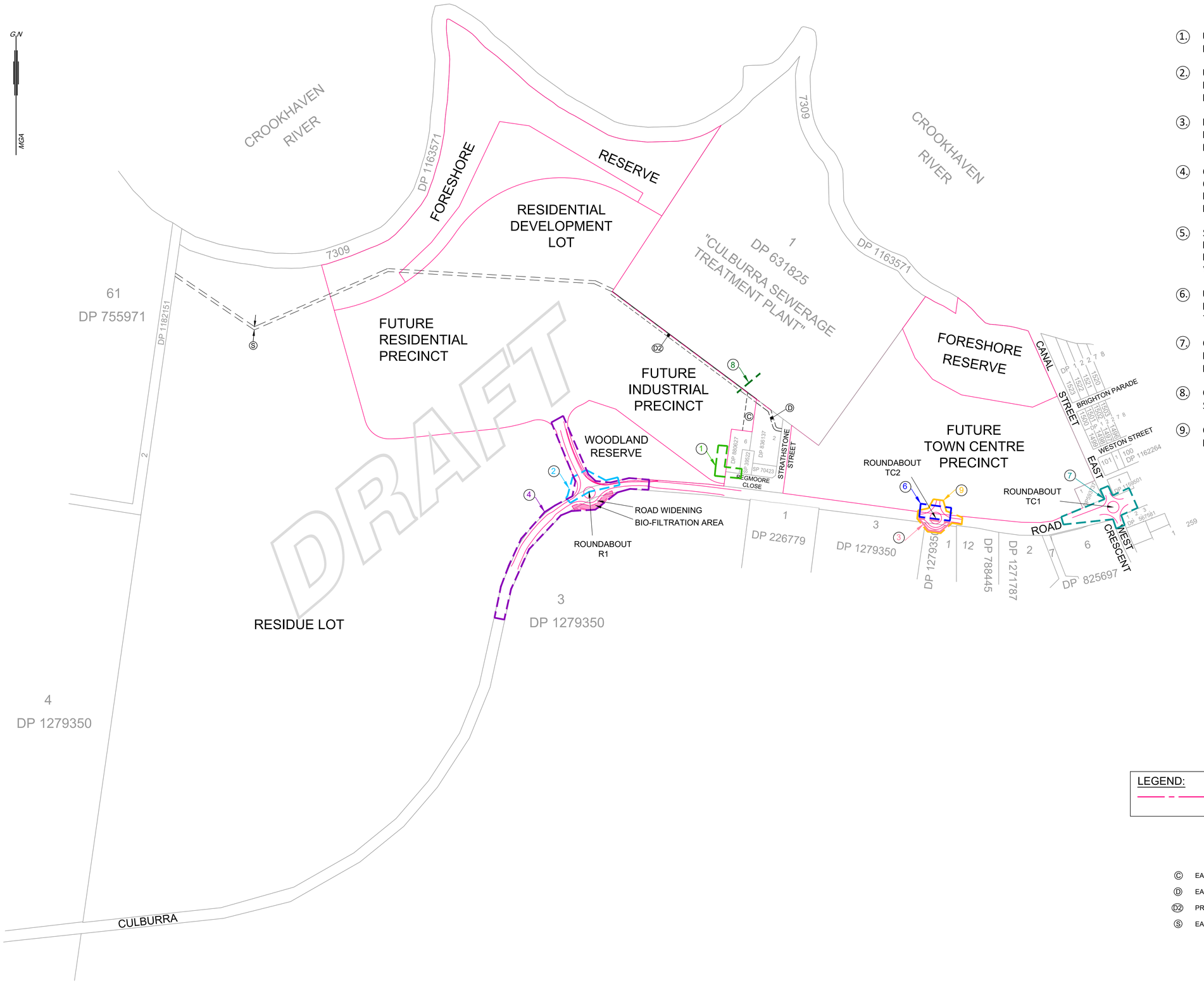

EARLY WORKS STAGE 0

1. UTILITY CONNECTIONS AND MITIGATION MEASURES AT REGMOORE CLOSE (AP REF EW1);
2. UTILITY CONNECTIONS AND MITIGATION MEASURES ON NORTHERN SIDE OF ROUNDABOUT R1 (AP REF EW2);
3. DIVERSION OF WATER MAIN AND DEDICATION OF ROAD RESERVE AT ROUNDABOUT TC2 (AP REF EW3);
4. CONSTRUCTION OF ROUNDABOUT R1, WATER QUALITY MEASURES, UTILITY DIVERSIONS AND MITIGATION MEASURES ON SOUTHERN SIDE OF ROUNDABOUT AND ROAD (AP REF EW4);
5. SUBDIVISION TO CREATE FORESHORE RESERVE LOTS, WOODLAND RESERVE LOT, RESIDUE LOT AND DEVELOPMENT LOTS, IMPLEMENTATION OF VEGETATION MANAGEMENT PLAN (AP REF EW5);
6. UTILITY CONNECTIONS AND MITIGATION MEASURES ON NORTHERN SIDE OF ROUNDABOUT TC2 (AP REF EW6);
7. CONSTRUCTION OF ROUNDABOUT TC1, SERVICES DIVERSIONS AND MITIGATION MEASURES (AP REF EW8);
8. CONNECTION OF LOW PRESSURE SEWER MAIN TO STP AND MITIGATION MEASURES (AP REF EW9)
9. CONSTRUCTION OF ROUNDABOUT TC2 (AP REF EW12)

LEGEND:

DENOTES WORKS TO BE COMPLETED IN CURRENT STAGE

- (C) EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)
- (D) EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)
- (D2) PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE
- (S) EASEMENT TO DRAIN SEWAGE 6 WIDE (631825)

0 50 100 150 200
SCALE:- 1:4000

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
1:4000 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	1	UPDATED STAGING	AE	25.07.2025
	ORIGIN: - -	DESIGN	MJP/DS				
		DRAWN	AE				
		CHECK'D	RL				
	DATE OF PLAN: 14.06.2022						

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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 0 EARLY WORKS
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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DRAWING NUMBER: N25405-249 | SHEET 01 OF 14 | REVISION 1

