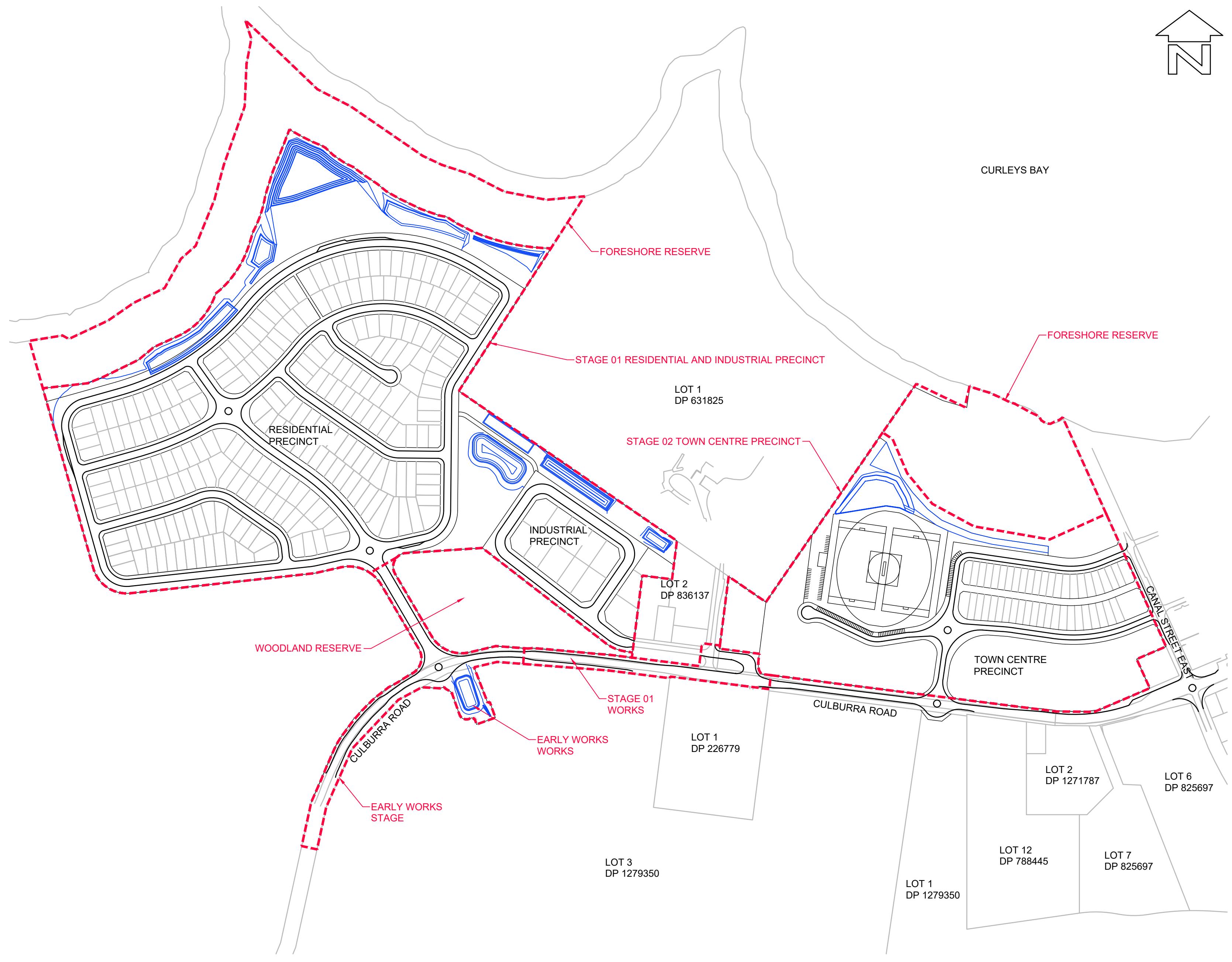
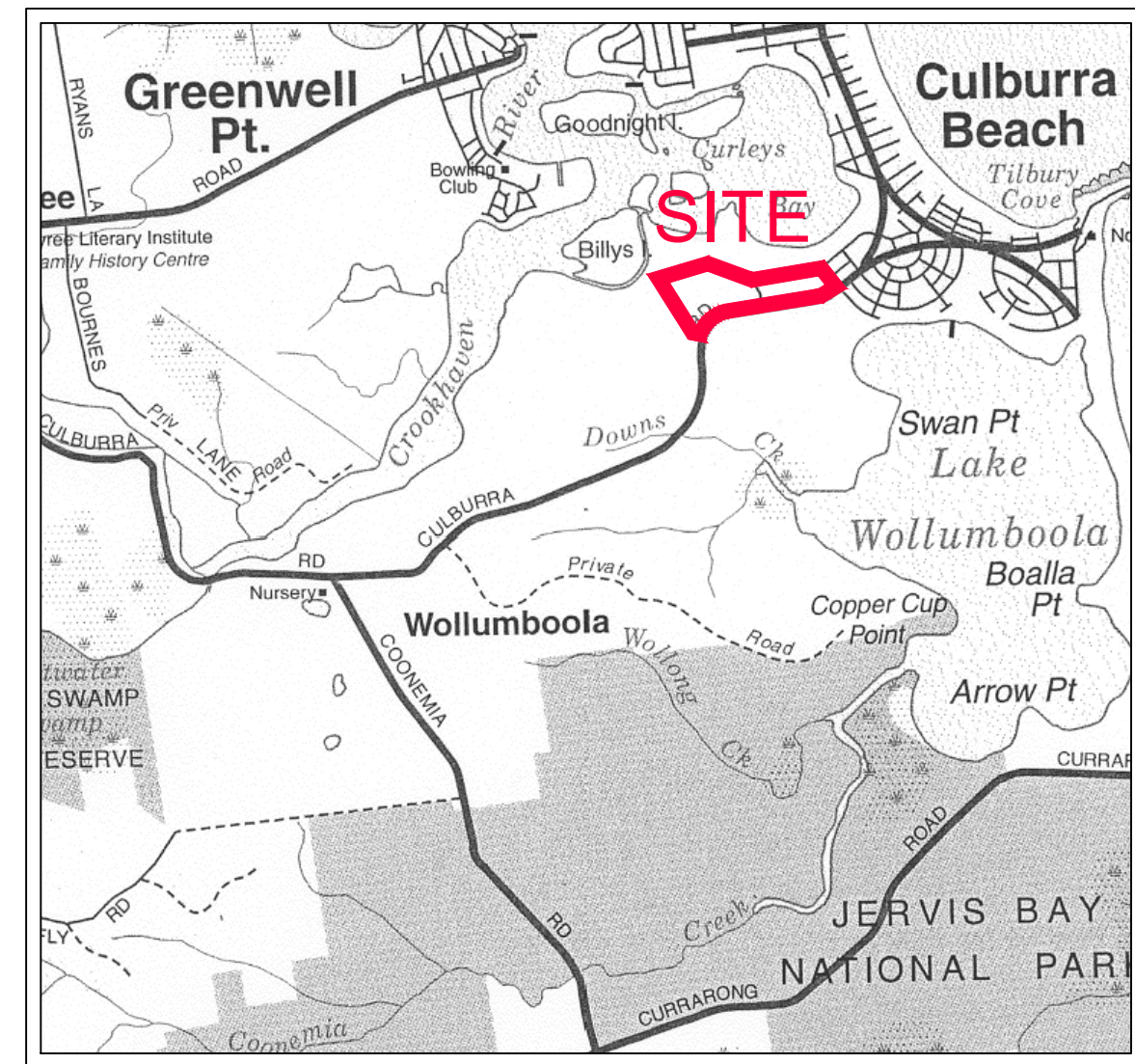


PRELIMINARY ENGINEERING DRAWINGS FOR PROPOSED MIXED-USE SUBDIVISION AT WEST CULBURRA CONCEPT DA



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

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

0 50 100 150 200

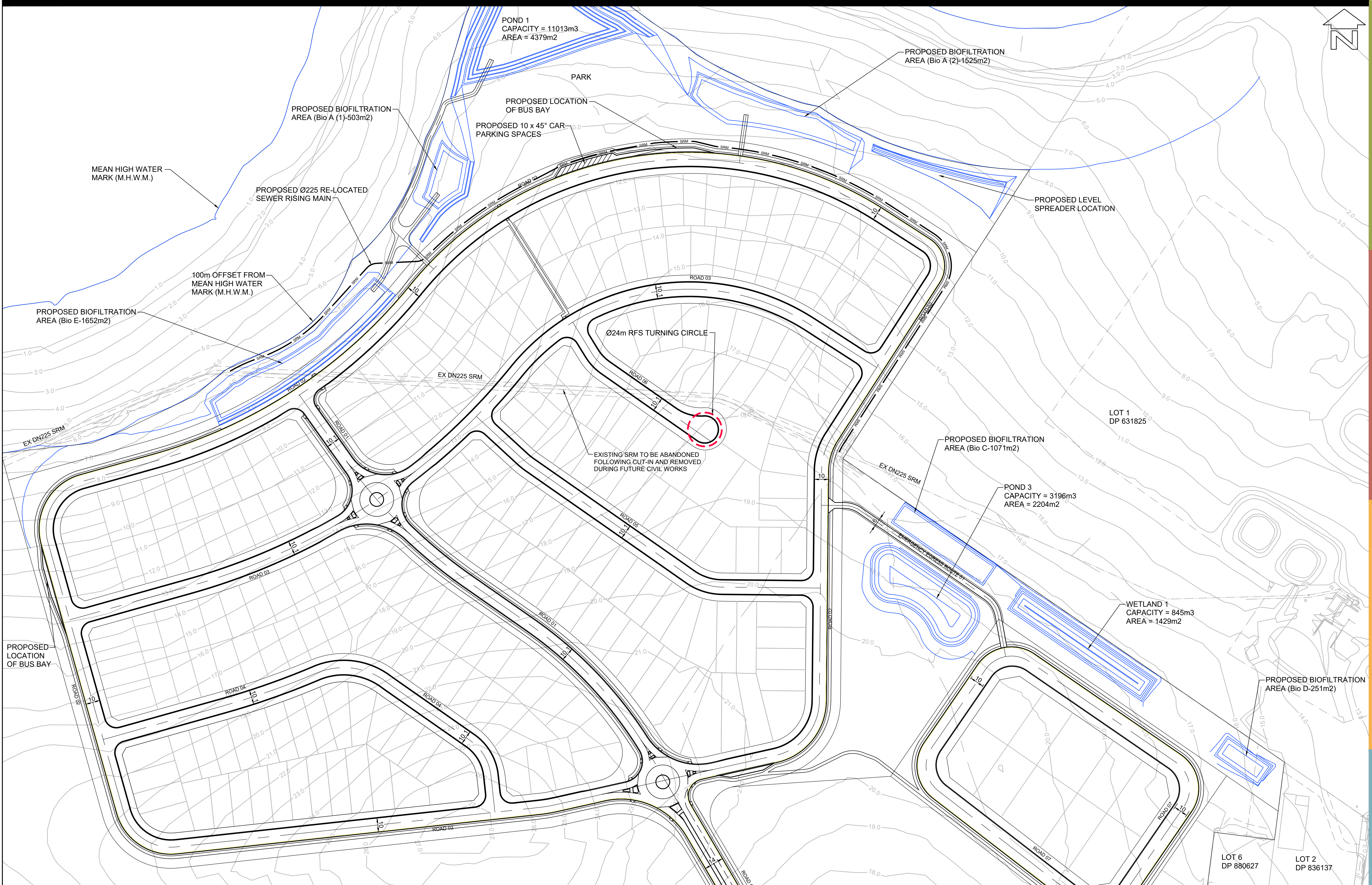
SCALE:- 1:4000

(AT A1 ORIGINAL)

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D	DATUM
AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM
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 MAY 2025
DRAWING NUMBER 25405-100				ORIGIN SSM
				RL
				SHEET 1
				ISSUE P8

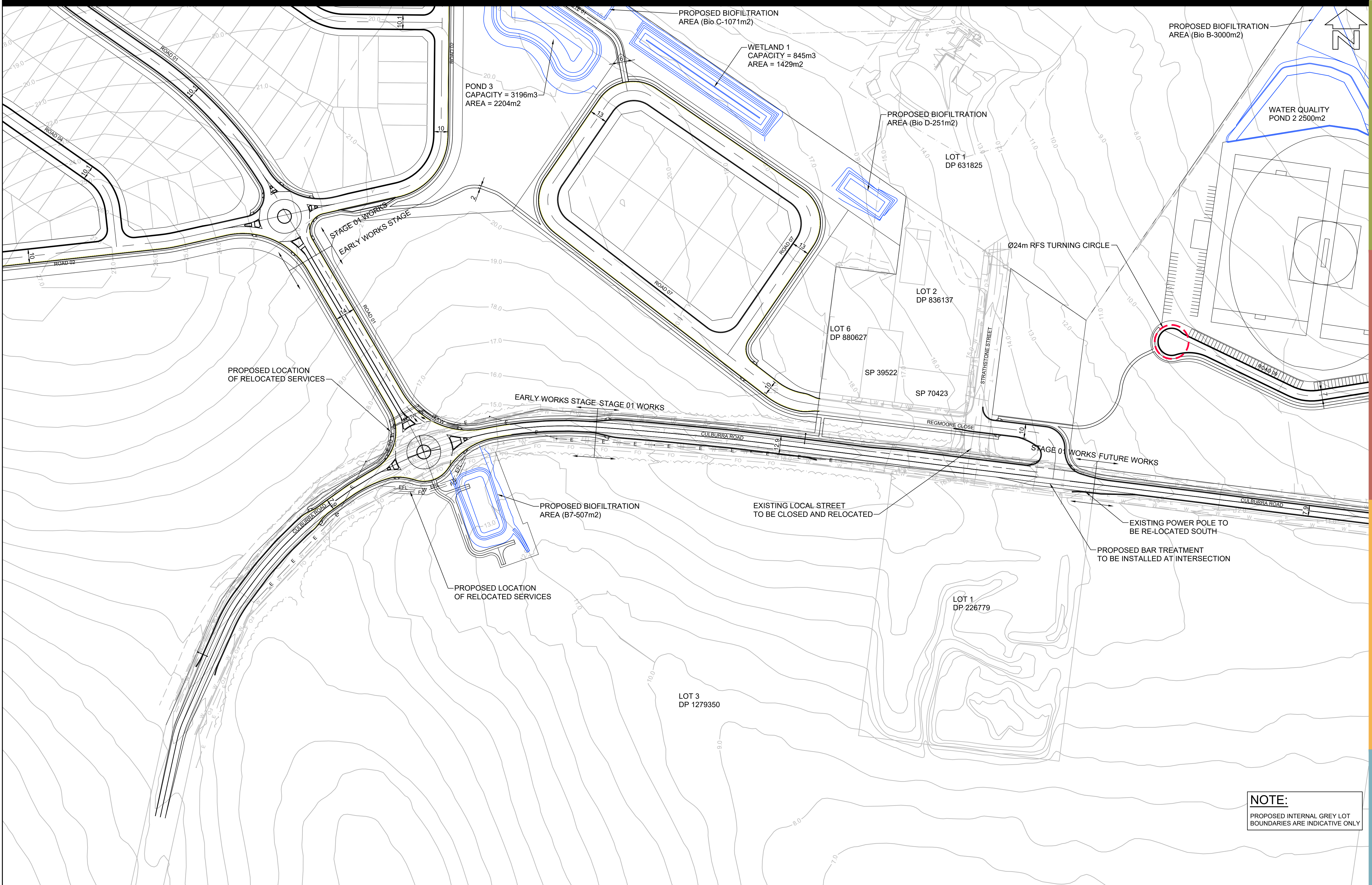
Liability limited by a
scheme approved
under Professional
Standards Legislation



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	AMENDED FOR MOD LODGEMENT		CJG	12/07/2024	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES				AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM		SSM			
		P3	AMENDED FOR MOD LODGEMENT								ALLEN PRICE PTY LTD				DATE OF SURVEY		RL			
				Nowra Office • 75 Plunkett St, Nowra NSW 2541							MAY 2025		SHEET							
				Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533							DRAWING NUMBER		ISSUE							
		Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500				25405-101		P3												
		(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au																		



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 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

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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SCALE:- 1:1250

(AT A1 ORIGINAL)

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

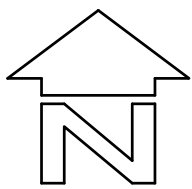
SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN
AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM
ALLEN PRICE PTY LTD				DATE OF SURVEY	RL
Nowra Office • 75 Plunkett St, Nowra NSW 2541				MAY 2025	
Kiaira Office • 1/28 Bong Bong St, Kiaira NSW 2533				DRAWING NUMBER	SHEET
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500				25405-102	3
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au					ISSUE
					P3

PROFESSIONAL

STANDARDS

SCHEME

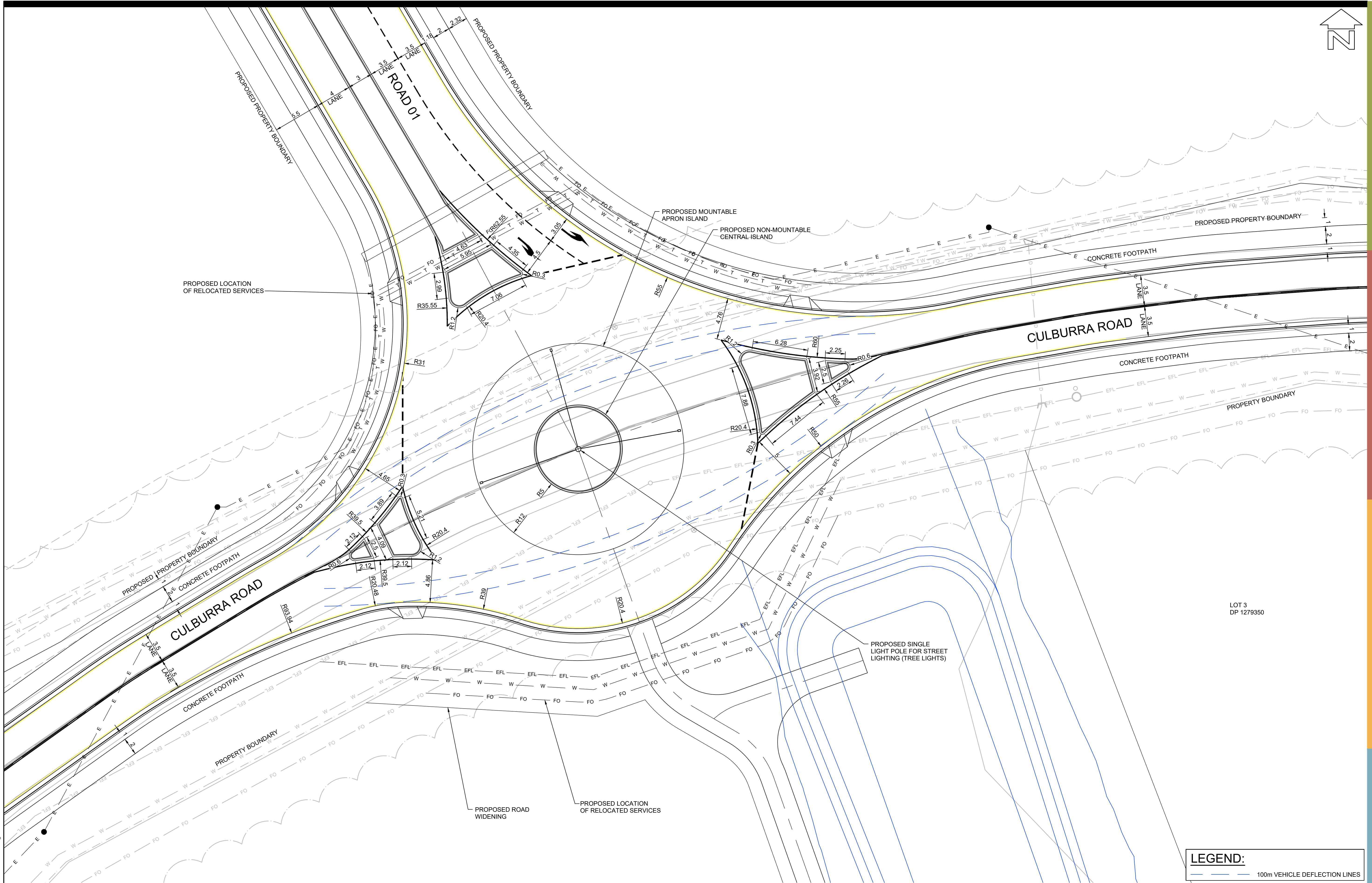
Liability limited by a scheme approved under Professional Standards Legislation



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	01020304050 SCALE:- 1:1250 (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	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024		AP	CJG	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				Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533		Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500		MAY 2025				
		(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au								DRAWING NUMBER		SHEET		ISSUE
										25405-103		4		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.

LAYOUT PLAN

SCALE 1:200

AllenPrice

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	12/07/2021
P8	AMENDED FOR MOD LODGEMENT	CJG	27/05/2021



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

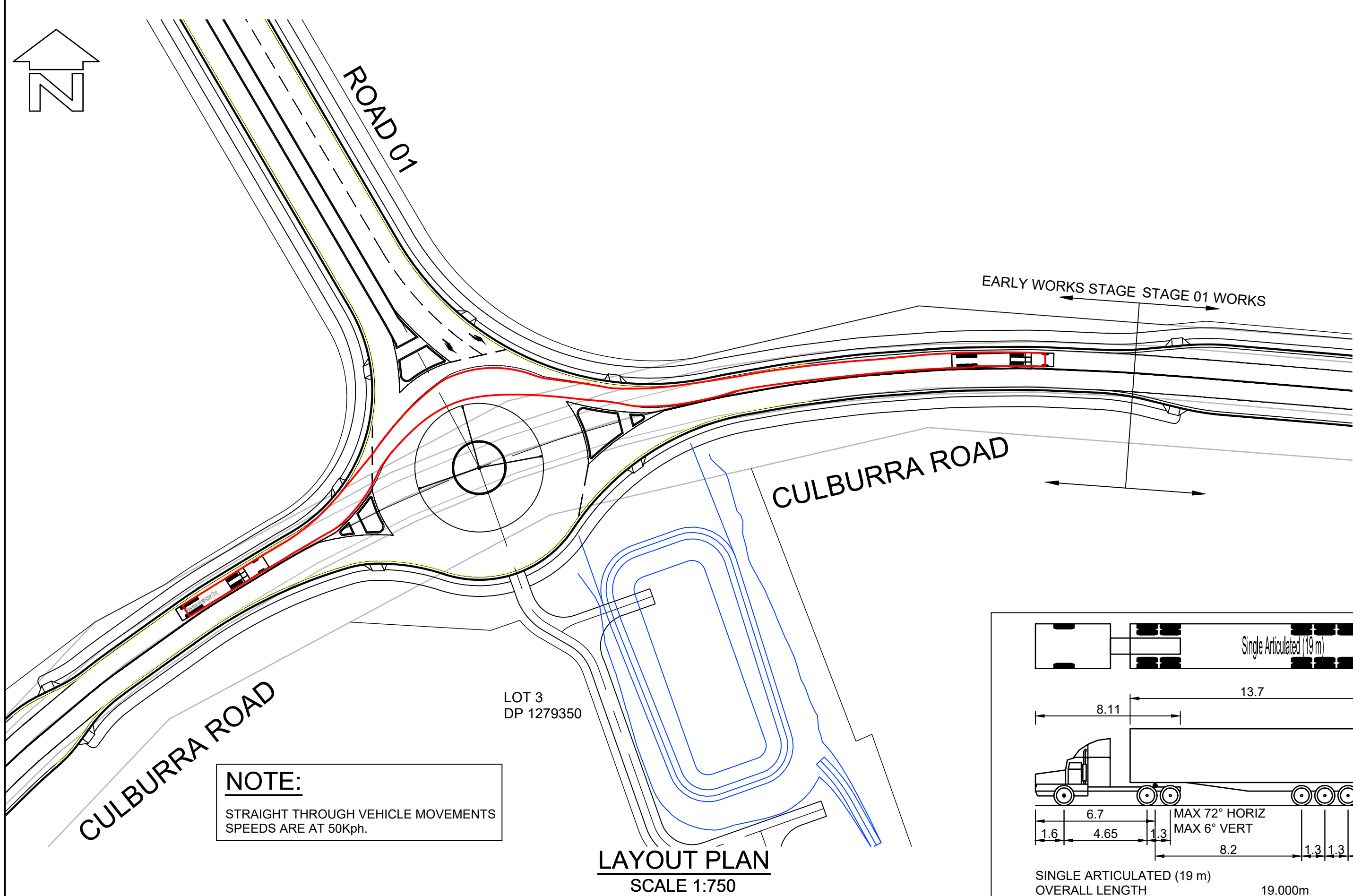
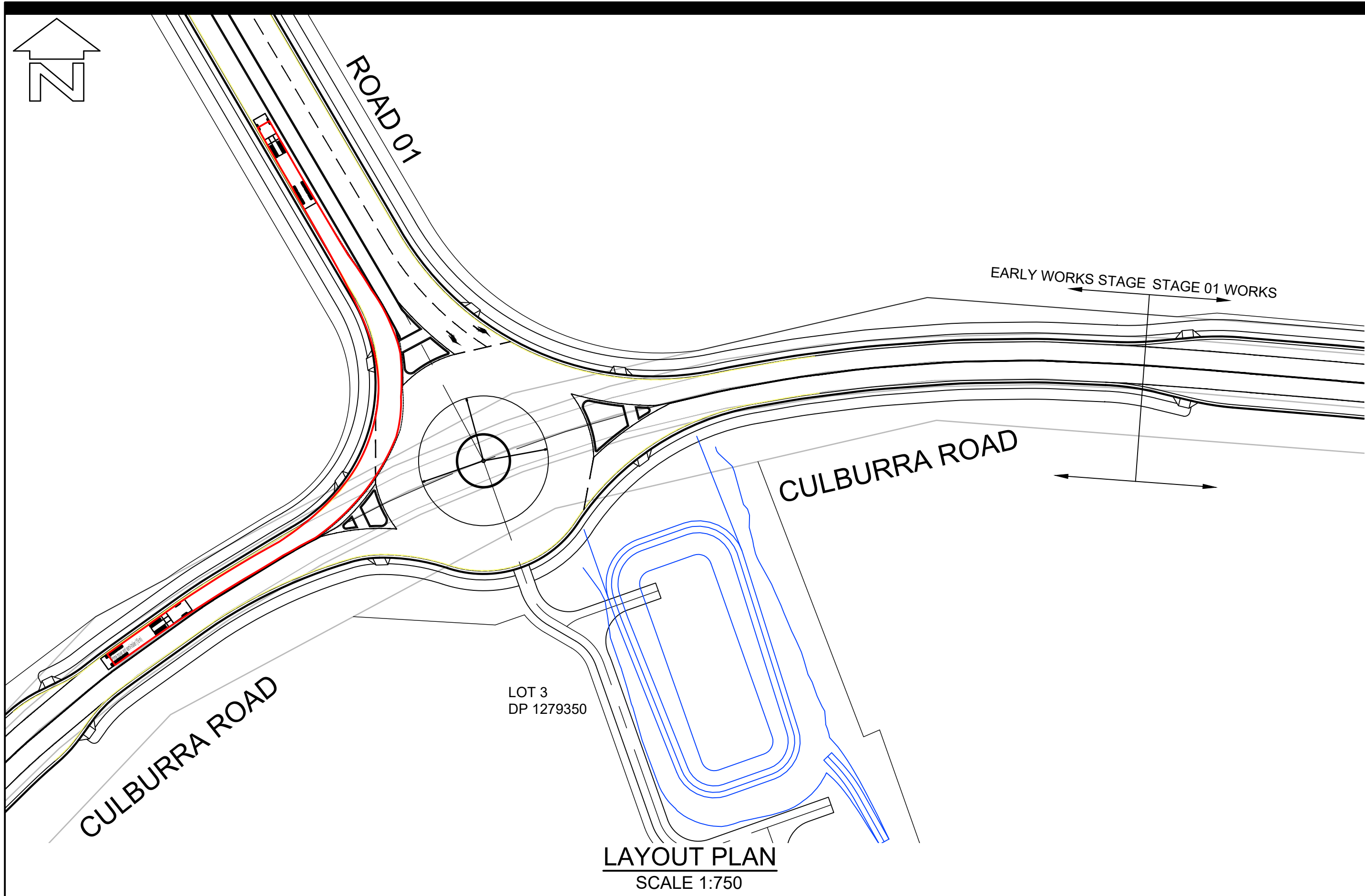
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD			
Nowra Office • 75 Plunkett St, Nowra NSW 2541			
Kiaama Office • 1/28 Bong Bong St, Kiaama NSW 2533			
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	AUSTRALIAN HEIGHT DATUM
DATE OF SURVEY	MAY 2025
DRAWING NUMBER	25405-105

