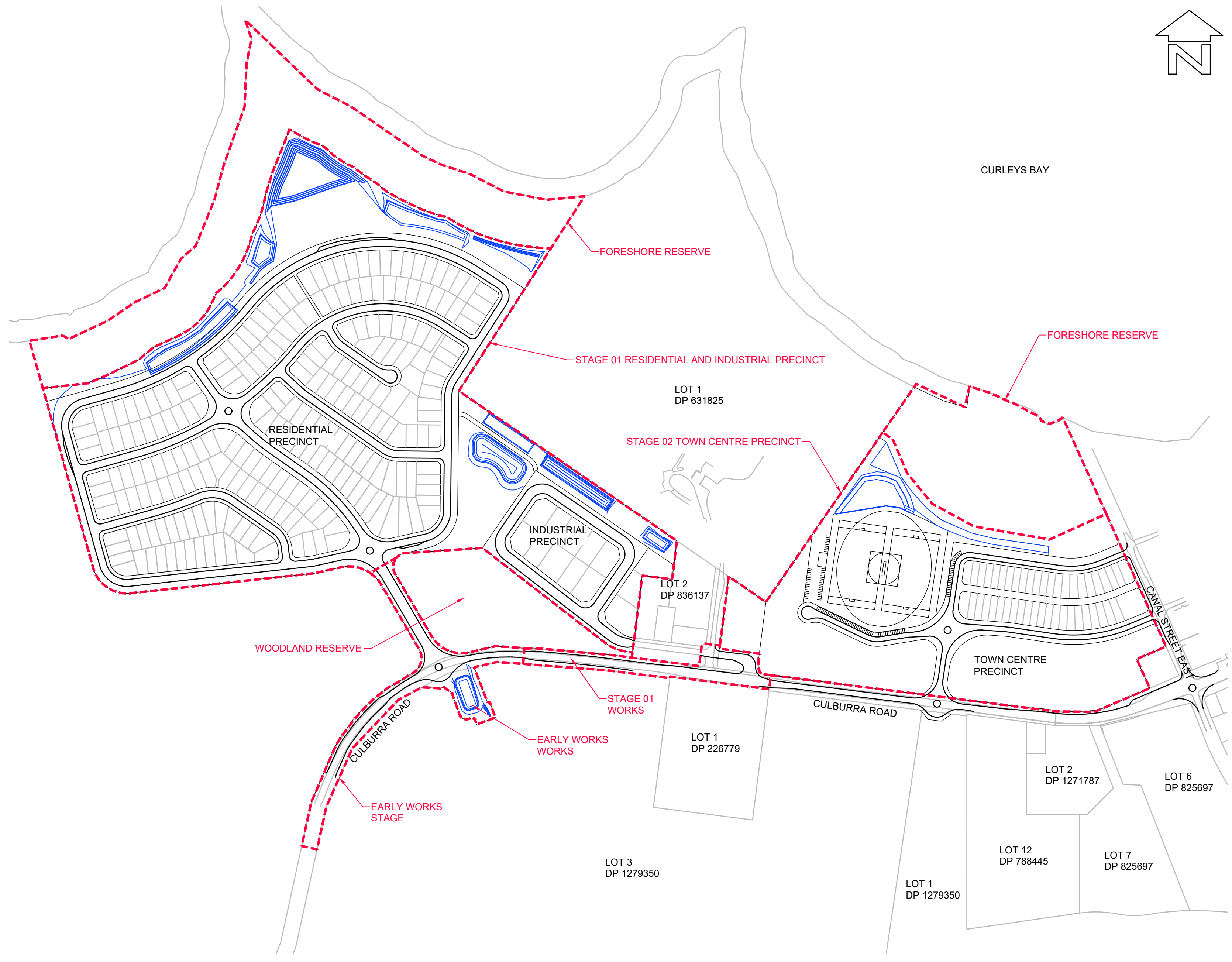


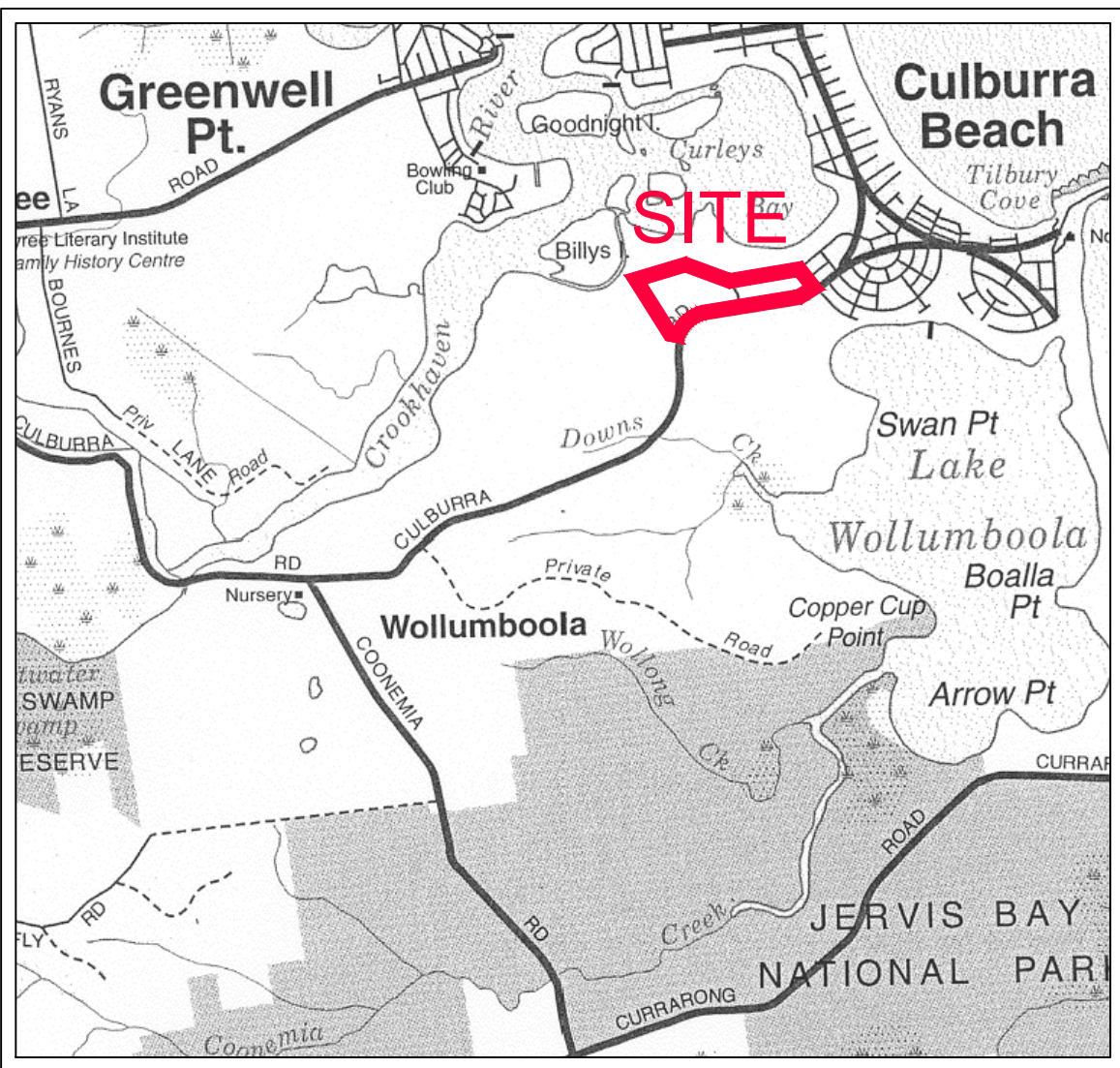
PRELIMINARY ENGINEERING DRAWINGS FOR PROPOSED MIXED-USE SUBDIVISION AT WEST CULBURRA CONCEPT DA



SITE LAYOUT PLAN
SCALE 1:4000

DRAWING SCHEDULE

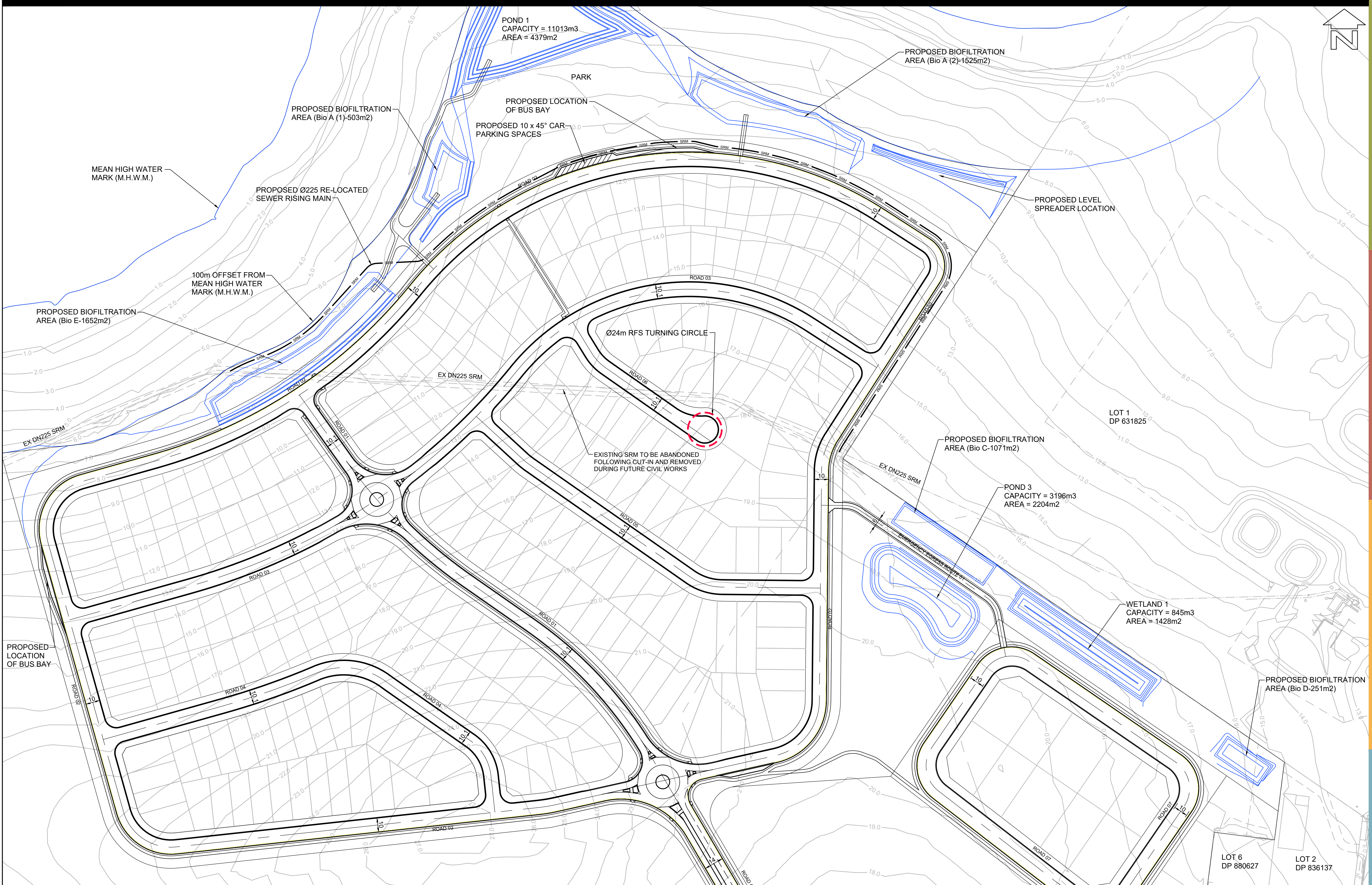
25405-100	COVER SHEET AND INDEX PLAN
25405-101	PRELIMINARY RESIDENTIAL PRECINCT LAYOUT PLAN
25405-102	PRELIMINARY INDUSTRIAL PRECINCT LAYOUT PLAN
25405-103	PRELIMINARY TOWN CENTRE PRECINCT LAYOUT PLAN
25405-104	PRELIMINARY OVERALL CONCEPT ROUNDABOUT 01 DESIGN
25405-105	PRELIMINARY CONCEPT ROUNDABOUT 01 DESIGN
25405-106	ROUNDABOUT 01 VEHICLE MOVEMENT LAYOUT PLAN SHEET 01
25405-107	ROUNDABOUT 01 VEHICLE MOVEMENT LAYOUT PLAN SHEET 02
25405-108	PRELIMINARY ROUNDABOUT 01 SIGHT LINE LAYOUT PLAN
25405-109	PRELIMINARY CONCEPT INDUSTRIAL ENTRY & EXIT LAYOUT PLAN
25405-110	PRELIMINARY CONCEPT INDUSTRIAL ENTRY & EXIT VEHICLE MOVEMENTS & SIGHT DISTANCE LAYOUT PLAN
25405-111	PRELIMINARY CONCEPT ROUNDABOUT 02 LAYOUT PLAN
25405-112	PRELIMINARY CONCEPT ROUNDABOUT 02 DESIGN
25405-113	ROUNDABOUT 02 VEHICLE MOVEMENT LAYOUT PLAN
25405-114	PRELIMINARY ROUNDABOUT 02 SIGHT LINE LAYOUT PLAN
25405-115	PRELIMINARY CONCEPT ROUNDABOUT 03 LAYOUT PLAN
25405-116	PRELIMINARY CONCEPT ROUNDABOUT 03 DESIGN
25405-117	ROUNDABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN SHEET 01
25405-118	ROUNDABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN SHEET 02
25405-119	PRELIMINARY ROUNDABOUT 03 SIGHT LINE LAYOUT PLAN
25405-120	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 01
25405-121	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 02
25405-122	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 03
25405-123	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 04
25405-124	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 05
25405-125	EASTERN POND CONCEPT LAYOUT PLAN
25405-126	PRELIMINARY BASIN LAYOUT PLAN SHEET 01
25405-127	PRELIMINARY BASIN LAYOUT PLAN SHEET 02
25405-128	PRELIMINARY BASIN LAYOUT PLAN SHEET 03
25405-129	PRELIMINARY BASIN LAYOUT PLAN SHEET 04
25405-130	PRELIMINARY BASIN LAYOUT PLAN SHEET 05
25405-131	PRELIMINARY OVERALL LAYOUT PLAN
25405-132	PRELIMINARY CROSS SECTIONS PLAN SHEET 01
25405-133	PRELIMINARY CROSS SECTIONS PLAN SHEET 02
25405-134	PRELIMINARY CROSS SECTIONS PLAN SHEET 03
25405-135	PRELIMINARY CROSS SECTIONS PLAN SHEET 04



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

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	COVER SHEET AND INDEX PLAN		ISSUE	DESCRIPTION	BY	DATE	0 50 100 150 200 SCALE:- 1:4000 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	 Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P7	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM	
	Over Lot 1 DP 1305809 (CONCEPT DA)		P8	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiaama Office • 1/28 Bong Bong St, Kiaama 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	RL	
	At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD											MAY 2025	SHEET	
												DRAWING NUMBER	ISSUE	
												25405-100	1	P8



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.

NOTE:
PROPOSED INTERNAL GREY LOT BOUNDARIES ARE INDICATIVE ONLY

AllenPrice Development Consultants	PRELIMINARY RESIDENTIAL PRECINCT LAYOUT PLAN WEST CULBURRA MIXED USE DEVELOPMENT Over Lot 1 DP 1305809 (CONCEPT DA) At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD	ISSUE		DESCRIPTION	BY	DATE	0 10 20 30 40 50 SCALE:- 1:1250 (AT A1 ORIGINAL)		SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN		 PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation		
		P2	P3	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM		SSM			
		ALLEN PRICE PTY LTD												DATE OF SURVEY				
		Nowra Office • 75 Plunkett St, Nowra NSW 2541												MAY 2025				
		Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533												RL				
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500												DRAWING NUMBER		SHEET	ISSUE			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au												25405-101		2	P3			



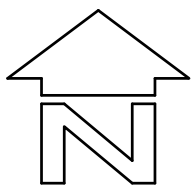
THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

PRELIMINARY INDUSTRIAL PRECINCT LAYOUT PLAN
WEST CULBURRA MIXED USE DEVELOPMENT
 Over Lot 1 DP 1305809 (CONCEPT DA)
 At CULBURRA ROAD, CULBURRA BEACH
 For SEALARK PTY LTD

PRELIMINARY
TO BE USED FOR CONSTRUCTION PURPOSES



Liability limited by a
scheme approved
under Professional
Standards Legislation



NOTE:
PROPOSED INTERNAL GREY LOT
BOUNDARIES ARE INDICATIVE ONLY

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

PRELIMINARY TOWN CENTRE PRECINCT LAYOUT PLAN
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025



(AT A1 ORIGINAL)

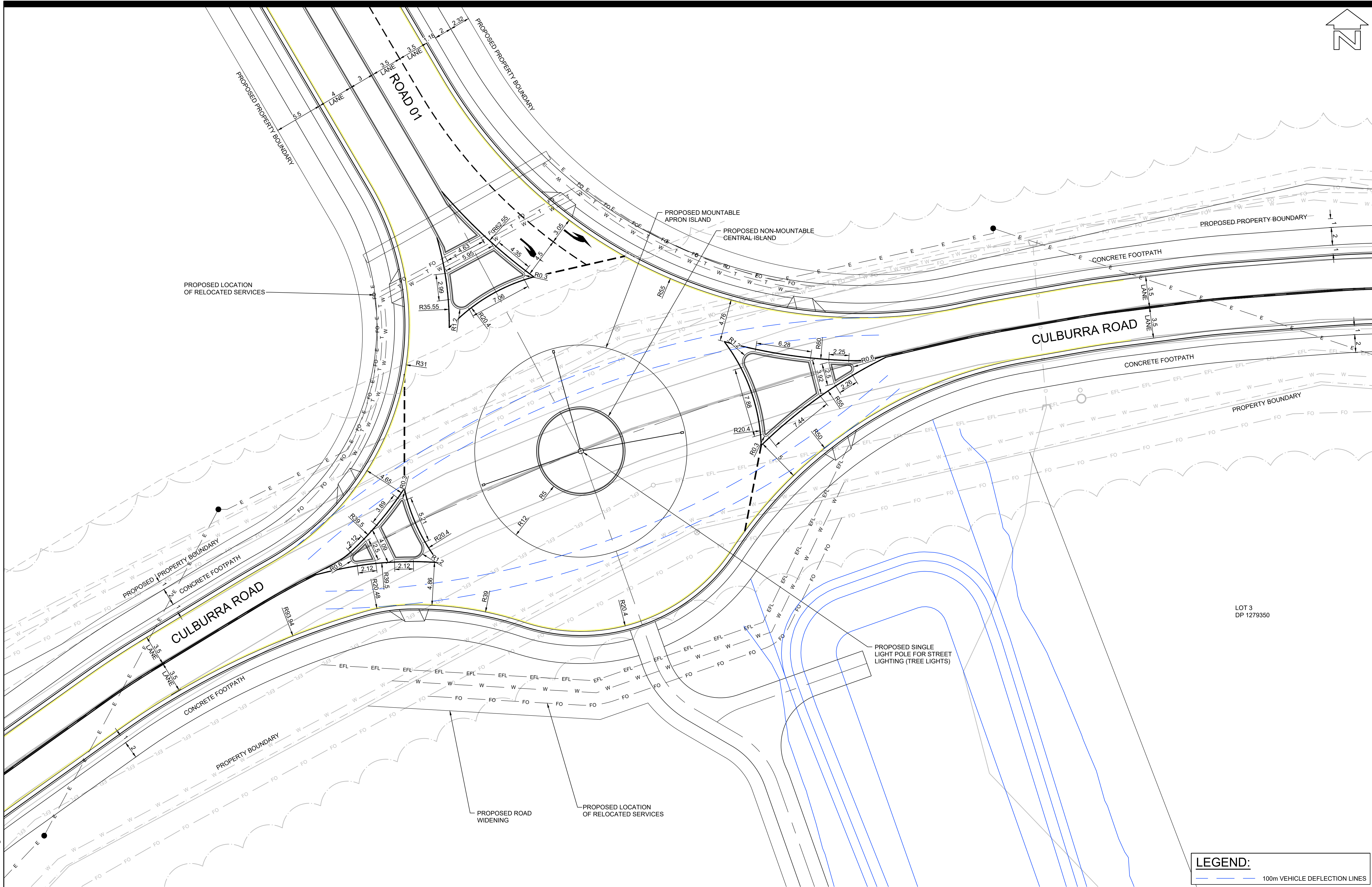
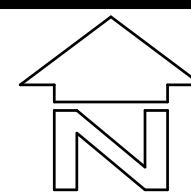
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	
25405-103	

SHEET	ISSUE
4	P3


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LOT 3
DP 1279350

LEGEND:	
	100m VEHICLE DEFLECTION LINES

LAYOUT PLAN
SCALE 1:200

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.

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Development Consultants

PRELIMINARY CONCEPT ROUNDABOUT 01 DESIGN
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P7	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P8	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

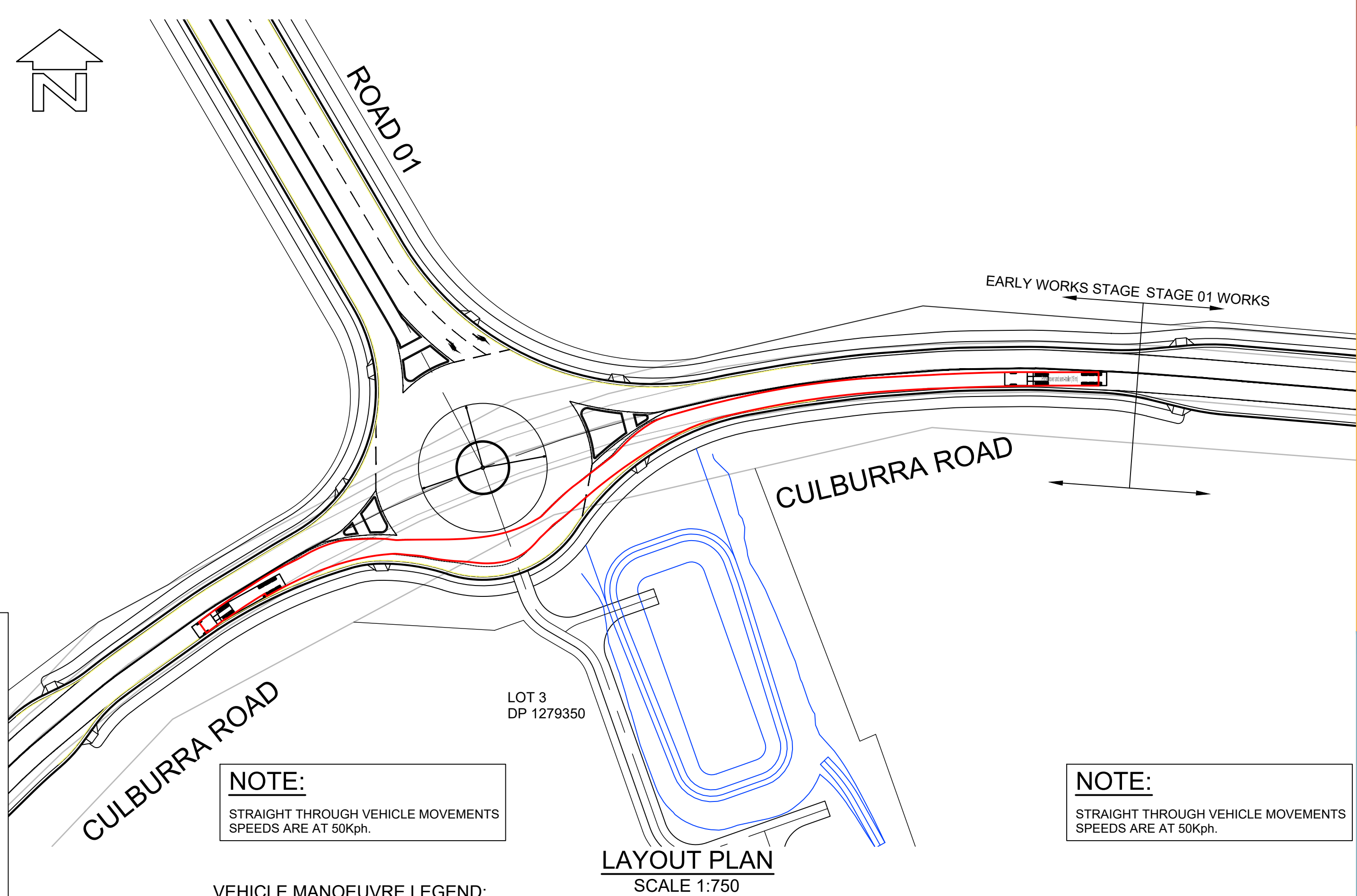
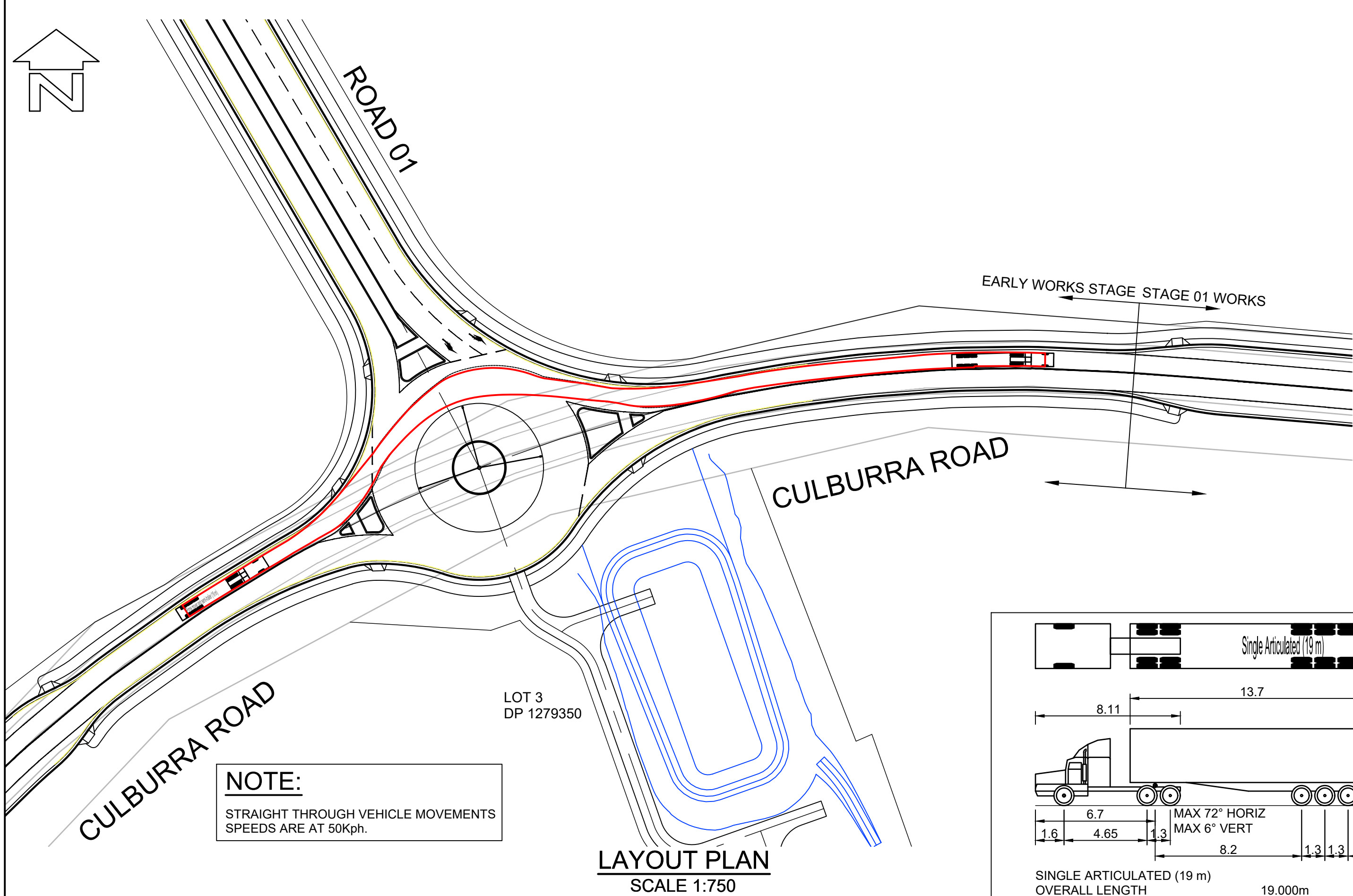
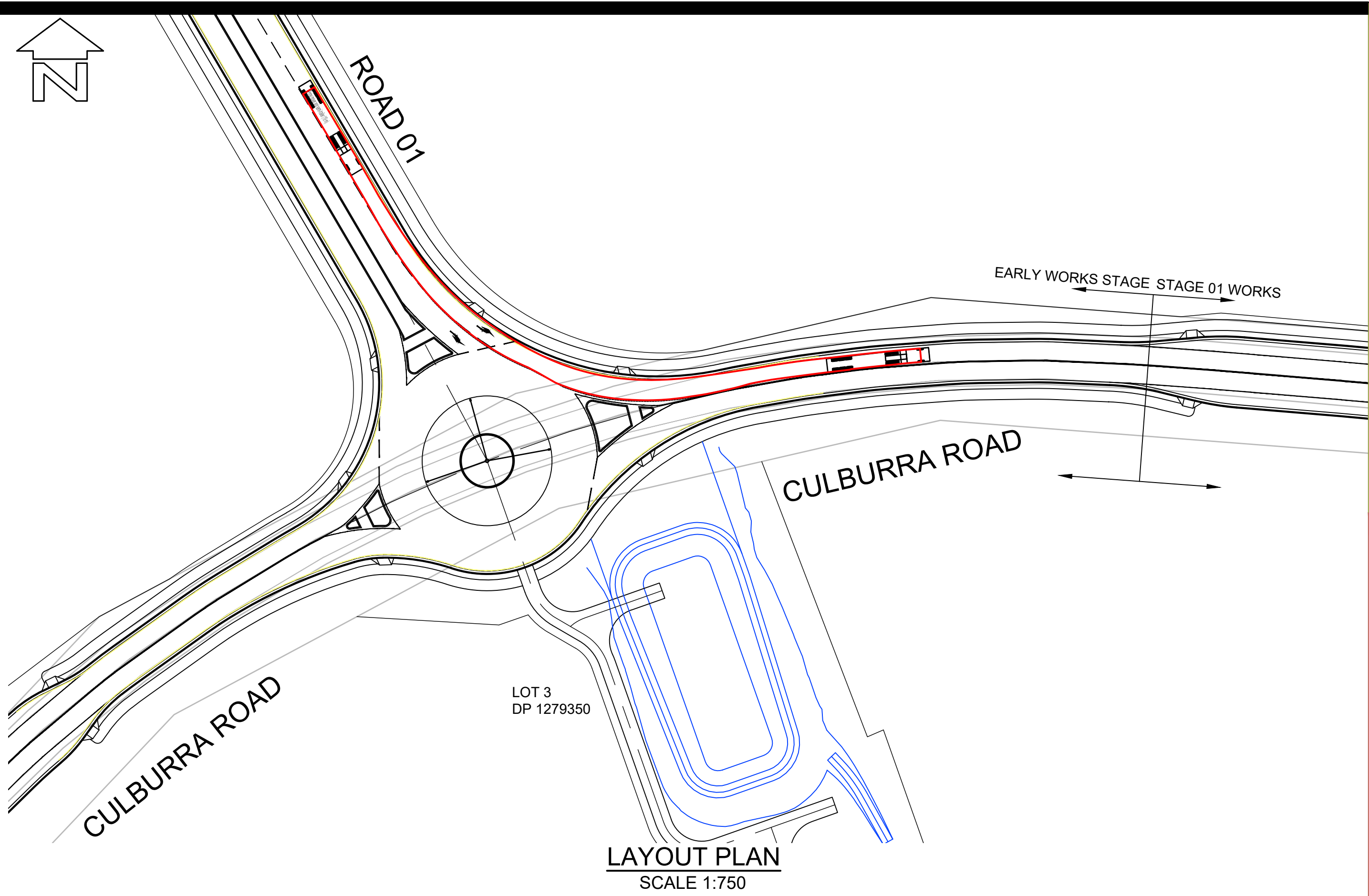
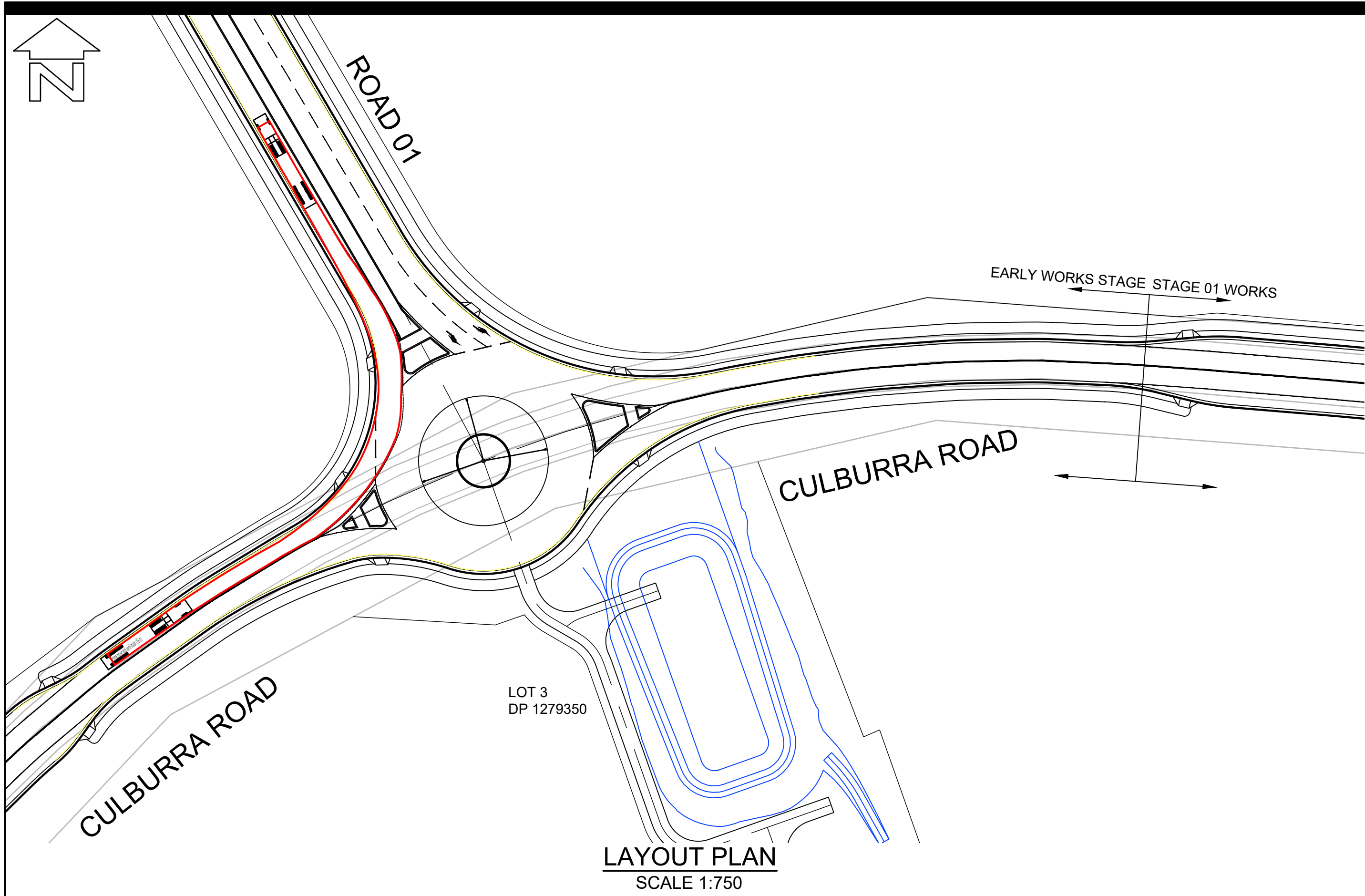


