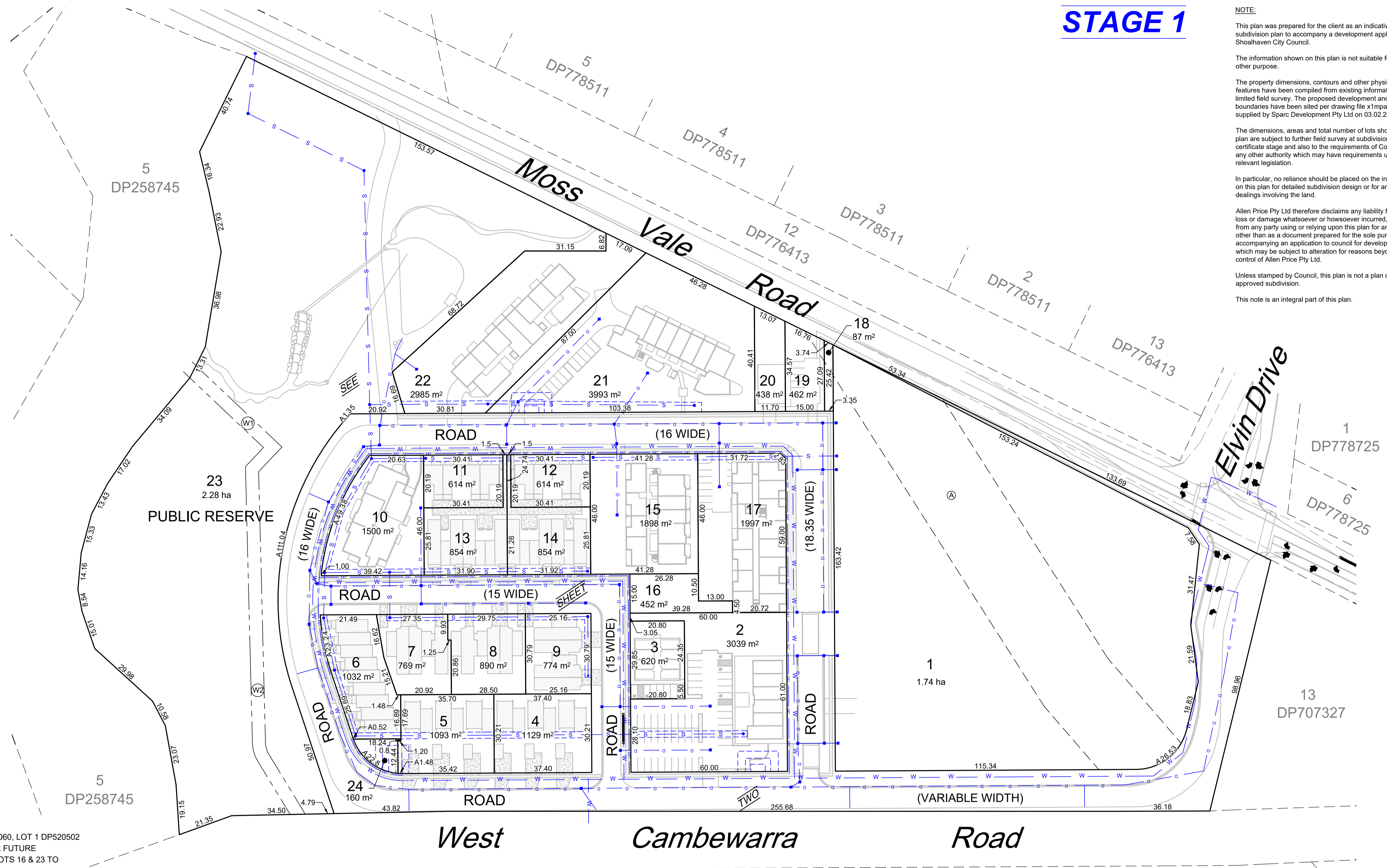


STAGE 1

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 This note is an integral part of this plan.



NOTE:
 STAGE 1 IS A SUBDIVISION OF LOT 129 DP3060, LOT 1 DP520502 & LOT 110 DP131219 INTO SUPER LOTS FOR FUTURE DEVELOPMENT AND THE DEDICATION OF LOTS 16 & 23 TO PUBLIC AS PUBLIC RESERVE.

FOLLOWING COMPLETION OF THE STAGE 1 SUBDIVISION, SUBSEQUENT STAGES 2-11 CAN BE DEVELOPED AND RELEASED IN ANY ORDER

- S — S — S — DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- W — DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- D — D — DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
- E — E — DENOTES PROPOSED ELECTRICAL / COMMS ROUTE (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)

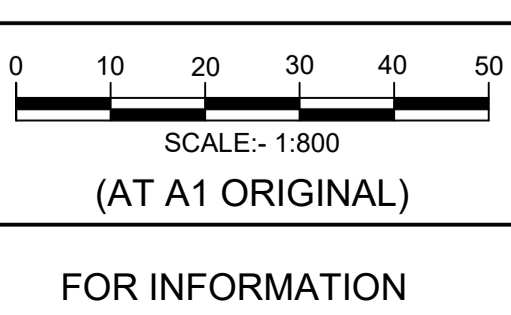
- (A) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (G858188)
- (W1) EASEMENT FOR WATER MAIN 5 WIDE (AT526683) (DP1289655)
- (W2) EASEMENT FOR WATER MAIN 5 WIDE (AT526682) (DP1289655)

BEWARE!
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STAGE 1 SUBDIVISION - 23 LOTS
PROPOSED STAGED TORRENS TITLE SUBDIVISION
 Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219
 At 25 Moss Vale Road, Bomaderry
 For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	NOT APPLICABLE

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 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

