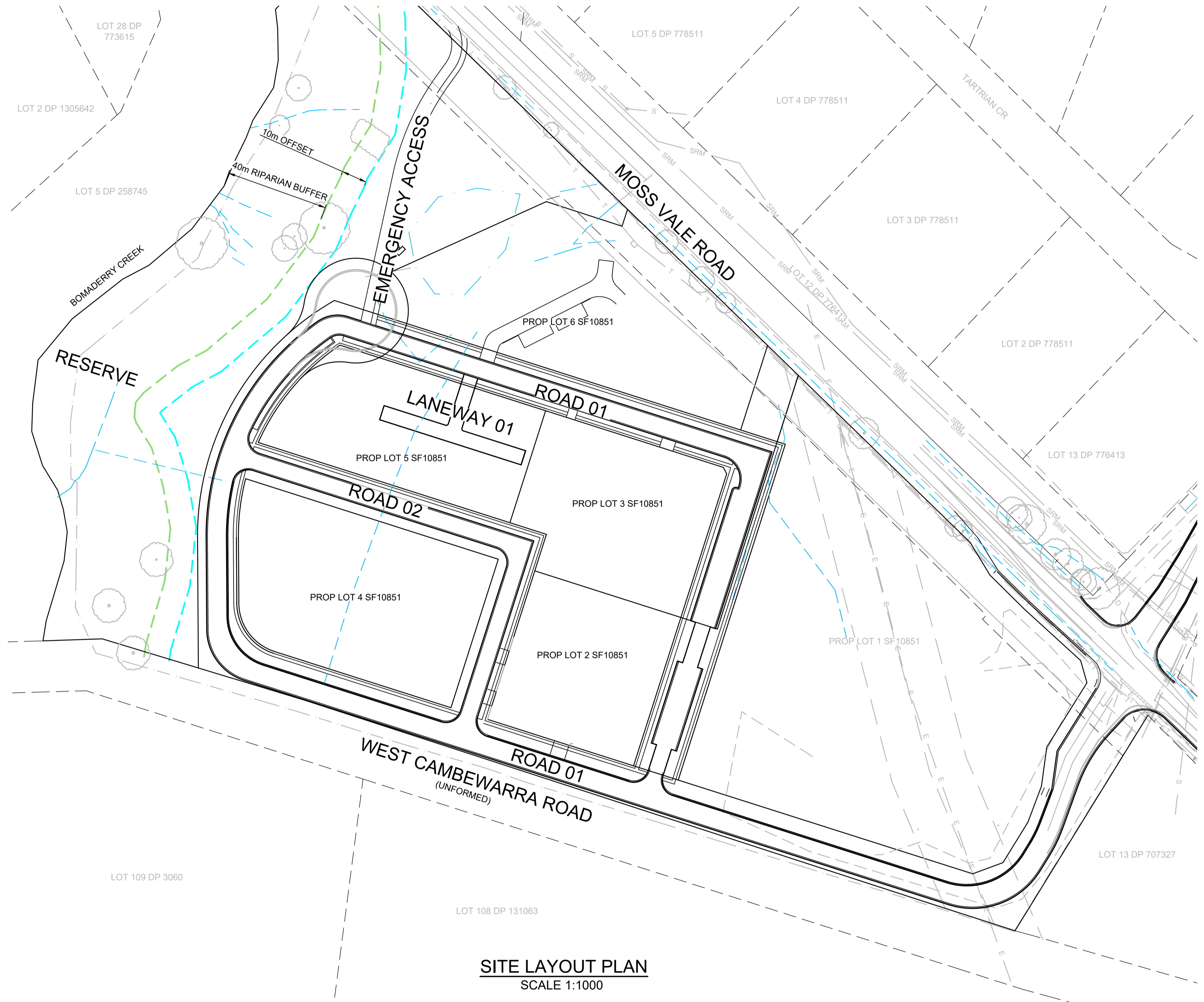
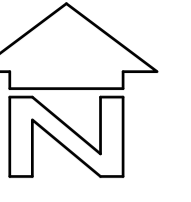
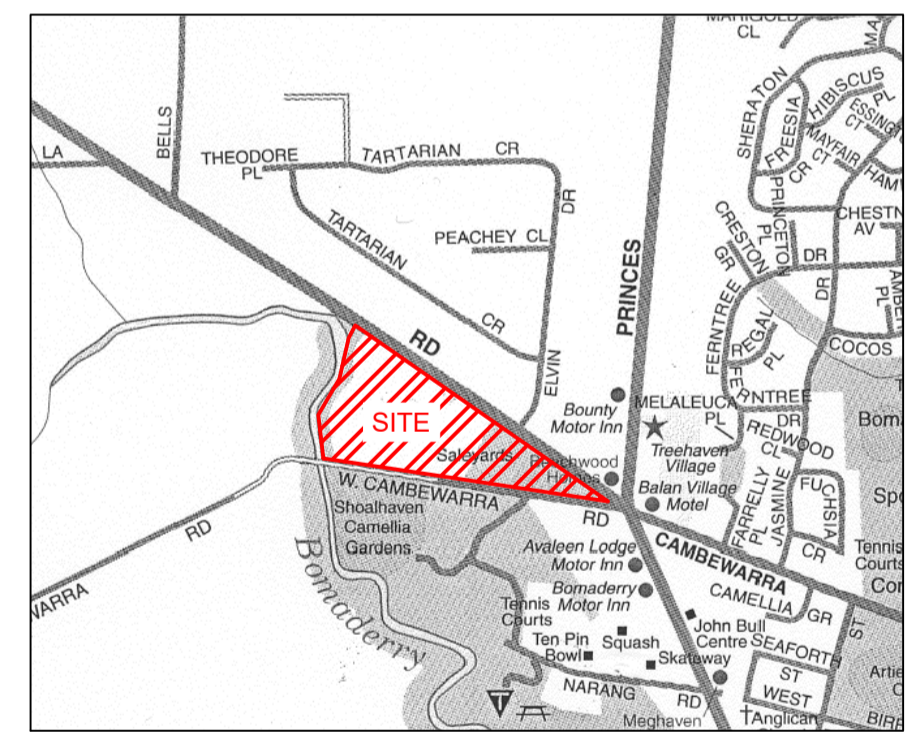


PROPOSED MIXED USE SUBDIVISION FOR SOUTHERN CROSS COMMUNITY HOUSING



DRAWING SCHEDULE	
N27790-407	COVER SHEET & DRAWING INDEX
N27790-408	GENERAL ARRANGEMENT & STORMWATER LAYOUT PLAN
N27790-409	SEWER & WATER ARRANGEMENT PLAN
N27790-410	ROAD 1 LONGSECTIONS
N27790-411	ROAD 1, 2, LANEWAY & BUSHFIRE EXIT LONGSECTIONS
N27790-412	ROAD 1 TYPICAL SECTIONS
N27790-413	ROAD 1 & 2 TYPICAL SECTIONS
N27790-414	LANEWAY 1 & BUSHFIRE EXIT TYPICAL SECTIONS
N27790-415	BULK EARTHWORKS COMPARISON FROM APPROVED DA SF10851



LOCALITY PLAN
MAP DRAWN & PUBLISHED BY CARTODRAFT AUST P/L

SITE LAYOUT PLAN
SCALE 1:1000

BEWARE!
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COVER SHEET & DRAWING INDEX
PROPOSED MIXED USE SUBDIVISION
Over Lot 129 DP3060 Lot 110 DP131219 & Lot 1 DP520502
At 25 Mossvale Road, Bomaderry
For Southern Cross Community Housing

ISSUE	DESCRIPTION	BY	DATE
0	ISSUED FOR CONCEPT APPROVAL	BI	25/09/2024
1	AMENDED PER CLIENT REQUEST	BI	30/08/2025
2	REMOVE PROPOSED RETAINING WALL - LOT M	BI	15/09/2025

0 10 20 30 40 50
SCALE: 1:1000
(AT A1 ORIGINAL)
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

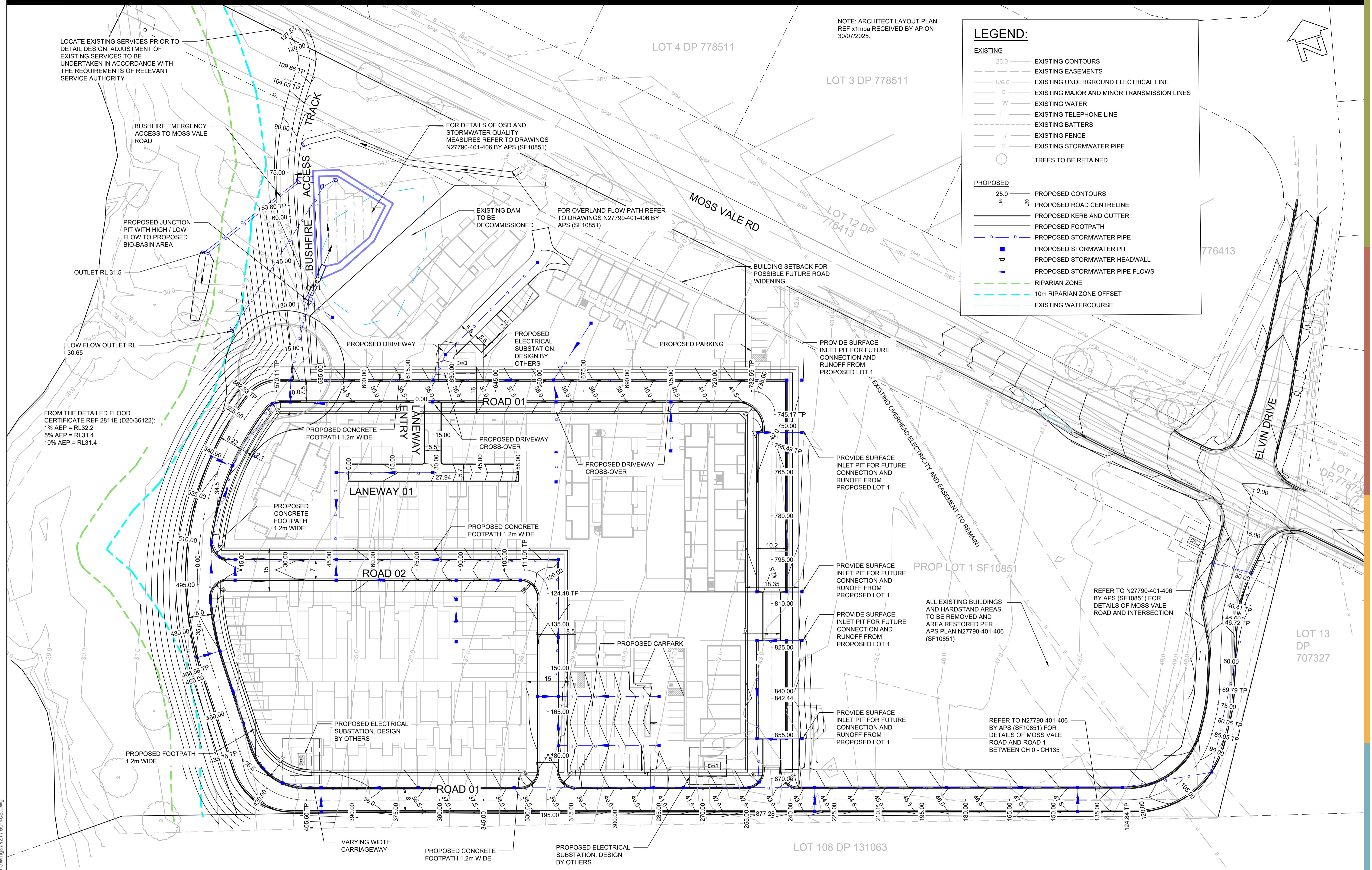
SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
AP	BI	BI	CEG	AUSTRALIAN HEIGHT DATUM

ALLEN PRICE PTY LTD
Nowra Office • 75 Plunkett St, Nowra NSW 2541
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

DATE OF SURVEY	ORIGIN
SEPTEMBER 2024	PM15204
DRAWING NUMBER	RL52.718
N27790-407	SHEET 1
	ISSUE 2

PROFESSIONAL STANDARDS SCHEME
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M:\CAD Files - Projects\N Projects\N27790 Drawings\N27790-407.dwg



NOTE: ARCHITECT LAYOUT PLAN
REF x1mpa RECEIVED BY AP ON
30/07/2025.