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-105	6
	ISSUE
	P8

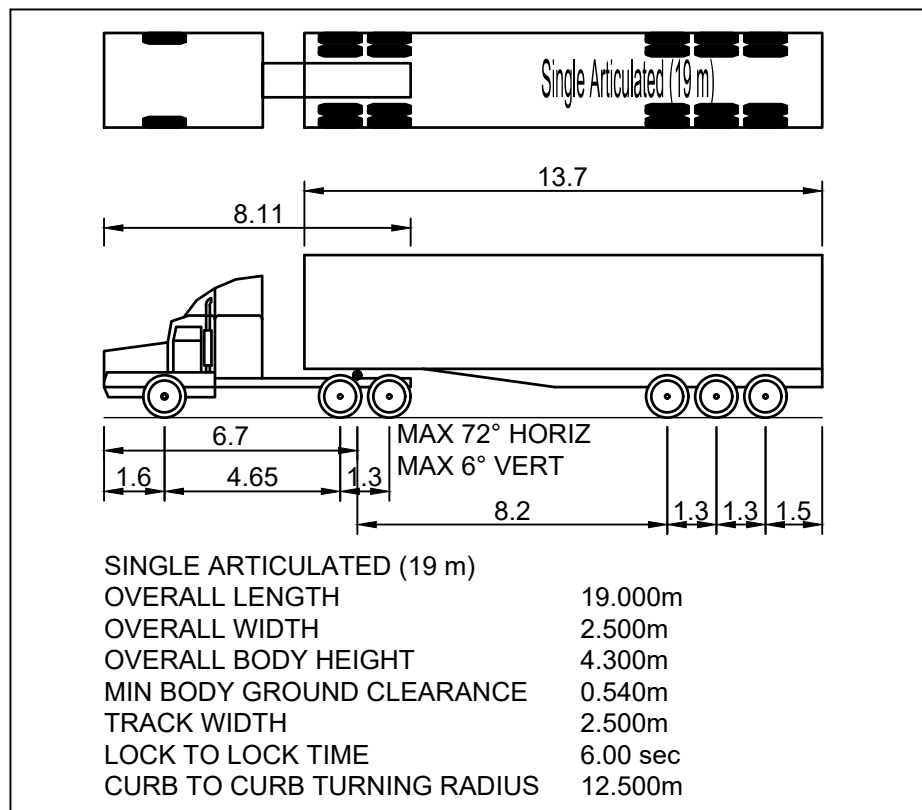
Liability limited by a
scheme approved
under Professional
Standards Legislation



NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.

NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.

NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.



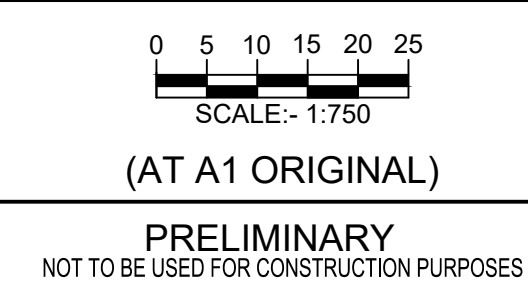
VEHICLE MANOEUVRE LEGEND:
----- PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
----- SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)
THIS DRAWING HAS BEEN PREPARED USING MODELING COMPUTER SOFTWARE AUTODESK VEHICLE TRACKING 2016. THE VEHICLE USED IS BASED UPON DATA PROVIDED BY AUSTRROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

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ROUNDAABOUT 01 VEHICLE MOVEMENT LAYOUT PLAN SHEET 01
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

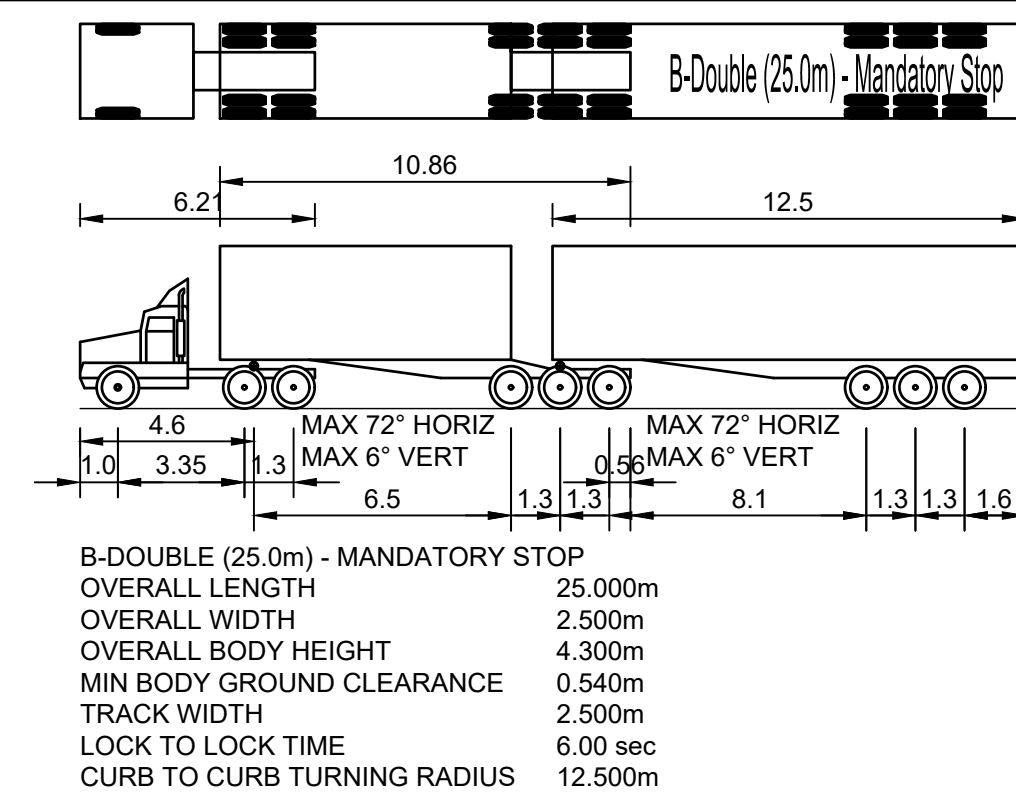
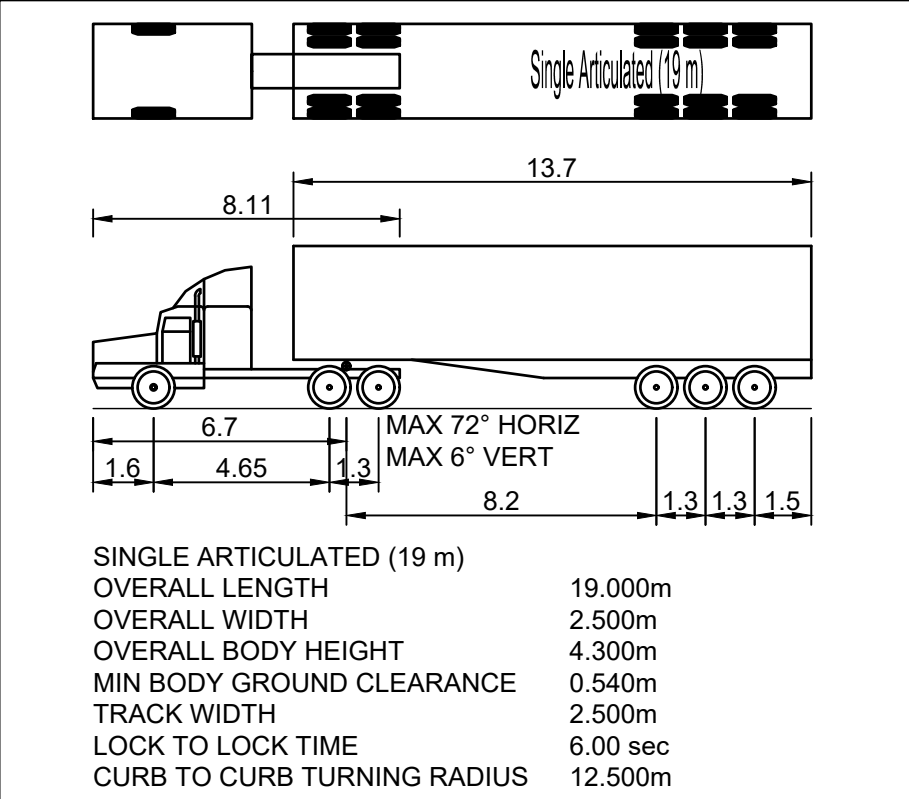
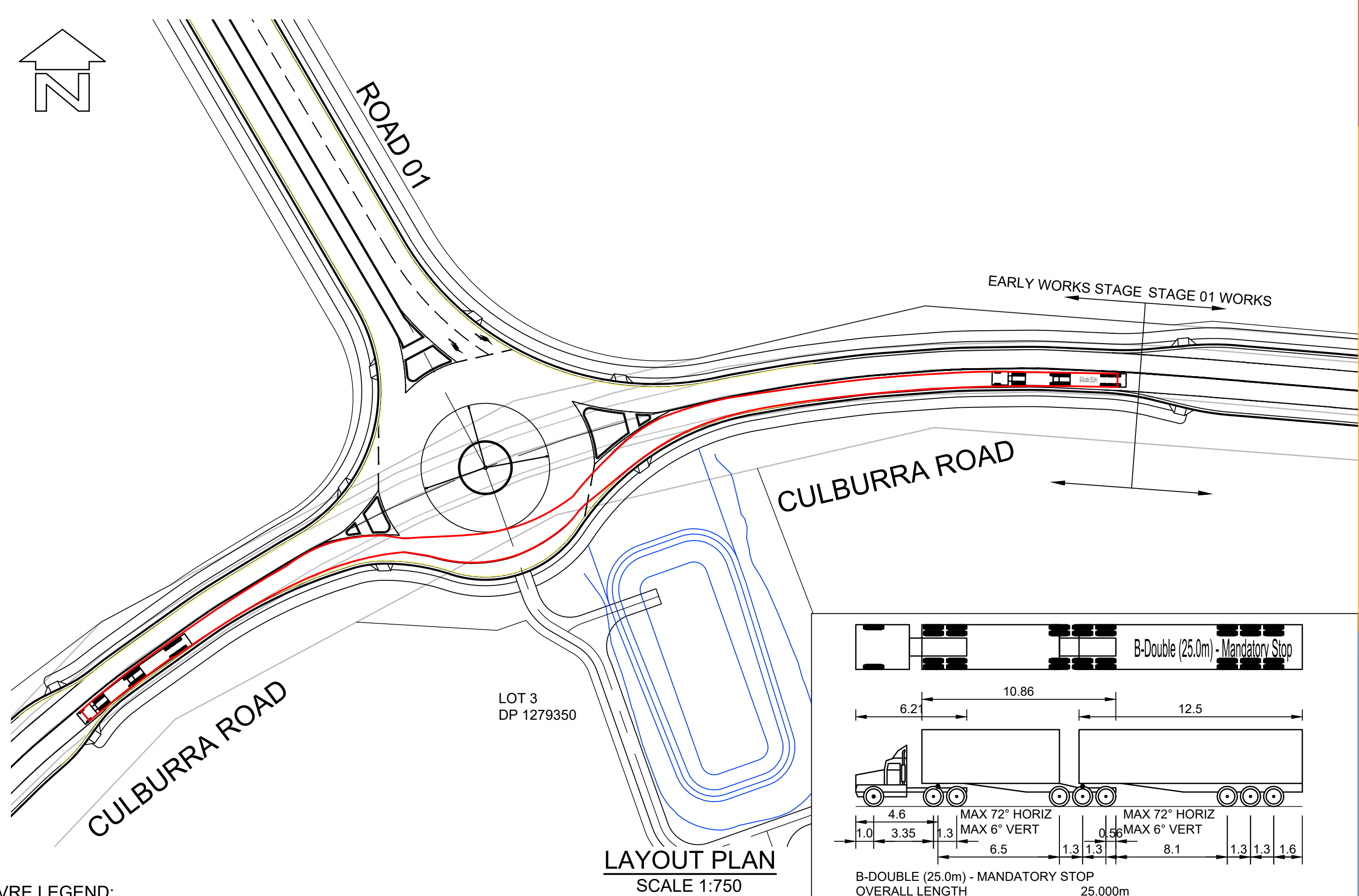
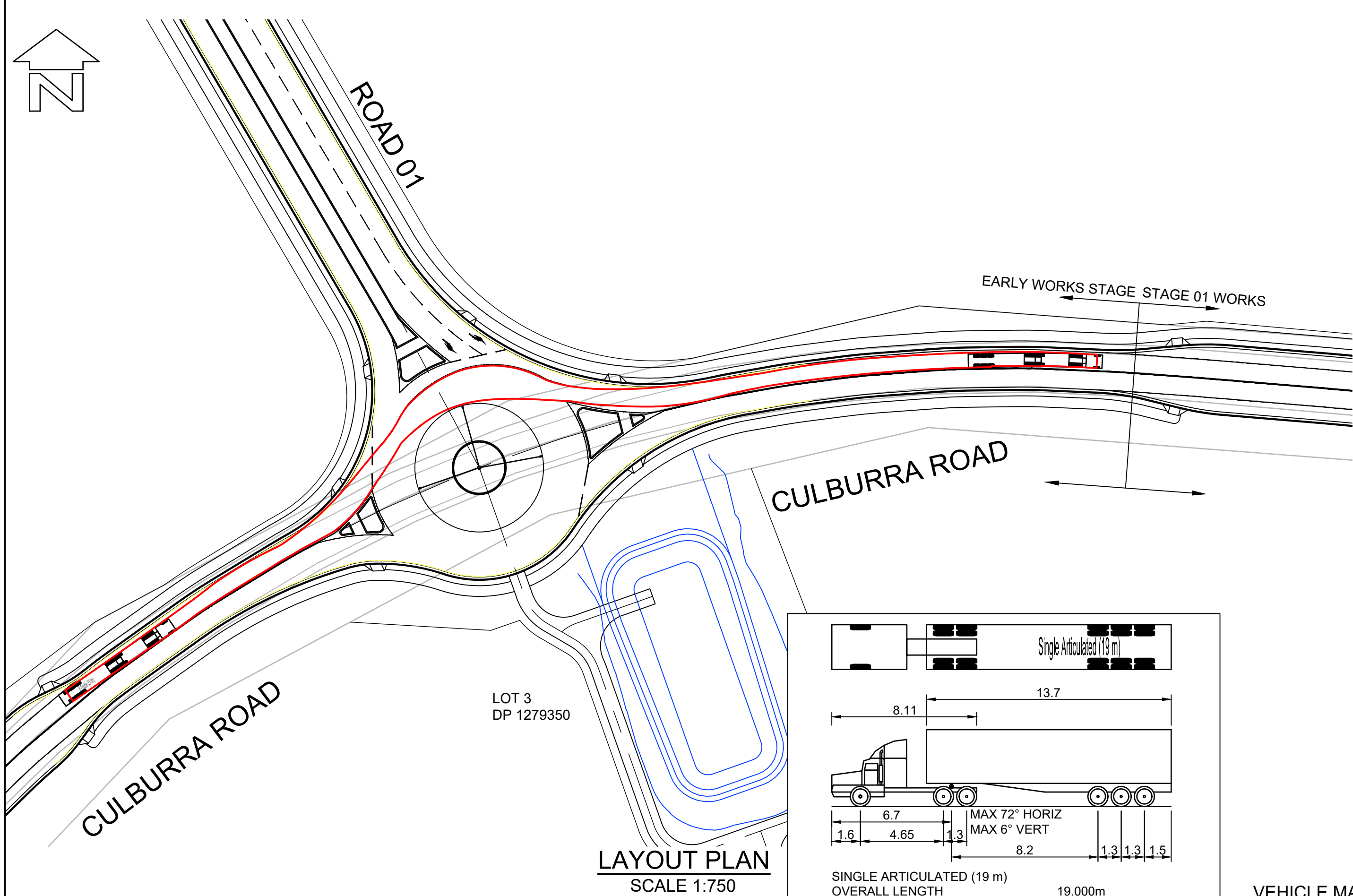
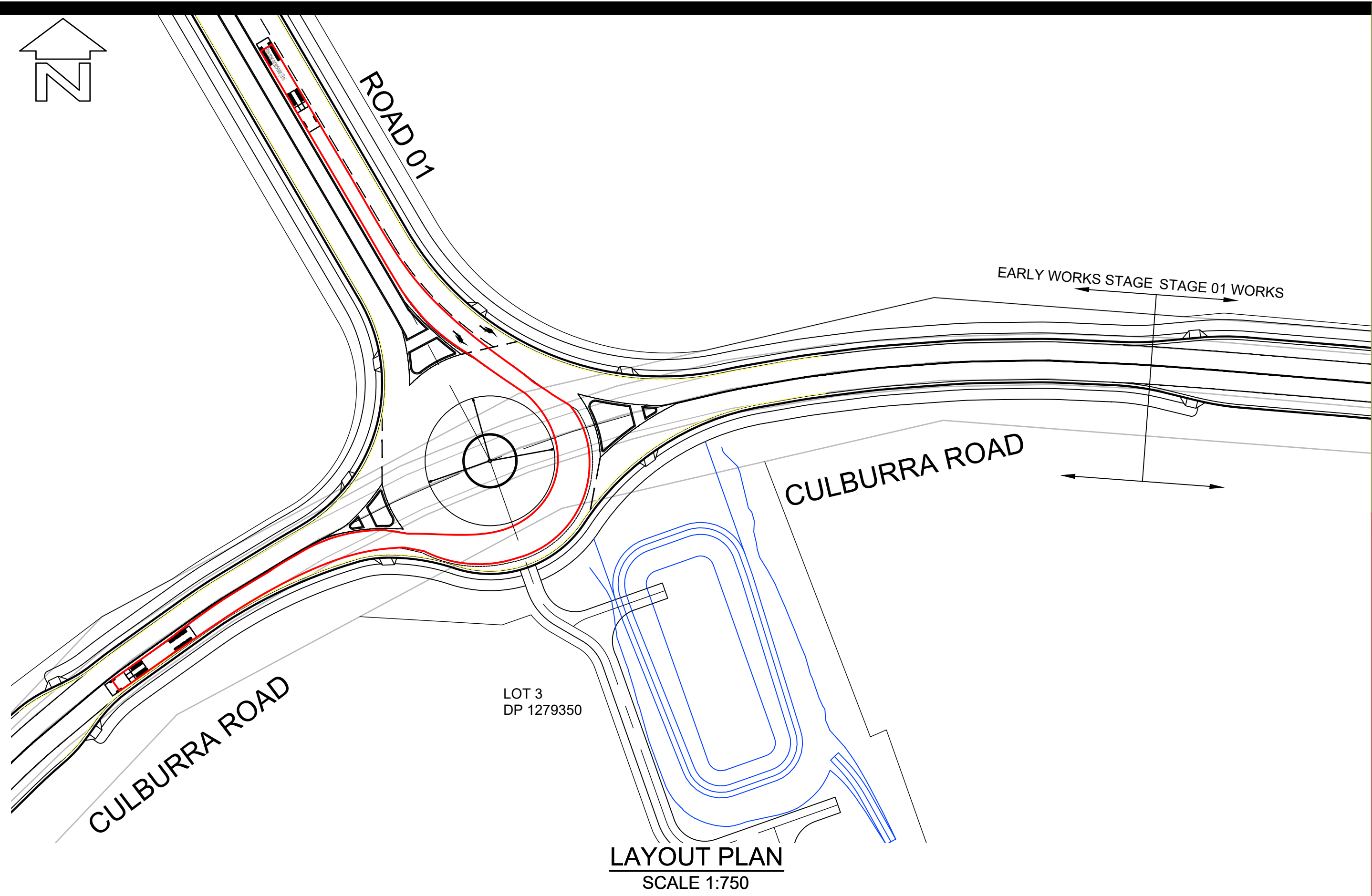
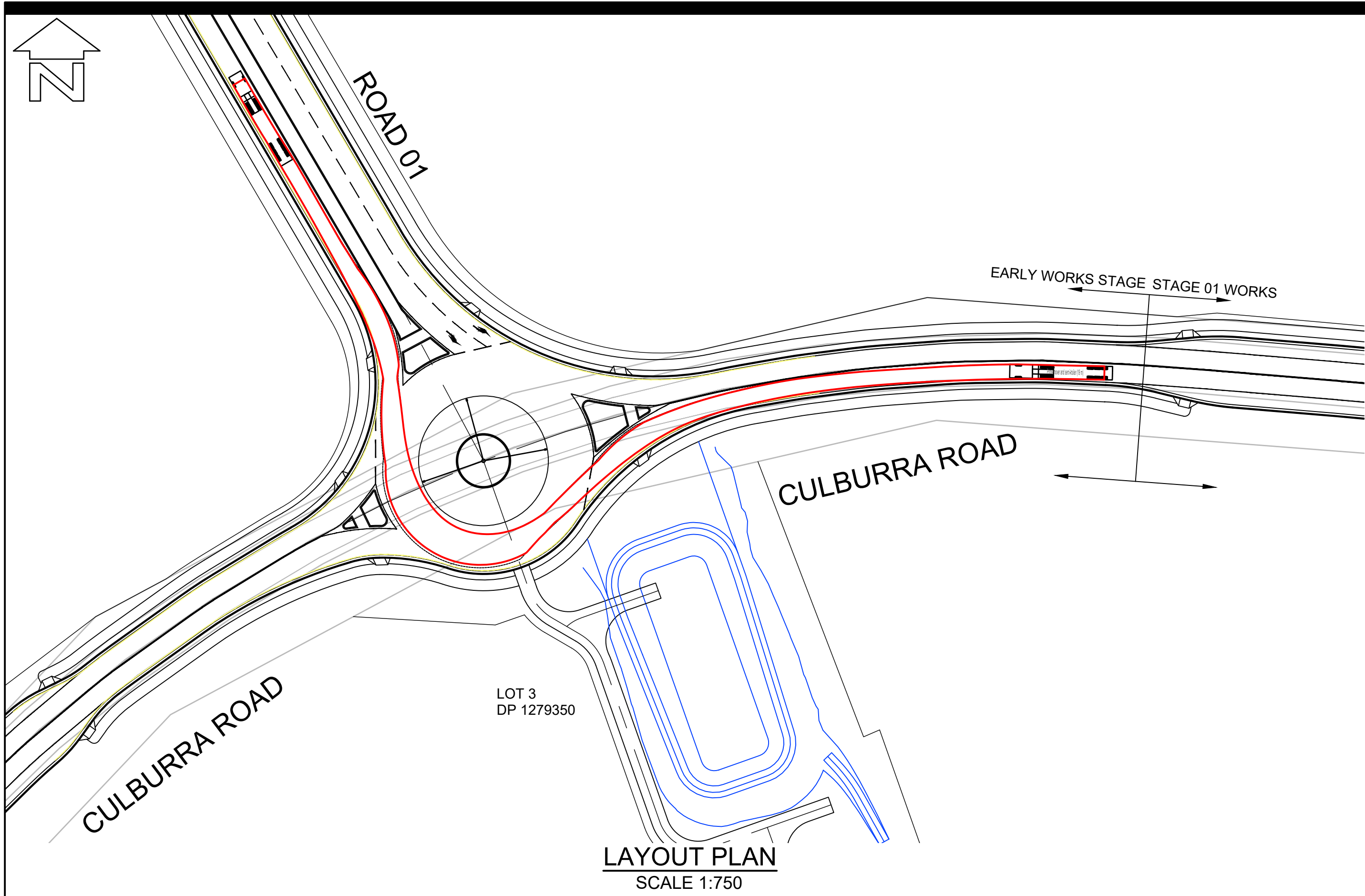
ISSUE	DESCRIPTION	BY	DATE
P7	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P8	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025



SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiaama Office • 1/28 Bong Bong St, Kiaama 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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-106	7
	ISSUE
	P8

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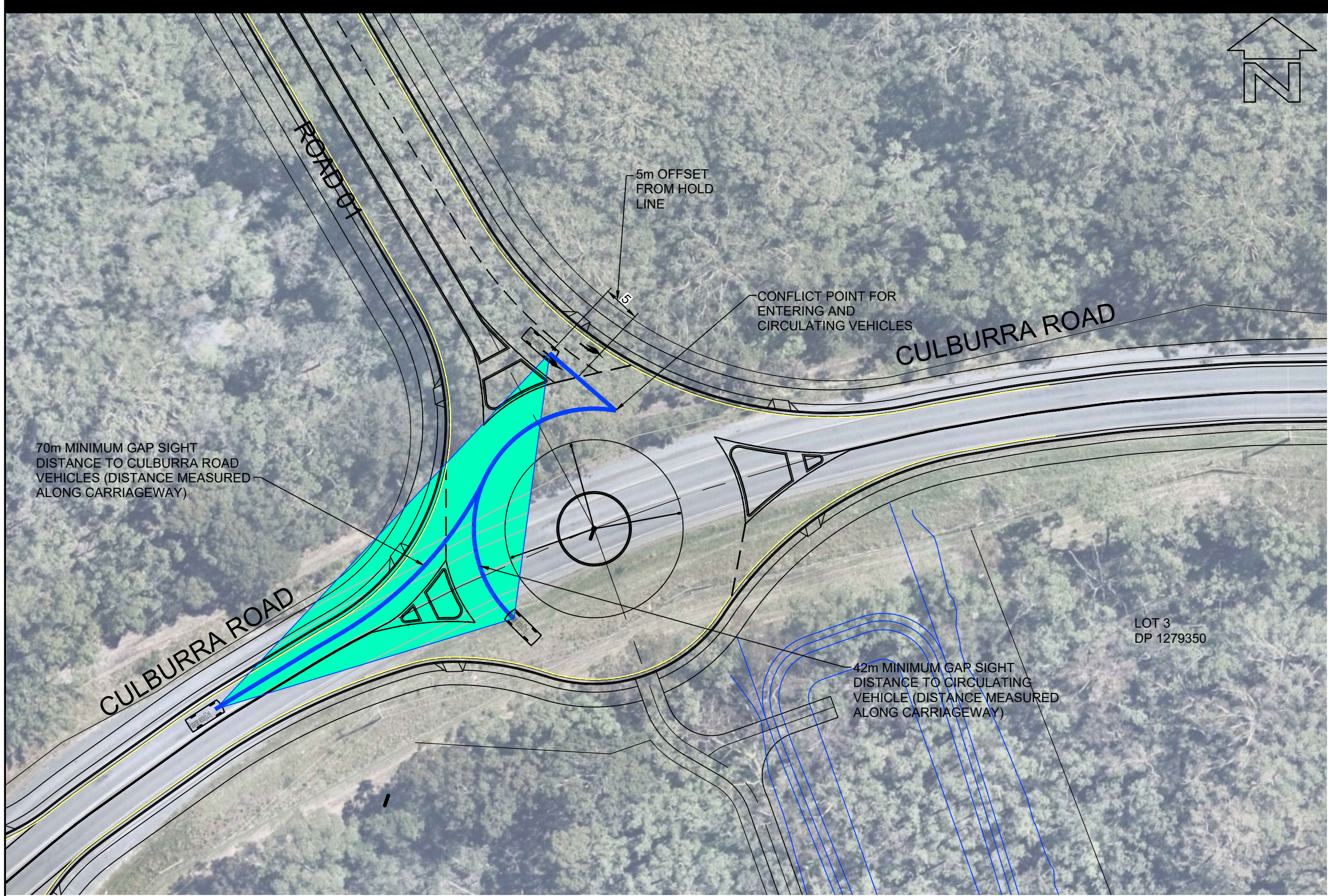


VEHICLE MANOEUVRE LEGEND:

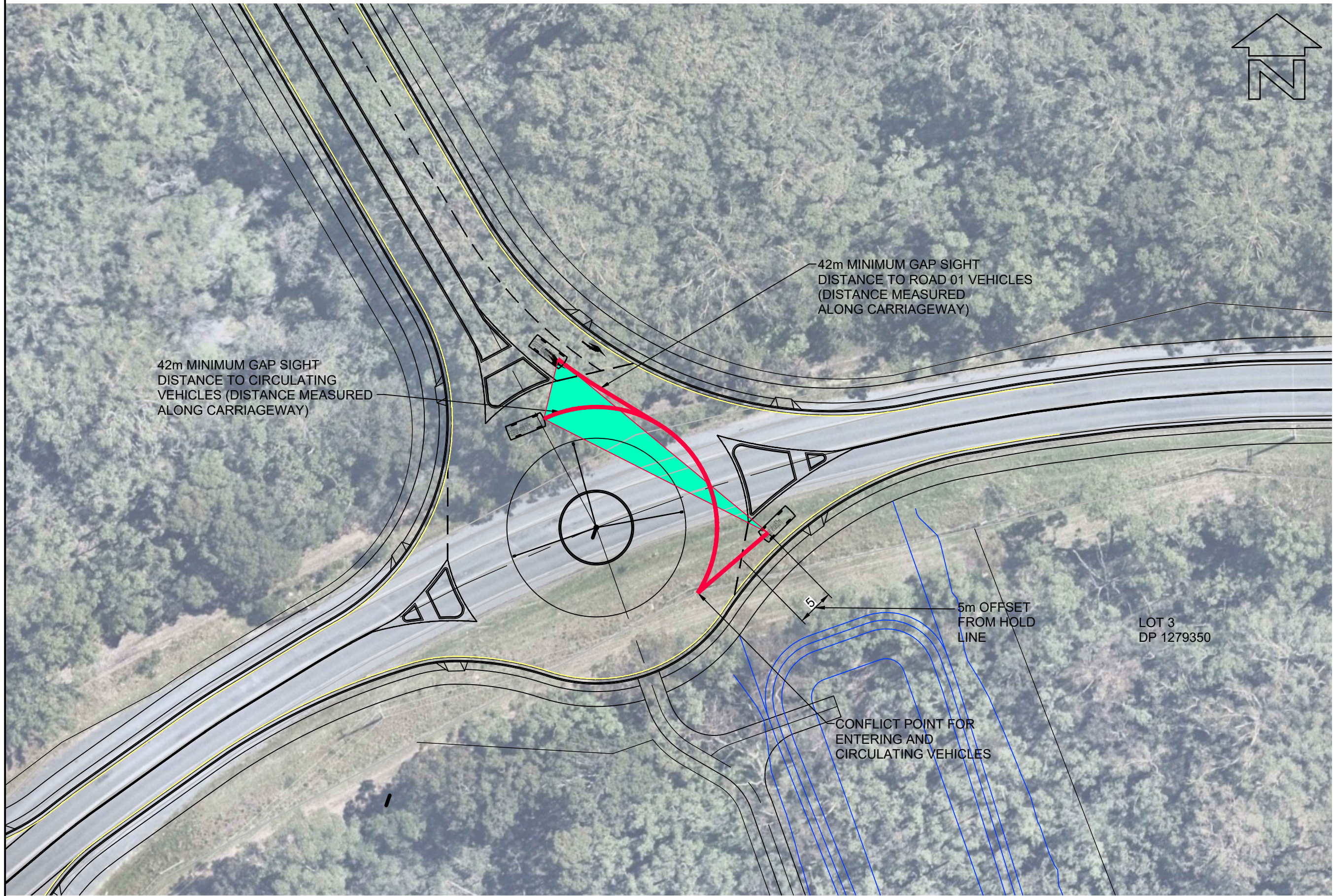
----- PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
----- SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)
THIS DRAWING HAS BEEN PREPARED USING MODELING COMPUTER SOFTWARE AUTODESK VEHICLE TRACKING 2016. THE VEHICLE USED IS BASED UPON DATA PROVIDED BY AUSTRROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20Km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

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AllenPrice Development Consultants	ROUNDAABOUT 01 VEHICLE MOVEMENT LAYOUT PLAN SHEET 02		ISSUE	DESCRIPTION	BY	DATE	0 5 10 15 20 25 SCALE:- 1:750 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	 Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P7	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM	
	Over Lot 1 DP 1305809 (CONCEPT DA)		P8	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiaama 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	RL	
	At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD											MAY 2025	SHEET	
												DRAWING NUMBER	ISSUE	
												25405-107	8	P8



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000

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

PRELIMINARY ROUNDABOUT 01 SIGHT LINE LAYOUT PLAN
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P7 P8	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025

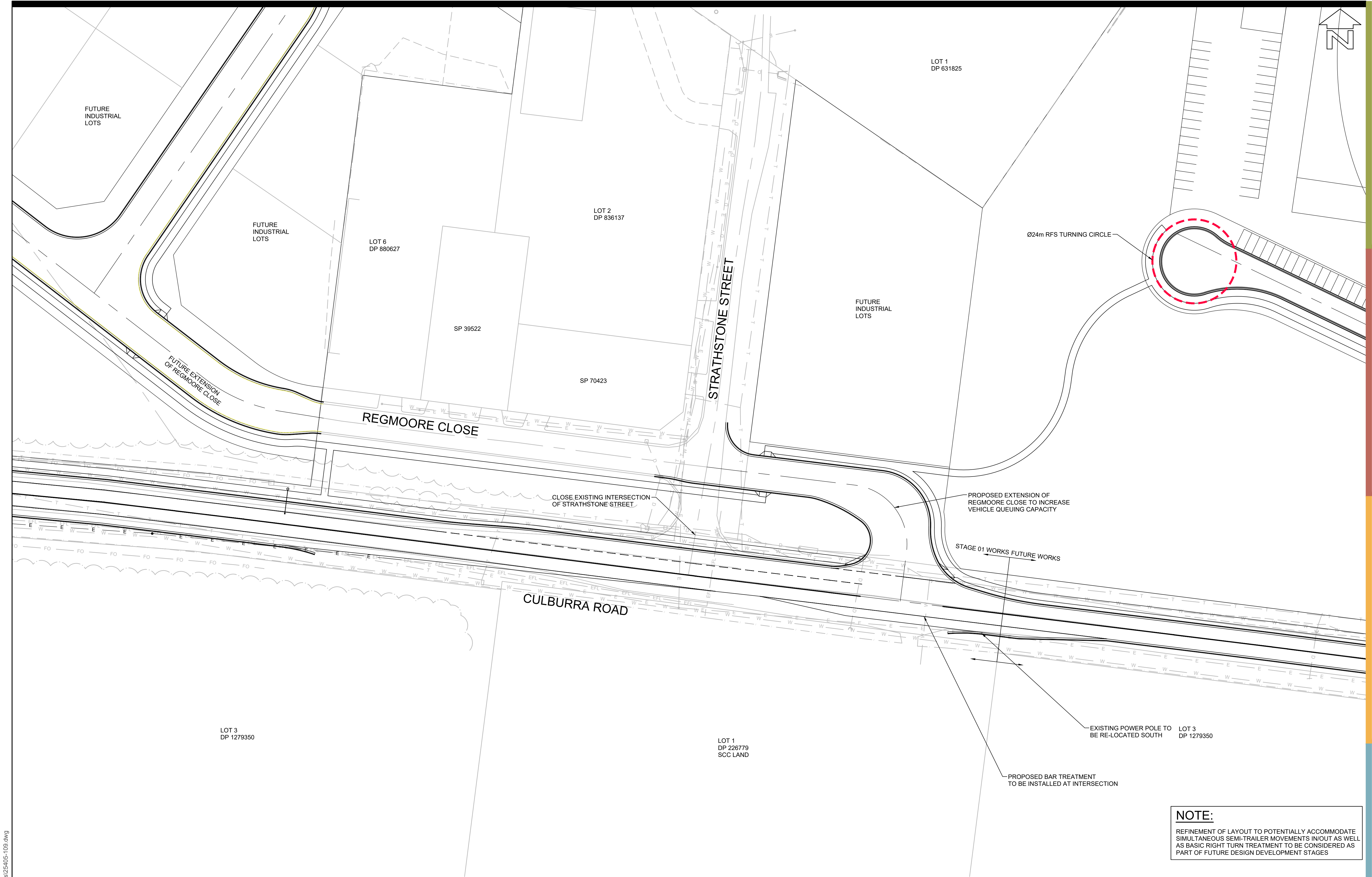


(AT A1 ORIGINAL)
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
AP	CJG	CJG	RMH	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 MAY 2025
				DRAWING NUMBER 25405-108

ORIGIN	SSM
RL	
SHEET	ISSUE
9	P8

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

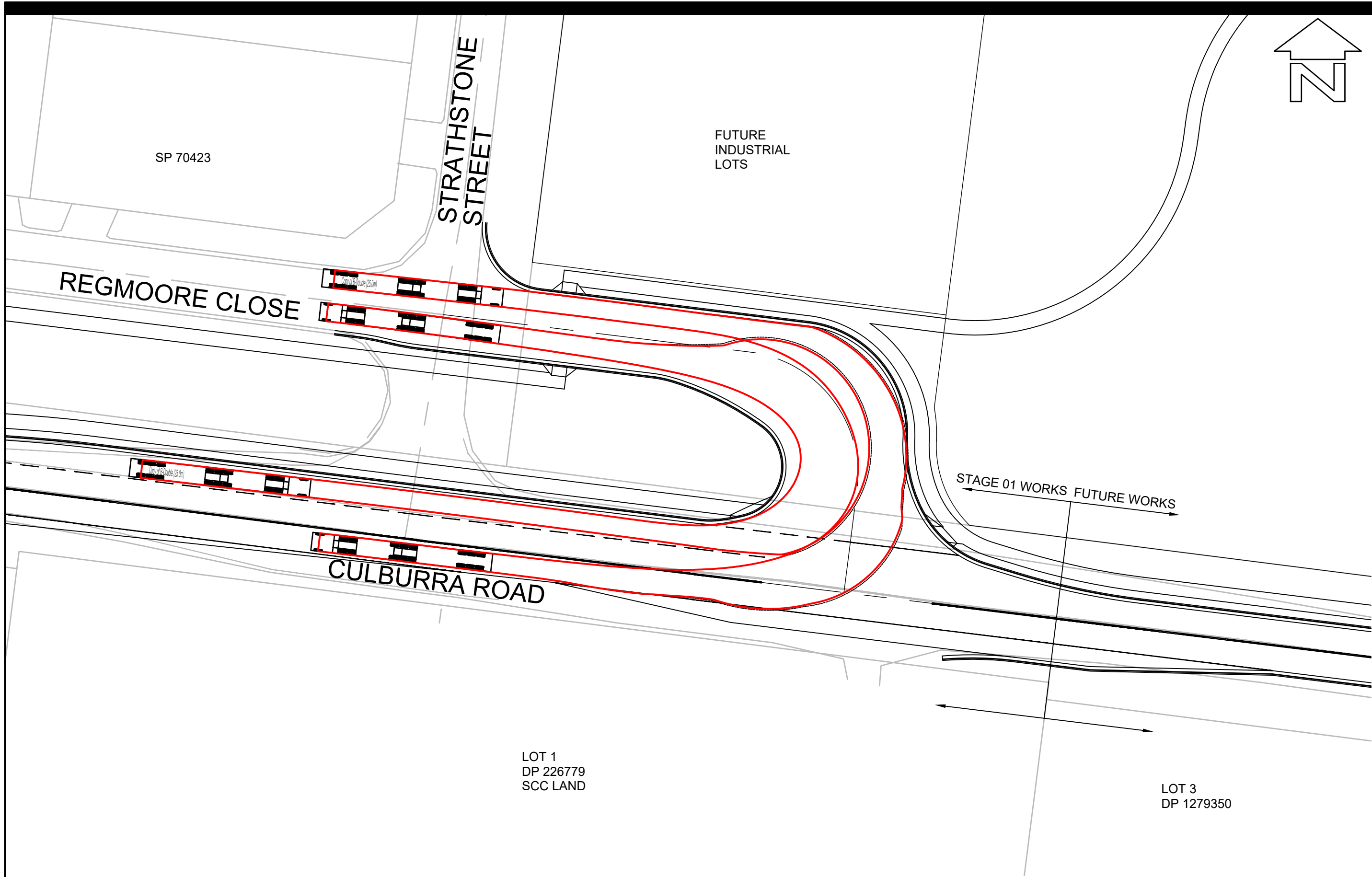


NOTE:
REFINEMENT OF LAYOUT TO POTENTIALLY ACCOMMODATE
SIMULTANEOUS SEMI-TRAILER MOVEMENTS IN/OUT AS WELL
AS BASIC RIGHT TURN TREATMENT TO BE CONSIDERED AS
PART OF FUTURE DESIGN DEVELOPMENT STAGES

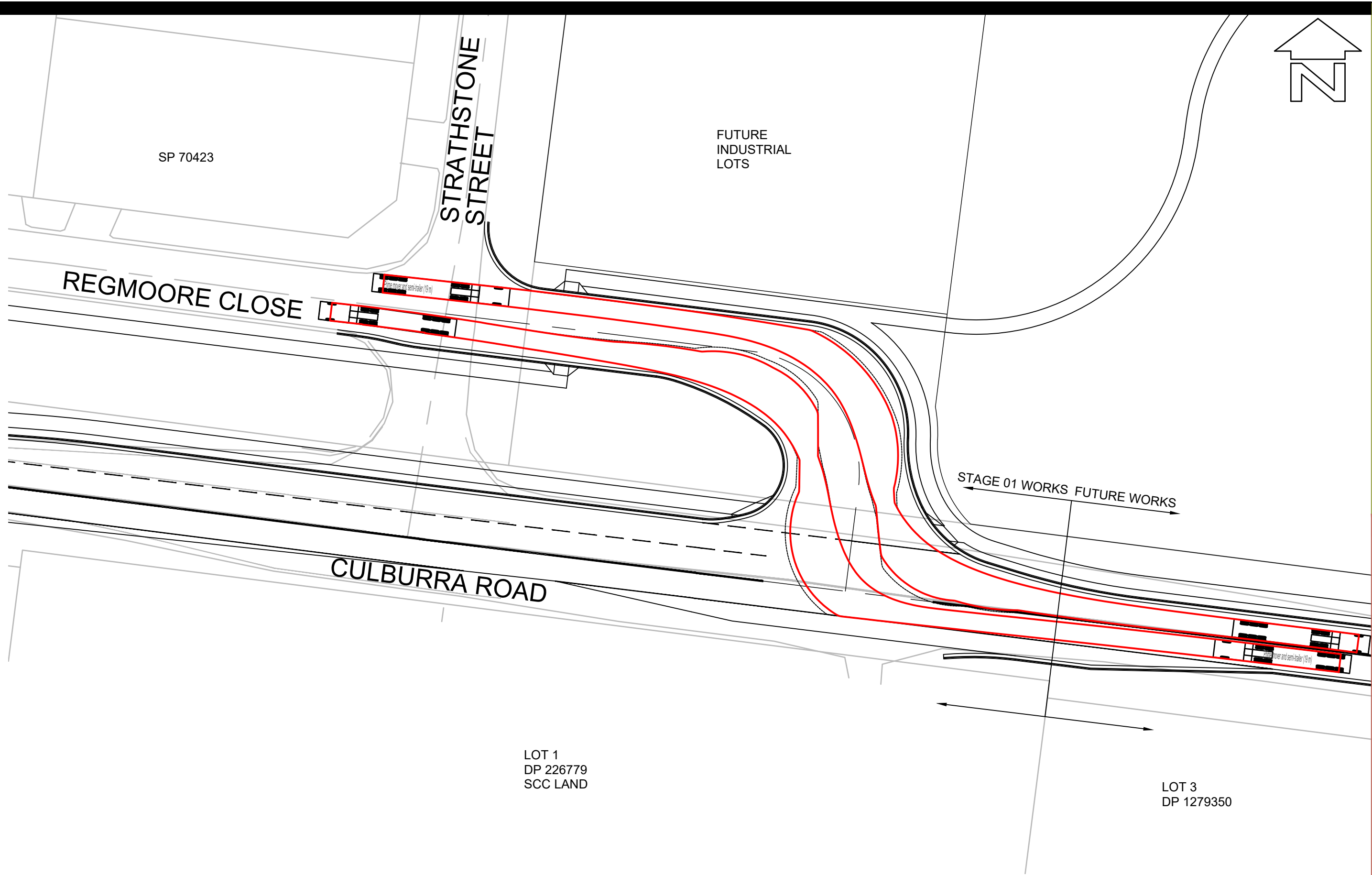
BEWARE!
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SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND
SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR
ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

LAYOUT PLAN
SCALE 1:500

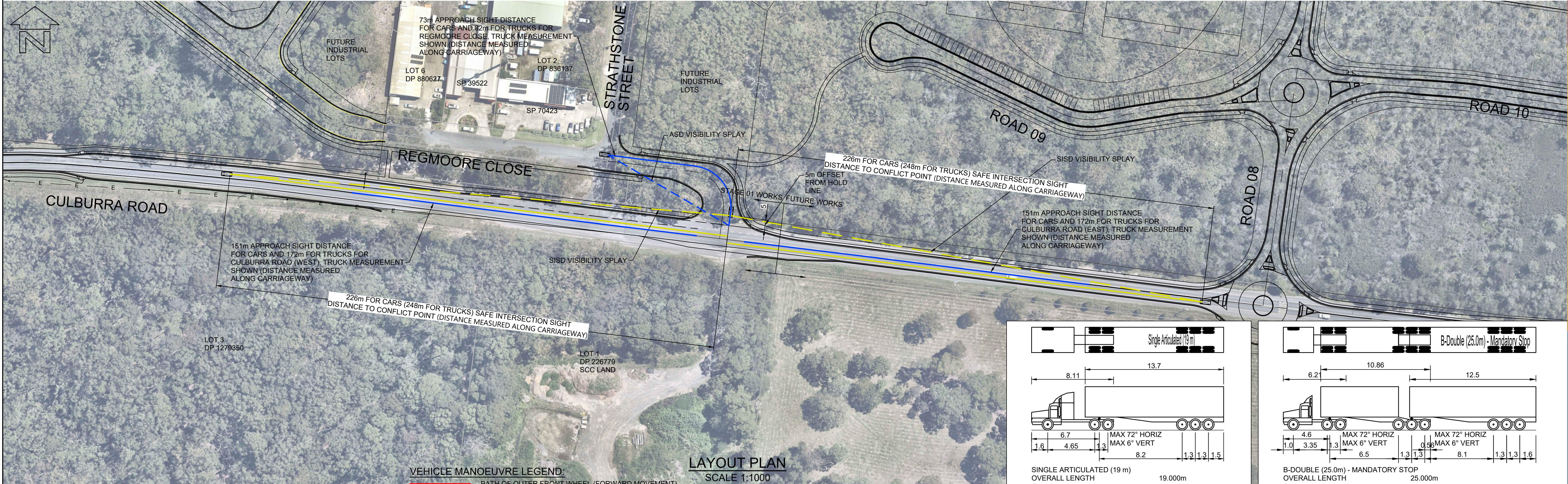
AllenPrice Development Consultants	PRELIMINARY CONCEPT INDUSTRIAL ENTRY & EXIT LAYOUT PLAN		ISSUE	DESCRIPTION	BY	DATE	0510152025 SCALE:- 1:500 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY		DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P5	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM		
	Over Lot 1 DP 1305809 (CONCEPT DA)		P6	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD							
	At CULBURRA ROAD, CULBURRA BEACH		Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiaira Office • 1/28 Bong Bong St, Kiara NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au												
	For SEALARK PTY LTD		DATE OF SURVEY												
								MAY 2025		DRAWING NUMBER	25405-109		SHEET	ISSUE	
										10	P6				



LAYOUT PLAN
SCALE 1:500



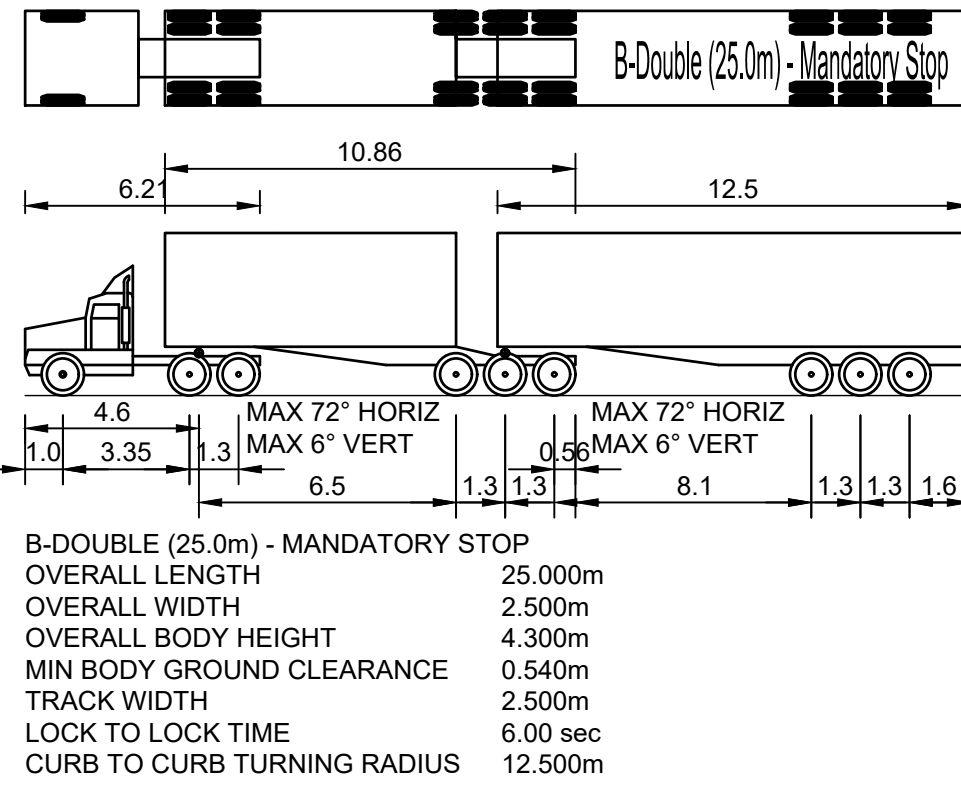
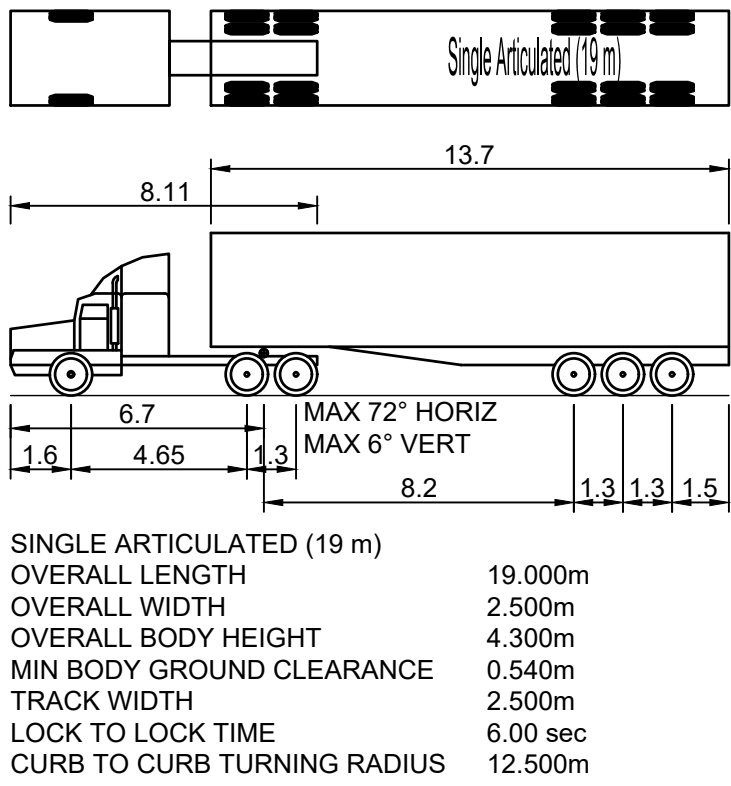
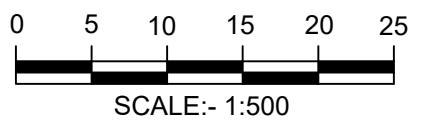
LAYOUT PLAN
SCALE 1:500



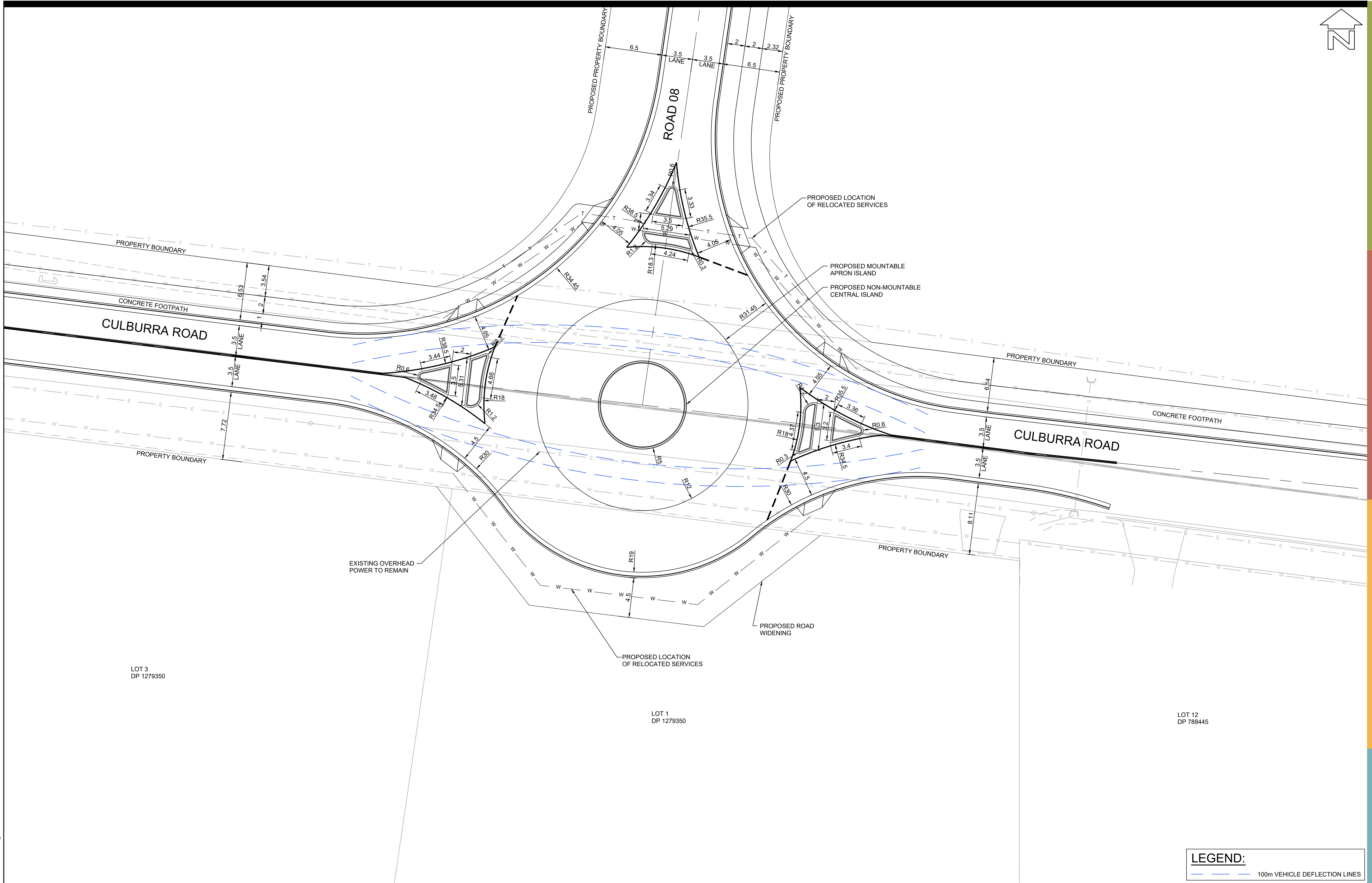
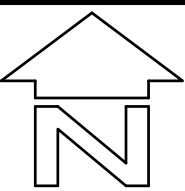
LAYOUT PLAN
SCALE 1:1000

BEWARE!
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VEHICLE MANOEUVRE LEGEND:
— PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
— SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)
THIS DRAWING HAS BEEN PREPARED USING MODELING COMPUTER SOFTWARE AUTODESK VEHICLE TRACKING 2016. THE VEHICLE USED IS BASED UPON DATA PROVIDED BY AUSTRoads 2013 FOR A B-DOUBLE (25.0m) AND SINGLE ARTICULATED (19.0m) TRAVELING AT 20km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE, HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.