ORIGIN	DATE OF SURVEY	DRAWING NUMBER	SHEET	ISSUE
N/A	NOT APPLICABLE	N27790-08	01/10	1



M:\CAD Files - Projects\N27790 Drawings\N27790-08 STAGED SUBDIVISION PLANS.dwg

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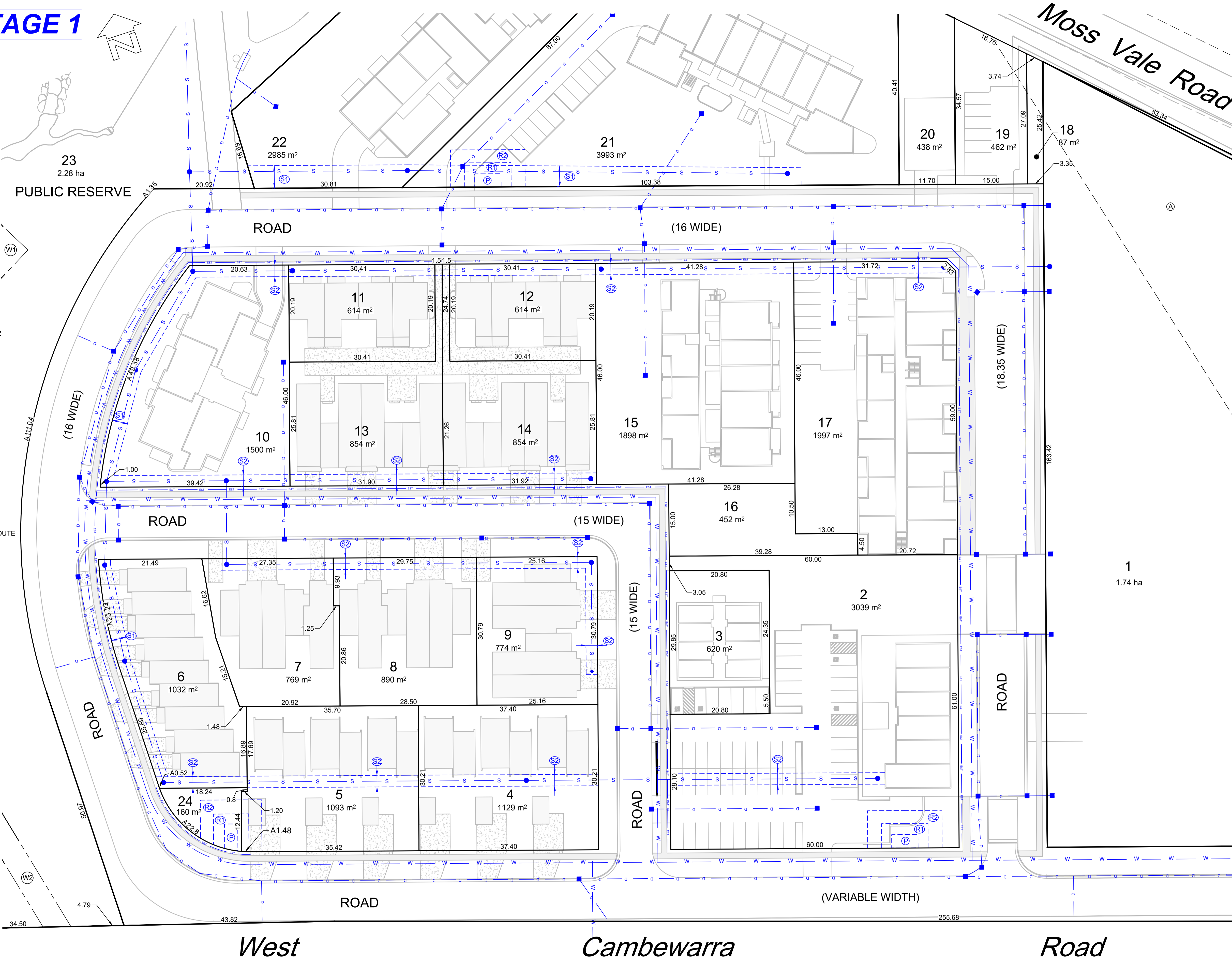
- S - S - S - DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- W - W - W - DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- D - D - D - DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
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- (W1) EASEMENT FOR WATER MAIN 5 WIDE (AT526683) (DP1289655)
- (W2) EASEMENT FOR WATER MAIN 5 WIDE (AT526682) (DP1289655)
- (P) PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (R1) PROPOSED RESTRICTION ON THE USE OF LAND
- (R2) PROPOSED RESTRICTION ON THE USE OF LAND
- (S1) PROPOSED EASEMENT FOR SEWER MAIN VARIABLE WIDTH
- (S2) PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE

BEWARE!

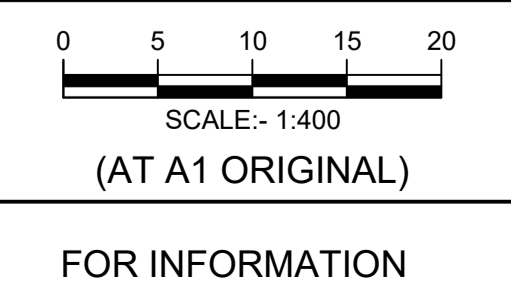
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STAGE 1



STAGE 1 SUBDIVISION - 23 LOTS
PROPOSED STAGED TORRENS TITLE SUBDIVISION
 Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219
 At 25 Moss Vale Road, Bomaderry
 For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	AS SHOWN

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 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
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DATE OF SURVEY	ORIGIN	SHEET	ISSUE
NOT APPLICABLE	N/A	02/10	1

DRAWING NUMBER: N27790-08

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M:\CAD Files - Projects\N27790 - Drawings\N27790-08 STAGED SUBDIVISION PLANS.dwg

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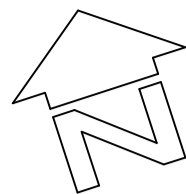
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STAGE 2

SUBDIVISION OF LOT 6 FROM STAGE 1



- S — S — S — DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - W — W — W — DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
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 - DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)
- CONSTRUCTED IN PREVIOUS STAGE

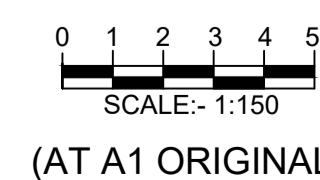
- Ⓟ PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (STAGE 1)
- Ⓡ1 PROPOSED RESTRICTION ON THE USE OF LAND (STAGE 1)
- Ⓡ2 PROPOSED RESTRICTION ON THE USE OF LAND (STAGE 1)
- Ⓢ1 PROPOSED EASEMENT FOR SEWER MAIN VARIABLE WIDTH (STAGE 1)
- Ⓢ2 PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE (STAGE 1)
- Ⓜ1 PROPOSED EASEMENT FOR MAINTENANCE & SUPPORT 0.3 WIDE

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STAGE 2 SUBDIVISION - 9 LOTS
PROPOSED STAGED TORRENS TITLE SUBDIVISION
Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219
At 25 Moss Vale Road, Bomaderry
For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



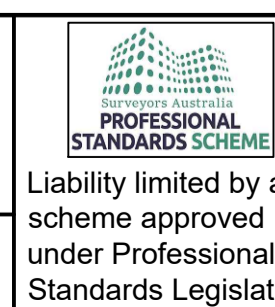
FOR INFORMATION

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	AS SHOWN

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DATE OF SURVEY	DRAWING NUMBER
NOT APPLICABLE	N27790-08

ORIGIN	SHEET	ISSUE
N/A	03/10	1



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23
(STAGE 1)