LEGEND:

EXISTING

- 25.0 — EXISTING CONTOURS
- EXISTING EASEMENTS
- U/G E — EXISTING UNDERGROUND ELECTRICAL LINE
- E — EXISTING MAJOR AND MINOR TRANSMISSION LINES
- W — EXISTING WATER
- T — EXISTING TELEPHONE LINE
- EXISTING BATTERS
- EXISTING FENCE
- D — EXISTING STORMWATER PIPE
- — TREES TO BE RETAINED

PROPOSED

- 25.0 — PROPOSED CONTOURS
- PROPOSED ROAD CENTRELINE
- PROPOSED KERB AND GUTTER
- PROPOSED FOOTPATH
- PROPOSED STORMWATER PIPE
- — PROPOSED STORMWATER PIT
- PROPOSED STORMWATER HEADWALL
- PROPOSED STORMWATER PIPE FLOWS
- RIPARIAN ZONE
- 10m RIPARIAN ZONE OFFSET
- EXISTING WATERCOURSE

SITE LAYOUT PLAN
SCALE 1:600

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GENERAL ARRANGEMENT & STORMWATER LAYOUT PLAN
PROPOSED MIXED USE SUBDIVISION
Over Lot 129 DP3060 Lot 110 DP131219 & Lot 1 DP520502
At 25 Mossvale Road, Bomaderry
For Southern Cross Community Housing

ISSUE	DESCRIPTION	BY	DATE
0	ISSUED FOR CONCEPT APPROVAL	BI	25/09/2024
1	AMENDED PER CLIENT REQUEST	BI	30/08/2025
2	REMOVE PROPOSED RETAINING WALL - LOT M	BI	15/09/2025

0 5 10 15 20 25 30
SCALE: 1:600
(AT A1 ORIGINAL)
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN
AP	BI	BI	CEG	AUSTRALIAN HEIGHT DATUM	PM15204
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au				DATE OF SURVEY SEPTEMBER 2024	RL52.718
				DRAWING NUMBER N27790-408	SHEET 2
					ISSUE 2

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M:\CAD Files - Projects\N27790 Drawings\N27790-408.dwg

M:\CAD Files - Projects\N Projects\N27790 Drawings\N27790-409.dwg

BEWARE!
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SEWER & WATER ARRANGEMENT PLAN
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 At 25 Mossvale Road, Bomaderry
 For Southern Cross Community Housing

ISSUE	DESCRIPTION	BY	DATE
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1	AMENDED PER CLIENT REQUEST	BI	30/08/2025
2	REMOVE PROPOSED RETAINING WALL - LOT M	BI	15/09/2025

0 5 10 15 20 25 30
 SCALE:- 1:600
 (AT A1 ORIGINAL)
 PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
AP	BI	BI	CEG	AUSTRALIAN HEIGHT DATUM

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 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
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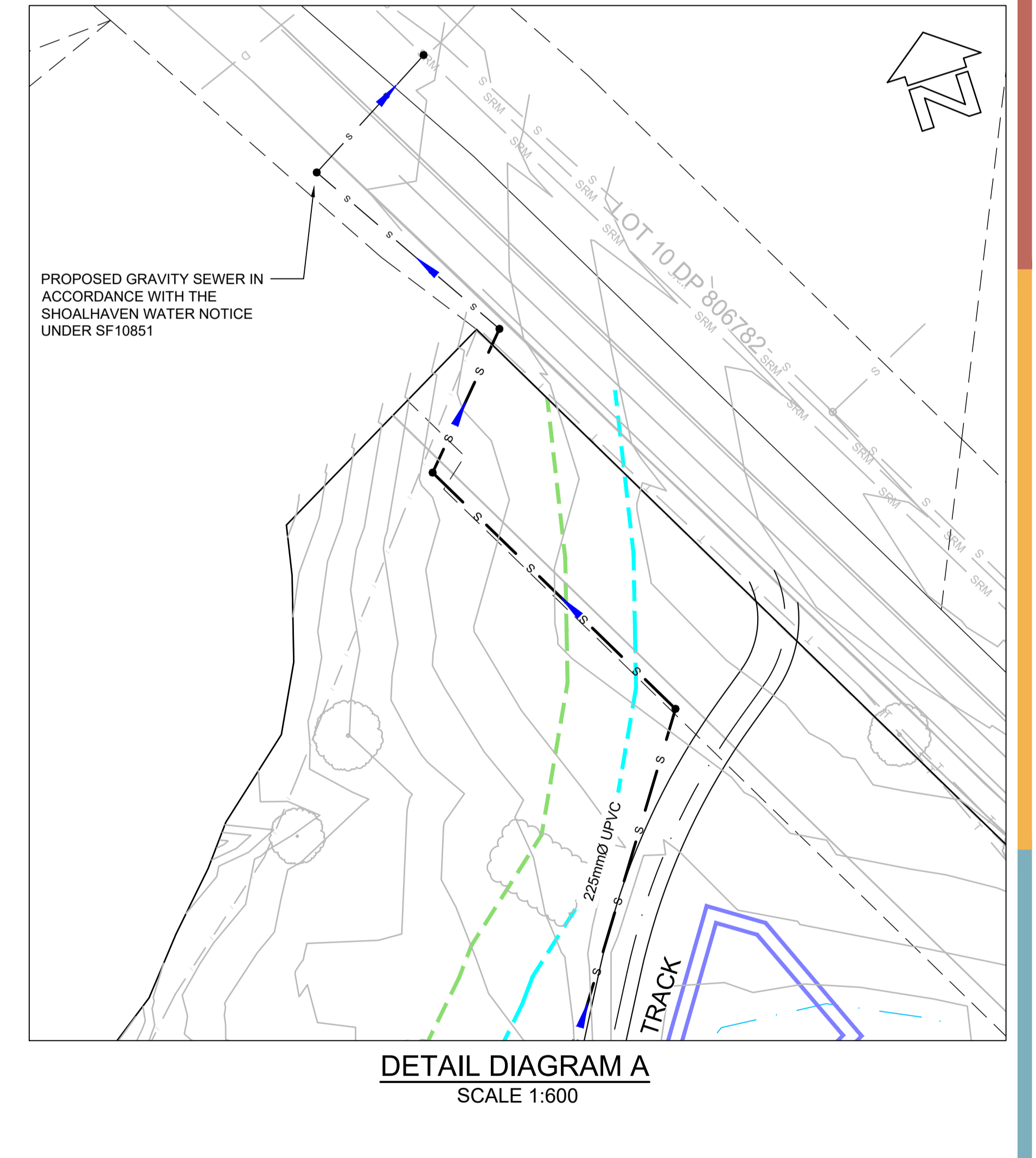
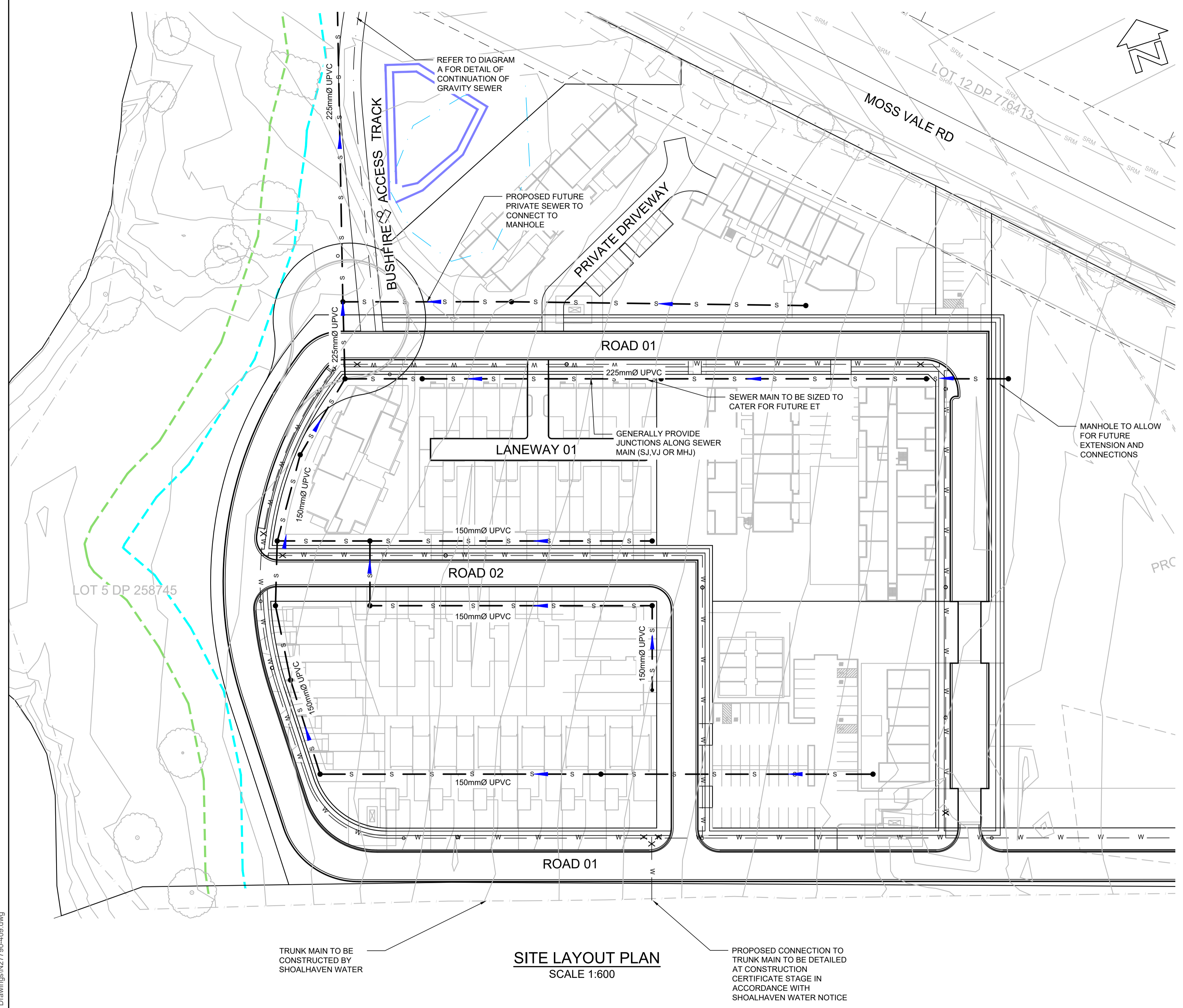
DATE OF SURVEY	ORIGIN
SEPTEMBER 2024	PM15204
DRAWING NUMBER	SHEET
N27790-409	3
ISSUE	2

