QUARRY REHABILITATION AND RECREATIONAL FACILITY DEVELOPMENT - RAYMOND TERRACE
Concept Master Plan - Stage 1 (Rehabilitation), Stage 2 (Recreational uses)

251 ADELAIDE ST, RAYMOND TERRACE
(LOT 232, DP 593512)

PROPERTY INFORMATION

NATIONAL CONSTRUCTION CODE BUILDING CLASS: CLASS 5 (OFFICE BUILDING) (STAGE 1)
AND CLASS 6 (CAFE / SHOP) (STAGE 2)
LAND USE ZONING: RU2 RURAL LANDSCAPE

GOVERNING CODES

- PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2013
- PORT STEPHENS DEVELOPMENT CONTROL PLAN 2025

SCOPE OF WORK

TWO STAGES OF CONCEPT MASTER PLANS TO SUPPORT THE DEVELOPMENT APPLICATION

SHEET INDEX

DA101	COVER PAGE
DA102	SURVEY AND SITE ANALYSIS PLAN
DA102.1	ENLARGED SURVEY AND SITE ANALYSIS PLAN
DA103	SITE PLAN - STAGE 1
DA104	SITE PLAN - STAGE 2
DA105	PICNIC SHELTER / BBQ AREA

Date	Plan Number	Cover Page
21-05-2026	101	251 Adelaide St, Raymond Terrace (Lot 232, DP 593512)

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Client	Liondari & Skubithia Pty Ltd
Project	Quarry Rehabilitation and Recreational Facility Development – Raymond Terrace
Title	Cover Page
Scale	N/A
Source	JEP Environment & Planning

101

DA



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SURVEY AND SITE ANALYSIS PLAN
SCALE 1:800 @ 2A0

Date	Plan Number	Survey and Site Analysis Plan
21-05-2026	102	251 Adelaide St, Raymond Terrace (Lot 232, DP 593512)

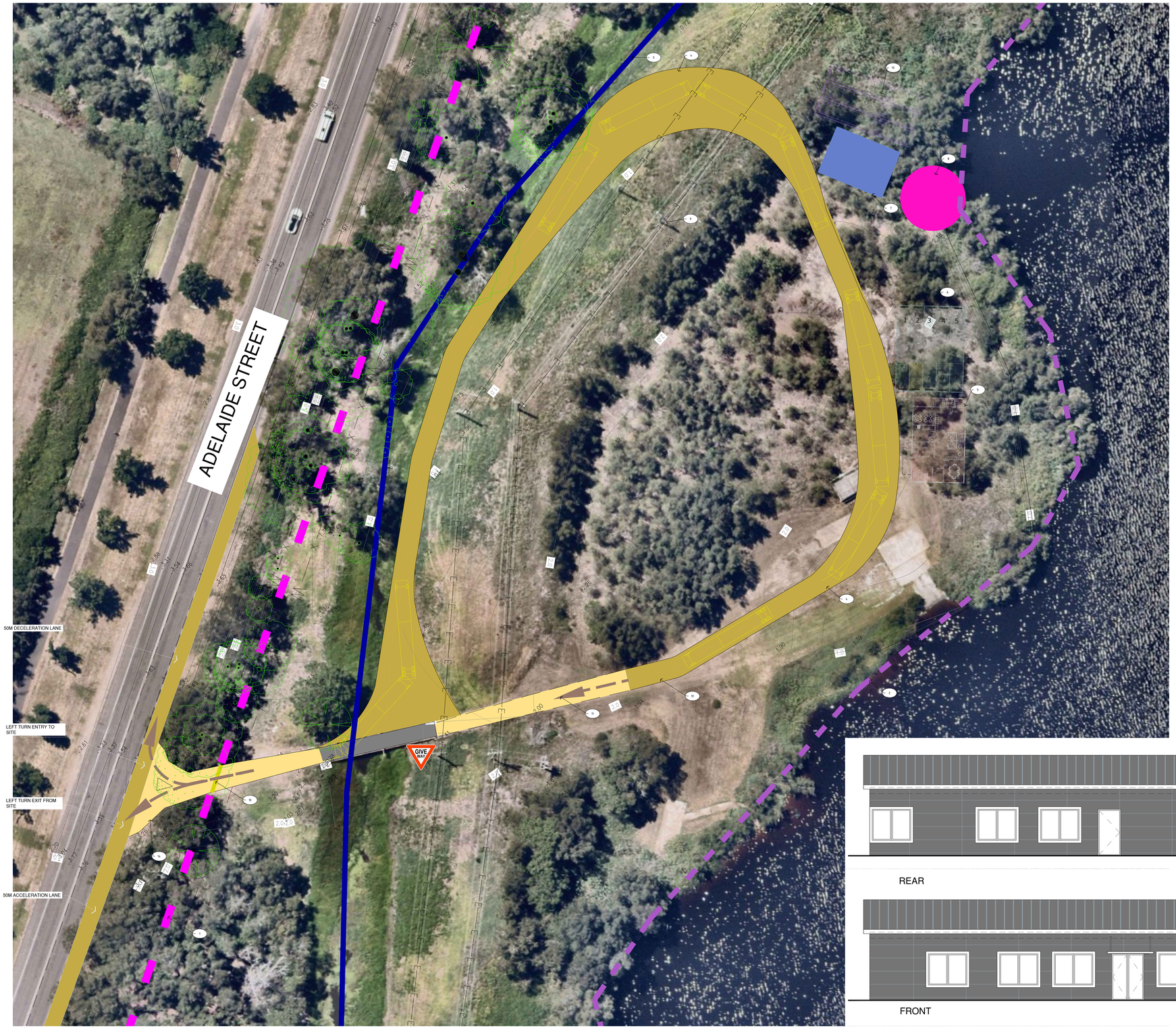
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Title	Survey and Site Analysis Plan
Scale	1:800
Source	JEP Environment & Planning