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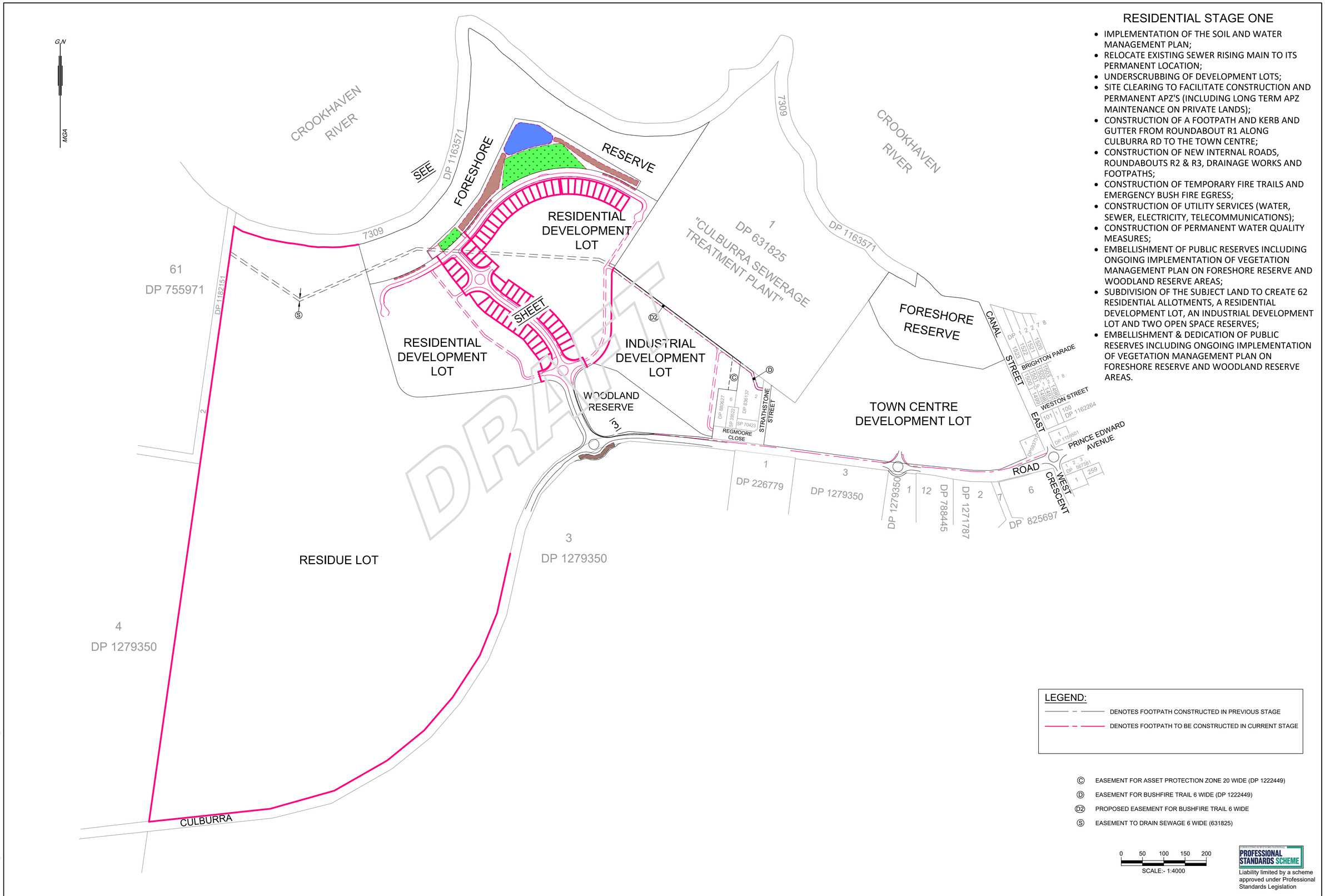

RESIDENTIAL STAGE ONE

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- RELOCATE EXISTING SEWER RISING MAIN TO ITS PERMANENT LOCATION;
- UNDERSCRUBBING OF DEVELOPMENT LOTS;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF A FOOTPATH AND KERB AND GUTTER FROM ROUNDABOUT R1 ALONG CULBURRA RD TO THE TOWN CENTRE;
- CONSTRUCTION OF NEW INTERNAL ROADS, ROUNDABOUTS R2 & R3, DRAINAGE WORKS AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- CONSTRUCTION OF PERMANENT WATER QUALITY MEASURES;
- EMBELLISHMENT OF PUBLIC RESERVES INCLUDING ONGOING IMPLEMENTATION OF VEGETATION MANAGEMENT PLAN ON FORESHORE RESERVE AND WOODLAND RESERVE AREAS;
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 62 RESIDENTIAL ALLOTMENTS, A RESIDENTIAL DEVELOPMENT LOT, AN INDUSTRIAL DEVELOPMENT LOT AND TWO OPEN SPACE RESERVES;
- EMBELLISHMENT & DEDICATION OF PUBLIC RESERVES INCLUDING ONGOING IMPLEMENTATION OF VEGETATION MANAGEMENT PLAN ON FORESHORE RESERVE AND WOODLAND RESERVE AREAS.

LEGEND:

DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE

DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE

Ⓒ EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

Ⓓ EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

D2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

Ⓢ EASEMENT TO DRAIN SEWAGE 6 WIDE (631825)

0 50 100 150 200

SCALE:- 1:4000

CONSULTING SURVEYORS NATIONAL PROFESSIONAL STANDARDS SCHEME

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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	ORIGIN: - -	DRAWN	AE				
		CHECK'D	RL				
	DATE OF PLAN: 14.06.2022						

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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 1 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: N25405-232 | SHEET 02 OF 14 | REVISION 1

