

PROJECT TITLE  
NIGHTCAP RURAL LAND SHARING  
COMMUNITIES CONCEPT

DRAWING TITLE  
STAGING PLAN

BASE ISSUED BY

SCALE  
REFER TO SCALE BAR

DESIGN  
JI

DRAWN  
JI

DATE  
29/07/2020

CHECKED  
DM

DRAW NO  
1

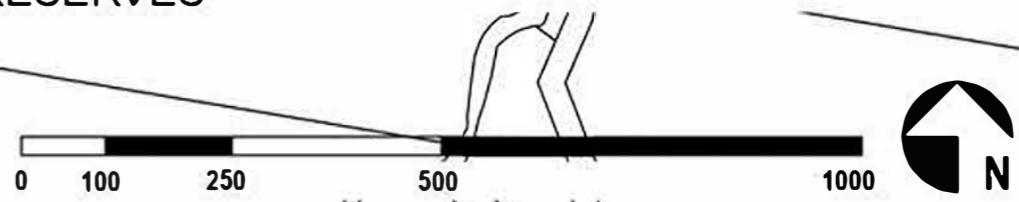
SHEET NO  
1

1	27/11/19	STAGING PLAN	JI
2	29/07/20	STAGING PLAN	SW

LEGEND	
	SITE BOUNDARIES
	VILLAGE CENTRE   44.34HA
	DEVELOPABLE AREAS   318HA
	ENVIRONMENTAL PROTECTION / REHABILITATION AREAS   541HA
	OPEN SPACE   240HA
	ENVIRONMENTAL LINKAGES /PROPOSED REHABILITATION AREAS   96HA
	POTENTIAL DAM INUNDATION AREA   329HA
	INDICATIVE LOCATION OF COMMUNITY FACILITIES   15HA
	AMPHITHEATRE BUILDING
	POTENTIAL COMMUNITY BUILDINGS
	ROAD NETWORK
	INDICATIVE DWELLING PLOT

CONCEPT RLSC DETAIL		
LOT #	AREA (HA)	RLSC DWELLING PLOTS
1	44.34	
2	138	36
3	260	62
4 EXISTING	90.82	24
5	66	18
6	210	54
7	154	40
8	194	50
9	210	54
10	175	45
11	40.00	9
TOTAL	1584.3	392

NOTE: AREAS EXCLUDE CROWN ROAD RESERVES



EASEMENT LEGEND

- A RIGHT OF CARRIAGEWAY BENEFITING LOT 2, 5, 6 & 11 VARIABLE WIDTH
- B RIGHT OF CARRIAGEWAY BENEFITING LOT 5, 6, & 11 VARIABLE WIDTH
- C RIGHT OF CARRIAGEWAY BENEFITING LOT 7, 8, 9 & 10 VARIABLE WIDTH
- D RIGHT OF CARRIAGEWAY BENEFITING LOT 9 & 10 VARIABLE WIDTH
- E RIGHT OF CARRIAGEWAY BENEFITING LOT 10 VARIABLE WIDTH

NOTE: AREAS EXCLUDE CROWN ROAD RESERVES



CONSULTING

PROJECT TITLE

NIGHTCAP RURAL LAND SHARING COMMUNITIES CONCEPT

DRAWING TITLE

SUBDIVISION PLAN

BASE ISSUED BY

SCALE

REFER TO SCALE BAR

DESIGN

Jl

DRAWN

Jl

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1

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1

1	27/11/19	SUBDIVISION PLAN	Jl
2	29/07/20	SUBDIVISION PLAN	SW

LEGEND

- SITE BOUNDARIES
- EASEMENT
- LOT BOUNDARIES

Level 1 2247 Gold Coast Hwy  
Nobby Beach  
PO Box 206 QLD 4218

Telephone: 07 5526 1500  
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Email: admin@planitconsulting.com.au