102

DA



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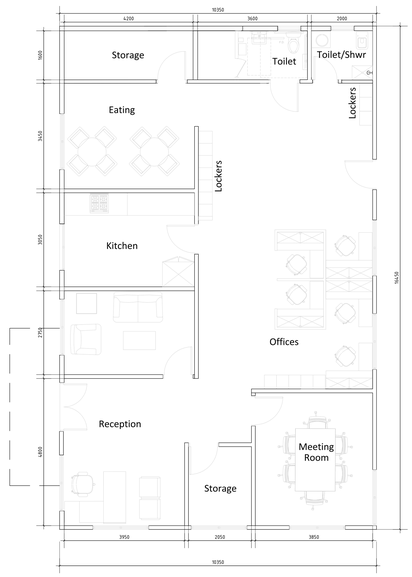
ENLARGED SURVEY AND SITE ANALYSIS PLAN
SCALE 1:200
@ 2A0

LEGEND

- LOT BOUNDARY FOR 251 ADELAIDE STREET
- QUARRY REHABILITATION AREA
- GRAHAMSTOWN DRAIN
- PROPOSED LOOP ROAD FOR ACCESSING SITE INFRASTRUCTURE
- SITE OFFICES
- SITE PARKING
- WATER MANAGEMENT EQUIPMENT (PUMPS ETC)
- EMPLACEMENT EQUIPMENT
- ELECTRICITY PYLONS
- SECURITY GATE
- EXISTING SITE ACCESS AND INTERNAL ROAD
- ELECTRICITY EASEMENT

SITE PLAN KEY NOTES

1. LOT BOUNDARY FOR 251 ADELAIDE STREET
2. QUARRY REHABILITATION AREA
3. GRAHAMSTOWN DRAIN
4. PROPOSED LOOP ROAD FOR ACCESSING SITE INFRASTRUCTURE
5. SITE OFFICES
6. SITE PARKING
7. WATER MANAGEMENT EQUIPMENT (PUMPS ETC)
8. EMPLACEMENT EQUIPMENT
9. ELECTRICITY PYLONS
10. SECURITY GATING TO RESTRICT UNAUTHORISED ACCESS AT ENTRY
11. EXISTING SITE ACCESS AND INTERNAL ROAD
12. ELECTRICITY EASEMENT
13. ROAD SUITABLE FOR SEMI - TRAILER TRUCKS
14. ROAD ACCESS FROM ADELAIDE ST - LEFT IN/LEFT OUT WITH ACCELERATION & DECELERATION LANES
15. TIPPING AREA FOR SEMI - TRAILERS