M	ORIGIN	
	SSM	
	RL	
	SHEET	ISSUE
	6	P8

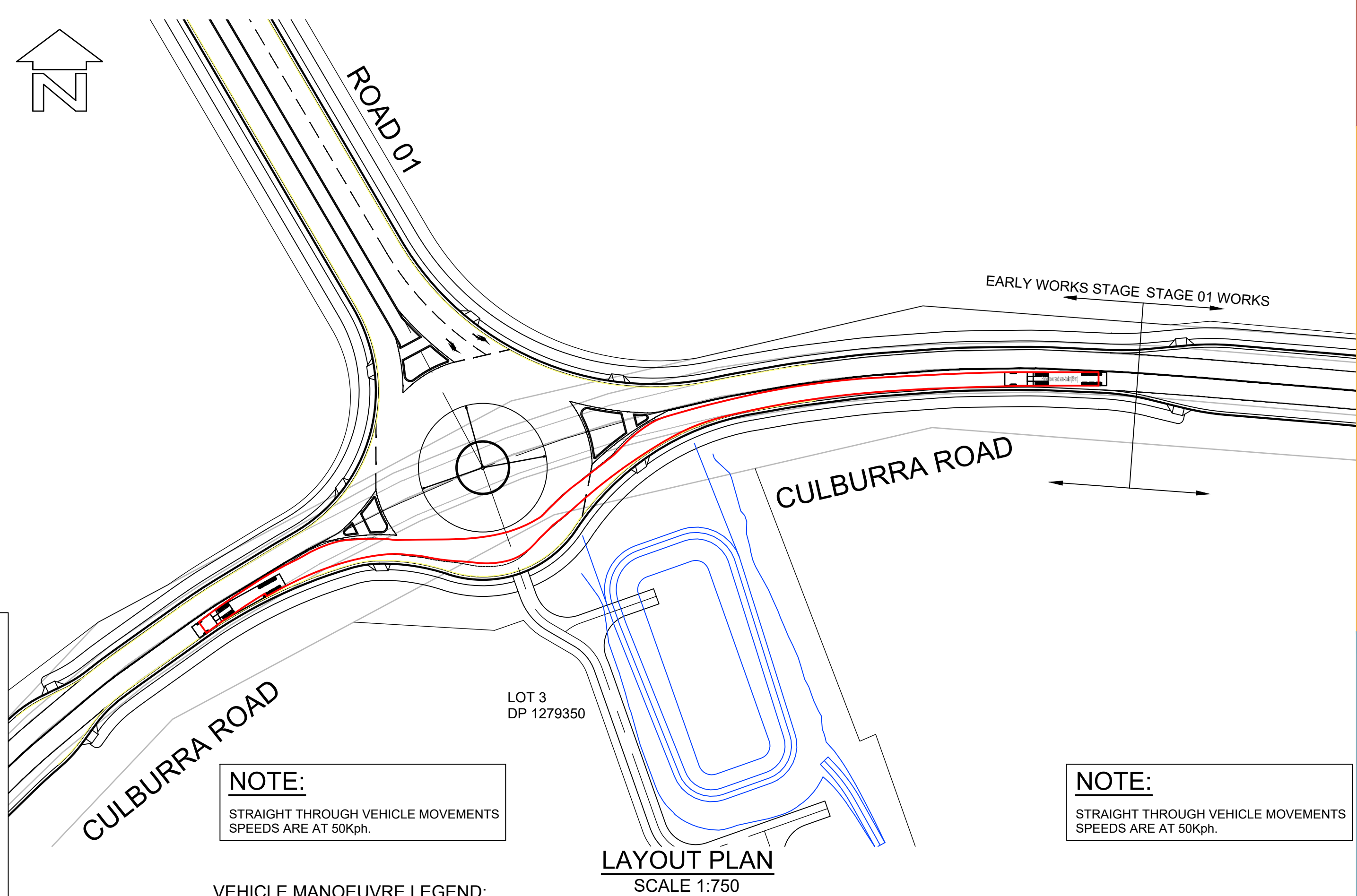
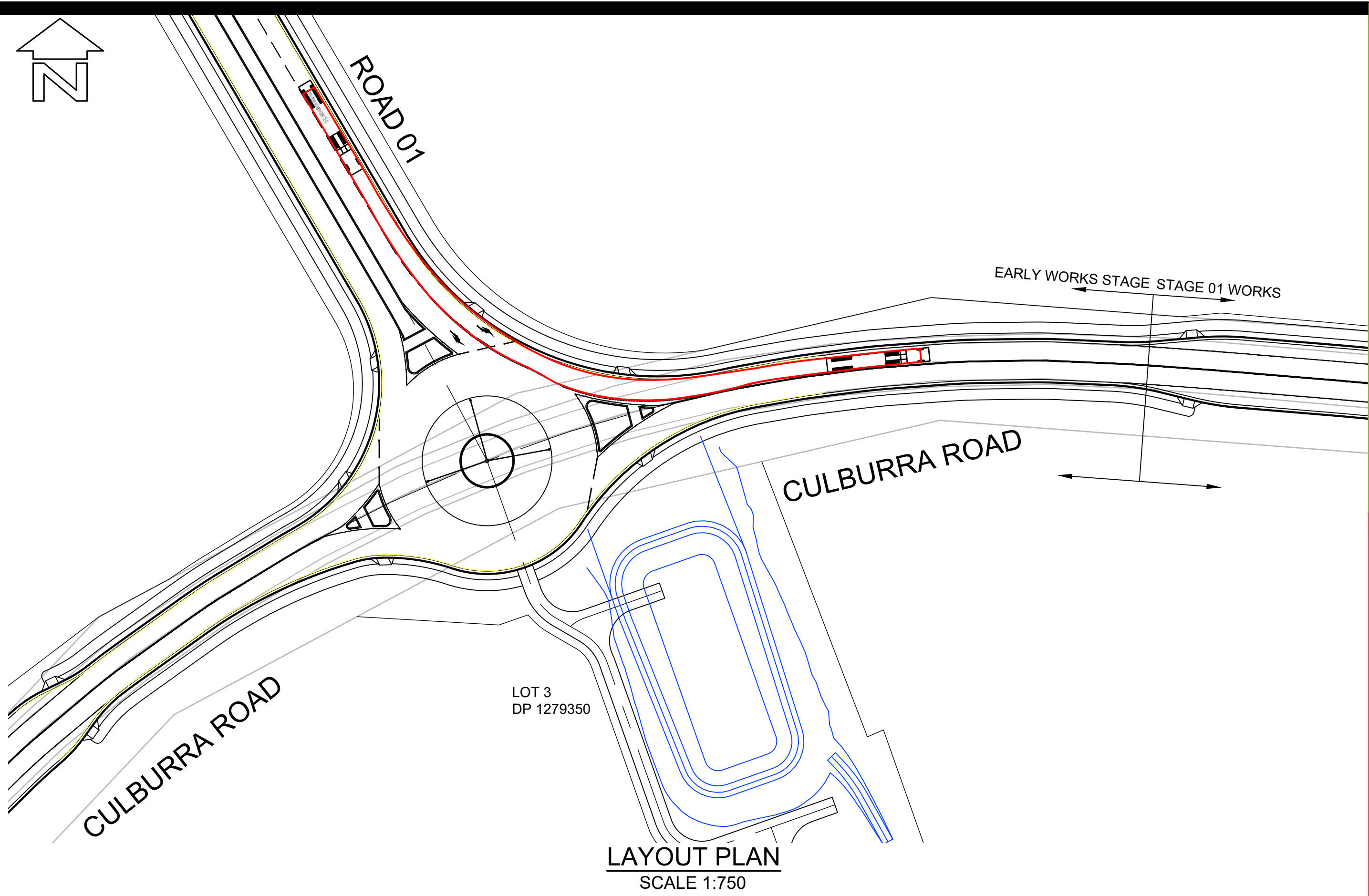
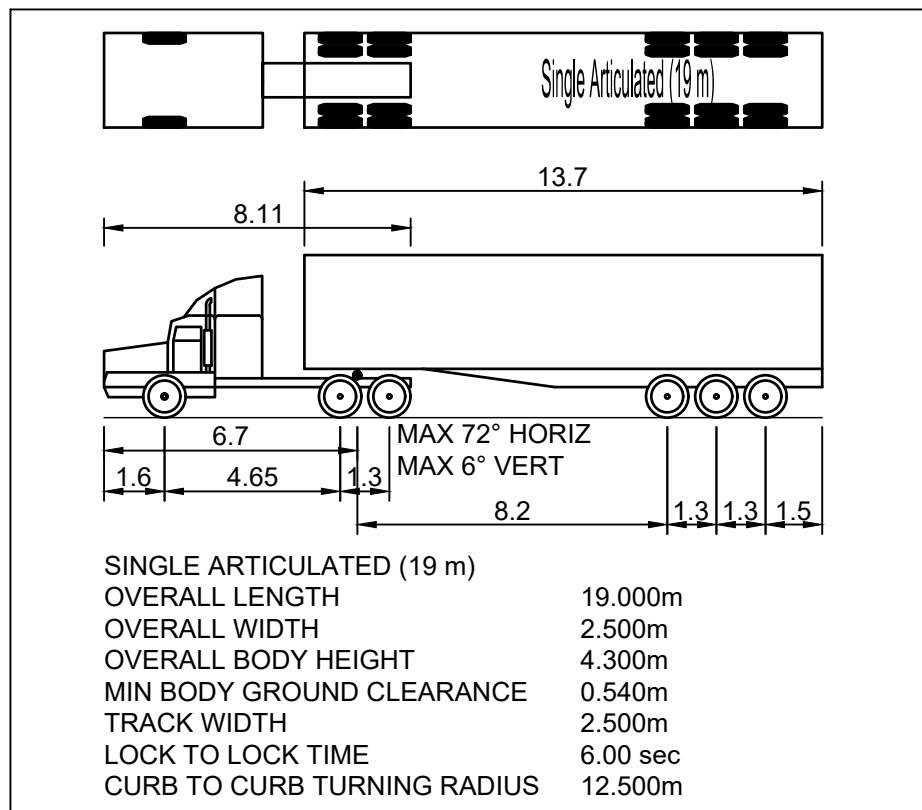


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under Professional
Standards Legislat



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

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:
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.

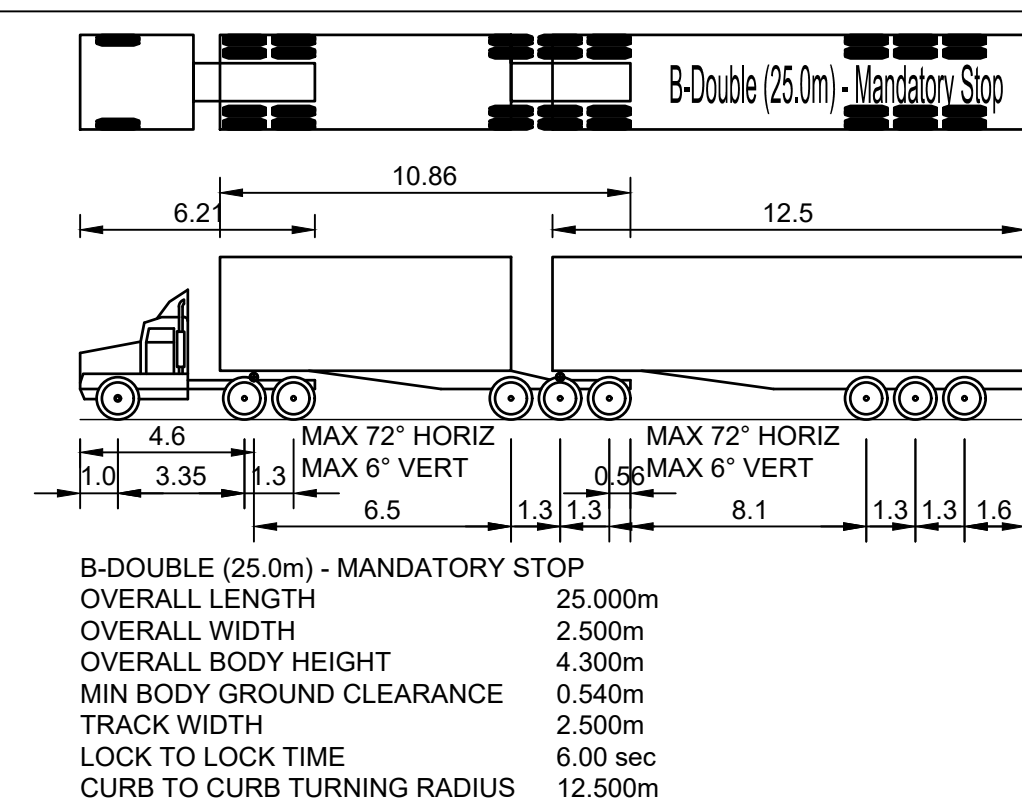
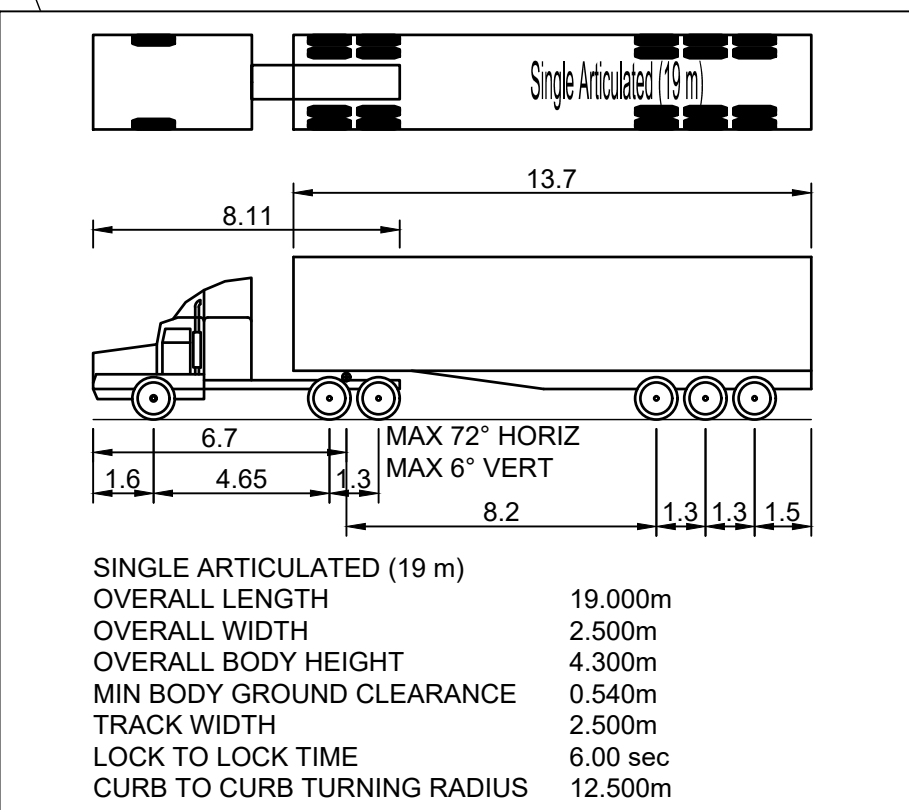
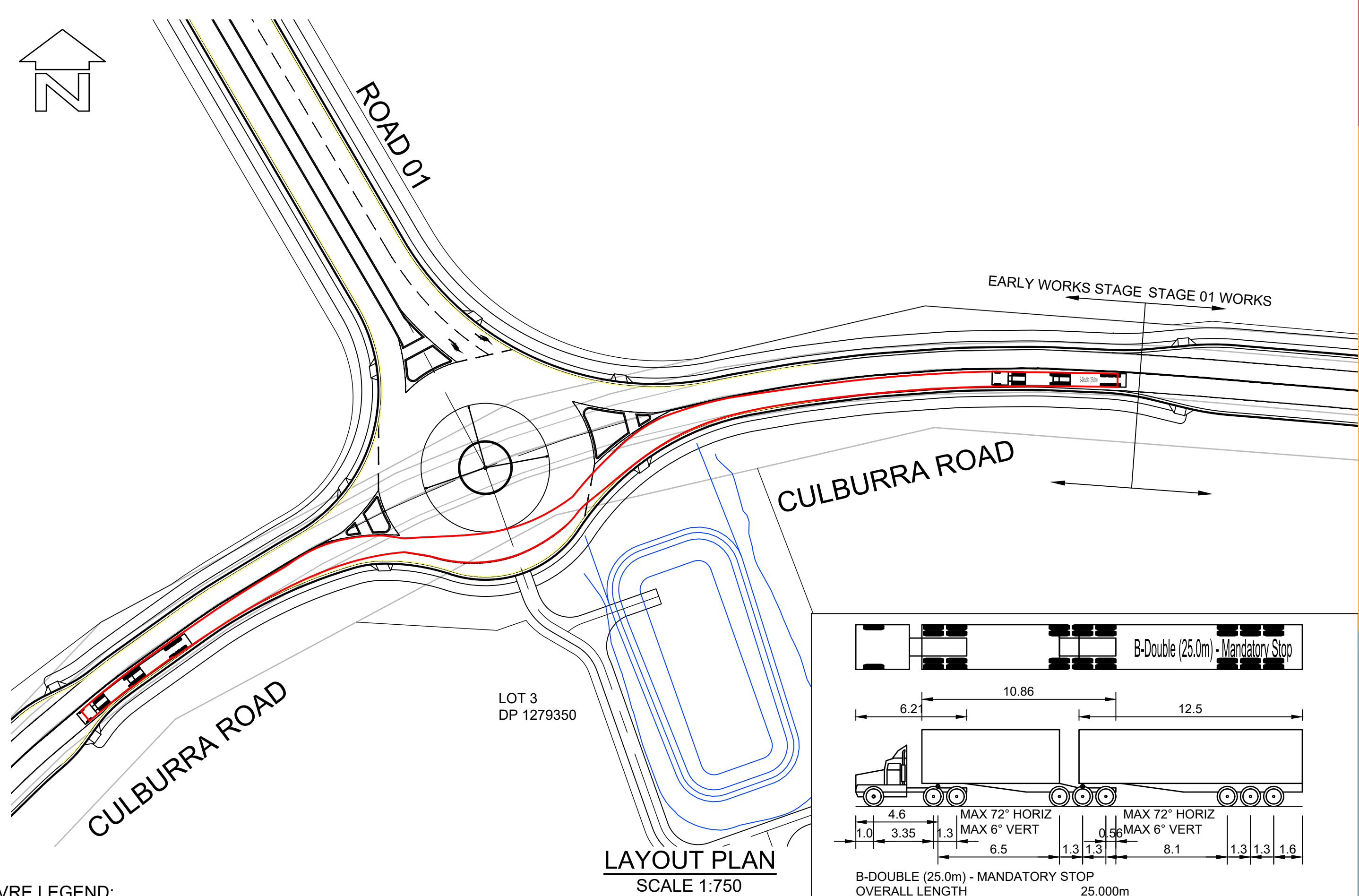
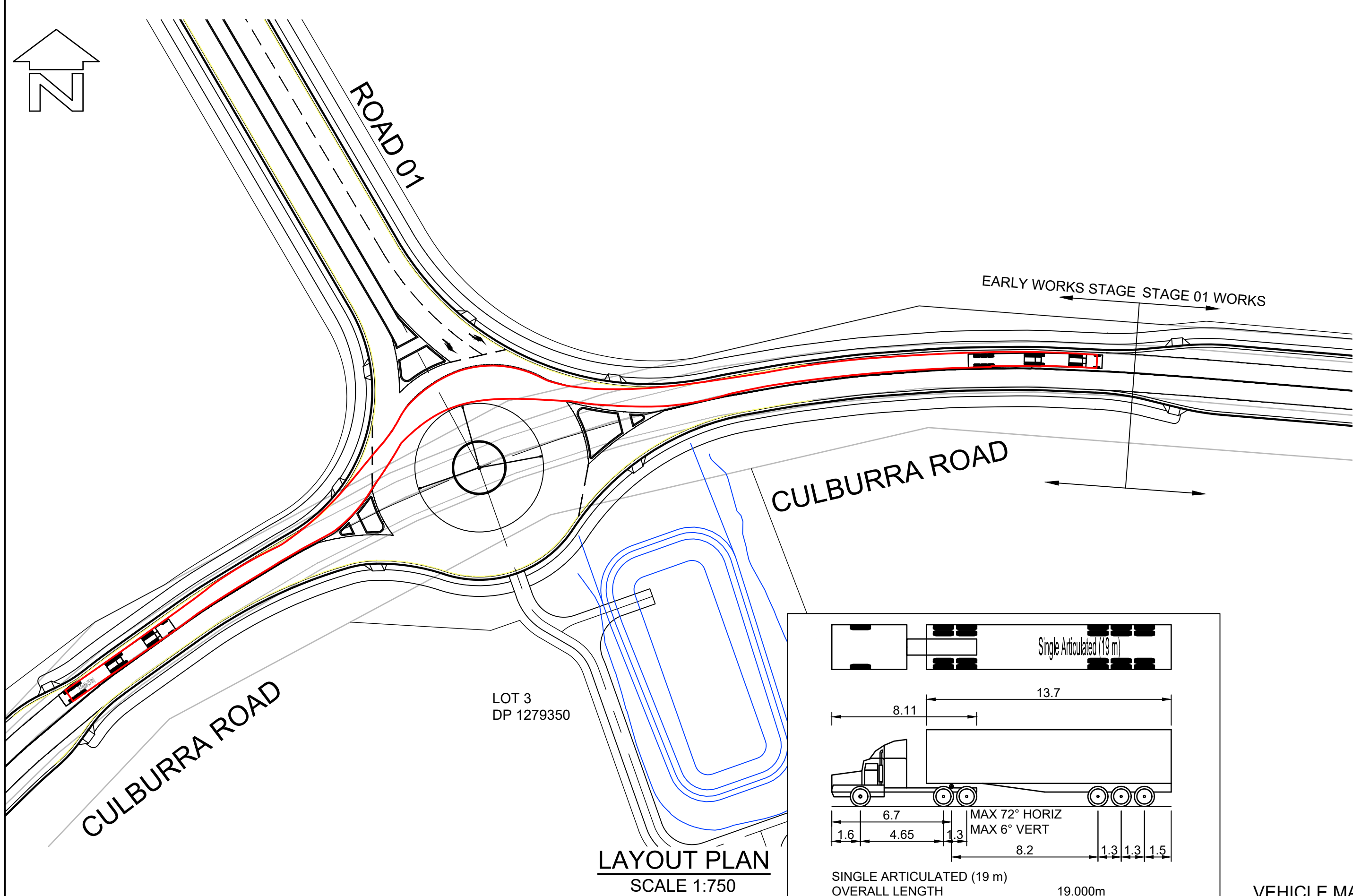
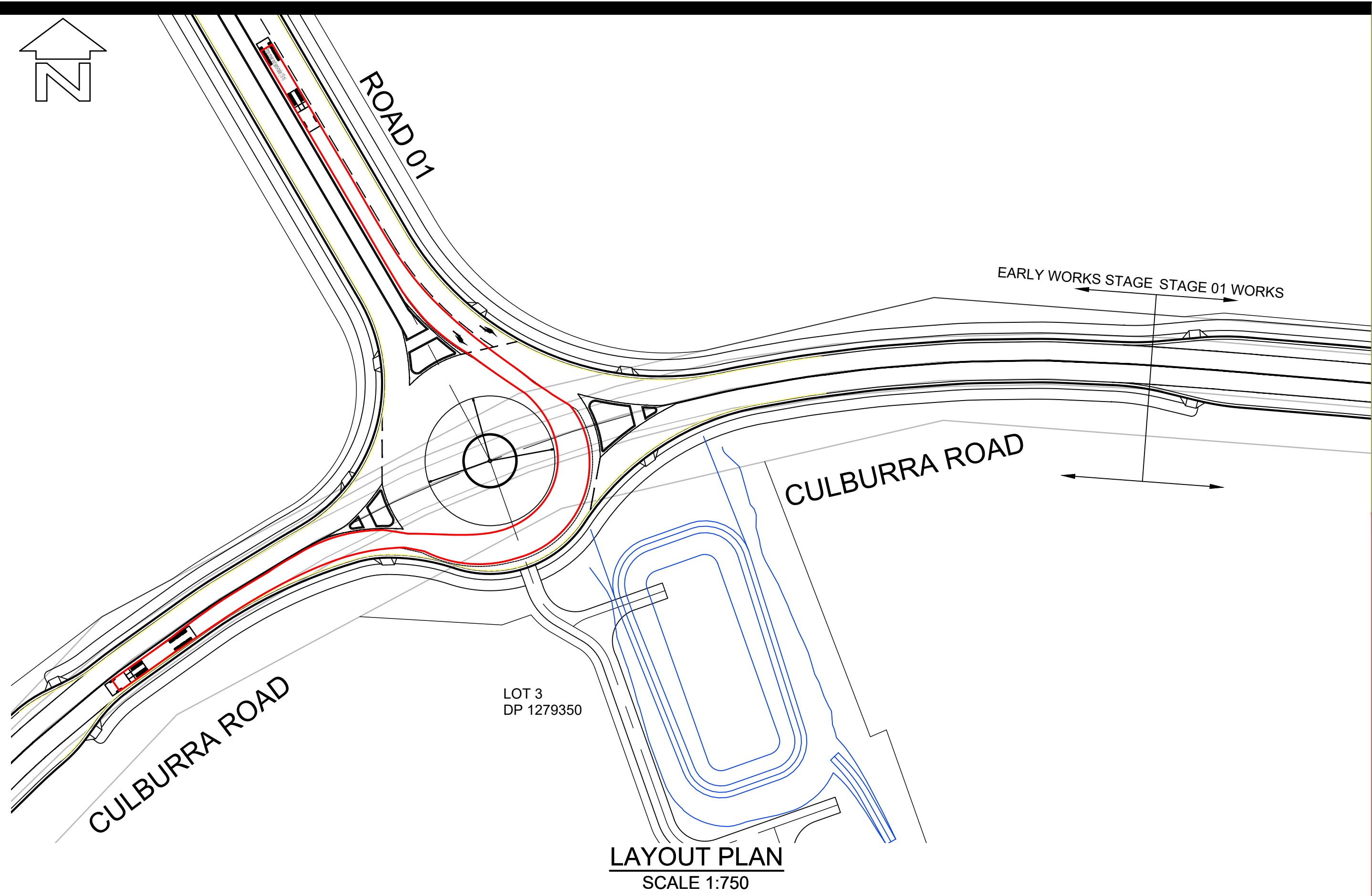
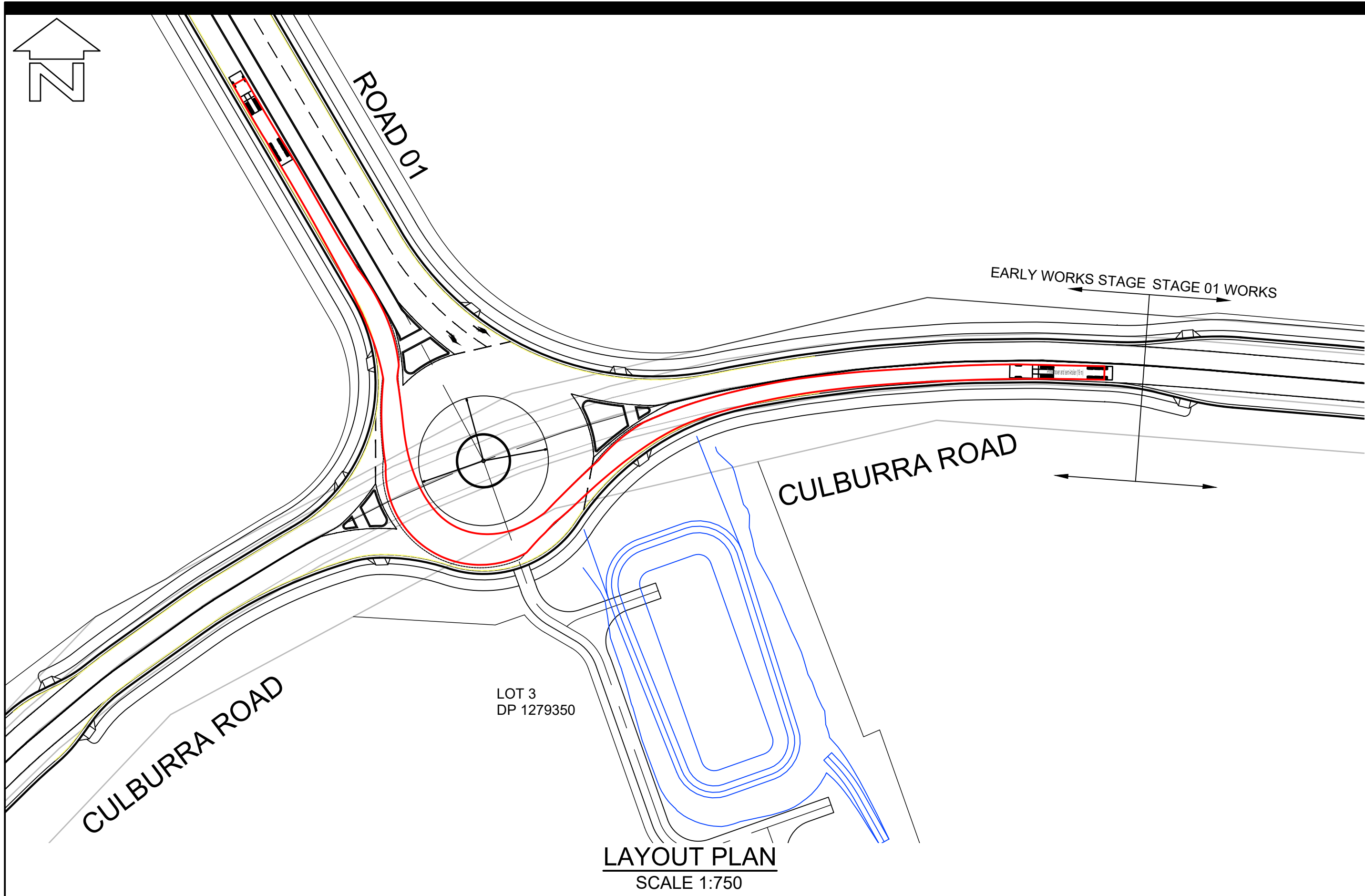
NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.

ISSUE	DESCRIPTION	BY	DATE
P7	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P8	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
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
25405-106	7
	ISSUE
	P8

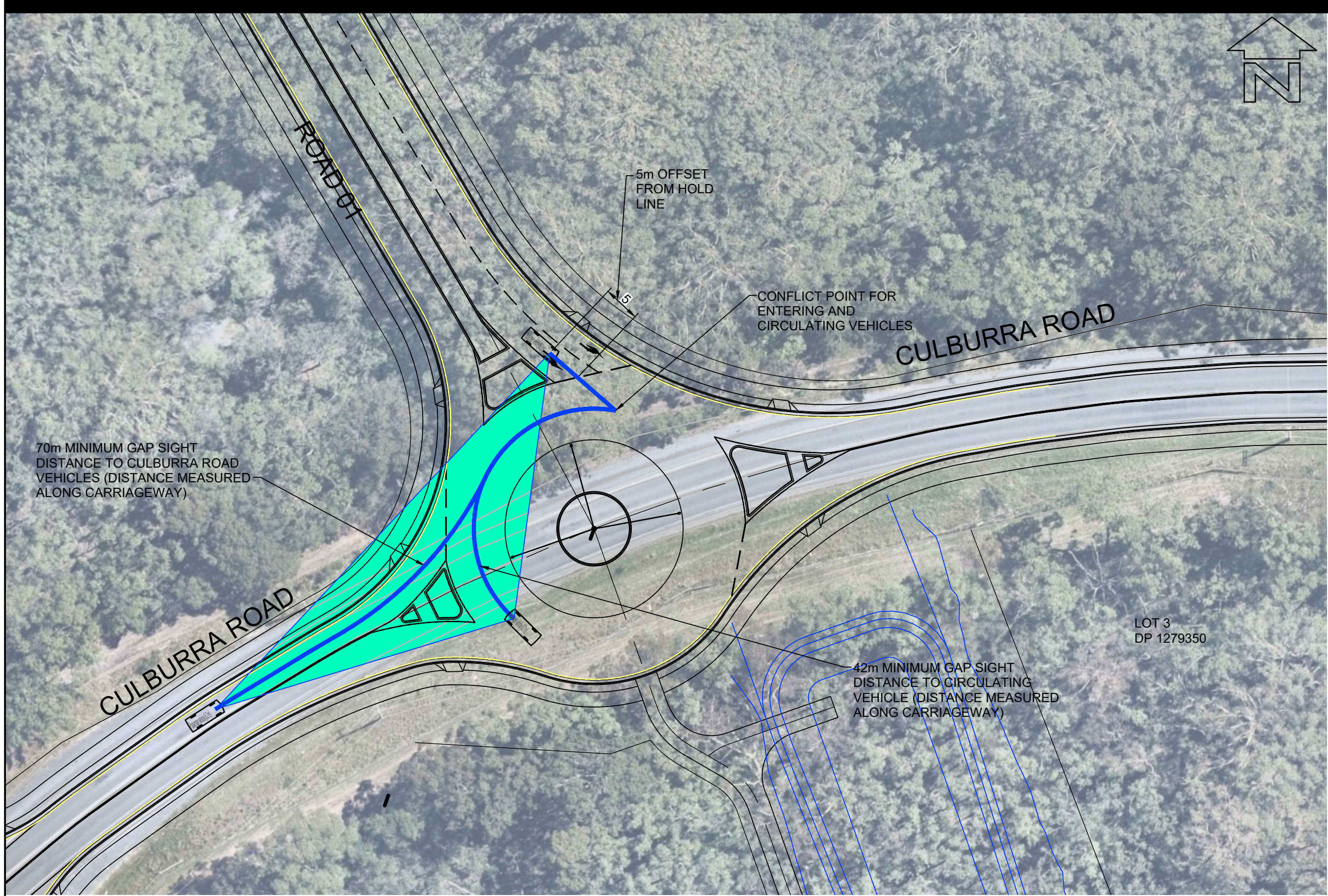


VEHICLE MANOEUVRE LEGEND:

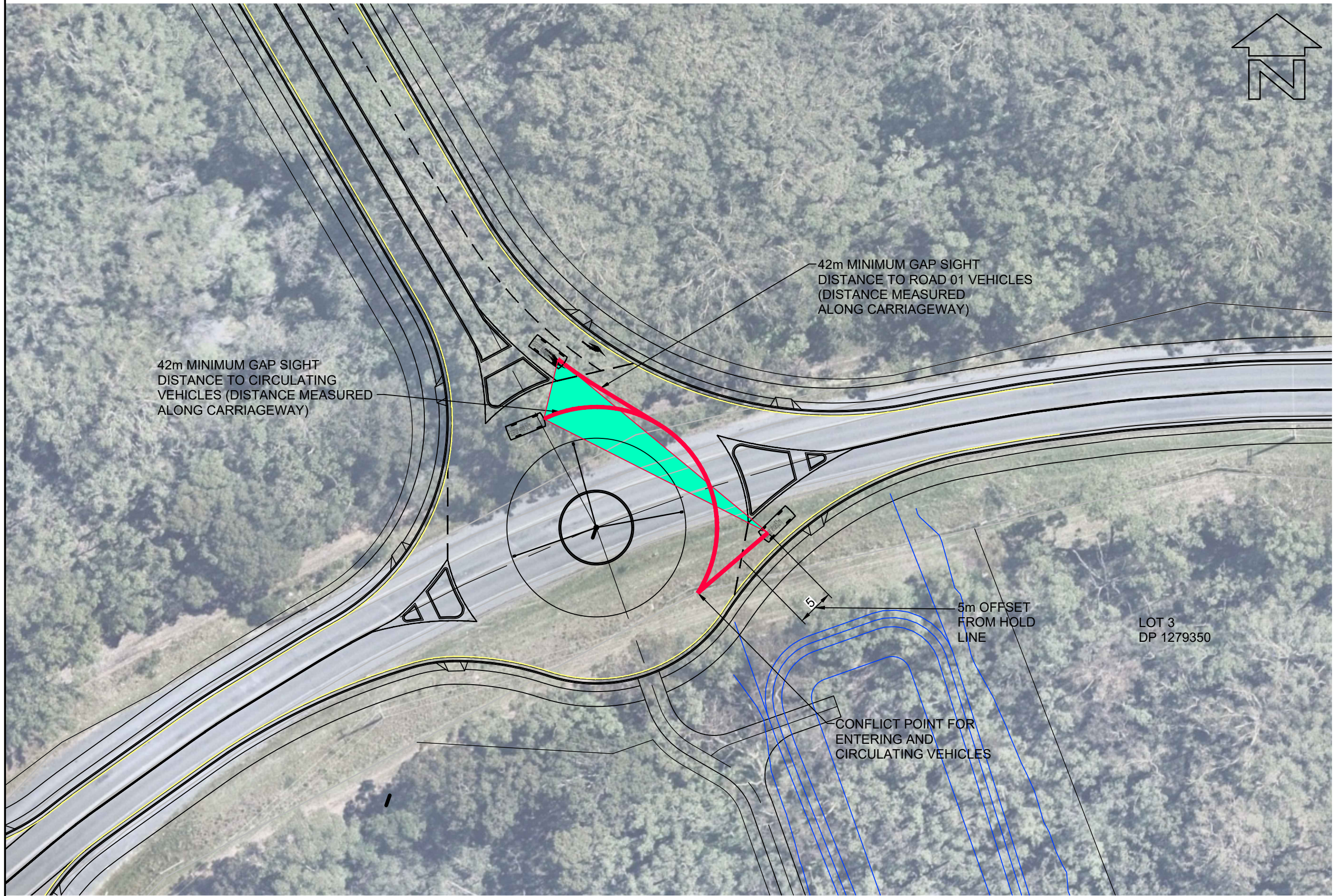
----- PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
----- SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)
THIS DRAWING HAS BEEN PREPARED USING MODELING COMPUTER SOFTWARE AUTODESK VEHICLE TRACKING 2016. THE VEHICLE USED IS BASED UPON DATA PROVIDED BY AUSTRROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING 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	ROUNABOUT 01 VEHICLE MOVEMENT LAYOUT PLAN SHEET 02		ISSUE	DESCRIPTION	BY	DATE	0 5 10 15 20 25 SCALE: 1:750 (AT A1 ORIGINAL)	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM		ORIGIN		Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P7 P8	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			
							PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES				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	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P8	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

01020304050

SCALE:- 1:1000

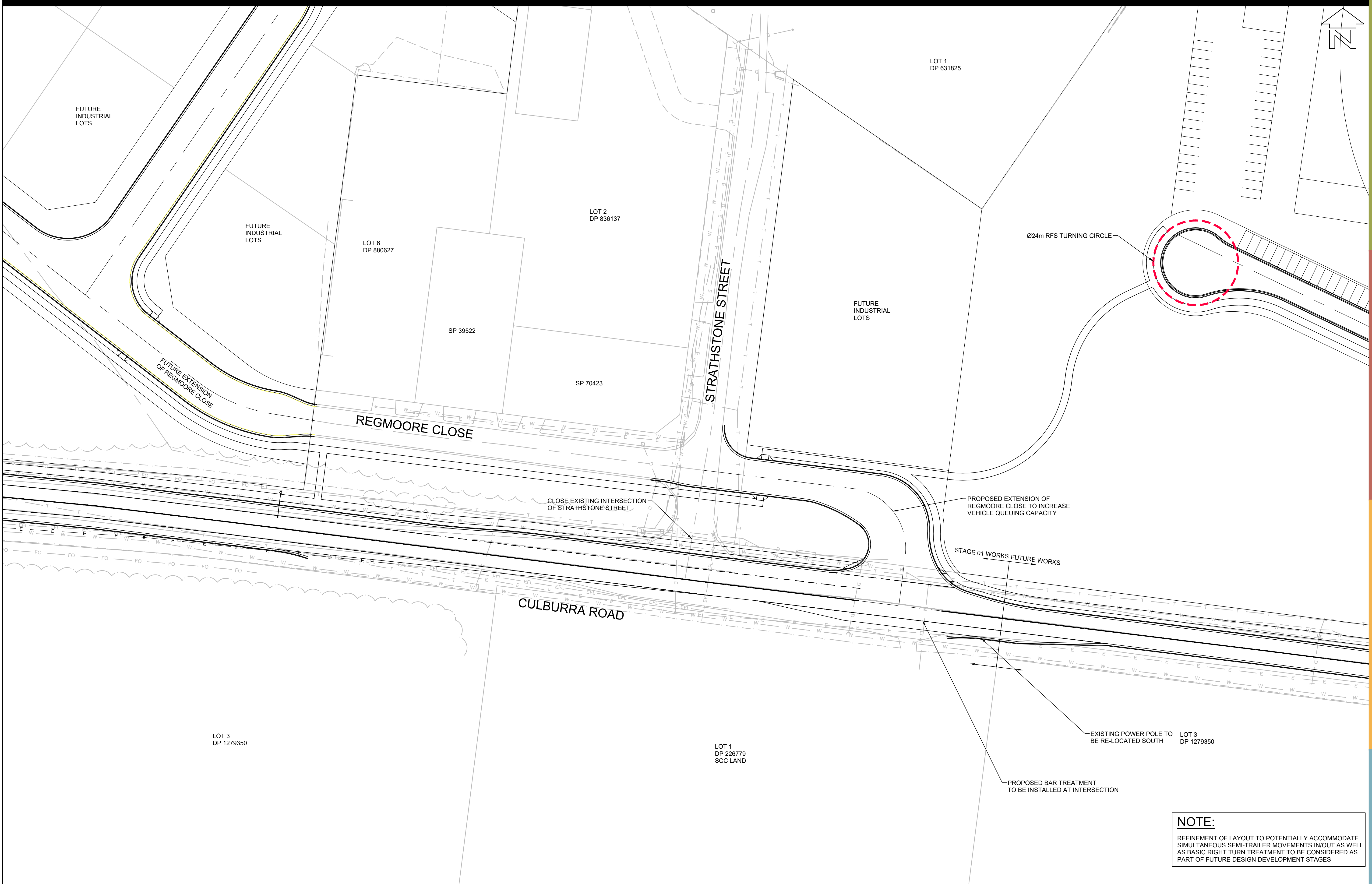
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SCALE:- 1:500

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				25405-108	9
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au					ISSUE
					P8

PROFESSIONAL
STANDARDS SCHEME

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under Professional
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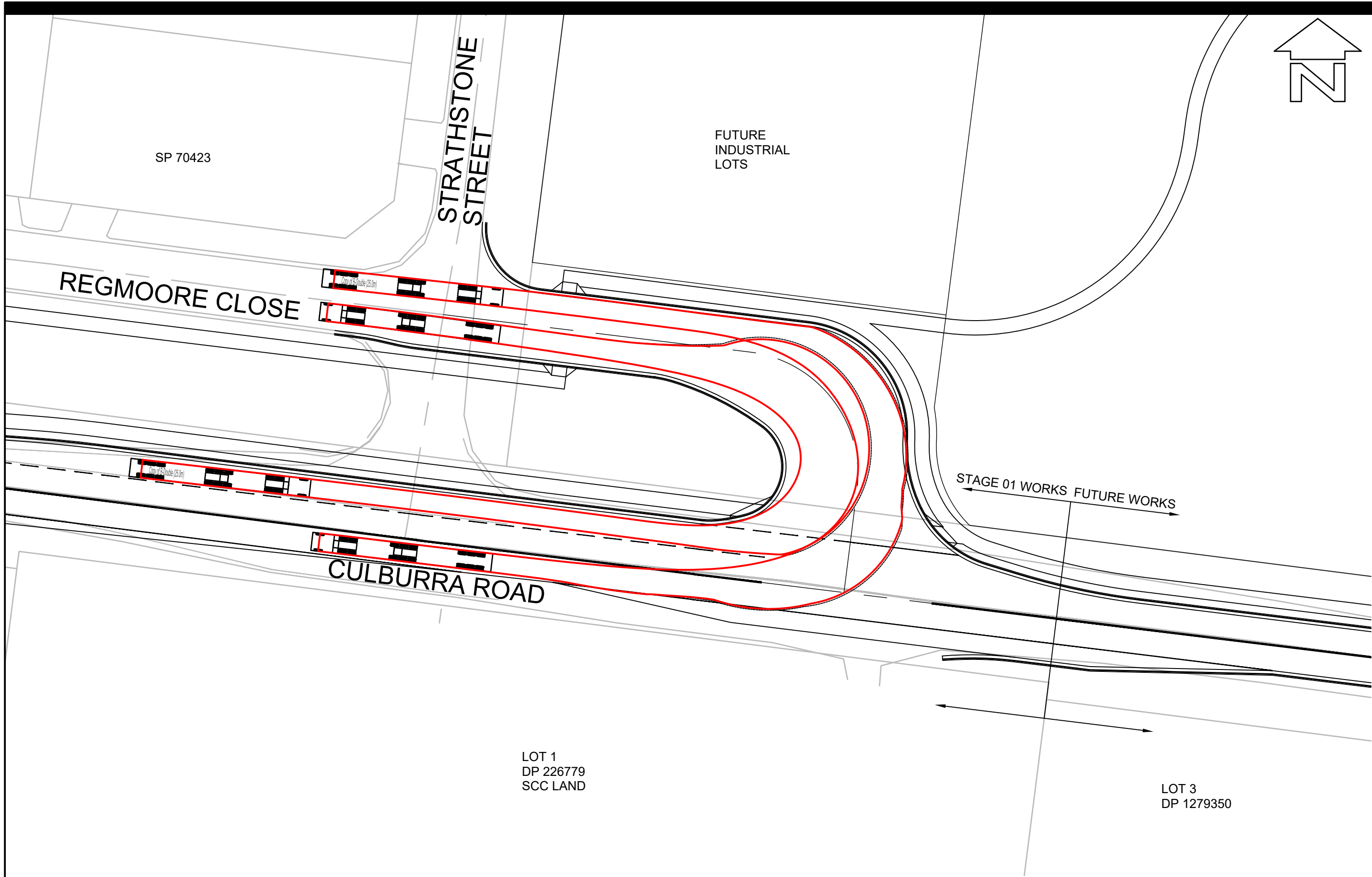


LAYOUT PLAN
SCALE 1:500

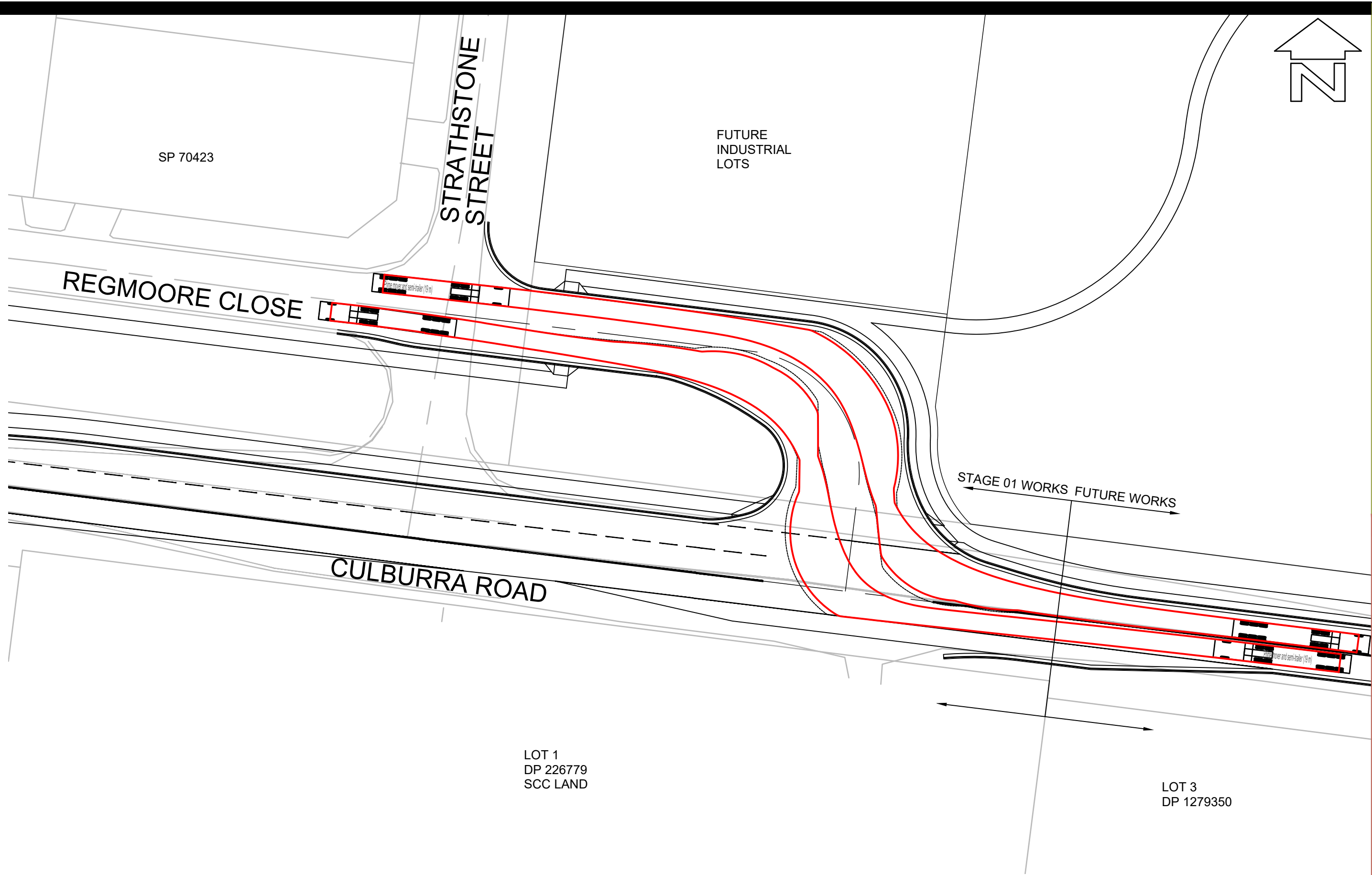
NOTE:
REFINEMENT OF LAYOUT TO POTENTIALLY ACCOMMODATE
SIMULTANEOUS SEMI-TRAILER MOVEMENTS IN/OUT AS WELL
AS BASIC RIGHT TURN TREATMENT TO BE CONSIDERED AS
PART OF FUTURE DESIGN DEVELOPMENT STAGES

BEWARE!
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.

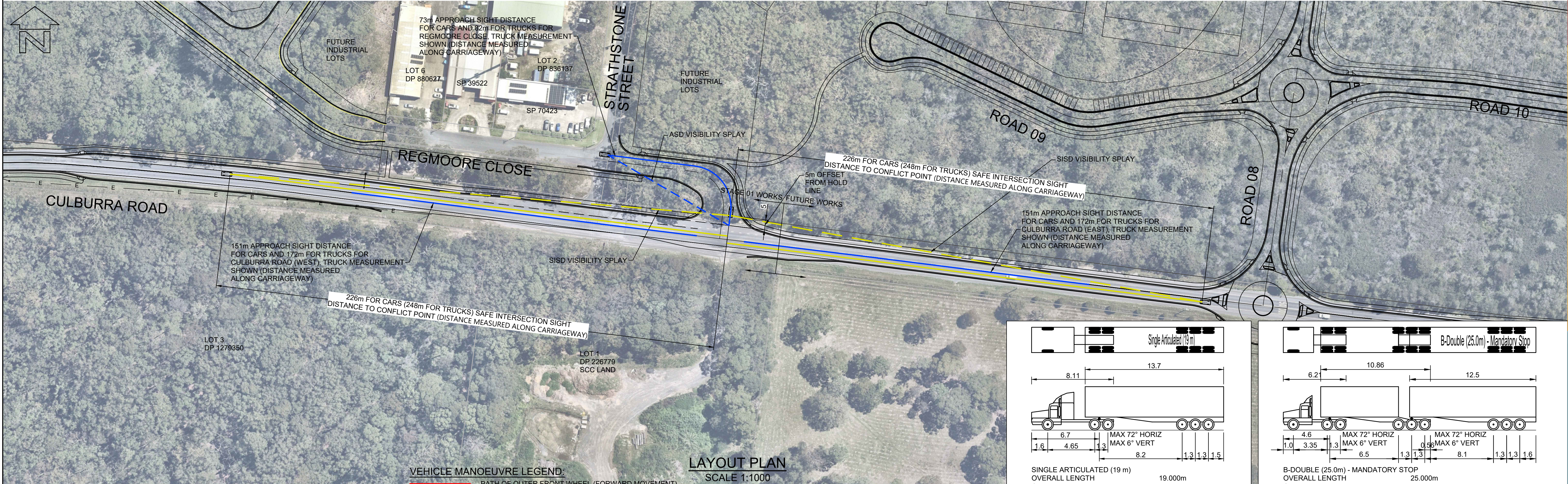
AllenPrice Development Consultants	PRELIMINARY CONCEPT INDUSTRIAL ENTRY & EXIT LAYOUT PLAN		ISSUE	DESCRIPTION	BY	DATE	05102025 SCALE:- 1:500 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	PROFESSIONAL STANDARDS SCHEME Liability limited by 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				DATE OF SURVEY	RL	
	At CULBURRA ROAD, CULBURRA BEACH							Nowra Office • 75 Plunkett St, Nowra NSW 2541				MAY 2025		
	For SEALARK PTY LTD							Kiaira Office • 1/28 Bong Bong St, Kiaira NSW 2533				DRAWING NUMBER	SHEET	ISSUE
								Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500				25405-109	10	P6
								(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au						



LAYOUT PLAN
SCALE 1:500



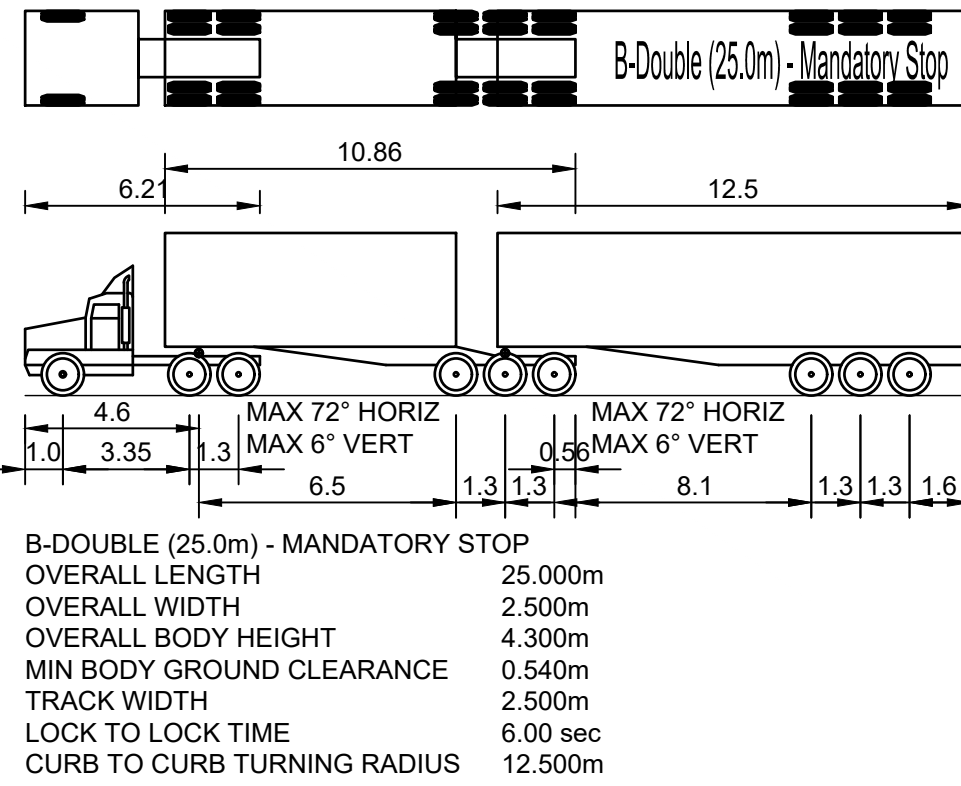
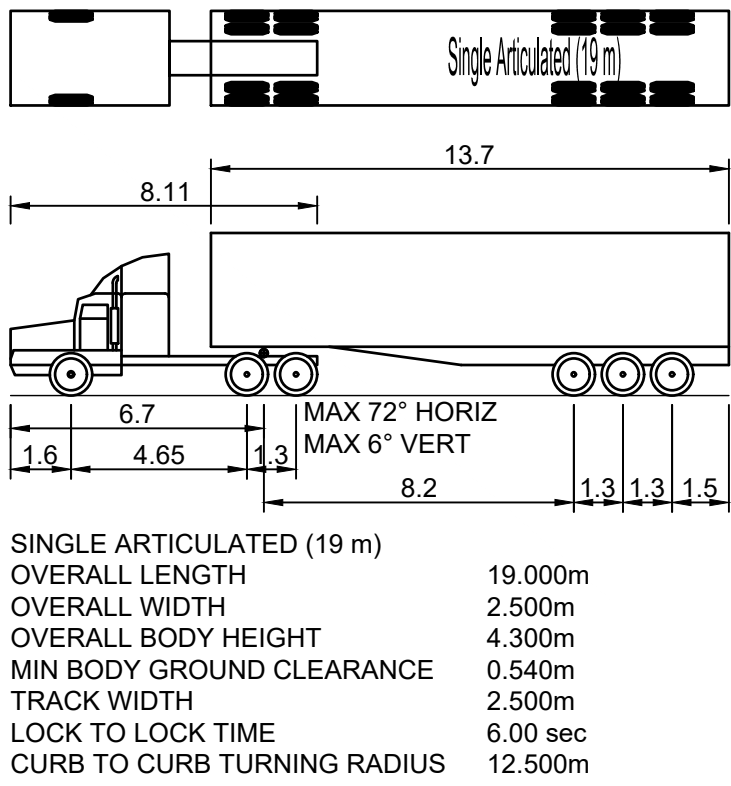
LAYOUT PLAN
SCALE 1:500



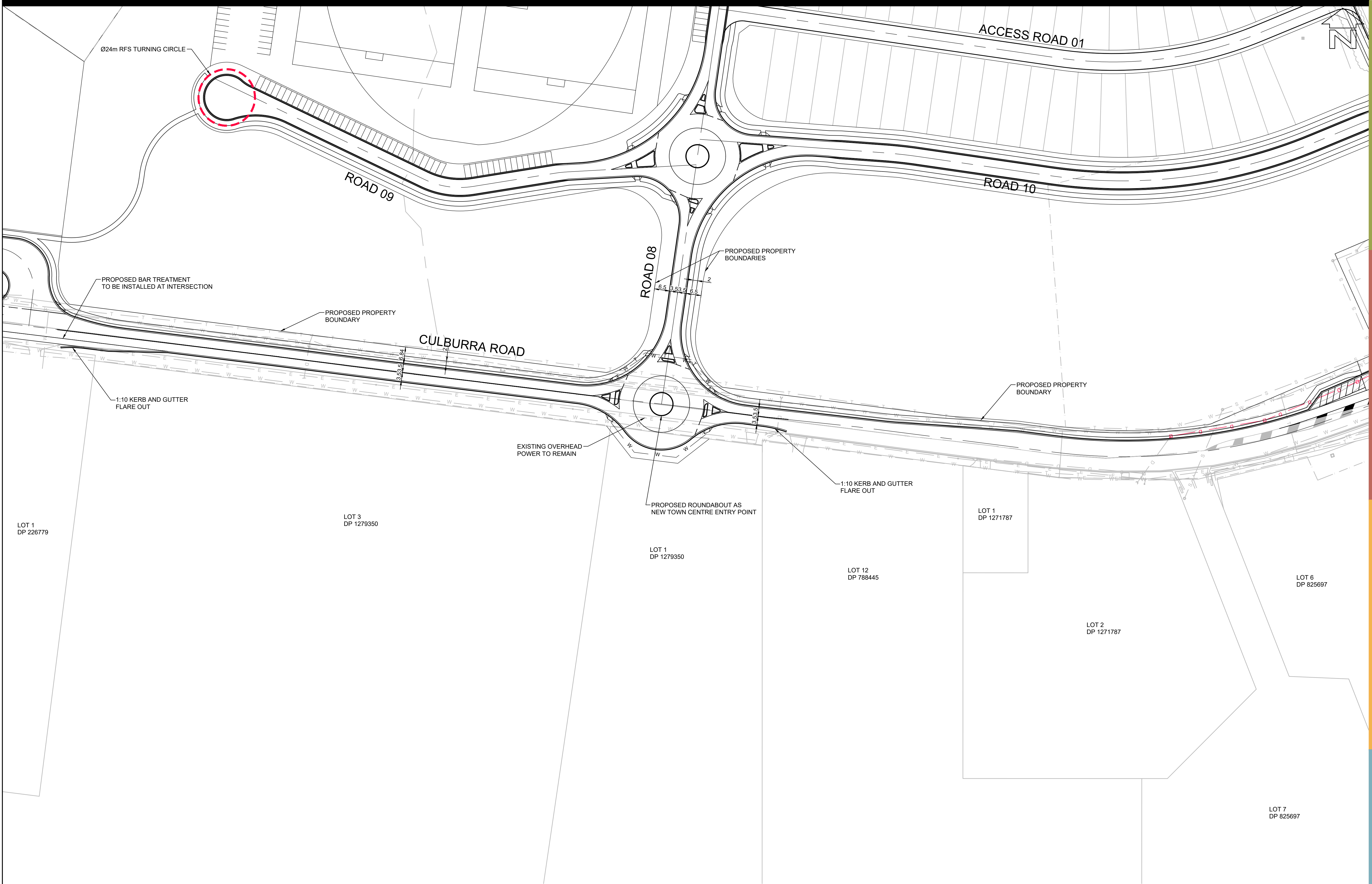
LAYOUT PLAN
SCALE 1:1000

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.

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 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.



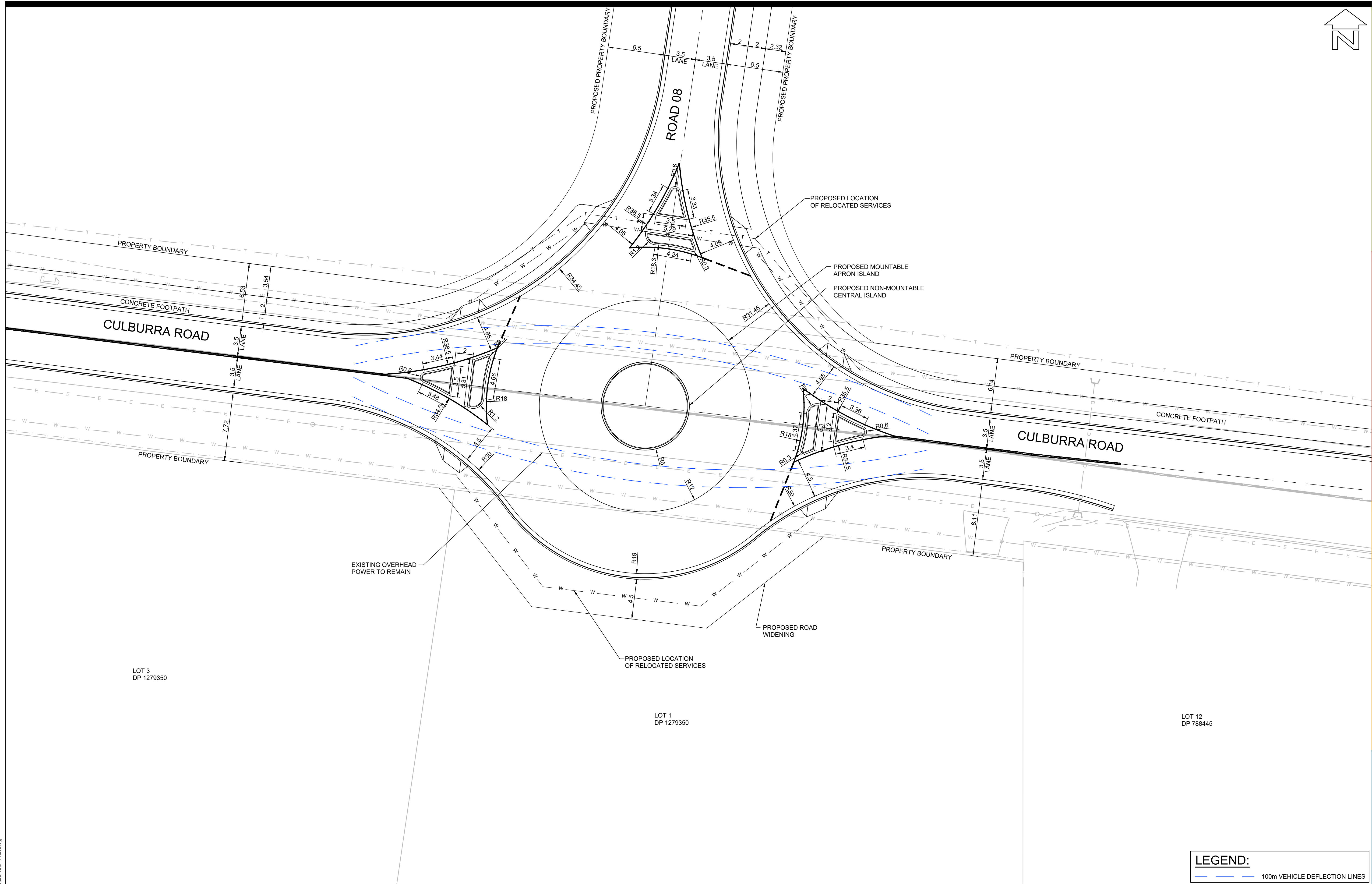
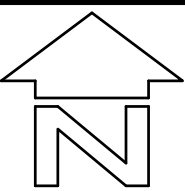
AllenPrice Development Consultants	PRELIMINARY CONCEPT INDUSTRIAL ENTRY & EXIT VEHICLE MOVEMENTS & SIGHT DISTANCE LAYOUT PLAN		ISSUE	DESCRIPTION	BY	DATE	0 10 20 30 40 50 SCALE:- 1:1000 (AT A1 ORIGINAL)		SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	 Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT		P1	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024	PRELIMINARY		AP	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM	SSM	
	Over Lot 1 DP 1305809 (CONCEPT DA)		P2	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025	NOT TO BE USED FOR CONSTRUCTION PURPOSES		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	
	At CULBURRA ROAD, CULBURRA BEACH For SEALARK PTY LTD								MAY 2025				DRAWING NUMBER	SHEET	
									25405-110					11	
														P2	



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

LAYOUT PLAN
SCALE 1:750

AllenPrice Development Consultants	PRELIMINARY CONCEPT ROUNDABOUT 02 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	CJG	CJG	RMH	AUSTRALIAN HEIGHT DATUM		SSM					
					P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025	ALLEN PRICE PTY LTD				DATE OF SURVEY		RL					
	Over Lot 1 DP 1305809 (CONCEPT DA) At CULBURRA ROAD, CULBURRA BEACH For SEALARK 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				MAY 2025							
													DRAWING NUMBER		SHEET	ISSUE				
													25405-111		12	P3				



LAYOUT PLAN
SCALE 1:200

LEGEND:	
	100m VEHICLE DEFLECTION LINES

BEWARE!
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AllenPrice
Development Consultants

PRELIMINARY CONCEPT ROUNDABOUT 02 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
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