PROFESSIONAL STANDARDS SCHEME
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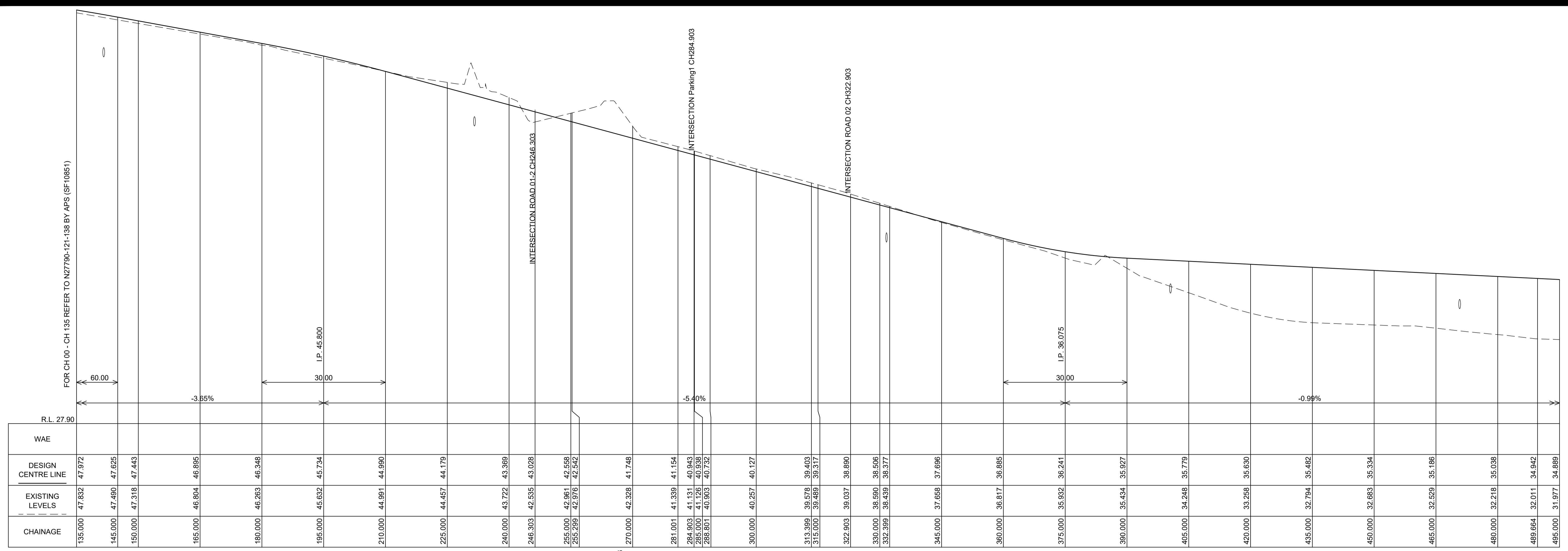
LEGEND:

PROPOSED

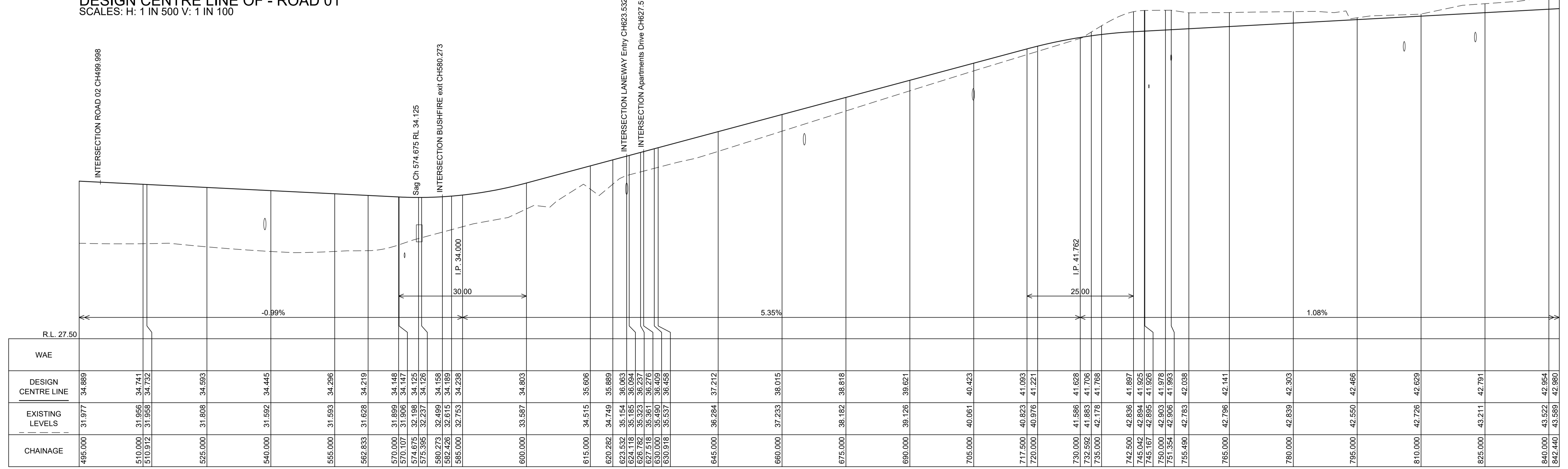
- PROPOSED SEWER MANHOLE
- s — PROPOSED SEWER LINE
- w — PROPOSED WATERMAIN
- ⊗ PROPOSED STOP VALVE
- PROPOSED HYDRANT
- >— DIRECTION OF SEWER FLOW



M:\CAD Files - Projects\N27790 Drawings\N27790-410.dwg

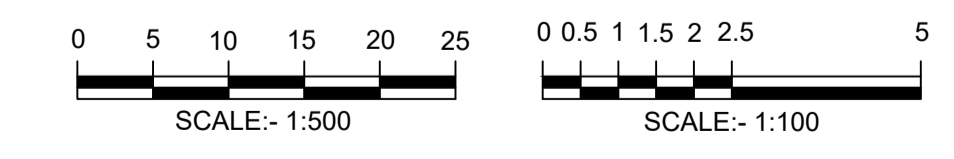


DESIGN CENTRE LINE OF - ROAD 01
 SCALES: H: 1 IN 500 V: 1 IN 100



DESIGN CENTRE LINE OF - ROAD 01
 SCALES: H: 1 IN 500 V: 1 IN 100

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ROAD 1 LONGSECTIONS
 PROPOSED MIXED USE SUBDIVISION
 Over Lot 129 DP3060 Lot 110 DP131219 & Lot 1 DP520502
 At 25 Mossvale Road, Bomaderry
 For Southern Cross Community Housing

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AS SHOWN
 (AT A1 ORIGINAL)

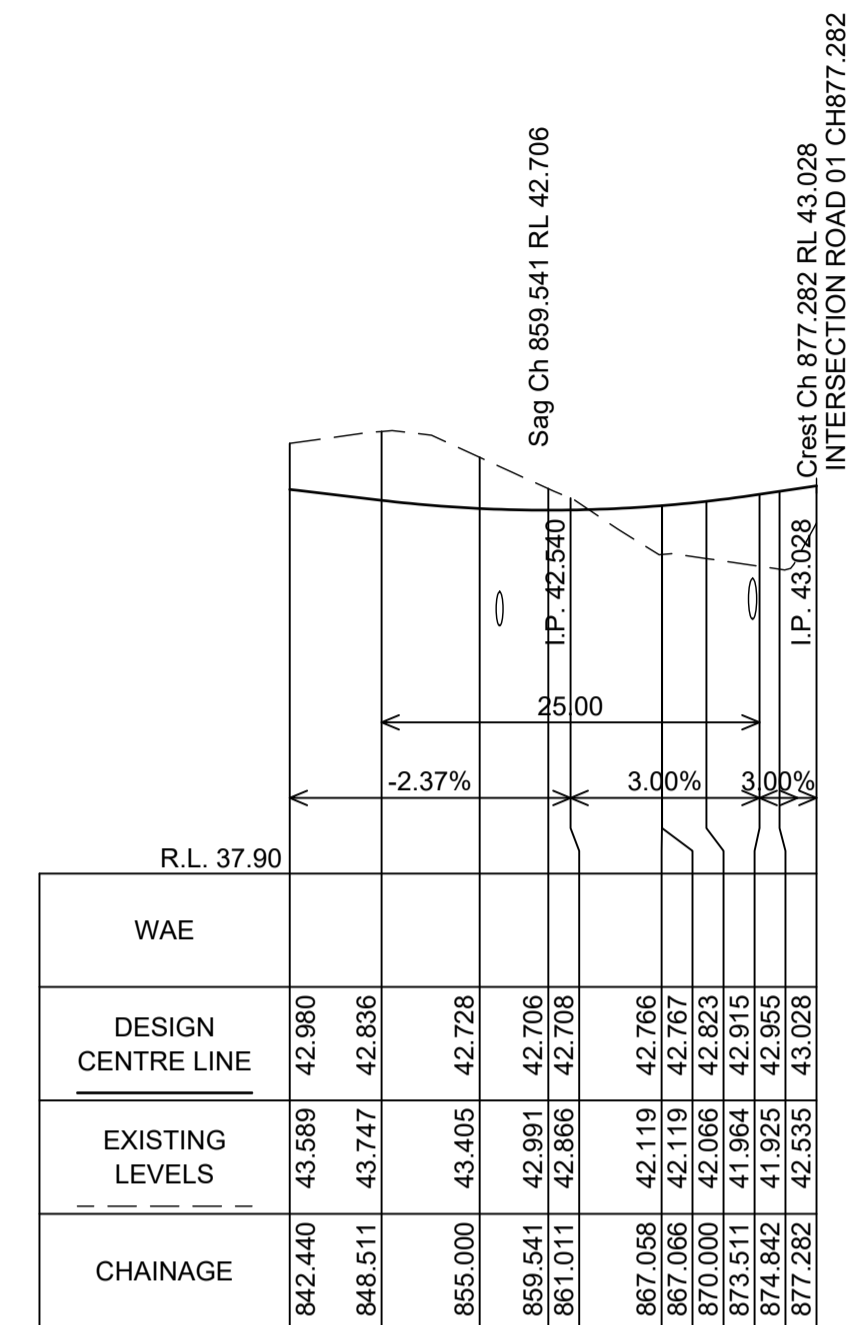
PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

