	PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1088669 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444
DESIGNED BY:	BCMW	CLIENT:	CVC MEZZANINE FINANCE PTY LTD
DRAWN BY:	MMJOKW	DRAWING NO:	5350P_Exhibits
CHECKED BY:	-	SHEET:	03A
DATE CREATED:	MAY 2015	REVISION:	#

A3



SECTION A: TYPICAL BOUNDARY SECTION 1:50

REV.	DATE	DESCRIPTION
-	12.08.2019	ISSUE FOR INFORMATION
B	28.08.2019	ISSUE FOR DEVELOPMENT APPLICATION

PROJECT NO:	5295
DA NO:	1
DESIGNED BY:	RCMW
DRAWN BY:	RCARMM/MLC/M
CHECKED BY:	1
DATE CREATED:	JUNE 2019

DRAWING TITLE:	EXHIBIT 3B - DETAIL SECTION A
PROJECT:	PROPOSED JOHN O'LEARY DRIVE BULKY GOODS RETAIL 18 JOHN O'LEARY DRIVE PORT MACQUARIE
CLIENT:	CVC MEZZANNE FINANCE PTY LTD

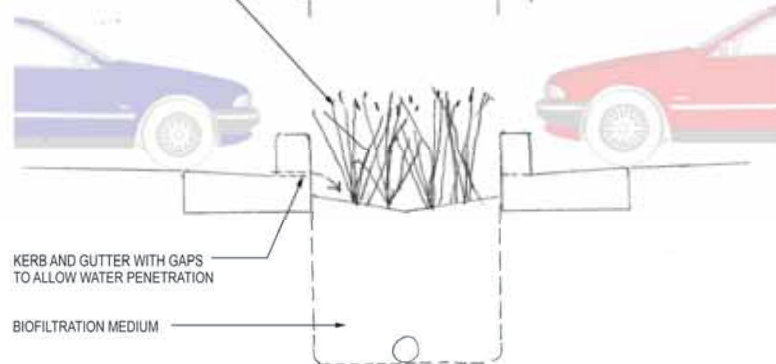
DRAWING NO:	EXHIBIT 3B - DETAIL SECTION A
SHEET:	01
REVISION:	B

GAPS IN KERB TO ALLOW  
WATER PASSAGE



BIOFI PLANTING  
- *Isotria medeoloides*  
- *Juncus usitatus*

1200  
900



KERB AND GUTTER WITH GAPS  
TO ALLOW WATER PENETRATION

BIOFILTRATION MEDIUM

SECTION B: CARPARK BIOFILTRATION - TYPICAL SECTION 1:20

REV	DATE	DESCRIPTION
1	12.06.2019	ISSUE FOR INFORMATION
2	26.06.2019	ISSUE FOR DEVELOPMENT APPLICATION

DRAWN: AND

SCALE: AS SHOWN @ 1:20

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PROJECT NO:	2000
DATE:	12.06.2019
DESIGNED BY:	ANDREW
CHECKED BY:	ANDREW
DATE (REVISED):	JUNE 2019

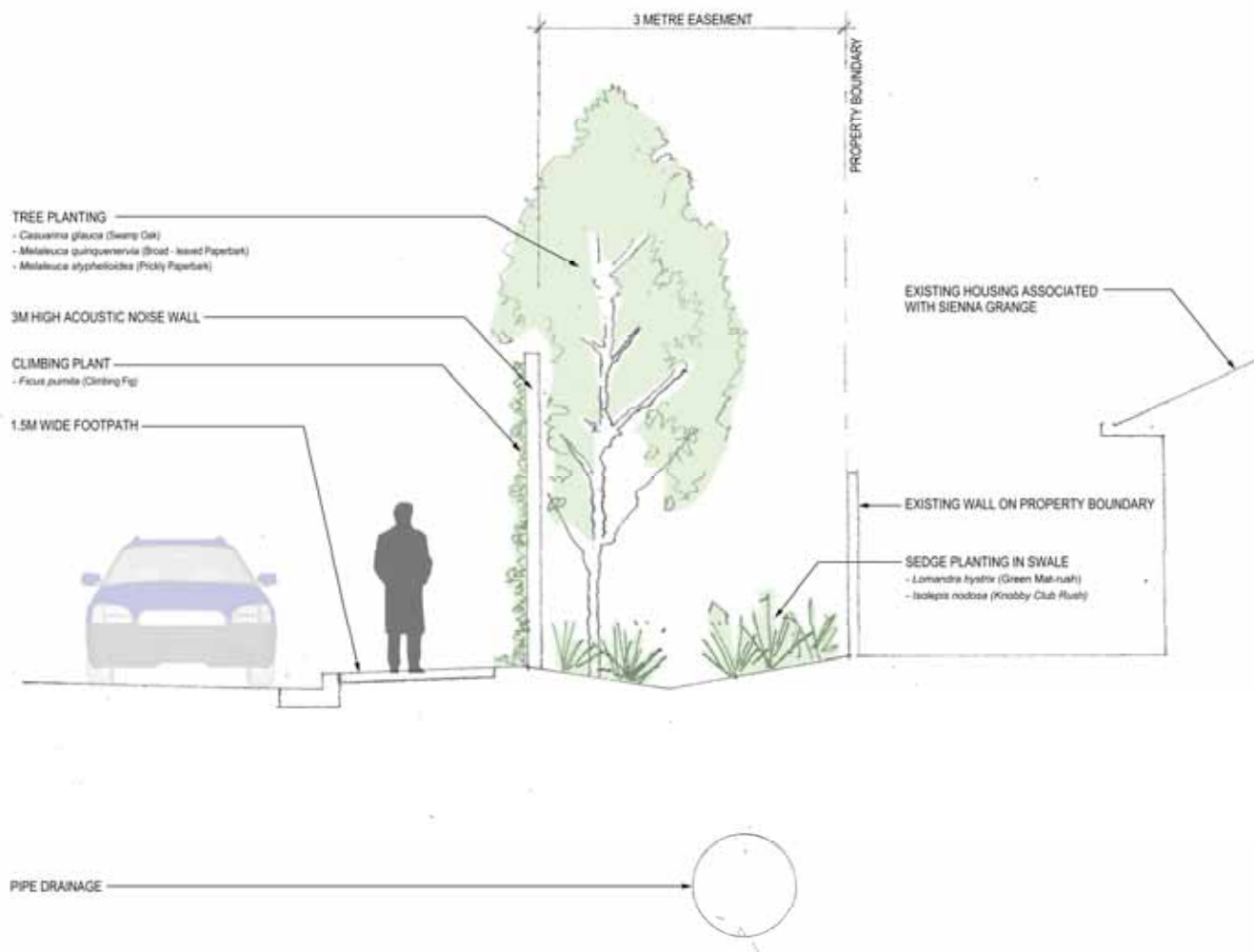
DATE:	12.06.2019
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EXHIBIT 3B - DETAIL SECTION B