ROAD

ROAD

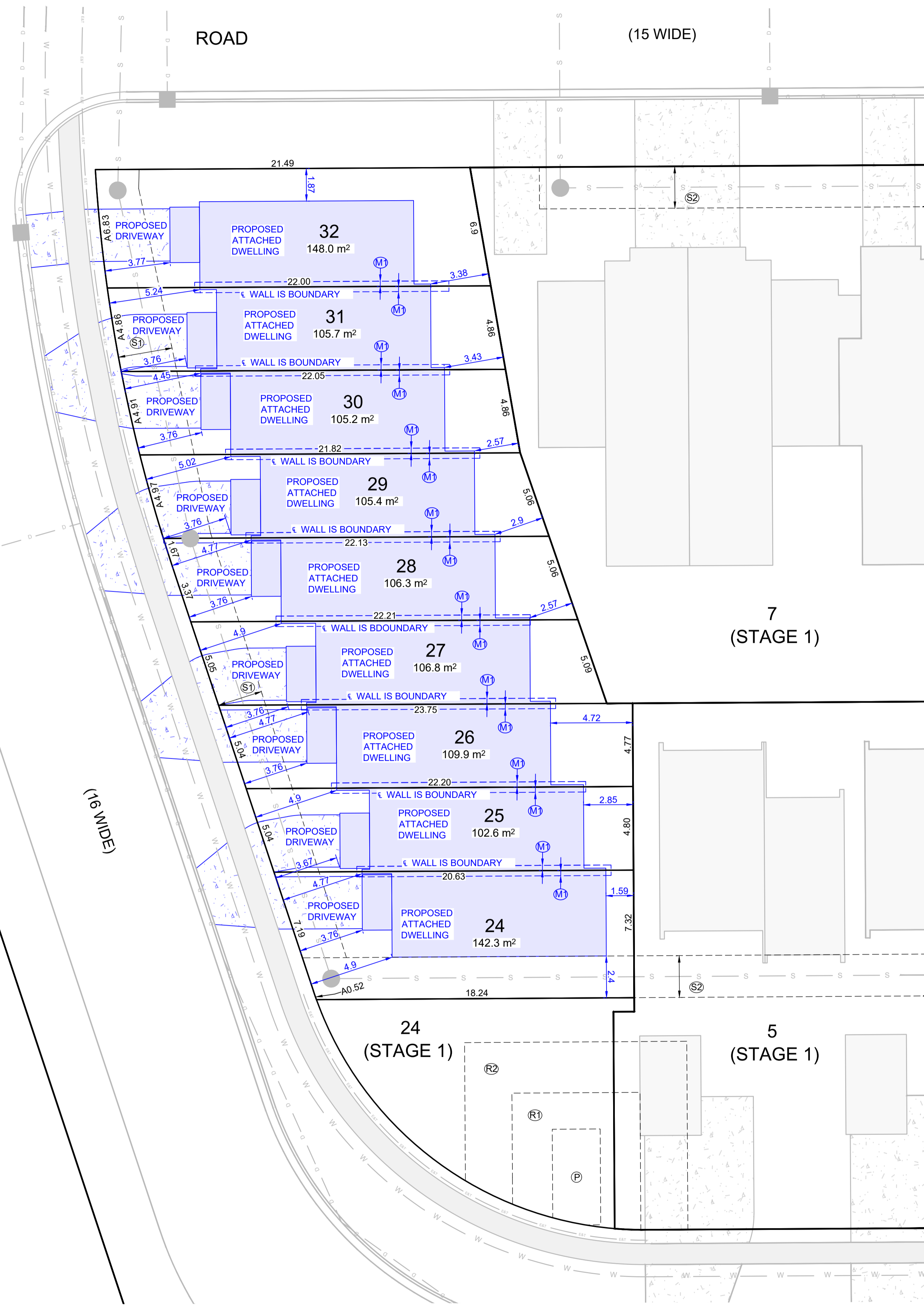
(15 WIDE)

(16 WIDE)

7
(STAGE 1)

24
(STAGE 1)

5
(STAGE 1)



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- CONSTRUCTED IN PREVIOUS STAGE

PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE (STAGE 1)

PROPOSED EASEMENT FOR MAINTENANCE & SUPPORT 0.3 WIDE

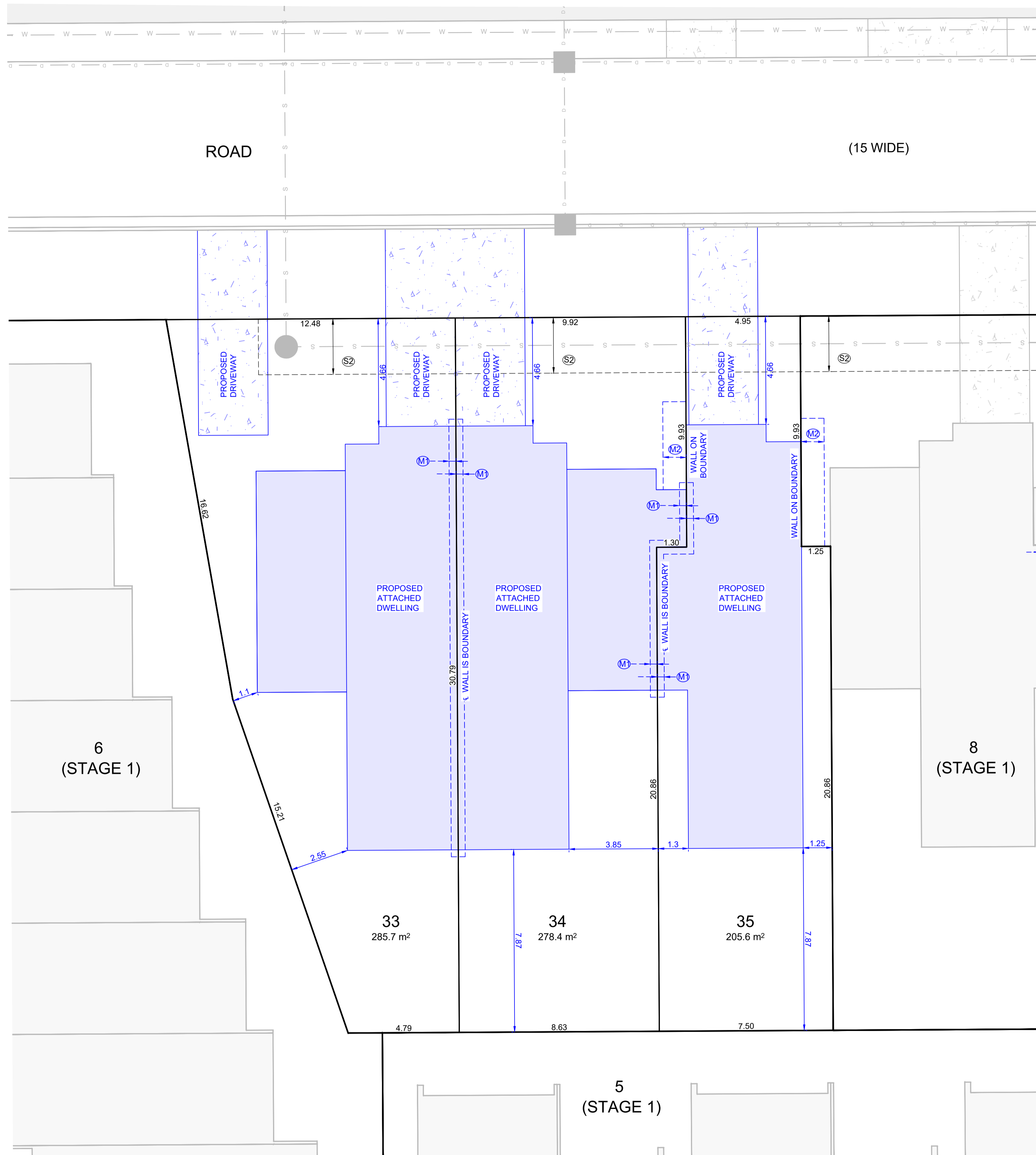
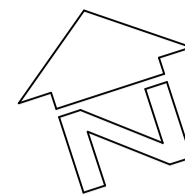
PROPOSED EASEMENT FOR MAINTENANCE 1.0 WIDE