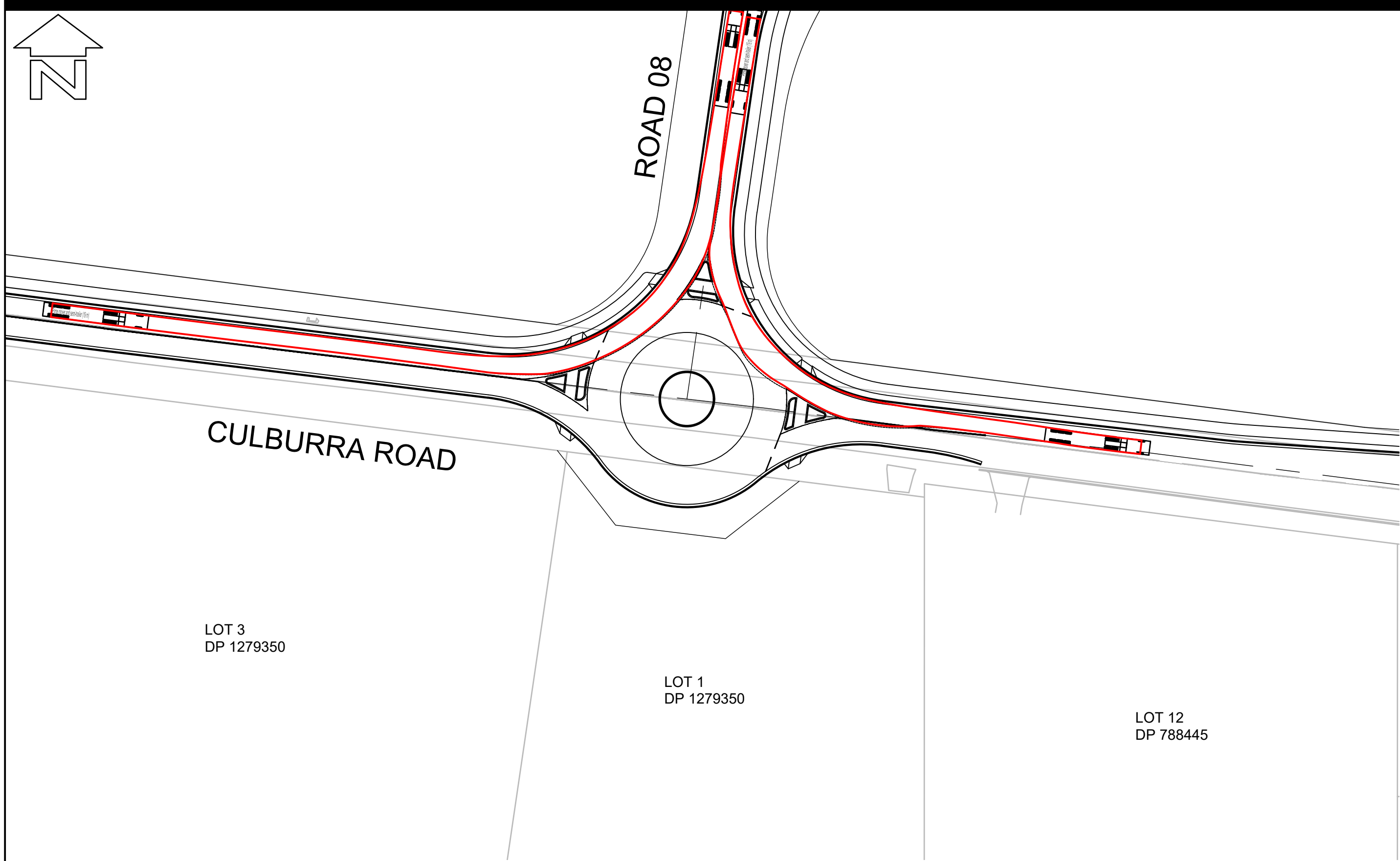


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

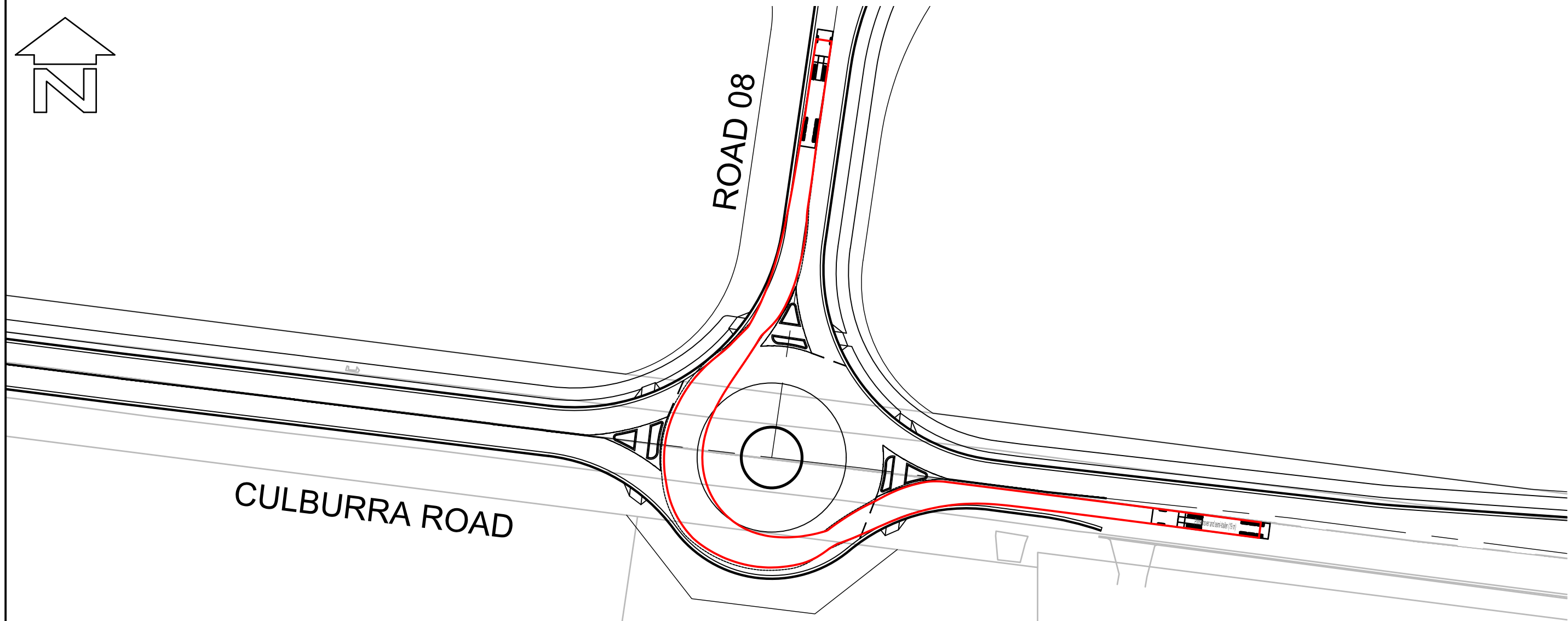
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kilnara Office • 1/28 Bong Bong St, Kilnara NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-112	13
	ISSUE
	P3

Liability limited by a
scheme approved
under Professional
Standards Legislation

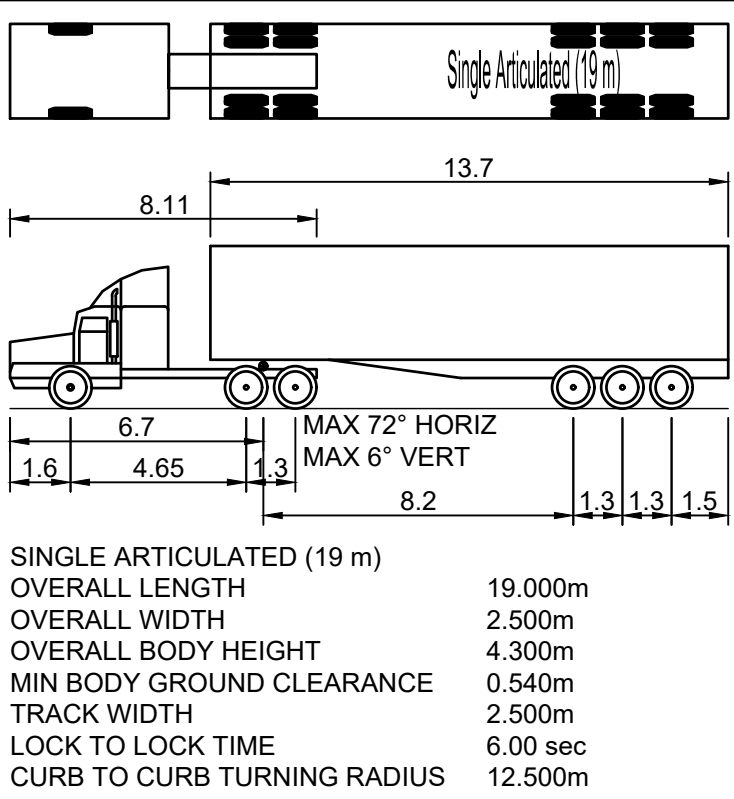


LAYOUT PLAN
SCALE 1:750

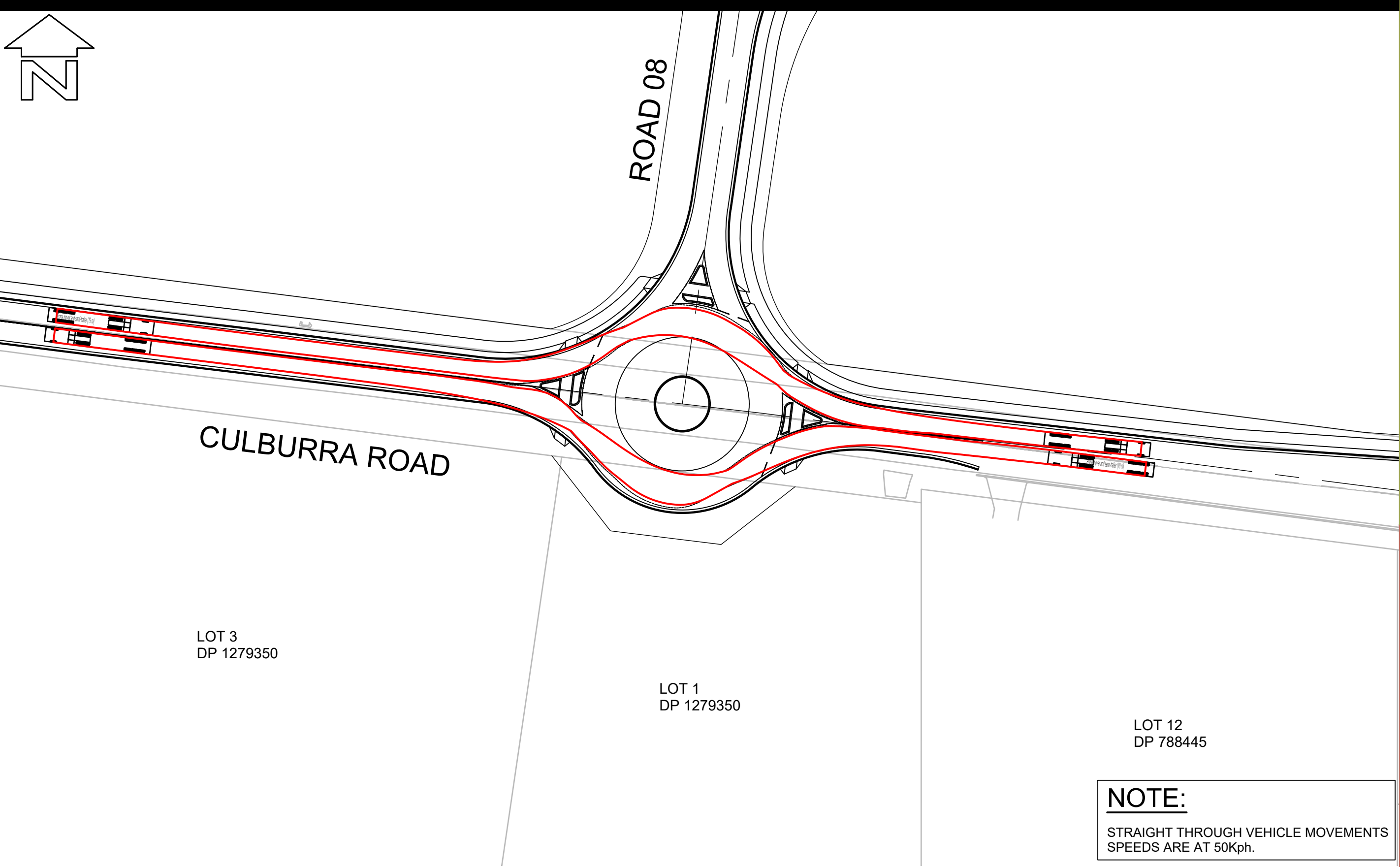


LAYOUT PLAN
SCALE 1:750

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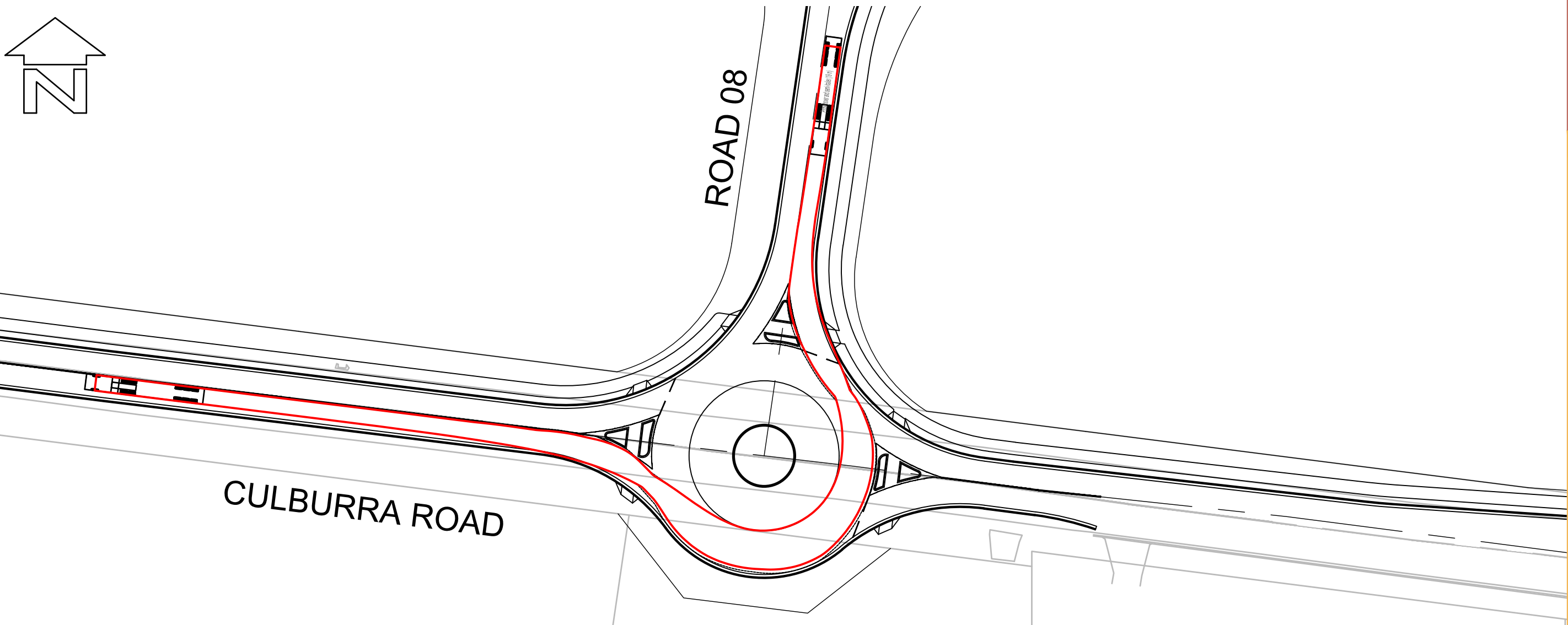


ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025



LAYOUT PLAN
SCALE 1:750

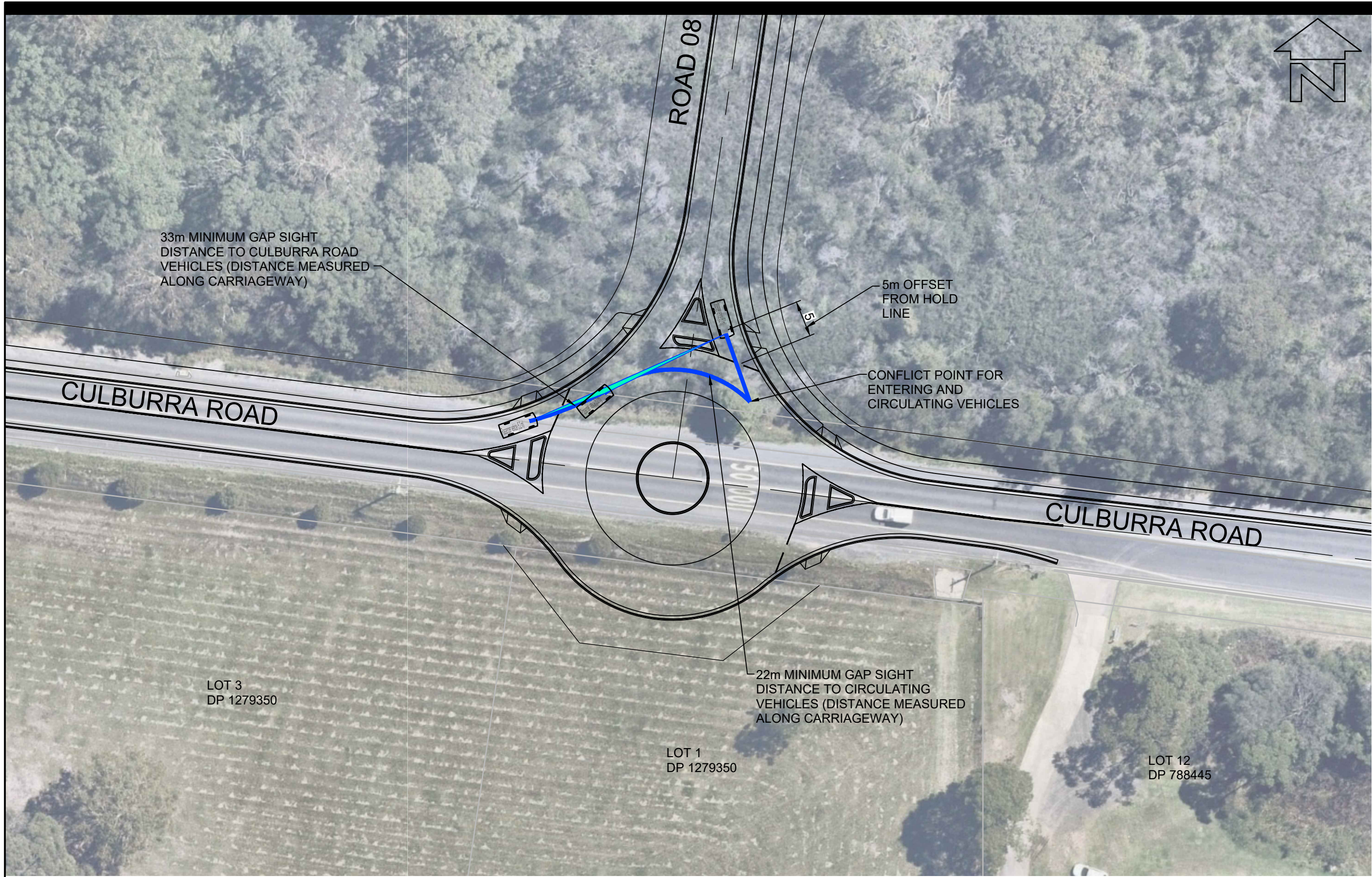
NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.



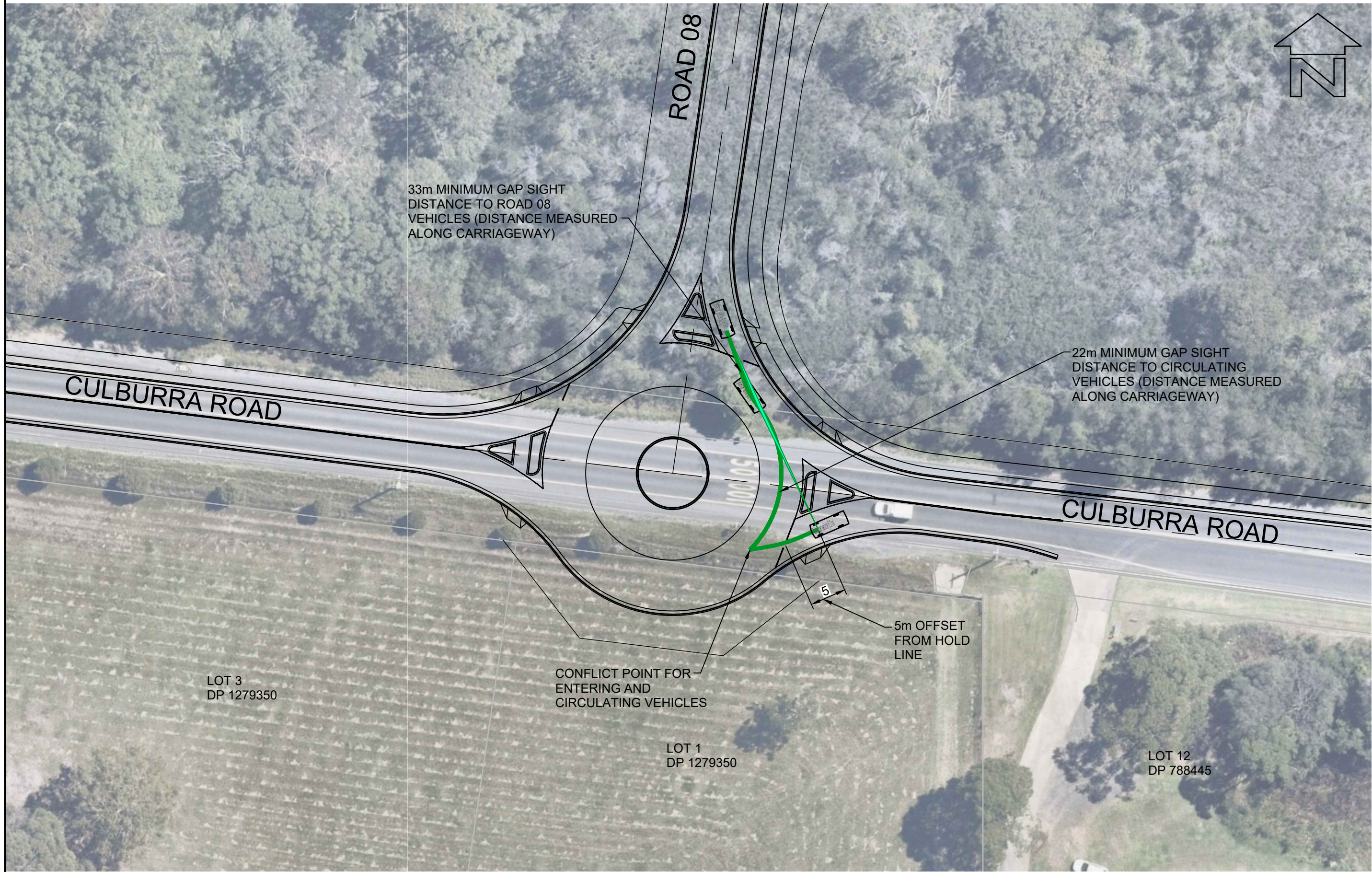
LAYOUT PLAN
SCALE 1:750

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.

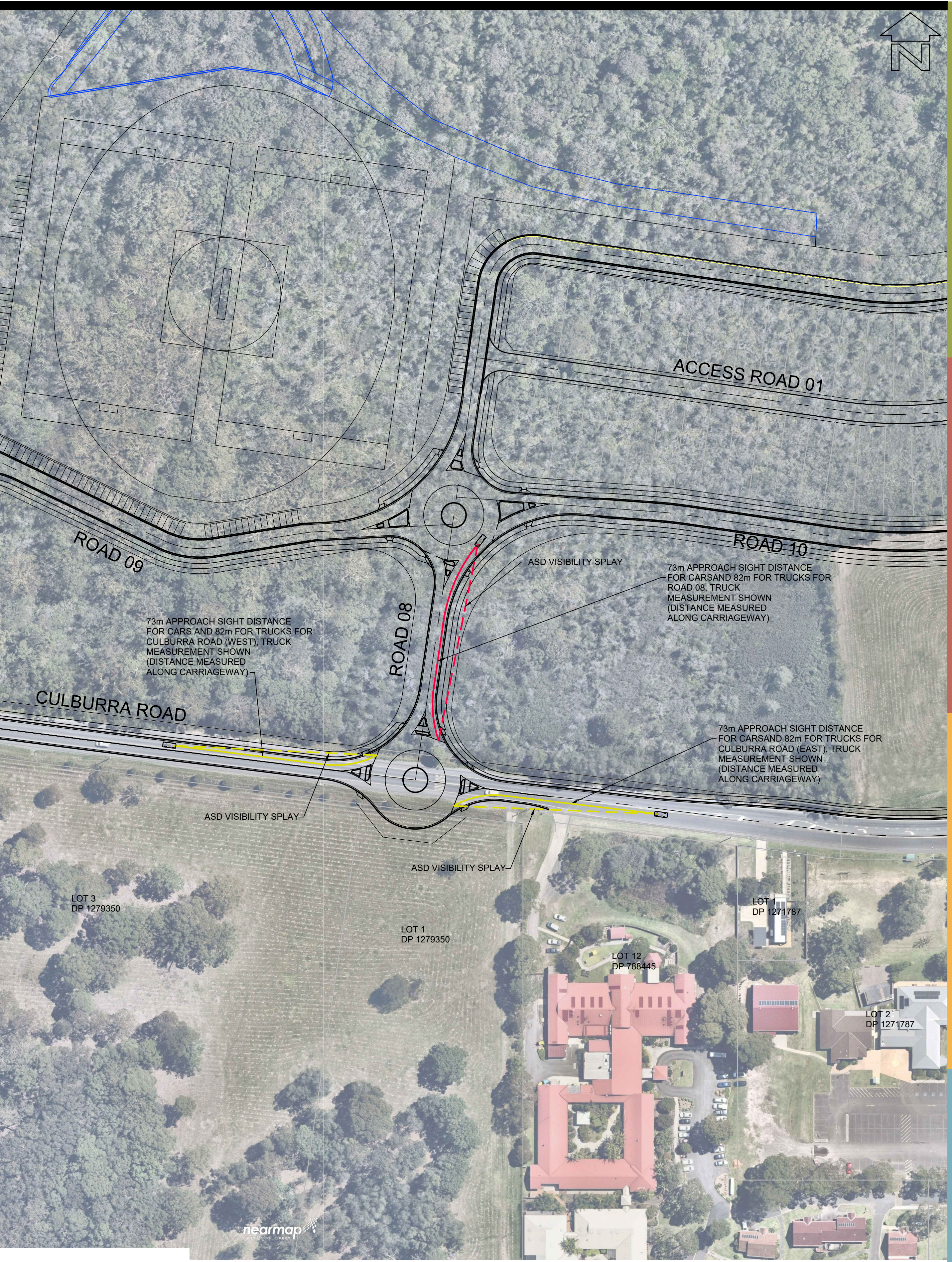
0 5 10 15 20 25 SCALE:- 1:750 (AT A1 ORIGINAL) PRELIMINARY BE USED FOR CONSTRUCTION PURPOSES	<table><tr><td>SURVEY</td><td>DESIGN</td><td>DRAWN</td><td>CHECK'D</td></tr><tr><td>AP</td><td>CJG</td><td>CJG</td><td>RMH</td></tr></table>	SURVEY	DESIGN	DRAWN	CHECK'D	AP	CJG	CJG	RMH	<table><tr><td>DATUM</td><td>ORIGIN</td></tr><tr><td>AUSTRALIAN HEIGHT DATUM</td><td>SSM</td></tr></table>	DATUM	ORIGIN	AUSTRALIAN HEIGHT DATUM	SSM	
	SURVEY	DESIGN	DRAWN	CHECK'D											
AP	CJG	CJG	RMH												
DATUM	ORIGIN														
AUSTRALIAN HEIGHT DATUM	SSM														



LAYOUT PLAN
SCALE 1:500



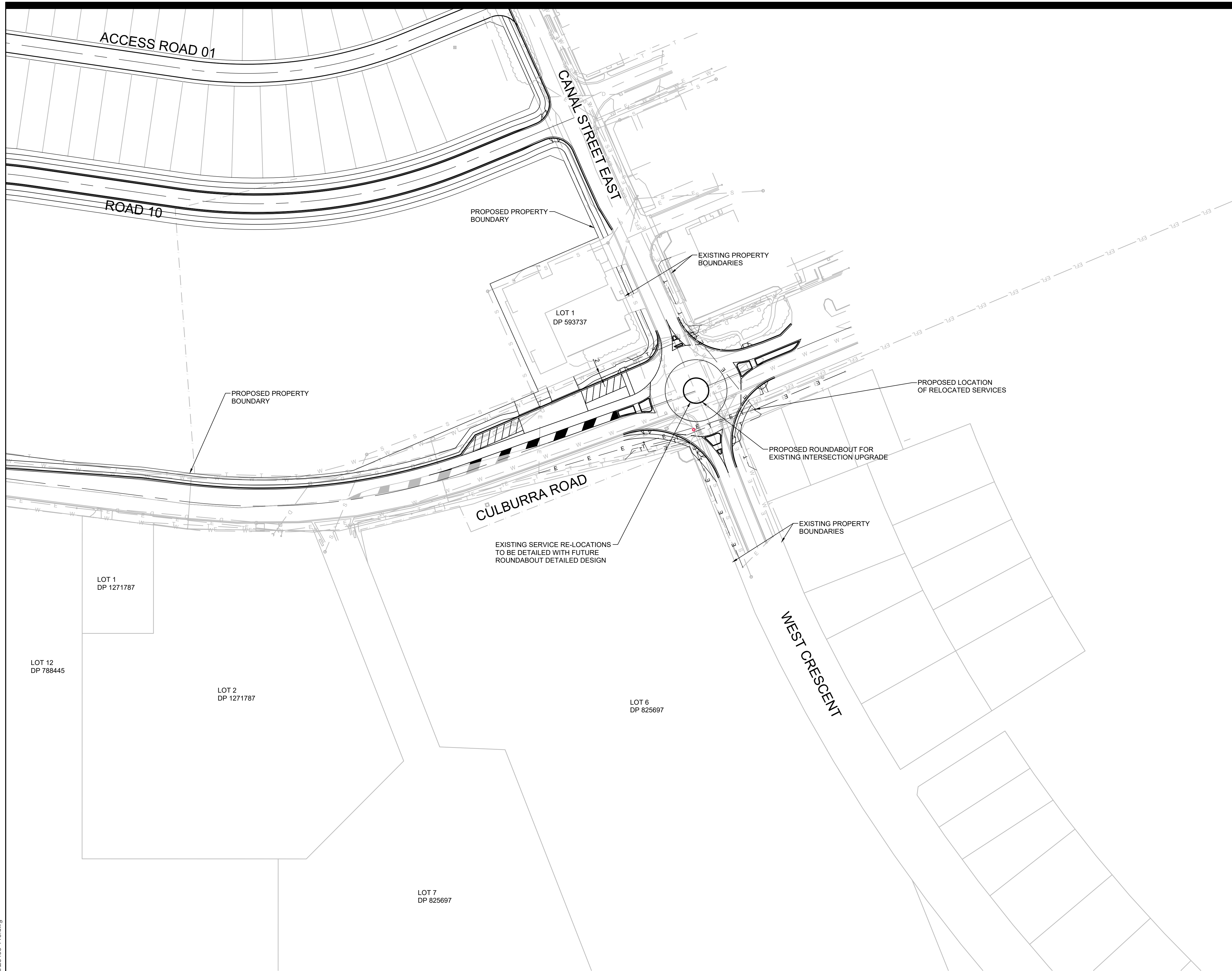
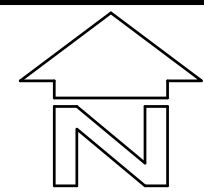
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000