PROPOSED JONAH O'LEARY DRIVE BULKY GOODS RETAIL  
MUGHAN O'LEARY DRIVE PORT MACQUARIE

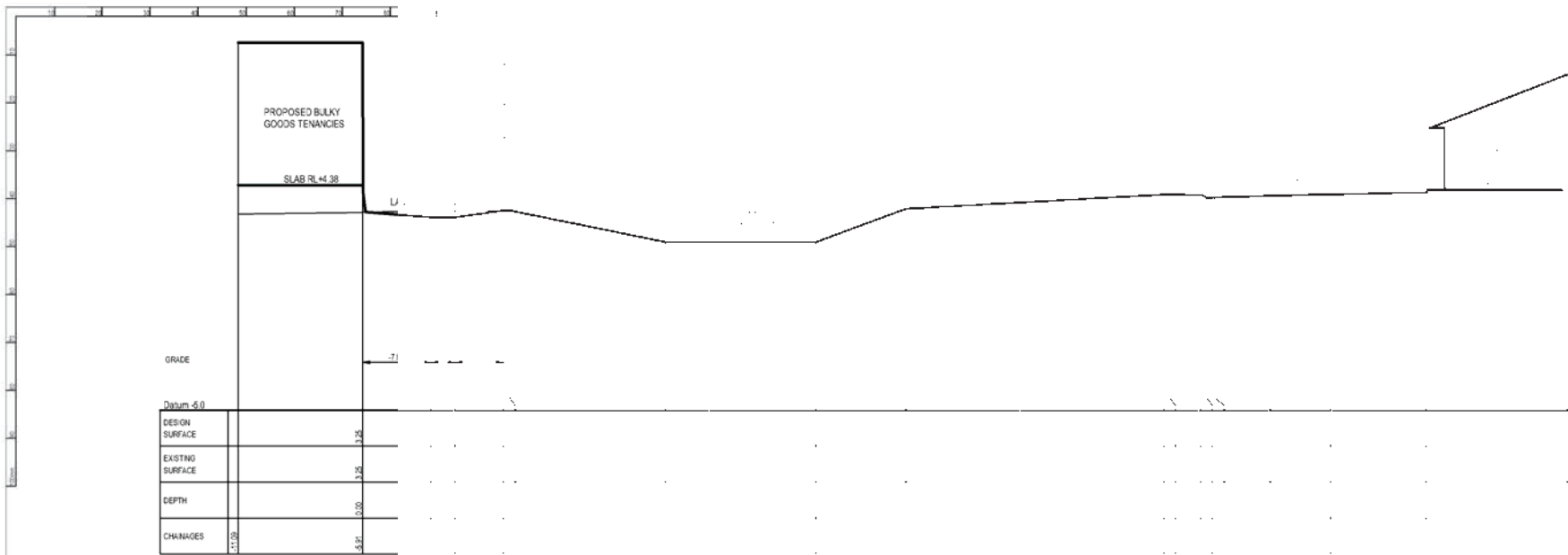
©VC MEZZANNE FINANCE PTY LTD

DRAWING NO:	02	REVISED:
DATE: 12.06.2019	02	0

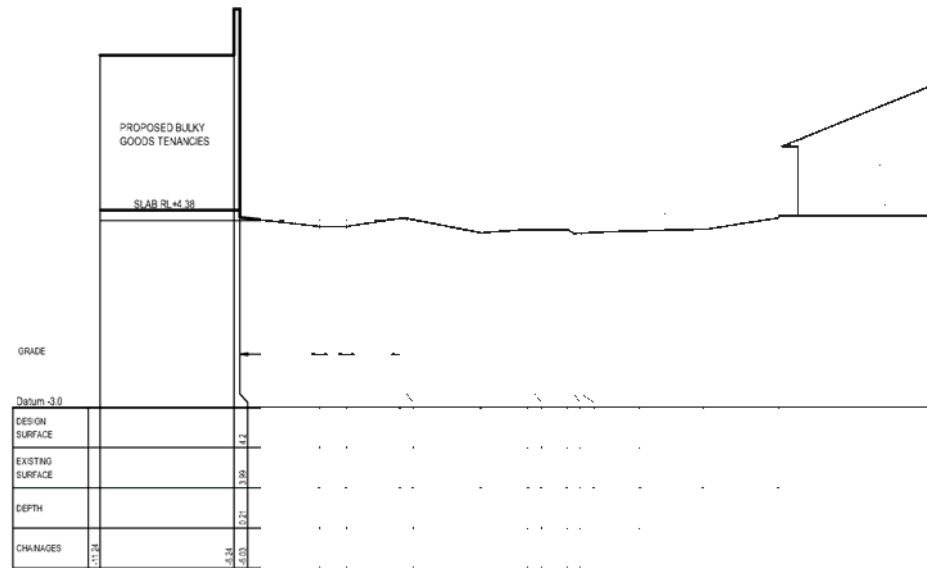


SECTION C: SECTION ALONG ENTRY DRIVE 1:50





SECTION D

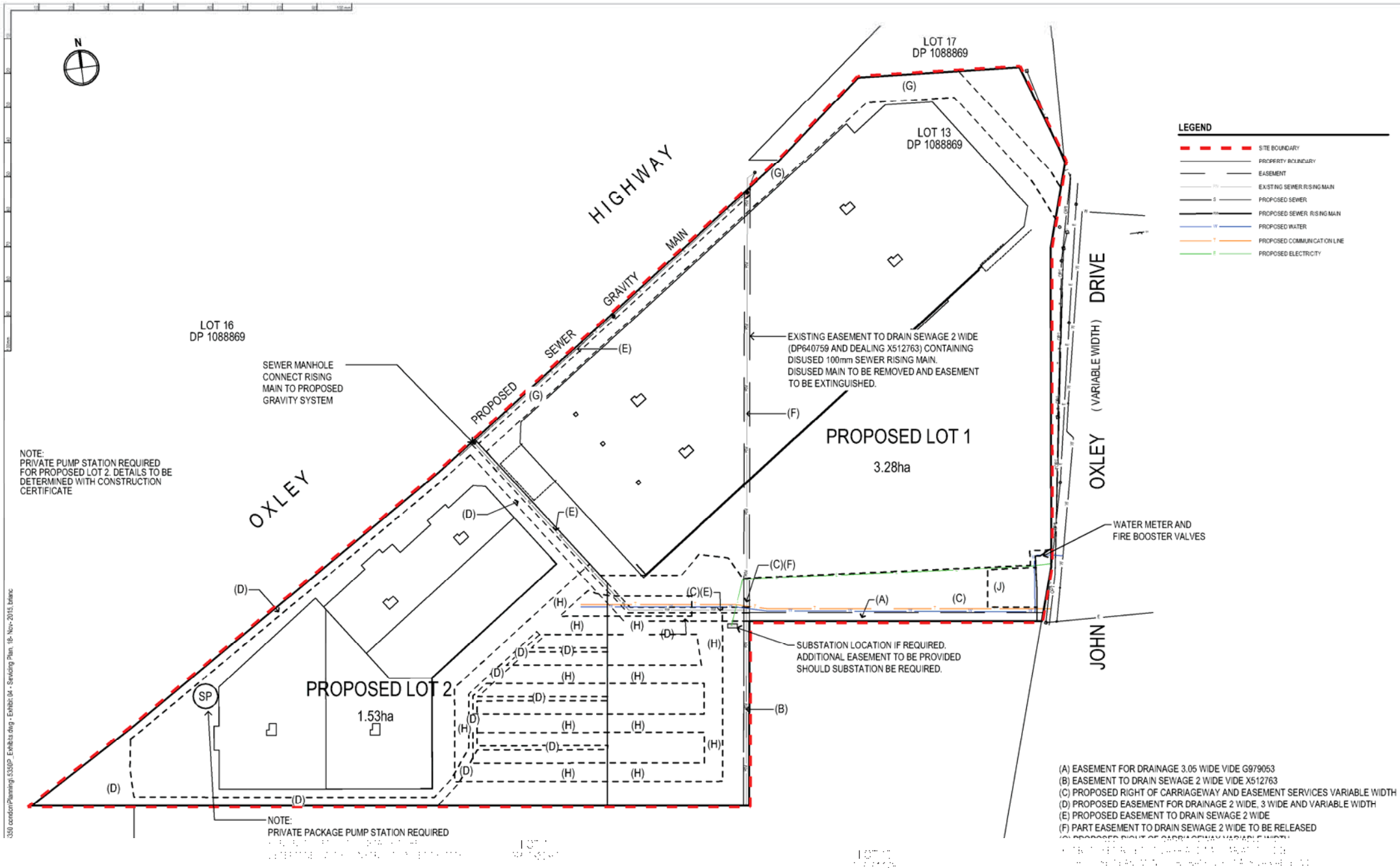


SECTION E

K:\C REF\14330 condumPlanning\3500\_Section.dwg - A3(1) - 30-Nov-2015.kim







3368 LondonPlanning 515802 - Exhibits.dwg - Siteplan Plan - 18-Nov-2015 - blank

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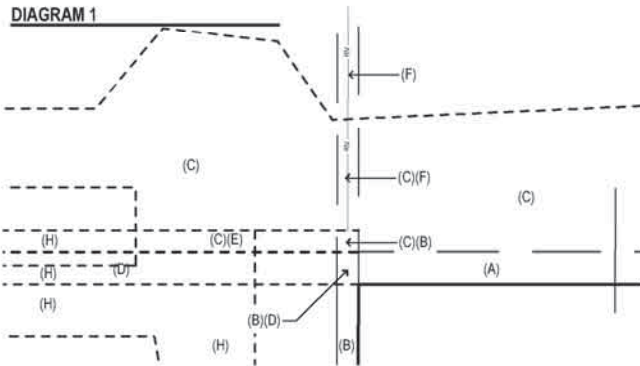
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EXHIBIT 14 - SITE PLAN

**A3**

DIAGRAM 1



0 5 10 15 20 25  
SCALE 1: 500 @ A3

LOT 16  
DP 1088869

HIGHWAY

PROPOSED LOT 1

3.28ha

PROPOSED LOT 2

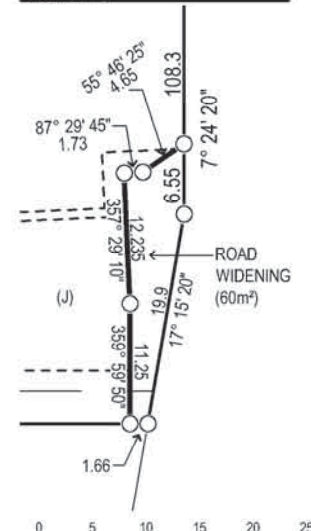
1.53ha

LOT 1  
DP 735097

## LEGEND

— PROPOSED PROPERTY BOUNDARY  
— EXISTING PROPERTY BOUNDARY  
--- EASEMENT

DIAGRAM 2



0 5 10 15 20 25  
SCALE 1: 500 @ A3

- (A) EASEMENT FOR DRAINAGE 3.05 WIDE VIDE G979053  
(B) EASEMENT TO DRAIN SEWAGE 2 WIDE VIDE X512763  
(C) PROPOSED RIGHT OF CARRIAGEWAY AND EASEMENT SERVICES VARIABLE WIDTH  
(D) PROPOSED EASEMENT FOR DRAINAGE 2 WIDE, 3 WIDE AND VARIABLE WIDTH  
(E) PROPOSED EASEMENT TO DRAIN SEWAGE 2 WIDE  
(F) PART EASEMENT TO DRAIN SEWAGE 2 WIDE TO BE RELEASED  
(G) PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH  
(H) EASEMENT FOR DRAINAGE 3.05 WIDE VIDE G979053  
(I) EASEMENT TO DRAIN SEWAGE 2 WIDE X512763  
(J) EASEMENT FOR DRAINAGE 2 WIDE, 3 WIDE AND VARIABLE WIDTH

EXHIBIT 1 - PLAN OF PROPOSED SUBDIVISION

A3

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REV	DATE	DESCRIPTION
A	12/08/2015	ISSUED FOR INFORMATION
B	28/08/2015	ISSUED FOR DEVELOPMENT APPLICATION
C	18/11/2015	ISSUED FOR DEVELOPMENT APPLICATION

UNIT	AREA	SCALE
0	10	20

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DRAWN	DATE
DESIGNED BY:	BC/MW
DRAWN BY:	MM/JOKW
CHECKED BY:	

PROJECT

PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION  
LOTS 12 & 13 DP 1088869 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444

DRAWING NO:

SHEET: REVISION



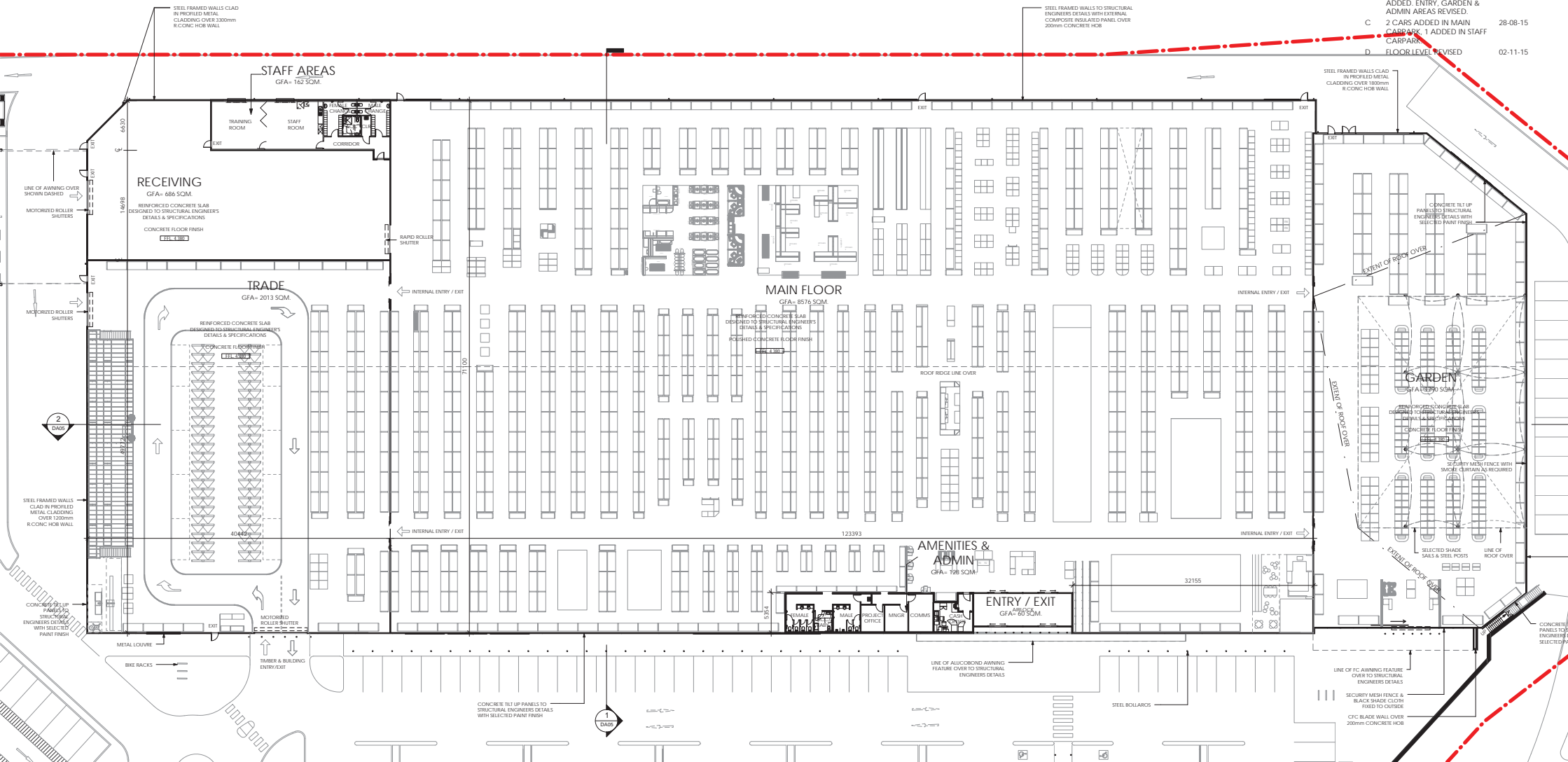




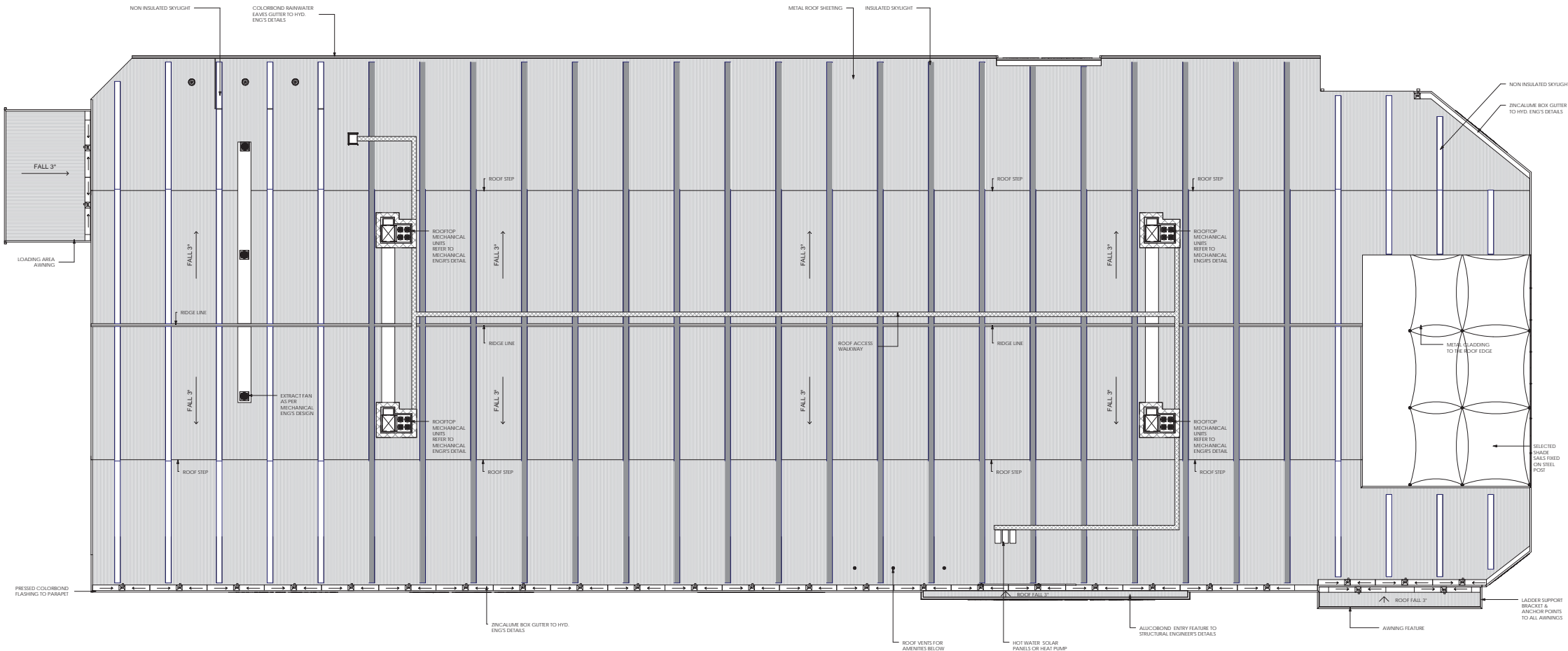




ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	06-05-15	
A	ISSUE FOR DA	14-08-15	
B	FEASIBILITY B RACKING ADDED ENTRY, GARDEN & ADMIN AREAS REVISED.	25-08-15	
C	2 CARS ADDED IN MAIN CARPARK, 1 ADDED IN STAFF CARPARK	28-08-15	
D	FLOOR LEVEL REVISED	02-11-15	

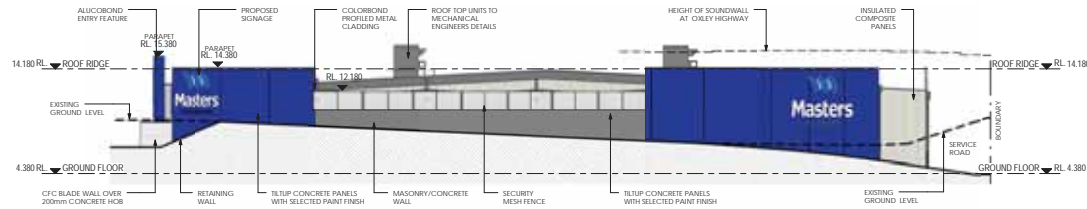


ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	06-05-15	
A	ISSUE FOR DA	14-08-15	
B	FEASIBILITY B RACKING ADDED. ENTRY, GARDEN & ADMIN AREAS REVISED.	25-08-15	

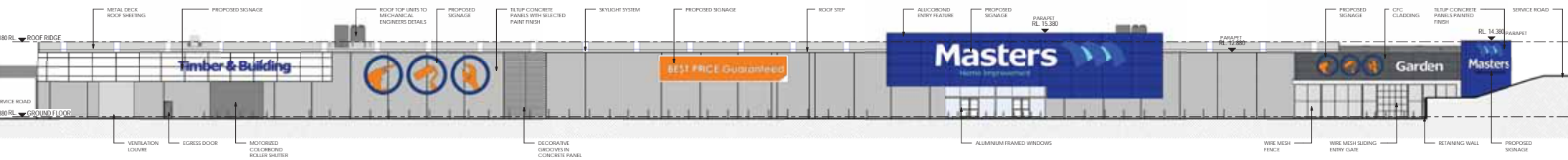




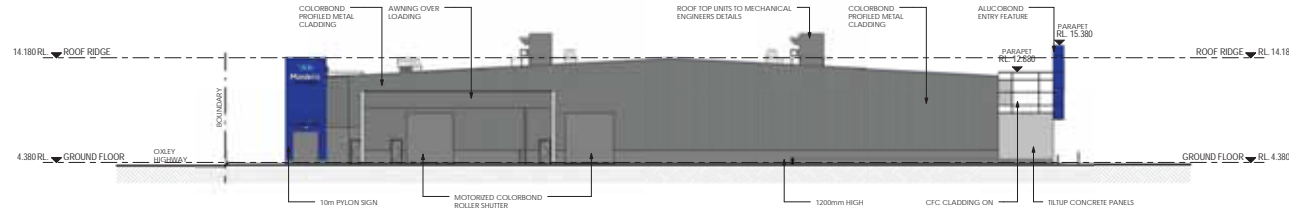
ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	06-05-15	
2	PYLON REDUCED TO 10m HIGH	22-05-15	
3	ISSUE FOR INFORMATION	13-08-15	
A	ISSUE FOR DA	14-08-15	
B	SIGNAGE ADDED	17-08-15	
C	FEASIBILITY B RACKING ADDED. ENTRY, GARDEN & ADMIN AREAS REVISED.	25-08-15	
D	HEIGHT OF SOUNDWALL ADDED. FLOOR LEVELS REVISED.	02-11-15	



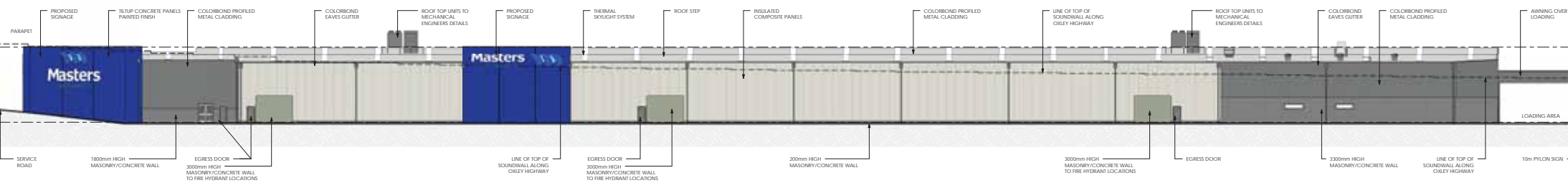
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Scale: 1 : 250



2 SOUTH EAST ELEVATION  
Scale: 1 : 250



3 SOUTH WEST ELEVATION  
Scale: 1 : 250

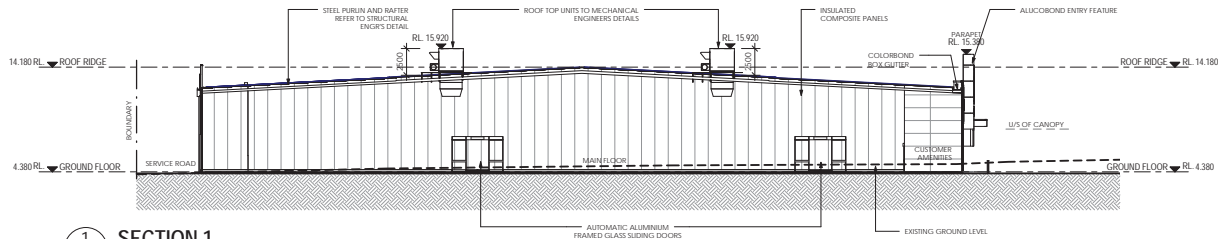


4 NORTH WEST ELEVATION  
Scale: 1 : 250

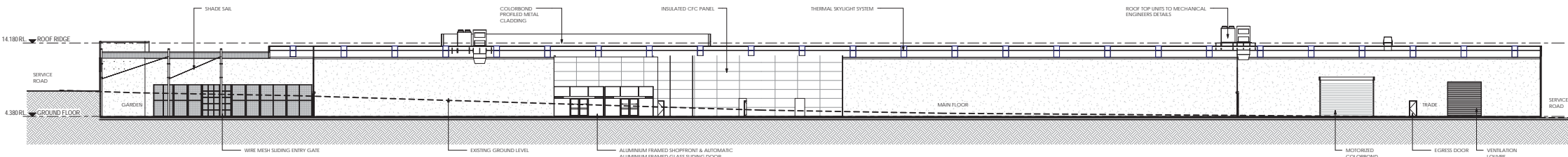


ELEVATIONS\_MASTERS

ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	06-05-15	
A	ISSUE FOR DA	14-08-15	
B	FEASIBILITY B RACKING ADDED. ENTRY, GARDEN & ADMIN AREAS REVISED.	25-08-15	
C	FLOOR LEVEL REVISED. RL'S ADDED TO MECH UNITS.	03-11-15	