AllenPrice Development Consultants	PRELIMINARY CONCEPT INDUSTRIAL ENTRY & EXIT VEHICLE MOVEMENTS & SIGHT DISTANCE LAYOUT PLAN		ISSUE	DESCRIPTION	BY	DATE	01020304050 SCALE:- 1:1000 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation	
	WEST CULBURRA MIXED USE DEVELOPMENT		P1 P2	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM		
	Over Lot 1 DP 1305809 (CONCEPT DA) At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD							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	RL		
								MAY 2025				DRAWING NUMBER	SHEET		ISSUE
								25405-110					11	P2	

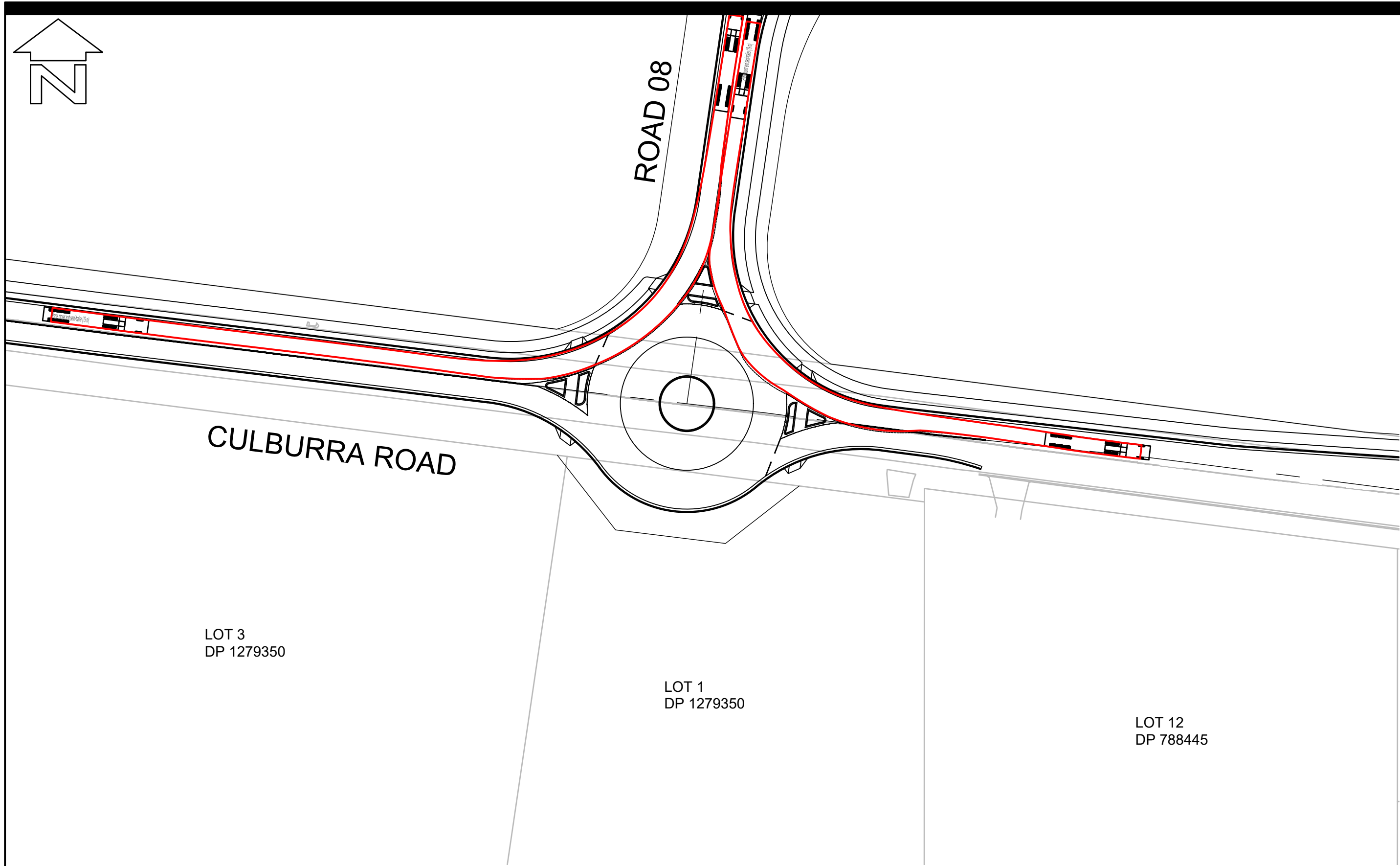


LAYOUT PLAN
SCALE 1:200

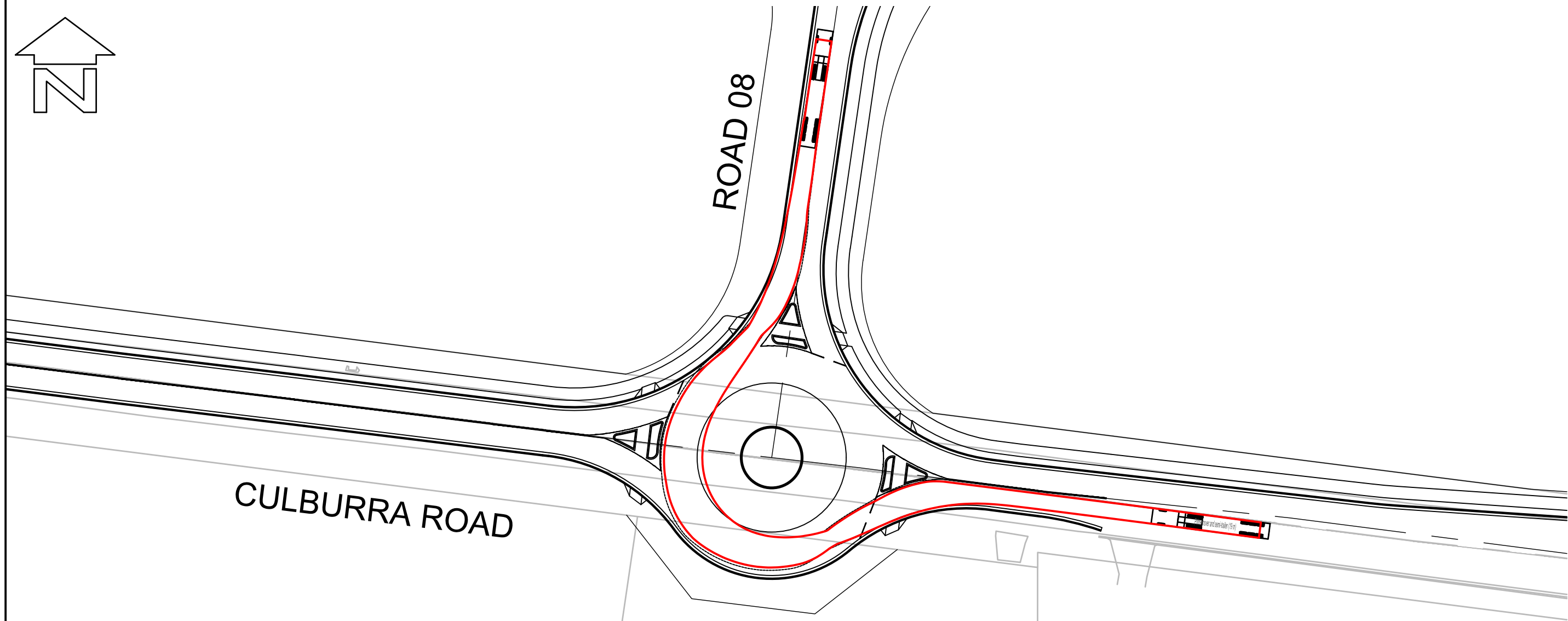
LEGEND:	
	100m VEHICLE DEFLECTION LINES

BEWARE!
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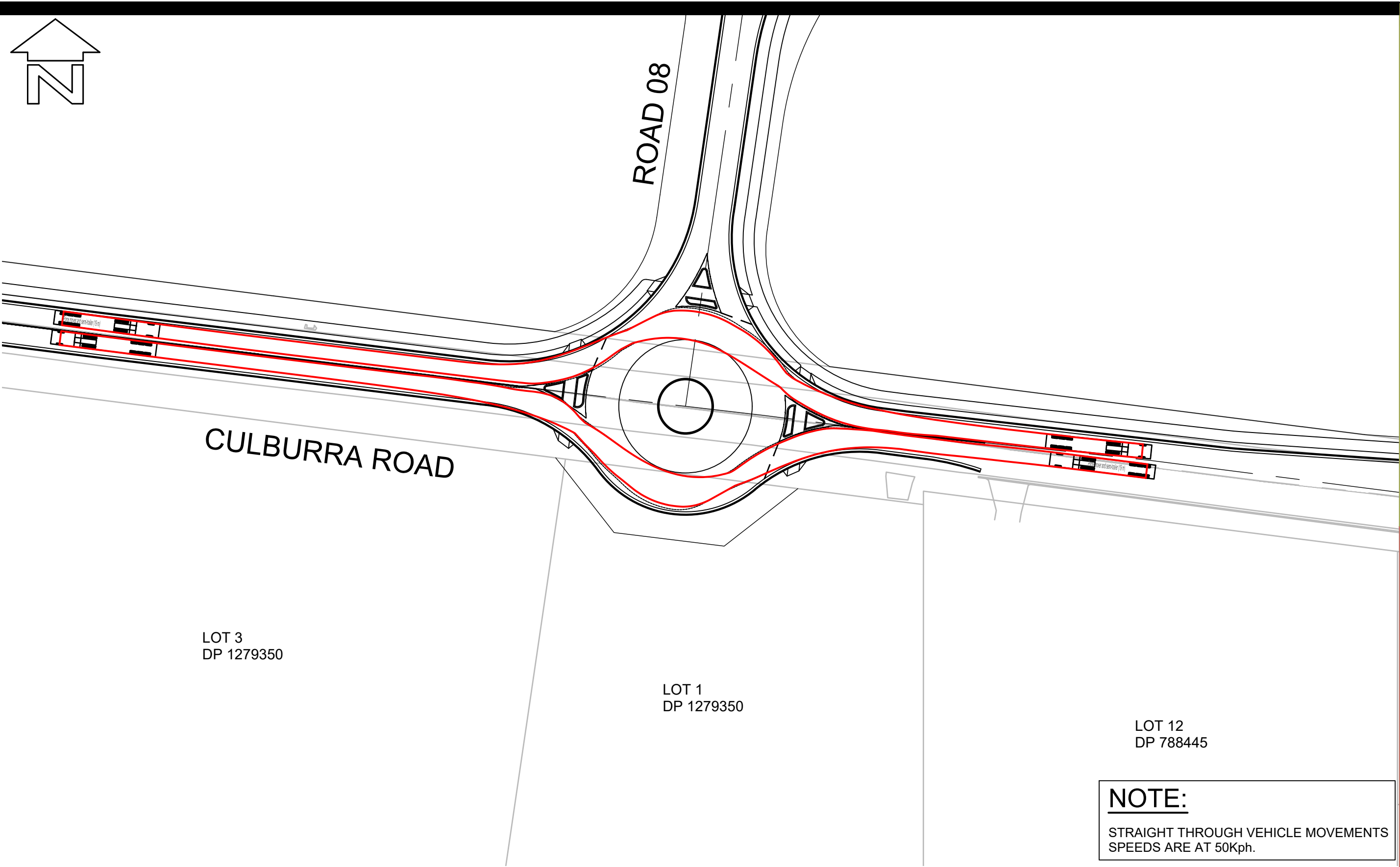
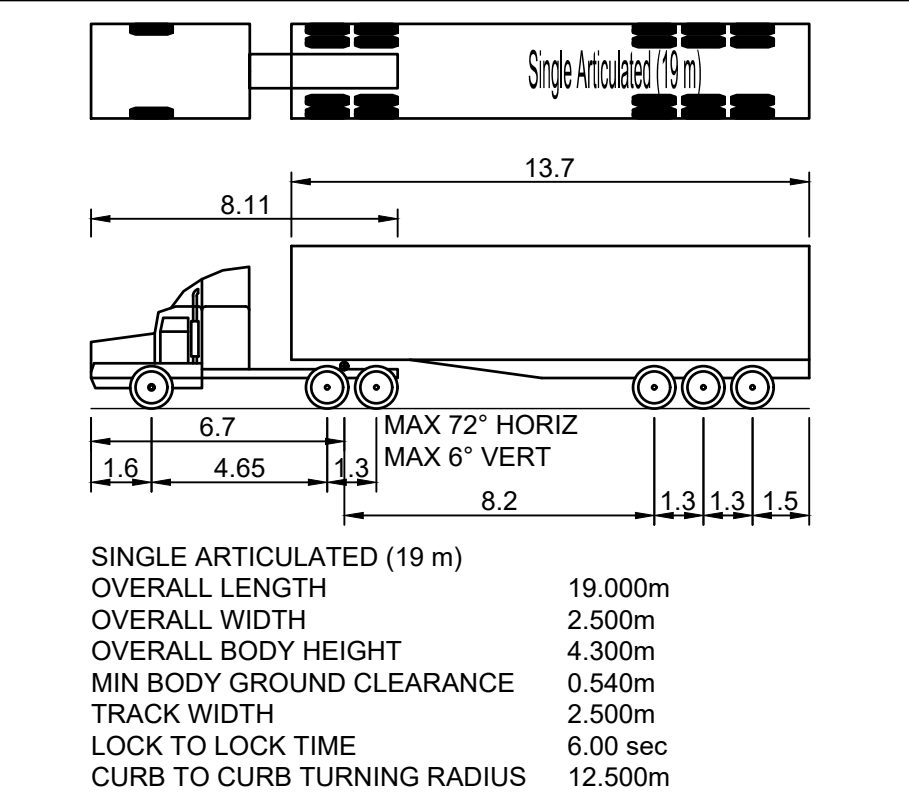
	PRELIMINARY CONCEPT ROUNDABOUT 02 DESIGN		ISSUE	DESCRIPTION	BY	DATE		SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	 Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM	
	Over Lot 1 DP 1305809 (CONCEPT DA)		P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kilnara Office • 1/28 Bong Bong St, Kilnara 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	RL	
	At CULBURRA ROAD, CULBURRA BEACH							MAY 2025				DRAWING NUMBER	SHEET	
	For SEALARK PTY LTD							25405-112					13	ISSUE
													P3	



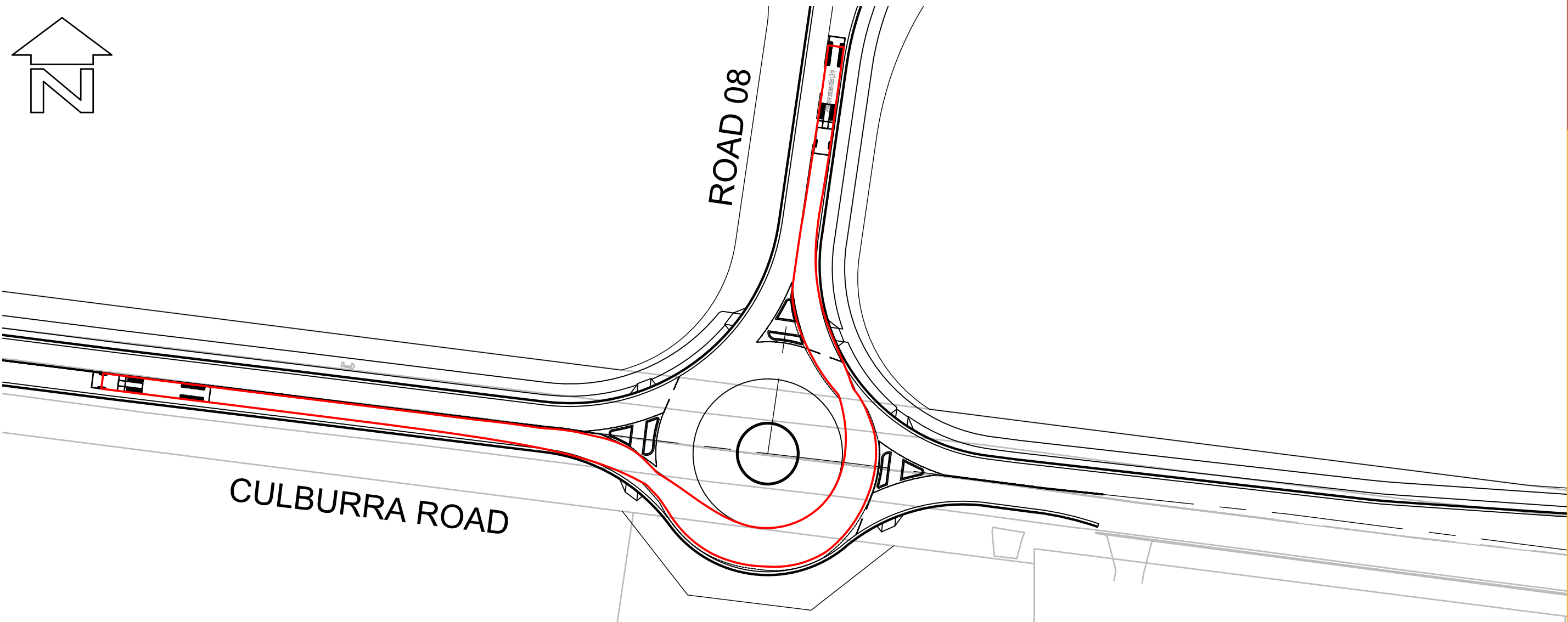
LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750

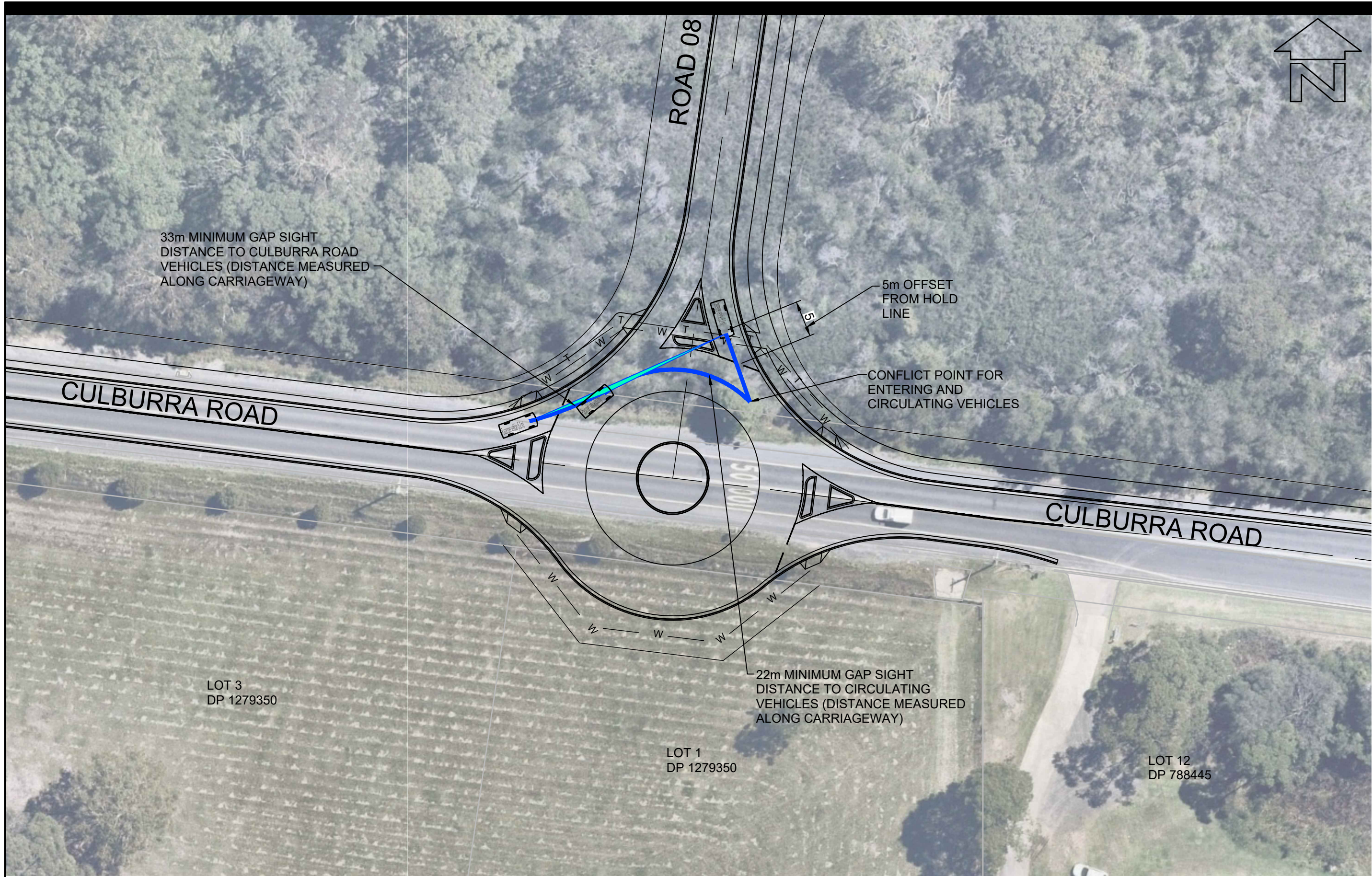


LAYOUT PLAN
SCALE 1:750

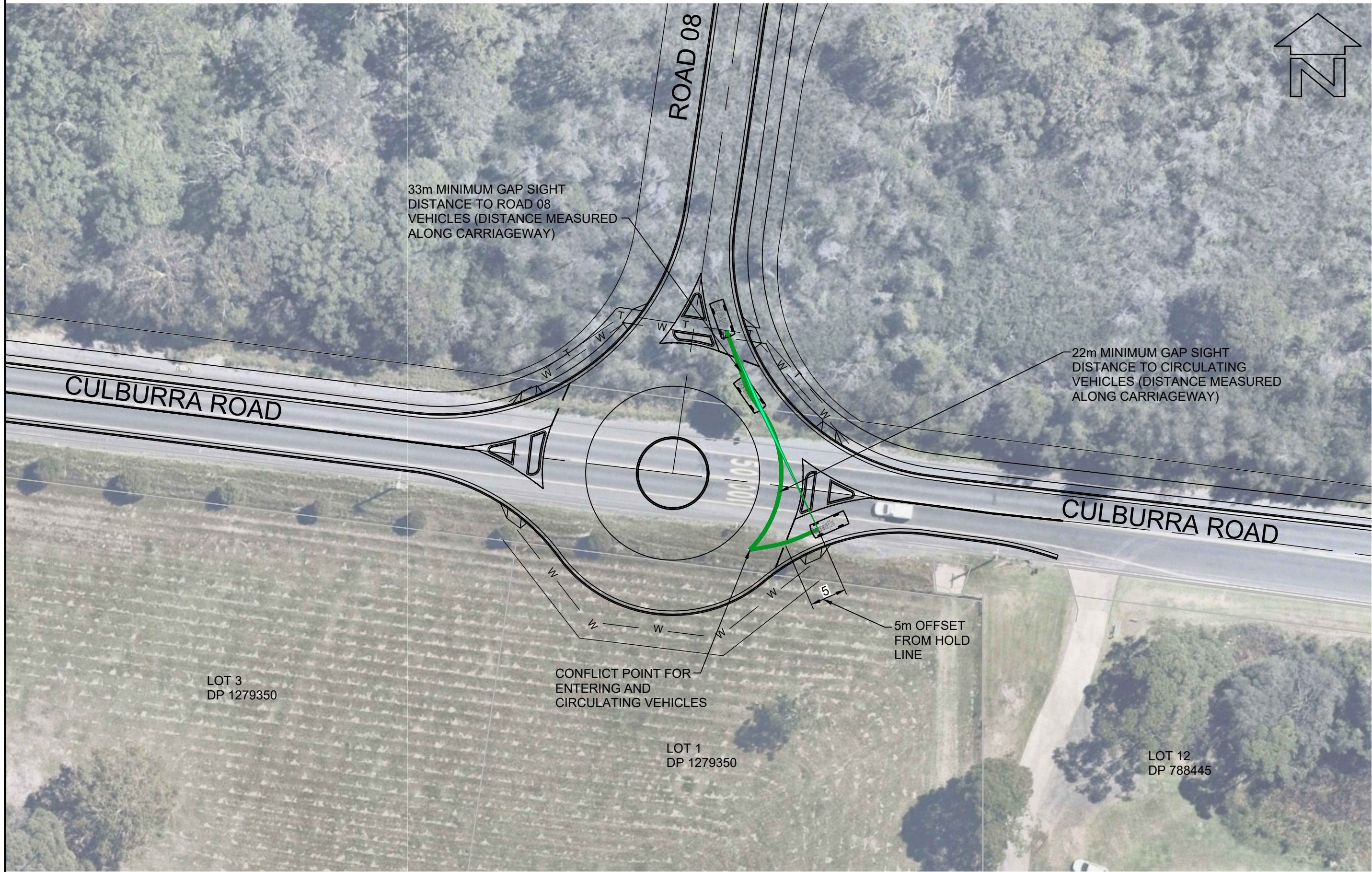
NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.

VEHICLE MANOEUVRE LEGEND:
----- PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
----- SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)
THIS DRAWING HAS BEEN PREPARED USING MODELING COMPUTER SOFTWARE AUTODESK VEHICLE TRACKING 2016. THE VEHICLE USED IS BASED UPON DATA PROVIDED BY AUSTRROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

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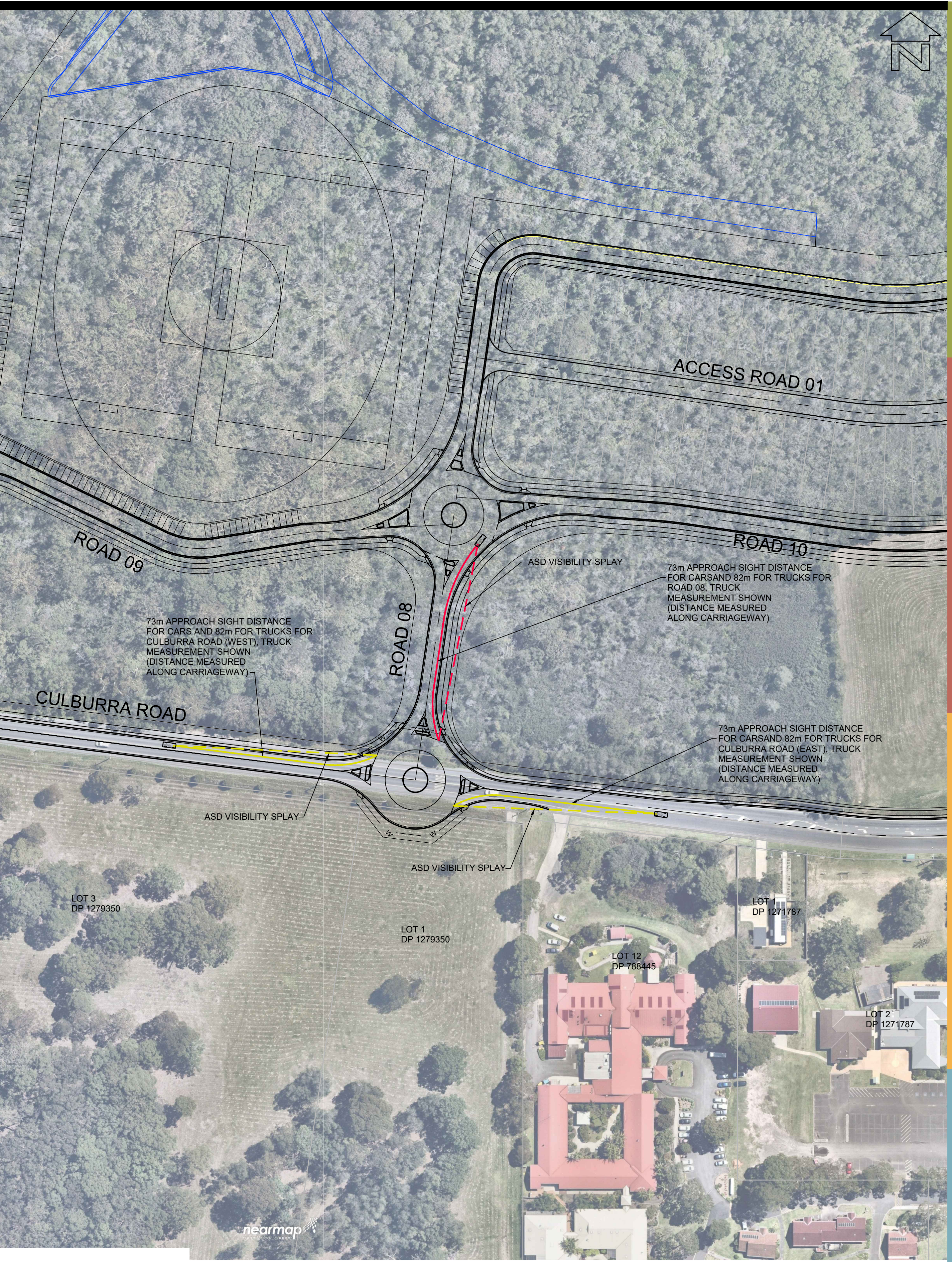


LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500

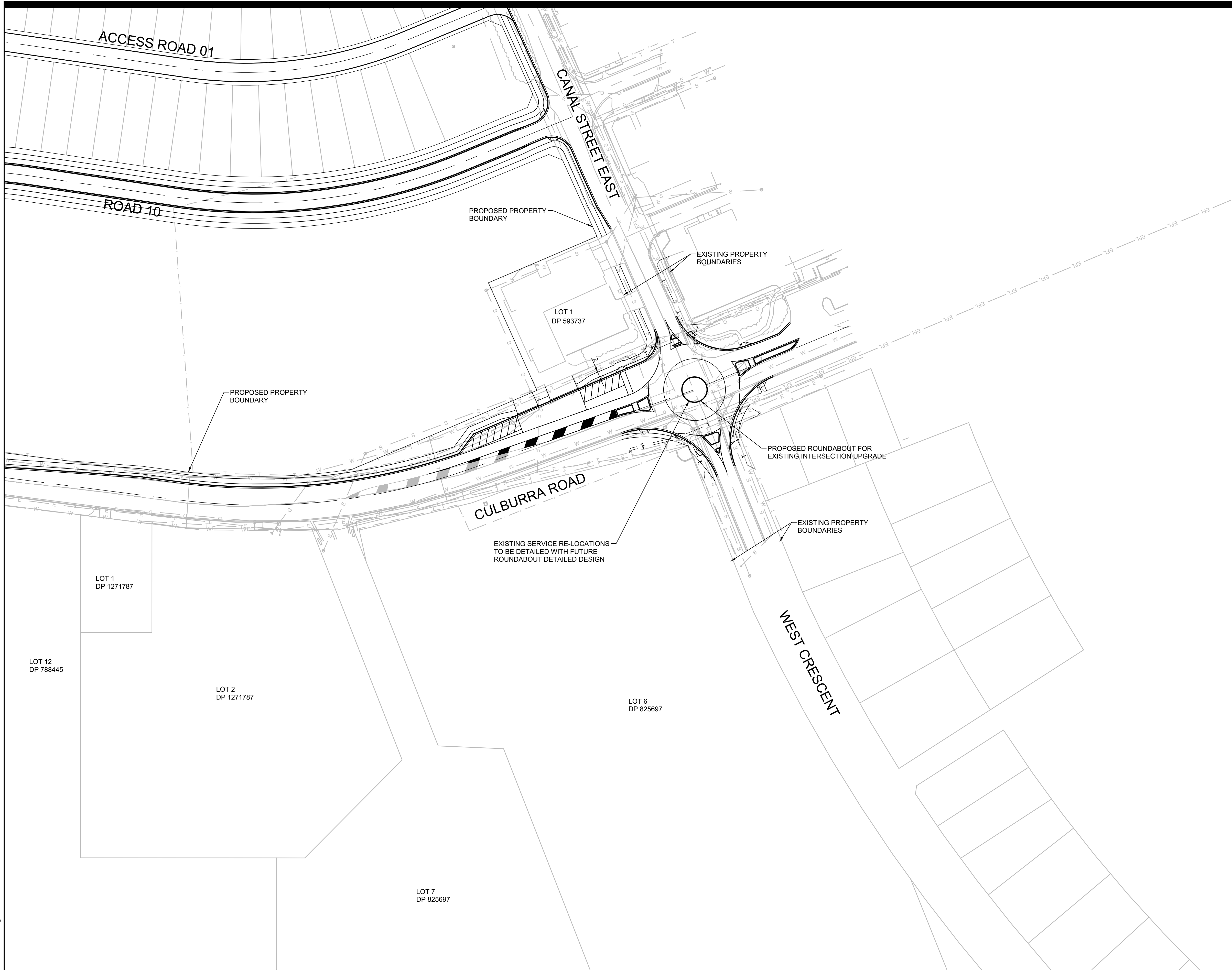
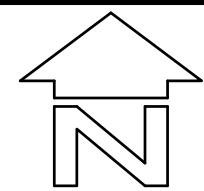
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LAYOUT PLAN
SCALE 1:1000



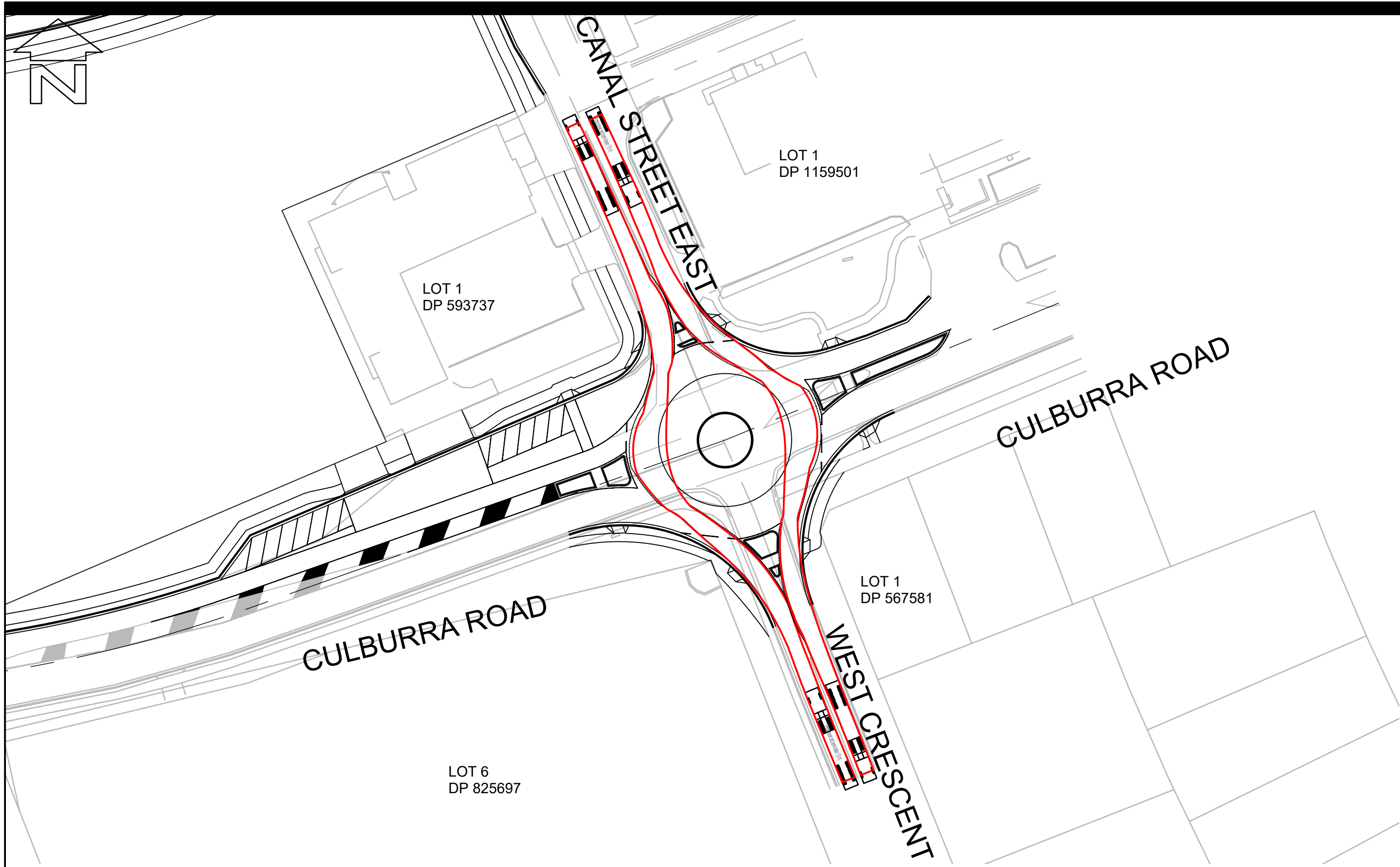
AllenPrice Development Consultants	PRELIMINARY ROUNDABOUT 02 SIGHT LINE LAYOUT PLAN				ISSUE	DESCRIPTION	BY	DATE	01020304050 SCALE:- 1:1000 (AT A1 ORIGINAL)	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	 PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT				P2 P3	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM	
	Over Lot 1 DP 1305809 (CONCEPT DA) At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD								ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiaama 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	RL		
									MAY 2025				DRAWING NUMBER	SHEET	ISSUE	
									25405-114				15	P3		
										PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES						