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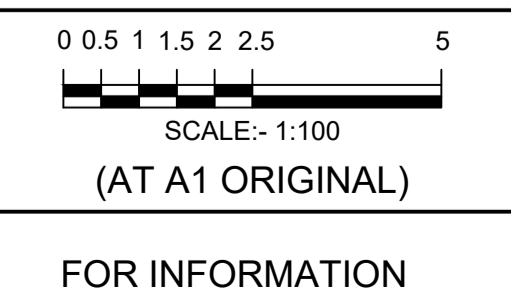
STAGE 3

SUBDIVISION OF LOT 7 FROM STAGE 1



STAGE 3 SUBDIVISION - 3 LOTS
PROPOSED STAGED TORRENS TITLE SUBDIVISION
 Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219
 At 25 Moss Vale Road, Bomaderry
 For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
AE	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	AS SHOWN

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 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

DATUM	ORIGIN	SHEET	ISSUE
AS SHOWN	N/A	04/10	1



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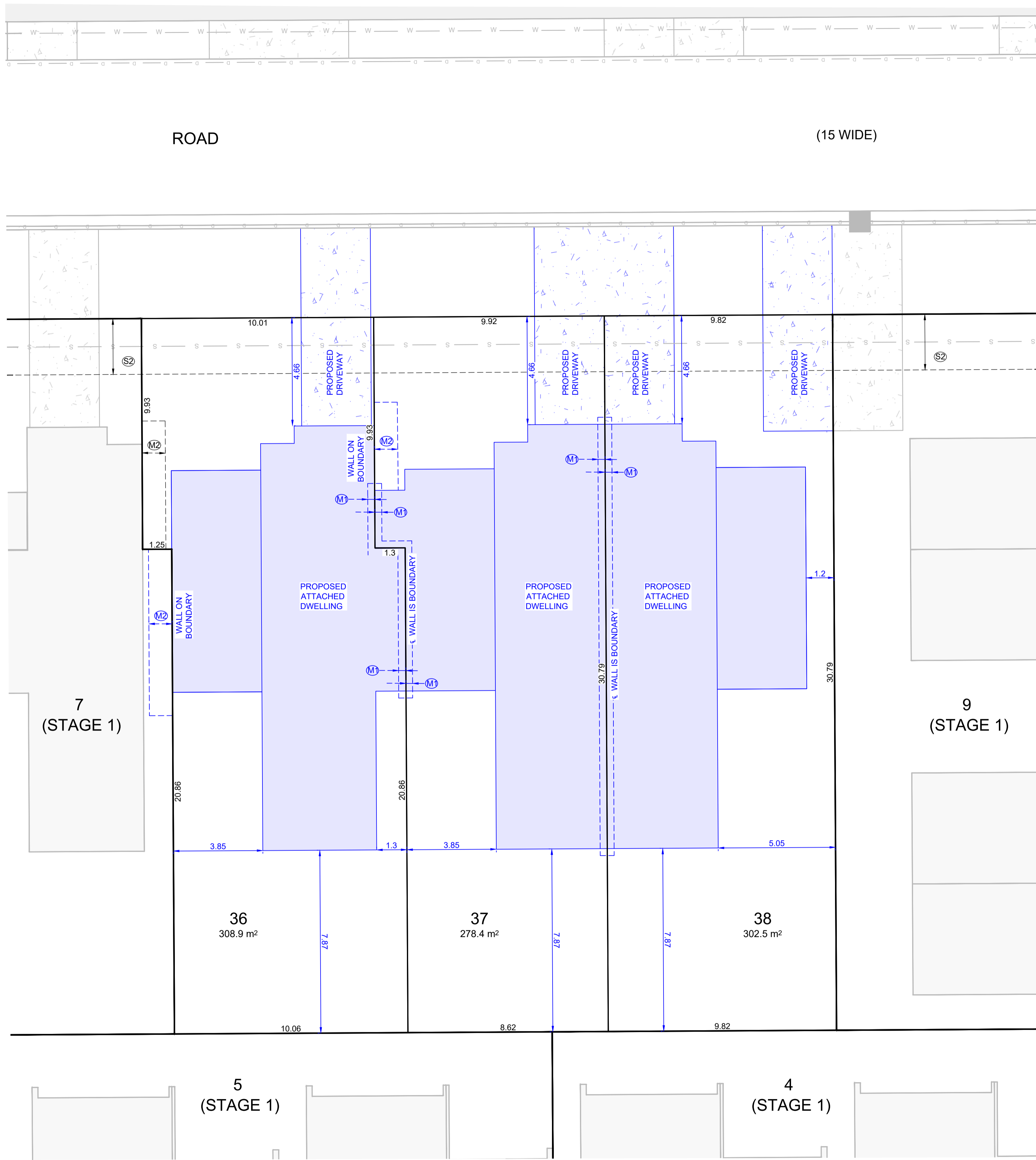
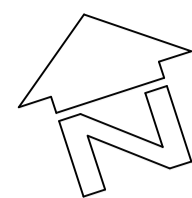
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STAGE 4