1  
DA02  
SECTION 1  
Scale: 1:250

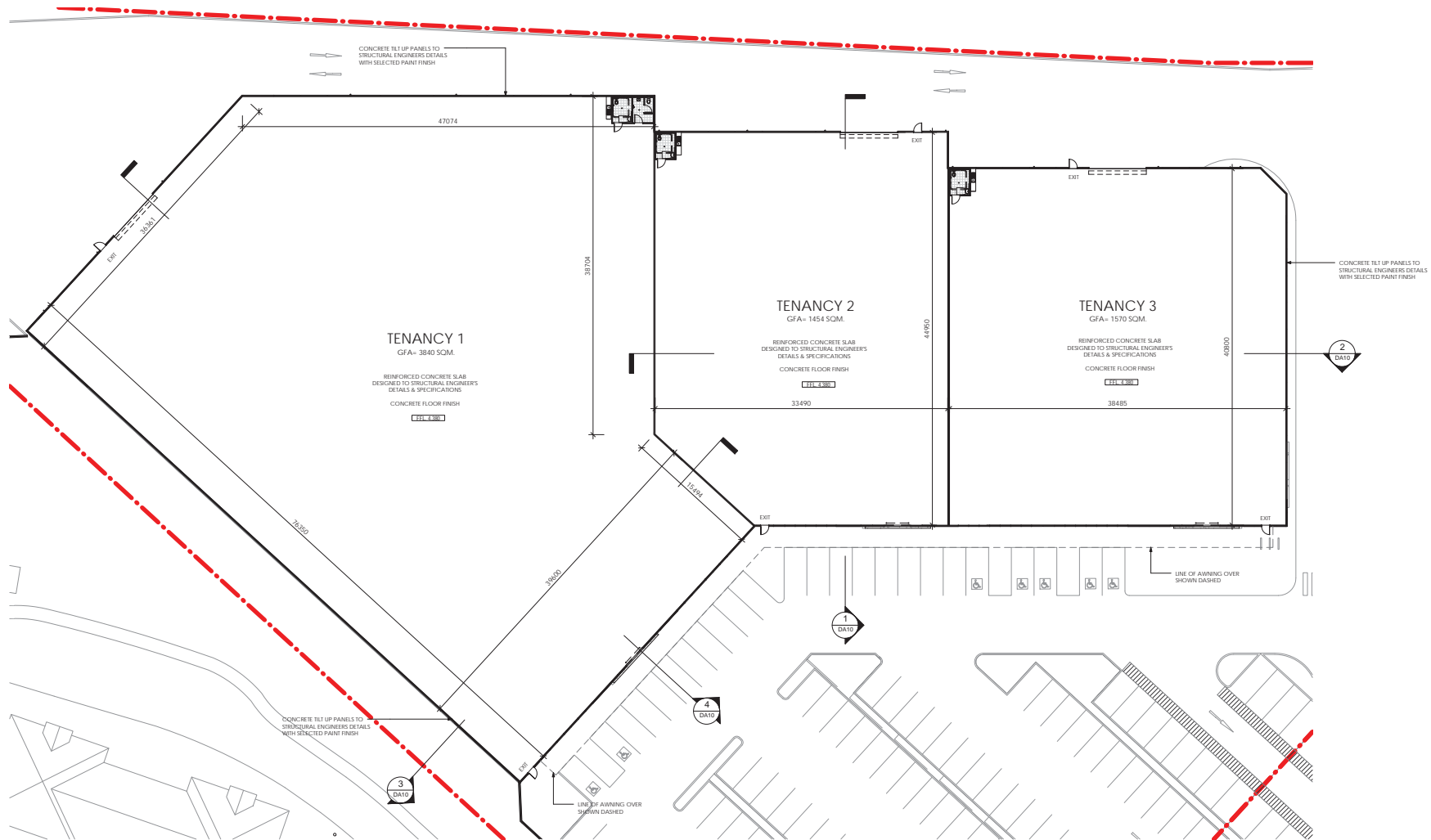


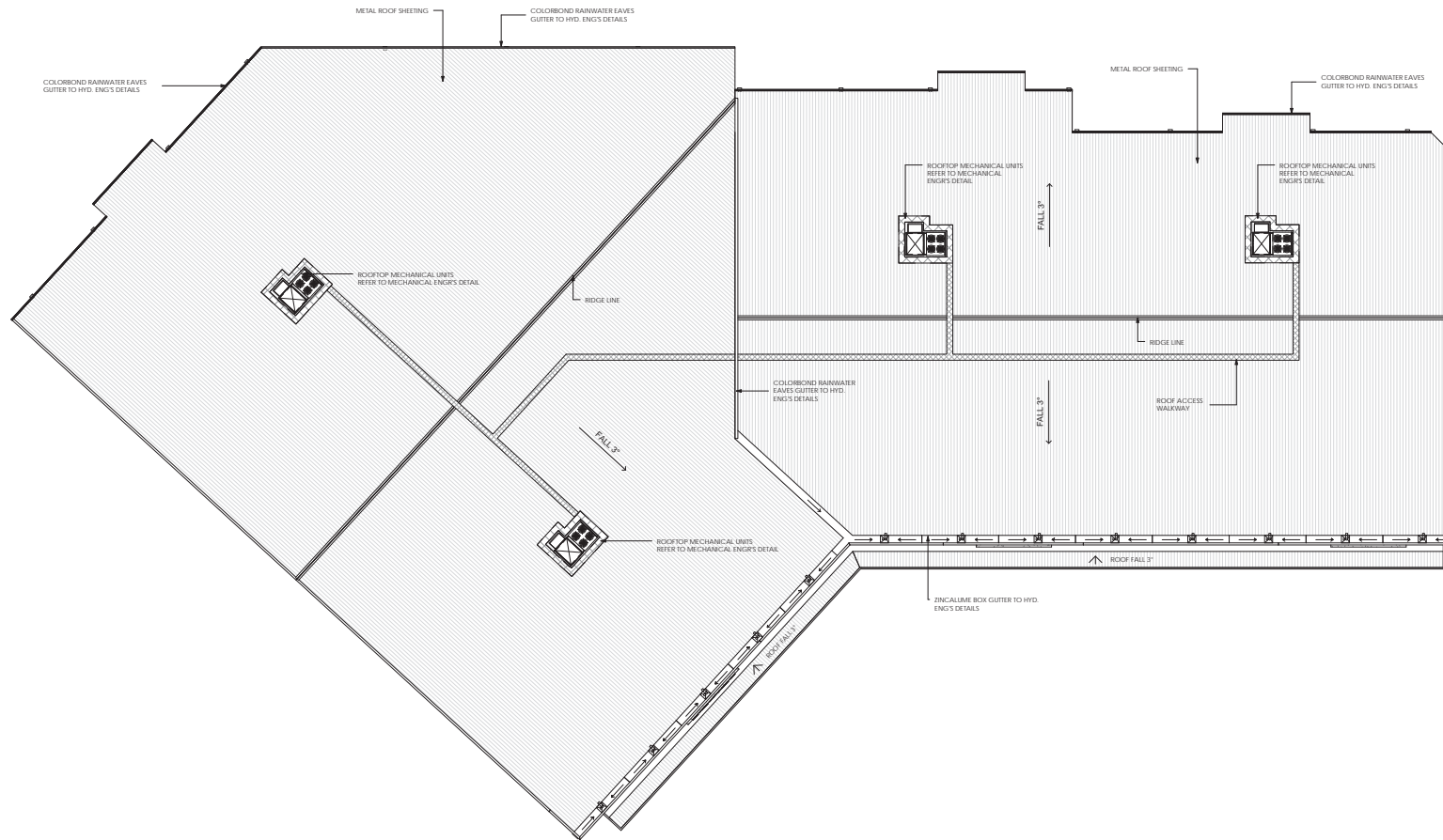
2  
DA02  
SECTION 2  
Scale: 1:250





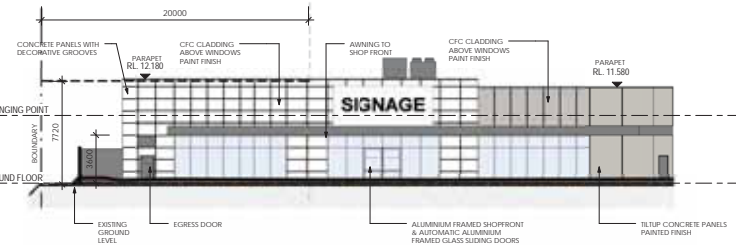
ISSUE	AMENDMENT	DATE	CHK'D
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A	ISSUE FOR DA	14-08-15	
B	FLOOR LEVEL REVISED	02-11-15	



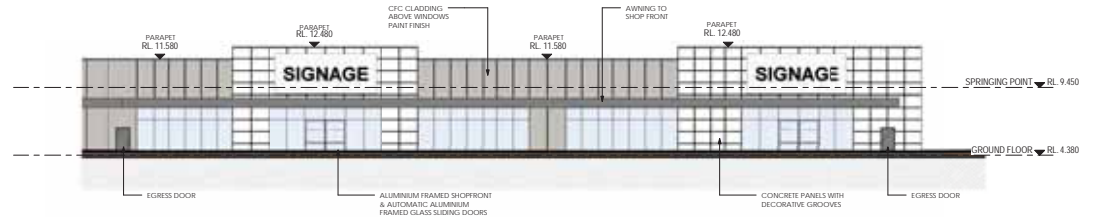




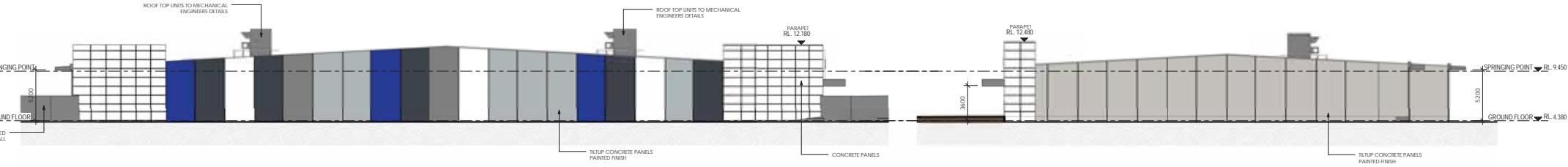
ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	11-05-15	
A	ISSUE FOR DA	14-08-15	
B	SIGNAGE ADDED	17-08-15	
C	WEST & SOUTH ELEVATIONS REVISED, FLOOR LEVELS REVISED, HEIGHT OF SOUNDWALL ADDED.	02-11-15	



1 EAST ELEVATION\_TENANCIES  
Scale: 1 : 200

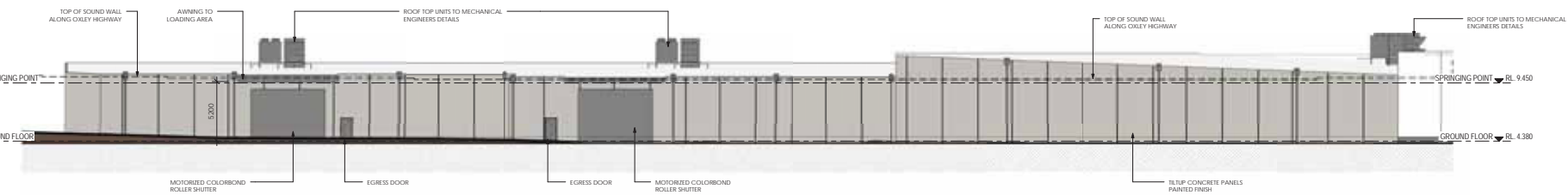


2 SOUTH EAST ELEVATION\_TENANCIES  
Scale: 1 : 200

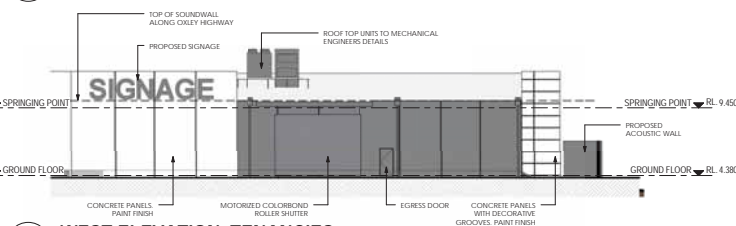


3 SOUTH ELEVATION\_TENANCIES  
Scale: 1 : 200

5 NORTH EAST ELEVATION\_TENANCIES  
Scale: 1 : 200

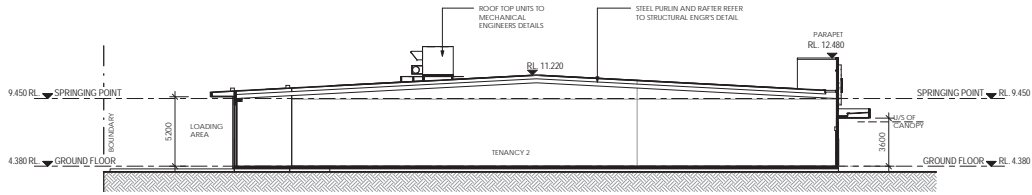


4 NORTH-WEST ELEVATION\_TENANCIES  
Scale: 1 : 200

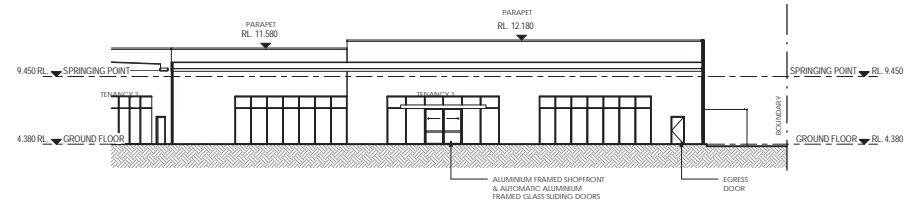


6 WEST ELEVATION\_TENANCIES  
Scale: 1 : 200

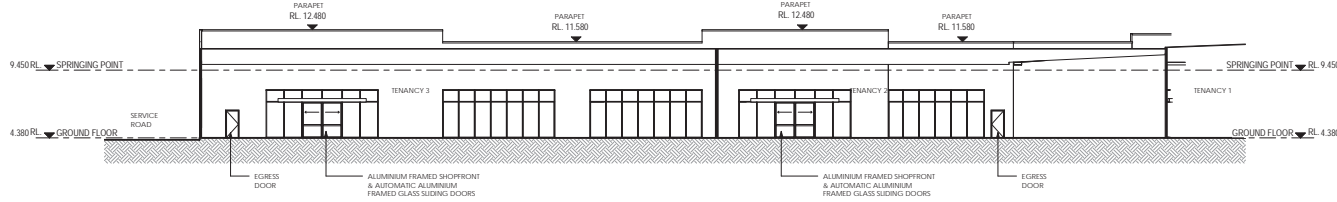
ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	11-05-15	
2	RL'S ADDED TO RIDGE LINES	20-05-15	
A	ISSUE FOR DA	14-08-15	
B	FLOOR LEVEL REVISED	02-11-15	