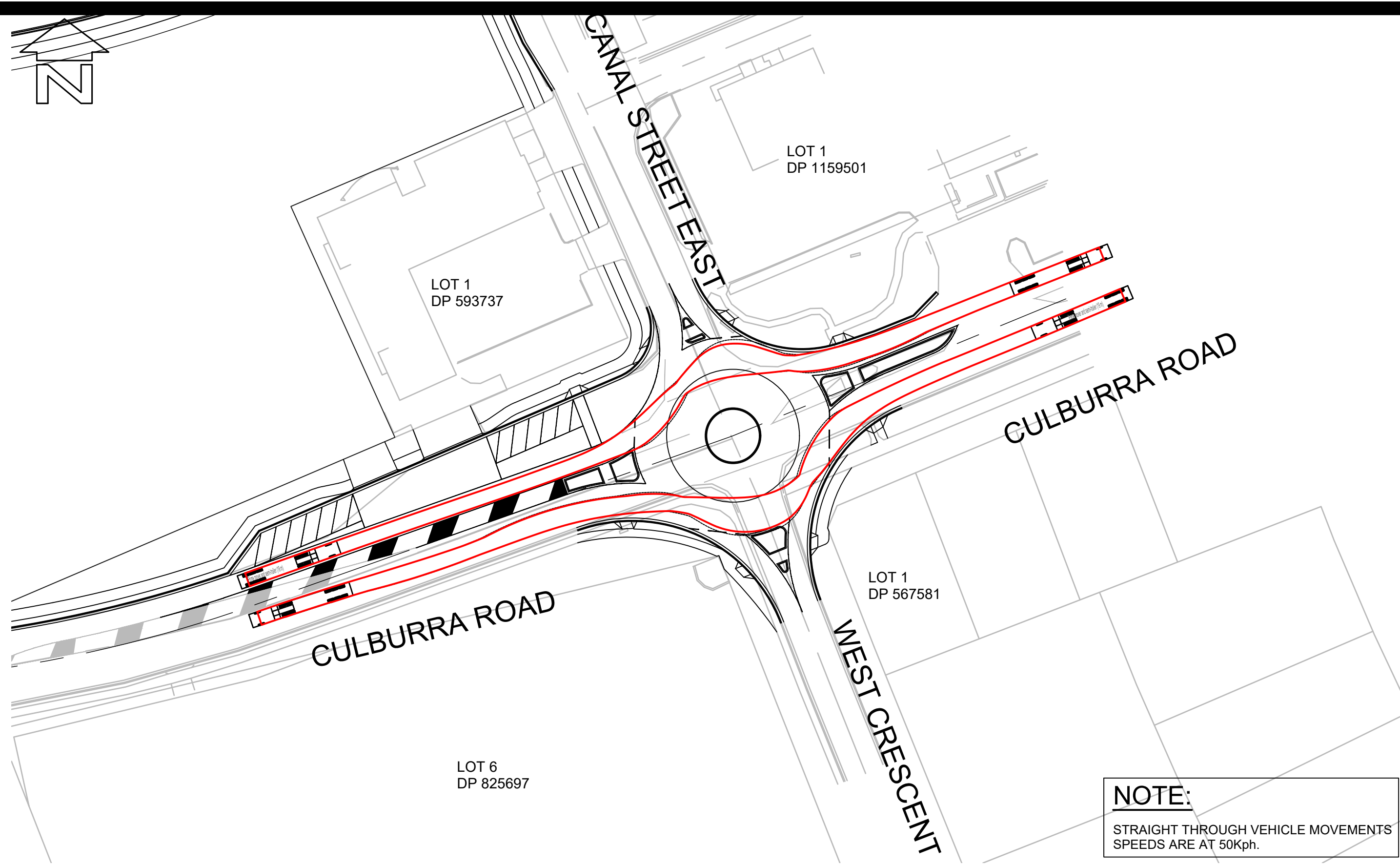
LAYOUT PLAN
SCALE 1:750

BEWARE!
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AllenPrice Development Consultants	PRELIMINARY CONCEPT ROUNDABOUT 03 LAYOUT PLAN		ISSUE	DESCRIPTION	BY	DATE	0 5 10 15 20 25 SCALE:- 1:750 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM	
	Over Lot 1 DP 1305809 (CONCEPT DA)		P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiaira Office • 1/28 Bong Bong St, Kiaira 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	RL	
	At CULBURRA ROAD, CULBURRA BEACH											MAY 2025		
	For SEALARK PTY LTD											DRAWING NUMBER	SHEET	ISSUE
												25405-115	16	P3

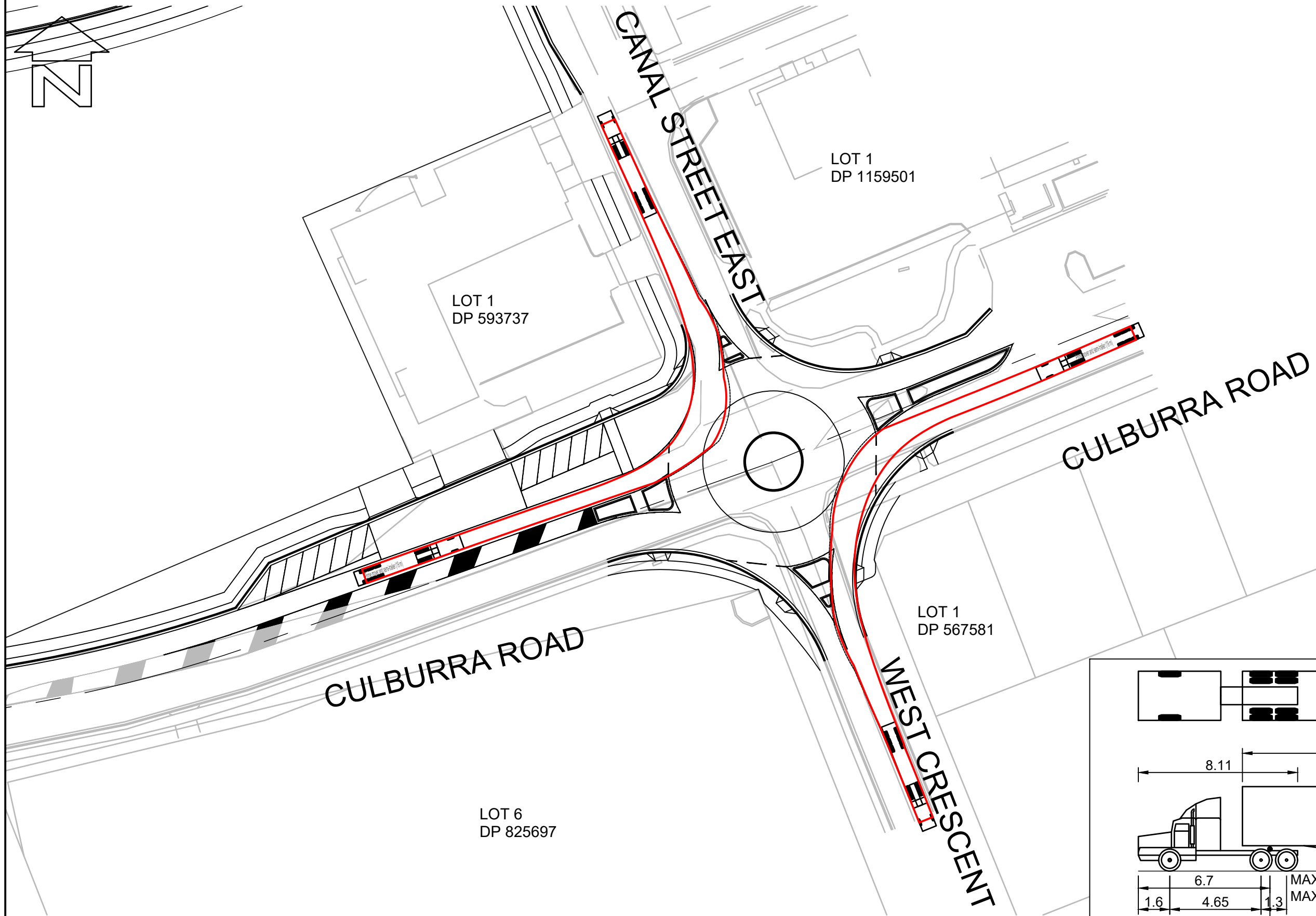


LAYOUT PLAN
SCALE 1:750

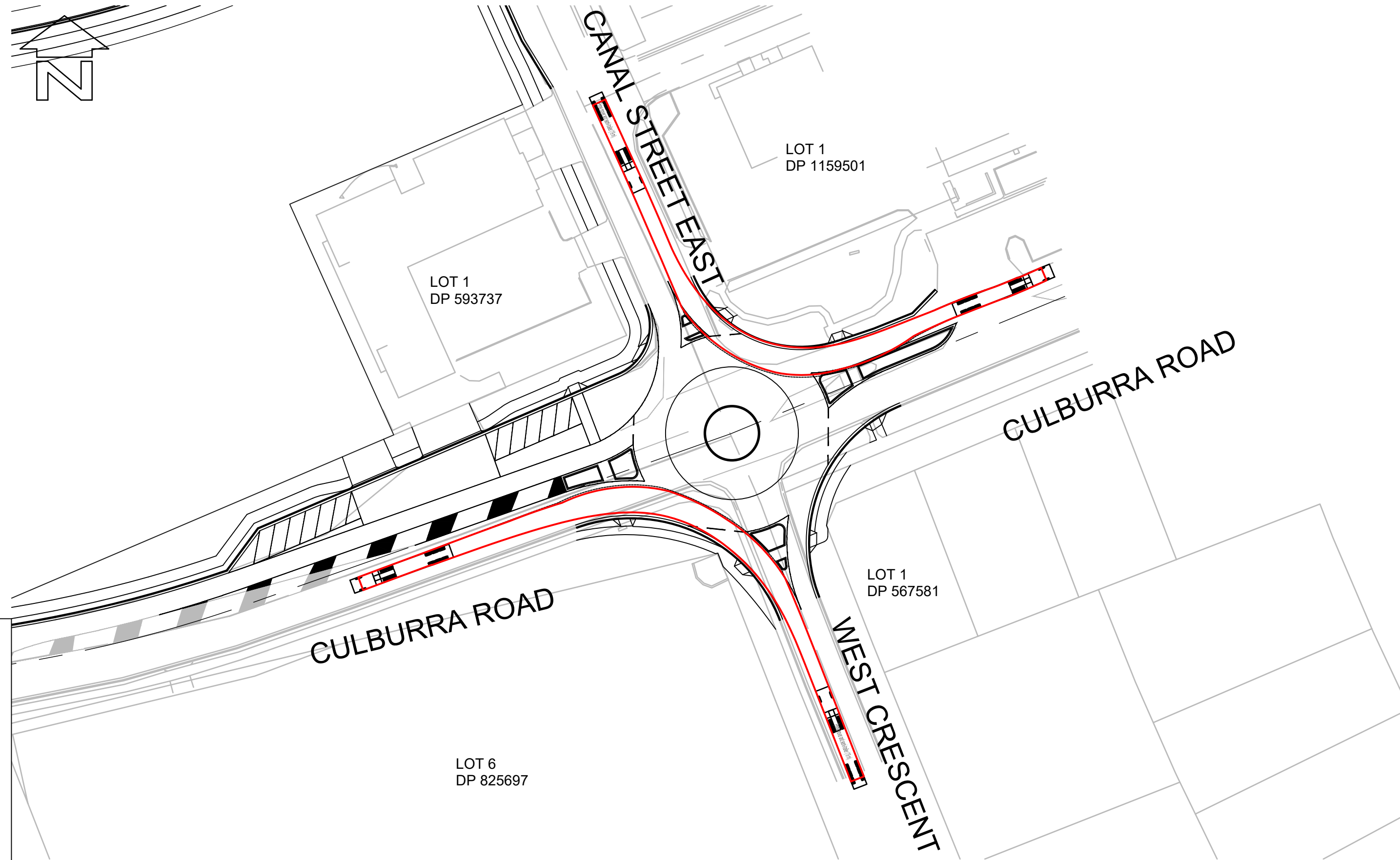


NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.

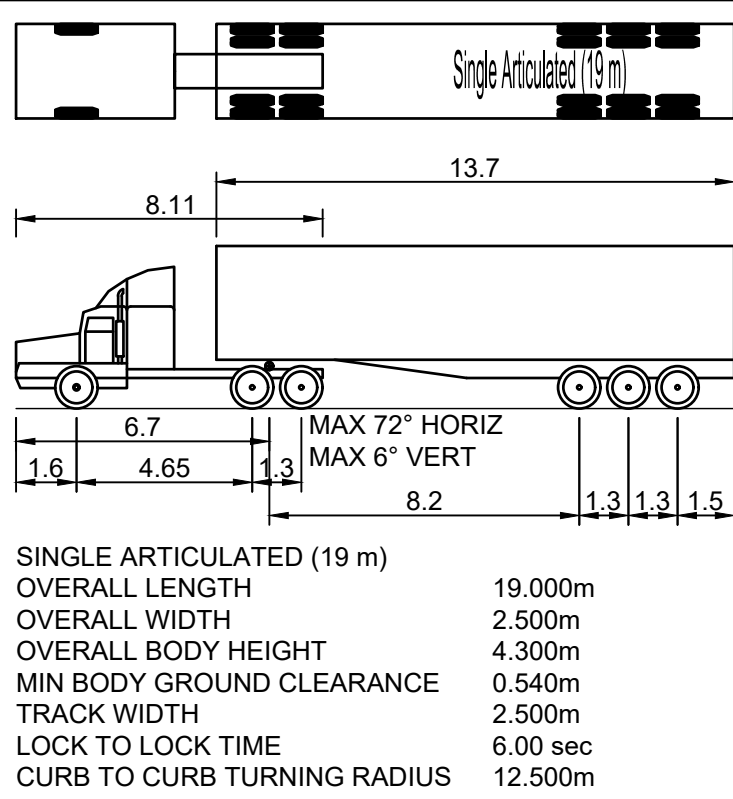
LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750



VEHICLE MANOEUVRE LEGEND:
- - - - - PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
- - - - - SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)
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AllenPrice

Development Consultants

ROUNDABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN

WEST CULBURRA MIXED USE DEVELOPMENT

Over Lot 1 DP 1305809 (CONCEPT DA)

At CULBURRA ROAD, CULBURRA BEACH

For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

0 5 10 15 20 25

SCALE:- 1:750

(AT A1 ORIGINAL)

PRELIMINARY

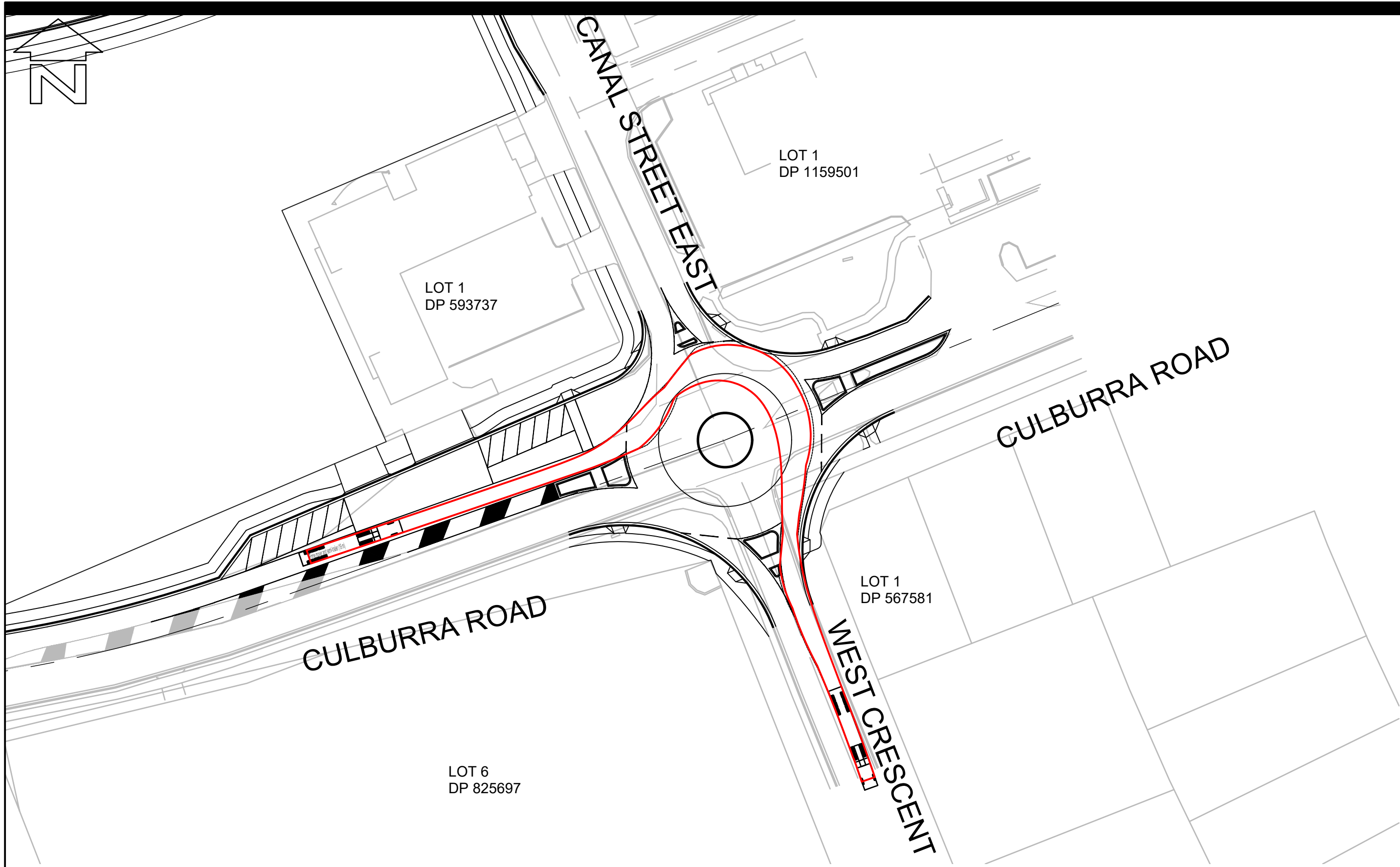
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN
AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM
ALLEN PRICE PTY LTD				DATE OF SURVEY	RL
Nowra Office • 75 Plunkett St, Nowra NSW 2541				MAY 2025	
Kiaira Office • 1/28 Bong Bong St, Kiaira NSW 2533				DRAWING NUMBER	SHEET
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500				25405-117	18
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au					ISSUE
					P3

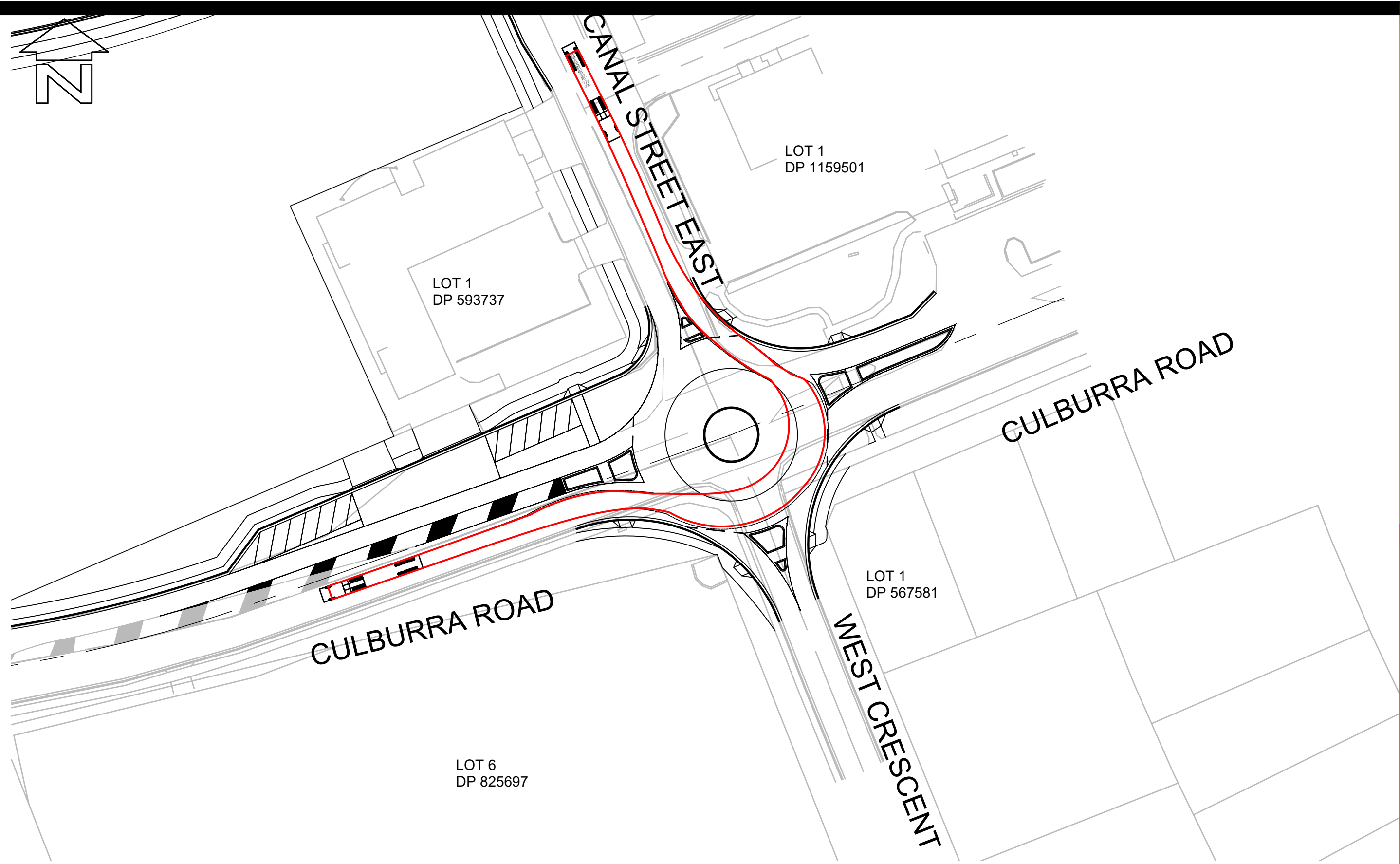
PROFESSIONAL

STANDARDS SCHEME

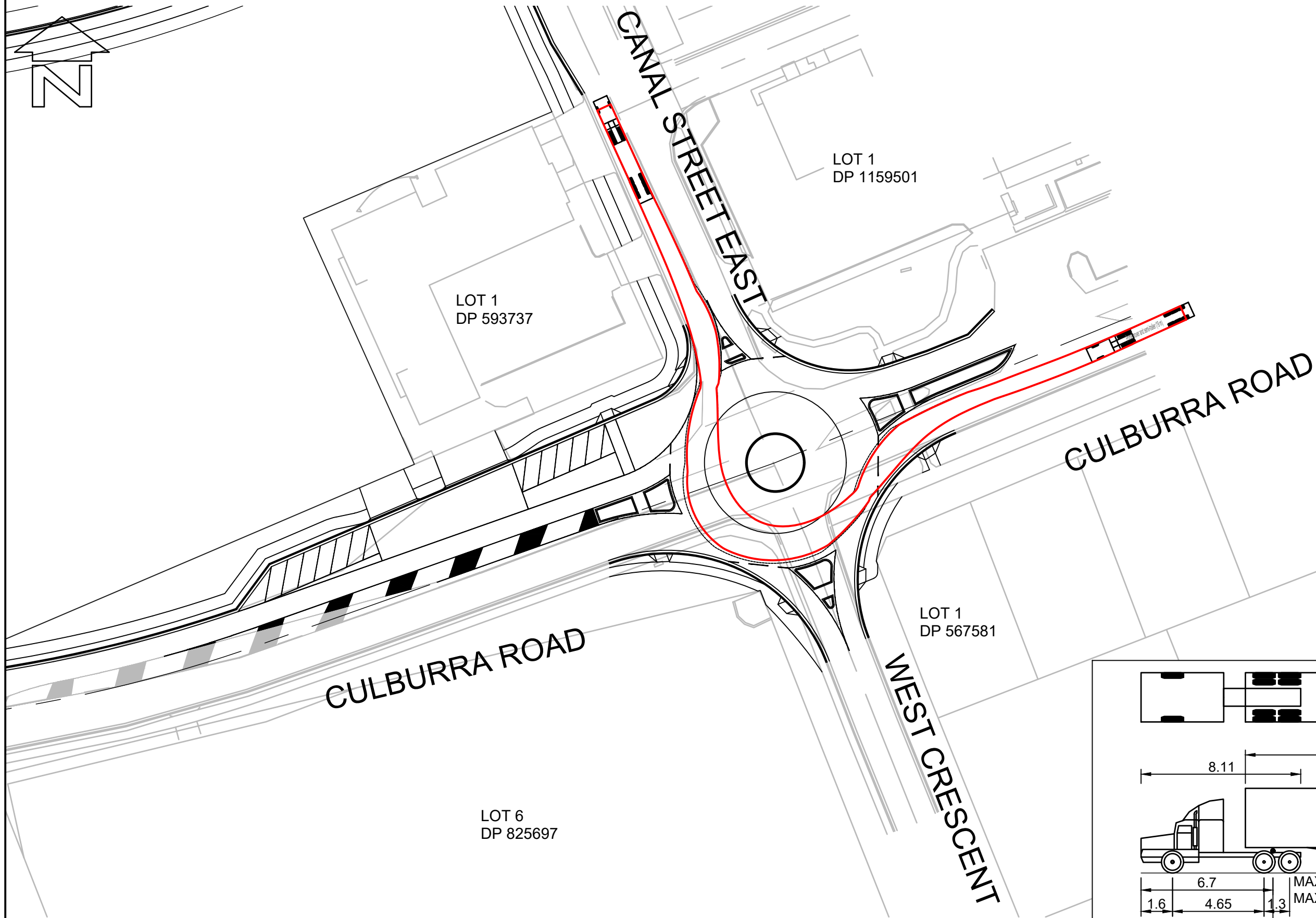
Liability limited by a scheme approved under Professional Standards Legislation



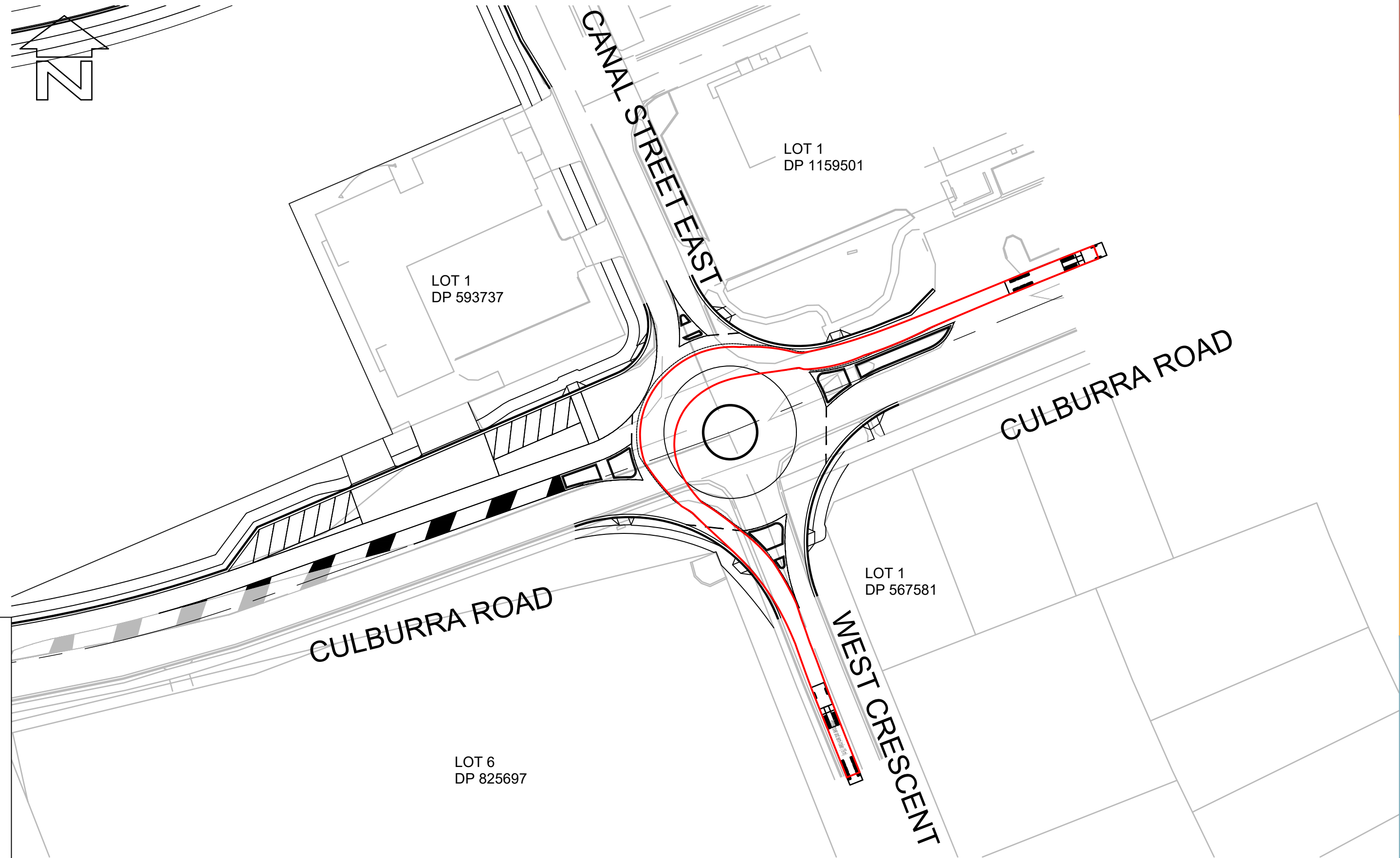
LAYOUT PLAN
SCALE 1:750



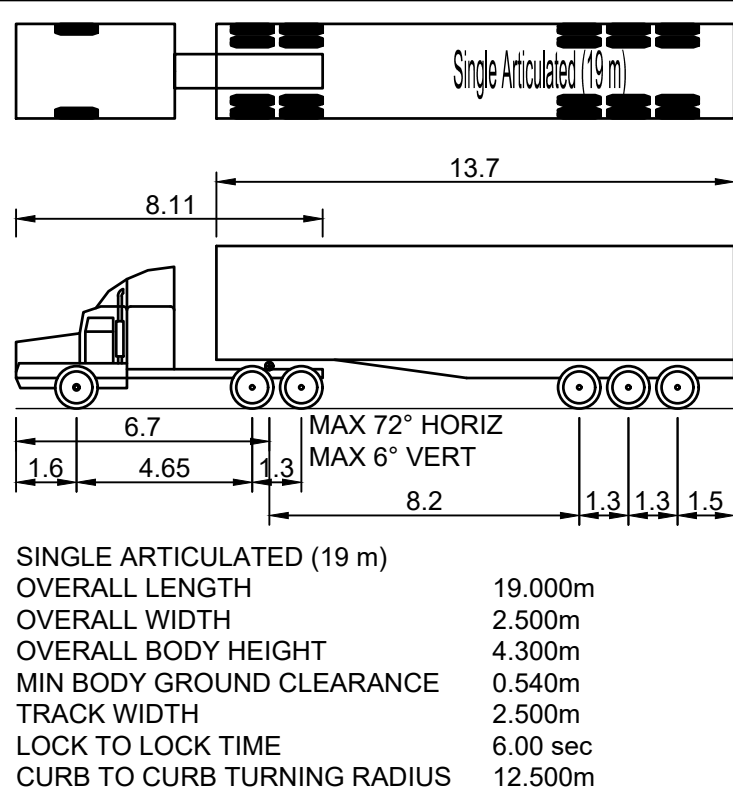
LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750