SUBDIVISION OF LOT 8 FROM STAGE 1



- S — S — S — DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - W — — — — DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - D — D — — — DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
 - — — — — DENOTES PROPOSED ELECTRICAL / COMMS ROUTE (N27790-407-415 REV 2 DATED 15.09.2025)
 - DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)
- CONSTRUCTED IN PREVIOUS STAGE

- Ⓢ PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE (STAGE 1)
- Ⓜ PROPOSED EASEMENT FOR MAINTENANCE (STAGE 3)
- Ⓜ PROPOSED EASEMENT FOR MAINTENANCE & SUPPORT 0.3 WIDE
- Ⓜ PROPOSED EASEMENT FOR MAINTENANCE 1.0 WIDE

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STAGE 4 SUBDIVISION - 3 LOTS

PROPOSED STAGED TORRENS TITLE SUBDIVISION

Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219

At 25 Moss Vale Road, Bomaderry

For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026

0 0.5 1 1.5 2 2.5 5

SCALE:- 1:100

(AT A1 ORIGINAL)

FOR INFORMATION

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN
-	-	AE	TL	AS SHOWN	N/A
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 NOT APPLICABLE	SHEET 05/10
				DRAWING NUMBER N27790-08	

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M:\CAD Files - Projects\N27790 Drawings\N27790-08 STAGED SUBDIVISION PLANS.dwg

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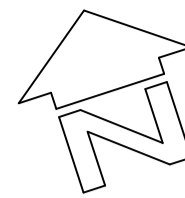
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STAGE 5

SUBDIVISION OF LOT 9 FROM STAGE 1



- DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
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- DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)

CONSTRUCTED IN PREVIOUS STAGE

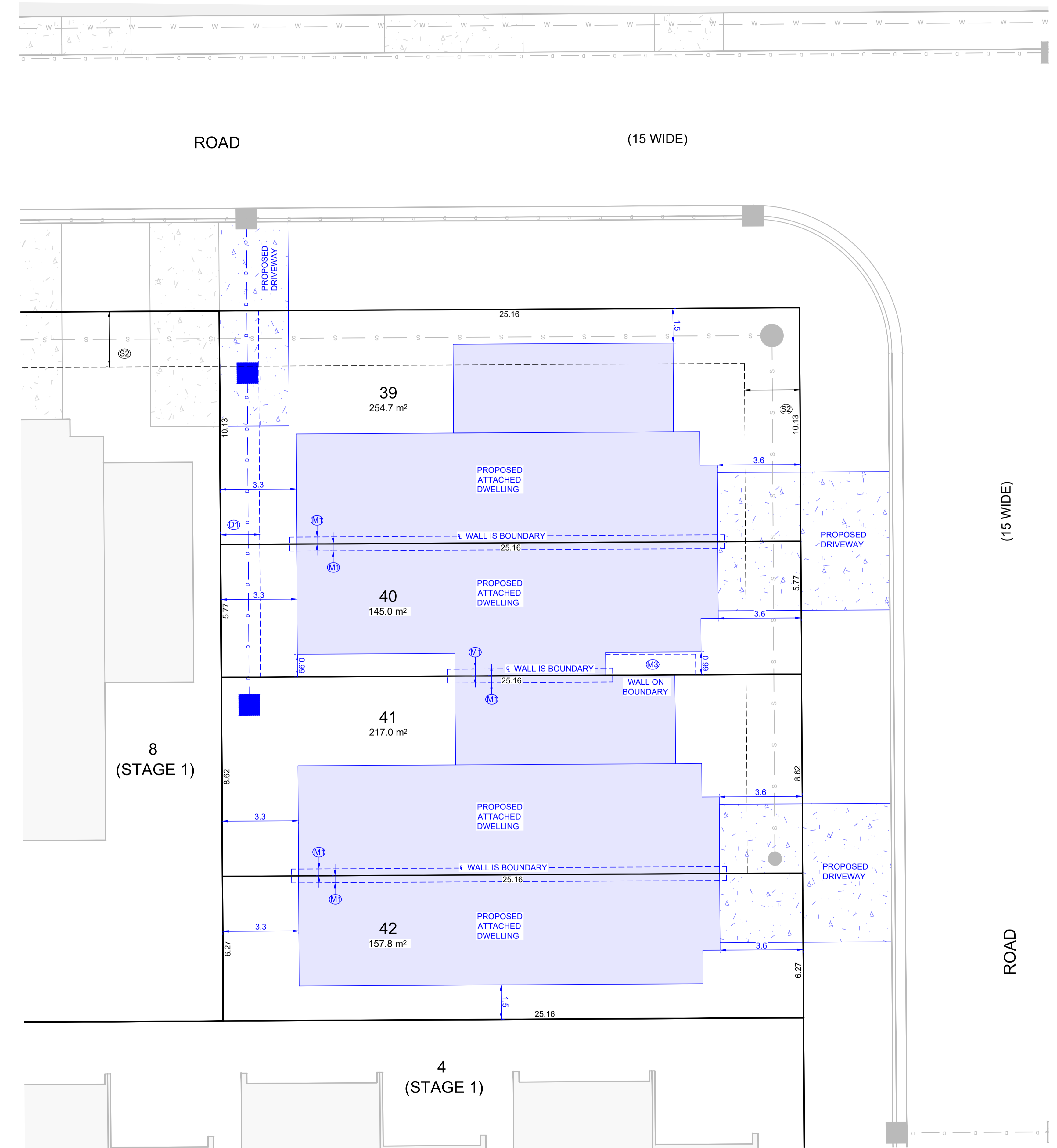
- PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (STAGE 1)
- PROPOSED RESTRICTION ON THE USE OF LAND (STAGE 1)
- PROPOSED RESTRICTION ON THE USE OF LAND (STAGE 1)
- PROPOSED EASEMENT FOR SEWER MAIN VARIABLE WIDTH (STAGE 1)
- PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE (STAGE 1)
- PROPOSED EASEMENT FOR WATER DRAINAGE 1.7 WIDE
- PROPOSED EASEMENT FOR MAINTENANCE & SUPPORT 0.3 WIDE
- PROPOSED EASEMENT FOR MAINTENANCE 0.9 WIDE

BEWARE!