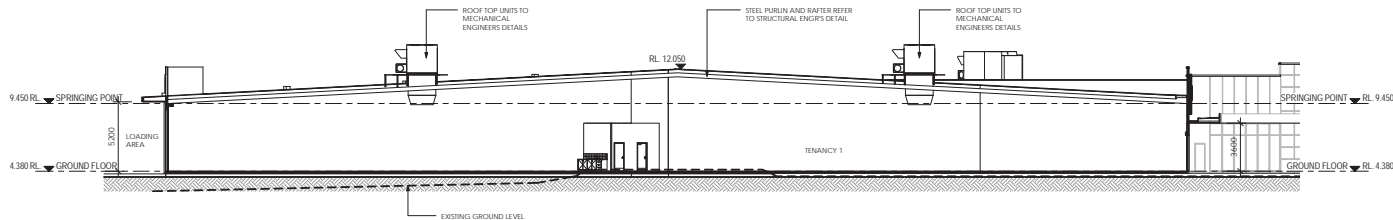
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Scale: 1 : 200



3 SECTION 3\_TENANCIES  
Scale: 1 : 200

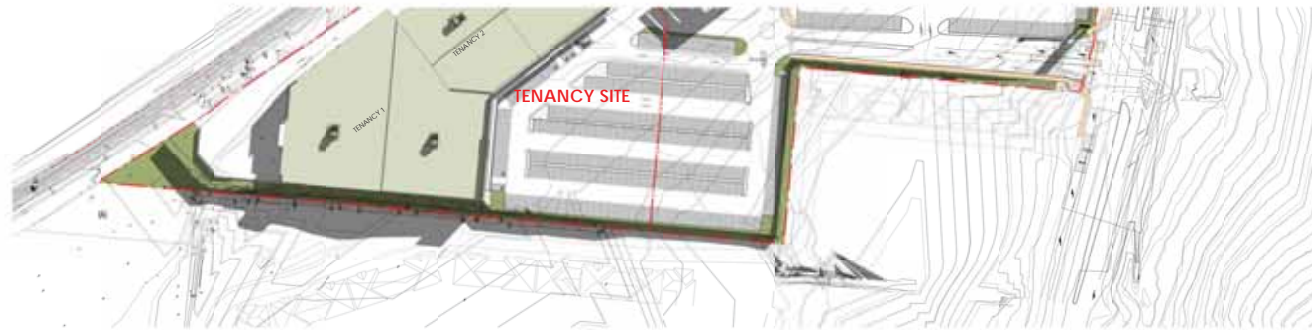


2 SECTION 2\_TENANCIES  
Scale: 1 : 200



4 SECTION 4\_TENANCIES  
Scale: 1 : 200

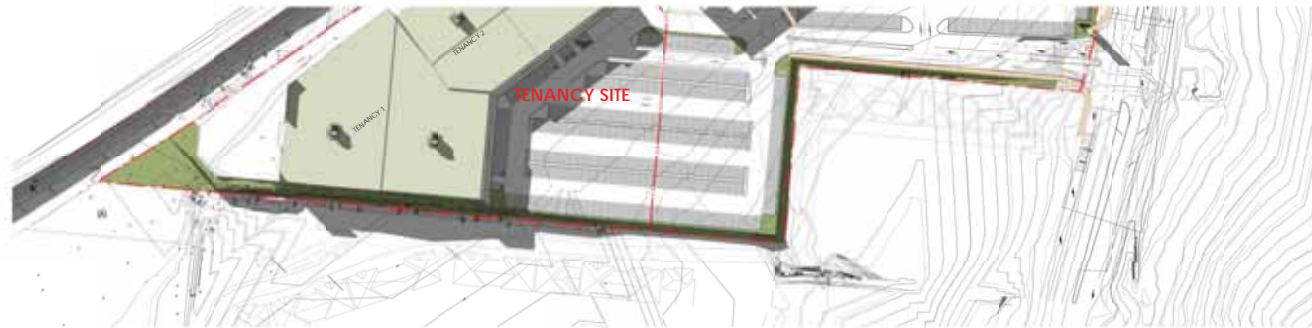




1 SHADOWS 9am 21ST JUNE  
DA04 Scale: 1:1000



2 SHADOWS 12pm 21ST JUNE  
DA04 Scale: 1:1000



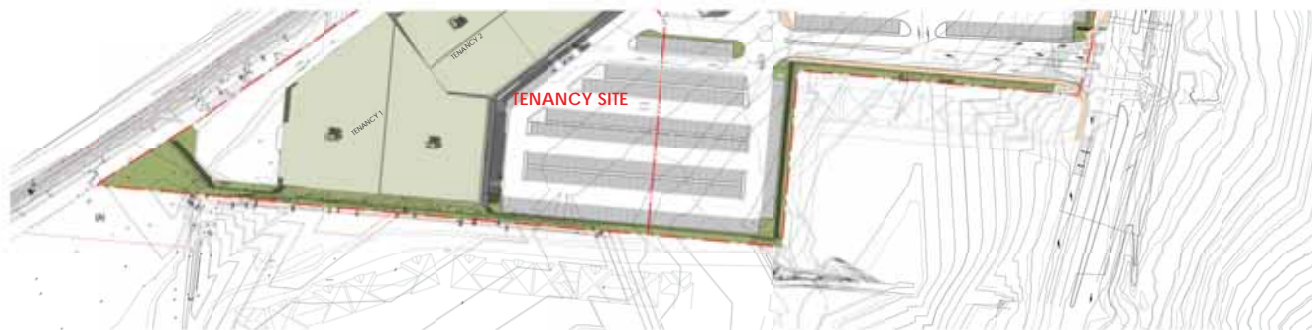
3 SHADOWS 3pm 21ST JUNE  
DA04 Scale: 1:1000



1 SHADOWS 9am 21ST DEC  
DA04 Scale: 1:1000



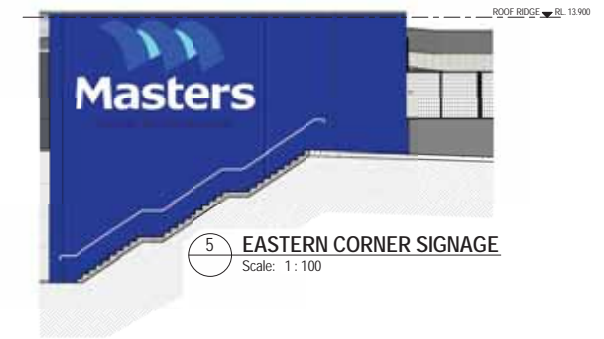
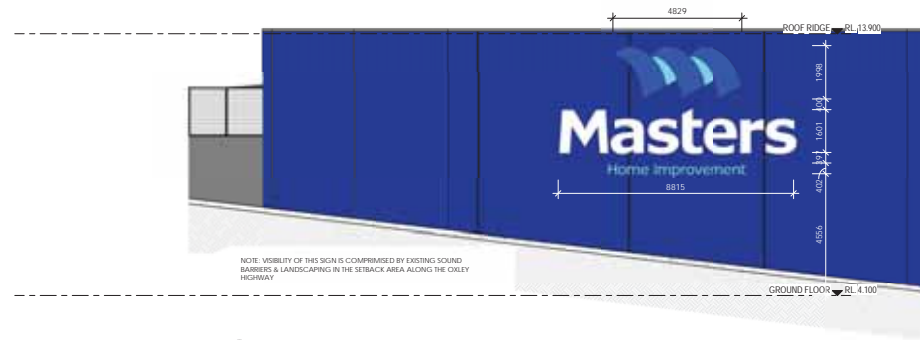
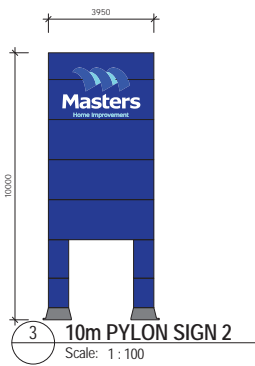
2 SHADOWS 12pm 21ST DEC  
DA04 Scale: 1:1000



3 SHADOWS 3pm 21ST DEC  
DA04 Scale: 1:1000







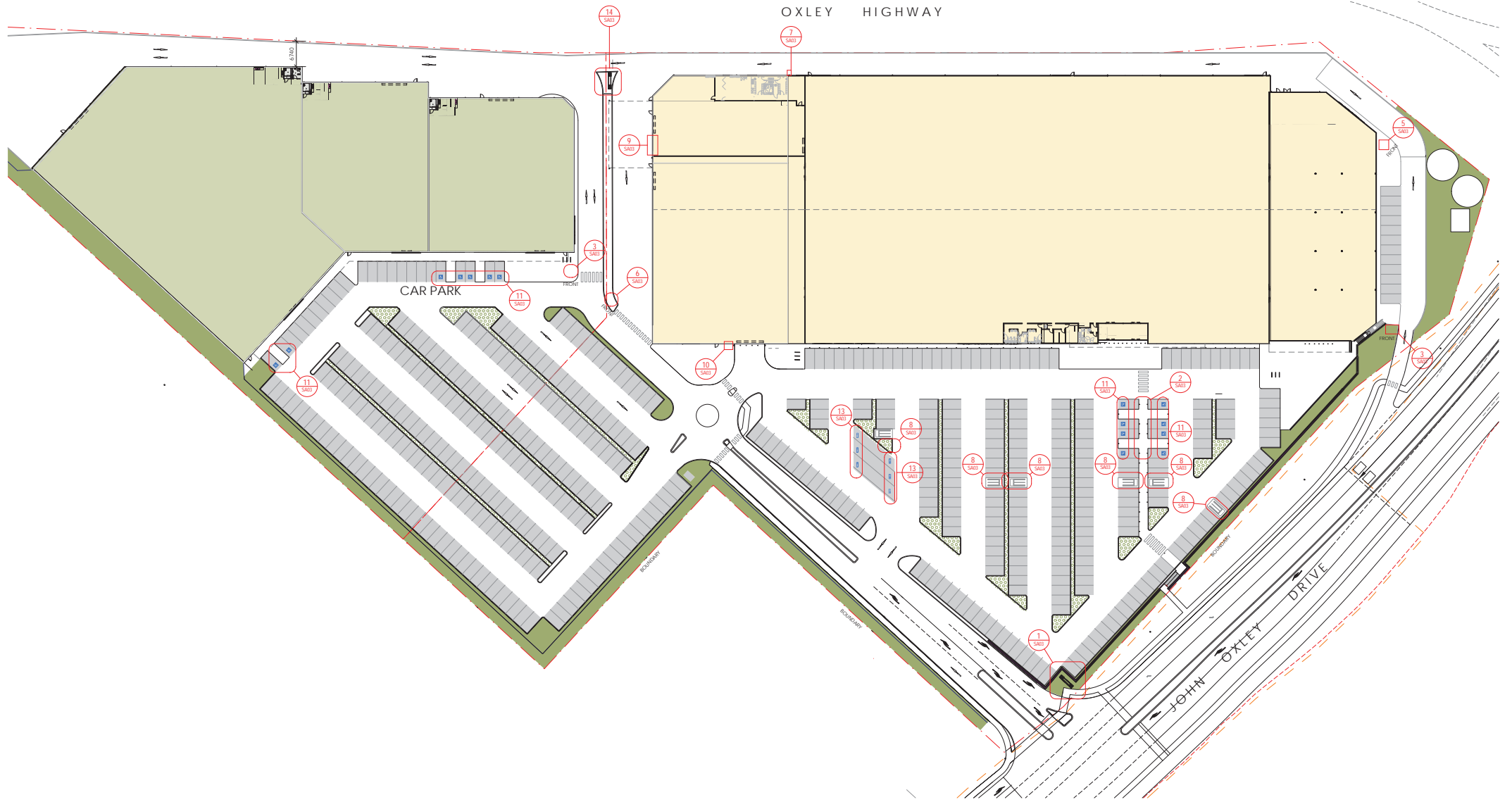
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ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	22-05-15	
A	ISSUE FOR DA	14-08-15	
B	SIGNAGE REVISED	25-08-15	