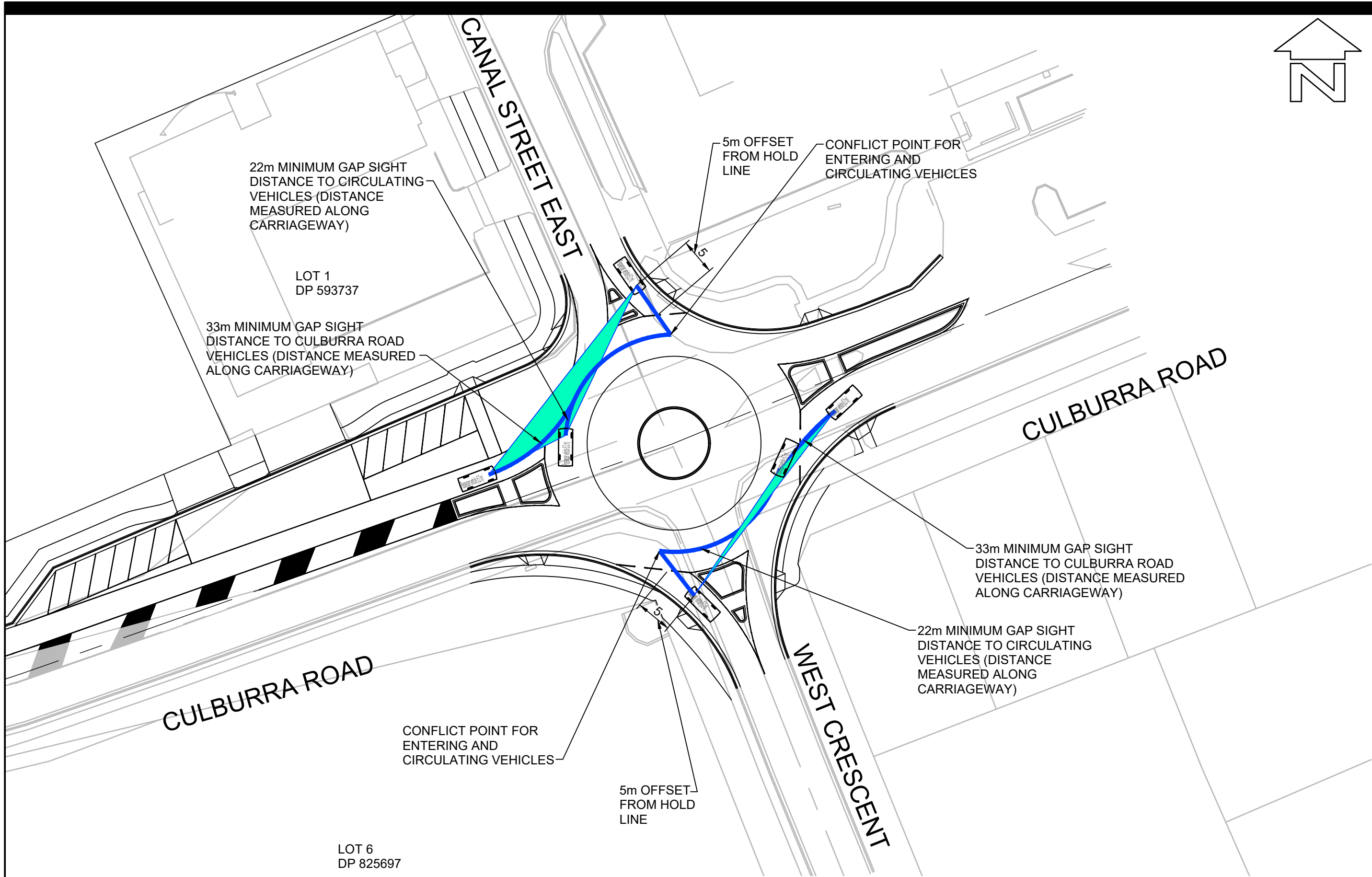
LAYOUT PLAN
SCALE 1:750



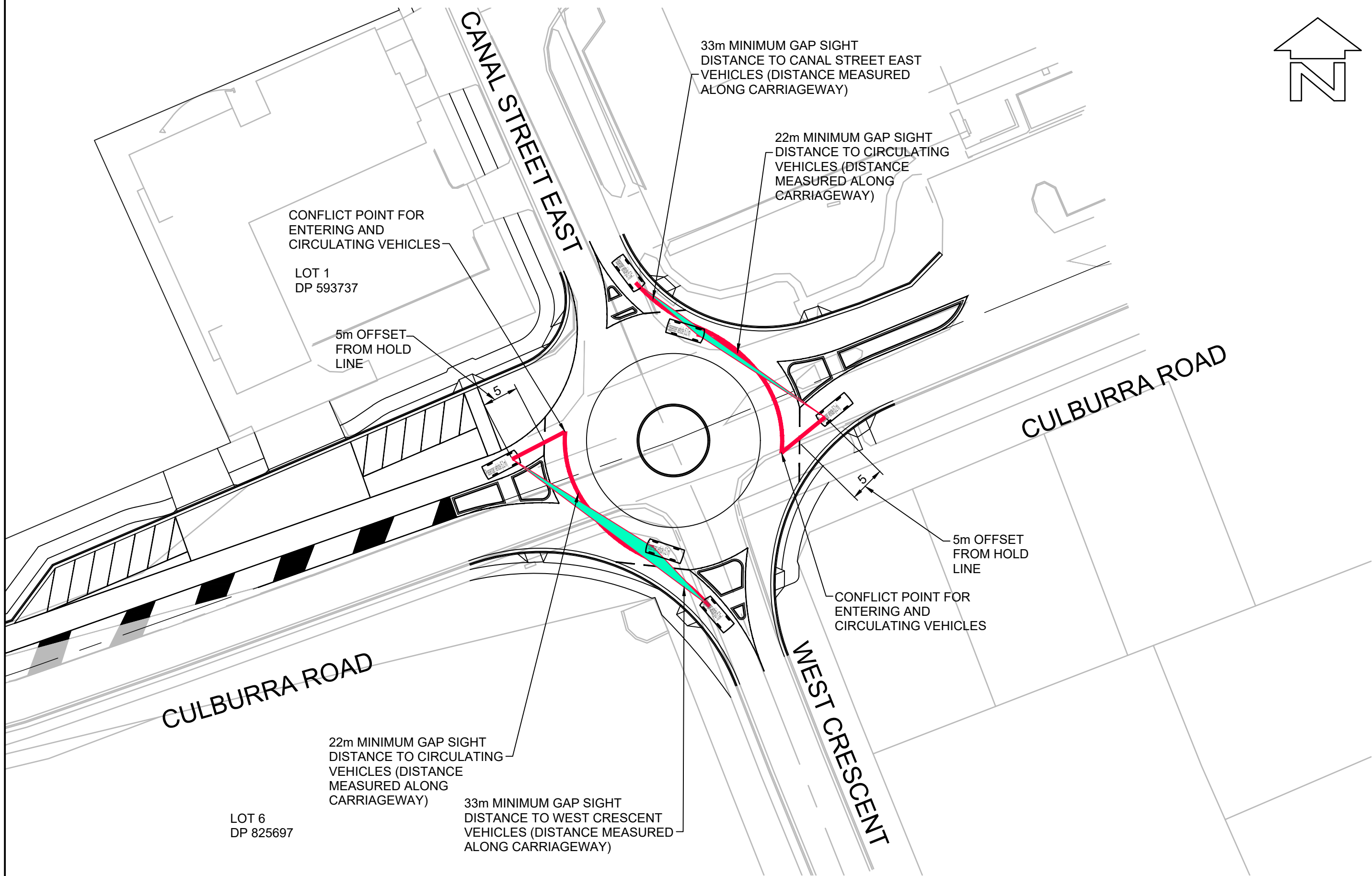
VEHICLE MANOEUVRE LEGEND:
----- PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
----- SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)
THIS DRAWING HAS BEEN PREPARED USING MODELING COMPUTER SOFTWARE AUTODESK VEHICLE TRACKING 2016. THE VEHICLE USED IS BASED UPON DATA PROVIDED BY AUSTRROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

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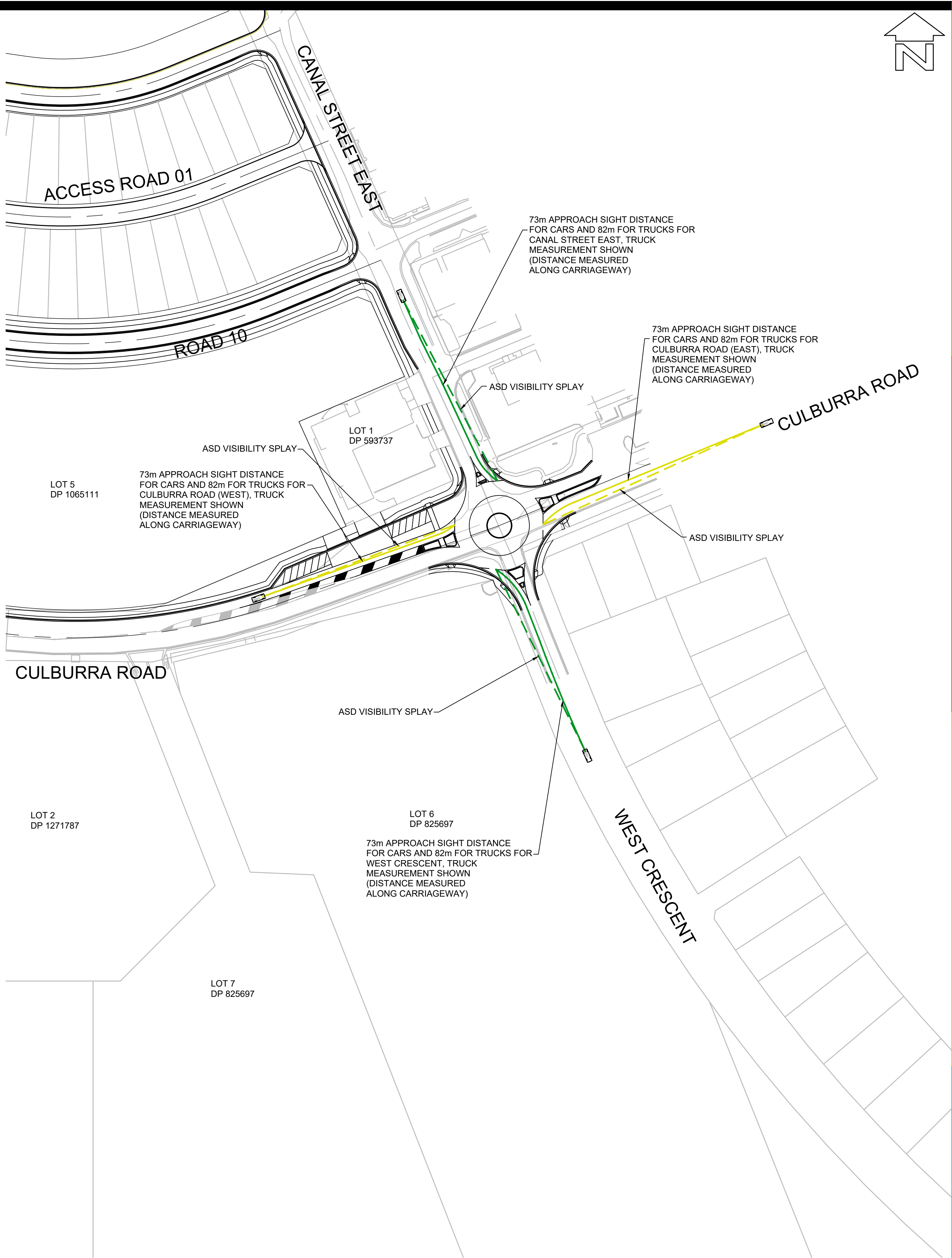
AllenPrice Development Consultants	ROUNDAABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN			ISSUE	DESCRIPTION	BY	DATE	0510152025 SCALE:- 1:750 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN		PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation	
	WEST CULBURRA MIXED USE DEVELOPMENT			P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP				AUSTRALIAN HEIGHT DATUM	SSM			
	Over Lot 1 DP 1305809 (CONCEPT DA) At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD			P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiamra Office • 1/28 Bong Bong St, Kiamra 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	RL			
									MAY 2025				DRAWING NUMBER	SHEET	ISSUE		
												25405-118				19	P3



LAYOUT PLAN
SCALE 1:500



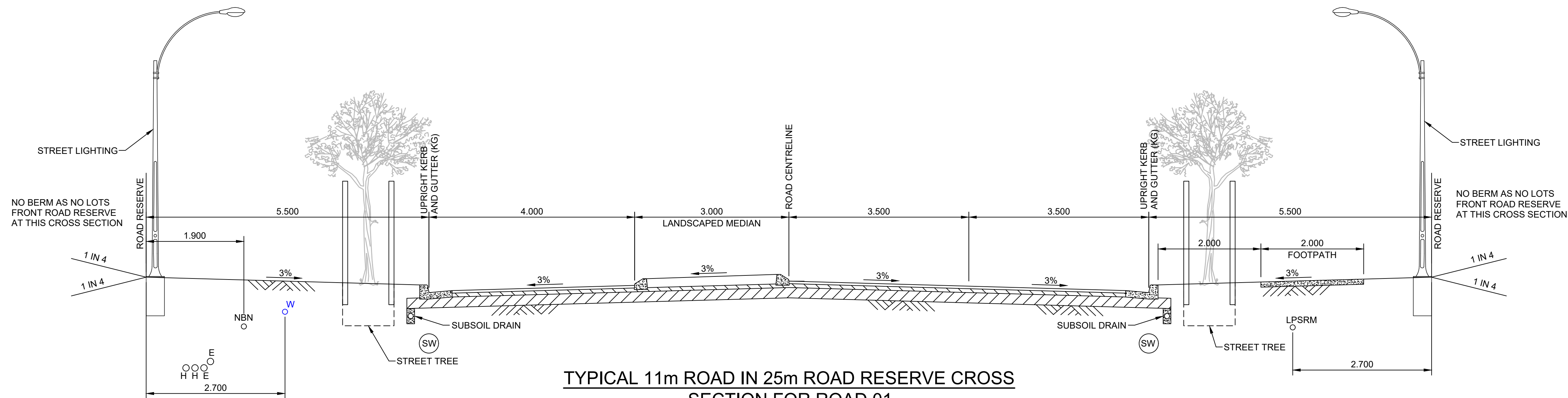
LAYOUT PLAN
SCALE 1:500



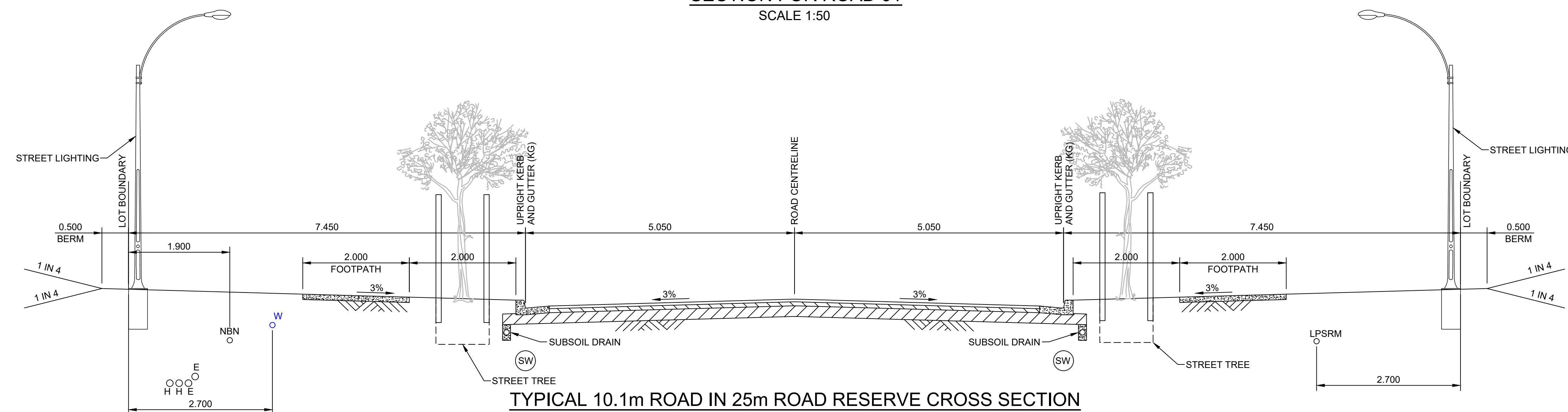
LAYOUT PLAN
SCALE 1:1000

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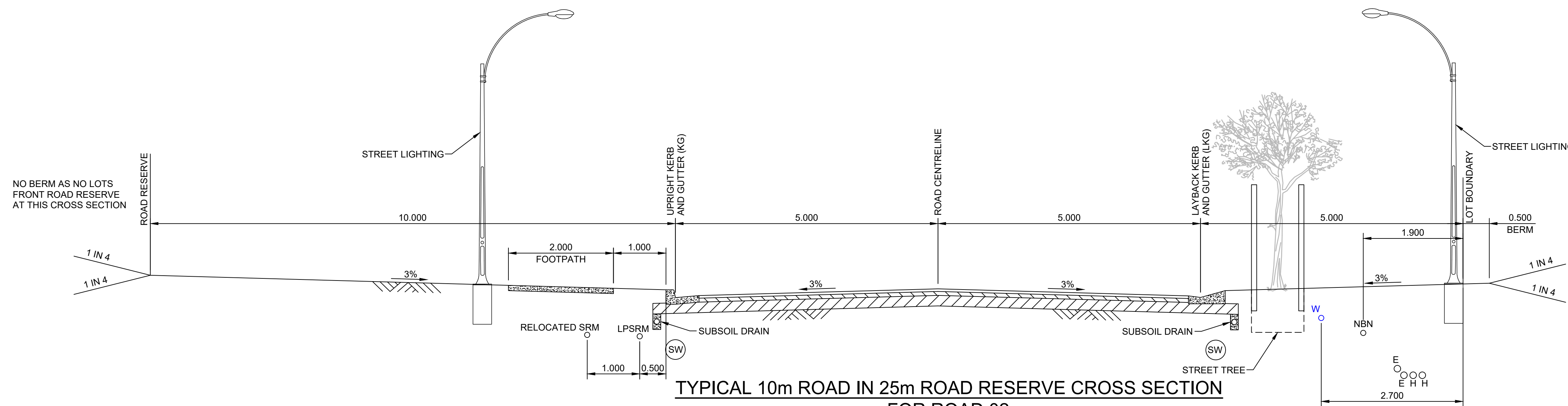
AllenPrice Development Consultants	PRELIMINARY ROUNDABOUT 03 SIGHT LINE LAYOUT PLAN WEST CULBURRA MIXED USE DEVELOPMENT Over Lot 1 DP 1305809 (CONCEPT DA) At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD	ISSUE		DESCRIPTION	BY	DATE	01020304050 SCALE:- 1:1000 (AT A1 ORIGINAL)	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM		ORIGIN		PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation
		P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		AP		CJG	RMH	AUSTRALIAN HEIGHT DATUM		SSM		
		P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD				DATE OF SURVEY		RL			
							Nowra Office • 75 Plunkett St, Nowra NSW 2541				MAY 2025					
							Kiaama Office • 1/28 Bong Bong St, Kiama NSW 2533				DRAWING NUMBER		SHEET			
							Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500				25405-119		20			
				(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au						ISSUE		P3				



TYPICAL 11m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 01
SCALE 1:50



TYPICAL 10.1m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 01
SCALE 1:50

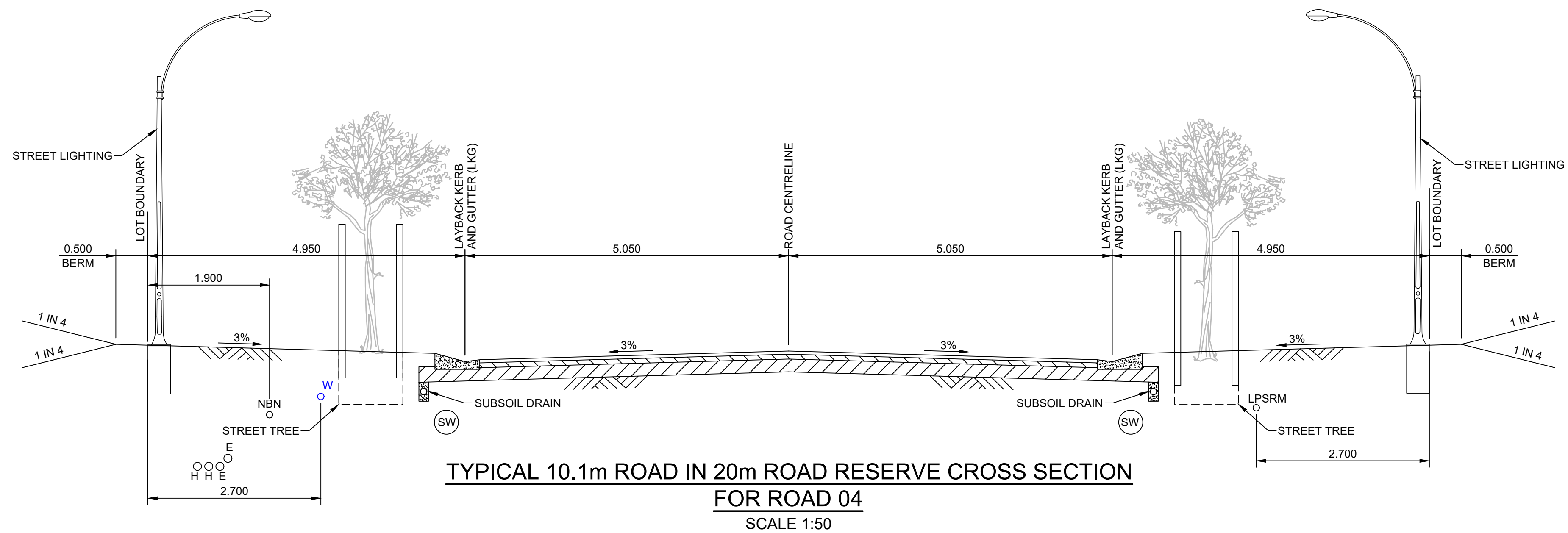


TYPICAL 10m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 02
SCALE 1:50

NOTE:
FOOTPATHS SHOWN ON CROSS SECTIONS ARE FOR INFORMATION ONLY. SEE LAYOUT PLANS FOR CLARIFICATION OF FOOTPATH LOCATION THROUGH SUBDIVISION.

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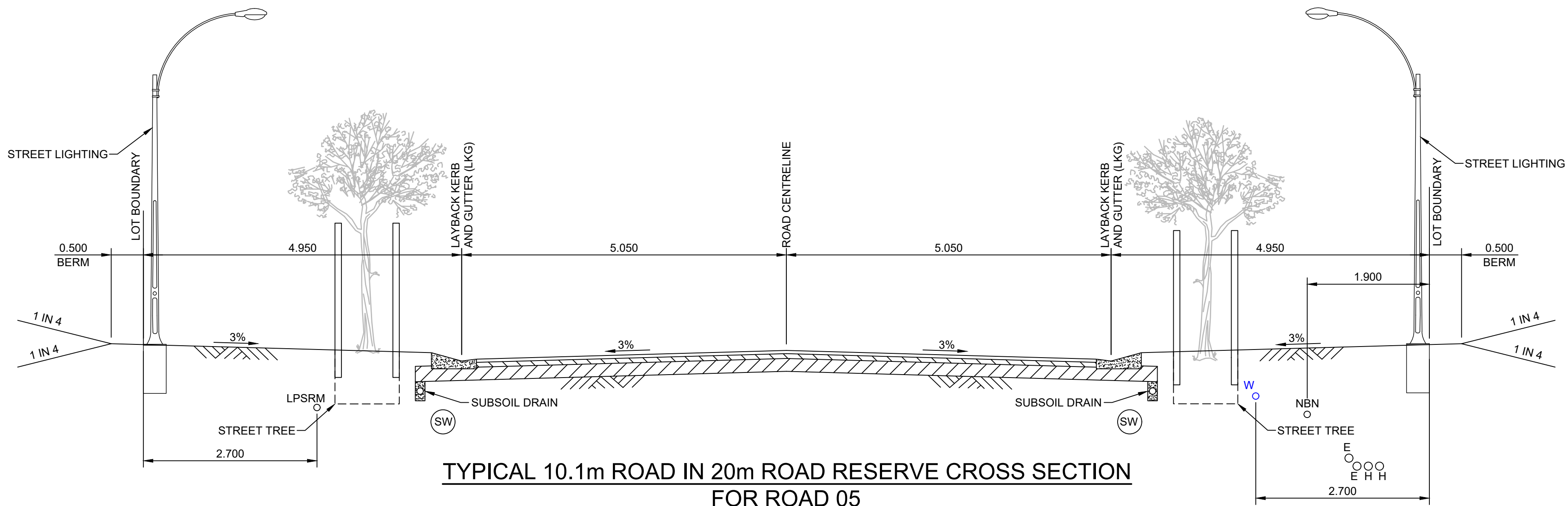
PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 01			ISSUE	DESCRIPTION	BY	DATE	0 0.5 1.0 1.5 2.0 2.5 SCALE:- 1:50 (AT A1 ORIGINAL)				SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	Liability limited by a scheme approved under Professional Standards Legislation		
P2	P3		AMENDED FOR MOD LODGEMENT	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024					AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM			
WEST CULBURRA MIXED USE DEVELOPMENT						27/05/2025					ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kilma Office • 1/28 Bong Bong St, Kilma 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	RL			
Over Lot 1 DP 1305809 (CONCEPT DA)															MAY 2025				
At CULBURRA ROAD, CULBURRA BEACH															DRAWING NUMBER	SHEET	ISSUE		
For SEALARK PTY LTD															25405-120	21	P3		



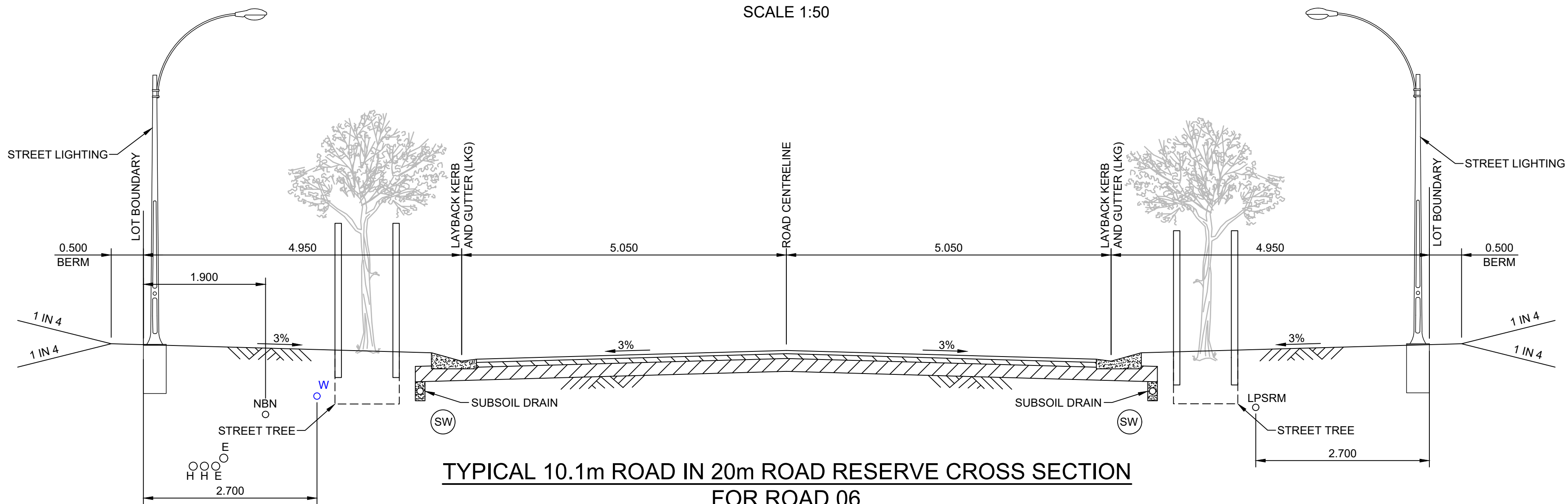
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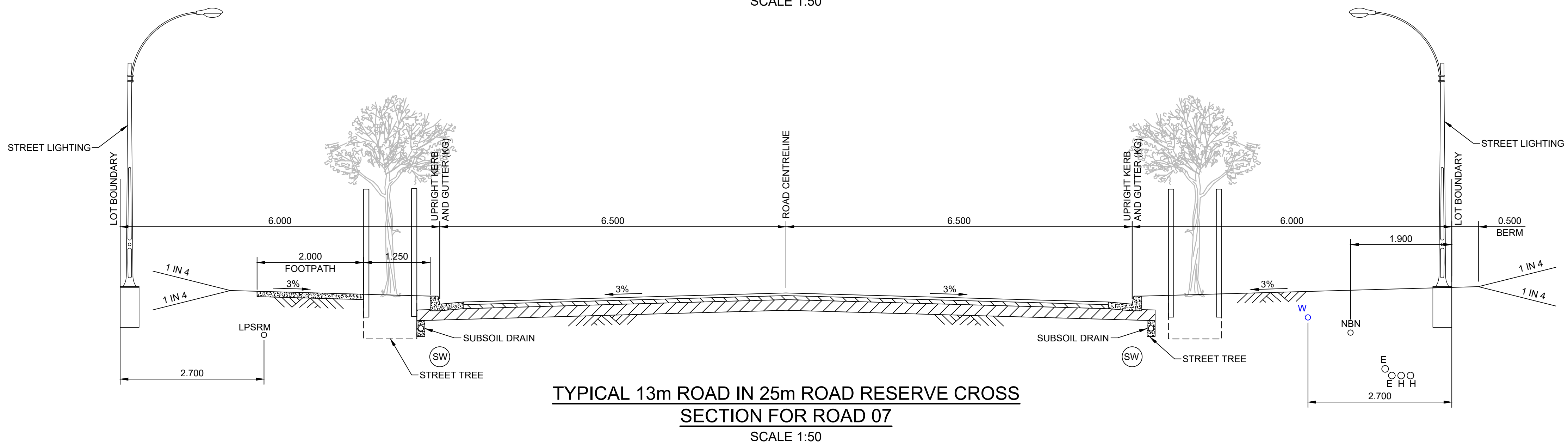
ISSUE	DESCRIPTION	BY	DATE	00.51.01.52.02.5 SCALE:- 1:50 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation
P2 P3	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025	AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM			
				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	RL			
				MAY 2025				DRAWING NUMBER	SHEET	ISSUE		
				25405-121				22	P3			