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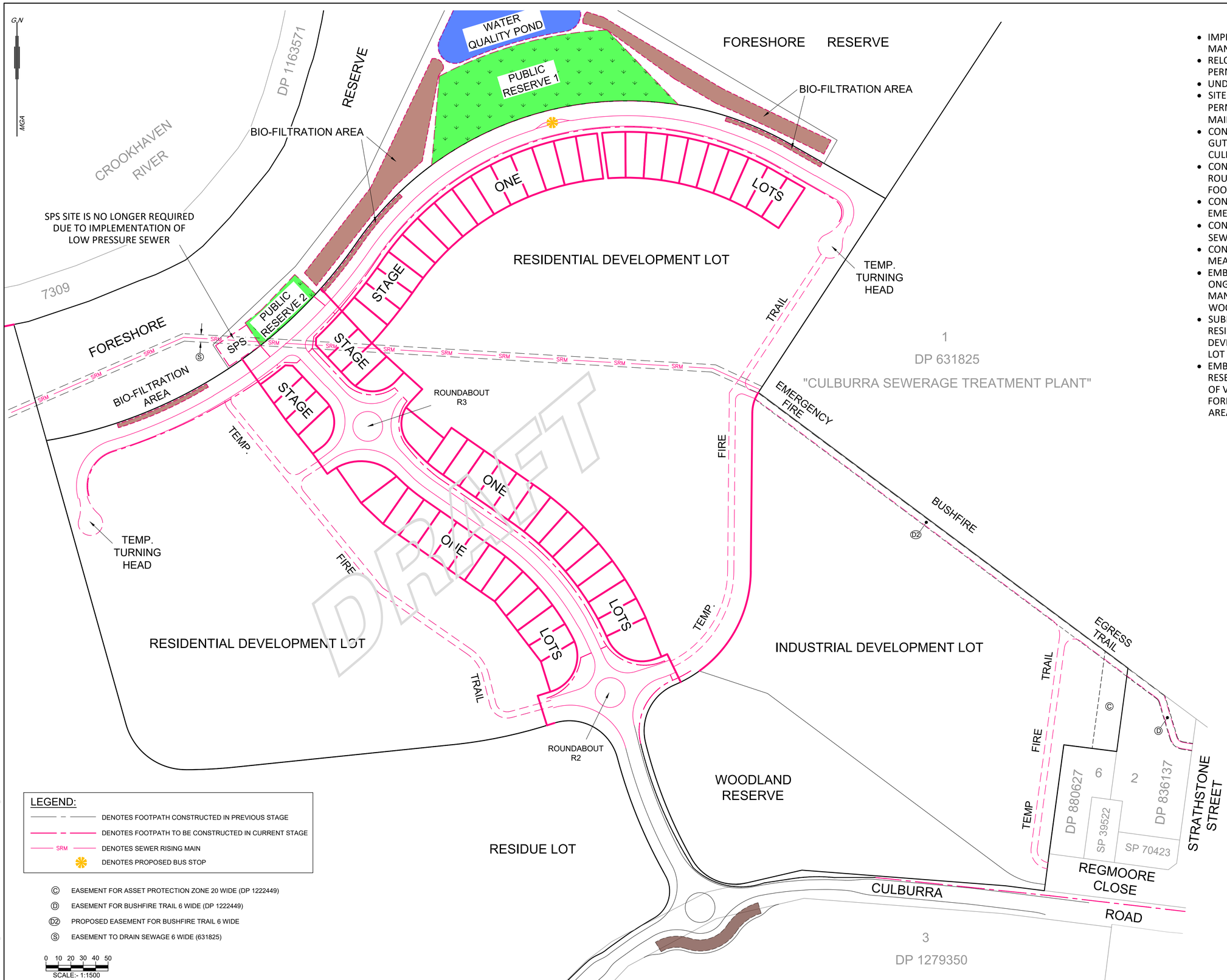

RESIDENTIAL STAGE ONE

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- RELOCATE EXISTING SEWER RISING MAIN TO ITS PERMANENT LOCATION;
- UNDERSCRUBBING OF DEVELOPMENT LOTS;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF A FOOTPATH AND KERB AND GUTTER FROM ROUNDABOUT R1 ALONG CULBURRA RD TO THE TOWN CENTRE;
- CONSTRUCTION OF NEW INTERNAL ROADS, ROUNDABOUTS R2 & R3, DRAINAGE WORKS AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- CONSTRUCTION OF PERMANENT WATER QUALITY MEASURES;
- EMBELLISHMENT OF PUBLIC RESERVES INCLUDING ONGOING IMPLEMENTATION OF VEGETATION MANAGEMENT PLAN ON FORESHORE RESERVE AND WOODLAND RESERVE AREAS;
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 62 RESIDENTIAL ALLOTMENTS, A RESIDENTIAL DEVELOPMENT LOT, AN INDUSTRIAL DEVELOPMENT LOT AND TWO OPEN SPACE RESERVES;
- EMBELLISHMENT & DEDICATION OF PUBLIC RESERVES INCLUDING ONGOING IMPLEMENTATION OF VEGETATION MANAGEMENT PLAN ON FORESHORE RESERVE AND WOODLAND RESERVE AREAS.

LEGEND:

- DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE
- DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE
- SRM — DENOTES SEWER RISING MAIN
- DENOTES PROPOSED BUS STOP

Ⓒ EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)
Ⓓ EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)
D2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE
Ⓢ EASEMENT TO DRAIN SEWAGE 6 WIDE (631825)

0 10 20 30 40 50
SCALE:- 1:1500

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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		CHECK'D	RL				
	DATE OF PLAN: 14.06.2022						

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consultants@allenprice.com.au www.allenprice.com.au

WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 1 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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DRAWING NUMBER: N25405-233
SHEET 03 OF 14
REVISION 1

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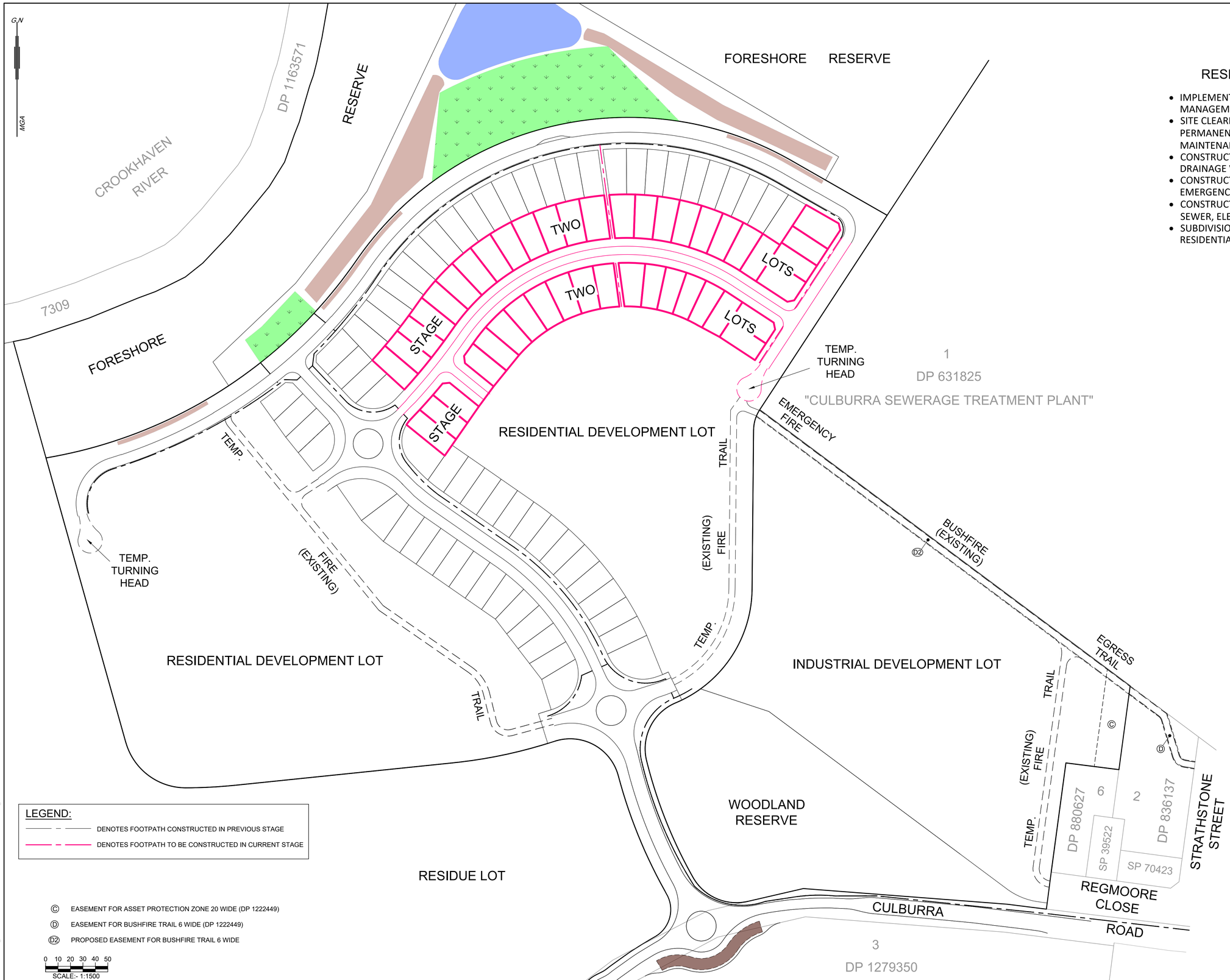