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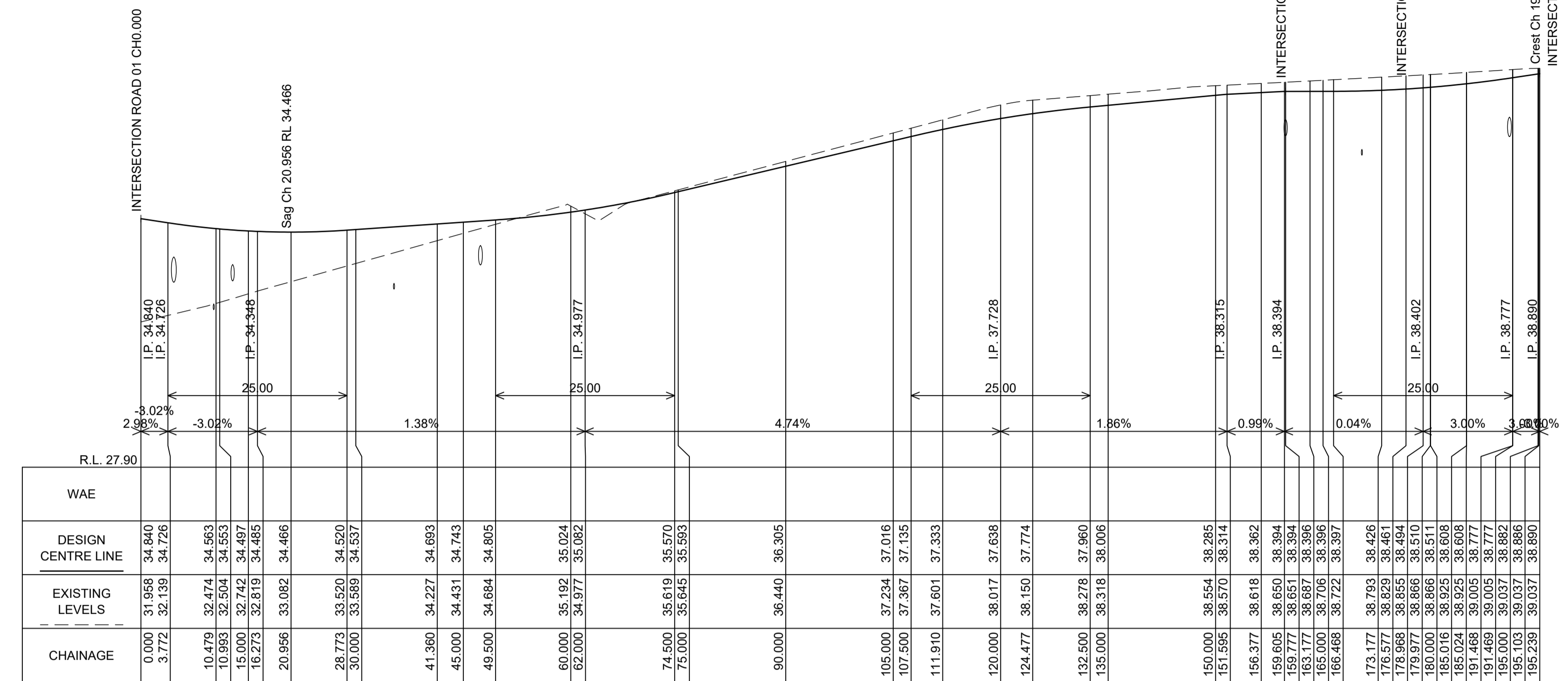
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AP	BI	BI	CEG	AUSTRALIAN HEIGHT DATUM	PM15204
DATE OF SURVEY				SEPTEMBER 2024	
DRAWING NUMBER				N27790-410	
SHEET				4	
ISSUE				2	

PROFESSIONAL STANDARDS SCHEME
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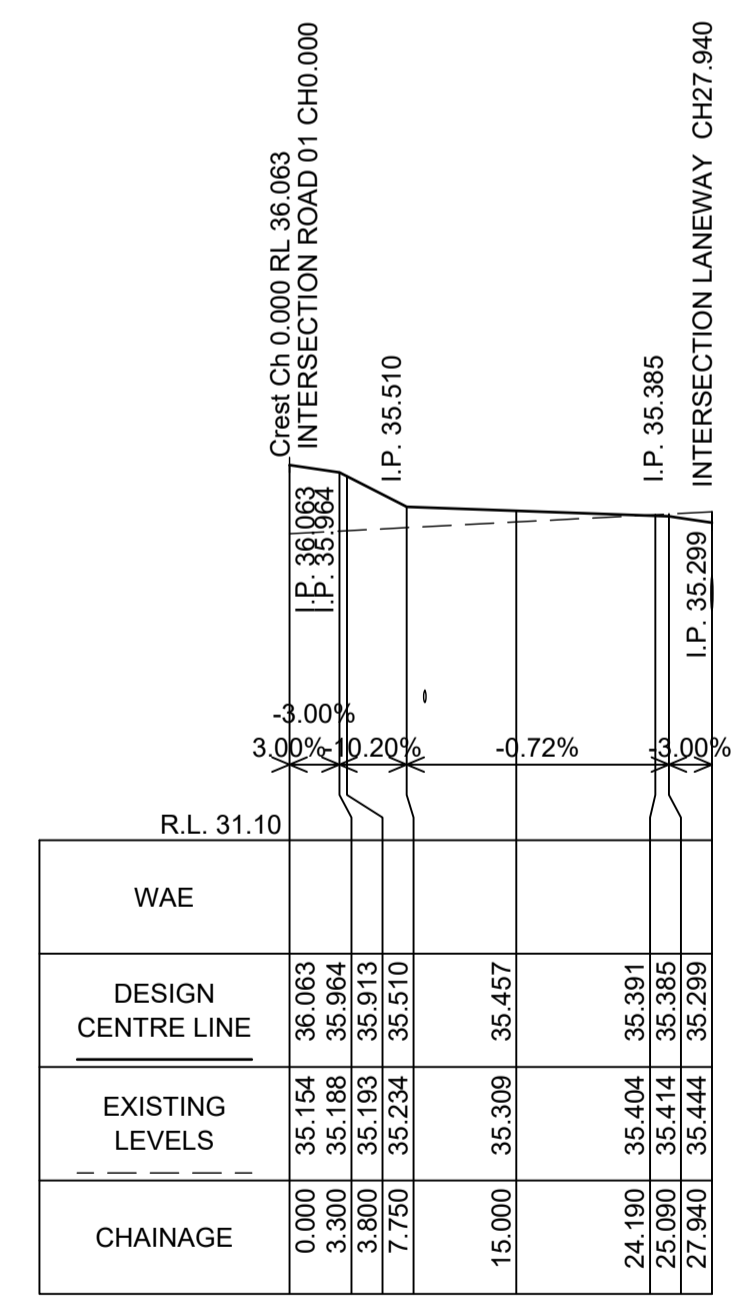
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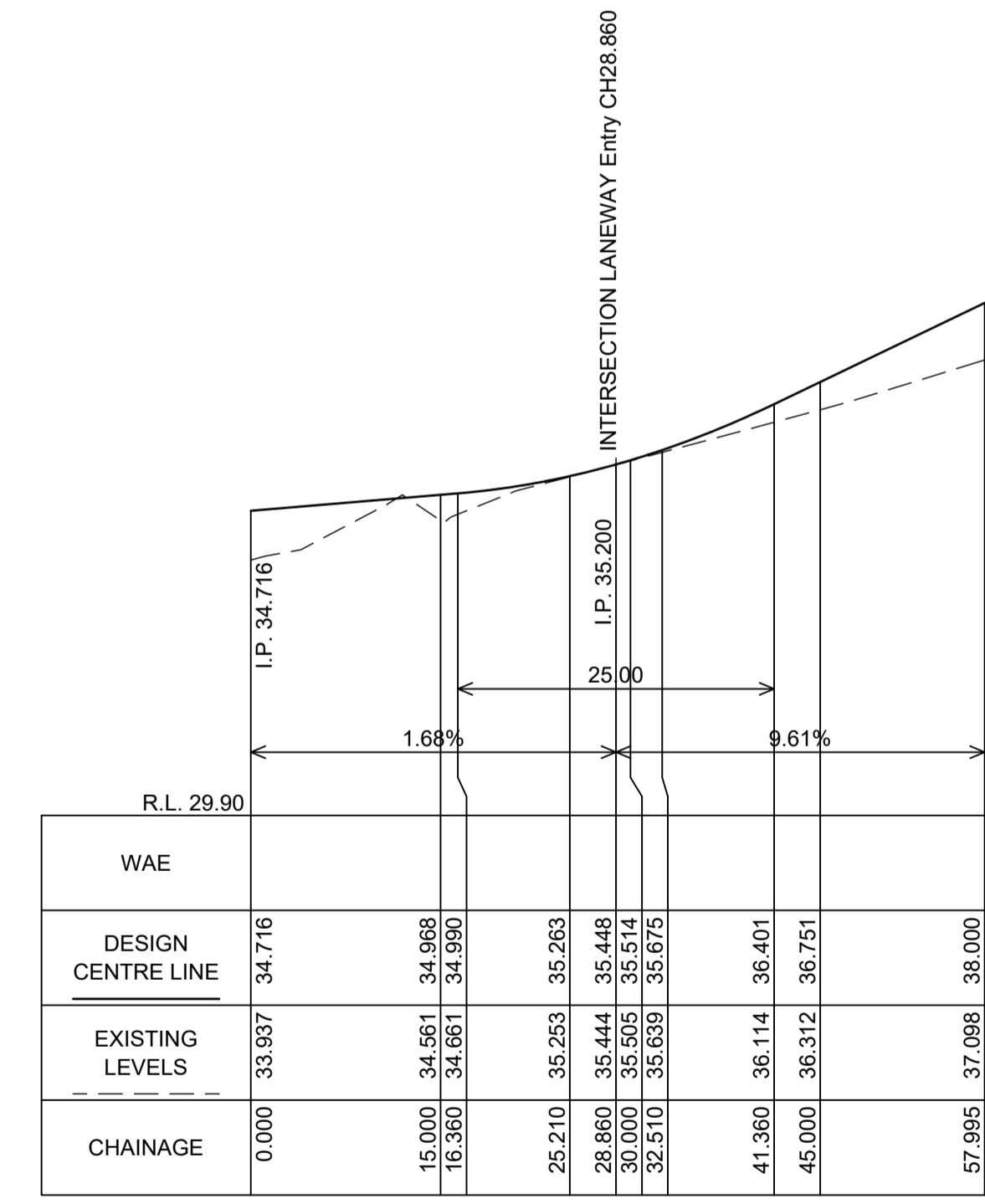
DESIGN CENTRE LINE OF - ROAD 1 CONT
 SCALES: H: 1 IN 500 V: 1 IN 100