TYPICAL 10.1m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 05
SCALE 1:50



TYPICAL 10.1m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 06
SCALE 1:50

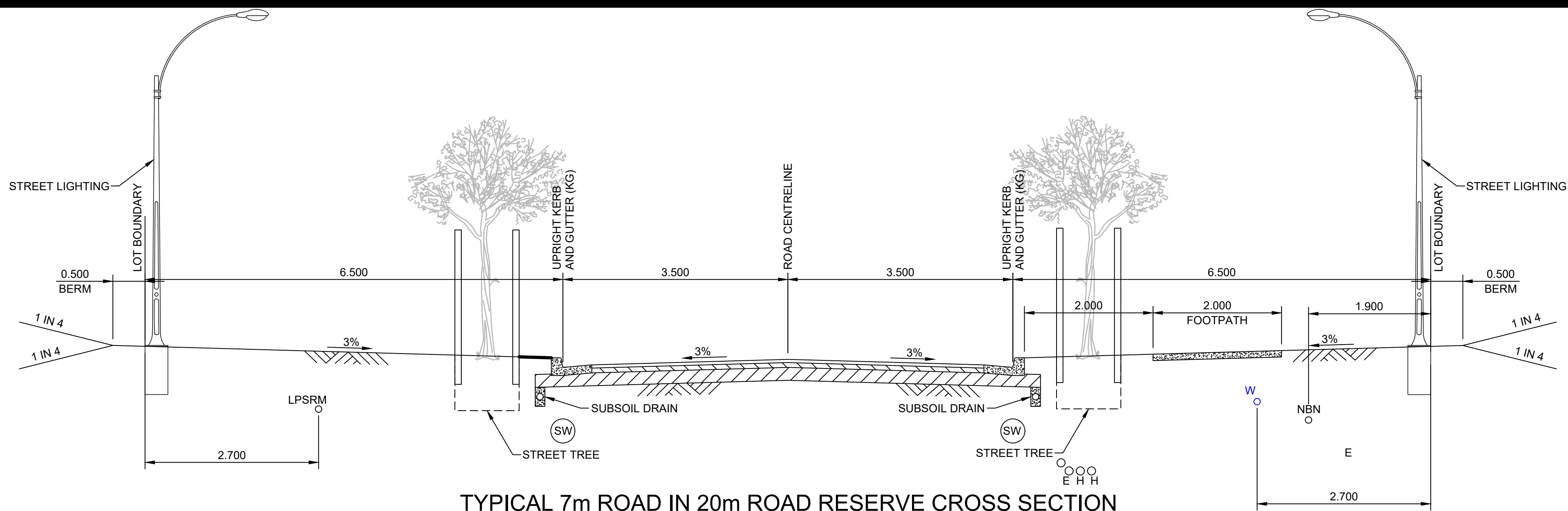


TYPICAL 13m ROAD IN 25m ROAD RESERVE CROSS SECTION
FOR ROAD 07
SCALE 1:50

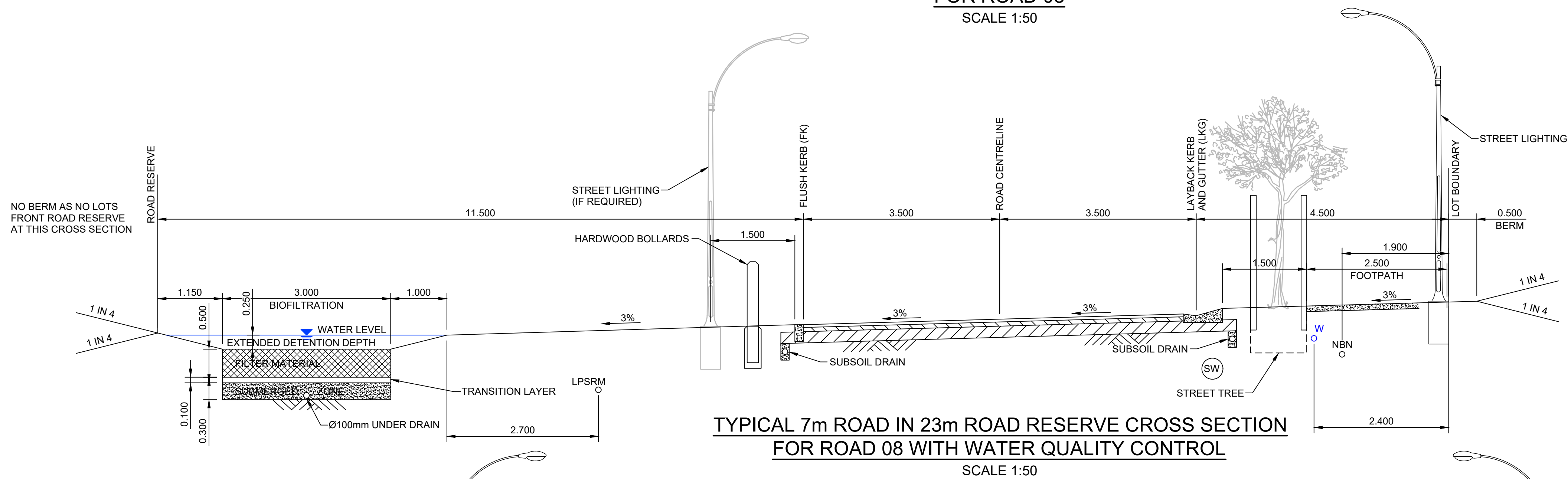
NOTE:
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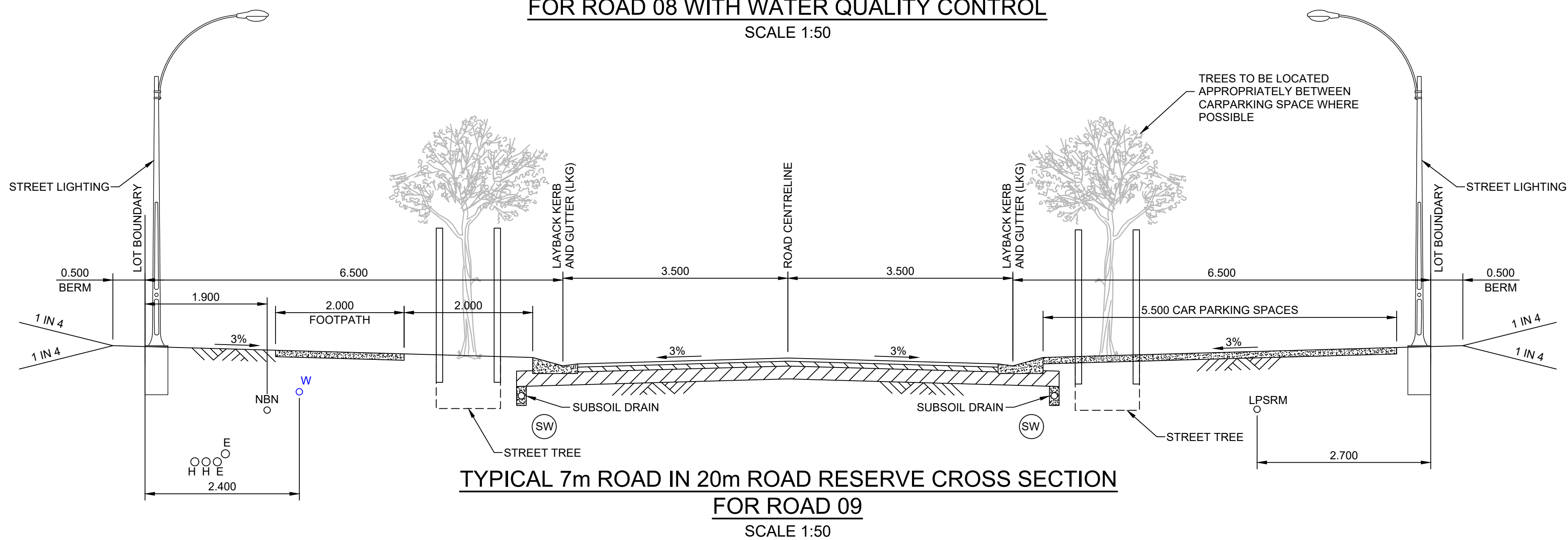
AllenPrice Development Consultants	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 03		ISSUE	DESCRIPTION	BY	DATE	0 0.5 1.0 1.5 2.0 2.5 SCALE:- 1:50 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM	
	Over Lot 1 DP 1305809 (CONCEPT DA)		P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025		ALLEN PRICE PTY LTD				DATE OF SURVEY	RL	
	At CULBURRA ROAD, CULBURRA BEACH							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				MAY 2025		
	For SEALARK PTY LTD											DRAWING NUMBER	SHEET	ISSUE
												25405-122	23	P3



TYPICAL 7m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 08
SCALE 1:50



TYPICAL 7m ROAD IN 23m ROAD RESERVE CROSS SECTION
FOR ROAD 08 WITH WATER QUALITY CONTROL
SCALE 1:50



TYPICAL 7m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 09
SCALE 1:50

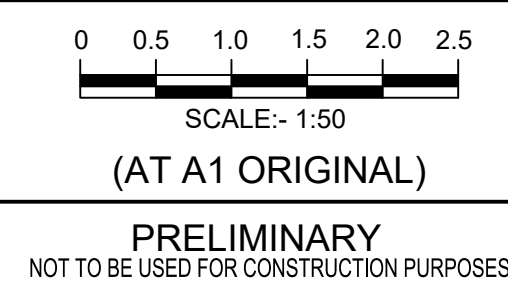
NOTE:
FOOTPATHS SHOWN ON CROSS SECTIONS ARE FOR INFORMATION ONLY. SEE LAYOUT PLANS FOR CLARIFICATION OF FOOTPATH LOCATION THROUGH SUBDIVISION.

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.

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Development Consultants

PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 04
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

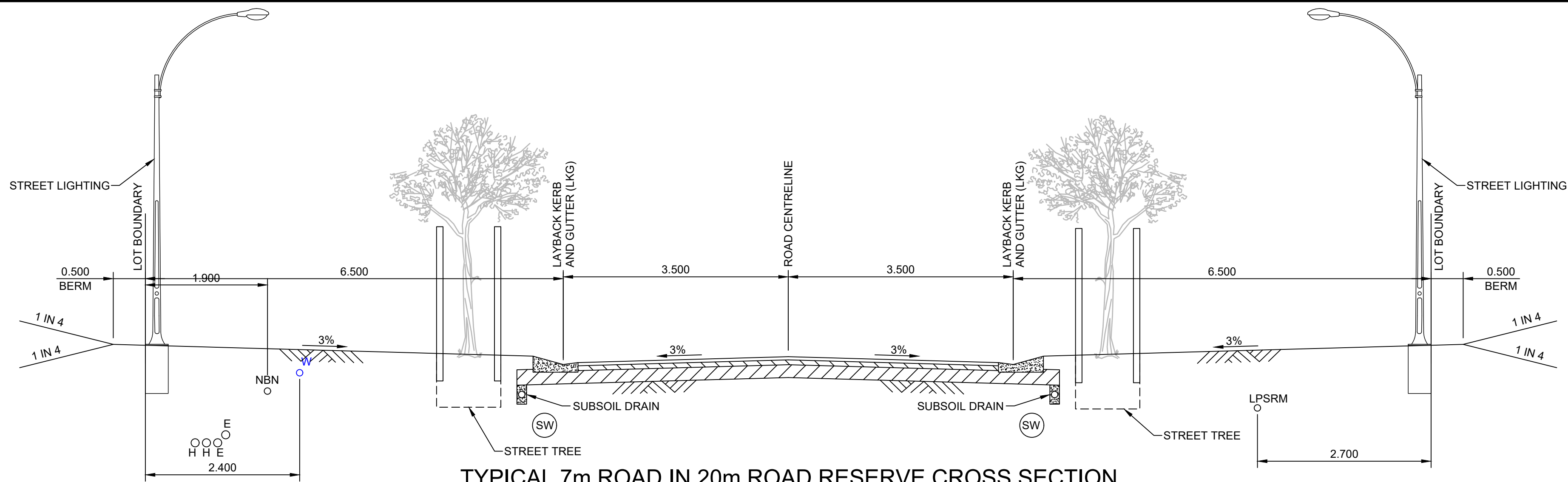


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AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

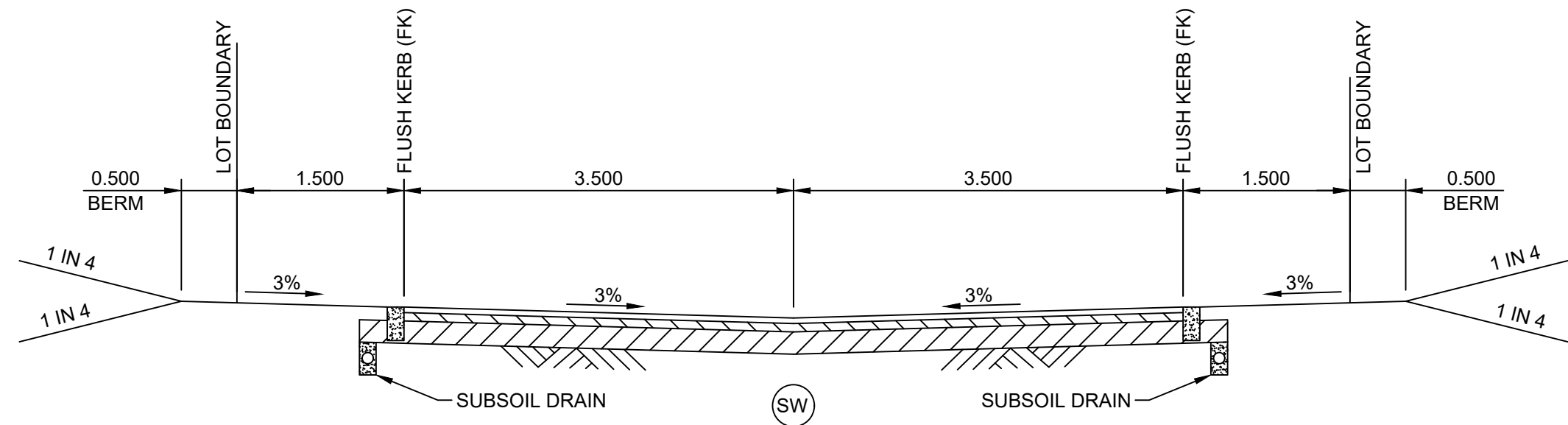
DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	
25405-123	

SHEET	ISSUE
24	P3

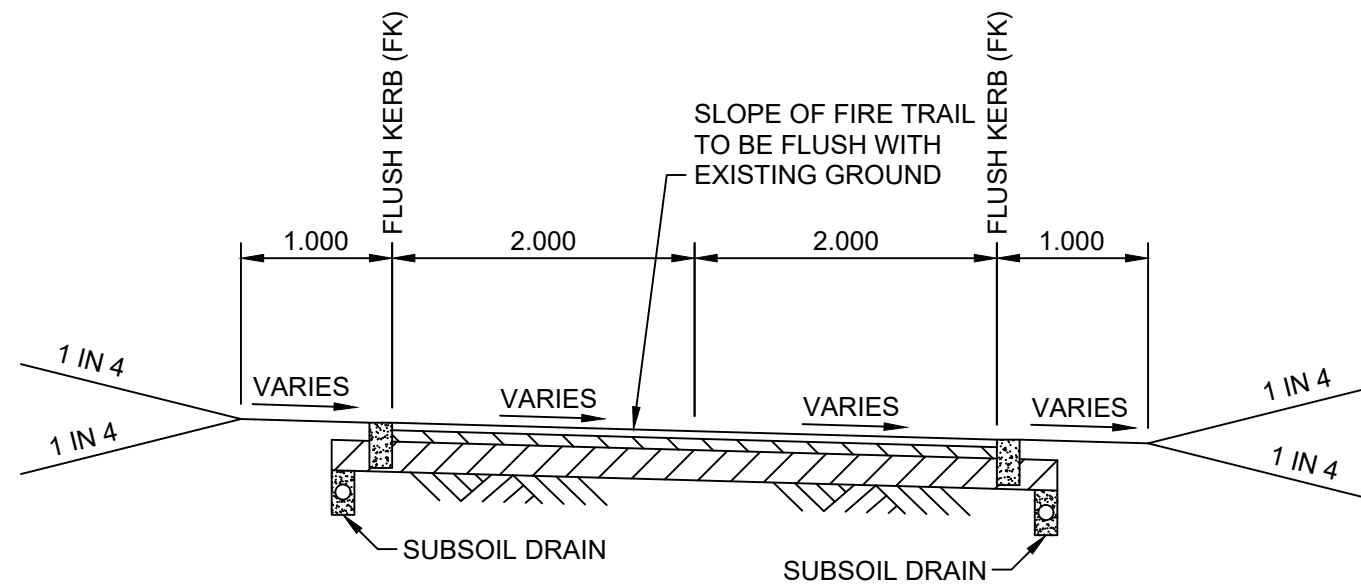
Liability limited by a scheme approved under Professional Standards Legislation



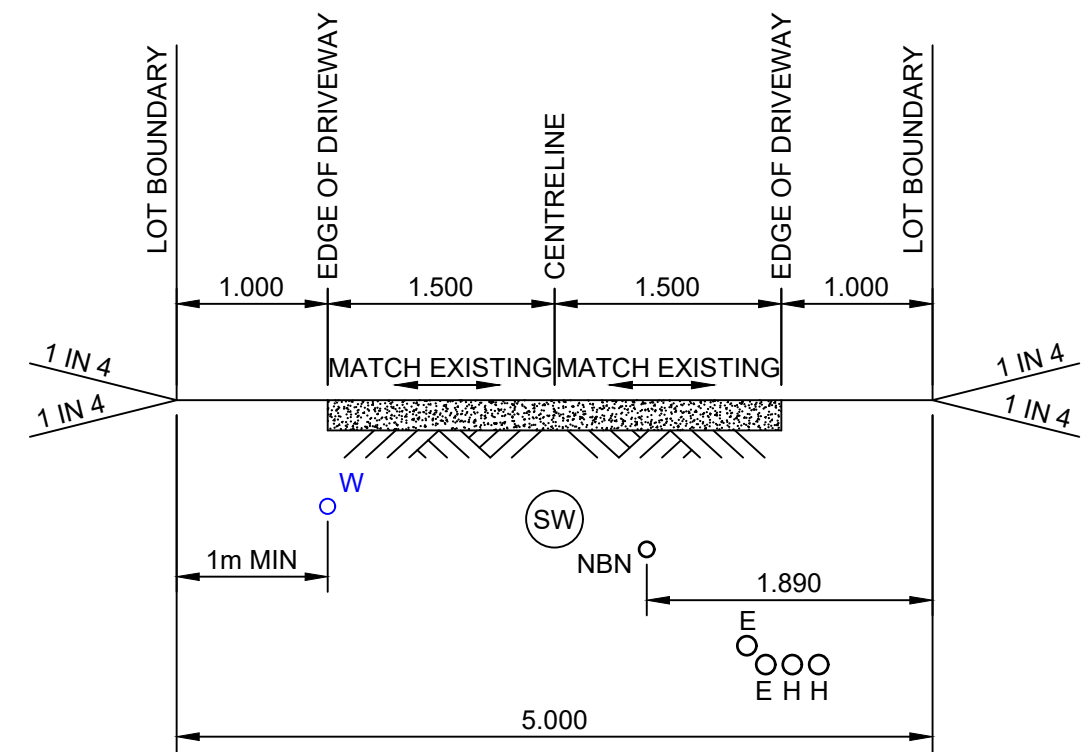
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FOR ROAD 10
SCALE 1:50



TYPICAL 7m ROAD IN 10m ROAD RESERVE CROSS SECTION
FOR ACCESS ROAD 01
SCALE 1:50



TYPICAL 4m FIRE TRAIL PRIVATE PROPERTY/PUBLIC RESERVE CROSS SECTION
FOR EMERGENCY EGRESS ROUTE 01
SCALE 1:50



TYPICAL DRIVEWAY CROSS SECTION - 3m WIDTH
SCALE 1:50

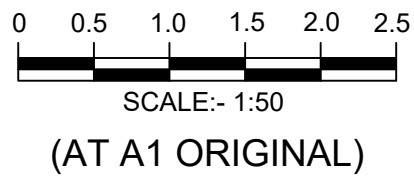
NOTE:
FOOTPATHS SHOWN ON CROSS SECTIONS ARE FOR INFORMATION ONLY. SEE LAYOUT PLANS FOR CLARIFICATION OF FOOTPATH LOCATION THROUGH SUBDIVISION.

BEWARE!
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PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 05
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025



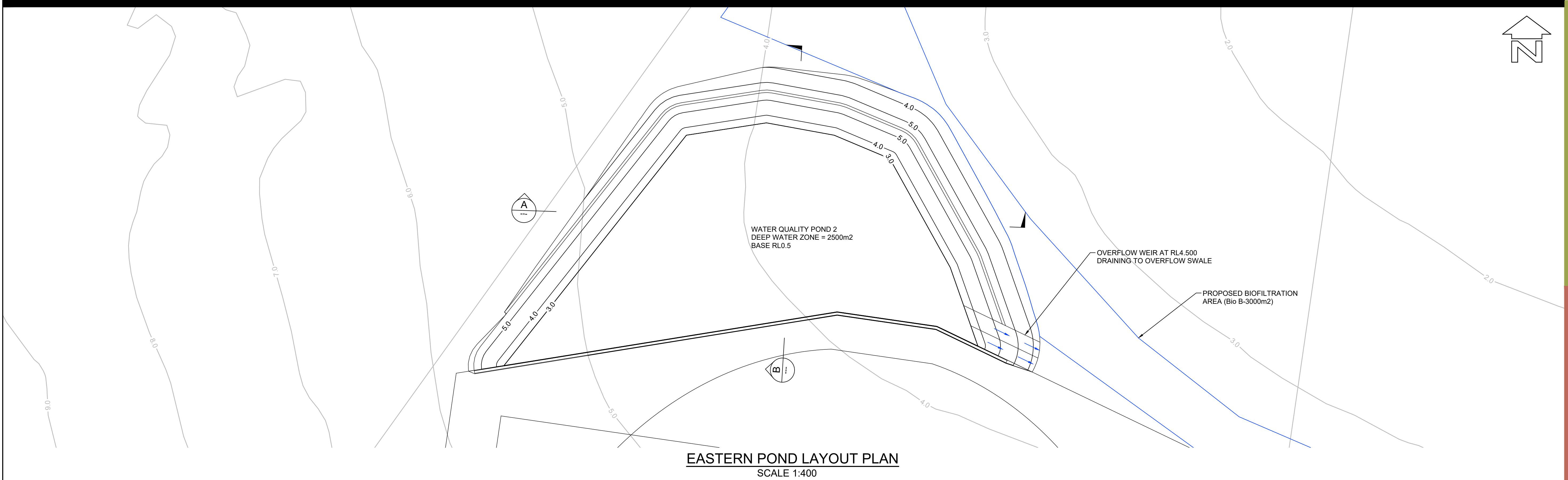
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
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			

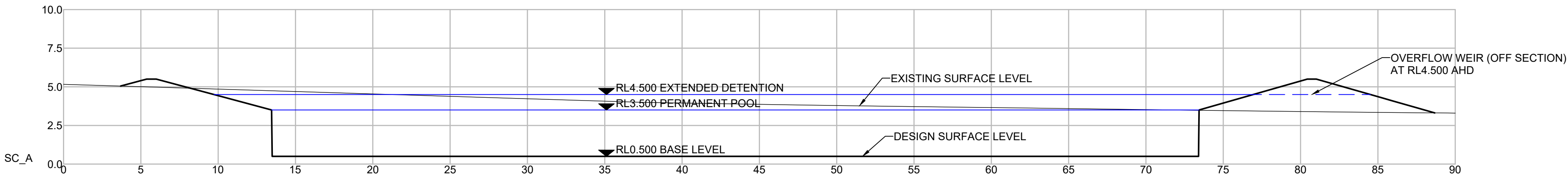
DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	
25405-124	

SHEET	ISSUE
25	P3

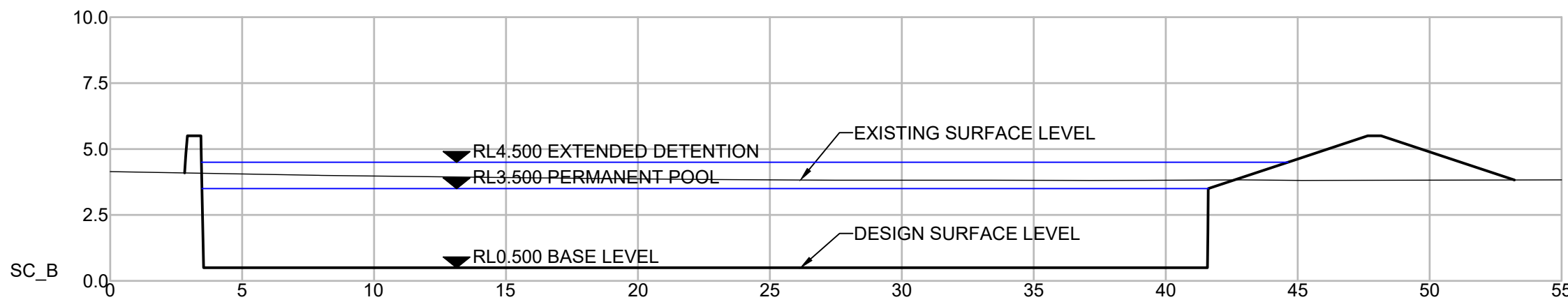
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under Professional
Standards Legislation



EASTERN POND LAYOUT PLAN
SCALE 1:400



SECTION A
SCALE 1:200



SECTION B
SCALE 1:200

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.

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EASTERN POND CONCEPT LAYOUT PLAN

WEST CULBURRA MIXED USE DEVELOPMENT

Over Lot 1 DP 1305809 (CONCEPT DA)

At CULBURRA ROAD, CULBURRA BEACH

For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

0 5 10 15 20

SCALE:- 1:400

(AT A1 ORIGINAL)

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

0 2.5 5.0 7.5 10

SCALE:- 1:200

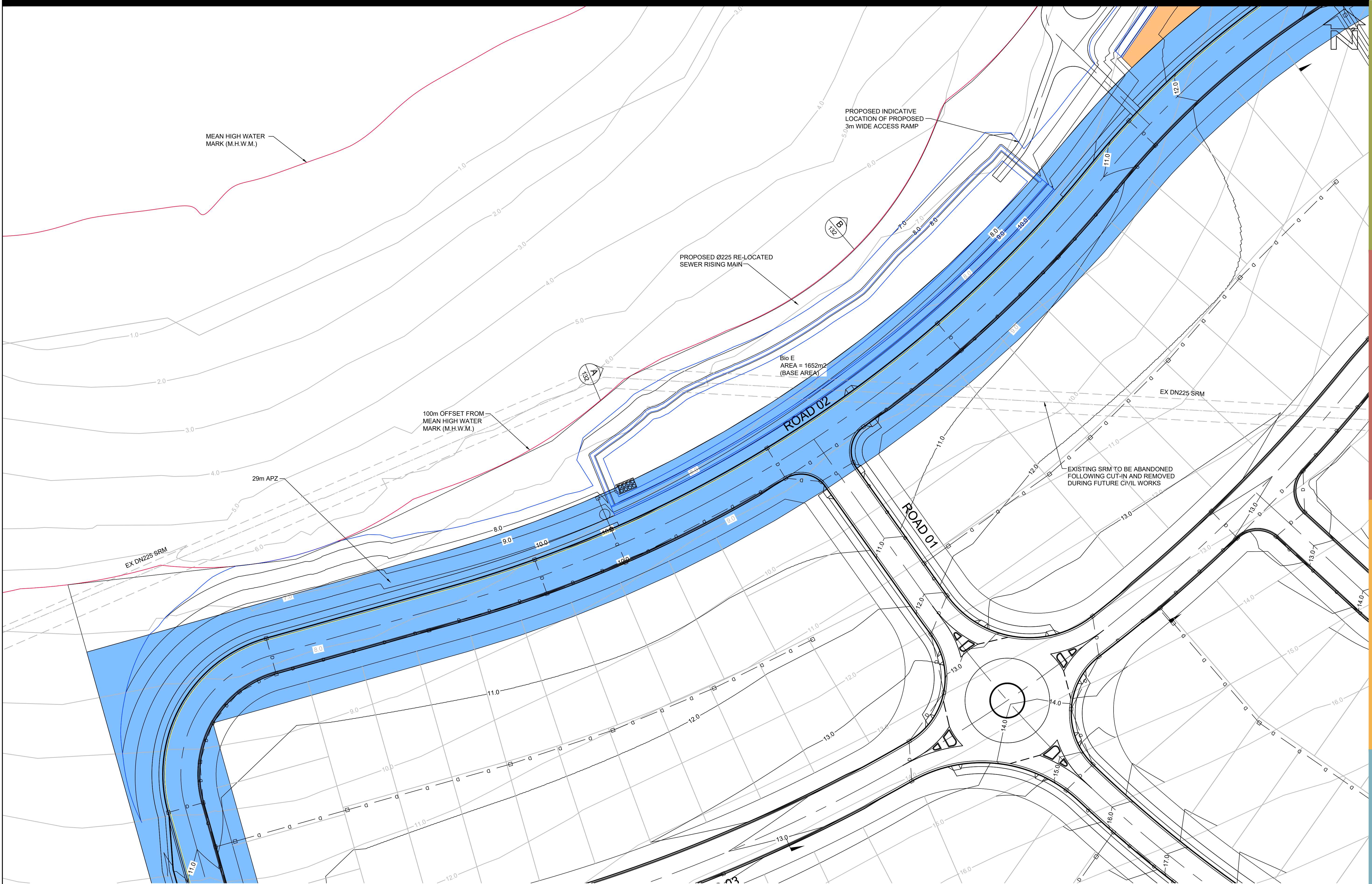
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH

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
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DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-125	26
	ISSUE
	P3

PROFESSIONAL
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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.

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Development Consultants

PRELIMINARY BASIN LAYOUT PLAN SHEET 01

WEST CULBURRA MIXED USE DEVELOPMENT

Over Lot 1 DP 1305809 (CONCEPT DA)

At CULBURRA ROAD, CULBURRA BEACH

For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P5	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

05102025

SCALE:- 1:500

(AT A1 ORIGINAL)

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH

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

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DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM

DATE OF SURVEY

MAY 2025

DRAWING NUMBER

25405-126

SHEET	ISSUE
27	P5

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BEWARE!
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PRELIMINARY BASIN LAYOUT PLAN SHEET 02
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4 P5	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025

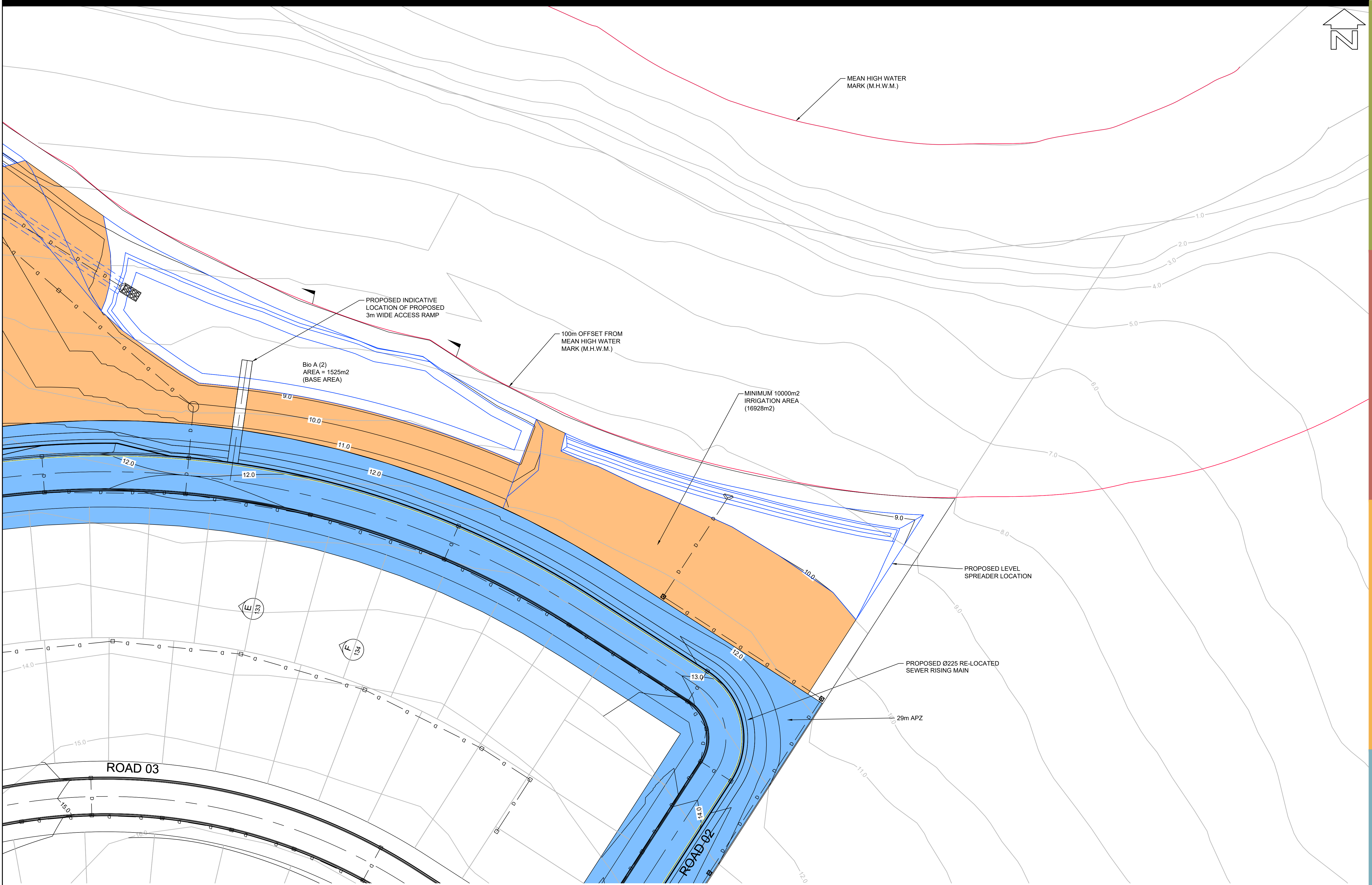


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NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kilnara Office • 1/28 Bong Bong St, Kilnara 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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-127	28
	ISSUE
	P5

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STANDARDS
SCHEME**
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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.

