

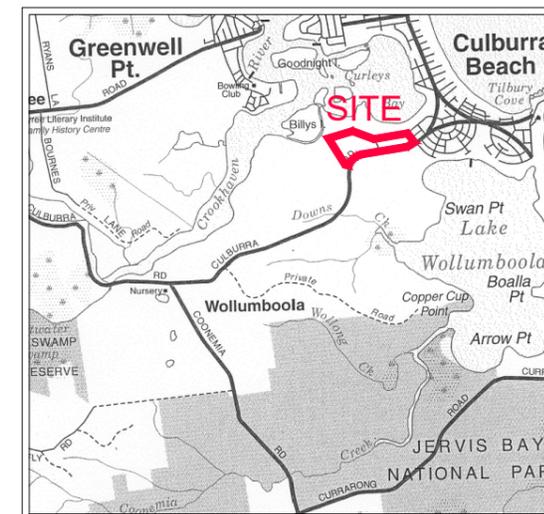
PRELIMINARY ENGINEERING DRAWINGS FOR PROPOSED MIXED-USE SUBDIVISION AT WEST CULBURRA



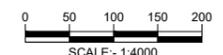
SITE LAYOUT PLAN
SCALE 1:4000

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 AND EXIT LAYOUT PLAN
25405-110	PRELIMINARY CONCEPT INDUSTRIAL ENTRY AND EXIT VEHICLE MOVEMENTS AND 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	WESTERN POND CONCEPT LAYOUT PLAN
25405-126	CENTRAL POND CONCEPT LAYOUT PLAN
25405-127	EASTERN POND CONCEPT LAYOUT PLAN
25405-128	TYPICAL WESTERN AND EASTERN POND CROSS SECTIONS PLAN



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



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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.



RATIO:
1:4000
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

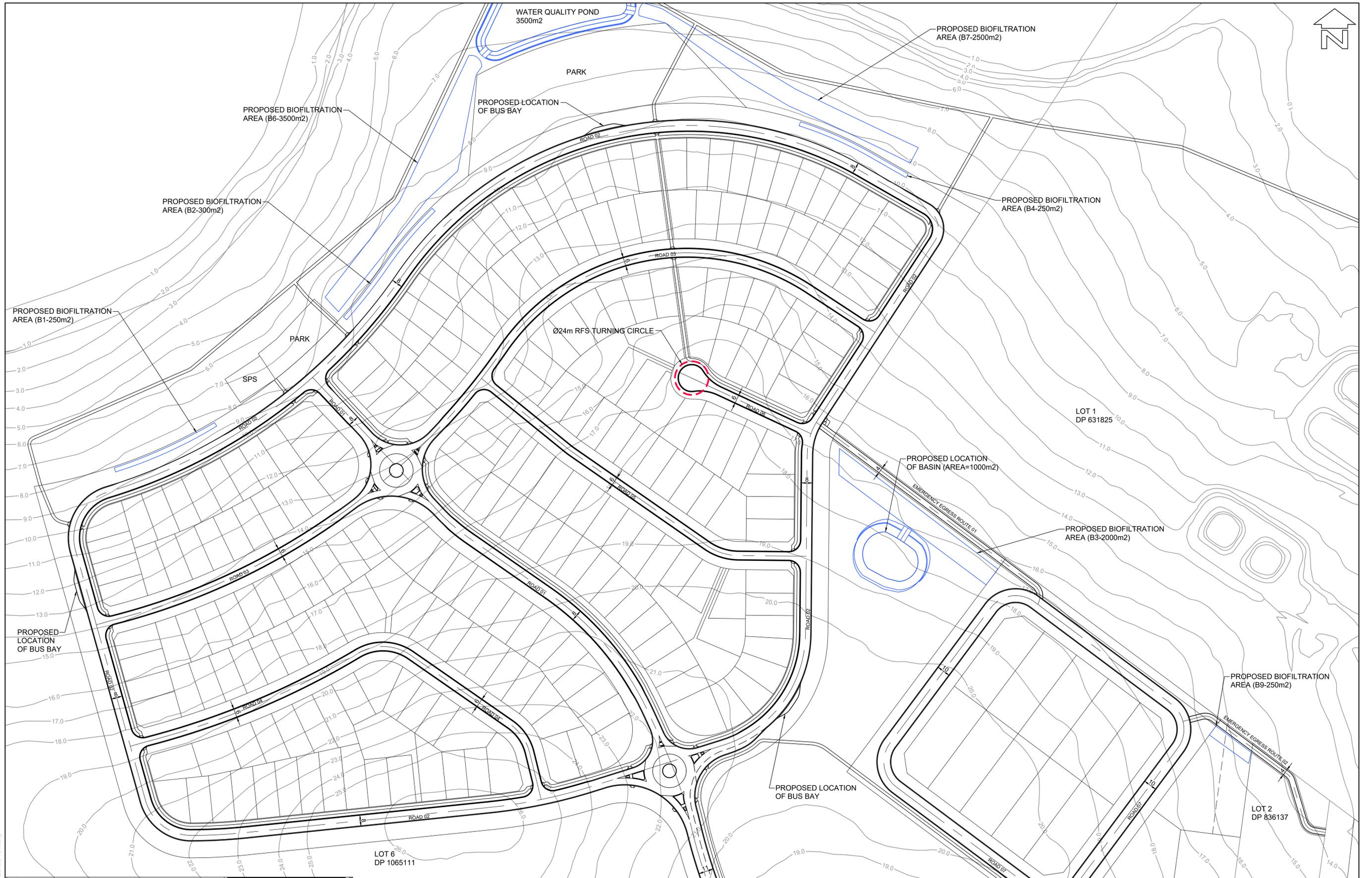
SURVEY	APS
DESIGN	CJG
DRAWN	CJG
CHECK'D	MJP

REV	DESCRIPTION	BY	DATE

aps allen price & scarratts pty ltd
land and development consultants
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Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
phone: (02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

COVER SHEET AND INDEX PLAN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
DRAWING NUMBER
25405-100
SHEET **1** OF **29**
REVISION
P6



BEWARE!
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0 10 20 30 40 50
 SCALE:- 1:1250

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RATIO:
1:1250
 (AT A1 ORIGINAL)