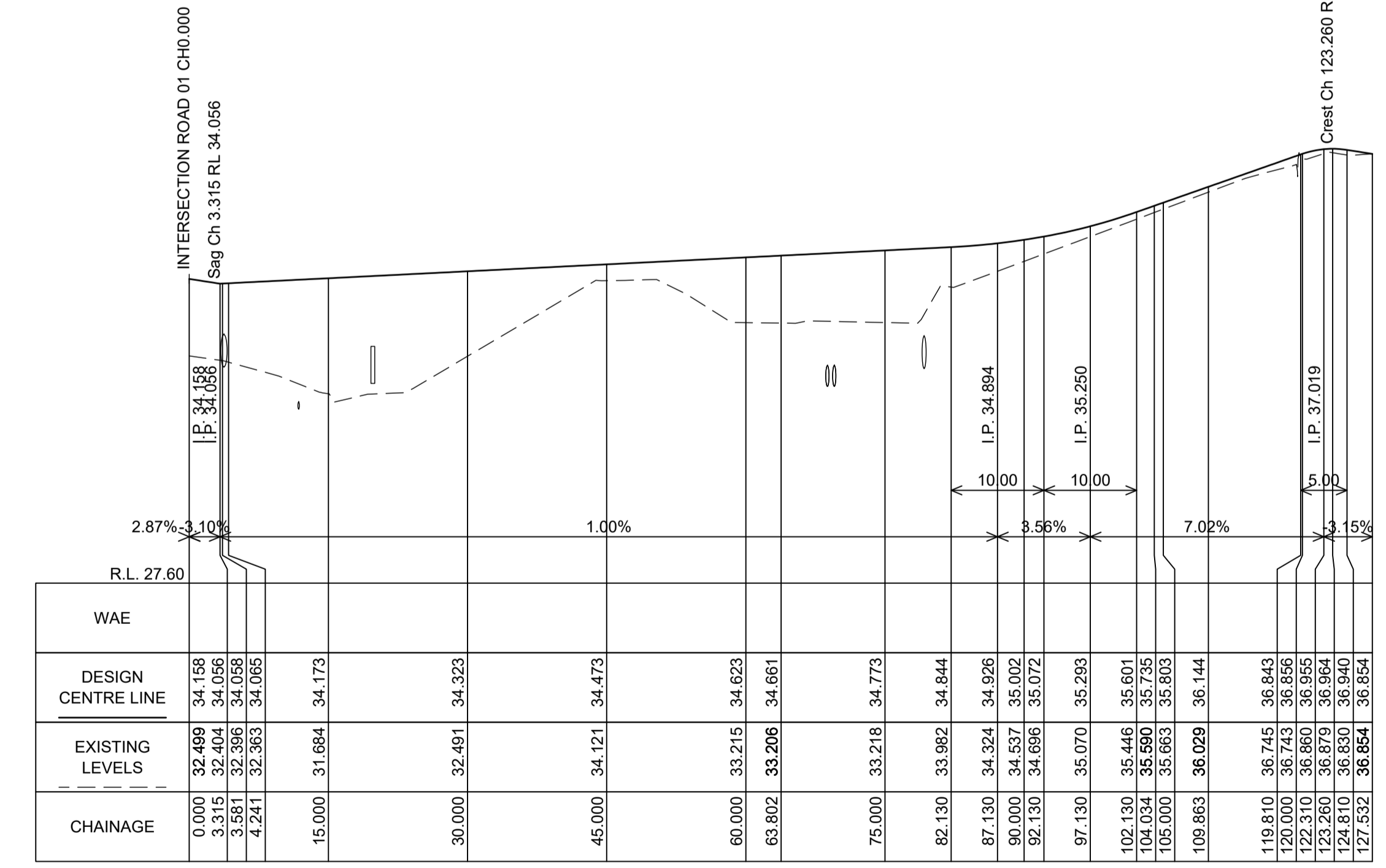
DESIGN CENTRE LINE OF - ROAD 2
 SCALES: H: 1 IN 500 V: 1 IN 100



DESIGN CENTRE LINE OF - LANEWAY ENTRY
 SCALES: H: 1 IN 500 V: 1 IN 100

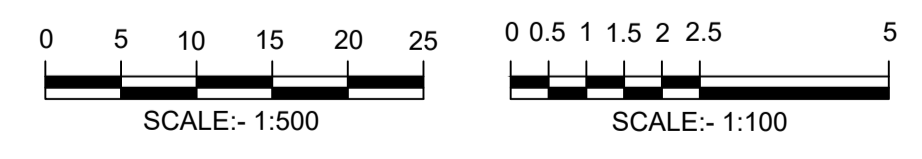


DESIGN CENTRE LINE OF - LANEWAY 1
 SCALES: H: 1 IN 500 V: 1 IN 100



DESIGN CENTRE LINE OF - BUSHFIRE EXIT
 SCALES: H: 1 IN 500 V: 1 IN 100

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ROAD 1, 2, LANEWAY & BUSHFIRE EXIT LONGSECTIONS
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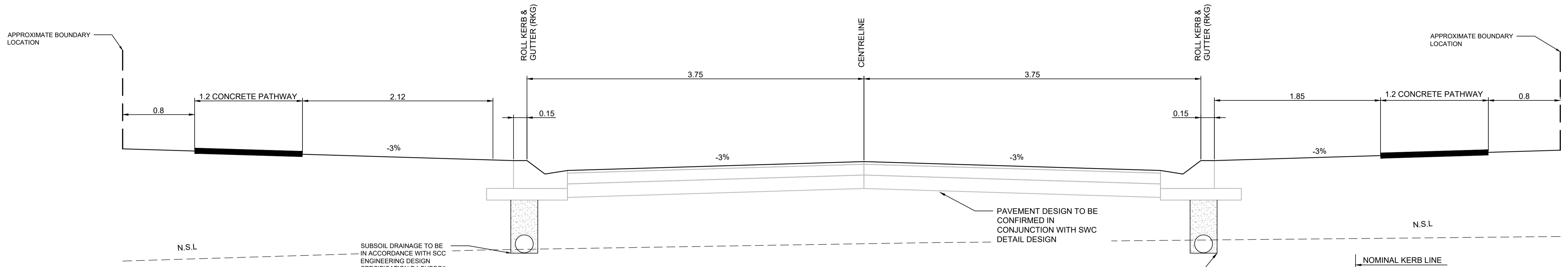
AS SHOWN
 (AT A1 ORIGINAL)
 PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	BI	BI	CEG

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 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
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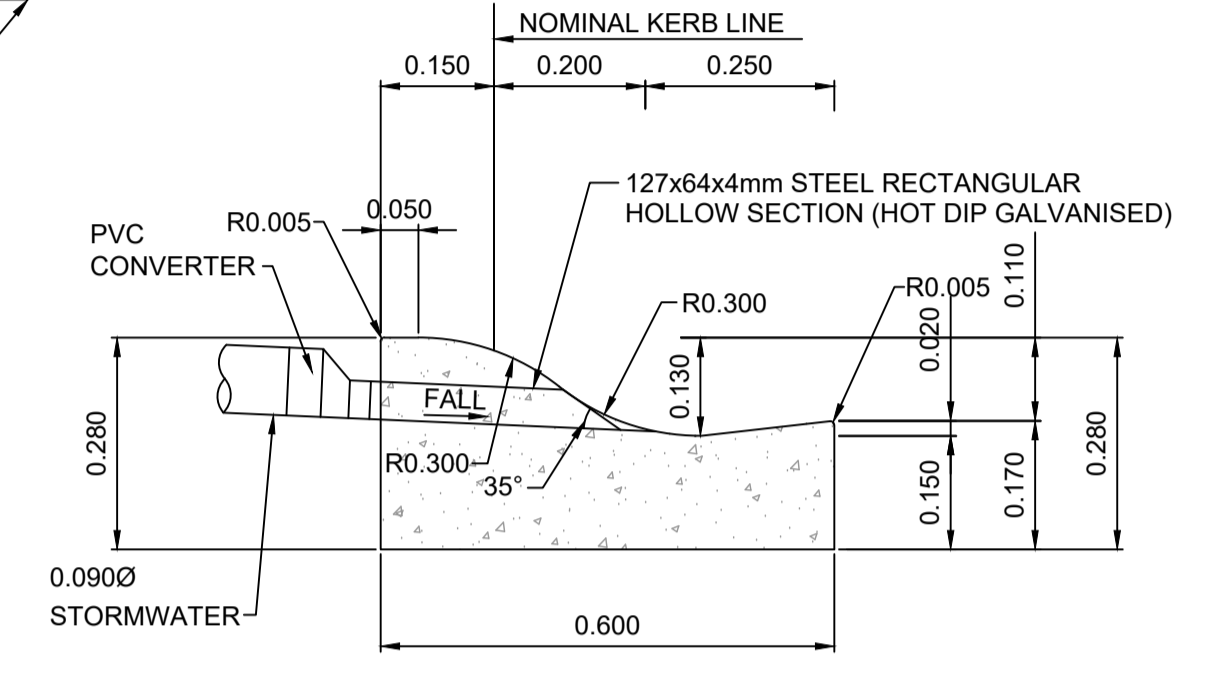
DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	PM15204
DATE OF SURVEY	RL52.718
SEPTEMBER 2024	
DRAWING NUMBER	SHEET
N27790-411	5
	ISSUE
	2

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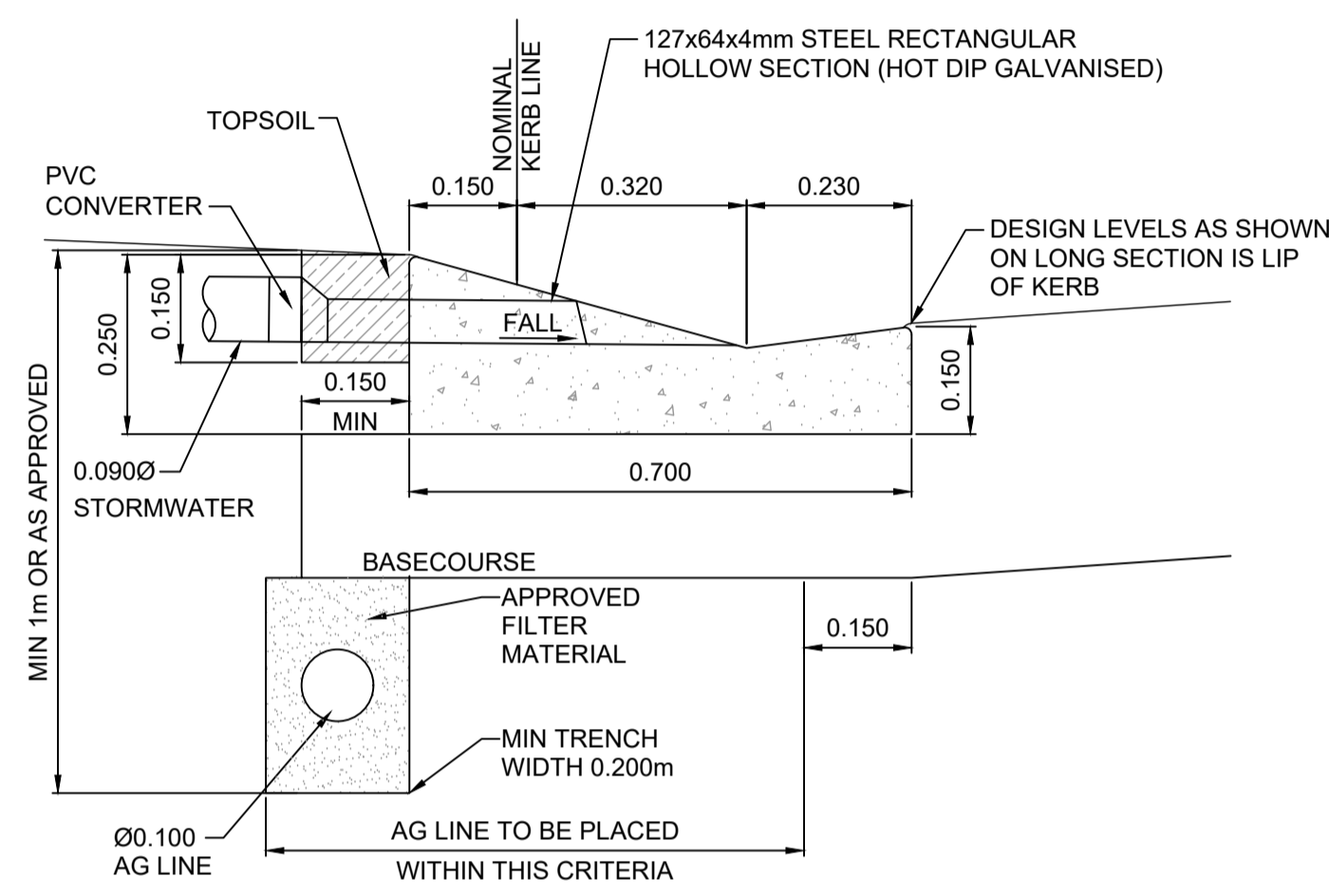