CONSULTING

PROJECT TITLE

NIGHTCAP RURAL LAND SHARING  
COMMUNITIES CONCEPT

DRAWING TITLE

STAGING PLAN 3 TO 12

BASE ISSUED BY

SCALE

REFER TO SCALE BAR

DESIGN

J1

DRAWN

J1

DATE

29/07/2020

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SHEET NO

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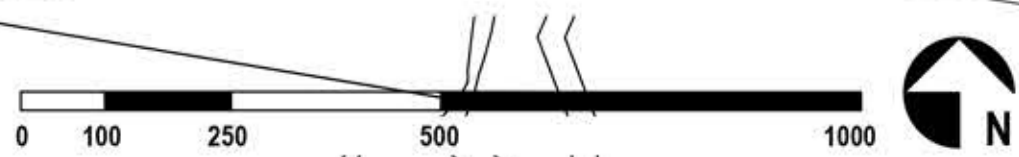
1	27/11/19	STAGING PLAN 3 TO 12	J1
2	29/07/20	STAGING PLAN 3 TO 12	SW

LEGEND

STAGES 3-12 MAY BE NON-SEQUENTIAL

Stage	Location/Works	Max Dwelling Plots
1	Road Access to Kyogle Road	N/A
2	Subdivision and access to master lots	N/A
3	Proposed Lot 2 RLSC Plots and Access	36
4	Proposed Lot 3 RLSC Plots and Access	62
5	Proposed Lot 5 RLSC Plots and Access	18
6	Proposed Lot 6 RLSC Plots and Access	54
7	Proposed Lot 7 RLSC Plots and Access	40
8	Proposed Lot 8 RLSC Plots and Access	50
9	Proposed Lot 9 RLSC Plots and Access	54
10	Proposed Lot 10 RLSC Plots and Access	45
11	Proposed Lot 4 RLSC Plots and Access	24
12	Proposed Lot 11 RLSC Plots and Access	9

NOTE: AREAS EXCLUDE CROWN ROAD  
RESERVES



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- E RIGHT OF CARRIAGEWAY BENEFITING LOT 10 VARIABLE WIDTH

NOTE: AREAS EXCLUDE CROWN ROAD RESERVES



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1	27/11/19	STAGING PLAN	J1
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LEGEND