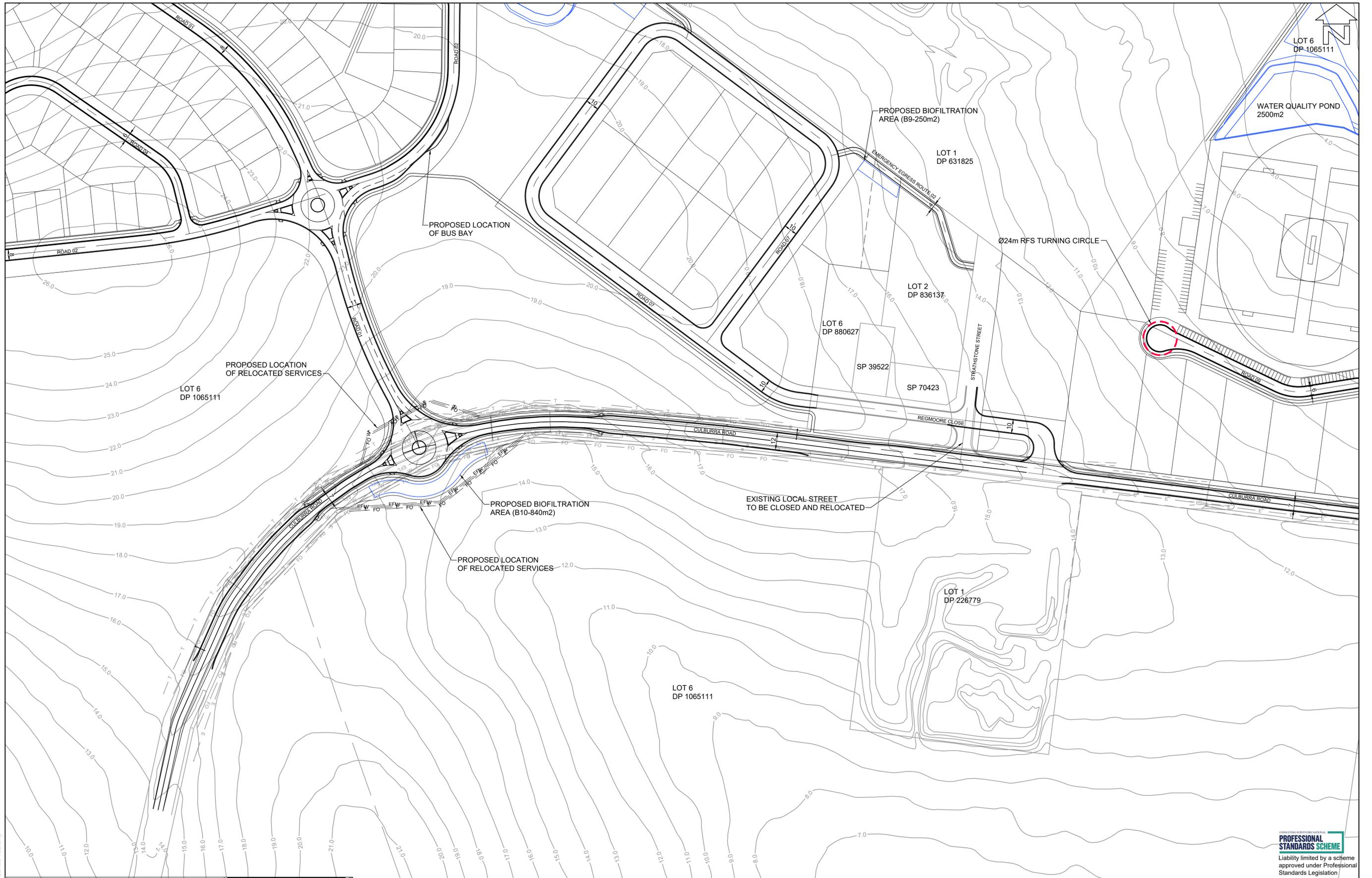
DATUM:
 AUSTRALIAN HEIGHT DATUM
 ORIGIN: SSM
 RL
 DATE OF PLAN: MARCH 2020

SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	C/JG				
DRAWN	C/JG				
CHECK'D	MJP				

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PRELIMINARY RESIDENTIAL PRECINCT LAYOUT PLAN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-101	SHEET 2 OF 29 REVISION P1



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.