BEWARE!
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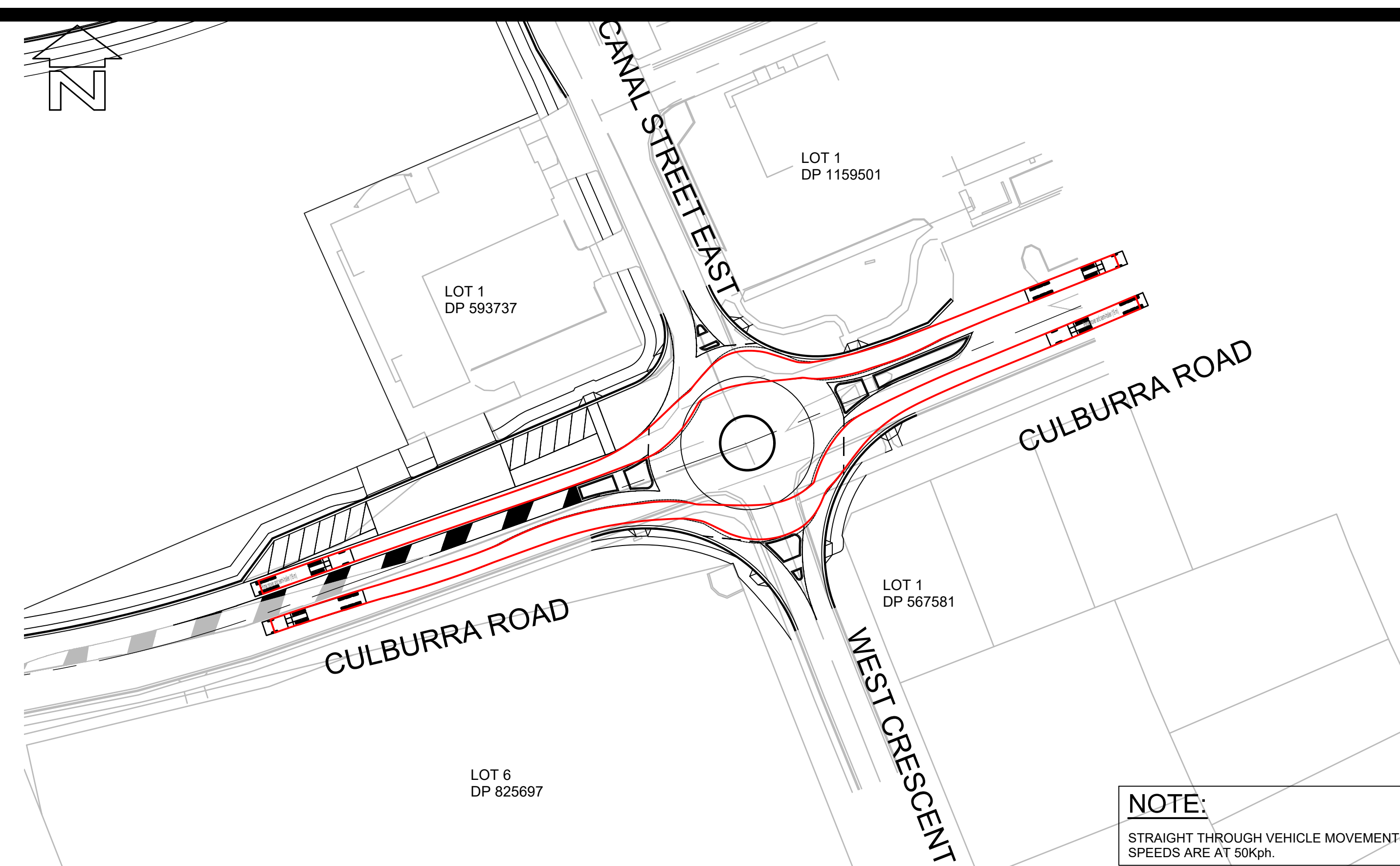
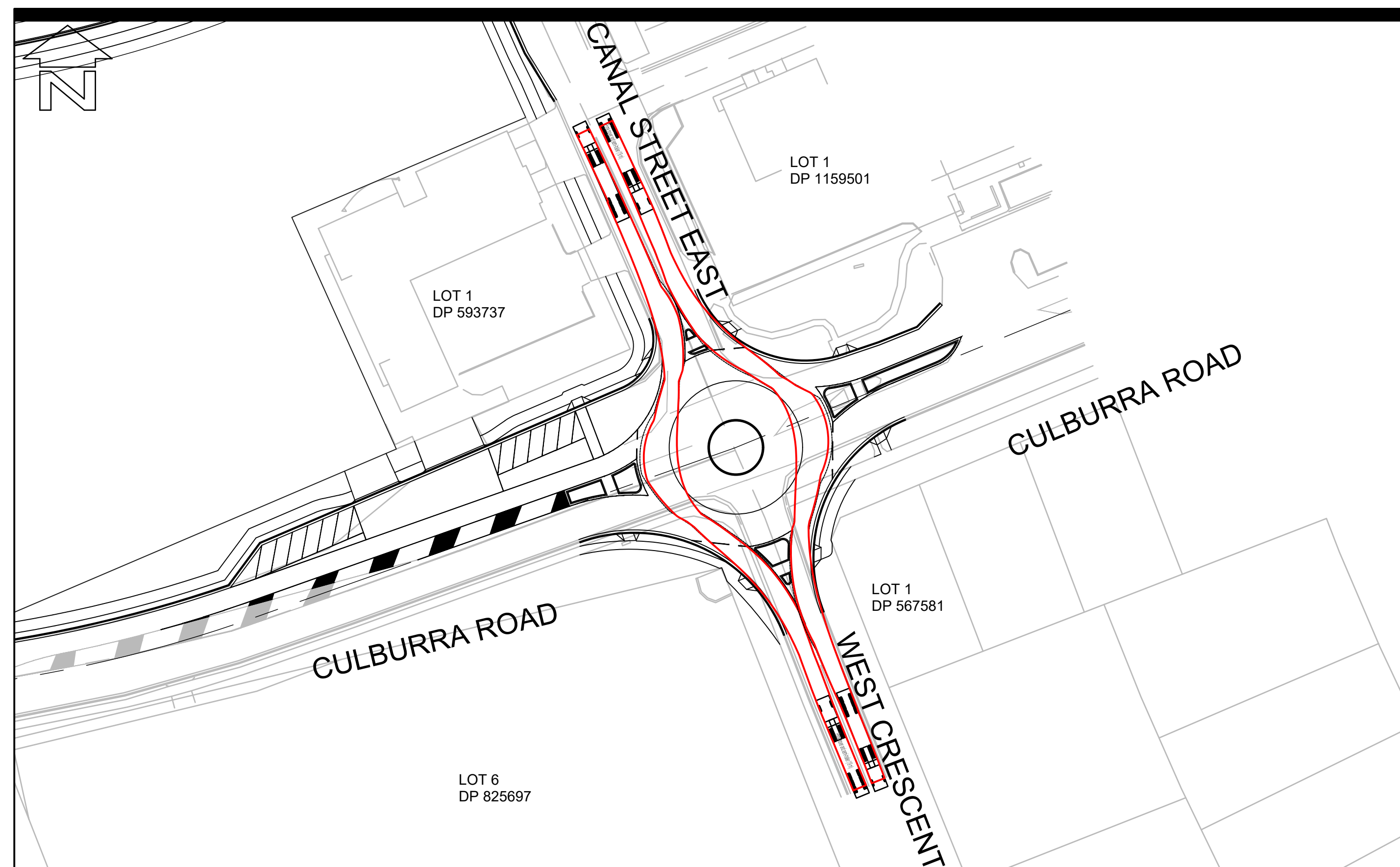
AllenPrice Development Consultants	PRELIMINARY ROUNDABOUT 02 SIGHT LINE LAYOUT PLAN				ISSUE		DESCRIPTION		BY	DATE	01020304050 SCALE:- 1:1000 (AT A1 ORIGINAL)		SURVEY		DESIGN	DRAWN	CHECK'D	DATUM		ORIGIN		PROFESSIONAL STANDARDS SCHEME Liability limited by a scheme approved under Professional Standards Legislation
	WEST CULBURRA MIXED USE DEVELOPMENT				P2	AMENDED FOR MOD LODGEMENT		CJG	12/07/2024	CJG	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				P3	AMENDED FOR MOD LODGEMENT						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		MAY 2025		RL				
									PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES			DRAWING NUMBER		25405-114		SHEET	ISSUE					
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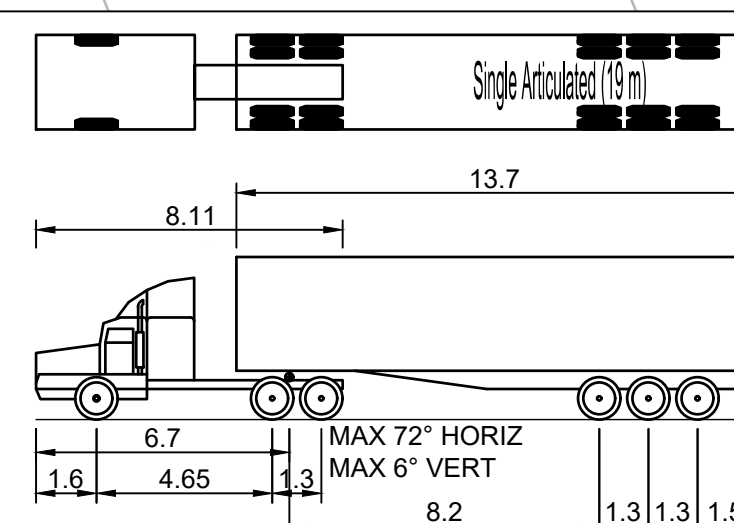
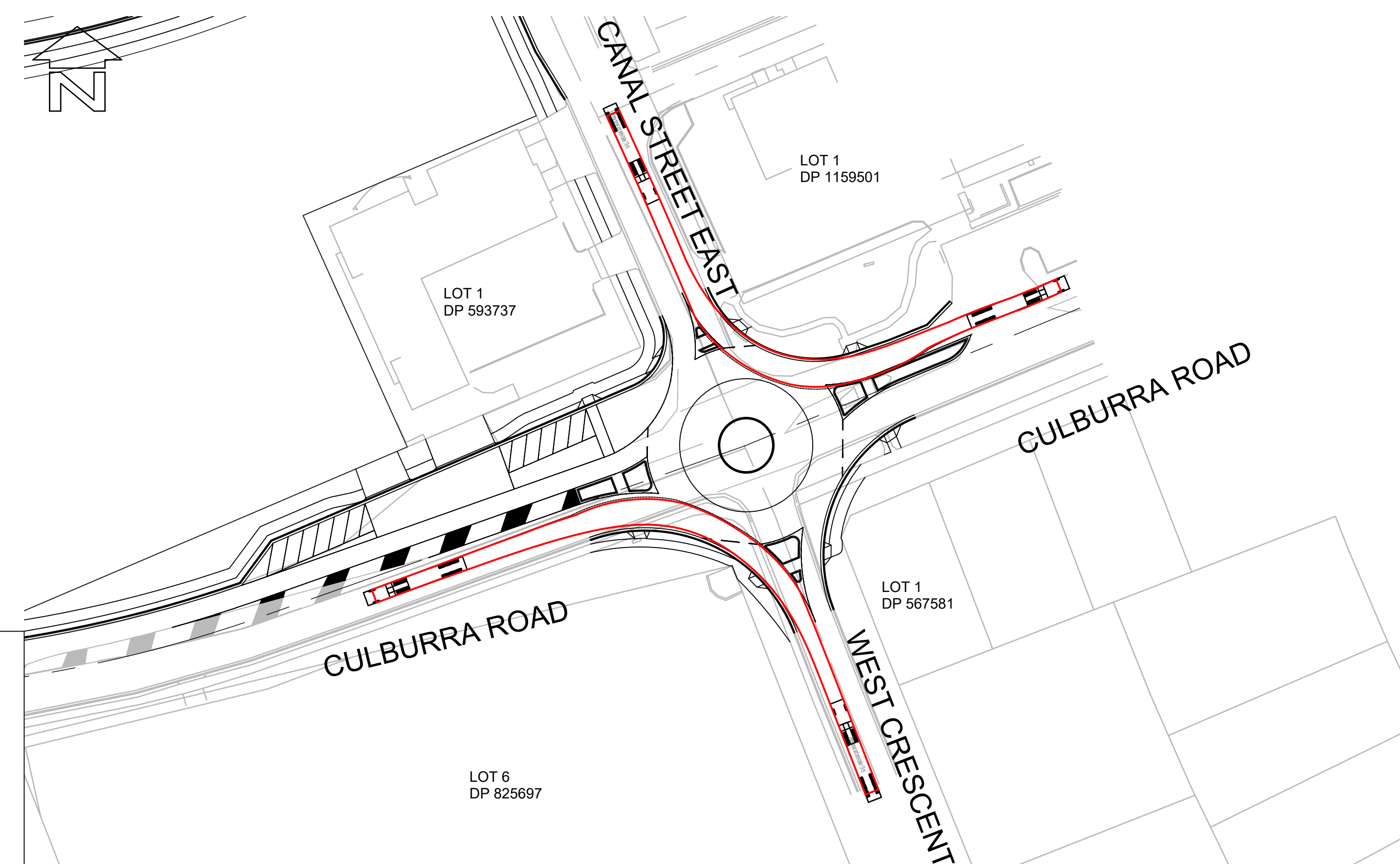
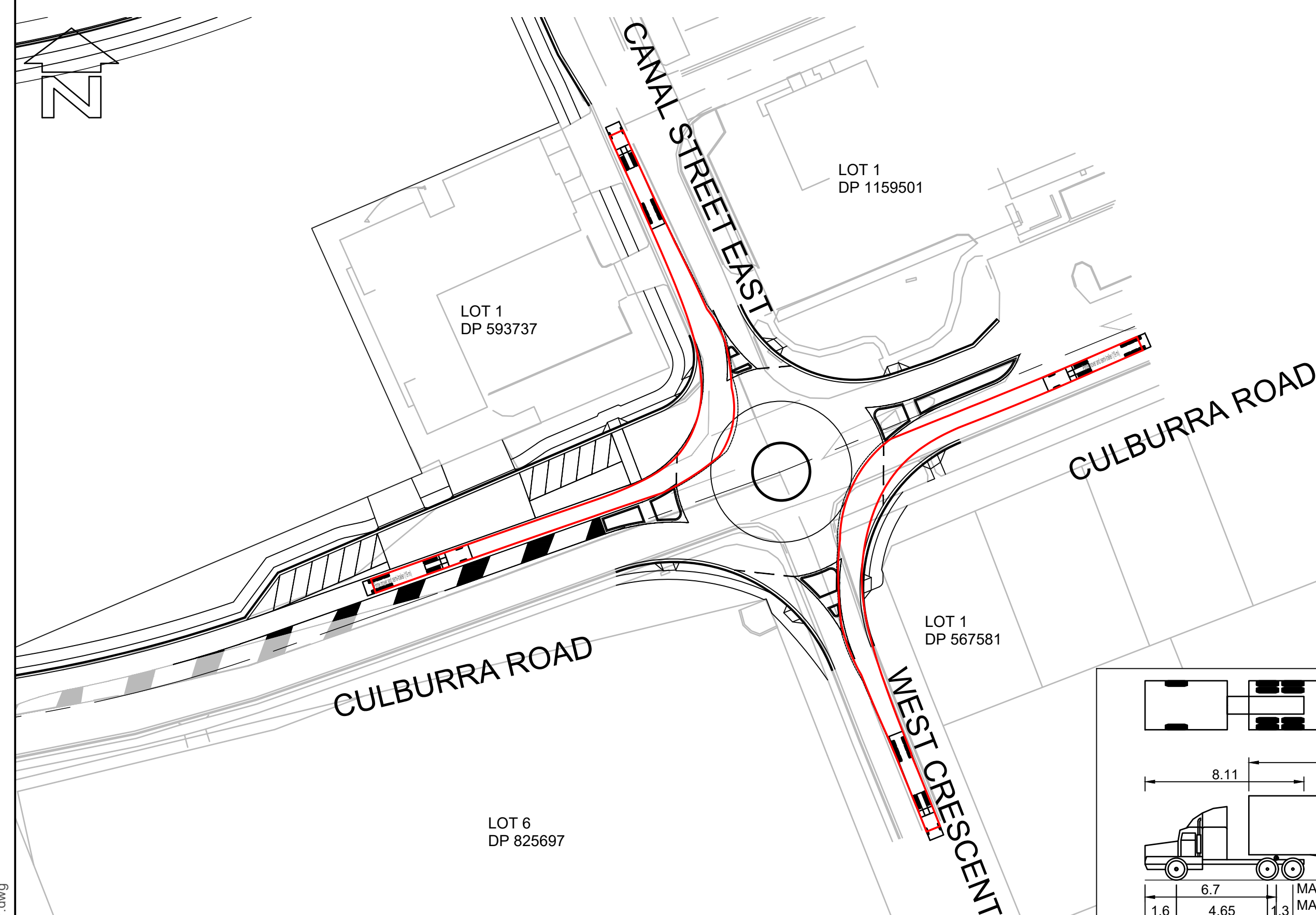
LAYOUT PLAN
SCALE 1:750

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	SHEET	
	For SEALARK PTY LTD											DRAWING NUMBER	ISSUE	
												25405-115	16	P3



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



SINGLE ARTICULATED (19 m)	
OVERALL LENGTH	19.000m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.300m
MIN BODY GROUND CLEARANCE	0.540m
TRACK WIDTH	2.500m
LOCK TO LOCK TIME	6.00 sec
CURB TO CURB TURNING RADIUS	12.500m

VEHICLE MANOEUVRE LEGEND:

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
AND THIS VEHICLE IS A ROAD USER OF A PROVIDED BY AUTODESK 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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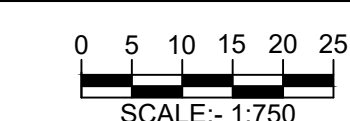
Development Consultants

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

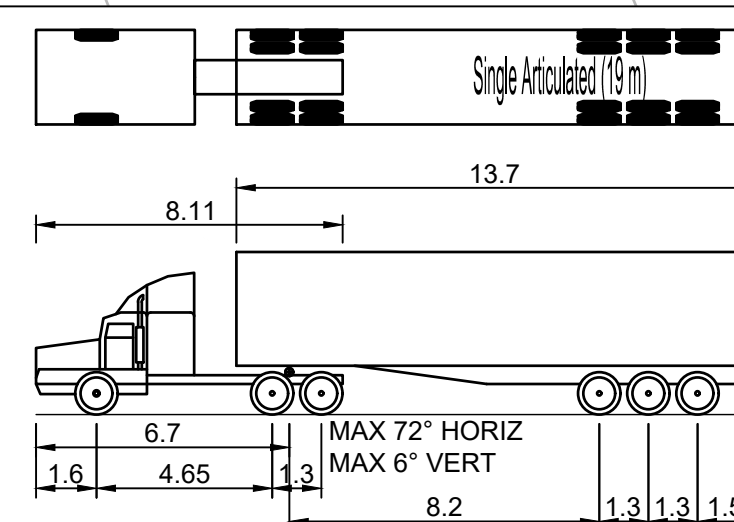
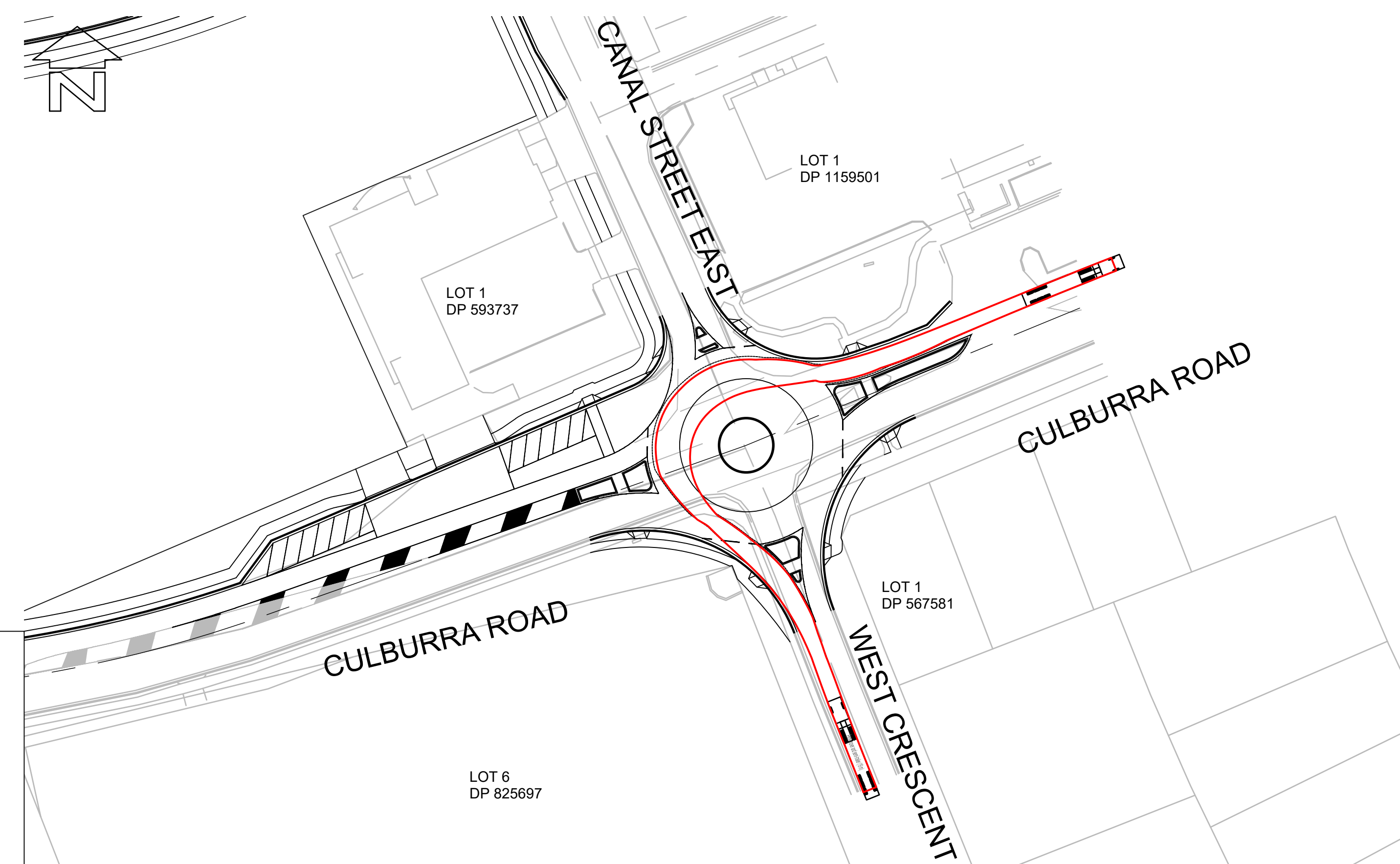
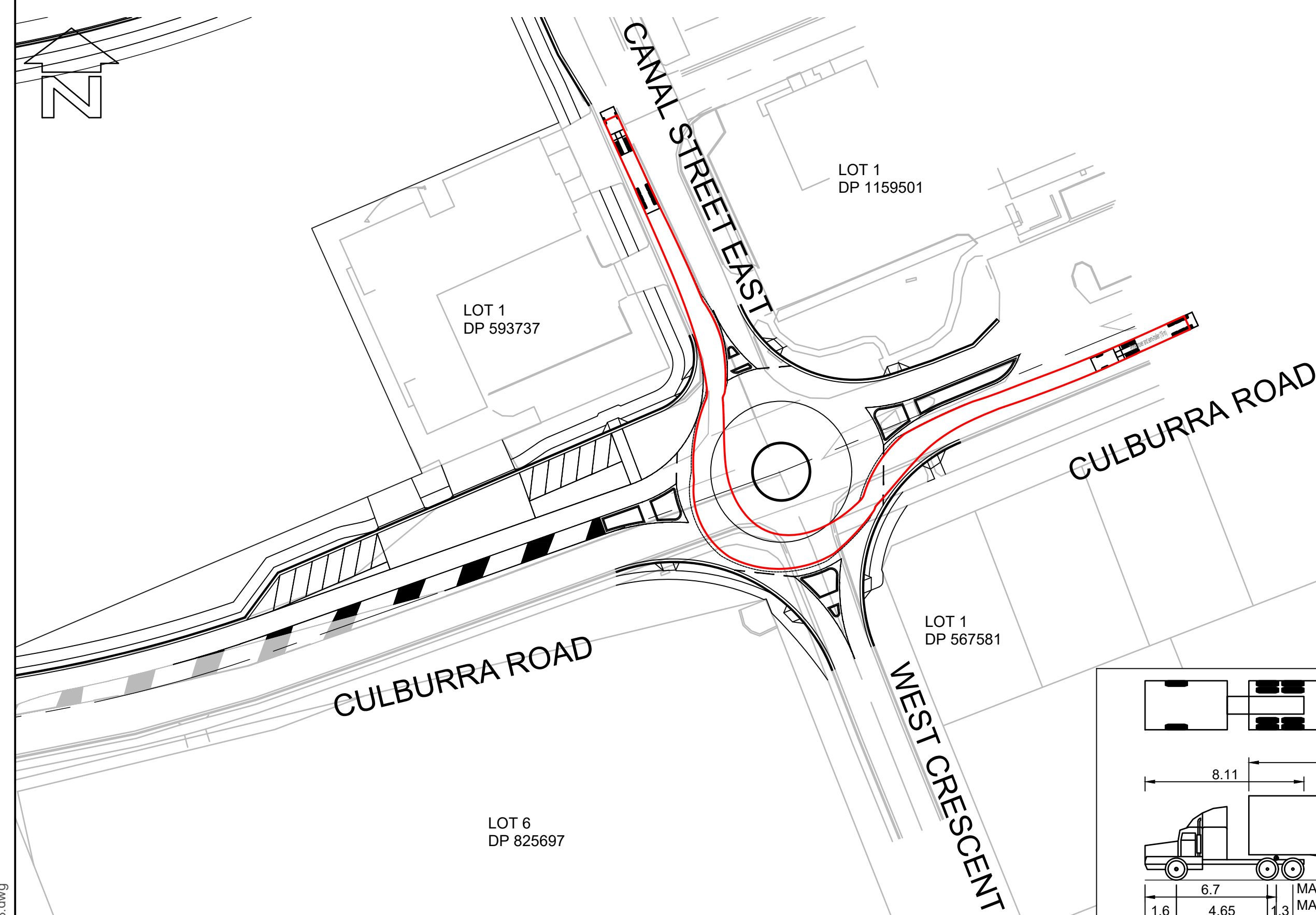
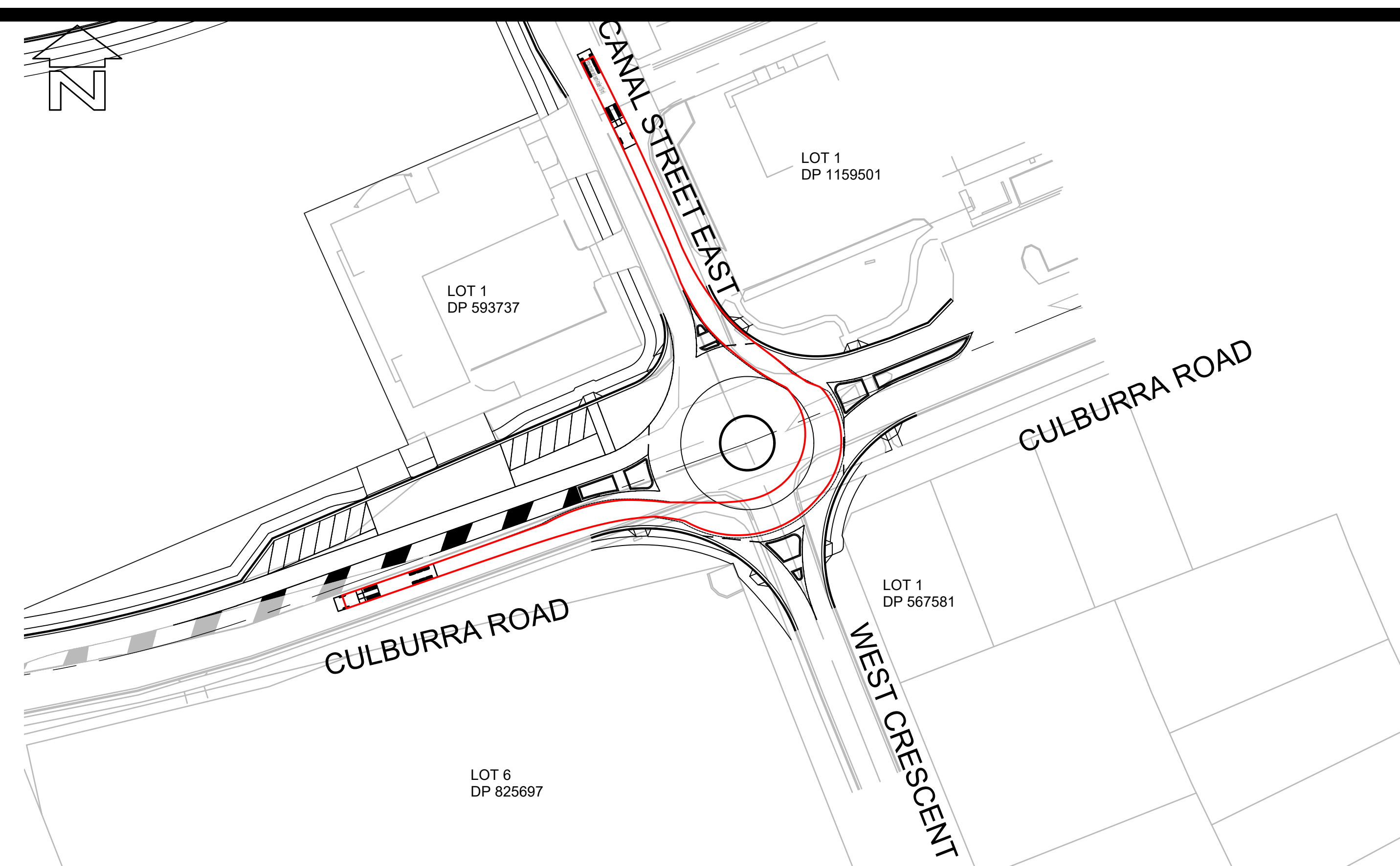
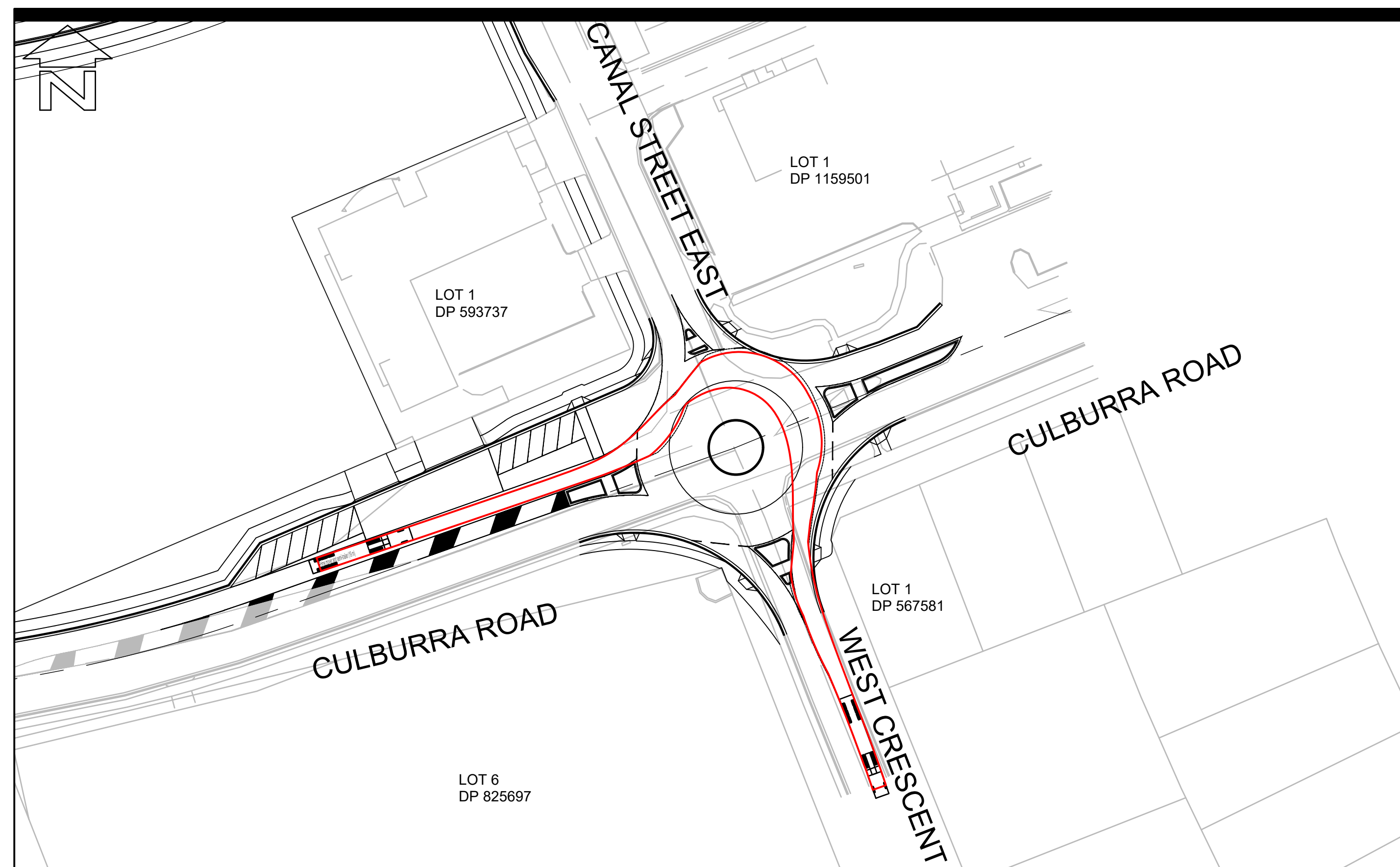
ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	C/JG	12/07/2021
P3	AMENDED FOR MOD LODGEMENT	C/JG	27/05/2021