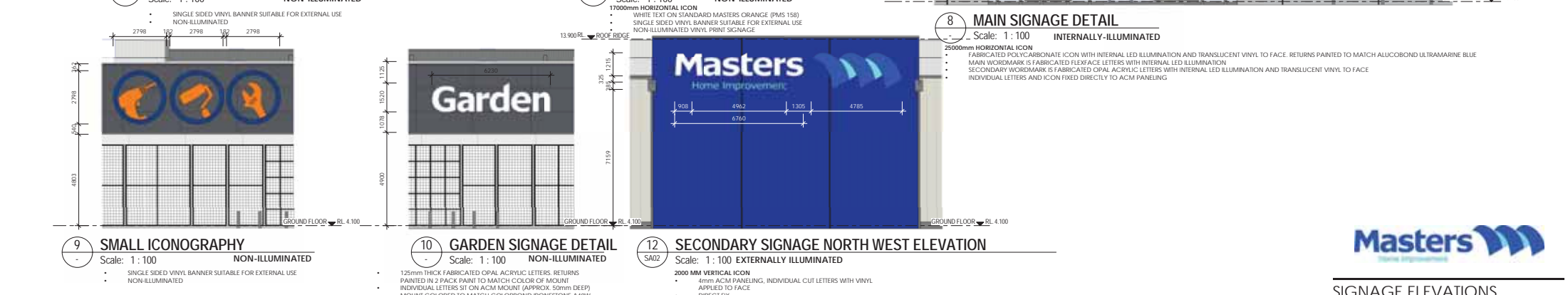
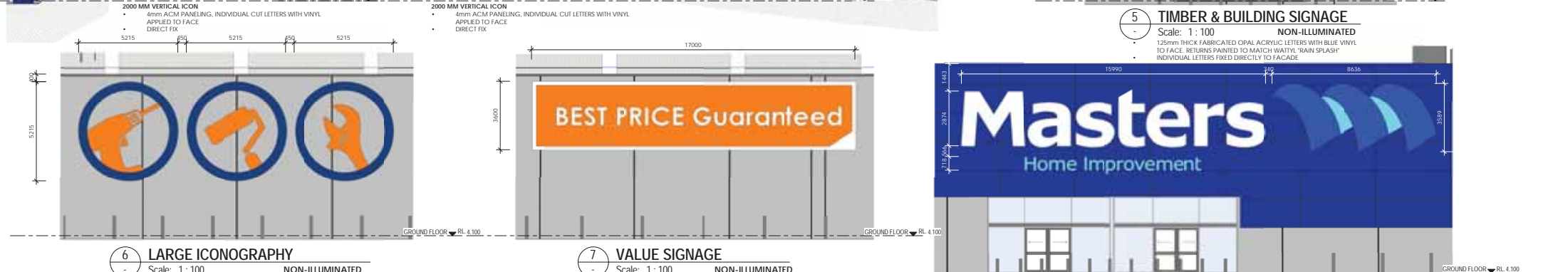
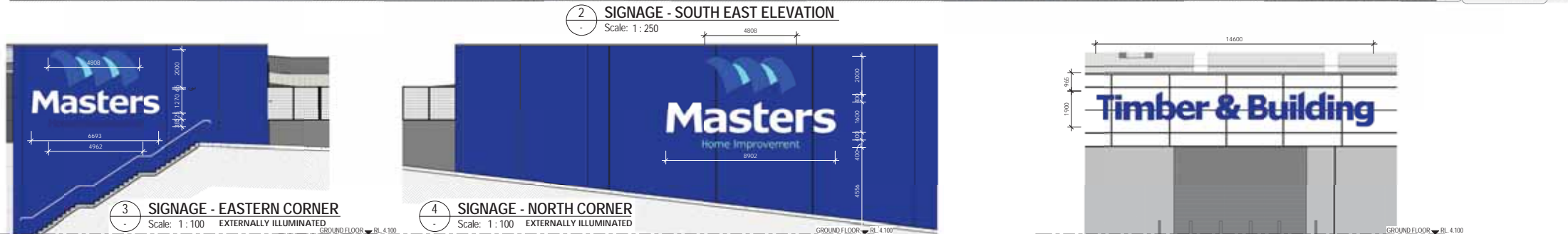
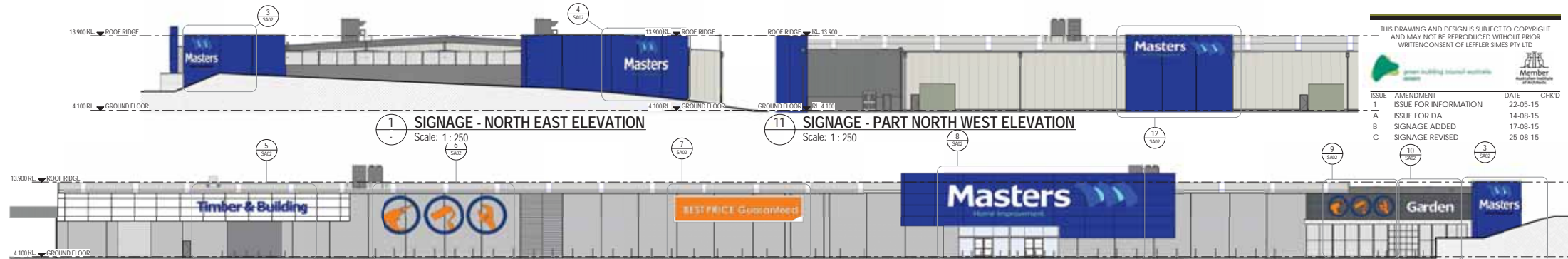
AERIAL VIEW

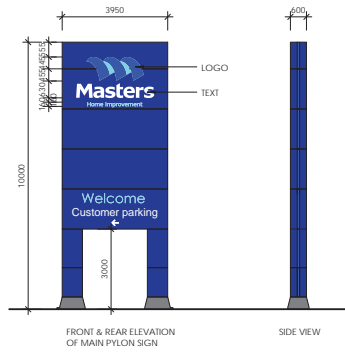
ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	22-05-15	
A	ISSUE FOR DA	14-08-15	
B	FEASIBILITY B RACKING ADDED. ENTRY, GARDEN & ADMIN AREAS REVISED.	25-08-15	



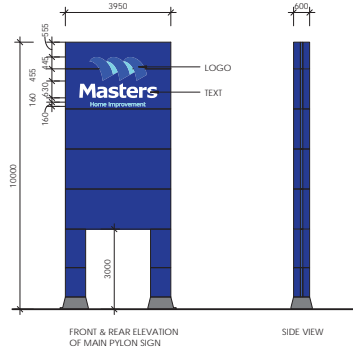


ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR INFORMATION	22-05-15	
A	ISSUE FOR DA	14-08-15	
B	SIGNAGE ADDED	17-08-15	
C	SIGNAGE REVISED	25-08-15	

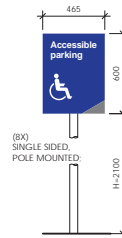




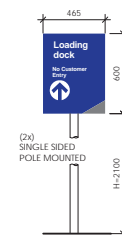
1 10m PYLON SIGN 1 ELEVATIONS  
SA01 Scale: 1 : 100



14 10m PYLON SIGN 2 ELEVATIONS  
SA01 Scale: 1 : 100



2 ACCESSIBLE CAR PARK SIGNAGE  
SA01 Scale: 1 : 20



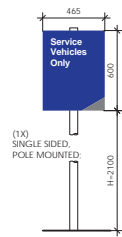
3 LOADING DOCK SIGNAGE  
SA01 Scale: 1 : 20

Pylon

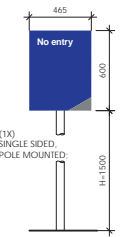
- 3950mm x 12000mm High
- Made from 4mm ACM Alucobond cladding in Ultramarine Blue.
- All the lettering and logo (incl. the other tenancy) internally illuminated with LEDs.
- "Masters" is intricat 20mm opal acrylic letters
- "Home Improvement" is intricat 10mm opal acrylic letters with translucent vinyl to face.
- Signage specifications to be determined in conjunction with signage company
- Returns to match colour of ACM

CARPARK SIGN, PORTRAIT

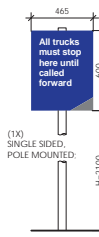
- 465MM X 600MM HIGH
- TYPE WHITE REFLECTIVE VINYL
- DOUBLE OR SINGLE-SIDED, FREESTANDING SIGN POSITIONED NEAR THE RESPECTIVE AREA INDICATED
- POSTS TO BE CARPED, CARPING IN ALUMINIUM TO MATCH POSTS FOOTINGS TO ENGINEERS SPECIFICATION
- FOR SINGLE-SIDED, FREESTANDING SIGNS, PAINT ENTIRE REAR PANEL TO MATCH ALUCOBOND ULTRAMARINE BLUE
- CAN BE SINGLE-SIDED, FIXED TO WALL IF NEEDED
- WHEN WALL MOUNTED SCREW FIX PANEL TO ALUMINIUM ANGLE, 2MM ALUMINIUM PANEL NOTCHED AND FOLDED ALL SIDES
- NON ILLUMINATED SIGNS



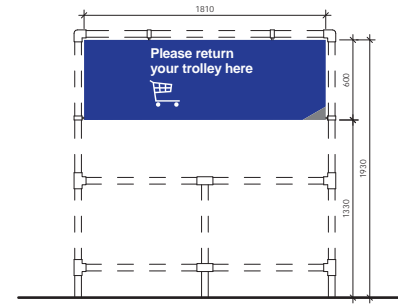
5 SERVICE ROAD SIGNAGE  
SA01 Scale: 1 : 20



6 NO ENTRY SIGNAGE  
SA01 Scale: 1 : 20



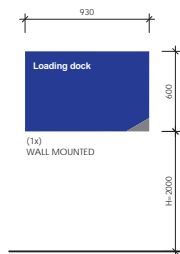
7 TRUCKS STOP SIGNAGE  
SA01 Scale: 1 : 20



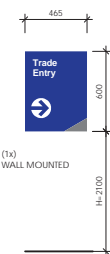
8 TROLLEY BAY SIGNAGE  
SA01 Scale: 1 : 20

TROLLEY BAY SIGNAGE

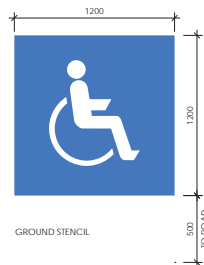
- 1810MM X 600MM HIGH
- TYPE WHITE REFLECTIVE VINYL TO FACE.
- SINGLE-SIDED SIGN TO BE MOUNTED ON TROLLEY BAY STEELWORK
- PAINT ENTIRE REAR PANEL TO MATCH ALUCOBOND ULTRAMARINE BLUE
- NON ILLUMINATED SIGNS



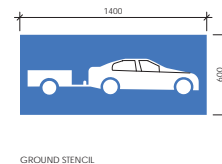
9 LOADING DOCK SIGNAGE 2  
SA01 Scale: 1 : 20



10 TRADE ENTRY SIGNAGE  
SA01 Scale: 1 : 20



11 GROUND STENCIL\_DISABLED  
SA01 Scale: 1 : 20



13 GROUND STENCIL\_CAR+TRAILER  
SA01 Scale: 1 : 20





**ORIGIN OF COORDINATES**

SSM 134429 E 487 989.160  
N 6 519 709.296  
RL 8.986  
(SOURCE: SCIMS 8th MARCH 2015)

**KING + CAMPBELL**

King & Campbell Pty Ltd  
www.kingandcampbell.com.au  
A: PO Box 243 Port Macquarie NSW 2444  
T: 02 6566 2565  
F: 02 6563 4064  
E: info@kingandcampbell.com.au

REV	DATE	DESCRIPTION
1	26 JUL 2015	ISSUED FOR DEVELOPMENT APPLICATION

GRAPHIC AHD SCALE: 1:2500 @ A3

NOTE: LOCATIONS OF PHOTO LOCATIONS ARE APPROXIMATE AND NOT TO BE USED FOR ANY PURPOSES OTHER THAN VISUAL ASSESSMENT. THE LOCATION OF EACH CAMERA AND ITS HEIGHT ABOVE THE GROUND SURFACE ARE APPROXIMATE AND NOT TO BE USED FOR ANY PURPOSES OTHER THAN VISUAL ASSESSMENT. THE LOCATION OF EACH CAMERA AND ITS HEIGHT ABOVE THE GROUND SURFACE ARE APPROXIMATE AND NOT TO BE USED FOR ANY PURPOSES OTHER THAN VISUAL ASSESSMENT.