RESIDENTIAL STAGE TWO

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 44 RESIDENTIAL ALLOTMENTS.

LEGEND:

DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE

DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE

C EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

D EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

D2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1500

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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		CHECK'D	RL				
	DATE OF PLAN: 14.06.2022						

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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 2 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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DRAWING NUMBER: N25405-234
SHEET 04 OF 14
REVISION 1

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RESIDENTIAL STAGE THREE

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 17 RESIDENTIAL ALLOTMENTS.

LEGEND:

DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE

DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE

Ⓒ EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

Ⓓ EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

D2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1500

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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		CHECK'D	RL				
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 3 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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DRAWING NUMBER: N25405-235 | SHEET 05 OF 14 | REVISION 1

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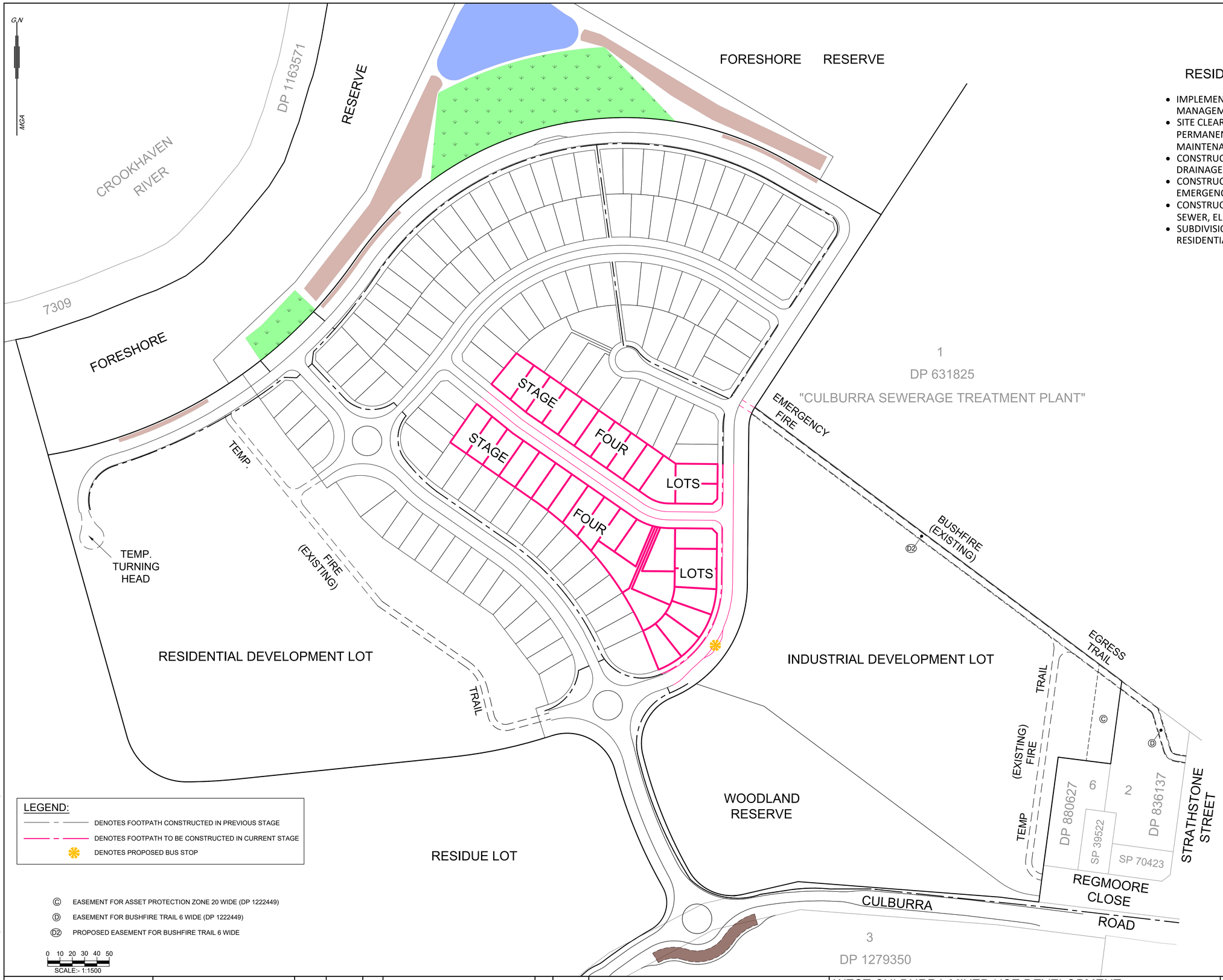

RESIDENTIAL STAGE FOUR

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS, AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 34 RESIDENTIAL ALLOTMENTS.

LEGEND:

- DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE
- DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE
- DENOTES PROPOSED BUS STOP

Ⓒ EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

Ⓓ EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

D2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1500

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 4 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