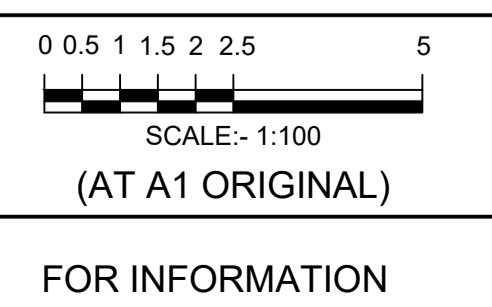
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STAGE 5 SUBDIVISION - 4 LOTS
PROPOSED STAGED TORRENS TITLE SUBDIVISION
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 At 25 Moss Vale Road, Bomaderry
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ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	AS SHOWN

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DATE OF SURVEY	DRAWING NUMBER
NOT APPLICABLE	N27790-08

ORIGIN	SHEET	ISSUE
N/A	06/10	1



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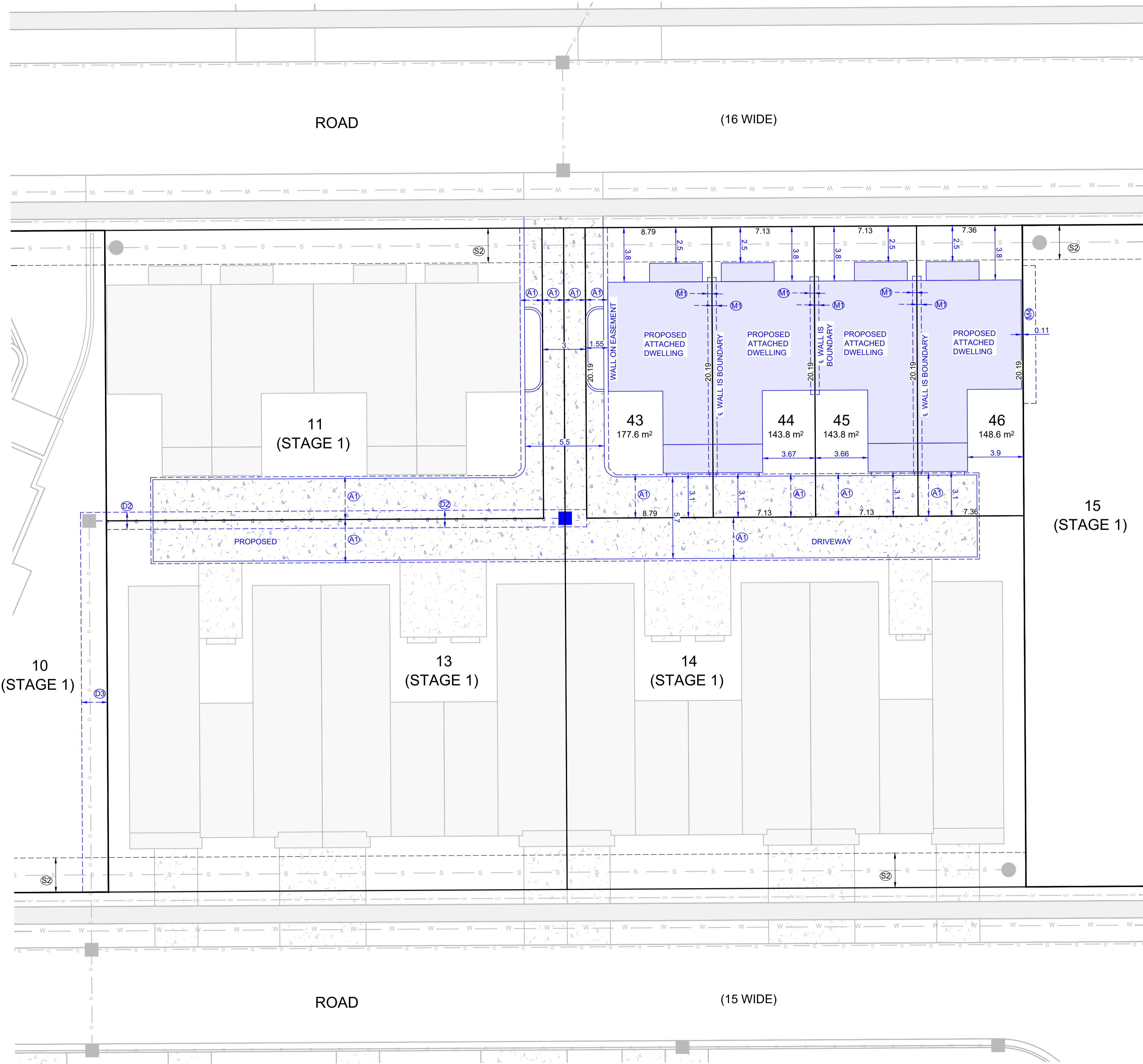
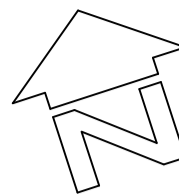
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STAGE 6

SUBDIVISION OF LOT 12 FROM STAGE 1



- DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED ELECTRICAL / COMMS ROUTE (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
- DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)

CONSTRUCTED IN PREVIOUS STAGE

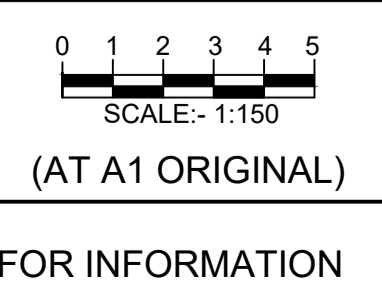
- PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE (STAGE 1)
- PROPOSED EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH
- PROPOSED EASEMENT FOR WATER DRAINAGE 1.2 WIDE
- PROPOSED EASEMENT FOR WATER DRAINAGE 1.8 WIDE
- PROPOSED EASEMENT FOR MAINTENANCE & SUPPORT 0.3 WIDE
- PROPOSED EASEMENT FOR MAINTENANCE 0.89 WIDE

BEWARE!
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1 PROPOSED STAGED TORRENS TITLE SUBDIVISION
Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219
At 25 Moss Vale Road, Bomaderry
For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	AS SHOWN

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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
NOT APPLICABLE	N/A
DRAWING NUMBER	SHEET
N27790-08	07/10
ISSUE	1



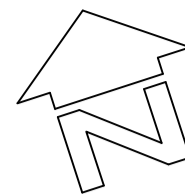
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NOTE:

This plan was prepared for the client as an indicative subdivision plan to accompany a development application to Shoalhaven City Council.

STAGE 7

SUBDIVISION OF LOT 11 FROM STAGE 1



The information shown on this plan is not suitable for any other purpose.