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PRELIMINARY BASIN LAYOUT PLAN SHEET 03

WEST CULBURRA MIXED USE DEVELOPMENT

Over Lot 1 DP 1305809 (CONCEPT DA)

At CULBURRA ROAD, CULBURRA BEACH

For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4 P5	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025

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SCALE:- 1:500

(AT A1 ORIGINAL)

PRELIMINARY

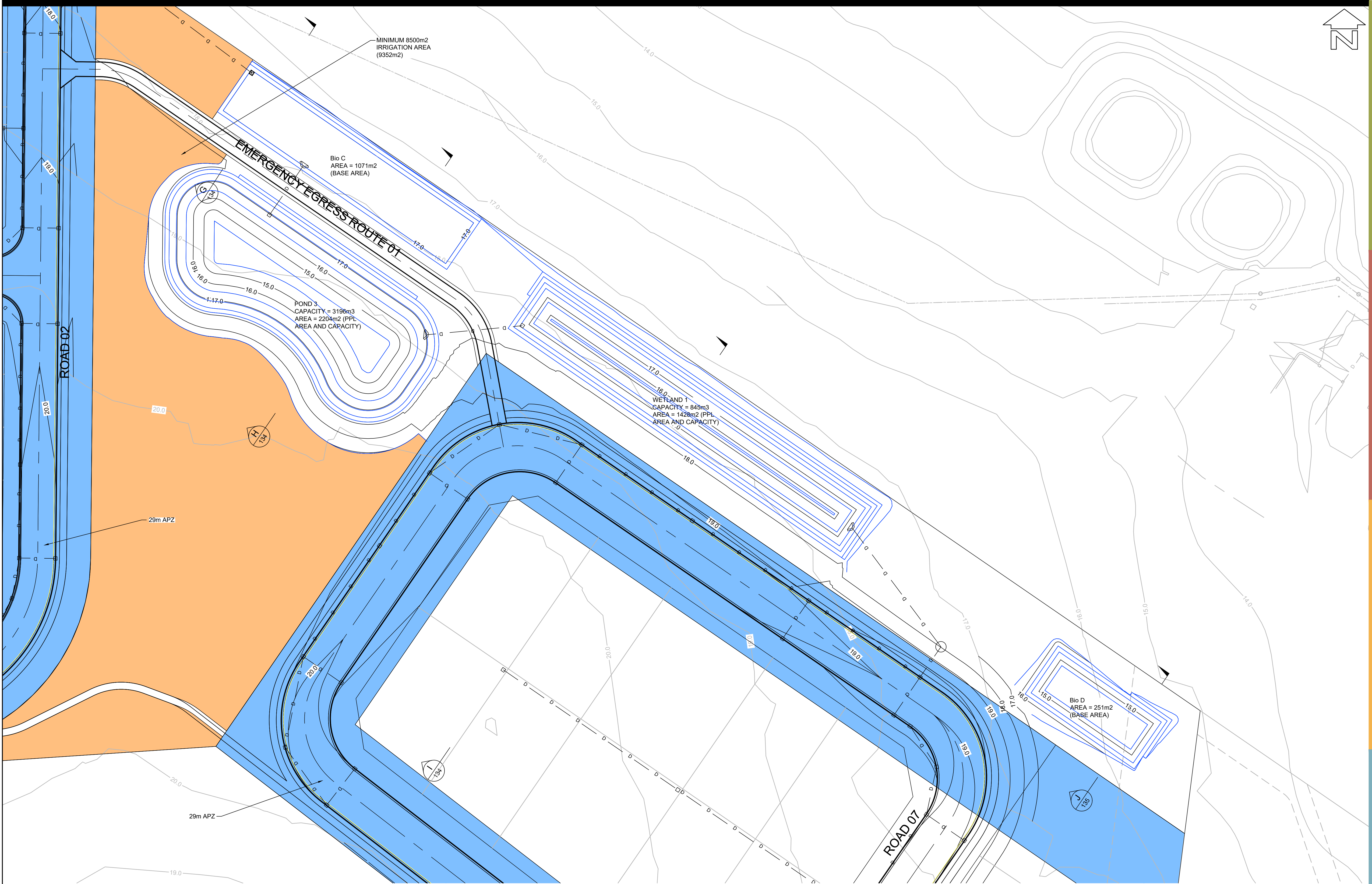
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-128	29
	ISSUE
	P5

PROFESSIONAL
STANDARDS SCHEME

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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.

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PRELIMINARY BASIN LAYOUT PLAN SHEET 04

WEST CULBURRA MIXED USE DEVELOPMENT

Over Lot 1 DP 1305809 (CONCEPT DA)

At CULBURRA ROAD, CULBURRA BEACH

For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P5	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

0525

05

10

15

20

25

SCALE:- 1:500

(AT A1 ORIGINAL)

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

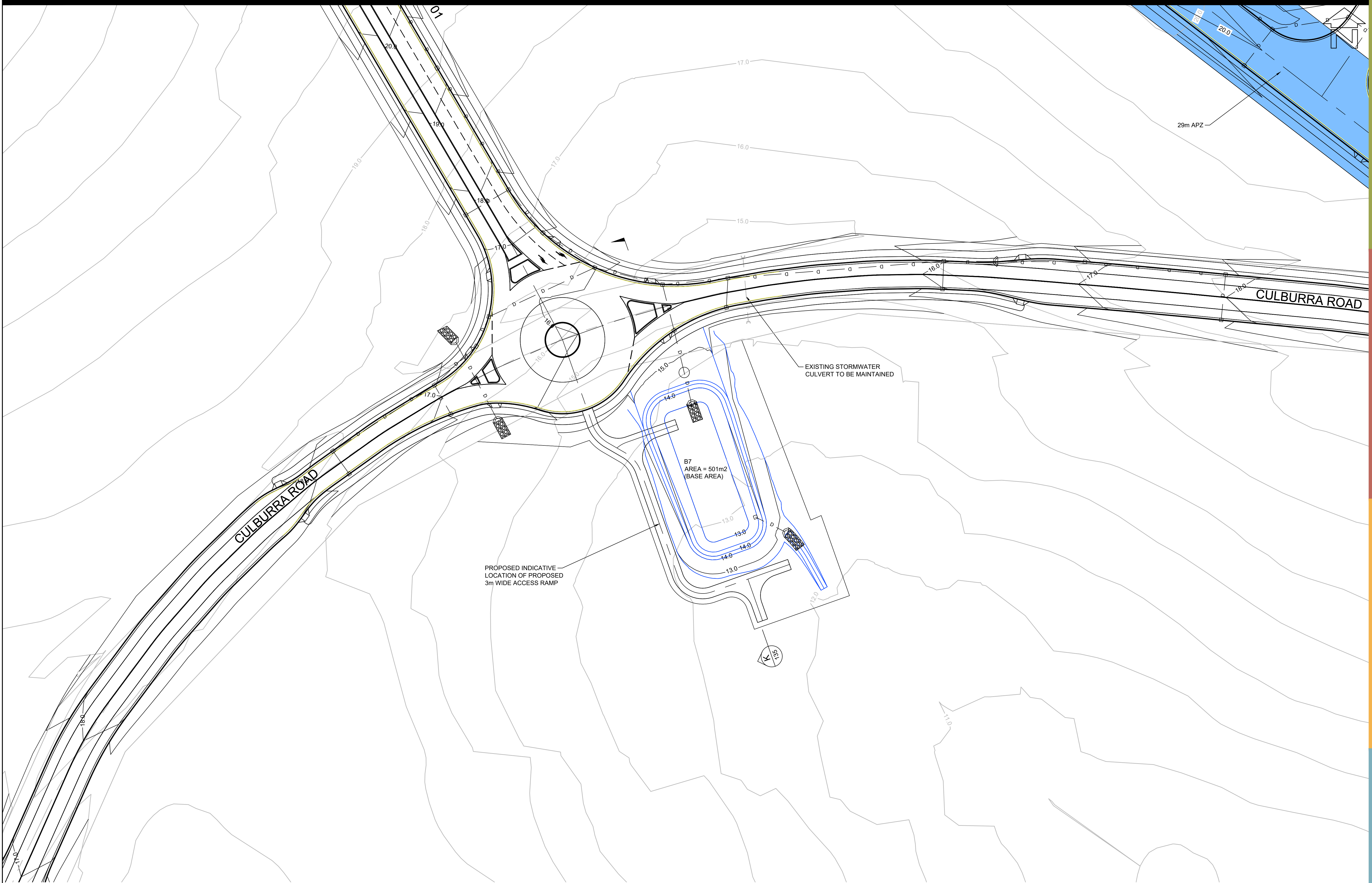
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD			
Nowra Office • 75 Plunkett St, Nowra NSW 2541			
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533			
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-129	30
	ISSUE
	P5

PROFESSIONAL

STANDARDS SCHEME

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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.

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PRELIMINARY BASIN LAYOUT PLAN SHEET 05

WEST CULBURRA MIXED USE DEVELOPMENT

Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4 P5	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 26/05/2025

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SCALE:- 1:500

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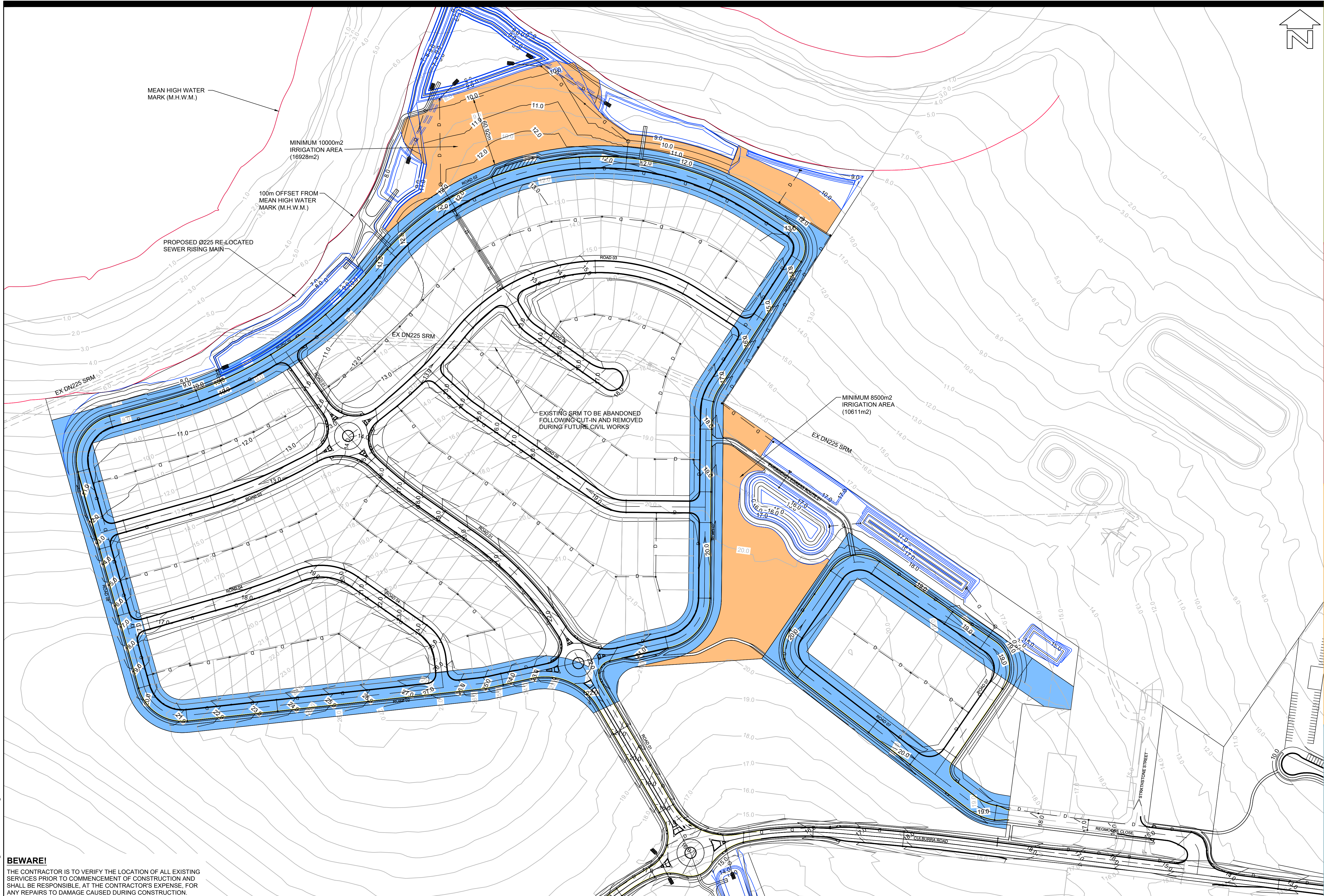
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiaama Office • 1/28 Bong Bong St, Kiaama 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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-130	31
	ISSUE
	P5

PROFESSIONAL
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SCHEME

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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.

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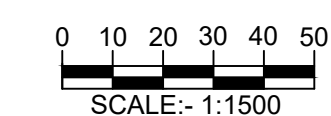
Development Consultants

PRELIMINARY OVERALL LAYOUT PLAN

WEST CULBURRA MIXED USE DEVELOPMENT

Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4	AMENDED FOR MOD LODGEMENT	CJG	12/07/2021
P5	AMENDED FOR MOD LODGEMENT	CJG	27/05/2021



(AT A1 ORIGINAL)

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

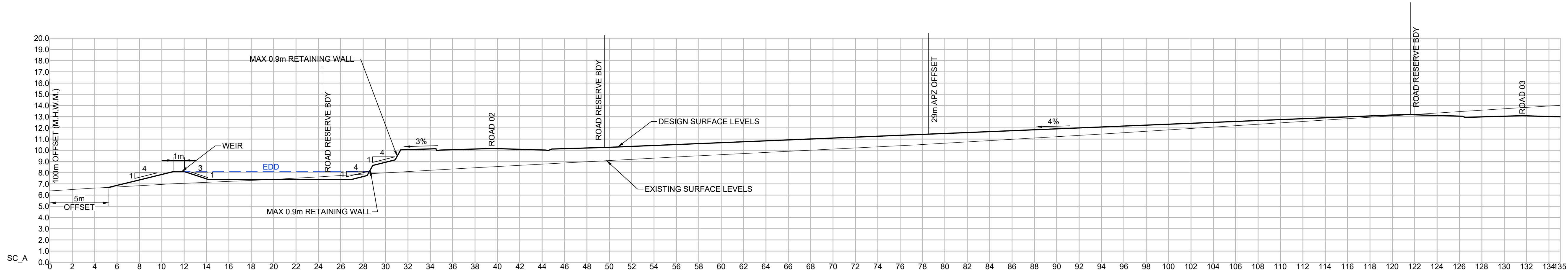
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD			
Kiama Office • 75 Plunkett St, Nowra NSW 2541			
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533			
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	AUSTRALIAN HEIGHT DATUM
DATE OF SURVEY	MAY 2025
DRAWING NUMBER	25405-131

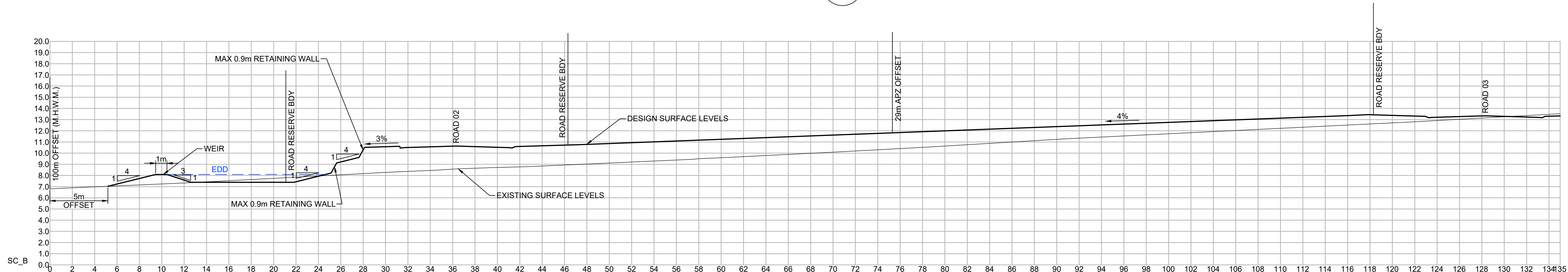
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SSM		
RL		
SHEET	ISSUE	
32	P5	



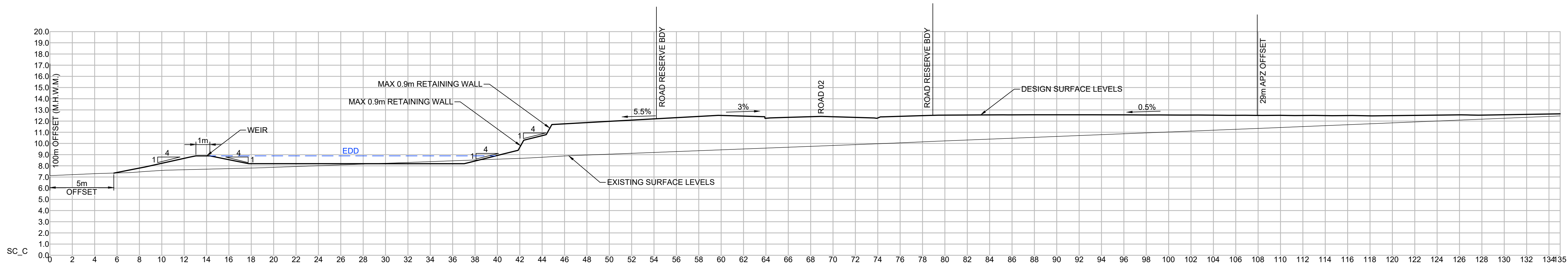
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SECTION A
SCALE 1:200 126



SECTION B
SCALE 1:200 126



SECTION C
SCALE 1:200 127

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.

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PRELIMINARY CROSS SECTIONS PLAN SHEET 01
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4 P5	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kilnara Office • 1/28 Bong Bong St, Kilnara 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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-132	33
	ISSUE
	P5

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under Professional
Standards Legislation

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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.

ISSUE	DESCRIPTION	BY	DATE
P4 P5	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025

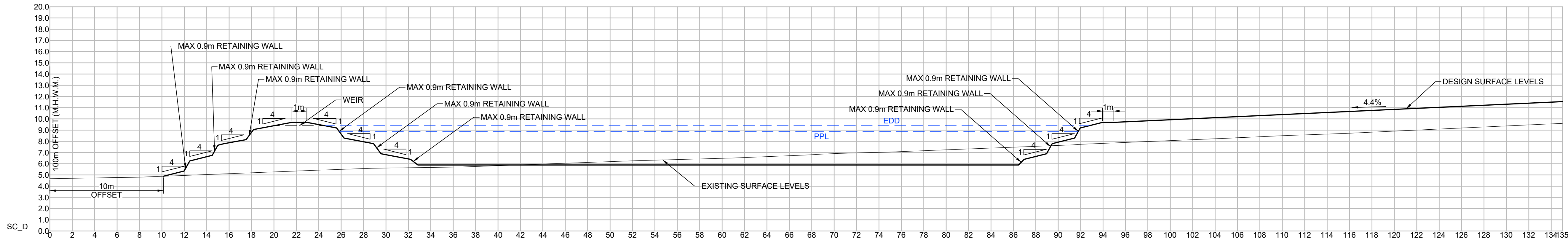


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

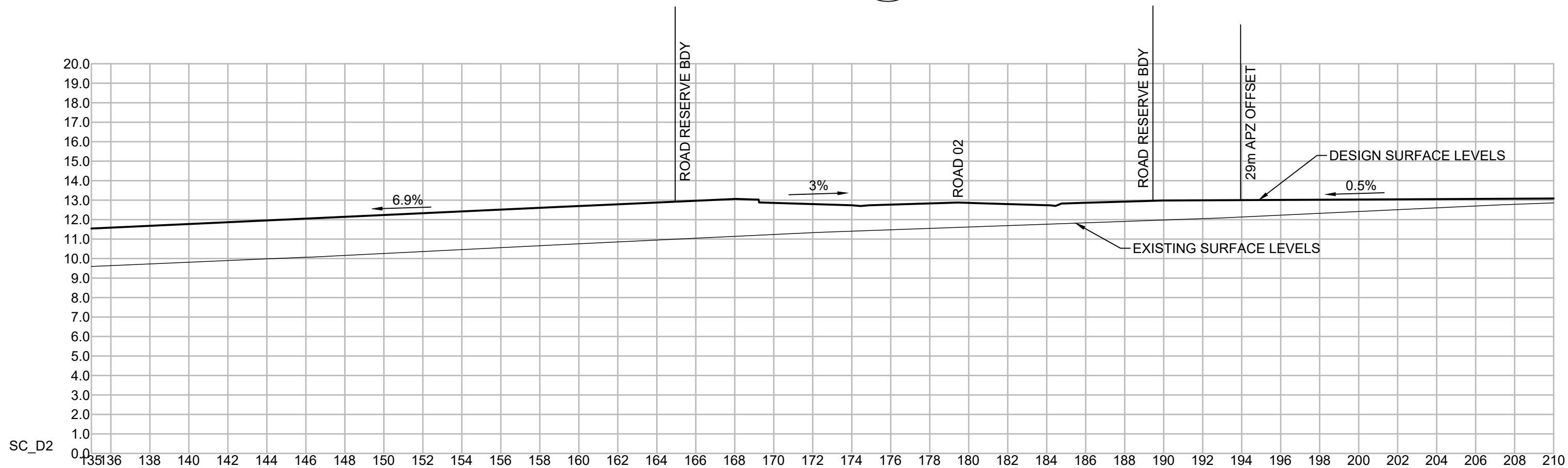
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiamra Office • 1/28 Bong Bong St, Kiamra NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-133	34
	ISSUE
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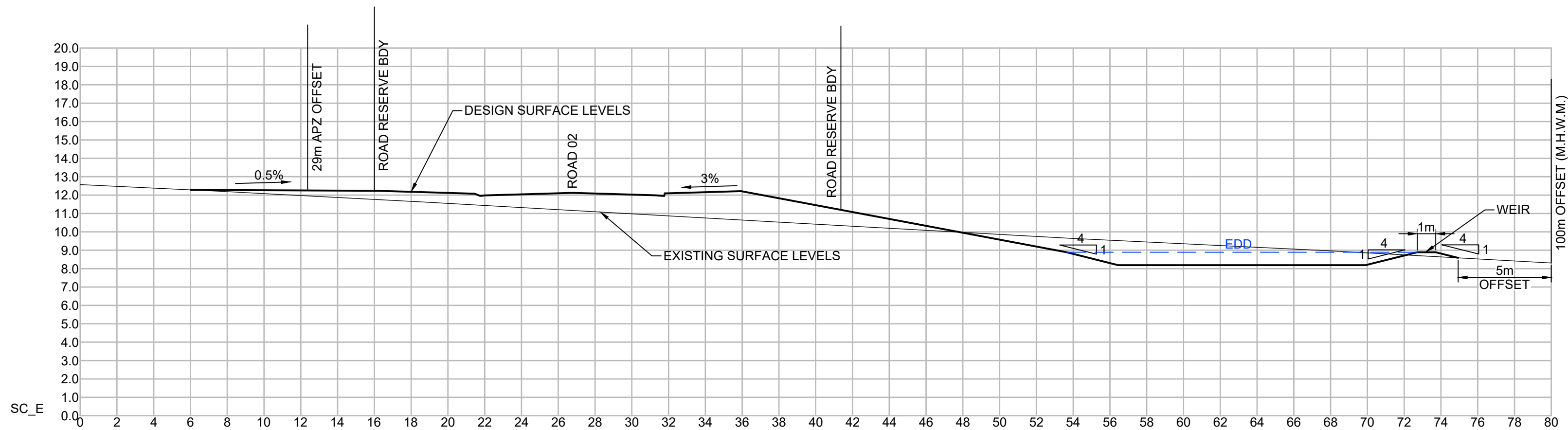
Liability limited by a
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Standards Legislation



SECTION D
SCALE 1:200



SECTION D
SCALE 1:200



SECTION E
SCALE 1:200



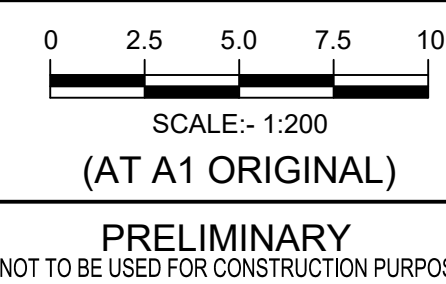
THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

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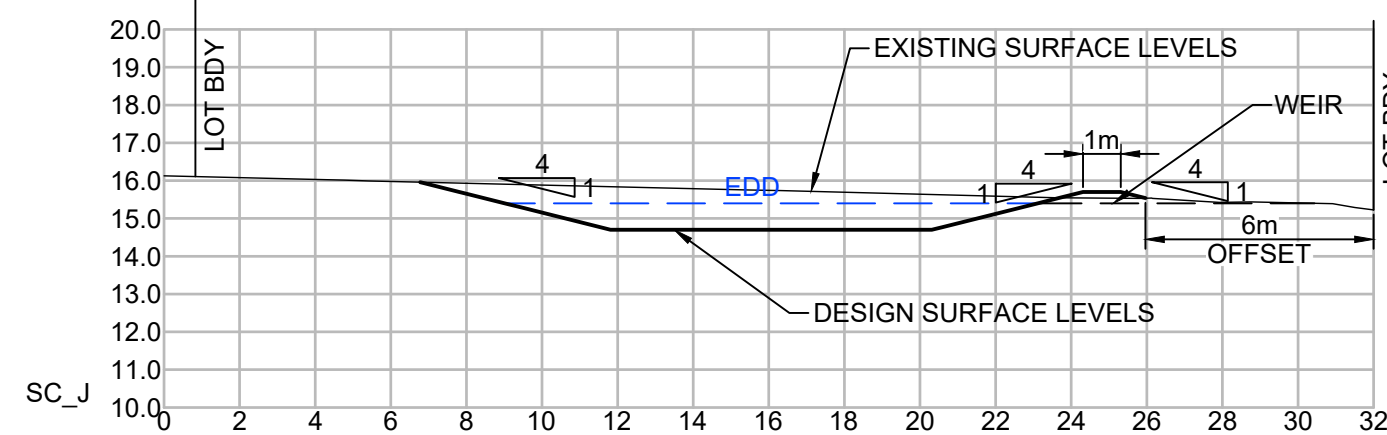
Development Consultants

PRELIMINARY CROSS SECTIONS PLAN SHEET 03
WEST CULBURRA MIXED USE DEVELOPMENT
 Over Lot 1 DP 1305809 (CONCEPT DA)
 At CULBURRA ROAD, CULBURRA BEACH
 For SEALARK PTY LTD

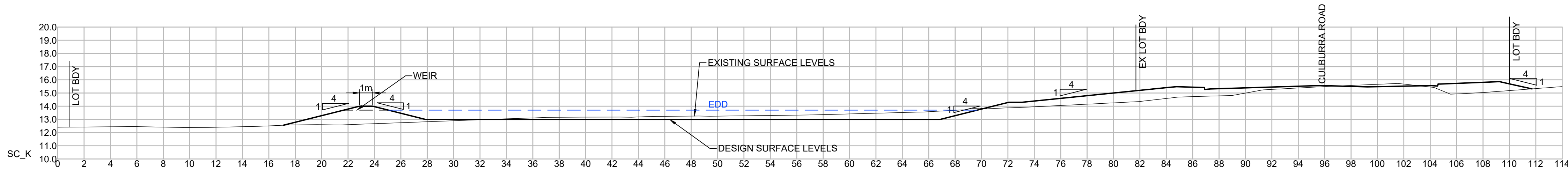
ISSUE	DESCRIPTION	BY	DATE
P4	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P5	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025



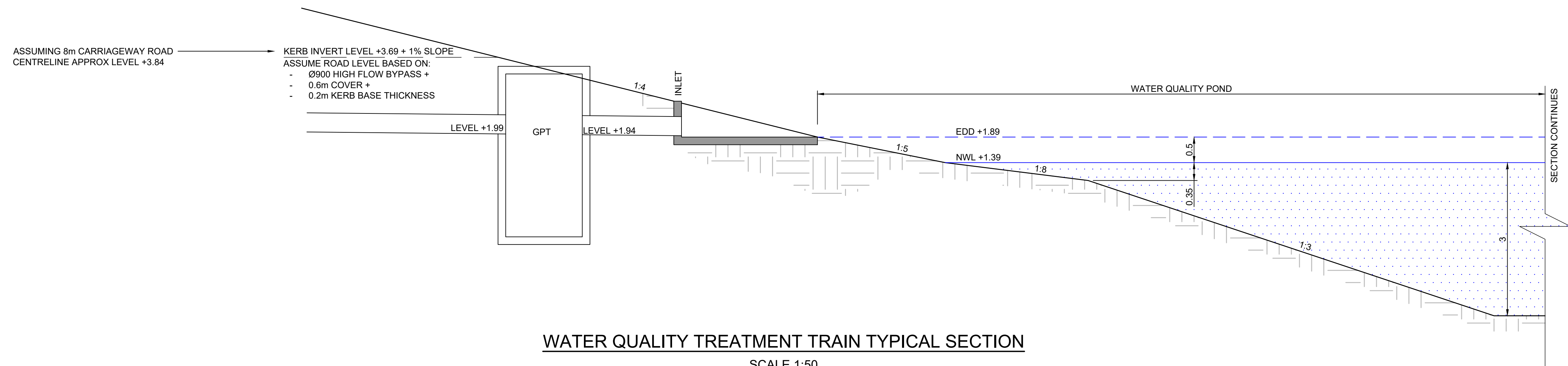
SURVEY		DESIGN		DRAWN		CHECK'D		DATUM		ORIGIN		 PROFESSIONAL STANDARDS SCHEME	
AP		C/JG		C/JG		RMH		AUSTRALIAN HEIGHT DATUM		SSM			
ALLEN PRICE PTY LTD								DATE OF SURVEY		RL			
Niwra Office • 75 Plunkett St, Niwra NSW 2541 Kiamra Office • 1/28 Bong Bong St, Kiamra NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au								MAY 2025					
								DRAWING NUMBER		SHEET			ISSUE
								25405-134		35		P5	
Liability limited by a scheme approved under Professional Standards Legislation													



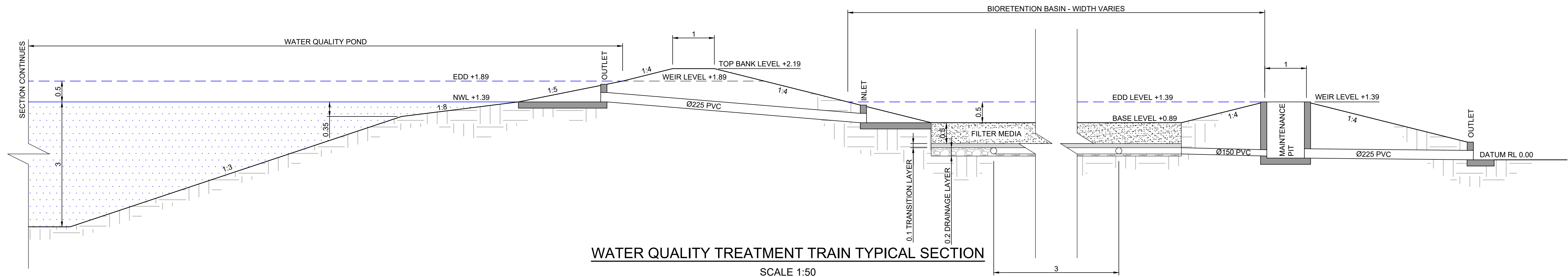
SECTION J
SCALE 1:200



SECTION K
SCALE 1:200



WATER QUALITY TREATMENT TRAIN TYPICAL SECTION
SCALE 1:50



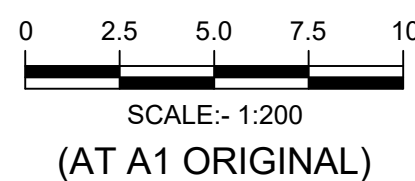
WATER QUALITY TREATMENT TRAIN TYPICAL SECTION
SCALE 1:50

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

PRELIMINARY CROSS SECTIONS PLAN SHEET 04
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P4 P5	AMENDED FOR MOD LODGEMENT AMENDED FOR MOD LODGEMENT	CJG CJG	12/07/2024 27/05/2025



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
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	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-135	36
	ISSUE
	P5

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