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OFFICE PLAN
SCALE 1:50
@ 2A0



OFFICE ELEVATIONS
SCALE 1:50
@ 2A0

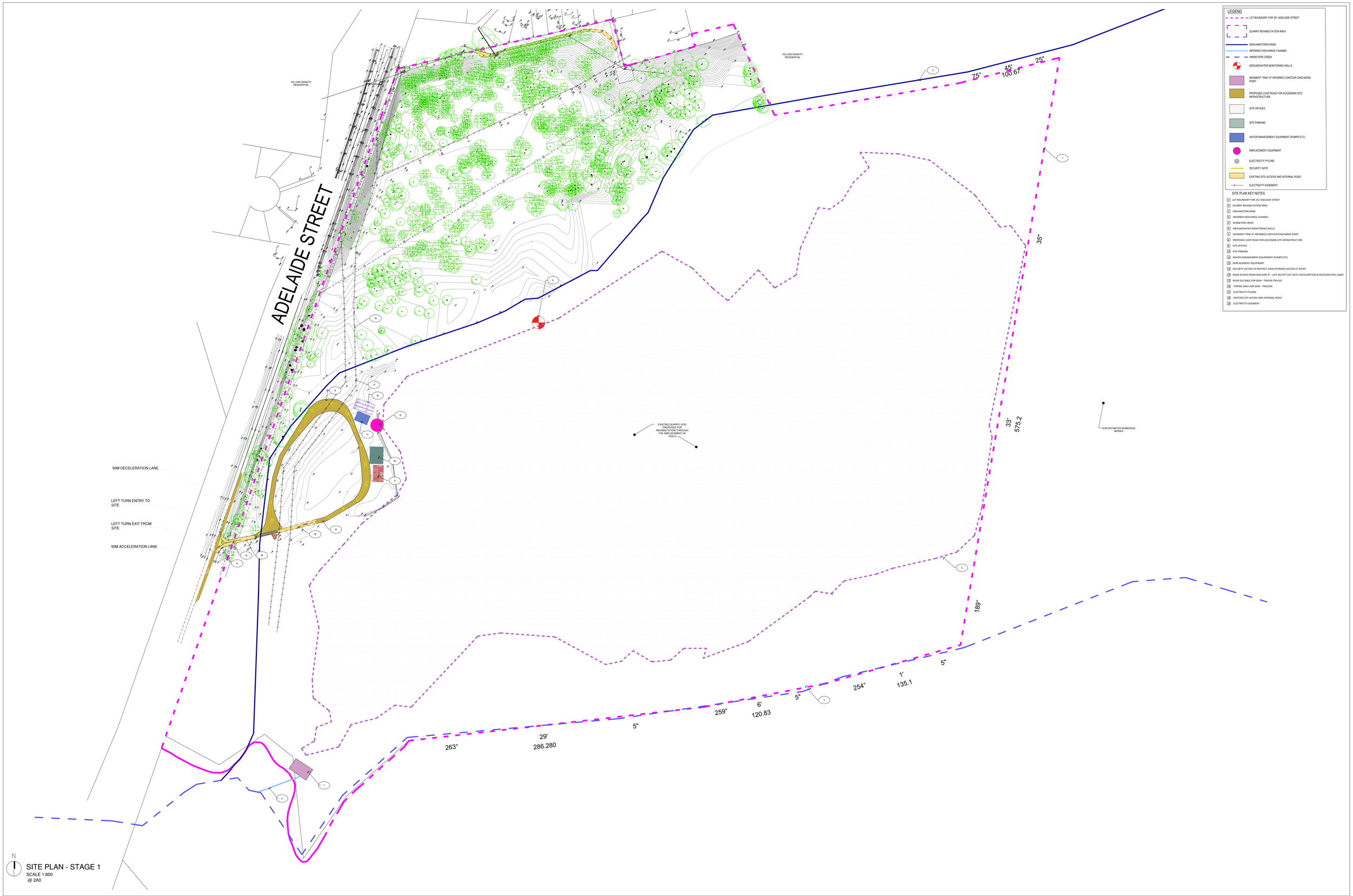
Date	Plan Number	Enlarged Survey and Site Analysis Plan
21-05-2026	102.1	251 Adelaide St, Raymond Terrace (Lot 232, DP 593512)