The property dimensions, contours and other physical features have been compiled from existing information and limited field survey. The proposed development and internal boundaries have been sited per drawing file x1mpa.dwg, supplied by Sparc Development Pty Ltd on 03.02.2026

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- S — S — S — DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - W — W — W — DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - D — D — D — DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
 - E — E — E — DENOTES PROPOSED ELECTRICAL / COMMS ROUTE (N27790-407-415 REV 2 DATED 15.09.2025)
 - DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)
- CONSTRUCTED IN PREVIOUS STAGE

- (A1) PROPOSED EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH (STAGE 6)
- (D2) PROPOSED EASEMENT FOR WATER DRAINAGE 1.2 WIDE (STAGE 6)
- (D3) PROPOSED EASEMENT FOR WATER DRAINAGE 1.8 WIDE (STAGE 6)
- (S2) PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE (STAGE 1)

- (M1) PROPOSED EASEMENT FOR MAINTENANCE & SUPPORT 0.3 WIDE
- (M2) PROPOSED EASEMENT FOR MAINTENANCE 0.89 WIDE

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STAGE 7 SUBDIVISION - 4 LOTS
PROPOSED STAGED TORRENS TITLE SUBDIVISION
 Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219
 At 25 Moss Vale Road, Bomaderry
 For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026

0 0.5 1 1.5 2 2.5 5
 SCALE:- 1:100
 (AT A1 ORIGINAL)
 FOR INFORMATION

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	AS SHOWN

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 Nowra Office • 75 Plunkett St, Nowra NSW 2541
 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
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 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

DATE OF SURVEY	DRAWING NUMBER
NOT APPLICABLE	N27790-08

ORIGIN	SHEET	ISSUE
N/A	08/10	1

PROFESSIONAL STANDARDS SCHEME
 Liability limited by a scheme approved under Professional Standards Legislation

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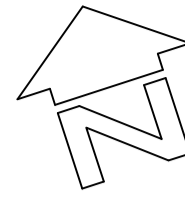
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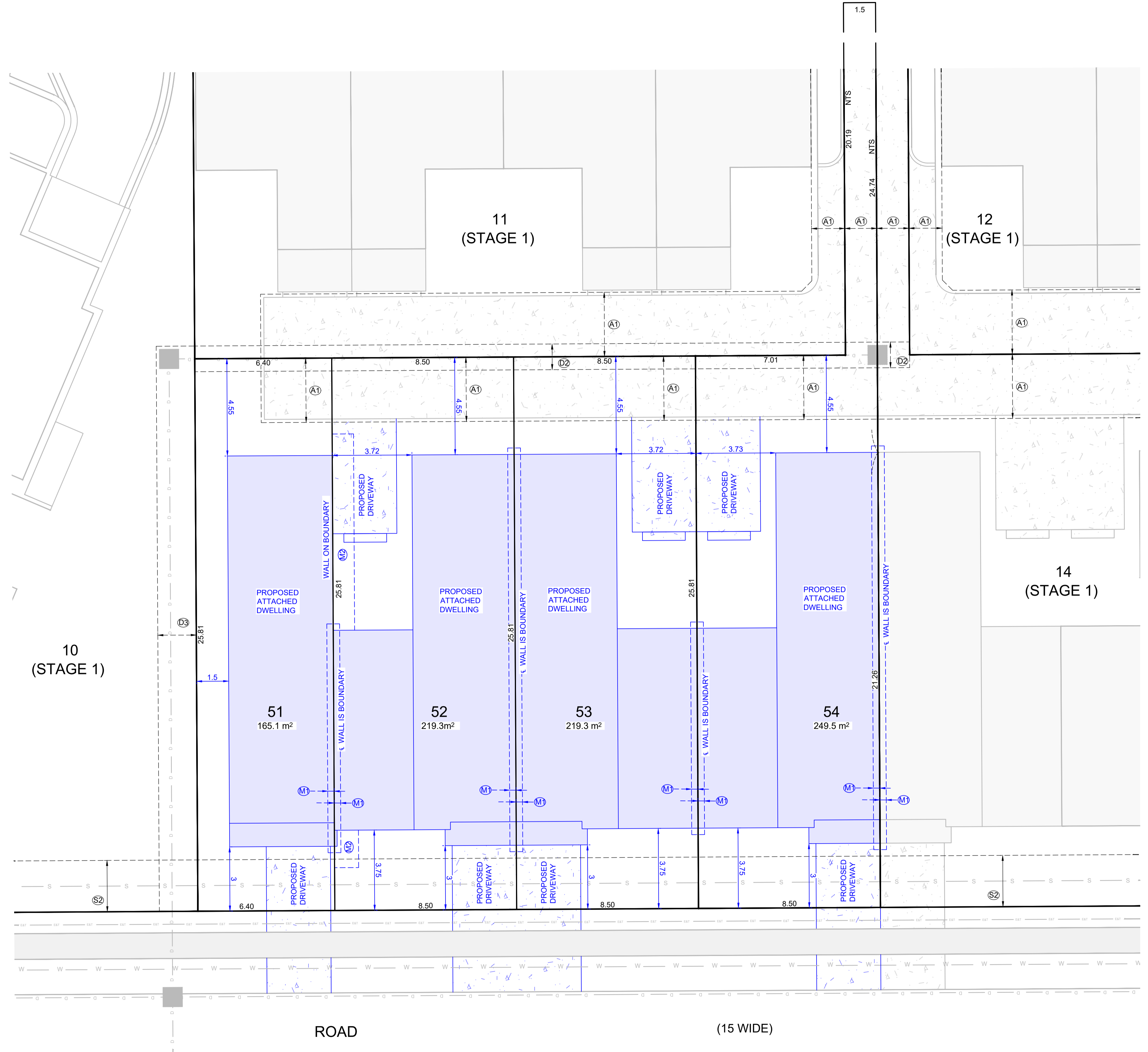
This note is an integral part of this plan.