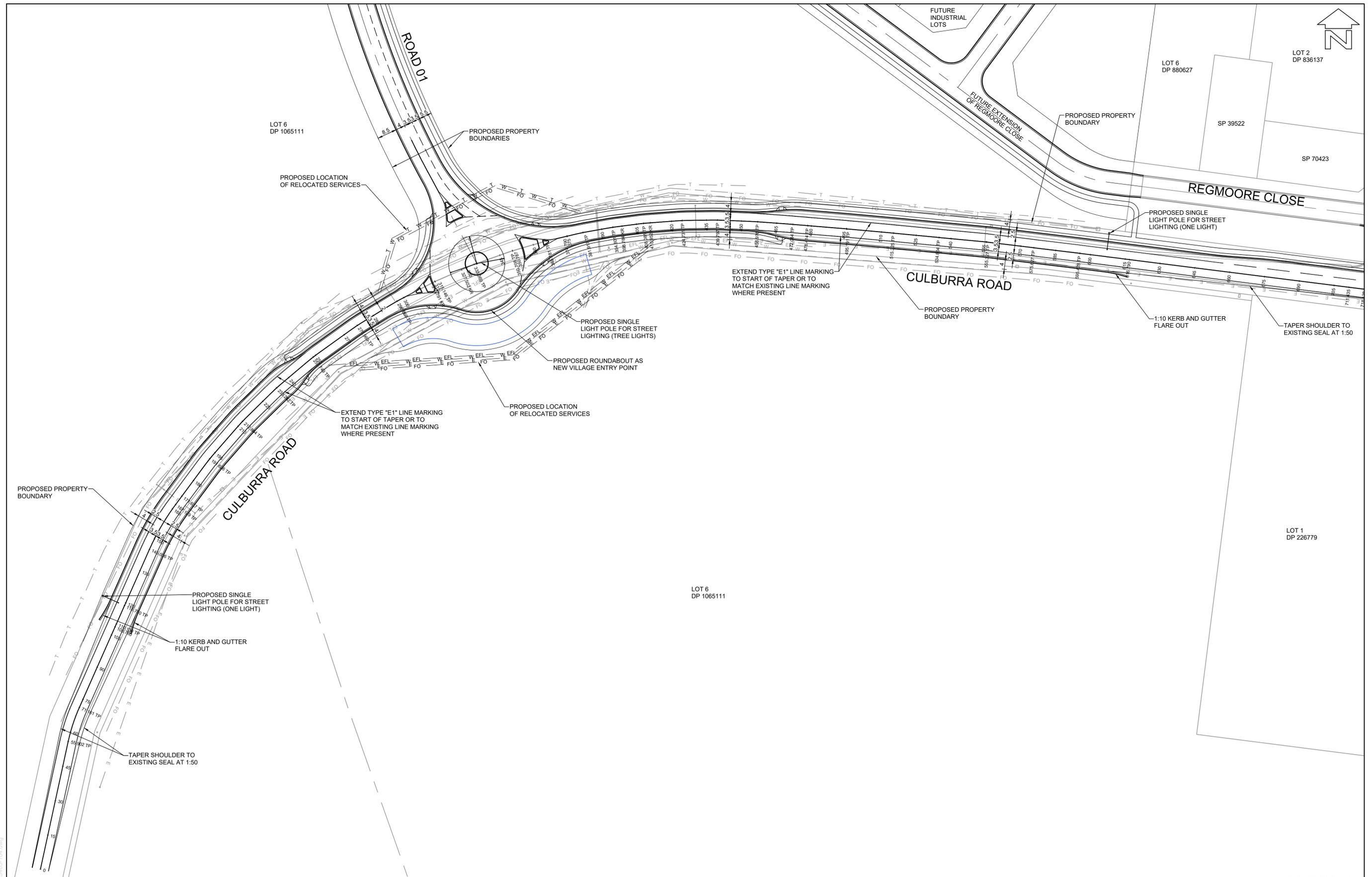


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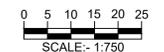
PROFESSIONAL STANDARDS SCHEME
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RATIO: 1:1250 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY	APS	REV	DESCRIPTION	BY	DATE	 allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PRELIMINARY INDUSTRIAL PRECINCT LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DESIGN CJG	APS CJG	=						DRAWING NUMBER 25405-102
	DATE OF PLAN: MARCH 2020	DRAWN CJG	CHECK'D MJP							



LAYOUT PLAN
SCALE 1:750



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PROFESSIONAL STANDARDS SCHEME
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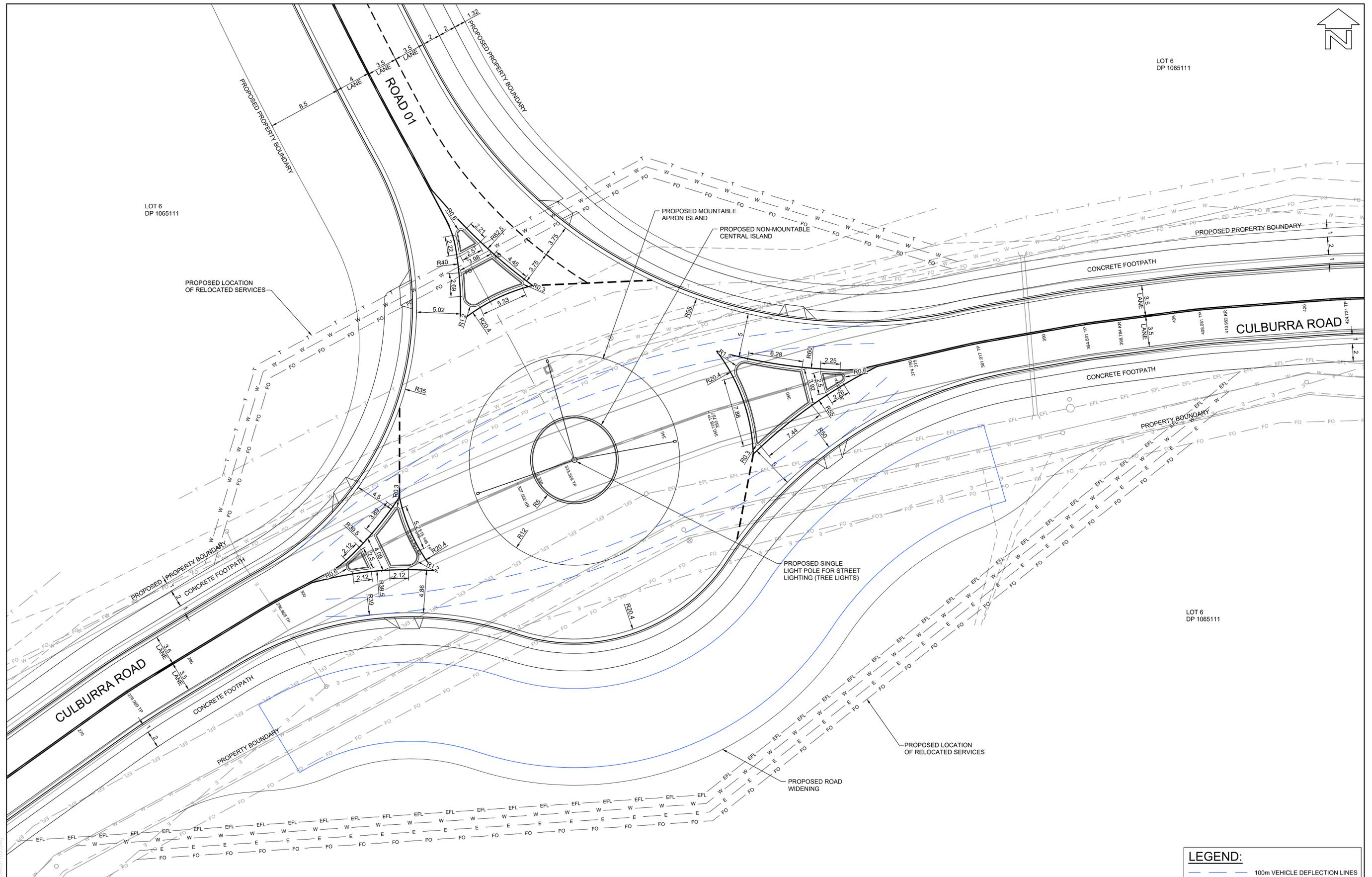
RATIO: 1:750 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY	APS	REV	DESCRIPTION	BY	DATE		PRELIMINARY OVERALL CONCEPT ROUNDABOUT 01 DESIGN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
	ORIGIN: SSM RL	DESIGN CJG	DRAWN CJG	CHECK'D MJP						DRAWING NUMBER 25405-104	SHEET 5 OF 29
	DATE OF PLAN: MARCH 2020										