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Project	Quarry Rehabilitation and Recreational Facility Development – Raymond Terrace
Title	Enlarged Survey and Site Analysis Plan
Scale	1:200
Source	JEP Environment & Planning

102.1
DA



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SITE PLAN - STAGE 1
SCALE 1:800
@ 2A0

Date	Plan Number	Site Plan - Stage 1
21-05-2026	103	251 Adelaide St, Raymond Terrace (Lot 232, DP 593512)

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Project	Quarry Rehabilitation and Recreational Facility Development – Raymond Terrace
Title	Site Plan - Stage 1
Scale	1:800
Source	JEP Environment & Planning

103

DA



LEGEND

- LOT BOUNDARY FOR 251 ADELAIDE STREET
- GRAHAMSTOWN DRAIN
- INFERRED DISCHARGE CHANNEL
- WINDEYERS CREEK
- GROUNDWATER MONITORING WELLS

SITE PLAN KEY NOTES

1. LOT BOUNDARY FOR 251 ADELAIDE STREET
2. NATIVE VEGETATION TREES
3. GRAHAMSTOWN DRAIN
4. INFERRED DISCHARGE CHANNEL
5. WINDEYERS CREEK
6. GROUNDWATER MONITORING WELLS
7. SEDIMENT TRAP AT INFERRED CONTOUR DISCHARGE POINT
8. PROPOSED LOOP ROAD FOR ACCESSING SITE INFRASTRUCTURE
9. ROAD ACCESS FROM ADELAIDE ST - LEFT INLEFT OUT WITH ACCELERATION & DECELERATION LANES
10. ACCESS ROAD TO BE UPDATED TO DUAL LANE ENTRY/EXIT
11. AREA TO BE REHABILITATED FOR BIODIVERSITY AND ENVIRONMENTAL FACILITY USE ACCORDING TO PS LEP 2013
12. FIRE ACCESS TRAIL
13. DISTANCE POINT "A" TO POINT "B" TO BE APPROX 480M
14. DISTANCE POINT "C" TO POINT "D" TO BE APPROX 330M
15. WALKING TRAIL
16. CARPARKING - SHADE TREES, DISABLED AND EV CHARGING
17. 3 X RUGBY FIELD 150M X 68M
18. 2 X NETBALL COURTS - EACH COURT 30.5M X 15.25M
19. SPORTING FACILITIES HUB (CHANGEROOMS, TOILETS, CANTEEN, FIRST AID STATION, WATER REFILL STATION ETC)
20. TOILET FACILITIES
21. OPEN PLAY AREA WITH BBQ FACILITIES
22. BBQ FACILITIES (ELECTRIC PLATE BBQ'S UNDER COVERED STRUCTURES WITH PICNIC TABLE AND ATTACHED BENCH SEATS)
23. PICNIC TABLE SEATING, ON CONCRETE SURFACE, NO ROOF STRUCTURE
24. PEDESTRIAN AND CYCLE WAY
25. LOOP ROAD WITH SPEED CONTROL MEASURES EVERY 100M
26. ONE WAY LOOP ROAD AROUND RECREATIONAL AREA, WITH CROSSINGS FOR WALKING TRAIL INTERSECTIONS
27. 2 X SOCCER FIELDS - EACH FIELD 105M X 68M

N

SITE PLAN - STAGE 2
SCALE 1:800 @ 2A0

Date	Plan Number	Site Plan - Stage 2
21-05-2026	104	251 Adelaide St, Raymond Terrace (Lot 232, DP 593512)