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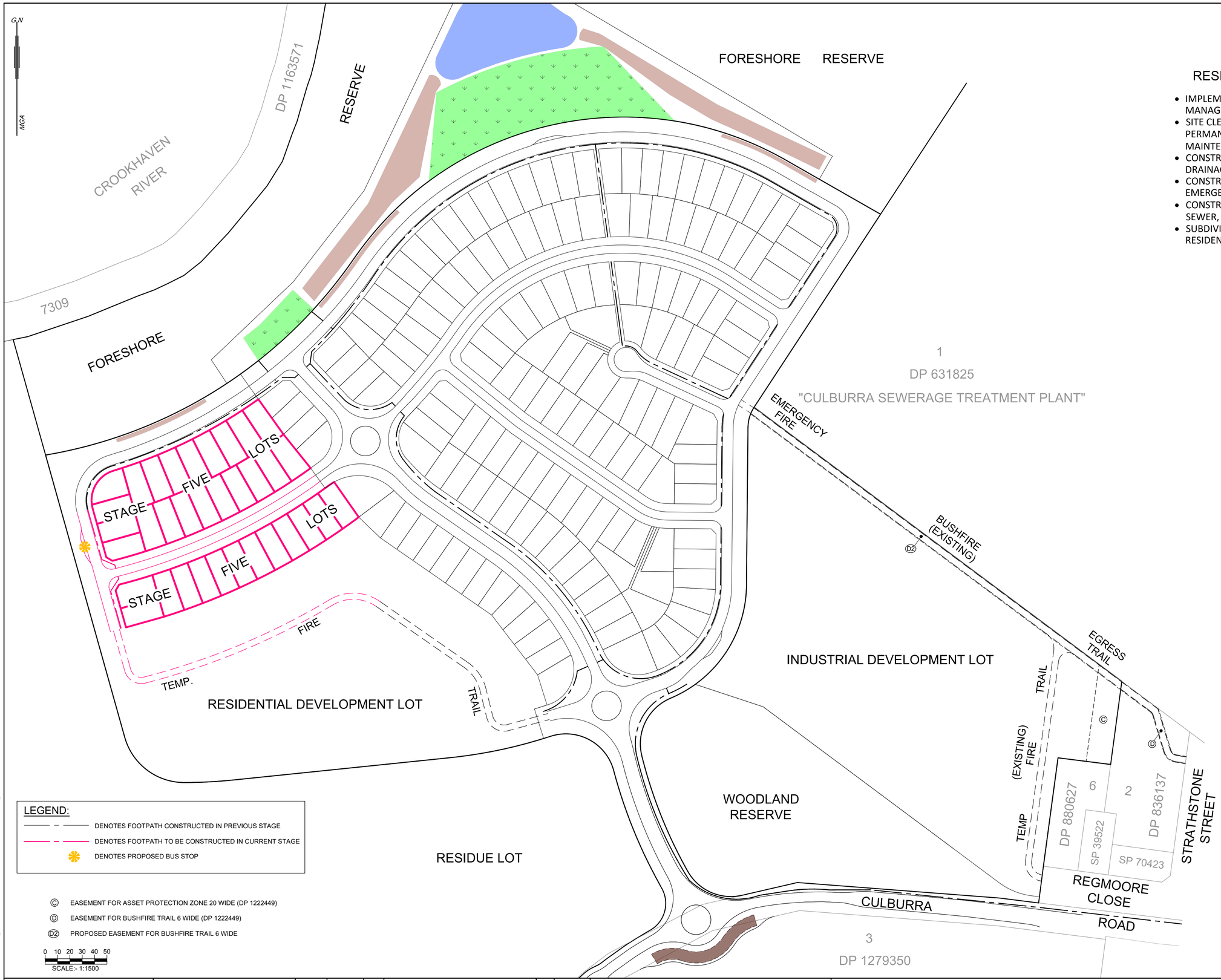

RESIDENTIAL STAGE FIVE

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS, BUS STOP AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 34 RESIDENTIAL ALLOTMENTS.

LEGEND:

- DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE
- DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE
- DENOTES PROPOSED BUS STOP

C EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

D EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

D2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1500

PROFESSIONAL STANDARDS SCHEME
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 5 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

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RESIDENTIAL STAGE SIX

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS, AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 27 RESIDENTIAL ALLOTMENTS.

LEGEND:

DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE

DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE

(C) EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

(D) EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

(D2) PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1500

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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	ORIGIN: - -	DRAWN	AE				
		CHECK'D	RL				
	DATE OF PLAN: 14.06.2022						

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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 6 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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DRAWING NUMBER: N25405-238 | SHEET 08 OF 14 | REVISION 1

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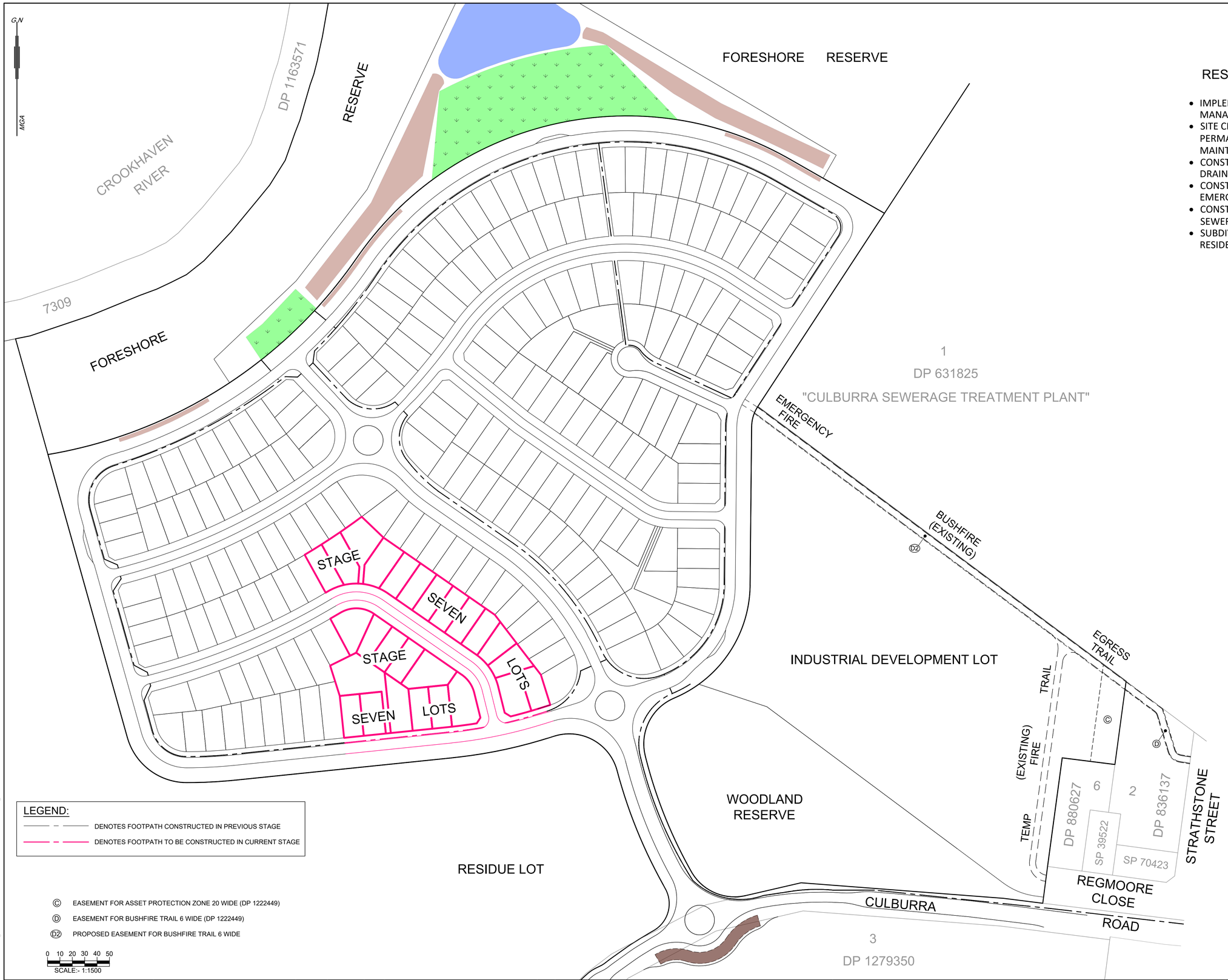

RESIDENTIAL STAGE SEVEN

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS AND FOOTPATHS;
- CONSTRUCTION OF TEMPORARY FIRE TRAILS AND EMERGENCY BUSH FIRE EGRESS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 26 RESIDENTIAL ALLOTMENTS.