PROJECT NO:	5350	DRAWING TITLE:	APPENDIX D: VISUAL ASSESSMENT LOCATIONS - SHEET 1
DESIGNED BY:	DAT	PROJECT:	18 JOHN OXLEY DRIVE PORT MACQUARIE LOTS 12 & 13 DP 1366669, PORT MACQUARIE
DRAWN BY:	CM	CLIENT:	CVC MEZZANINE FINANCE PTY LTD
CHECKED BY:	DAT	DRAWING NO:	5350P_App03_Sheet1
DATE CREATED:	MAY 2015	SHEET:	1
		REVISION:	A





PHOTO LOCATION 1



PHOTO LOCATION 3



PHOTO LOCATION 2



PHOTO LOCATION 4

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King & Campbell Pty Ltd  
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E: info@kingcampbell.com.au

REV.	DATE	DESCRIPTION
A	28.08.2015	ISSUED FOR DEVELOPMENT APPLICATION

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PROJECT NO:	5350	DRAWING TITLE:	APPENDIX D: VISUAL ASSESSMENT EXISTING - SHEET 2		
DA NO.:	-	PROJECT:	18 JOHN OXLEY DRIVE LOTS 12 & 13, DP 1088869, PORT MACQUARIE		
DESIGNED BY:	DAT	CLIENT:	CVC MEZZANINE FINANCE PTY LTD		
DRAWN BY:	KW				
CHECKED BY:	DAT				
DATE CREATED:	MAY 2015				
		DRAWING NO:	5350_AppD_Sheet2.psd	SHEET:	1
		REVISION:			A



PHOTO LOCATION 1



PHOTO LOCATION 3



PHOTO LOCATION 2



PHOTO LOCATION 4

L:\5350 Condon\Planning\Photos\app5350p\_appD\_Visual\_Sheet3.psd

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REV.	DATE	DESCRIPTION
A	28.08.2015	ISSUED FOR DEVELOPMENT APPLICATION

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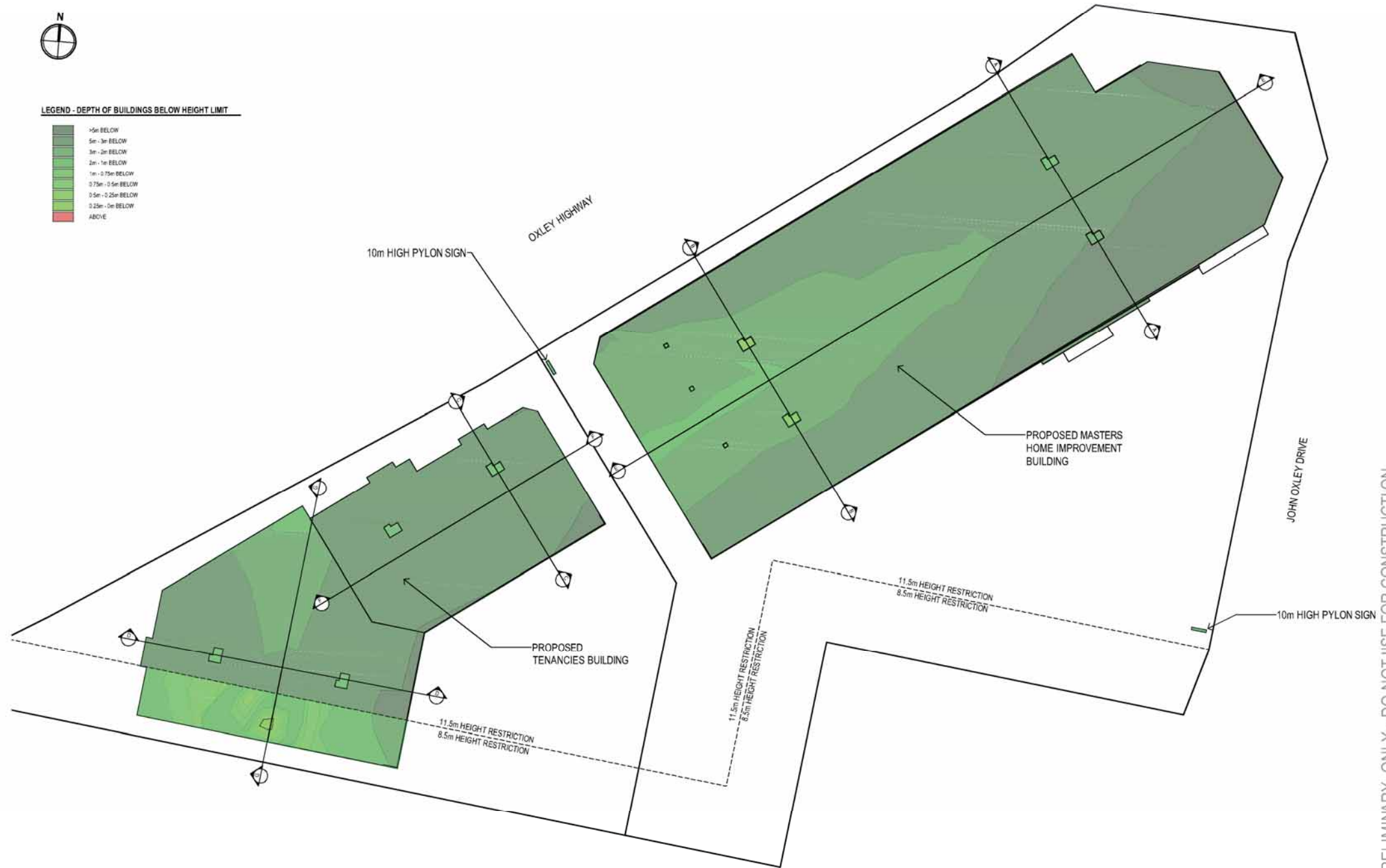
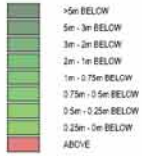
© King & Campbell Pty Ltd

PROJECT NO:	5350	DRAWING TITLE:	APPENDIX D: VISUAL ASSESSMENT PROPOSED - SHEET 3		
DA NO.:	-	PROJECT:	18 JOHN OXLEY DRIVE LOTS 12 & 13, DP 1088869, PORT MACQUARIE		
DESIGNED BY:	DAT	CLIENT:	CVC MEZZANINE FINANCE PTY LTD		
DRAWN BY:	KW				
CHECKED BY:	DAT				
DATE CREATED:	MAY 2015				
		DRAWING NO:	5350_AppD_Sheet3.psd	SHEET:	1
		REVISION:			A





LEGEND - DEPTH OF BUILDINGS BELOW HEIGHT LIMIT



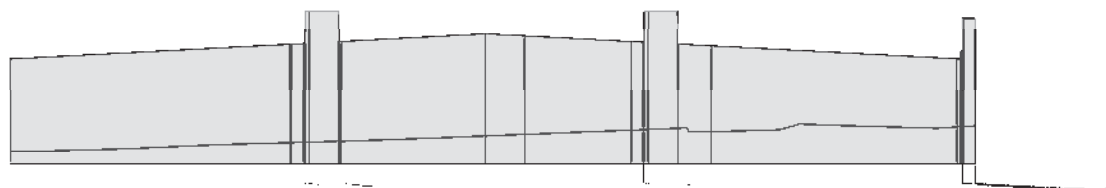
REV.	DATE	DESCRIPTION
A	26.05.2015	ISSUE FOR SD

PROJECT NO:	5350
DA NO:	-
DESIGNED BY:	SCARY
DRAWN BY:	MAJLORE
CHECKED BY:	-
DATE CREATED:	MAY 2015

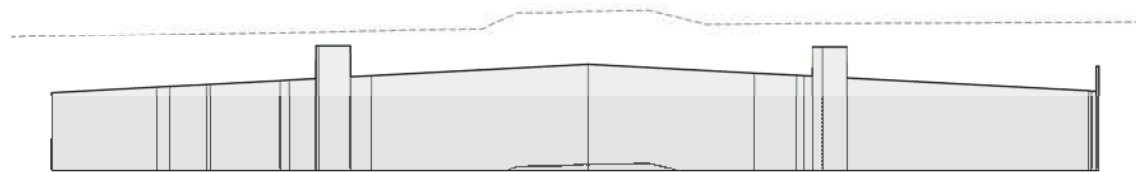
DRAWING TITLE:	APPENDIX H-1 - HEIGHT LIMIT TO BUILDING ENVELOPE DEPTH PLAN
PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1088699-19 JOHN OXLEY DRIVE PORT MACQUARIE 2444
CLIENT:	CVC MEZZANINE FINANCE PTY LTD
DRAWING NO:	5350-HighLink
SHEET:	H1
REVISION:	A

Datum 2.0			
BUILDING HEIGHT	HEIGHT LIMIT	EXISTING GROUND SURFACE LEVELS	OFFSETS
0.00	4.38	15.88	4.38
0.00	4.38	15.88	6.69
0.00	4.38	15.88	12.31
18.93	4.48	15.99	12.32
20.36	4.53	16.03	13.42
20.96	4.53	16.03	13.47
21.34	4.53	16.03	13.47
21.74	4.53	16.03	13.47
21.99	4.52	16.02	13.52
21.98	4.52	16.02	13.52
21.48	4.52	16.02	13.52
23.00	4.51	16.01	13.52
23.62	4.51	16.01	14.73
23.66	4.51	16.01	14.73
24.14	4.51	16.01	14.81
24.14	4.51	16.01	14.81
41.42	4.30	15.85	14.01
41.51	4.42	15.92	14.02
44.58	4.57	16.07	14.18
45.43	4.60	16.10	14.14
47.73	4.68	16.18	14.02
47.77	4.68	16.18	14.01
53.54	4.67	16.11	13.61
56.42	4.70	16.20	13.56
56.42	4.70	16.20	13.56
56.42	4.70	16.20	13.56
56.42	4.70	16.20	13.56
56.77	4.70	16.20	13.52
56.77	4.70	16.20	13.52
58.97	4.72	16.22	13.52
59.00	4.72	16.22	14.68
59.02	4.72	16.22	14.62
60.09	4.73	16.23	13.37
71.02	4.89	16.39	12.68
74.03	4.91	16.41	12.64
80.13	5.04	16.54	12.32
80.14	5.05	16.55	12.32
80.14	5.05	16.55	12.74
80.14	5.05	16.55	12.68
80.18	5.06	16.56	12.68
80.20	5.06	16.56	12.68
80.20	5.06	16.56	12.73
80.20	5.06	16.56	12.73
80.20	5.06	16.56	12.73

SECTION B-B

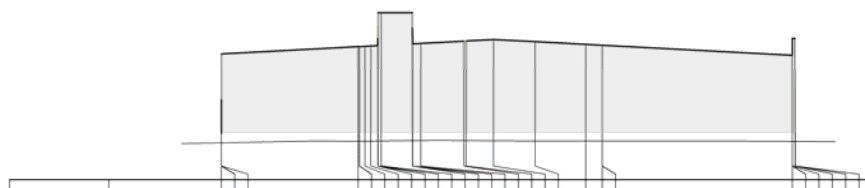


SECTION A-A



DRAIN D.D							
BUILDING LEVELS		HEIGHT LIMIT		EXISTING GROUND SURFACE LEVELS		OFFSETS	
		15.02	1.96	14.46	4.38		
		15.02	1.96	14.46	3.24		
		15.02	1.96	14.46	15.72		
		14.86	1.15	14.66	15.66		
		15.02	1.15	14.86	15.72		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
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		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
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		14.86	1.15	14.66	15.66		
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		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
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		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
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		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
		14.86	1.15	14.66	15.66		
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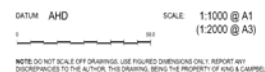
SECTION D-D