STAGE 8

SUBDIVISION OF LOT 13 FROM STAGE 1



ROAD (16 WIDE)



- S — S — S — DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - W — W — W — DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - D — D — D — DENOTES PROPOSED STORMWATER PIPE (N27790-407-415 REV 2 DATED 15.09.2025)
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 - DENOTES PROPOSED STORMWATER PIT (N27790-407-415 REV 2 DATED 15.09.2025)
- CONSTRUCTED IN PREVIOUS STAGE

- (A1) PROPOSED EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH (STAGE 6)
- (D2) PROPOSED EASEMENT FOR WATER DRAINAGE 1.2 WIDE (STAGE 6)
- (D3) PROPOSED EASEMENT FOR WATER DRAINAGE 1.8 WIDE (STAGE 6)
- (S2) PROPOSED EASEMENT FOR SEWER MAIN 2.4 WIDE (STAGE 1)
- (M1) PROPOSED EASEMENT FOR MAINTENANCE & SUPPORT 0.3 WIDE
- (M2) PROPOSED EASEMENT FOR MAINTENANCE 1.0 WIDE

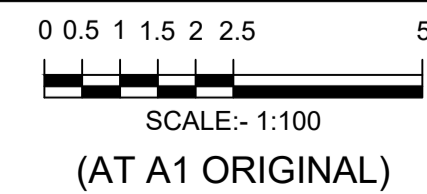
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STAGE 8 SUBDIVISION - 4 LOTS
PROPOSED STAGED TORRENS TITLE SUBDIVISION
 Over Lot 129 DP3060, Lot 1 DP520502 & Lot 110 DP131219
 At 25 Moss Vale Road, Bomaderry
 For Southern Cross Community Housing c/o Homa Advisory

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	30.03.2026
1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



FOR INFORMATION

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
-	-	AE	TL	AS SHOWN

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
AS SHOWN	N/A
DATE OF SURVEY	NOT APPLICABLE
DRAWING NUMBER	N27790-08

SHEET	ISSUE
09/10	1



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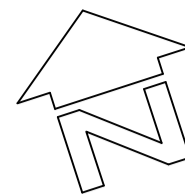
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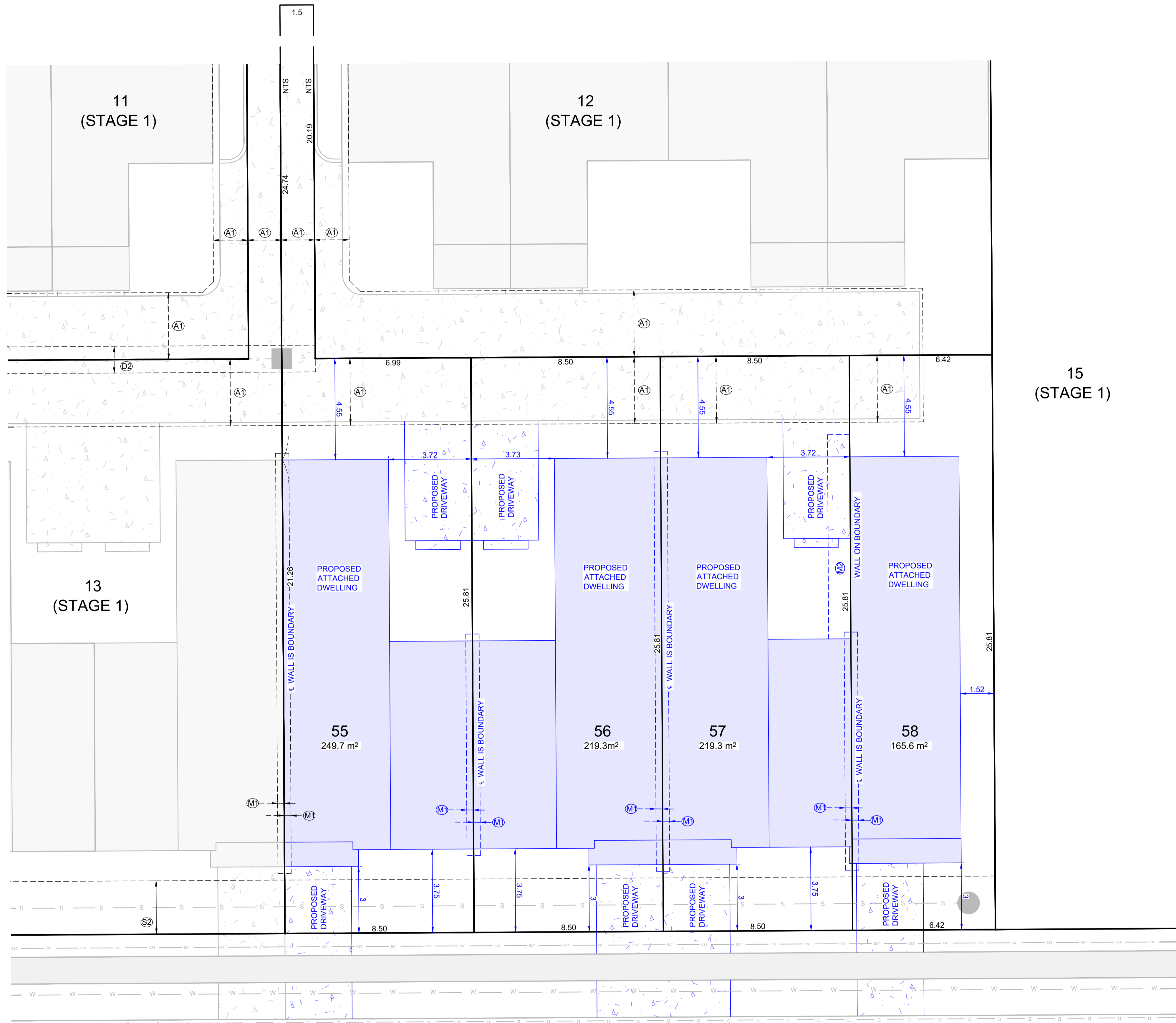
This note is an integral part of this plan.

STAGE 9

SUBDIVISION OF LOT 14 FROM STAGE 1



ROAD (16 WIDE)



- S — S — S — DENOTES PROPOSED SEWER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
 - W — W — W — DENOTES PROPOSED WATER MAIN (N27790-407-415 REV 2 DATED 15.09.2025)
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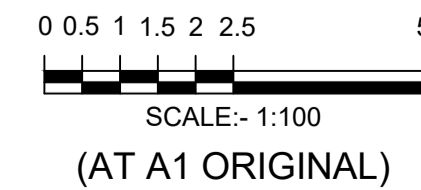
ROAD

(15 WIDE)



STAGE 9 SUBDIVISION - 4 LOTS
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ISSUE	DESCRIPTION	BY	DATE
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1	ADDITIONAL STAGE 1 LOT	AE	13.04.2026



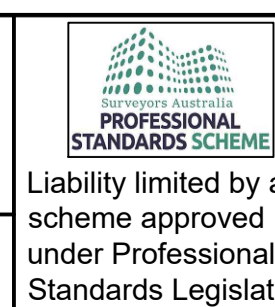
FOR INFORMATION

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 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

DATUM	ORIGIN
AS SHOWN	N/A
DATE OF SURVEY	NOT APPLICABLE
DRAWING NUMBER	N27790-08

SHEET	ISSUE
10/10	1



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