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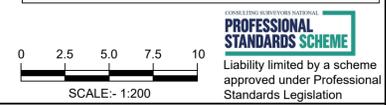


LOT 6
DP 1065111

LOT 6
DP 1065111



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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RATIO:
1:200
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

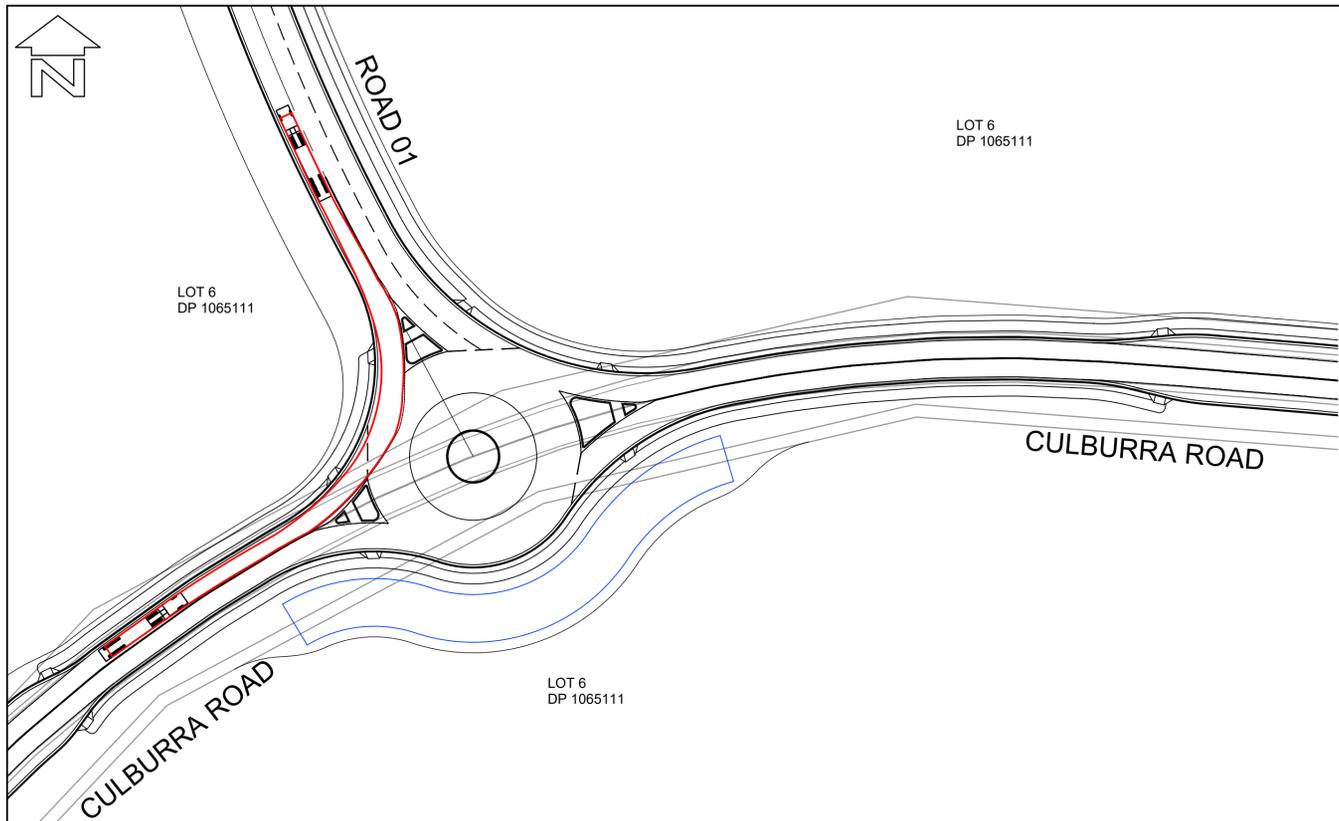
SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

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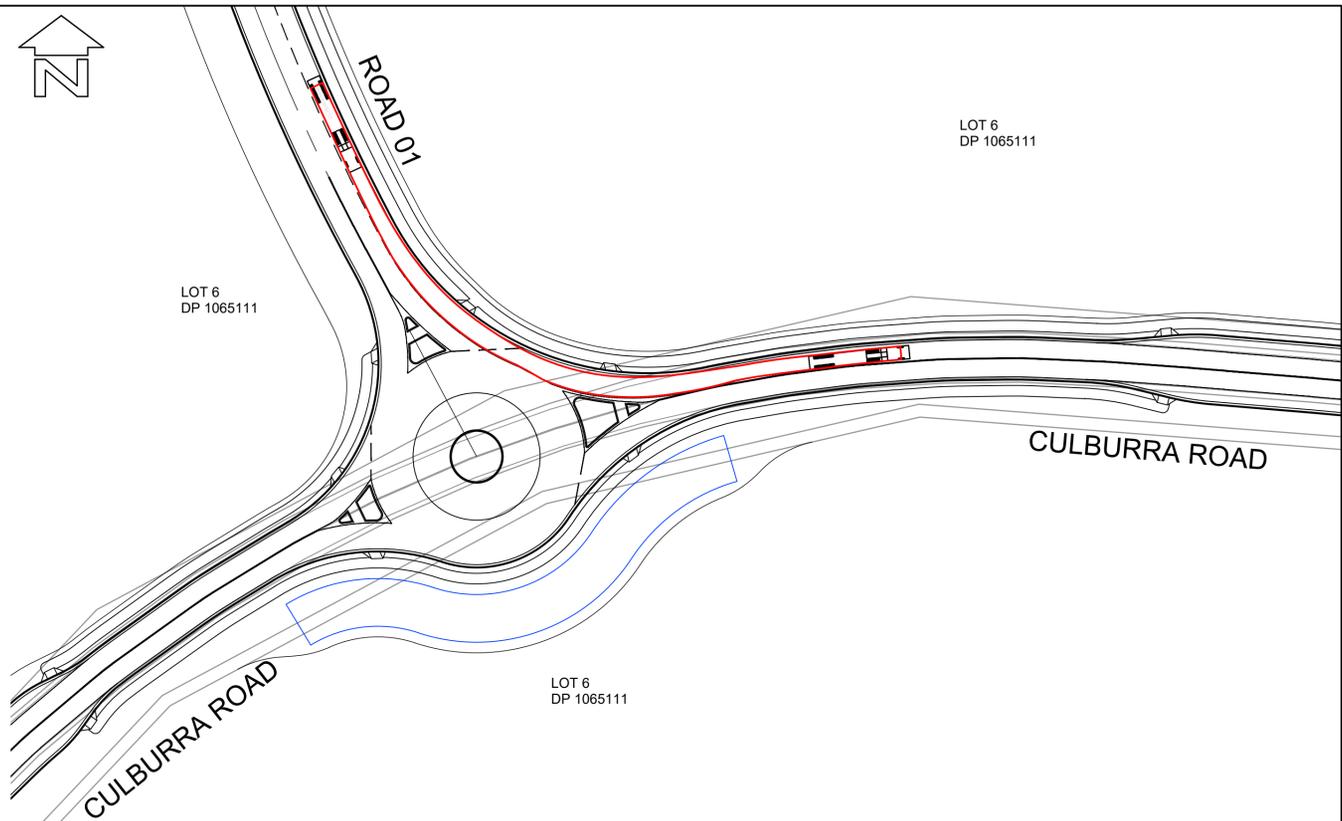
PRELIMINARY CONCEPT ROUNDABOUT 01 DESIGN

OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

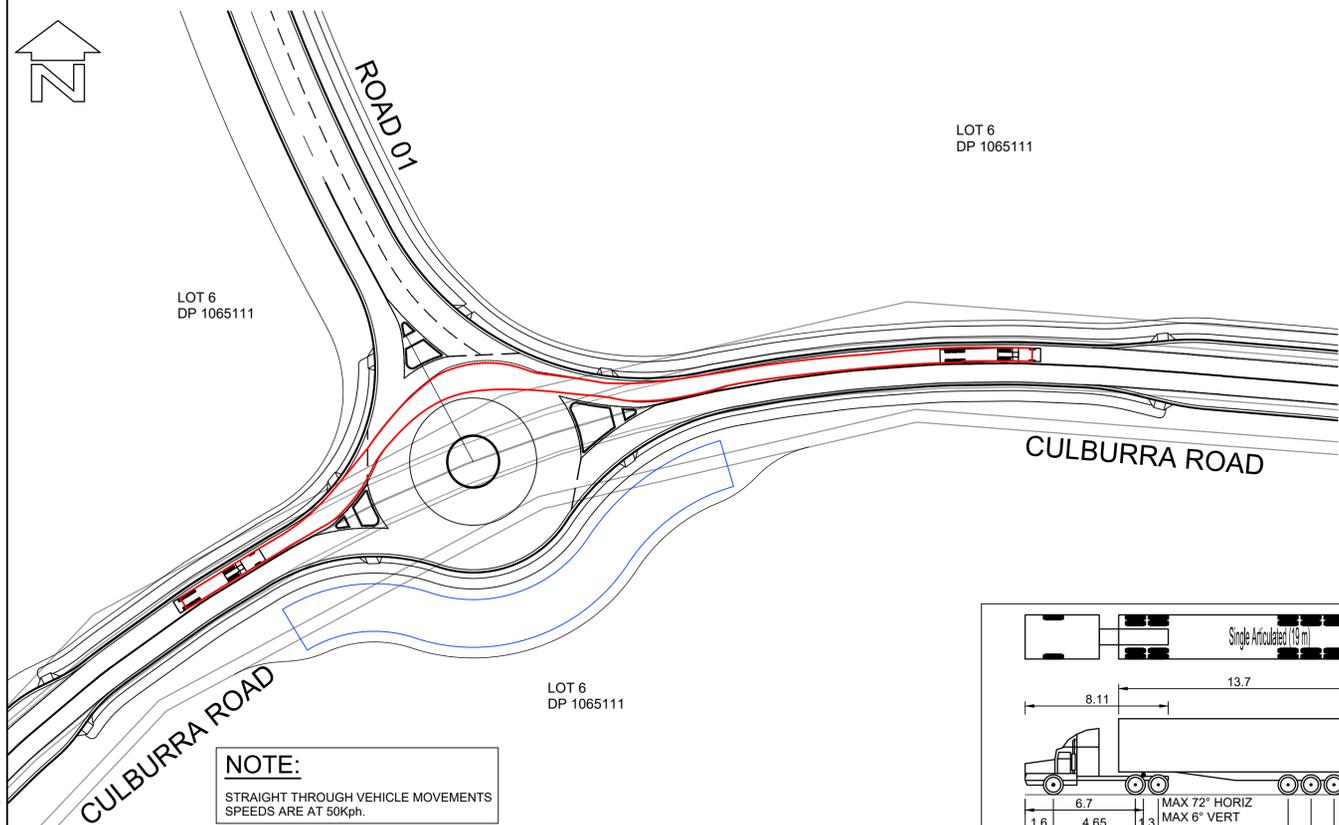
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DRAWING NUMBER 25405-105	SHEET 6 REVISION 29 P6