TYPICAL SECTION CH562.3 - CH730
SCALE 1:25

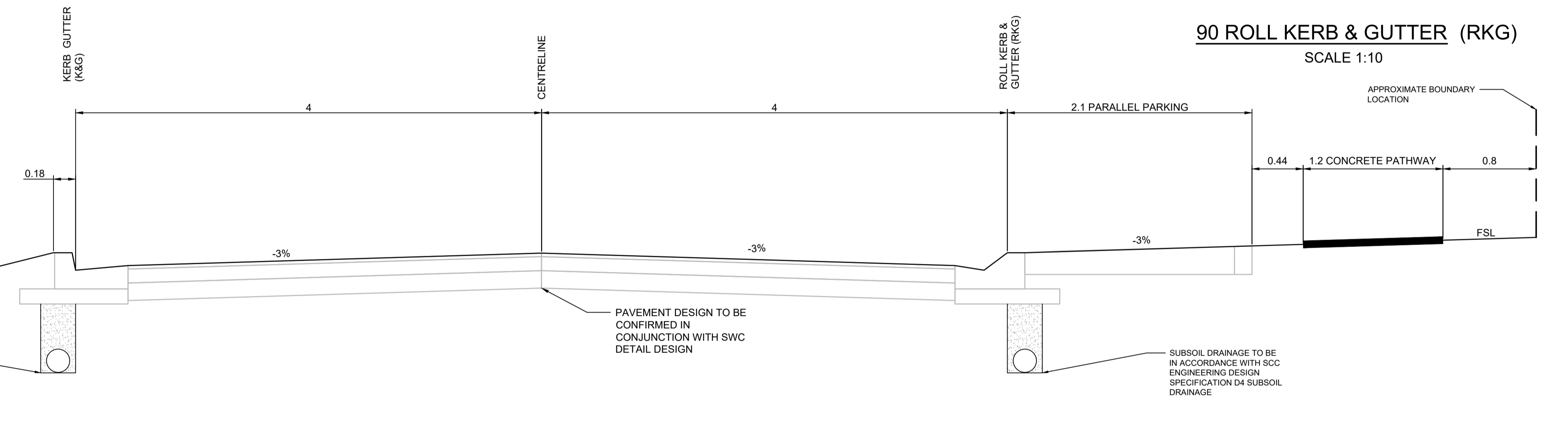
SUBSOIL DRAINAGE TO BE IN ACCORDANCE WITH SCC ENGINEERING DESIGN SPECIFICATION D4 SUBSOIL DRAINAGE



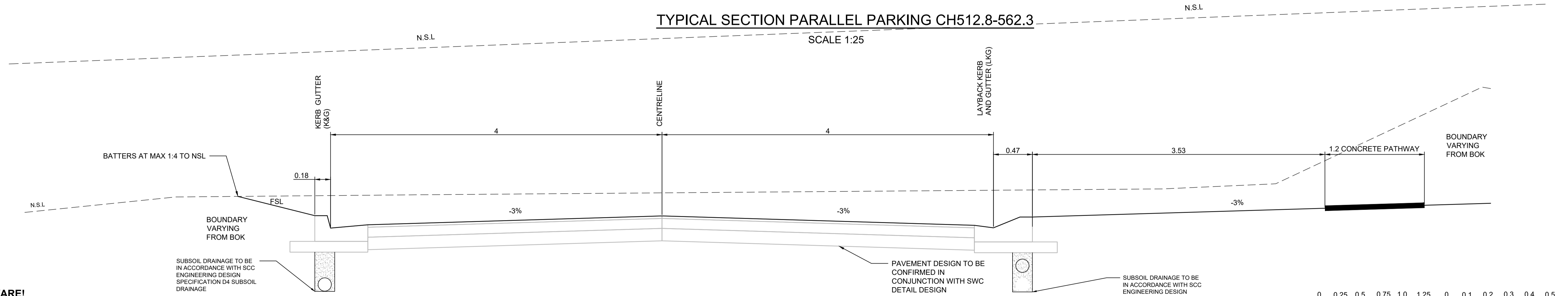
90 ROLL KERB & GUTTER (RKG)
SCALE 1:10



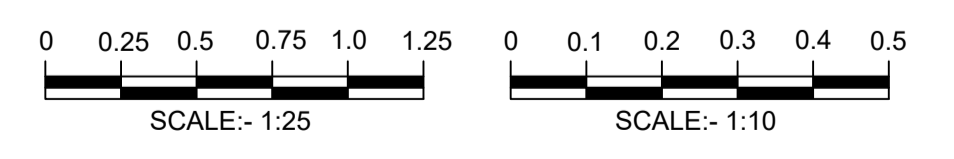
TYPICAL LAYBACK KERB AND GUTTER (LKG)
SCALE 1:10



TYPICAL SECTION PARALLEL PARKING CH512.8-562.3
SCALE 1:25



TYPICAL SECTION CH135 - CH512.8
SCALE 1:25



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ROAD 1 TYPICAL SECTIONS
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Over Lot 129 DP3060 Lot 110 DP131219 & Lot 1 DP520502
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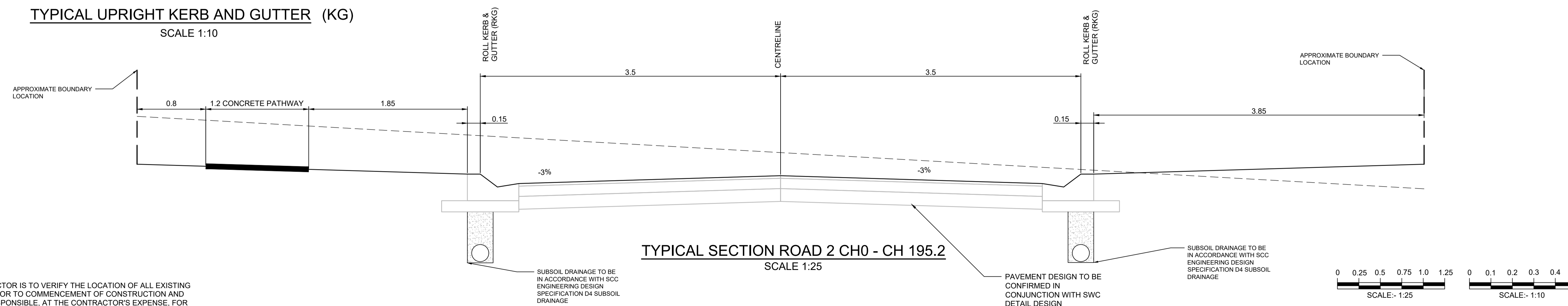
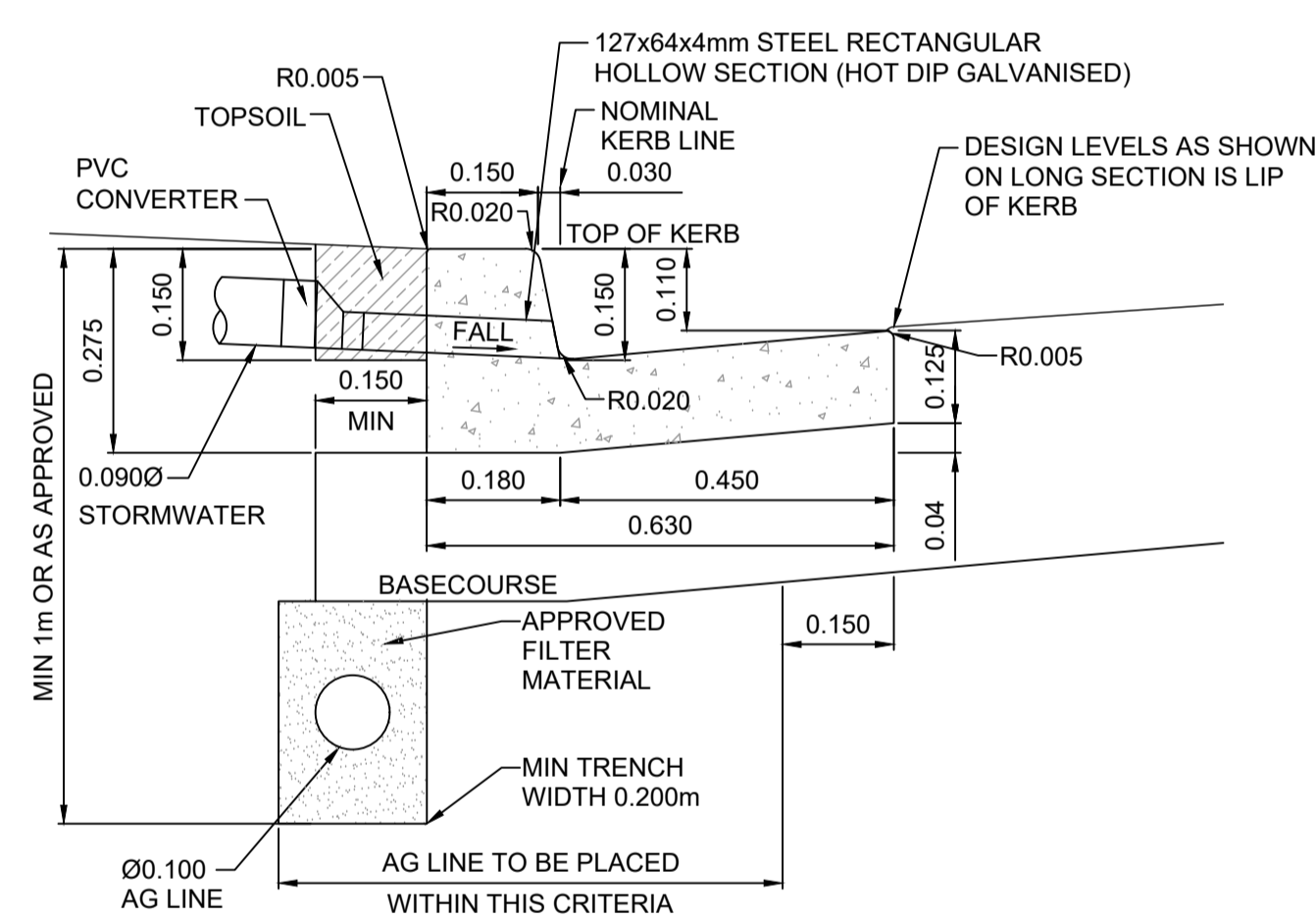
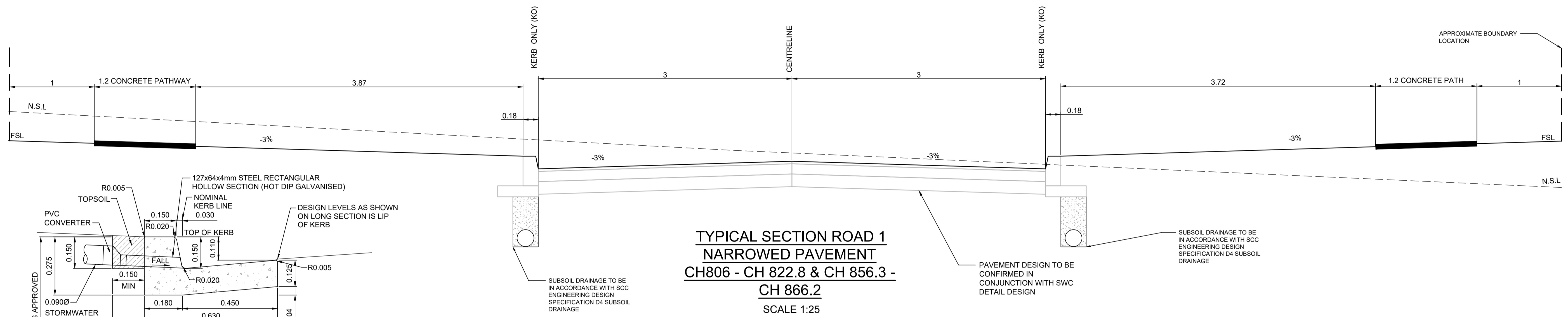
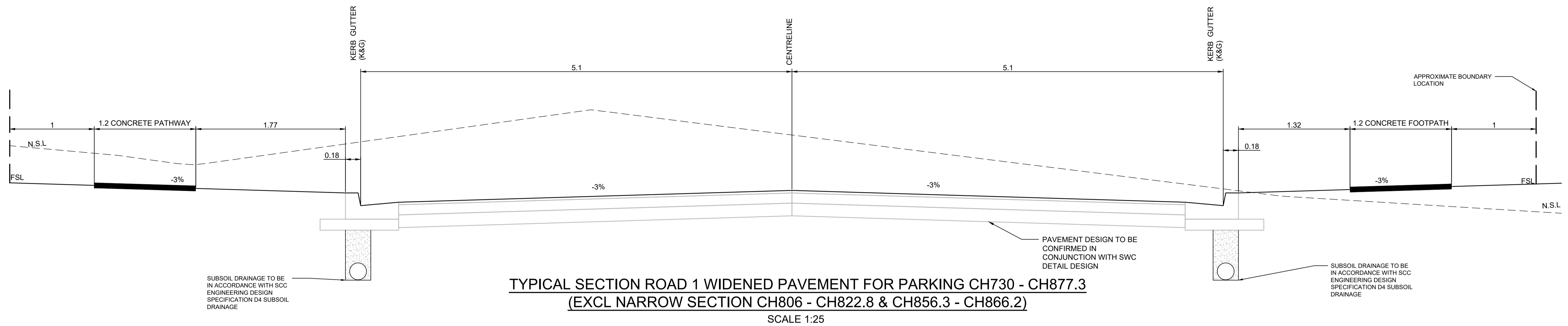
ISSUE	DESCRIPTION	BY	DATE
0	ISSUED FOR CONCEPT APPROVAL	BI	25/09/2024
1	AMENDED PER CLIENT REQUEST	BI	30/08/2025
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(AT A1 ORIGINAL)
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SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN
AP	BI	BI	CEG	AUSTRALIAN HEIGHT DATUM	PM15204
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au				DATE OF SURVEY SEPTEMBER 2024	RL52.718
				DRAWING NUMBER N27790-412	SHEET 6
					ISSUE 2