- SITE BOUNDARY
- STAGE 1 BOUNDARY
- ACCESS
- LOT BOUNDARIES

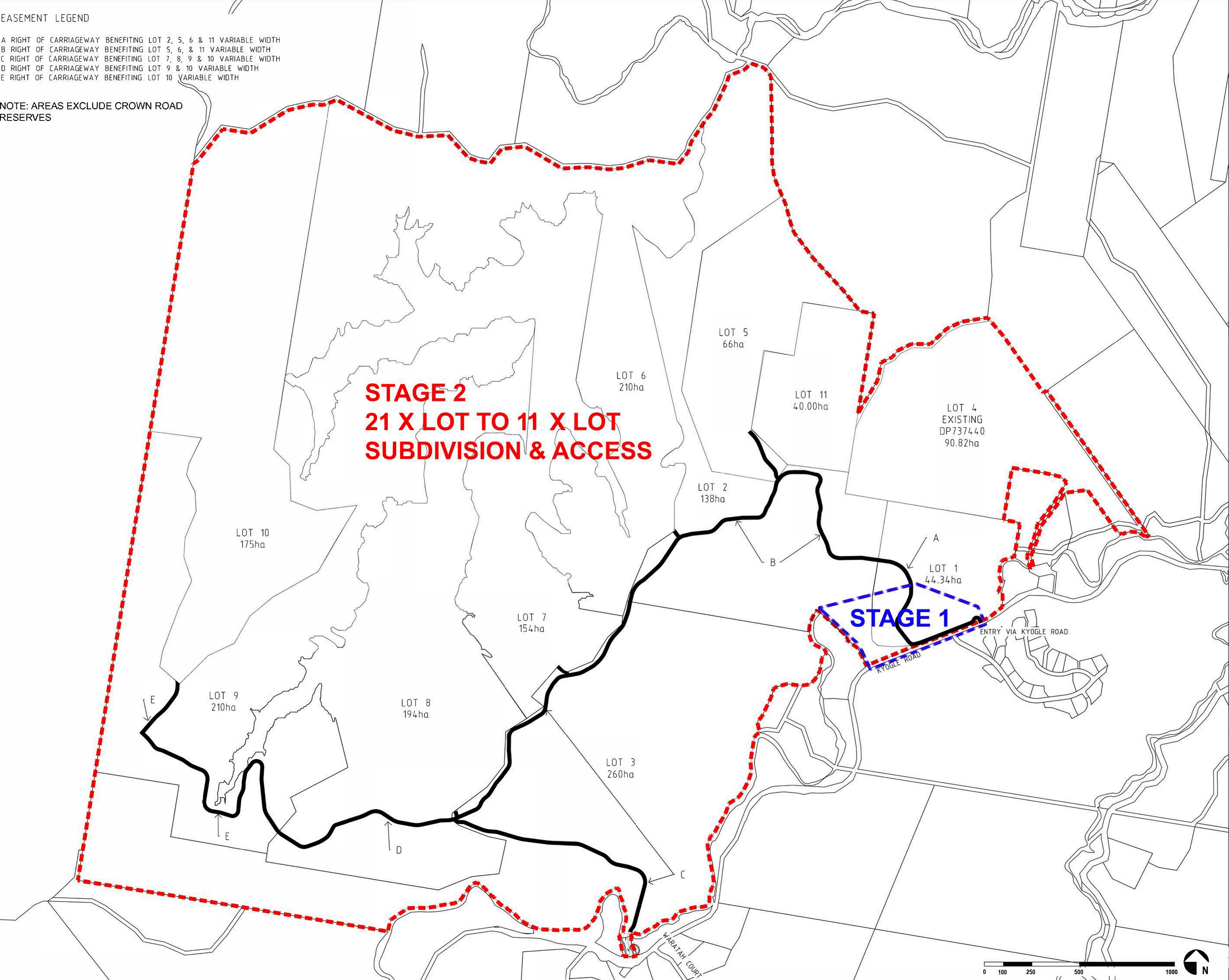