(AT A1 ORIGINAL)

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATE OF RELEASE: 1. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED				DATE OF SURVEY		ORIGIN		 PROFESSIONAL STANDARDS SCHEME	
SURVEY		DESIGN	DRAWN	CHECK'D	AUSTRALIAN HEIGHT DATUM		SSM		
AP		CJG	CJG	RMH	DATE OF SURVEY		RL		
ALLEN PRICE PTY LTD					MAY 2025		RL		Liability limited by a scheme approved under Professional Standards Legislation
Nowra Office • 75 Plunkett St, Nowra NSW 2541					DRAWING NUMBER		SHEET	ISSUE	
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533					25405-117		18	P3	
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500									
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au									



SINGLE ARTICULATED (19 m)	
OVERALL LENGTH	19.000m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.300m
MIN BODY GROUND CLEARANCE	0.540m
TRACK WIDTH	2.500m
LOCK TO LOCK TIME	6.00 sec
CURB TO CURB TURNING RADIUS	12.500m

VEHICLE MANOEUVRE LEGEND:

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

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AllenPrice

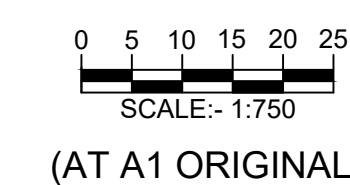
Development Consultants

ROUNDABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN

WEST CULBURRA MIXED USE DEVELOPMENT

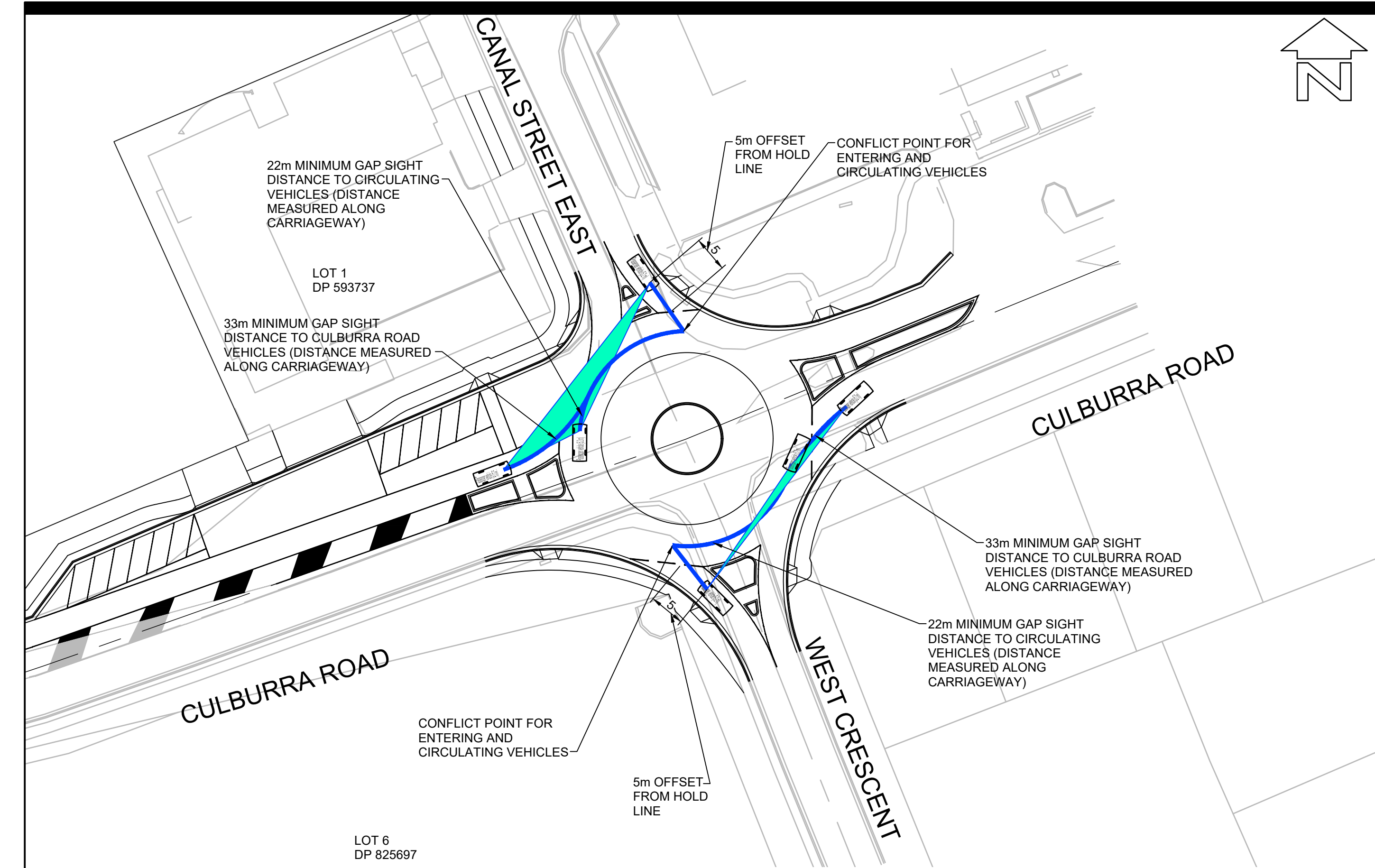
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

ISSUE	DESCRIPTION	BY	DATE
P2	AMENDED FOR MOD LODGEMENT	C/JG	12/07/2021
P3	AMENDED FOR MOD LODGEMENT	C/JG	27/05/2021

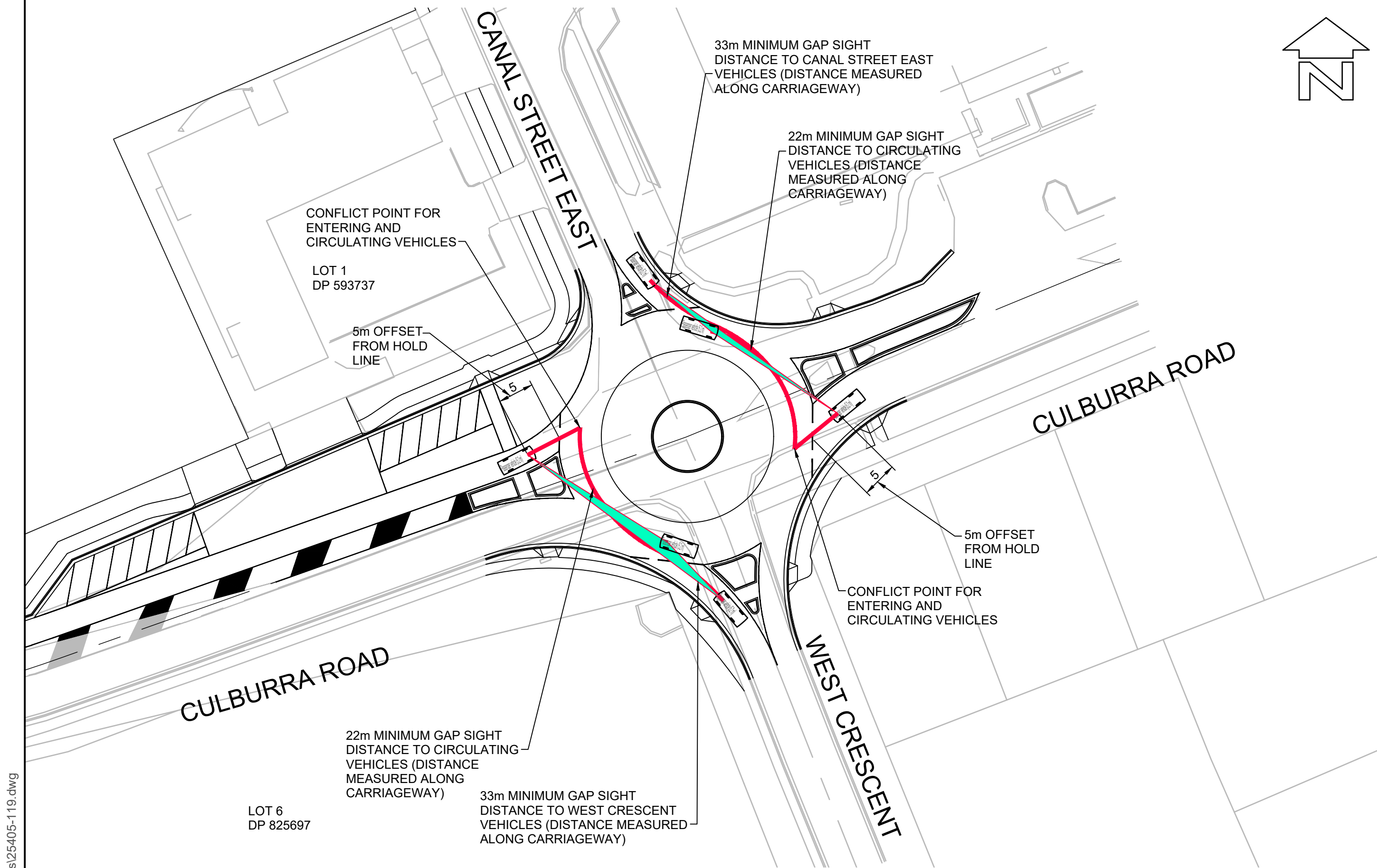


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

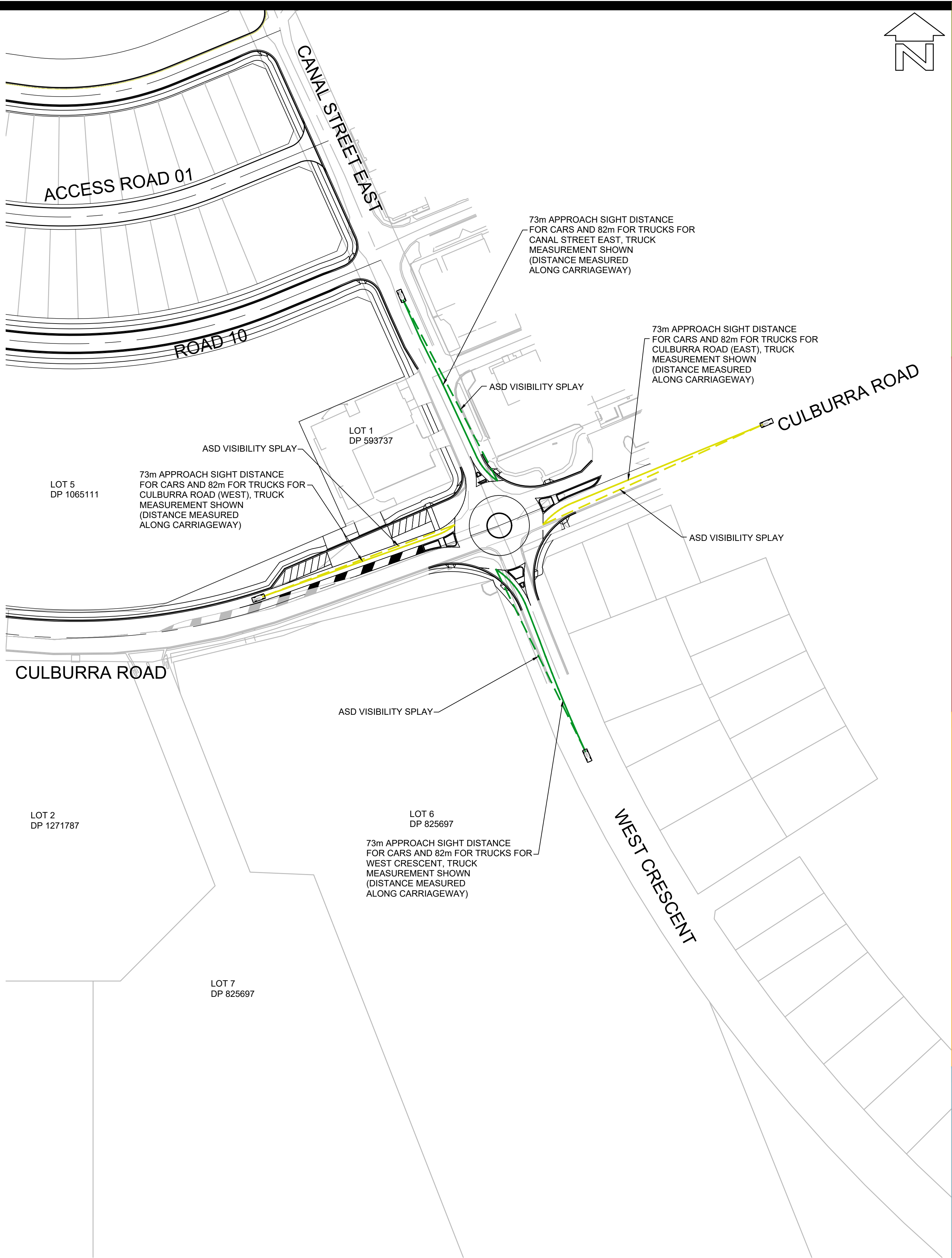
SURVEY				DESIGN		DRAWN		CHECK'D		DATUM		ORIGIN		 PROFESSIONAL STANDARDS SCHEME	
AP				CJG		CJG		RMH		AUSTRALIAN HEIGHT DATUM		SSM			
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au										DATE OF SURVEY		RL			
										MAY 2025				Liability limited by a scheme approved under Professional Standards Legislation	
										DRAWING NUMBER		SHEET		ISSUE	
										25405-118		11		P3	



LAYOUT PLAN
SCALE 1:500



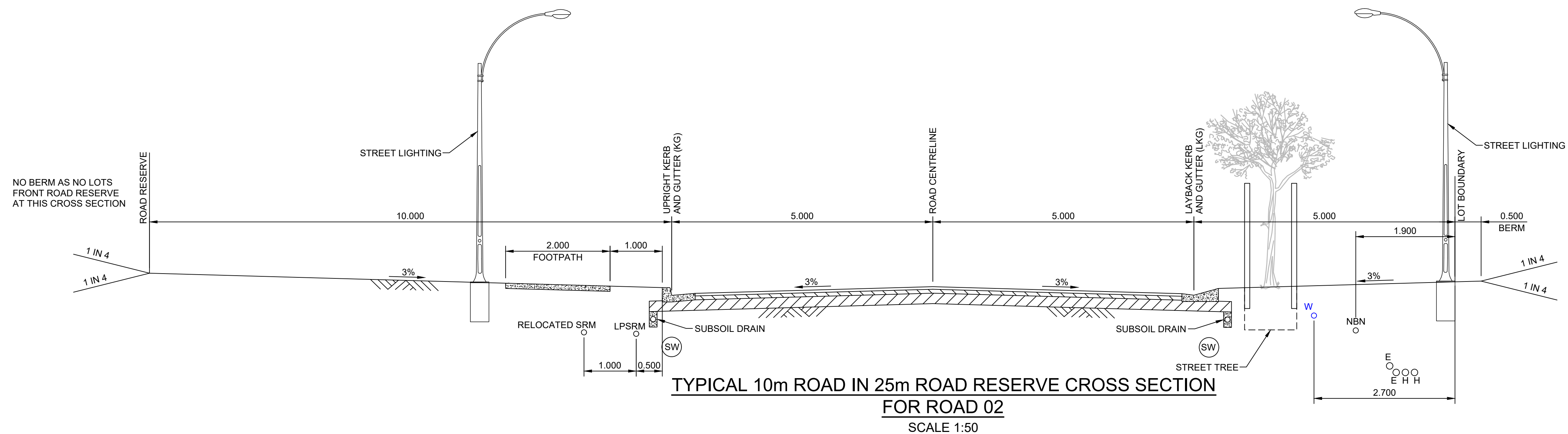
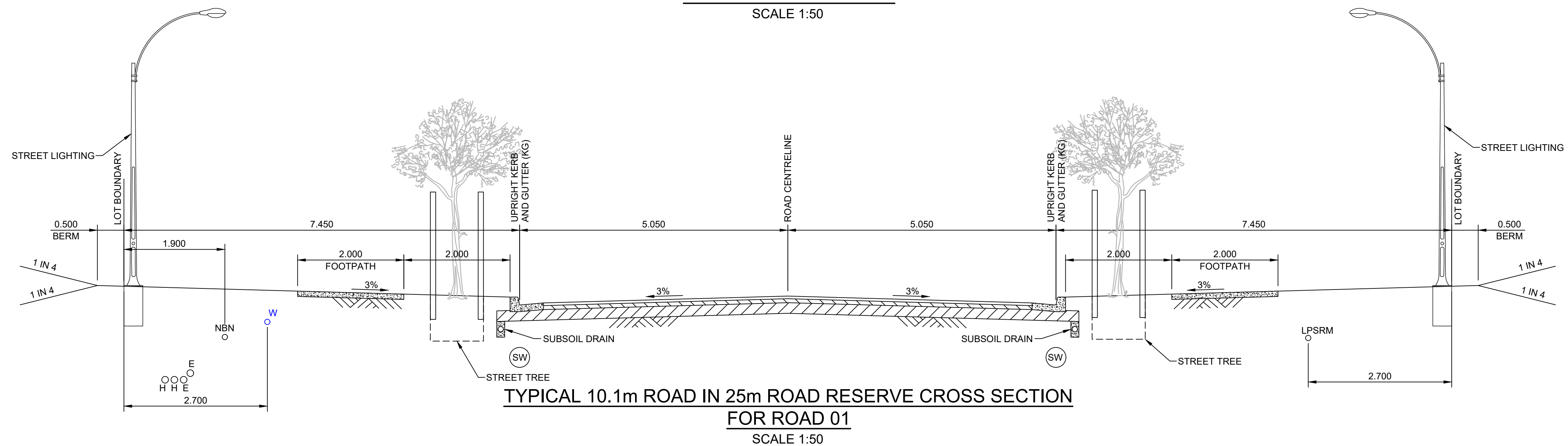
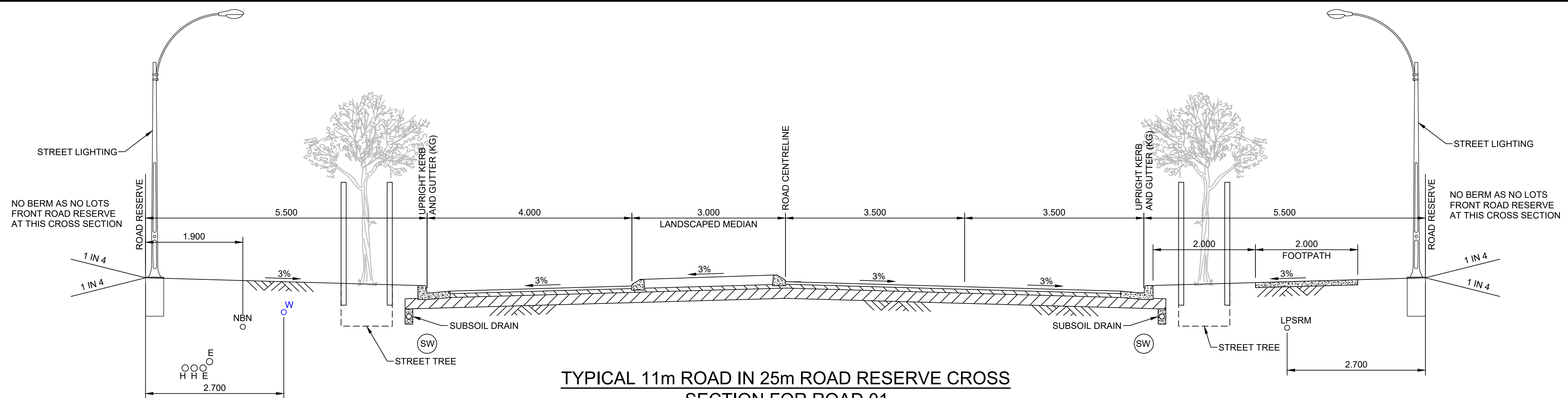
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000

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AllenPrice Development Consultants	PRELIMINARY ROUNDABOUT 03 SIGHT LINE LAYOUT PLAN		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	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		NOT TO BE USED FOR CONSTRUCTION PURPOSES						Nowra Office • 75 Plunkett St, Nowra NSW 2541							DRAWING NUMBER		
	For SEALARK PTY LTD								Kiamra Office • 1/28 Bong Bong St, Kiamra NSW 2533							25405-119	SHEET	ISSUE
									Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500								20	P3
									(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au									



NOTE:

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

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Development Consultants

PRELIMINARY TYPICAL ROAD 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
P2	AMENDED FOR MOD LODGEMENT	C/JG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	C/JG	27/05/2025



(AT A1 ORIGINAL)

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

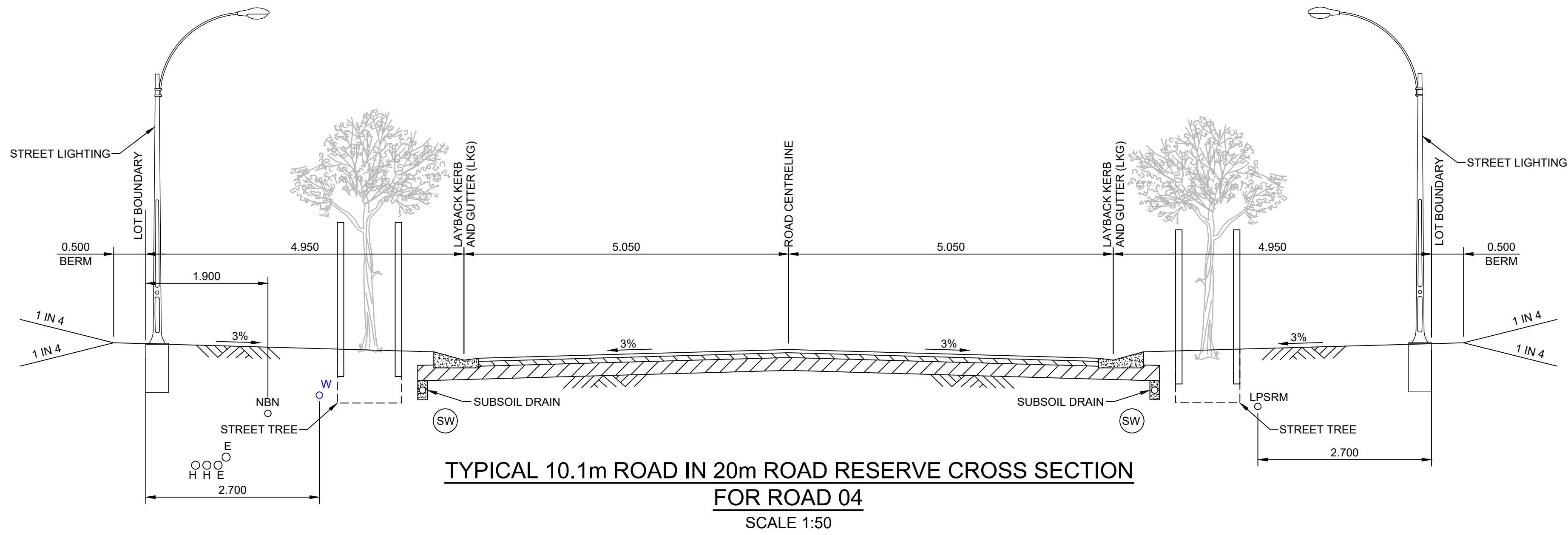
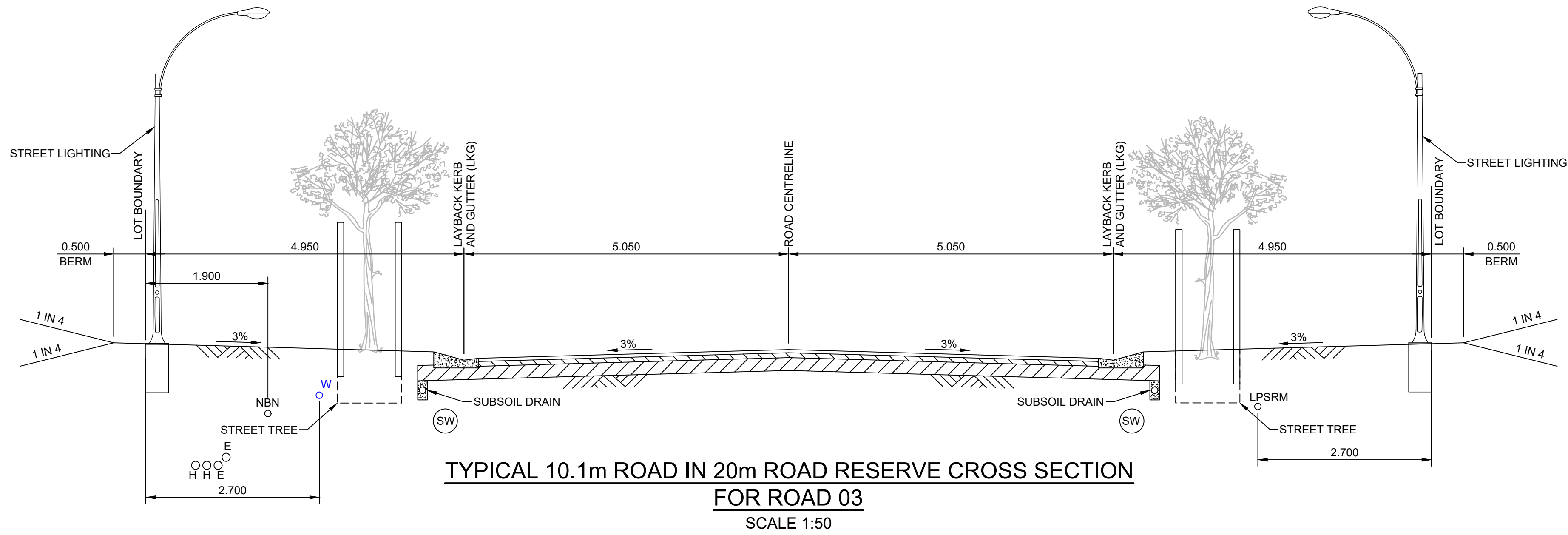
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AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	AUSTRALIAN HEIGHT DATUM
DATE OF SURVEY	MAY 2025
DRAWING NUMBER	25405-120

ORIGIN SSM		
RL		
SHEET 21	ISSUE P3	



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under Professional
standards Legislation



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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AllenPrice

Development Consultants

PRELIMINARY TYPICAL ROAD CROSS SECTIONS 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
P2	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P3	AMENDED FOR MOD LODGEMENT	CJG	27/05/2025

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SCALE:- 1:50

(AT A1 ORIGINAL)

PRELIMINARY

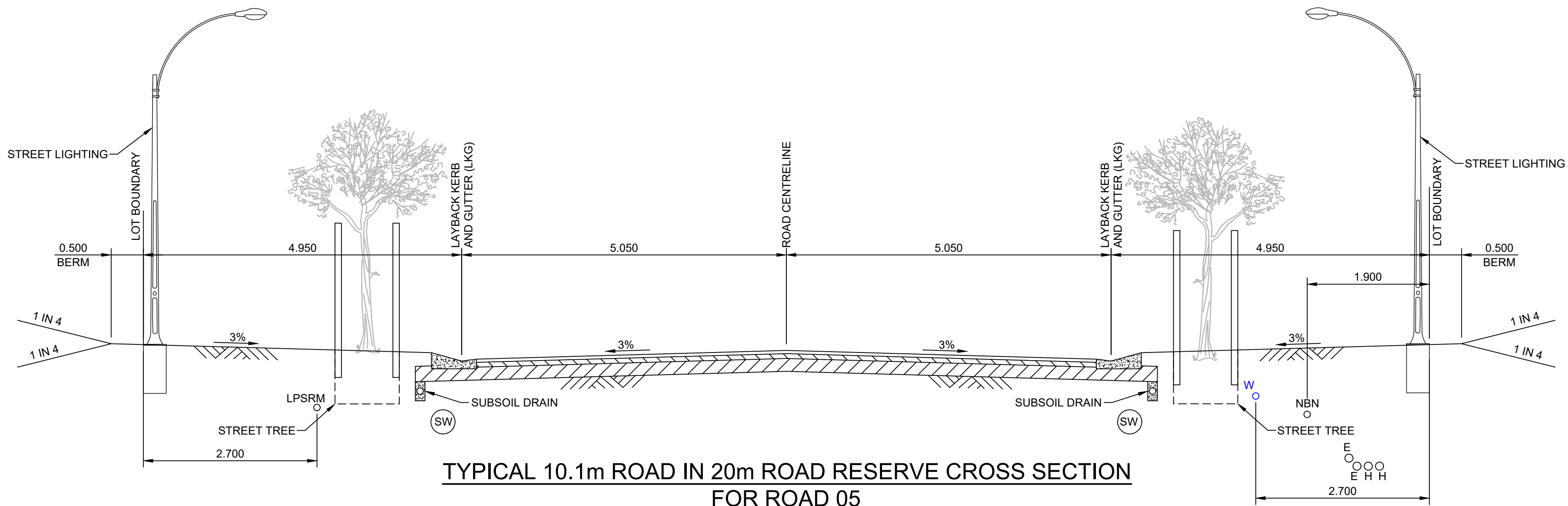
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH

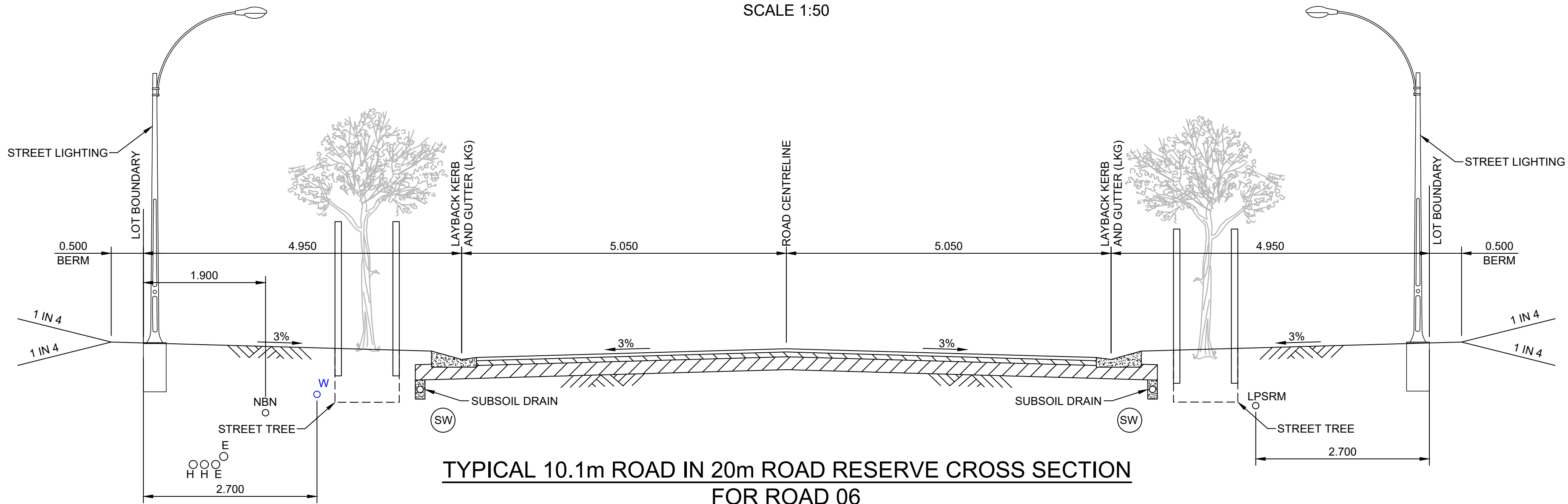
ALLEN PRICE PTY LTD
Nowra Office • 75 Plunkett St, Nowra NSW 2541
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-121	22
	ISSUE
	P3