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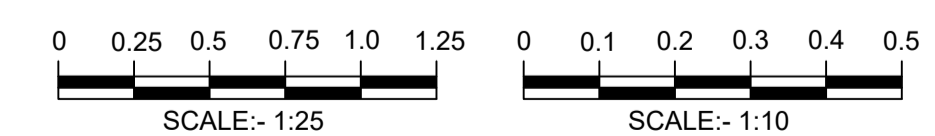
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Development Consultants

ROAD 1 & 2 TYPICAL SECTIONS
PROPOSED MIXED USE SUBDIVISION
Over Lot 129 DP3060 Lot 110 DP131219 & Lot 1 DP520502
At 25 Mossvale Road, Bomaderry
For Southern Cross Community Housing

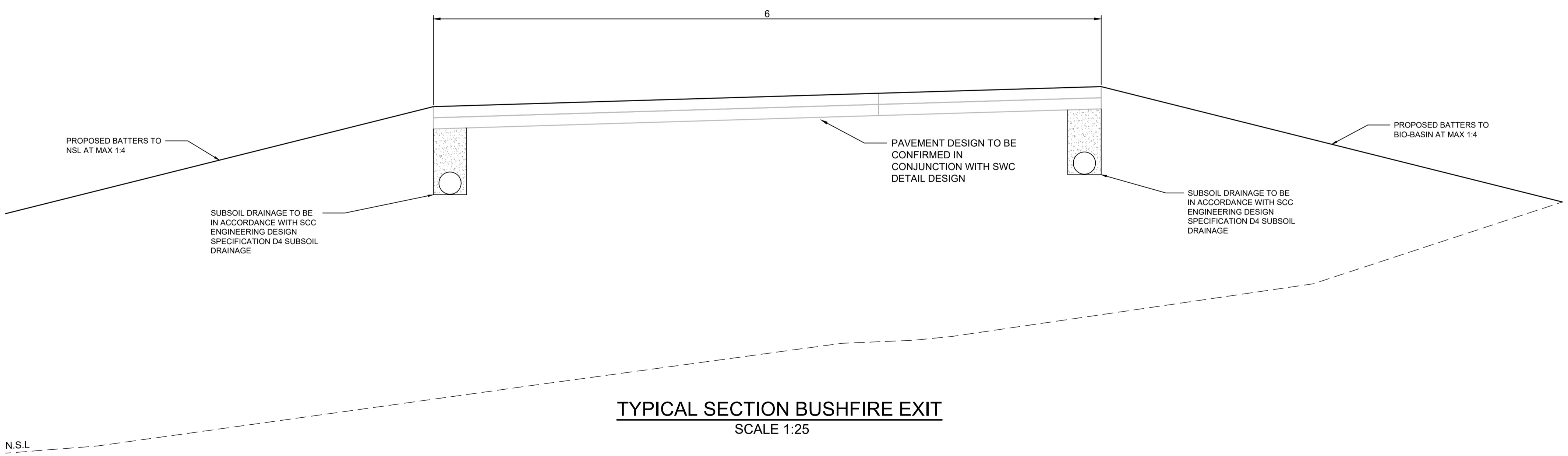
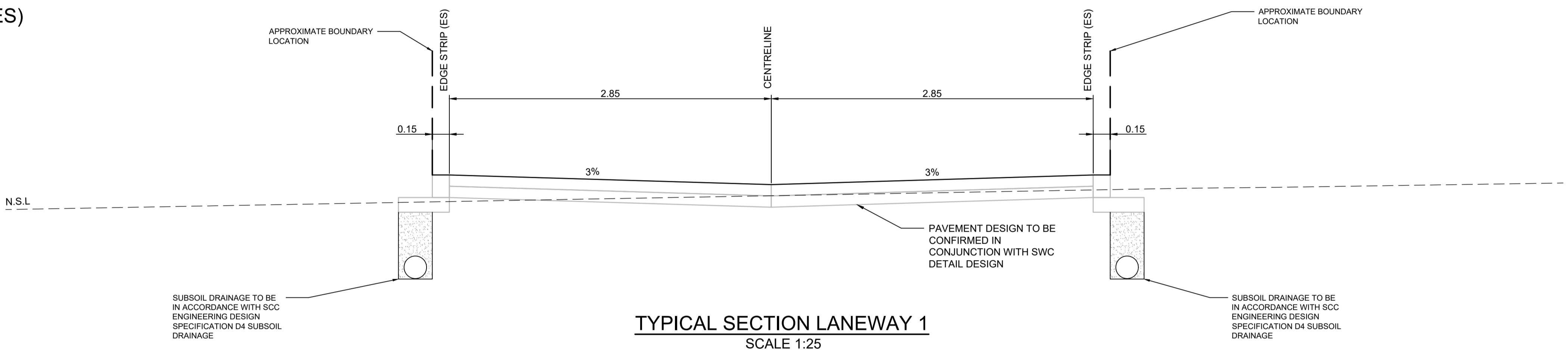
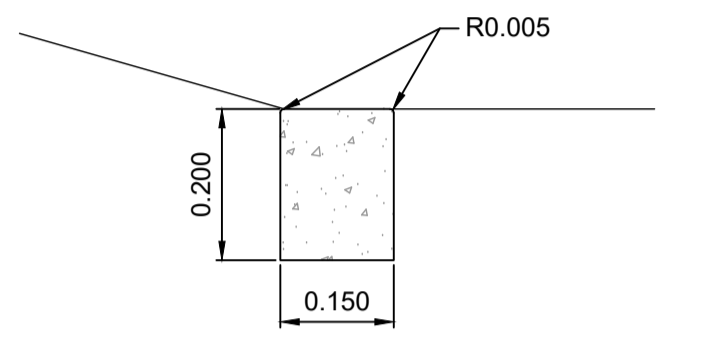
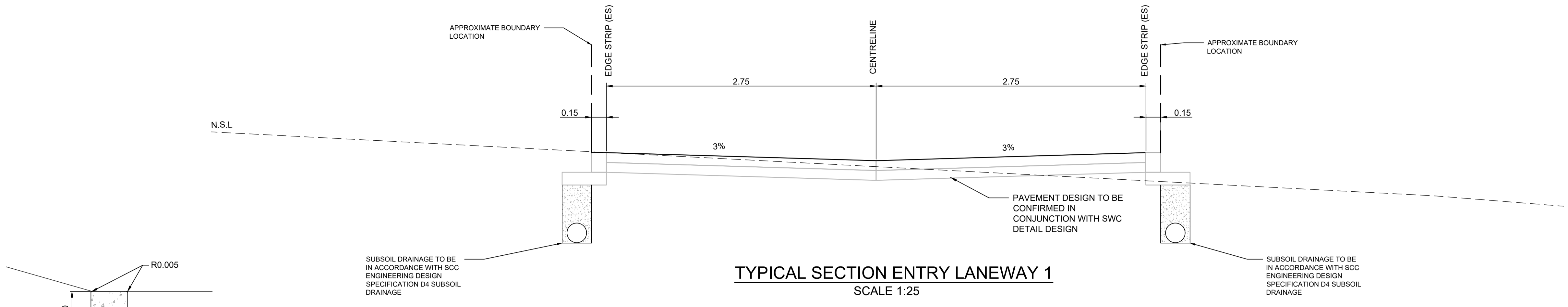
ISSUE	DESCRIPTION	BY	DATE
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2	REMOVE PROPOSED RETAINING WALL - LOT M	BI	15/09/2025

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SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN
AP	BI	BI	CEG	AUSTRALIAN HEIGHT DATUM	PM15204
ALLEN PRICE PTY LTD Nowra Office - 75 Plunkett St, Nowra NSW 2541 Kiama Office - 1/28 Bong Bong St, Kiama NSW 2533 Wollongong Office - SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au				DATE OF SURVEY SEPTEMBER 2024	RL52.718
				DRAWING NUMBER N27790-413	SHEET 7
					ISSUE 2

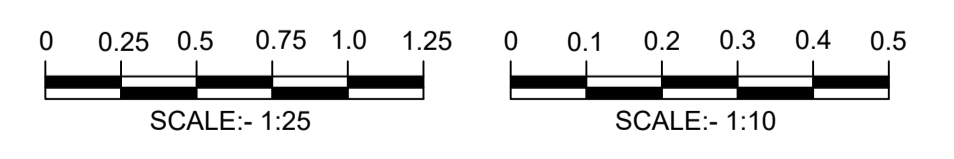


PROFESSIONAL STANDARDS SCHEME
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M:\CAD Files - Projects\N Projects\N27790 Drawings\N27790-414.dwg