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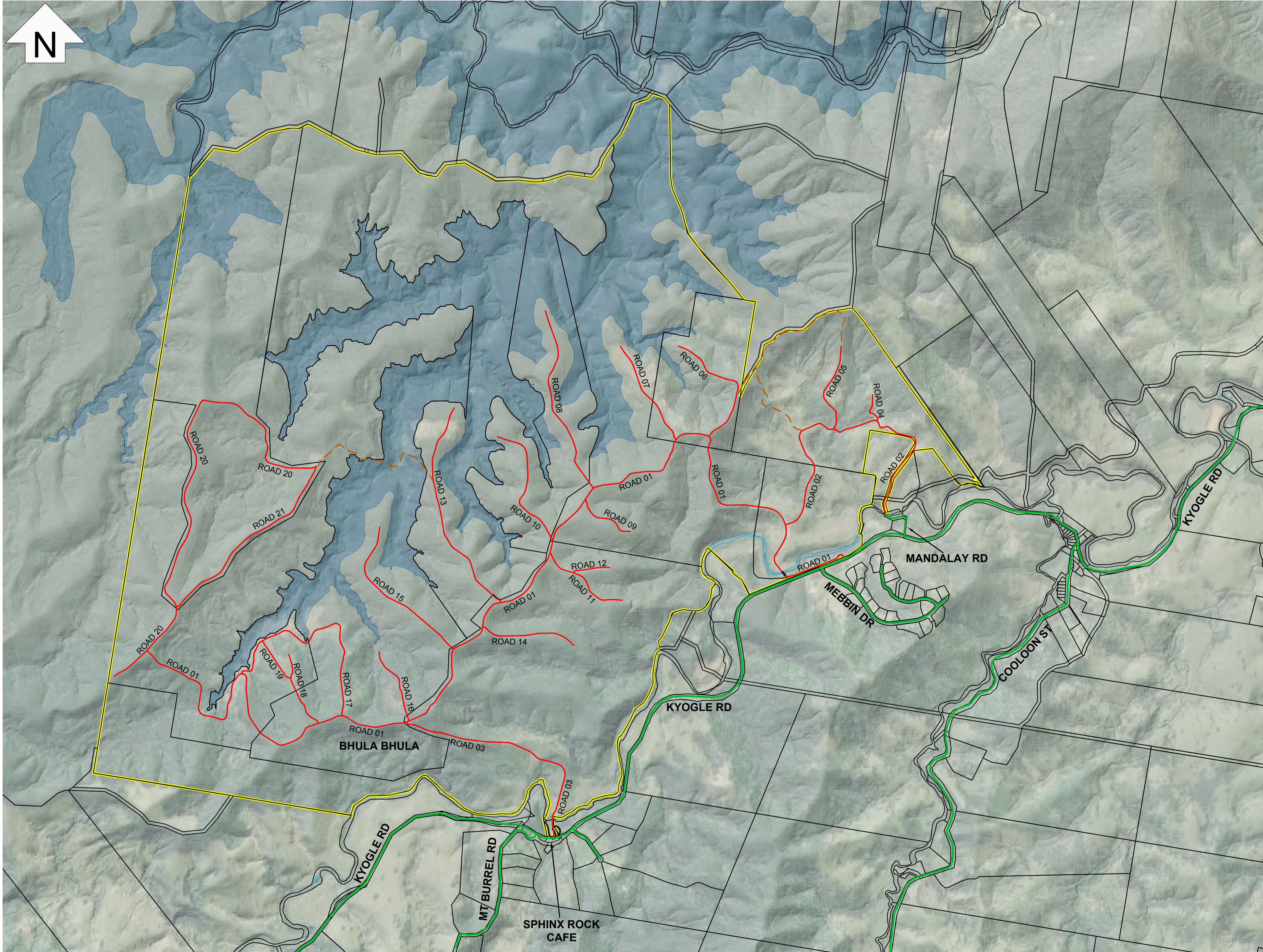