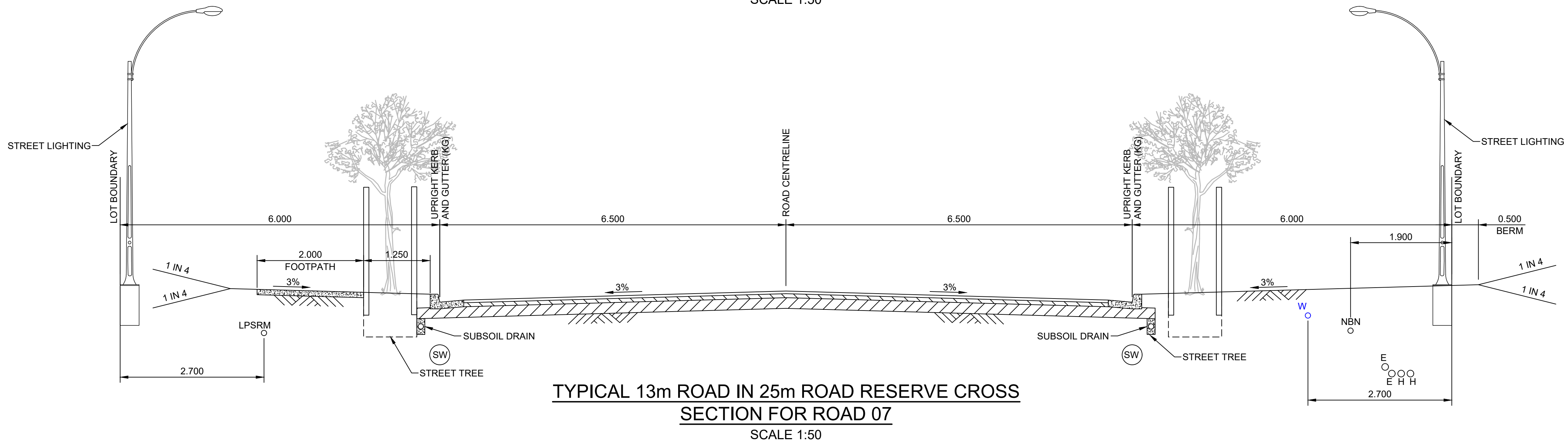
Liability limited by a scheme approved under Professional Standards Legislation



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

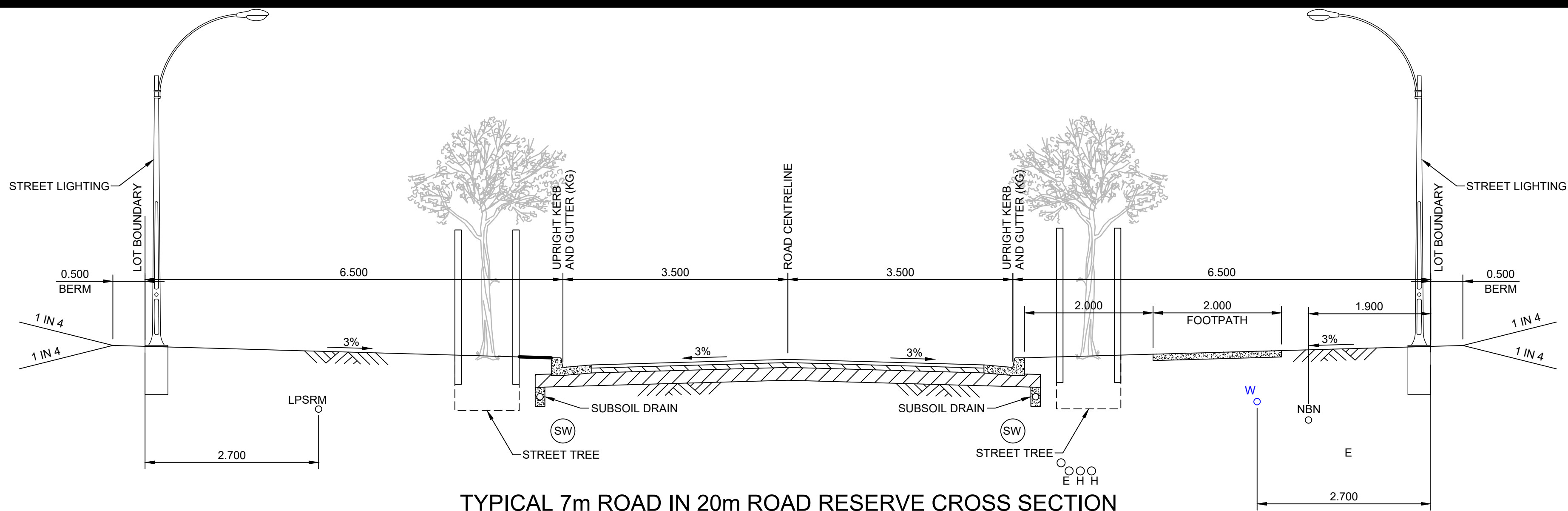


TYPICAL 13m ROAD IN 25m ROAD RESERVE CROSS SECTION
FOR ROAD 07
SCALE 1:50

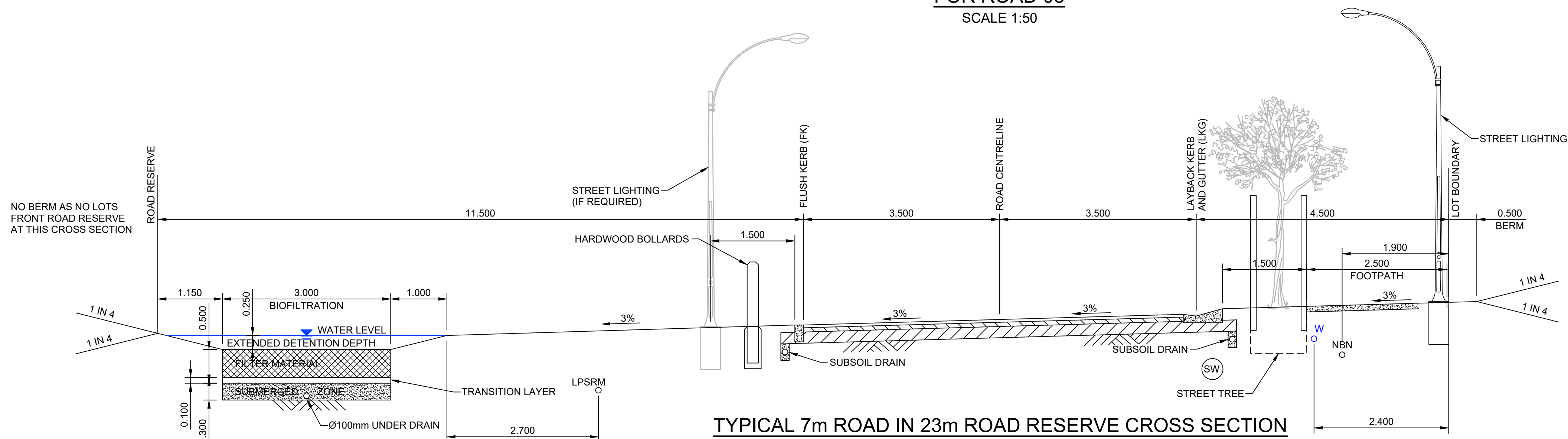
NOTE:
FOOTPATHS SHOWN ON CROSS SECTIONS ARE FOR INFORMATION ONLY. SEE LAYOUT PLANS FOR CLARIFICATION OF FOOTPATH LOCATION THROUGH SUBDIVISION.

BEWARE!
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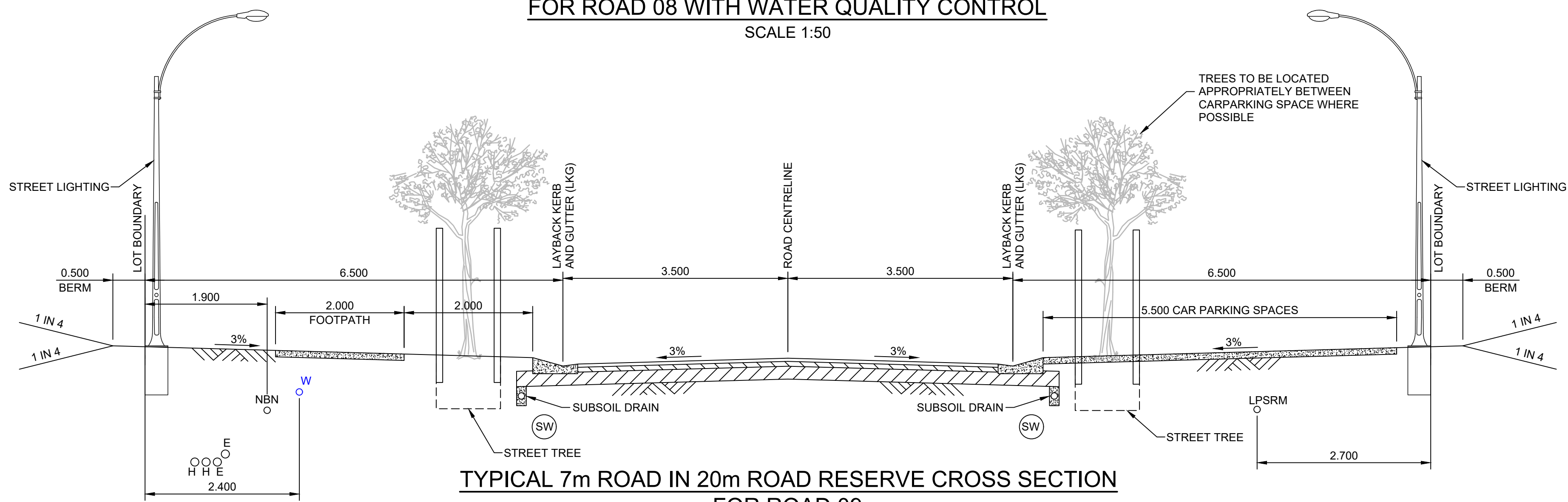
AllenPrice Development Consultants	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 03		ISSUE	DESCRIPTION	BY	DATE	0 0.5 1.0 1.5 2.0 2.5 SCALE:- 1:50 (AT A1 ORIGINAL) PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SURVEY	DESIGN	DRAWN	CHECK'D	DATUM	ORIGIN	PROFESSIONAL STANDARDS SCHEME Liability 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				DATE OF SURVEY	RL	
	At CULBURRA ROAD, CULBURRA BEACH							Nowra Office • 75 Plunkett St, Nowra NSW 2541				MAY 2025		
	For SEALARK PTY LTD							Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533				DRAWING NUMBER	SHEET	ISSUE
								Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500				25405-122	23	P3
								(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au						



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

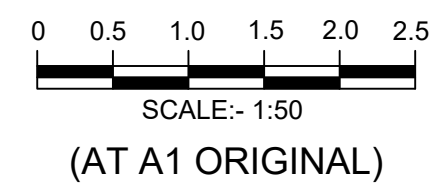
NOTE:
FOOTPATHS SHOWN ON CROSS SECTIONS ARE FOR INFORMATION ONLY. SEE LAYOUT PLANS FOR CLARIFICATION OF FOOTPATH LOCATION THROUGH SUBDIVISION.

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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

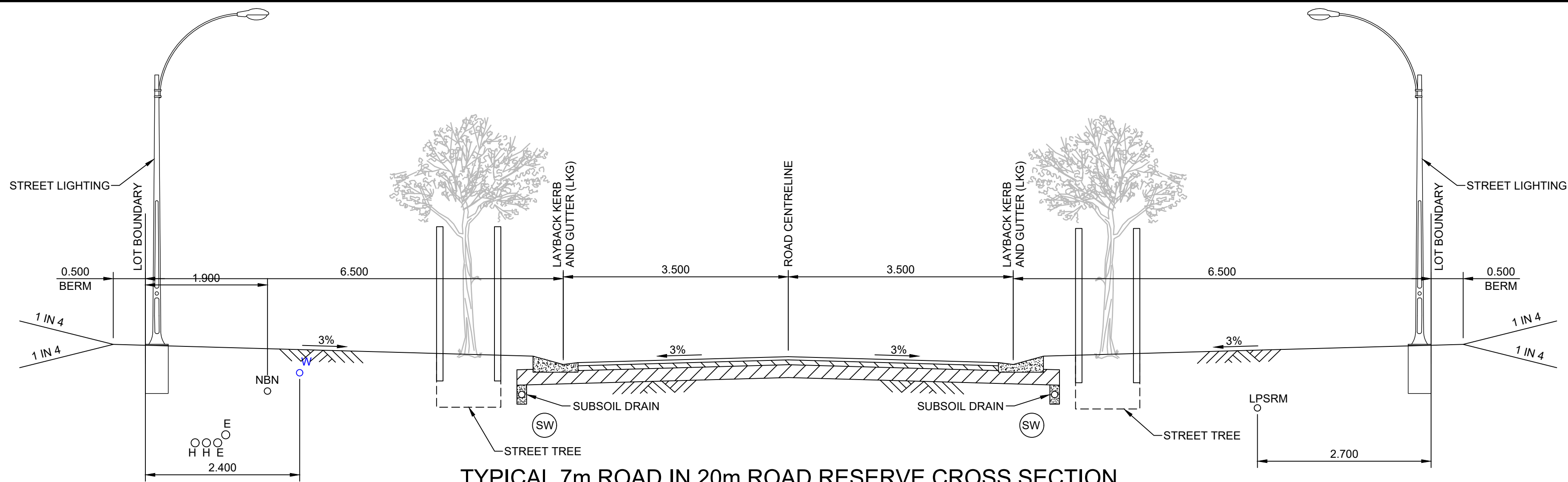


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

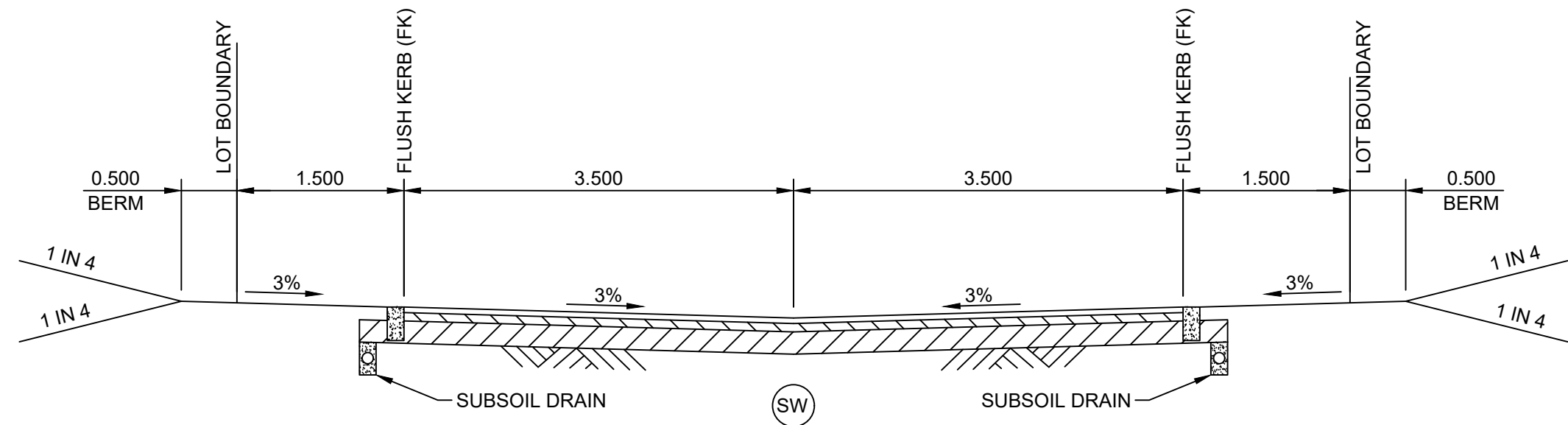
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kilamba Office • 1/28 Bong Bong St, Kilamba NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-123	24
	ISSUE
	P3

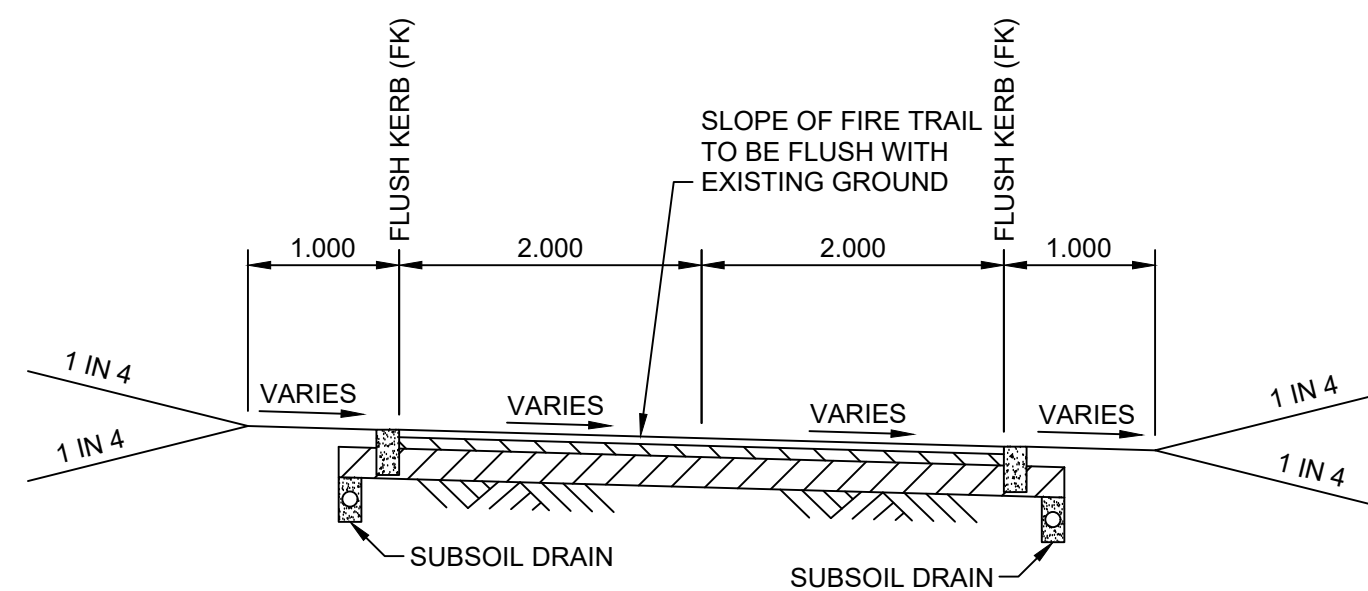
Liability limited by a
scheme approved
under Professional
Standards Legislation



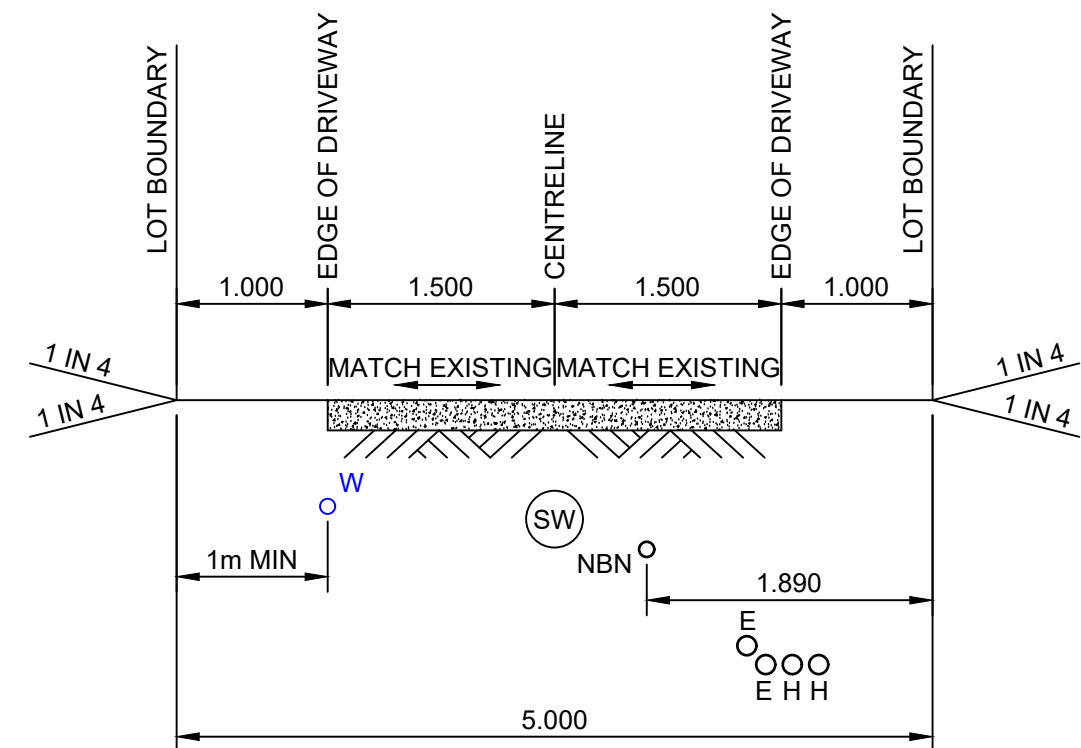
TYPICAL 7m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 10
SCALE 1:50



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

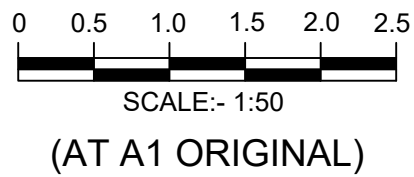
NOTE:
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BEWARE!
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PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 05
WEST CULBURRA MIXED USE DEVELOPMENT
Over Lot 1 DP 1305809 (CONCEPT DA)
At CULBURRA ROAD, CULBURRA BEACH
For SEALARK PTY LTD

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

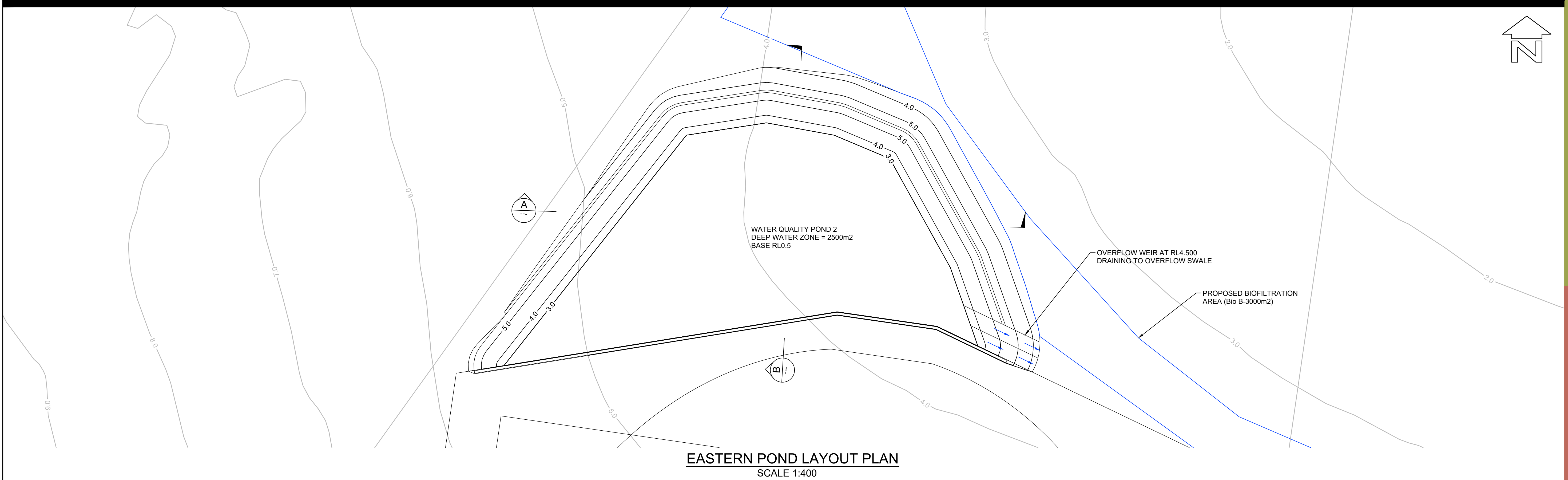


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

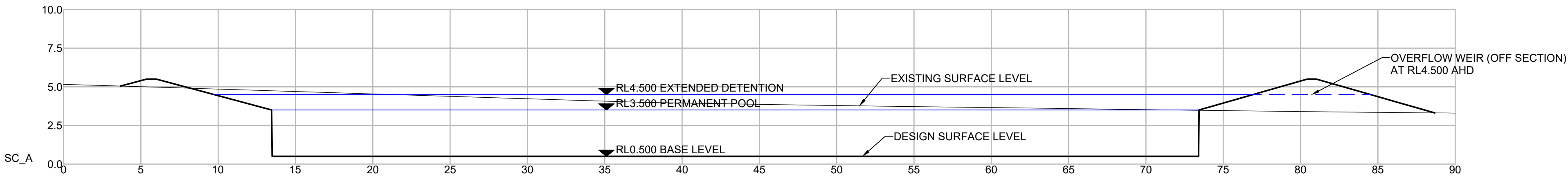
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-124	25
	ISSUE
	P3

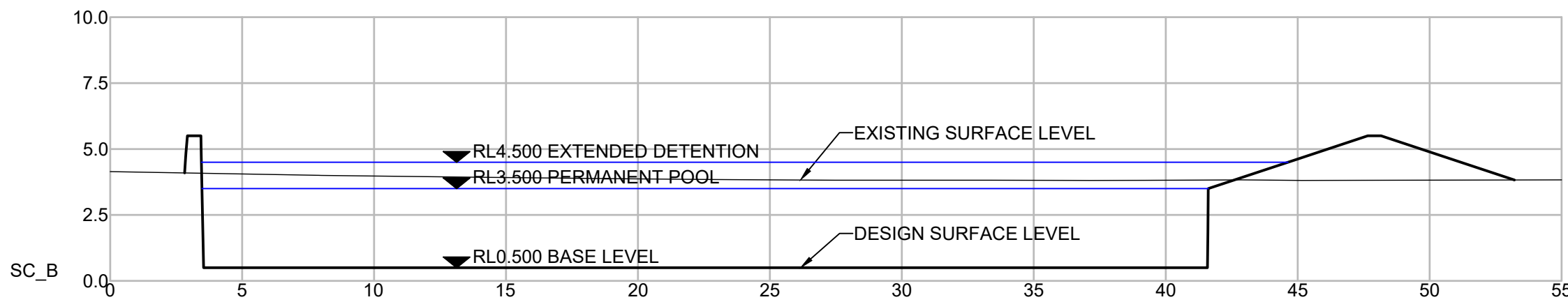
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under Professional
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EASTERN POND LAYOUT PLAN
SCALE 1:400



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

05

10

15

20

SCALE:- 1:400

(AT A1 ORIGINAL)

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

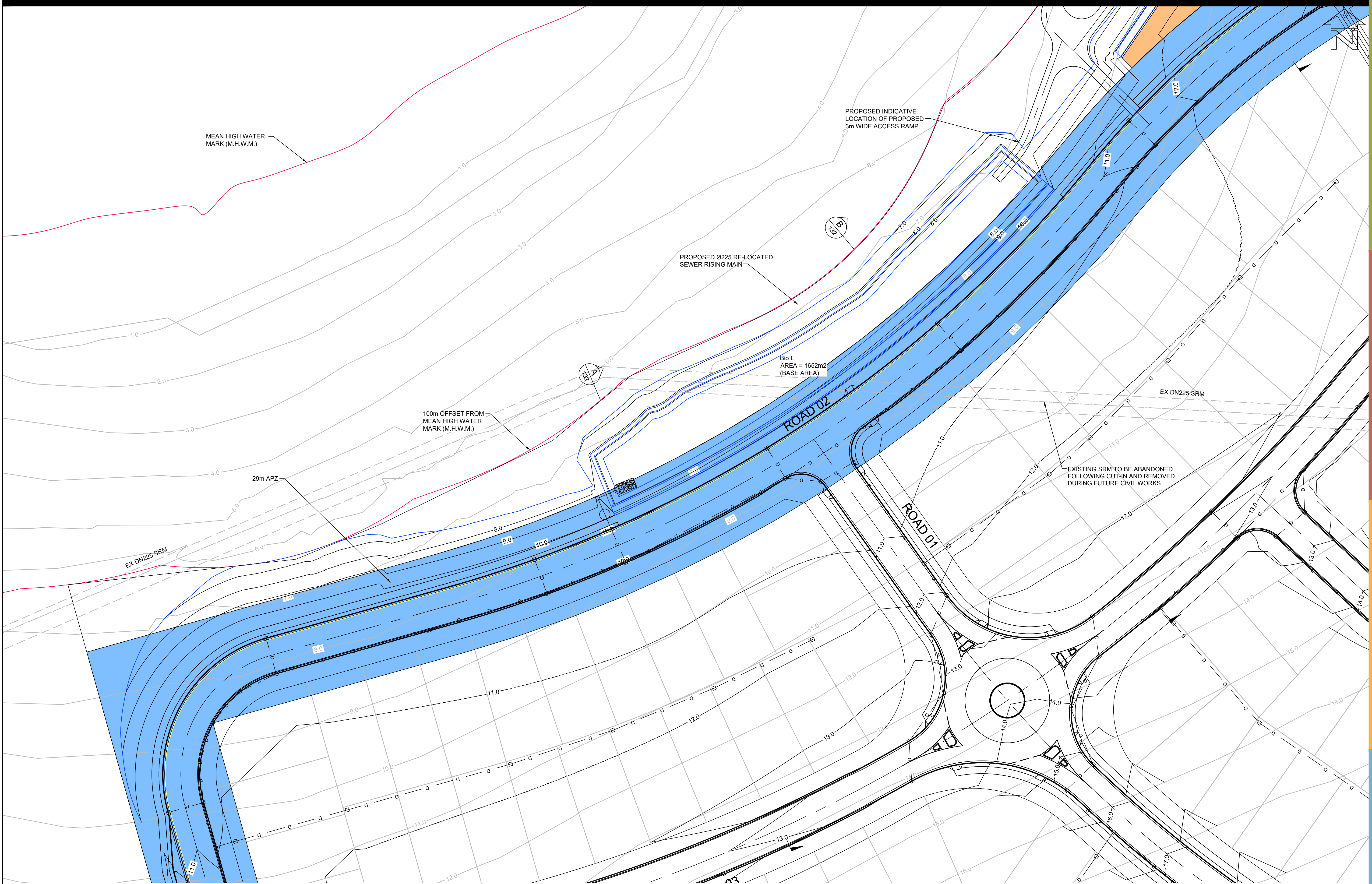
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH

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
25405-125	26
	ISSUE
	P3

PROFESSIONAL
STANDARDS SCHEME

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under Professional
Standards Legislation



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 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			
(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
25405-126	27
	ISSUE
	P5

PROFESSIONAL

STANDARDS SCHEME

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M:\Projects\20000\25000s\25405 Drawings\25405-126-135.dwg

BEWARE!
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Development Consultants

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

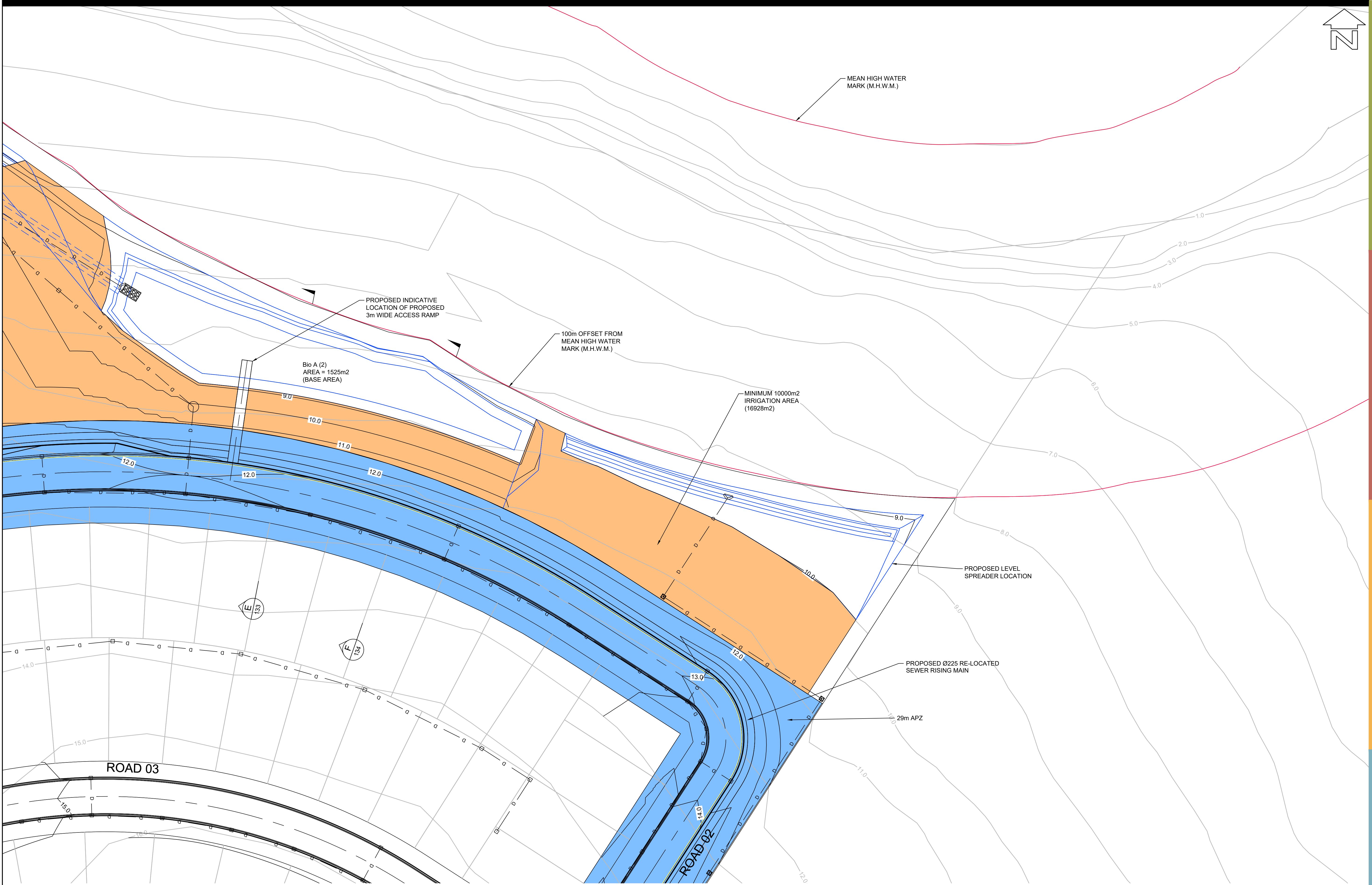


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

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
25405-127	28
	ISSUE
	P5

**PROFESSIONAL
STANDARDS
SCHEME**
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under Professional
Standards Legislation