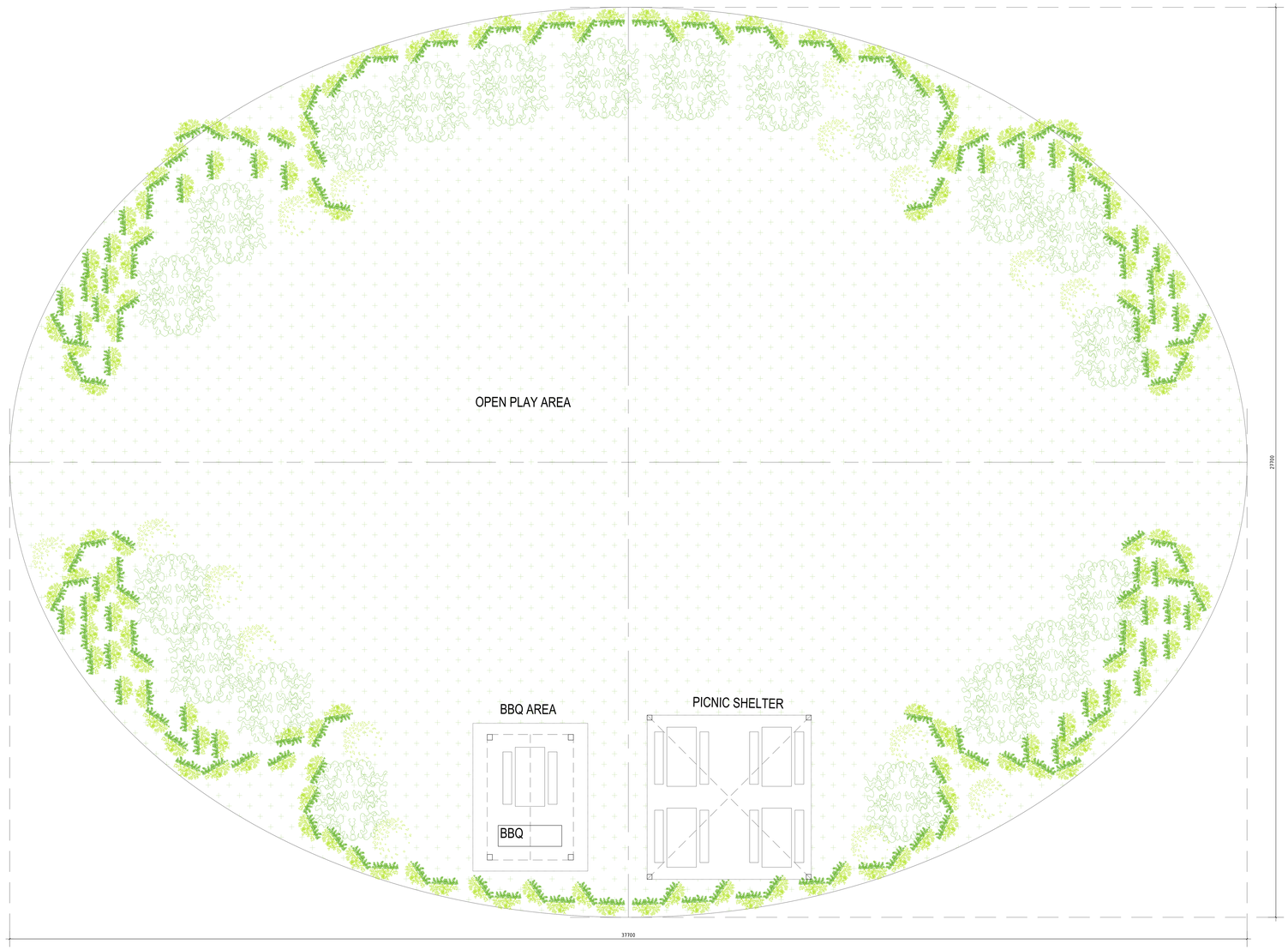
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Project	Quarry Rehabilitation and Recreational Facility Development – Raymond Terrace
Title	Site Plan - Stage 2
Scale	1:800
Source	JEP Environment & Planning

104

DA



N

PICNIC SHELTER / BBQ AREA
SCALE 1:40
@ 2A0

Date	Plan Number	Picnic Shelter / BBQ Area
21-05-2026	105	251 Adelaide St, Raymond Terrace (Lot 232, DP 593512)

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Project	Quarry Rehabilitation and Recreational Facility Development – Raymond Terrace
Title	Picnic Shelter / BBQ Area
Scale	1:40
Source	JEP Environment & Planning

105

DA