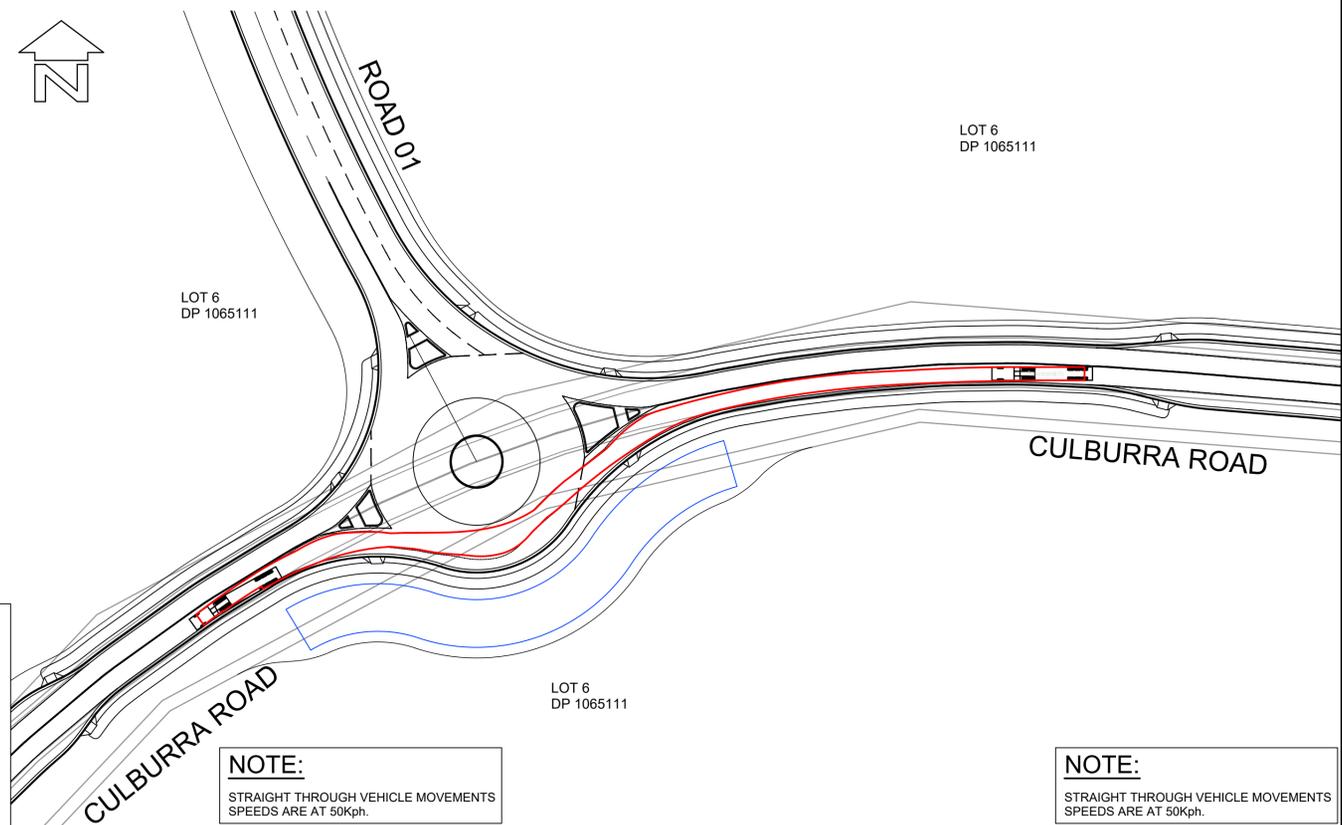
LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750

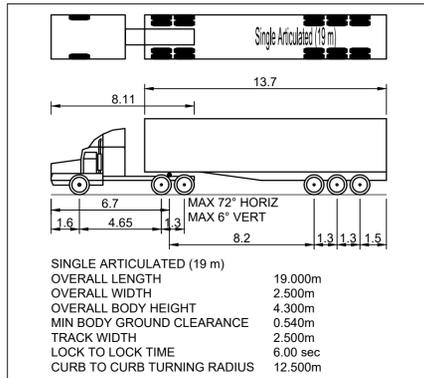


LAYOUT PLAN
SCALE 1:750

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

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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RATIO:
1:750
(AT A1 ORIGINAL)

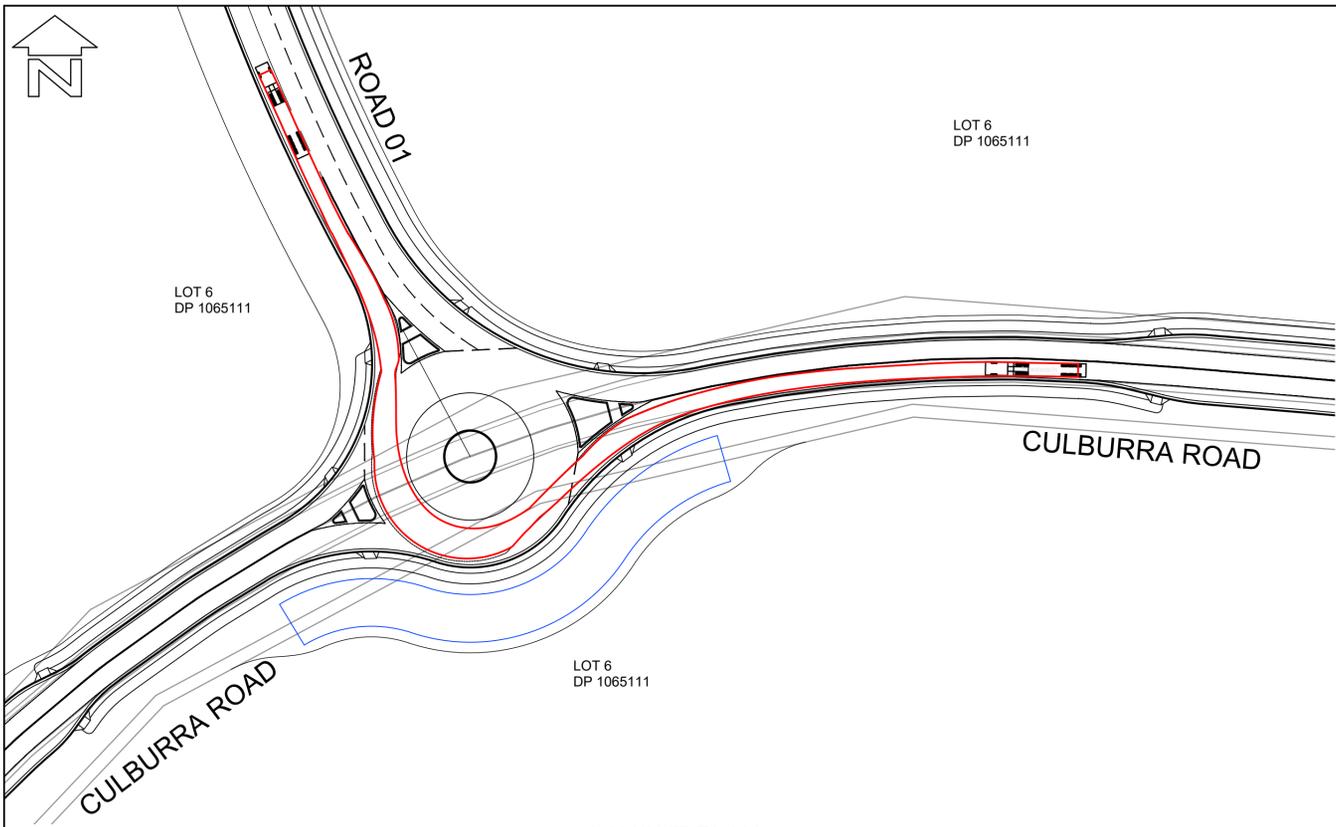
DATUM:
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ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