LEGEND:

DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE

DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE

Ⓒ EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

Ⓓ EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

D2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1500

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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		CHECK'D	RL				
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 7 RESIDENTIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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DRAWING NUMBER: N25405-239
SHEET 09 OF 14
REVISION 1

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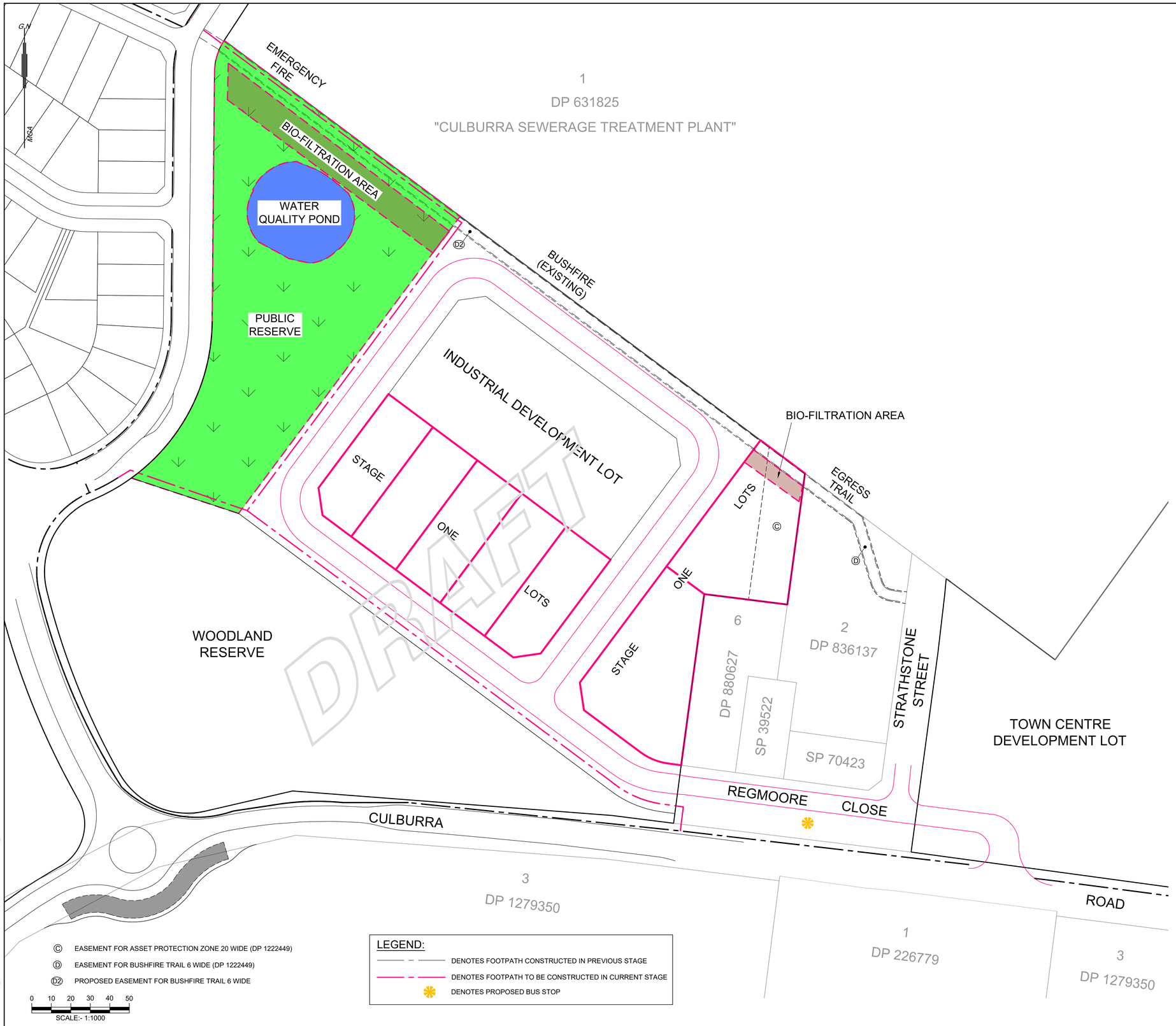

INDUSTRIAL STAGE ONE

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF REGMOORE CLOSE EXTENSION;
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS, BUS STOP AND FOOTPATHS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- CONSTRUCTION OF PERMANENT WATER QUALITY MEASURES;
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 7 INDUSTRIAL ALLOTMENTS, AN INDUSTRIAL DEVELOPMENT LOT AND OPEN SPACE RESERVE;

© EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

Ⓓ EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

(D2) PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1000

LEGEND:

- DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE
- DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE
- DENOTES PROPOSED BUS STOP

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

RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:4000 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	MJP/DS	1	UPDATED STAGING	AE	25.07.2025
	ORIGIN: - -	DRAWN	AE				
		CHECK'D	RL				
	DATE OF PLAN: 14.06.2022						

allen price & scarratts pty ltd
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 1 INDUSTRIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: N25405-242 | SHEET 10 OF 14 | REVISION 1

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INDUSTRIAL STAGE TWO

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 5 INDUSTRIAL ALLOTMENTS.