STAGE 2  
21 X LOT TO 11 X LOT  
SUBDIVISION & ACCESS

STAGE 1



100mm AT ORIGINAL SIZE



LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- EXISTING PUBLIC ROAD
- PROPOSED PRIVATE ACCESS ROAD
- EXISTING ROAD LINKAGES (NO WORKS PROPOSED)
- FUTURE DAM LAND ACQUISITION (RL 140)

PLAN  
SCALE 1:12,500

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	PRELIMINARY ISSUE	06/05/19	BT	BT	RB	BG
B	FOR APPROVAL	10/02/20	BT	BT	AW	AW
C	FOR APPROVAL	10/12/20	BT	BT	AW	AW

SCALES:
0 250 500 750
Full Size 1:12,500 ; Half Size 1:25,000
Scale (m)
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ABN: 20 099 261 711  
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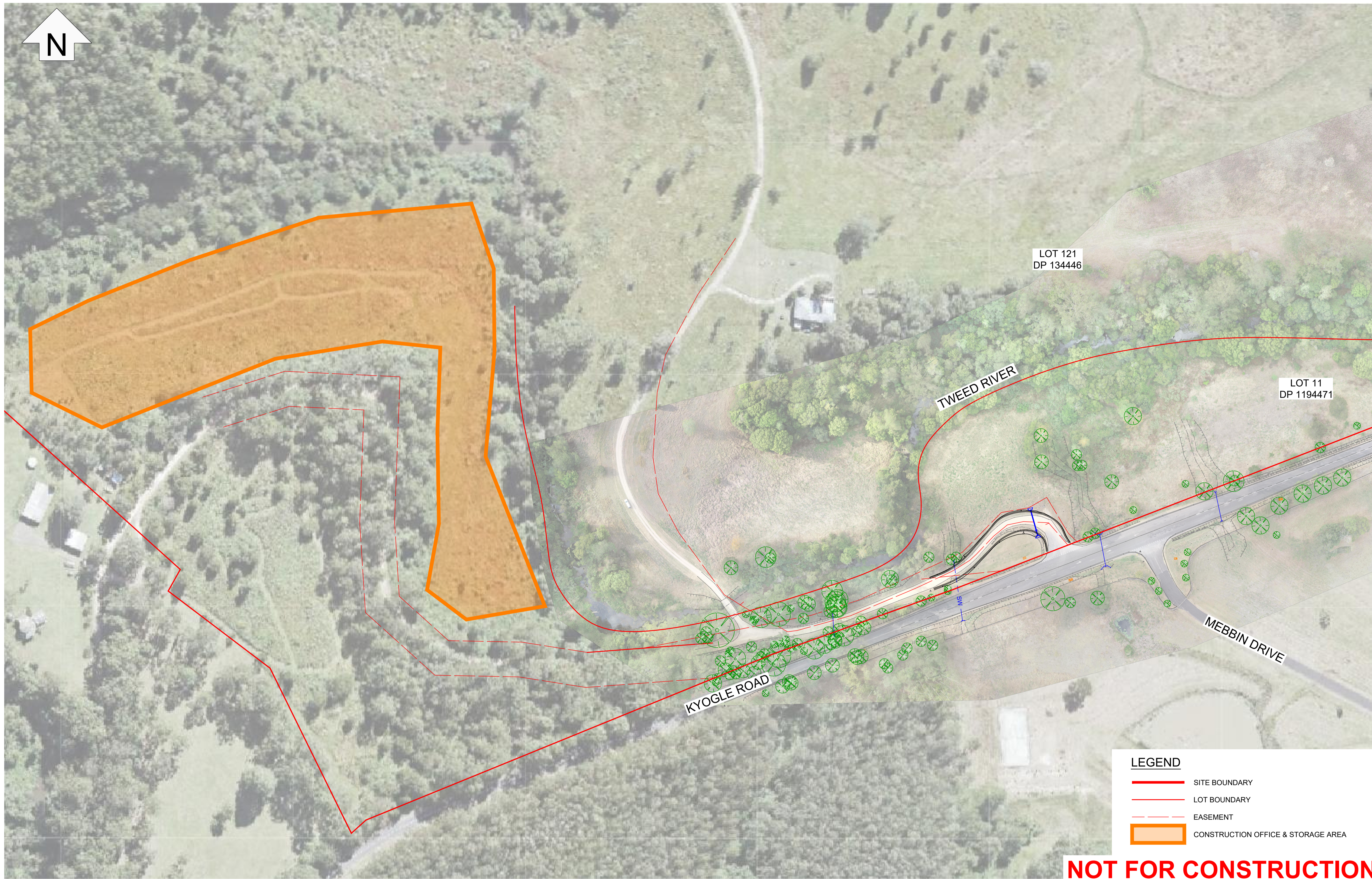
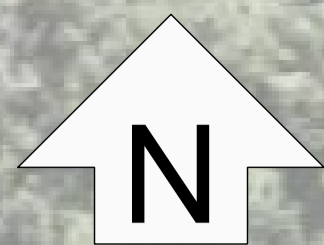


CLIENT:	NCV ENTERPRISES PTY LTD
LOCAL GOVERNMENT AUTHORITY:	TWEED SHIRE COUNCIL

PROJECT:			
NIGHTCAP VILLAGE			
DRAWING TITLE:			
SITE ROAD NETWORK OVERVIEW			
ORIGINAL SIZE:	PLANIT JOB No.:	DRAWING No.:	REV:
A1	J6100	0300	C



100mm AT ORIGINAL SIZE



**LEGEND**

- SITE BOUNDARY
- LOT BOUNDARY
- EASEMENT
- CONSTRUCTION OFFICE & STORAGE AREA

**NOT FOR CONSTRUCTION**

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	FOR APPROVAL	15/05/20	BT	BT	DM	DM
B	FOR APPROVAL	10/12/20	BT	BT	AW	AW

SCALES:

010204060

Full Size 1:1000 ; Half Size 1:2000  
Scale (m)

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CLIENT: NCV ENTERPRISES PTY LTD

LOCAL GOVERNMENT AUTHORITY: TWEED SHIRE COUNCIL

PROJECT: NIGHTCAP VILLAGE			
DRAWING TITLE: CONSTRUCTION OFFICE & STORAGE AREA			
ORIGINAL SIZE: A1	PLANIT JOB No.: J6100	DRAWING No.: 1330	REV: B