SECTION 3.5



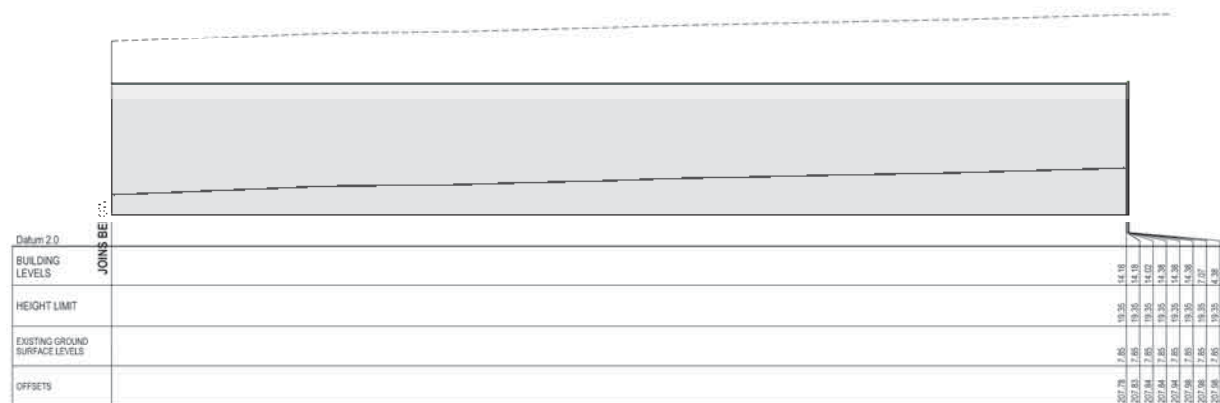
REV.	DATE	DESCRIPTION
A	28.06.2015	ISSUED FOR DA
B	04.11.2015	SECTIONS AMENDED



DA NO:	-
DESIGNED BY:	ECMW
DRAWN BY:	MM/JON

DRAWING TITLE:	APPENDIX M-4 - BUILDING ENVELOPE SECTION E-E
PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1088869 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444

PRELIMINARY ONLY - DO NOT USE FOR CONSTRUCTION



8170143 COMPUB

41551



DATUM 1.0.0							
BUILDING LEVELS							
HEIGHT LIMIT							
EXISTING GROUND SURFACE LEVELS							
OFFSETS							
		13.05	13.05	7.64	1.05	1.05	1.05
		13.05	13.05	6.86	1.05	1.05	1.05
		13.05	13.05	6.08	1.05	1.05	1.05
		13.05	13.05	5.30	1.05	1.05	1.05
		13.05	13.05	4.52	1.05	1.05	1.05
		13.05	13.05	3.74	1.05	1.05	1.05
		13.05	13.05	2.96	1.05	1.05	1.05
		13.05	13.05	2.18	1.05	1.05	1.05
		13.05	13.05	1.40	1.05	1.05	1.05
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		13.05	13.05	-128.86	1.05	1.05	1.05
		13.05	13.05	-129.64</			

SECTION G-G




57619: 34



Rev.	Date	Description	Approval

PORT MACQUARIE-HASTINGS COUNCIL



SURVEY & DESIGN

Approval

Greg Every  
Engineering Designer

Rowan Howarth  
Design Manager

Gary Randall  
Group Manager Infra Delivery

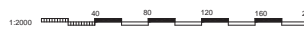


PORT MACQUARIE  
HASTINGS

JOHN OXLEY DRIVE  
CONCEPT UPGRADE

Scale

1:2000



Drawn: G Every

Surveyed: K&C

Coordinate System: MGA

Origin of Levels: SSM134429 R.L.8.986 AHD71

File Path/Name: G:\infra\SURVEY & DESIGN\Design RI - Roads Urban\John Oxley Drive\Wrights Road to The Runn Way RU PM9 015\Concept\Concept for K&C.dwg

CONCEPT LAYOUT FOR KING & CAMPBELL

Date Created: 27 July 2015

Drawing Number: RU PM9 015

Sheet 1 of 1

Revision: A

Size: A1

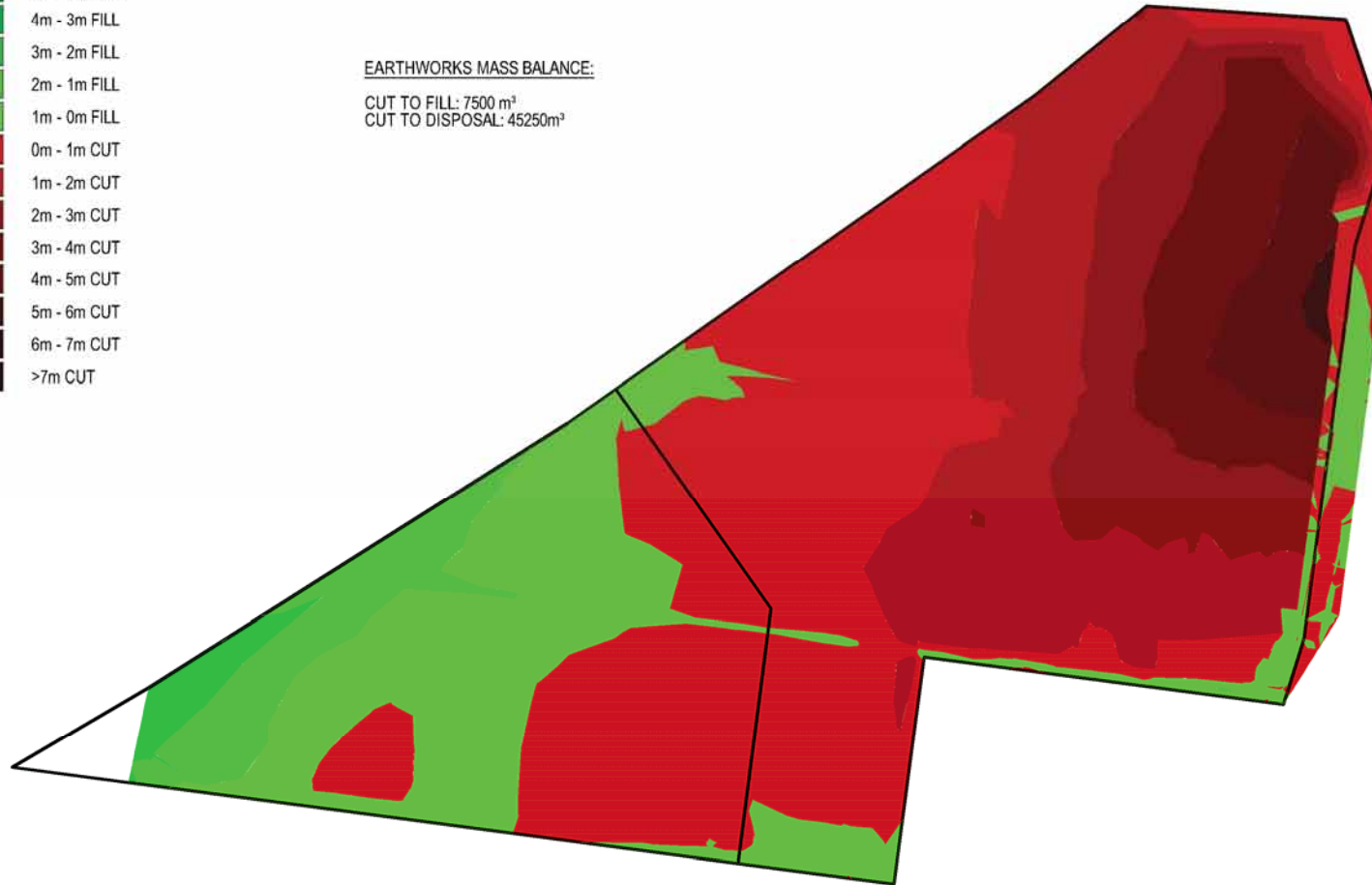


K&C REF: L:\350 condon\Planning\5350-Height Limit.dwg - Appendix N: Earthworks Diagram, 27-Aug-2015, balac



**EARTHWORKS MASS BALANCE:**

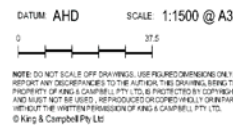
CUT TO FILL: 7500 m<sup>3</sup>  
CUT TO DISPOSAL: 45250 m<sup>3</sup>



**KING + CAMPBELL**

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

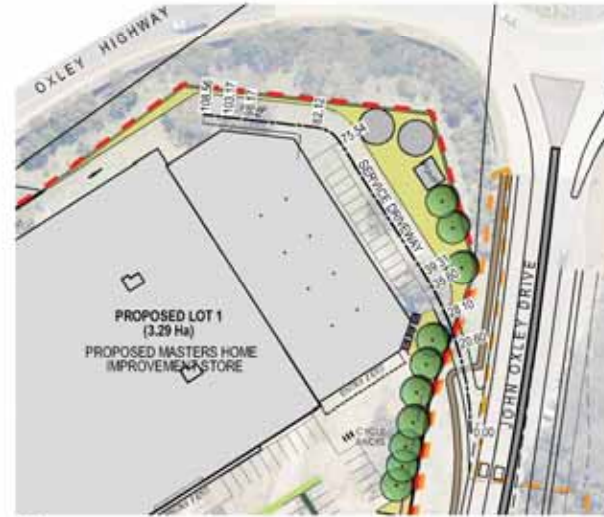
REV.	DATE	DESCRIPTION
A	28.08.2015	ISSUE FOR DA



PROJECT NO:	5350	DRAWING TITLE:	APPENDIX N - EARTHWORKS DIAGRAM
DA/NO:	-	PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1088869 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444
DESIGNED BY:	BC/MW	CLIENT:	CVC MEZZANINE FINANCE PTY LTD
DRAWN BY:	MM/JOKW	DRAWING NO:	5350-HeightLimit
CHECKED BY:	-	SHEET:	N
DATE CREATED:	MAY 2015	REVISION:	A

PRELIMINARY ONLY - DO NOT USE FOR CONSTRUCTION

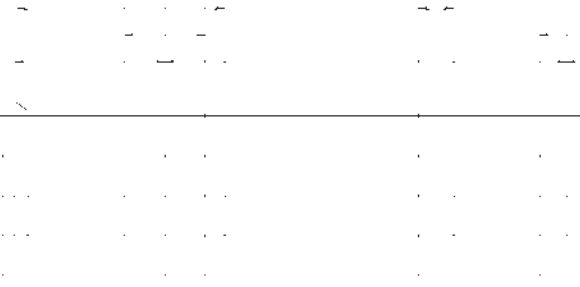
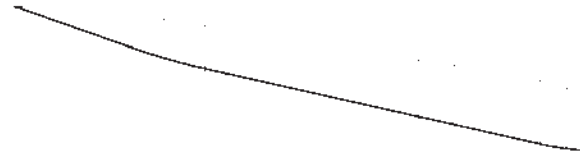
**A3**



SCALE 1:2000 @ A3



Main Driveway



Main Driveway

HORIZONTAL SCALE 1:2000 @ A3  
VERTICAL SCALE 1:2000 @ A3

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REV.	DATE	DESCRIPTION
A	28.08.2015	ISSUE FOR DA

DATUM AHD SCALE: 1:2000 @ A3  
0 50.0  
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PROJECT NO:	5350	DRAWING TITLE:	APPENDIX O - TYPICAL DRIVEWAY LONGITUDINAL SECTIONS
DA/NO:	-	PROJECT:	PROPOSED BULKY GOODS RETAIL DEVELOPMENT AND SUBDIVISION LOTS 12 & 13 DP 1088869 18 JOHN OXLEY DRIVE PORT MACQUARIE 2444
DESIGNED BY:	BC/MW	CLIENT:	CVC MEZZANINE FINANCE PTY LTD
DRAWN BY:	MM/JOKW	DRAWING NO:	5350_Typical Driveway Long Section
CHECKED BY:	-	SHEET:	O-1
DATE CREATED:	MAY 2015	REVISION:	A

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A3