BEWARE!
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Development Consultants

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

05102025

SCALE:- 1:500

(AT A1 ORIGINAL)

PRELIMINARY

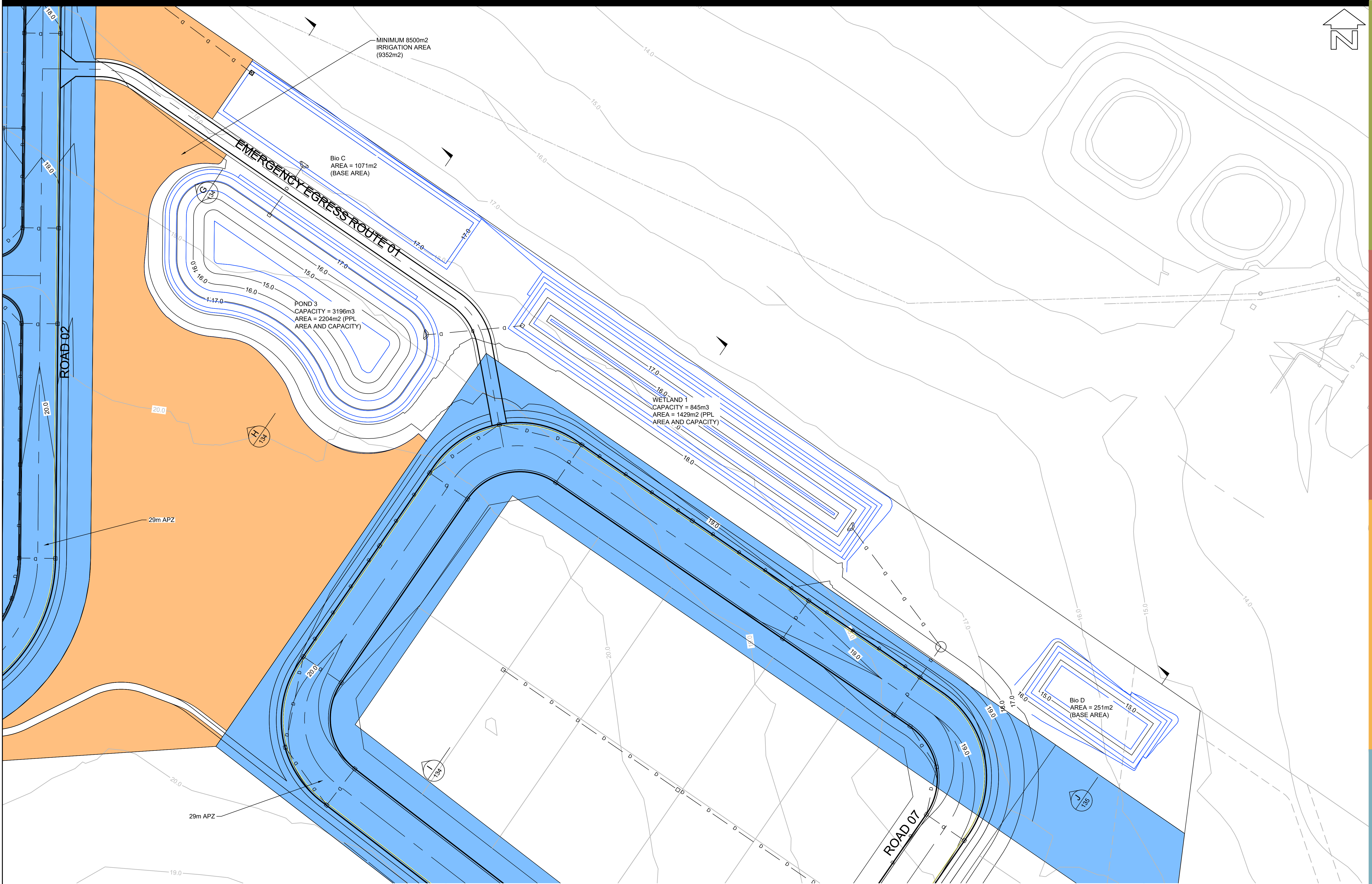
NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD Nowra Office • 75 Plunkett St, Nowra NSW 2541 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
25405-128	29
	ISSUE
	P5

PROFESSIONAL
STANDARDS SCHEME

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under Professional
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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

05102025

SCALE:- 1:500

(AT A1 ORIGINAL)

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

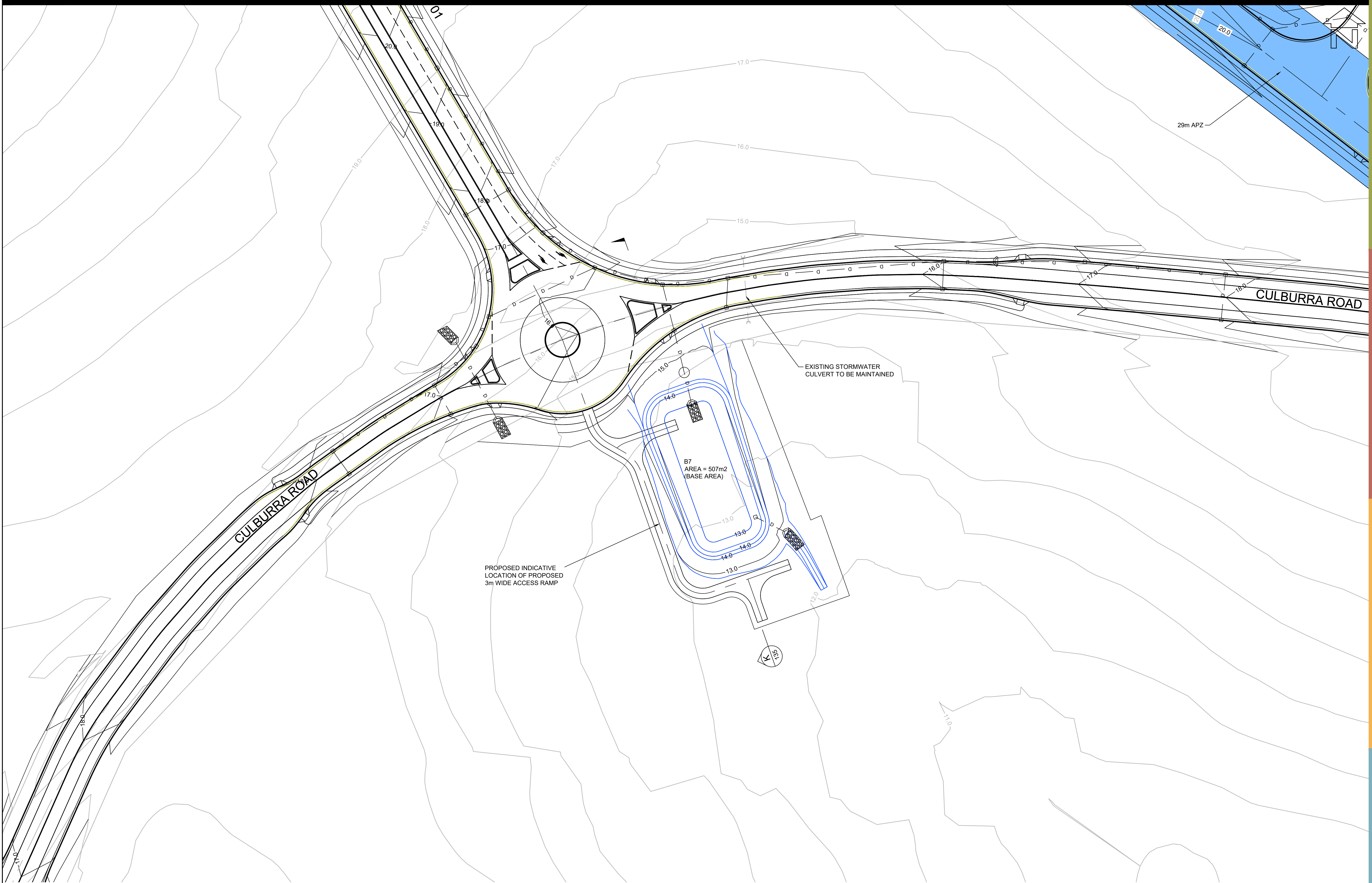
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD			
Nowra Office • 75 Plunkett St, Nowra NSW 2541			
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533			
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

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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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	AMENDED FOR MOD LODGEMENT	CJG	12/07/2024
P5	AMENDED FOR MOD LODGEMENT	CJG	26/05/2025

05

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SCALE:- 1:500

(AT A1 ORIGINAL)

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

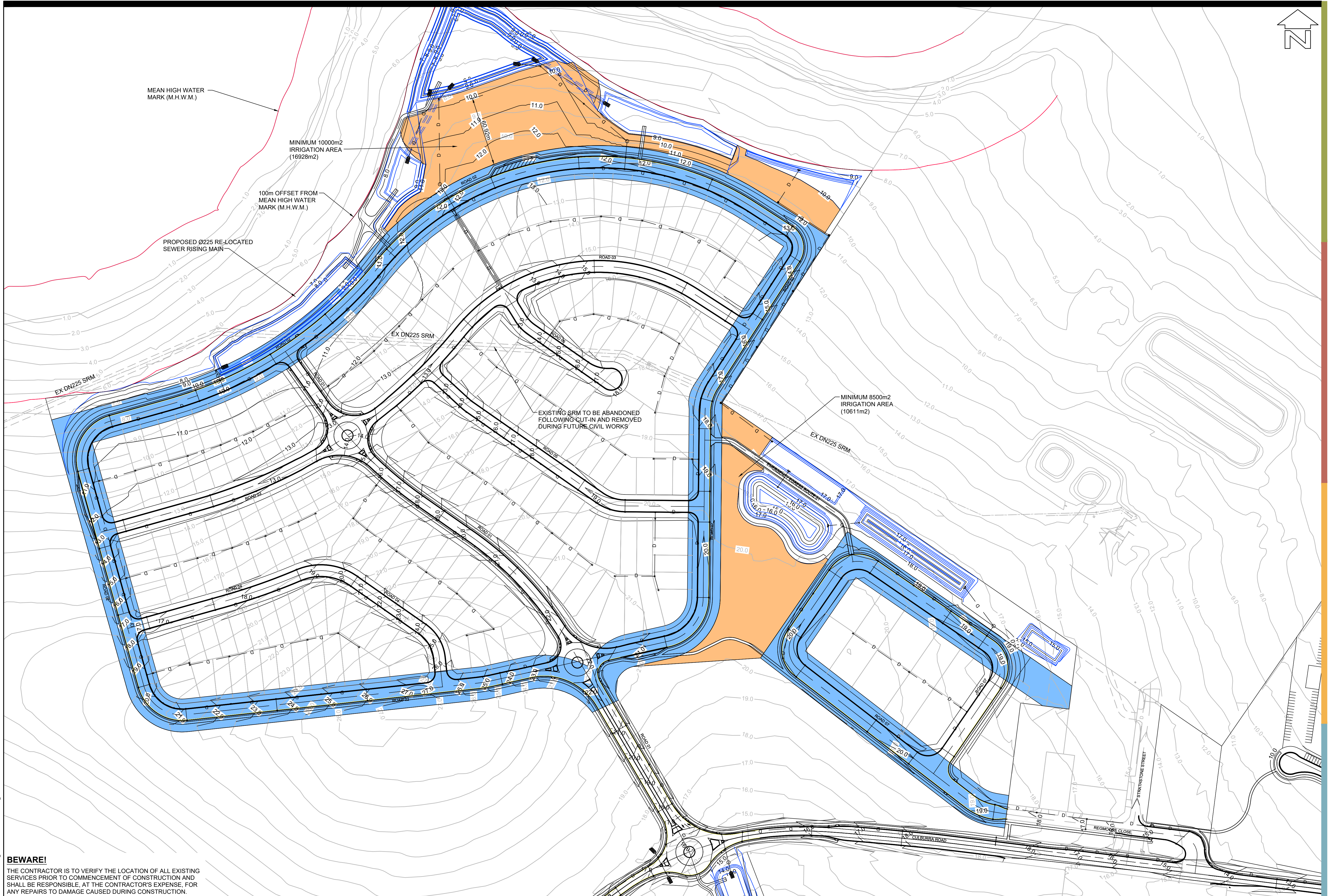
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD			
Nowra Office • 75 Plunkett St, Nowra NSW 2541			
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533			
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-130	31
	ISSUE
	P5

PROFESSIONAL

STANDARDS SCHEME

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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	C/JG	12/07/2021
P5	AMENDED FOR MOD LODGEMENT	C/JG	27/05/2021



(AT A1 ORIGINAL)

PRELIMINARY
DO NOT BE USED FOR CONSTRUCTION PURPOSES

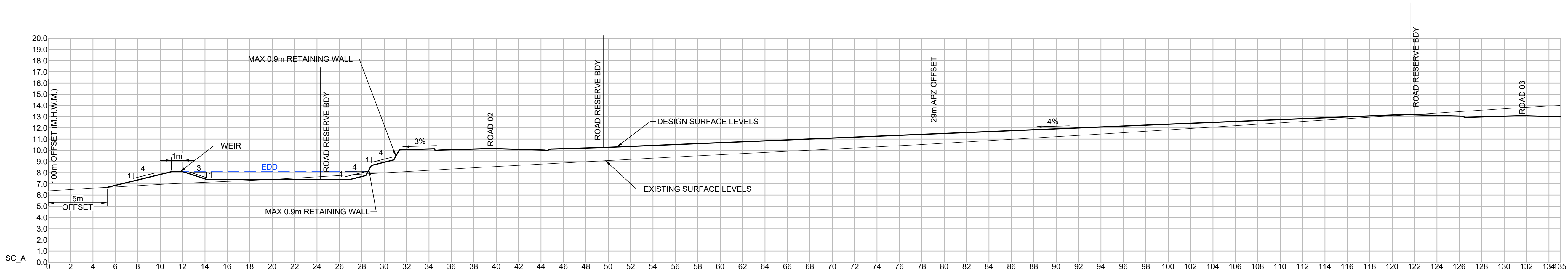
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD			
Nowra Office • 75 Plunkett St, Nowra NSW 2541			
Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533			
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

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

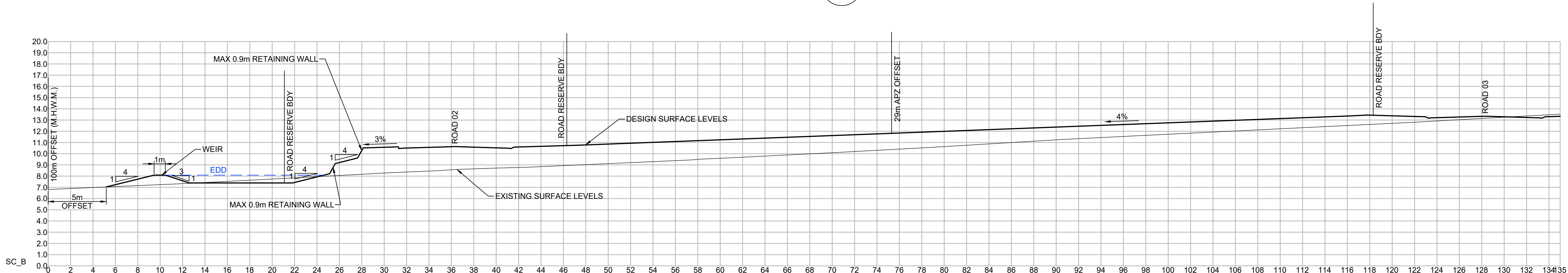
ORIGIN SSM		
RL		
SHEET 32	ISSUE P5	



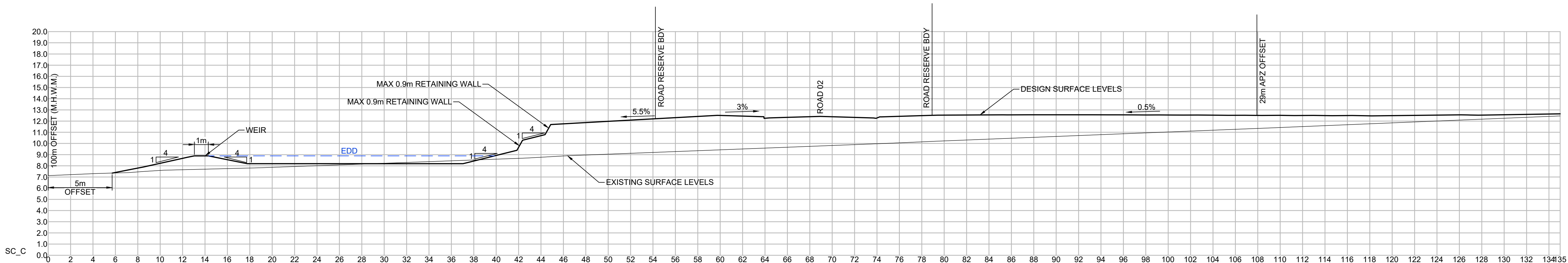
Liability limited by a
scheme approved
under Professional
Standards Legislation



SECTION A
SCALE 1:200 126



SECTION B
SCALE 1:200 126



SECTION C
SCALE 1:200 127

BEWARE!
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Development Consultants

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 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			

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-132	33
	ISSUE
	P5

PROFESSIONAL
STANDARDS SCHEME
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scheme approved
under 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.

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



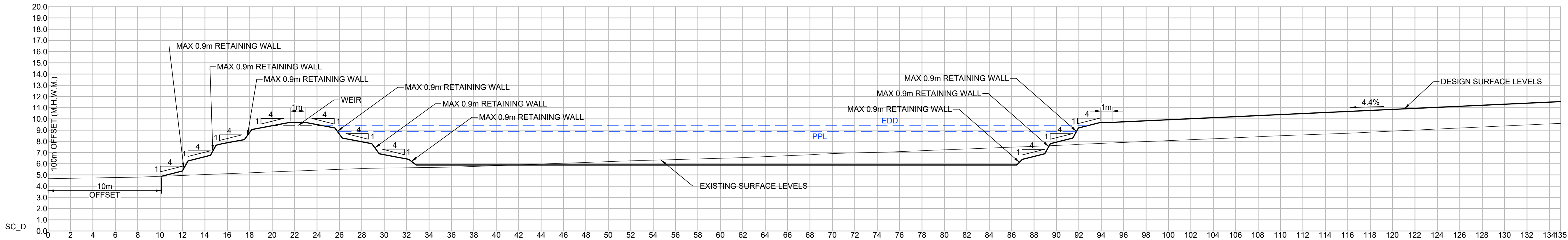
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

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			

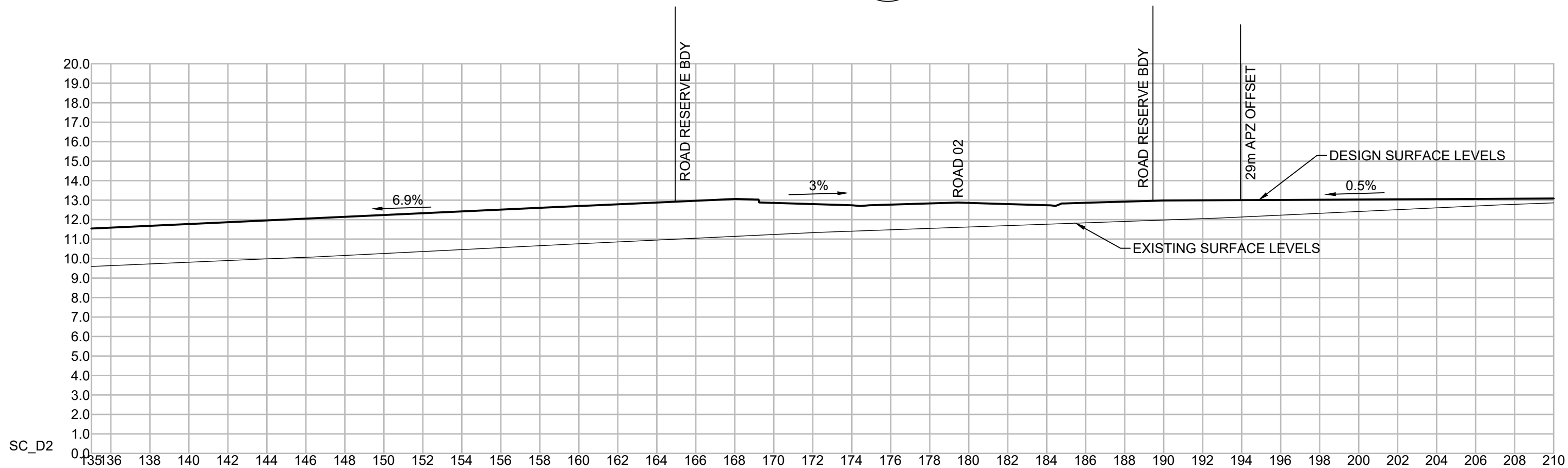
DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	SSM
DATE OF SURVEY	RL
MAY 2025	
DRAWING NUMBER	SHEET
25405-133	34
ISSUE	P5



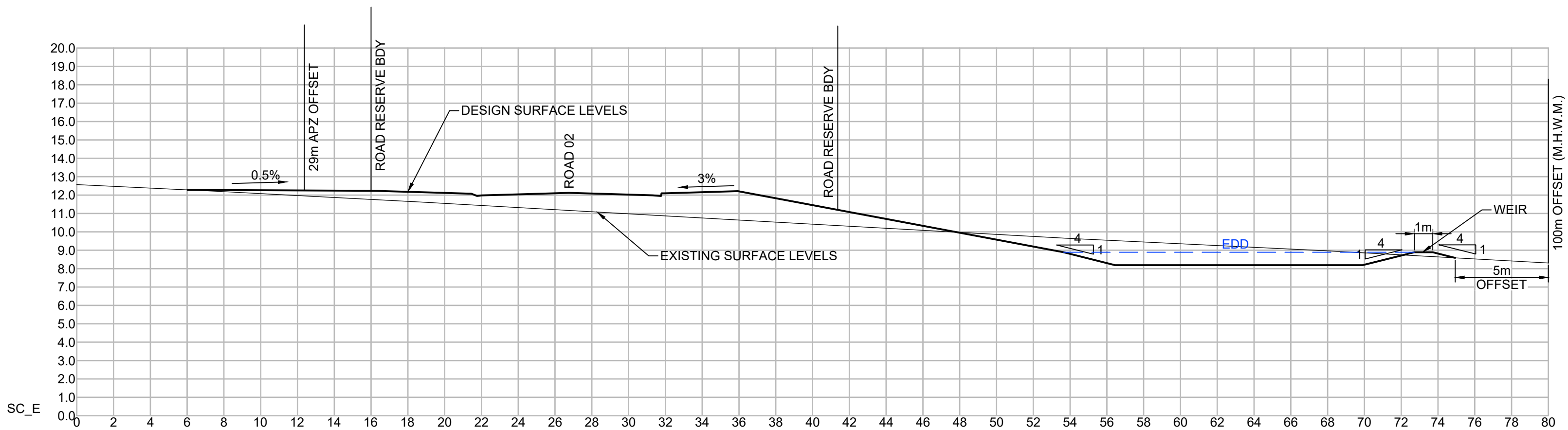
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SECTION D
SCALE 1:200
127



SECTION D
SCALE 1:200
127



SECTION E
SCALE 1:200
128



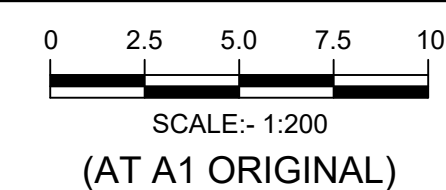
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PRELIMINARY CROSS SECTIONS PLAN SHEET 03
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 For SEALARK PTY LTD

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



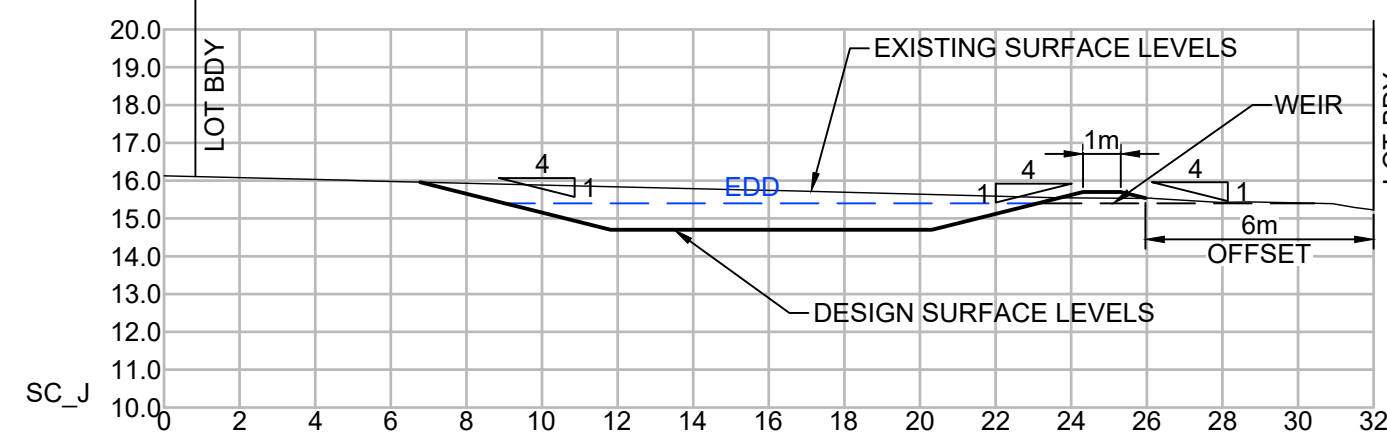
SURVEY	DESIGN	DRAWN	CHECK'D
AP	CJG	CJG	RMH
ALLEN PRICE PTY LTD			
Nowra Office • 75 Plunkett St, Nowra NSW 2541			
Kiaama Office • 1/28 Bong Bong St, Kiaama NSW 2533			
Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500			
(02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au			

DATUM	AUSTRALIAN HEIGHT DATUM
DATE OF SURVEY	MAY 2025
DRAWING NUMBER	25405-134

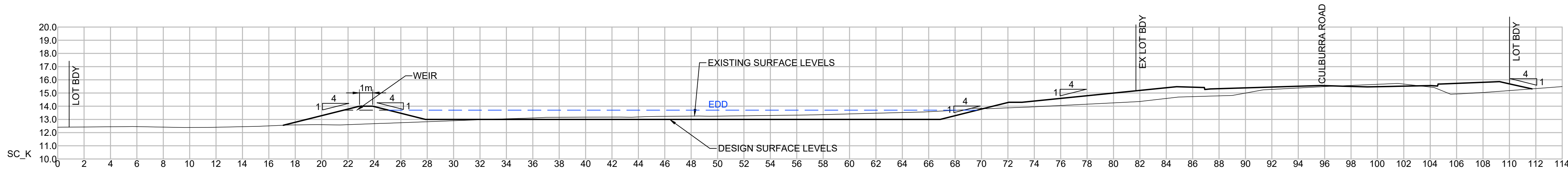
ORIGIN	SSM	
RL		
SHEET	35	ISSUE
		P5



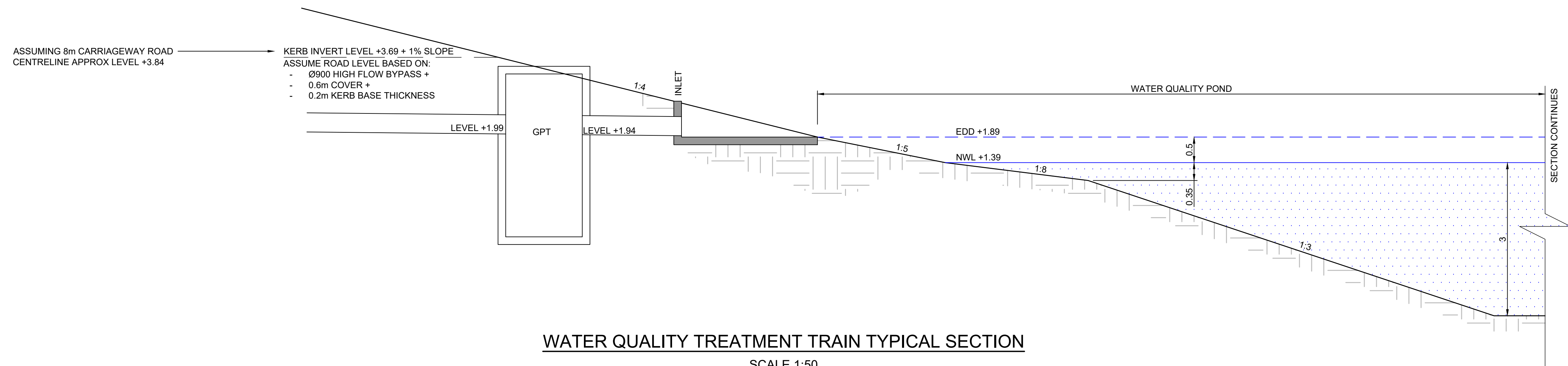
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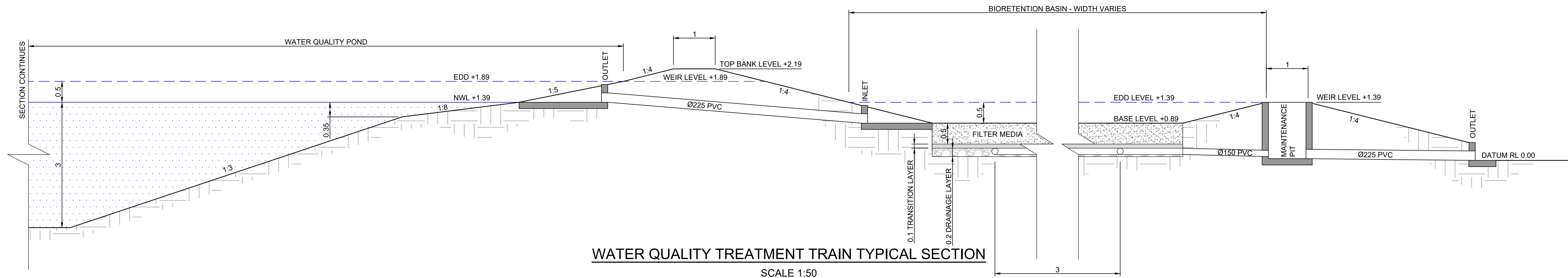
SECTION J
SCALE 1:200 129



SECTION K
SCALE 1:200 130



WATER QUALITY TREATMENT TRAIN TYPICAL SECTION
SCALE 1:50



WATER QUALITY TREATMENT TRAIN TYPICAL SECTION
SCALE 1:50

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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

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DATUM	ORIGIN
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25405-135	36
	ISSUE
	P5

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