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LANEWAY 1 & BUSHFIRE EXIT TYPICAL SECTIONS
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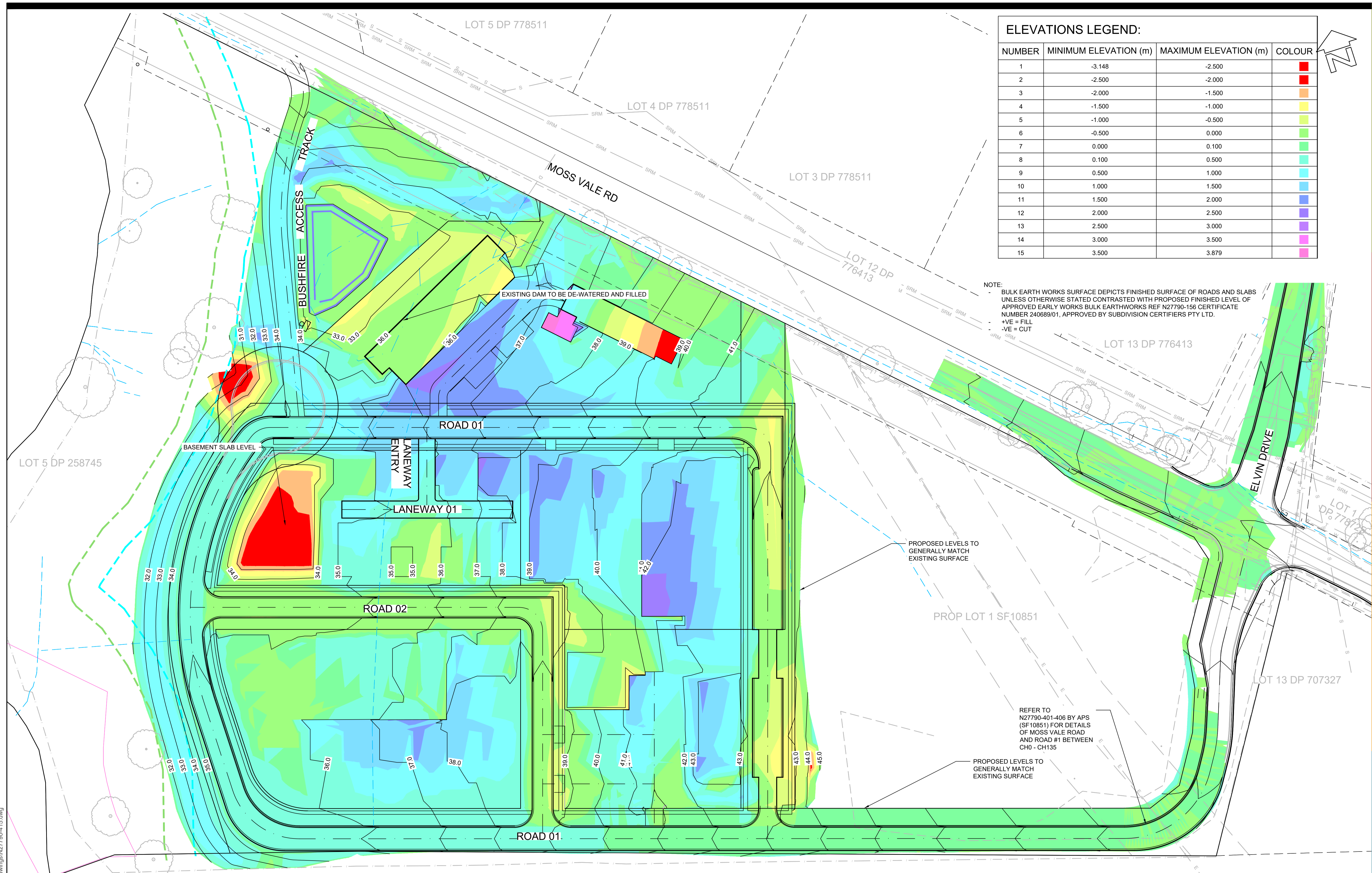
AS SHOWN
 (AT A1 ORIGINAL)
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SURVEY	DESIGN	DRAWN	CHECK'D
AP	BI	BI	CEG

ALLEN PRICE PTY LTD
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 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
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DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	PM15204
DATE OF SURVEY	RL52.718
SEPTEMBER 2024	
DRAWING NUMBER	SHEET
N27790-414	8
	ISSUE
	2

PROFESSIONAL STANDARDS SCHEME
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ELEVATIONS LEGEND:

NUMBER	MINIMUM ELEVATION (m)	MAXIMUM ELEVATION (m)	COLOUR
1	-3.148	-2.500	Red
2	-2.500	-2.000	Red
3	-2.000	-1.500	Orange
4	-1.500	-1.000	Yellow
5	-1.000	-0.500	Light Green
6	-0.500	0.000	Green
7	0.000	0.100	Green
8	0.100	0.500	Light Blue
9	0.500	1.000	Light Blue
10	1.000	1.500	Blue
11	1.500	2.000	Blue
12	2.000	2.500	Purple
13	2.500	3.000	Purple
14	3.000	3.500	Pink
15	3.500	3.879	Pink

NOTE:
 - BULK EARTH WORKS SURFACE DEPICTS FINISHED SURFACE OF ROADS AND SLABS UNLESS OTHERWISE STATED CONTRASTED WITH PROPOSED FINISHED LEVEL OF APPROVED EARLY WORKS BULK EARTHWORKS REF N27790-156 CERTIFICATE NUMBER 240689/01, APPROVED BY SUBDIVISION CERTIFIERS PTY LTD.
 - +VE = FILL
 - -VE = CUT

BEWARE!
 THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

LAYOUT PLAN
 SCALE 1:600

BULK EARTHWORKS COMPARISON FROM APPROVED DA SF10851
PROPOSED MIXED USE SUBDIVISION
 Over Lot 129 DP3060 Lot 110 DP131219 & Lot 1 DP520502
 At 25 Mossvale Road, Bomaderry
 For Southern Cross Community Housing

ISSUE	DESCRIPTION	BY	DATE
0	ISSUED FOR CONCEPT APPROVAL	BI	25/09/2024
1	AMENDED PER CLIENT REQUEST	BI	30/08/2025
2	REMOVE PROPOSED RETAINING WALL - LOT M	BI	15/09/2025

0 5 10 15 20 25 30
 SCALE: 1:600
 (AT A1 ORIGINAL)
 PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

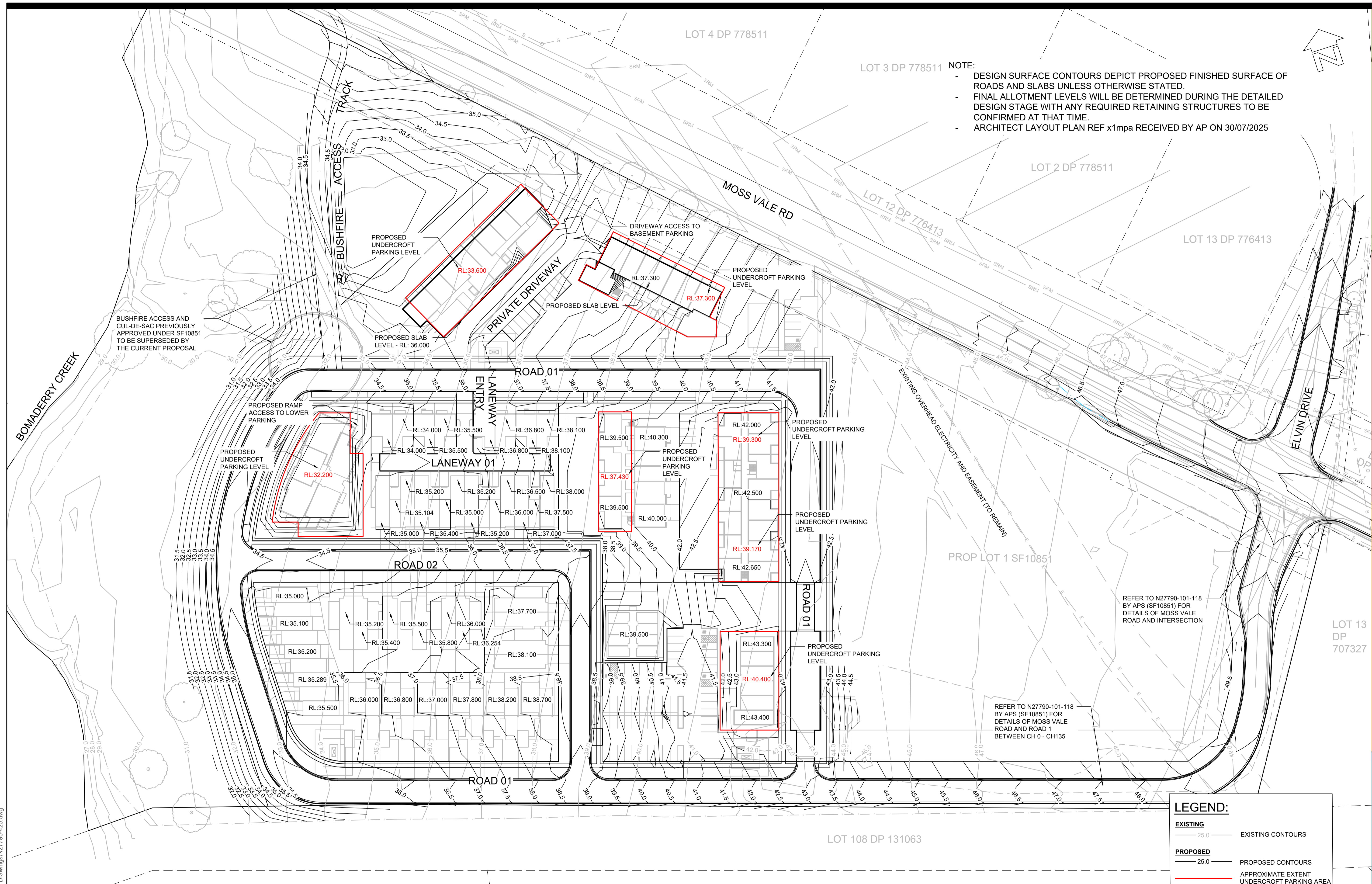
SURVEY	DESIGN	DRAWN	CHECK'D
AP	BI	BI	CEG

ALLEN PRICE PTY LTD
 Nowra Office • 75 Plunkett St, Nowra NSW 2541
 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	PM15204
DATE OF SURVEY	RL52.718
SEPTEMBER 2024	
DRAWING NUMBER	SHEET
N27790-415	9
	ISSUE
	2

Liability limited by a scheme approved under Professional Standards Legislation

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NOTE:
 - DESIGN SURFACE CONTOURS DEPICT PROPOSED FINISHED SURFACE OF ROADS AND SLABS UNLESS OTHERWISE STATED.
 - FINAL ALLOTMENT LEVELS WILL BE DETERMINED DURING THE DETAILED DESIGN STAGE WITH ANY REQUIRED RETAINING STRUCTURES TO BE CONFIRMED AT THAT TIME.
 - ARCHITECT LAYOUT PLAN REF x1mpa RECEIVED BY AP ON 30/07/2025

BUSHFIRE ACCESS AND CUL-DE-SAC PREVIOUSLY APPROVED UNDER SF10851 TO BE SUPERSEDED BY THE CURRENT PROPOSAL

REFER TO N27790-101-118 BY APS (SF10851) FOR DETAILS OF MOSS VALE ROAD AND INTERSECTION

REFER TO N27790-101-118 BY APS (SF10851) FOR DETAILS OF MOSS VALE ROAD AND ROAD 1 BETWEEN CH 0 - CH135

LEGEND:

EXISTING	— 25.0 —	EXISTING CONTOURS
PROPOSED	— 25.0 —	PROPOSED CONTOURS
	—	APPROXIMATE EXTENT UNDERCROFT PARKING AREA

SITE LAYOUT PLAN
SCALE 1:600

BEWARE!
 THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

AllenPrice
 Development Consultants

DA DWELLINGS DESIGN LEVELS
PROPOSED MIXED USE SUBDIVISION
 Over Lot 129 DP3060, LOT 110 DP131219 & LOT 1 DP520502
 At 25 Moss Vale Road
 For Southern Cross Community Housing

ISSUE	DESCRIPTION	BY	DATE
0	ISSUED FOR INFORMATION	BI	18/12/2024
1	AMENDED PER CLIENT REQUEST	BI	30/07/2025
2	REMOVE PROPOSED RETAINING WALL - LOT M	BI	15/09/2025

0 5 10 15 20 25 30
 SCALE: 1:600
 (AT A1 ORIGINAL)
 FOR INFORMATION

SURVEY	DESIGN	DRAWN	CHECK'D
AP	BI	BI	-

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DATUM	AUSTRALIAN HEIGHT DATUM	ORIGIN	PM15204
DATE OF SURVEY	18 DECEMBER 2024	RL52.718	
DRAWING NUMBER	N27790-420	SHEET	1
		ISSUE	2

PROFESSIONAL STANDARDS SCHEME
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