SURVEY	APS	REV	DESCRIPTION	BY	DATE
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DRAWN	CJG				
CHECK'D	MJP				

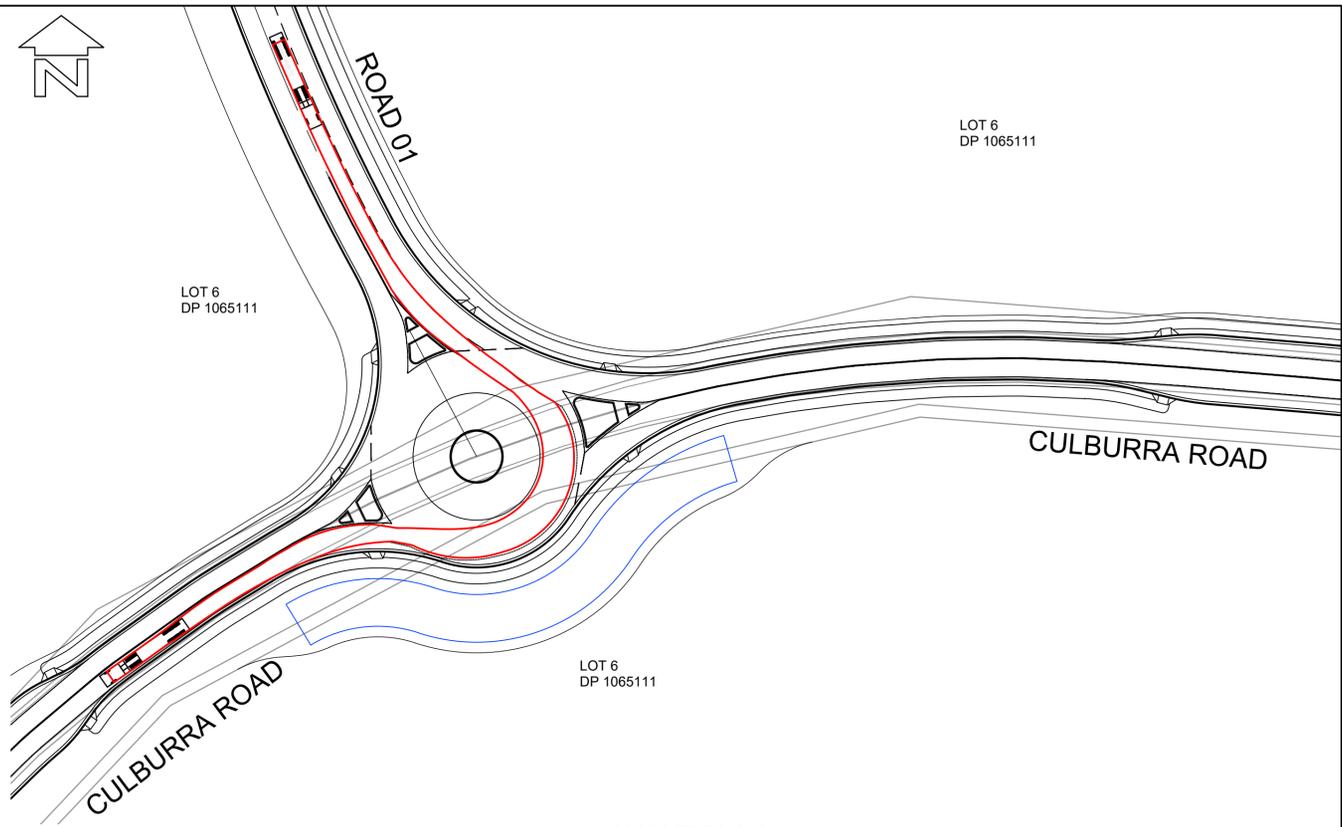
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phone:(02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

ROUNDAABOUT 01 VEHICLE MOVEMENT LAYOUT PLAN
SHEET 01
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

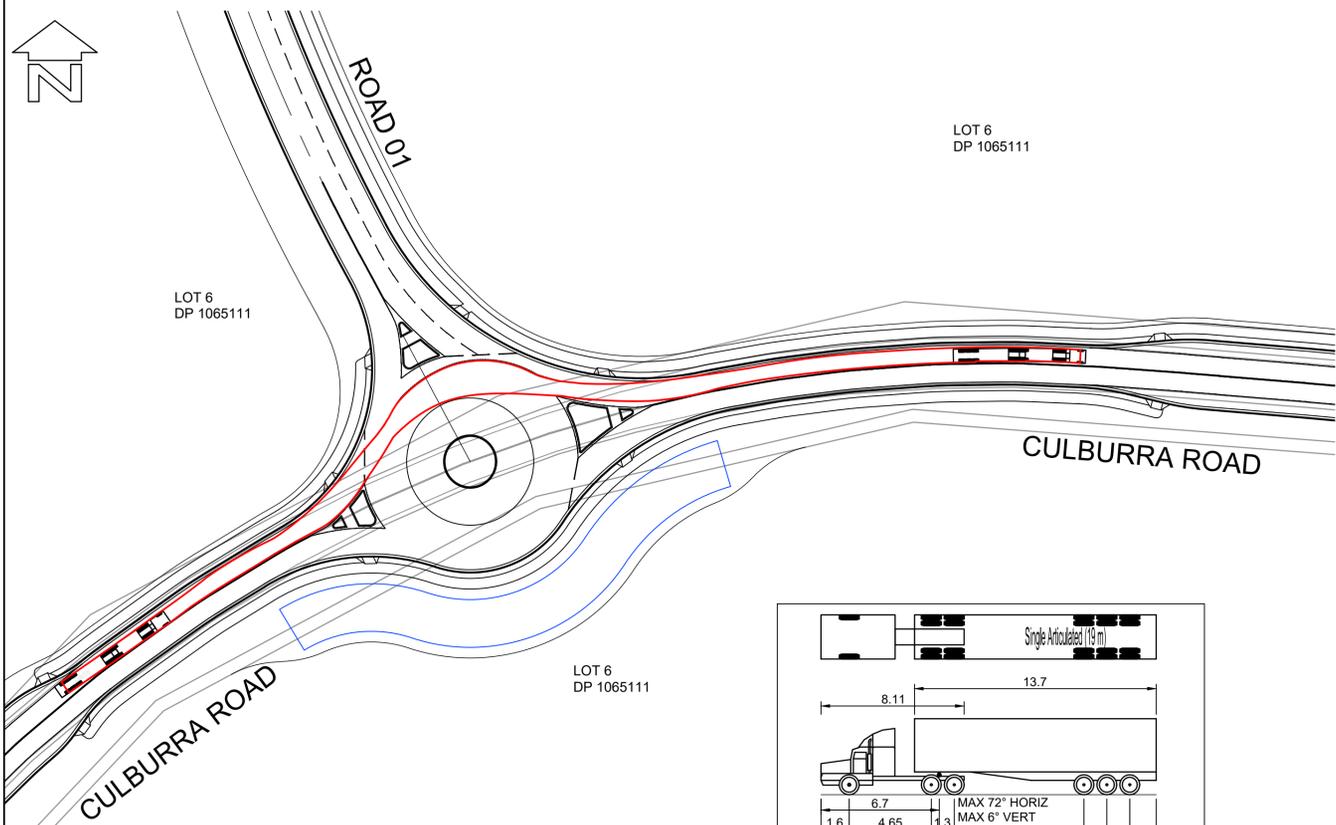
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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
DRAWING NUMBER
25405-106
SHEET **7** OF **29**
REVISION
P6