Ⓒ EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP 1222449)

Ⓓ EASEMENT FOR BUSHFIRE TRAIL 6 WIDE (DP 1222449)

Ⓓ2 PROPOSED EASEMENT FOR BUSHFIRE TRAIL 6 WIDE

0 10 20 30 40 50
SCALE:- 1:1000

LEGEND:

DENOTES FOOTPATH CONSTRUCTED IN PREVIOUS STAGE

DENOTES FOOTPATH TO BE CONSTRUCTED IN CURRENT STAGE

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1:4000 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	1	UPDATED STAGING	AE	25.07.2025
	ORIGIN: - -	DESIGN	MJP/DS				
		DRAWN	AE				
		CHECK'D	RL				
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 2 INDUSTRIAL
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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DRAWING NUMBER: N25405-243 | SHEET 11 OF 14 | REVISION 1

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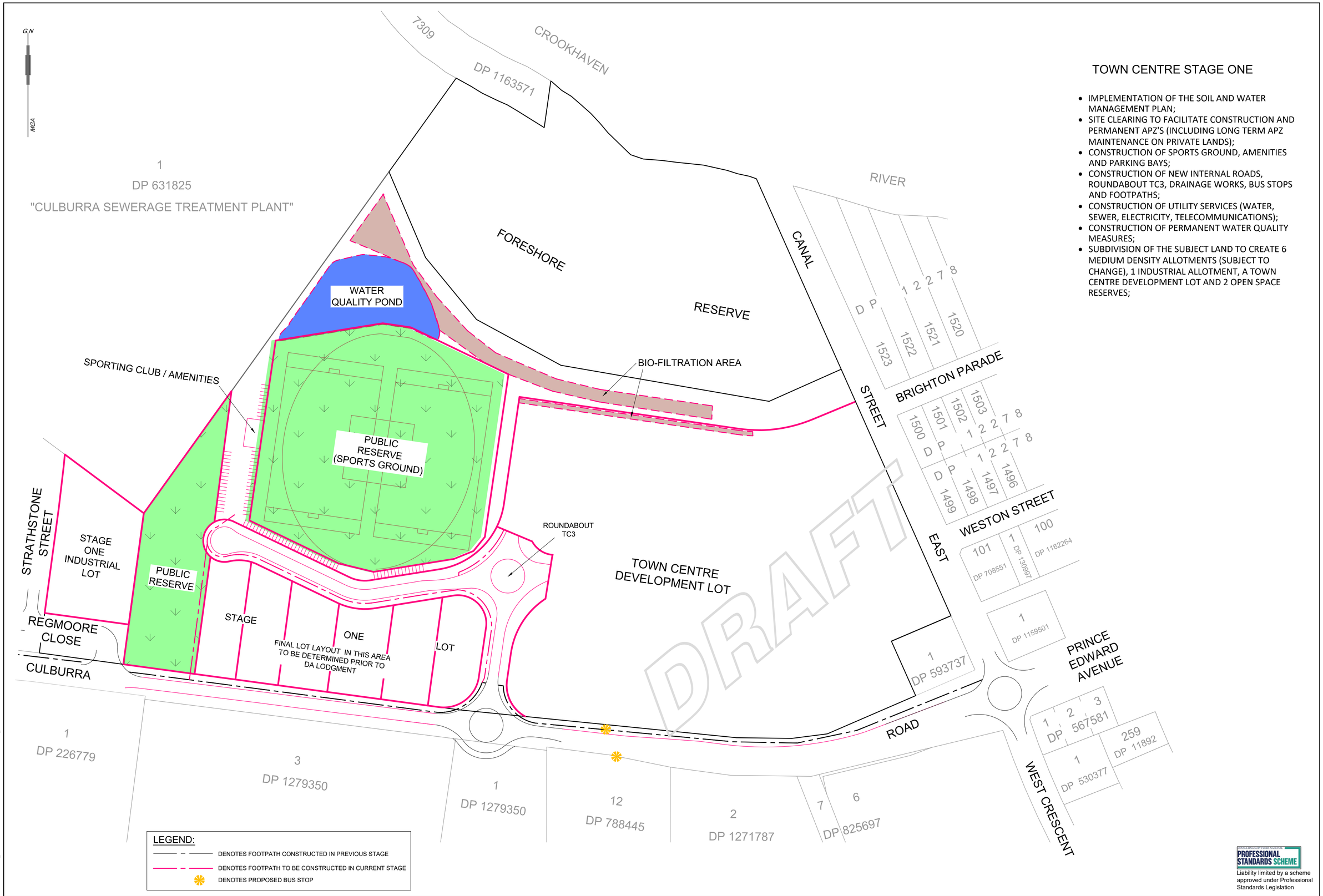

TOWN CENTRE STAGE ONE

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF SPORTS GROUND, AMENITIES AND PARKING BAYS;
- CONSTRUCTION OF NEW INTERNAL ROADS, ROUNDABOUT TC3, DRAINAGE WORKS, BUS STOPS AND FOOTPATHS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- CONSTRUCTION OF PERMANENT WATER QUALITY MEASURES;
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 6 MEDIUM DENSITY ALLOTMENTS (SUBJECT TO CHANGE), 1 INDUSTRIAL ALLOTMENT, A TOWN CENTRE DEVELOPMENT LOT AND 2 OPEN SPACE RESERVES;

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:4000 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	MJP/DS	1	UPDATED STAGING	AE	25.07.2025
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 1 TOWN CENTRE
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
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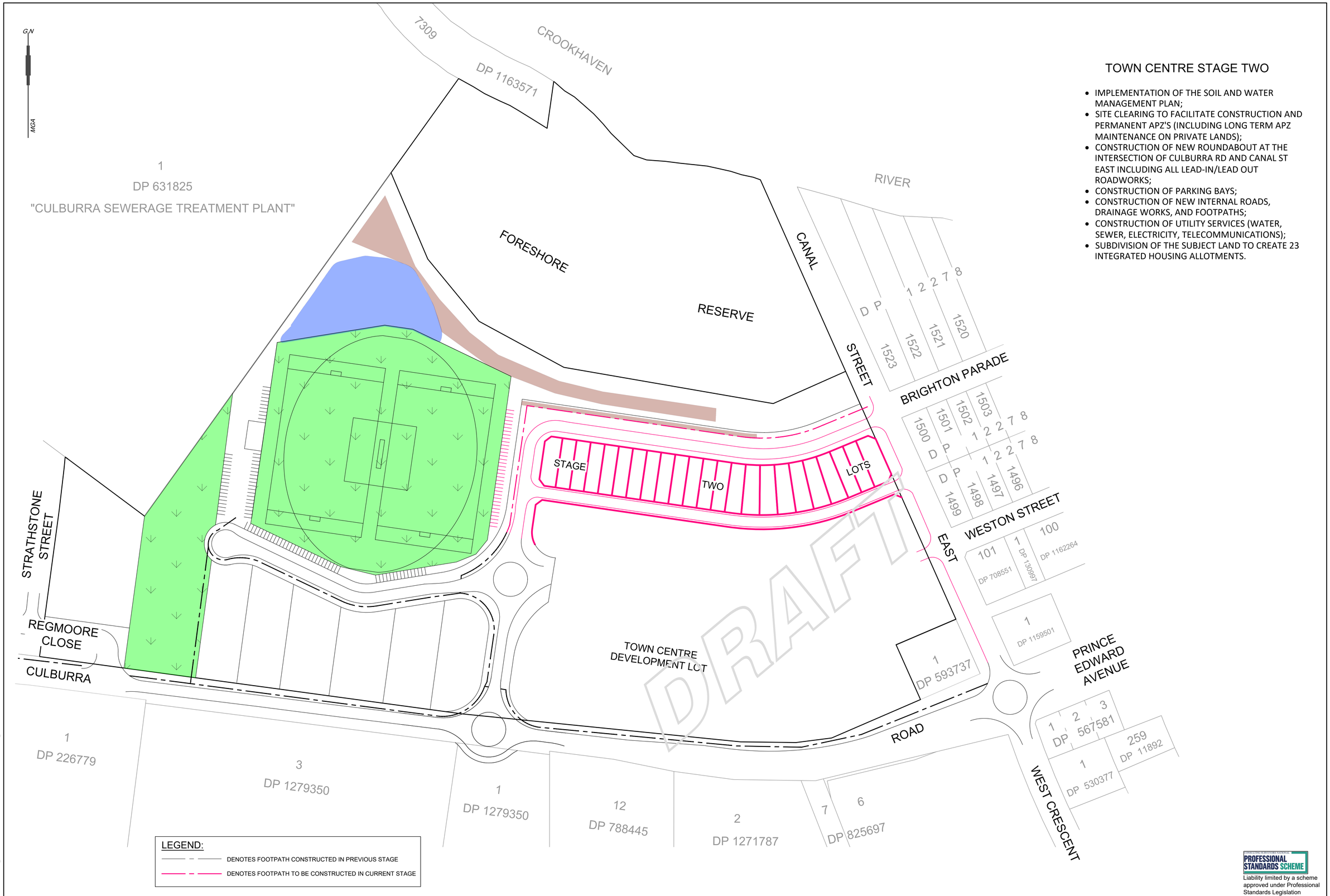

TOWN CENTRE STAGE TWO

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW ROUNDABOUT AT THE INTERSECTION OF CULBURRA RD AND CANAL ST EAST INCLUDING ALL LEAD-IN/LEAD OUT ROADWORKS;
- CONSTRUCTION OF PARKING BAYS;
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS, AND FOOTPATHS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 23 INTEGRATED HOUSING ALLOTMENTS.

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	DATE OF PLAN: 14.06.2022						

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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 2 TOWN CENTRE
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

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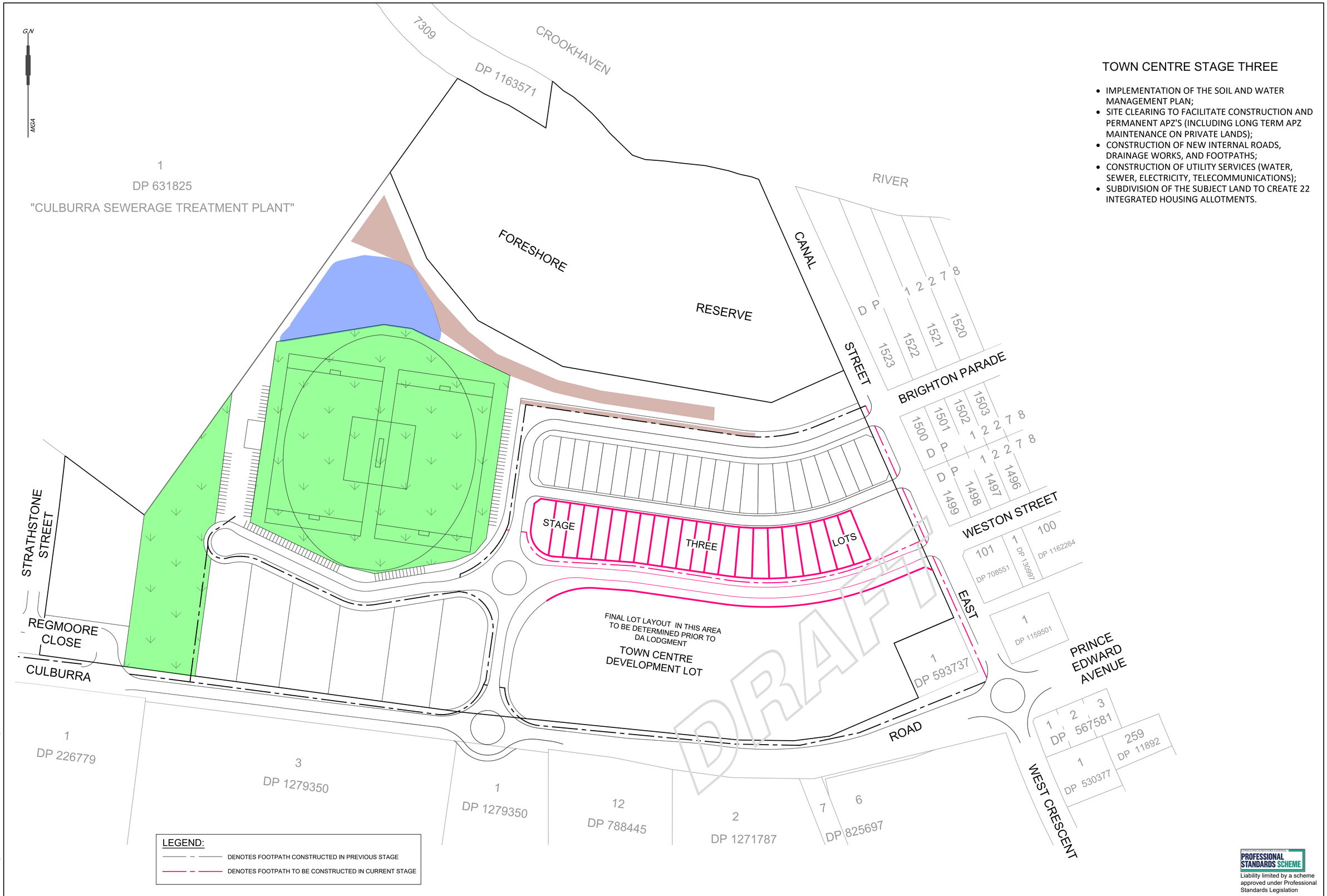

TOWN CENTRE STAGE THREE

- IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN;
- SITE CLEARING TO FACILITATE CONSTRUCTION AND PERMANENT APZ'S (INCLUDING LONG TERM APZ MAINTENANCE ON PRIVATE LANDS);
- CONSTRUCTION OF NEW INTERNAL ROADS, DRAINAGE WORKS, AND FOOTPATHS;
- CONSTRUCTION OF UTILITY SERVICES (WATER, SEWER, ELECTRICITY, TELECOMMUNICATIONS);
- SUBDIVISION OF THE SUBJECT LAND TO CREATE 22 INTEGRATED HOUSING ALLOTMENTS.

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:						
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WEST CULBURRA MIXED USE DEVELOPMENT
STAGING PLAN - STAGE 3 TOWN CENTRE
LOT 1 DP 1305809
CULBURRA ROAD, CULBURRA BEACH
FOR SEALARK PTY LTD

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