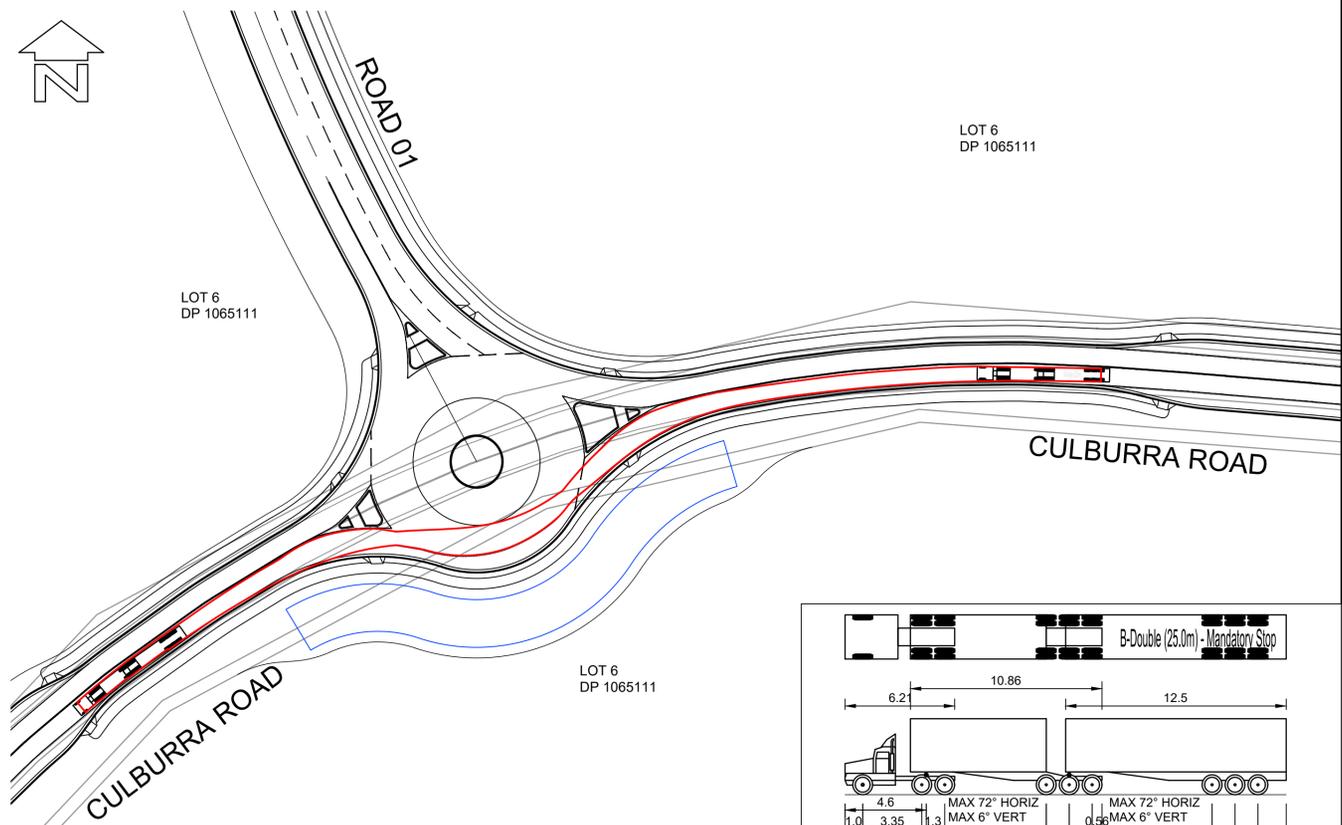
LAYOUT PLAN
SCALE 1:750



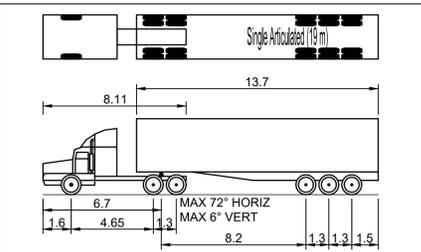
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SCALE 1:750



LAYOUT PLAN
SCALE 1:750



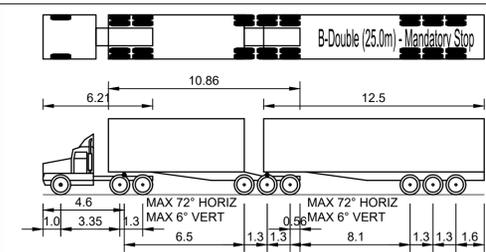
LAYOUT PLAN
SCALE 1:750



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

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.

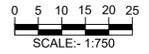


B-DOUBLE (25.0m) - MANDATORY STOP	25.000m
OVERALL LENGTH	2.500m
OVERALL WIDTH	4.300m
OVERALL BODY HEIGHT	0.540m
MIN BODY GROUND CLEARANCE	2.500m
TRACK WIDTH	6.00 sec
LOCK TO LOCK TIME	12.500m
CURB TO CURB TURNING RADIUS	



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RATIO:	1:750 (AT A1 ORIGINAL)
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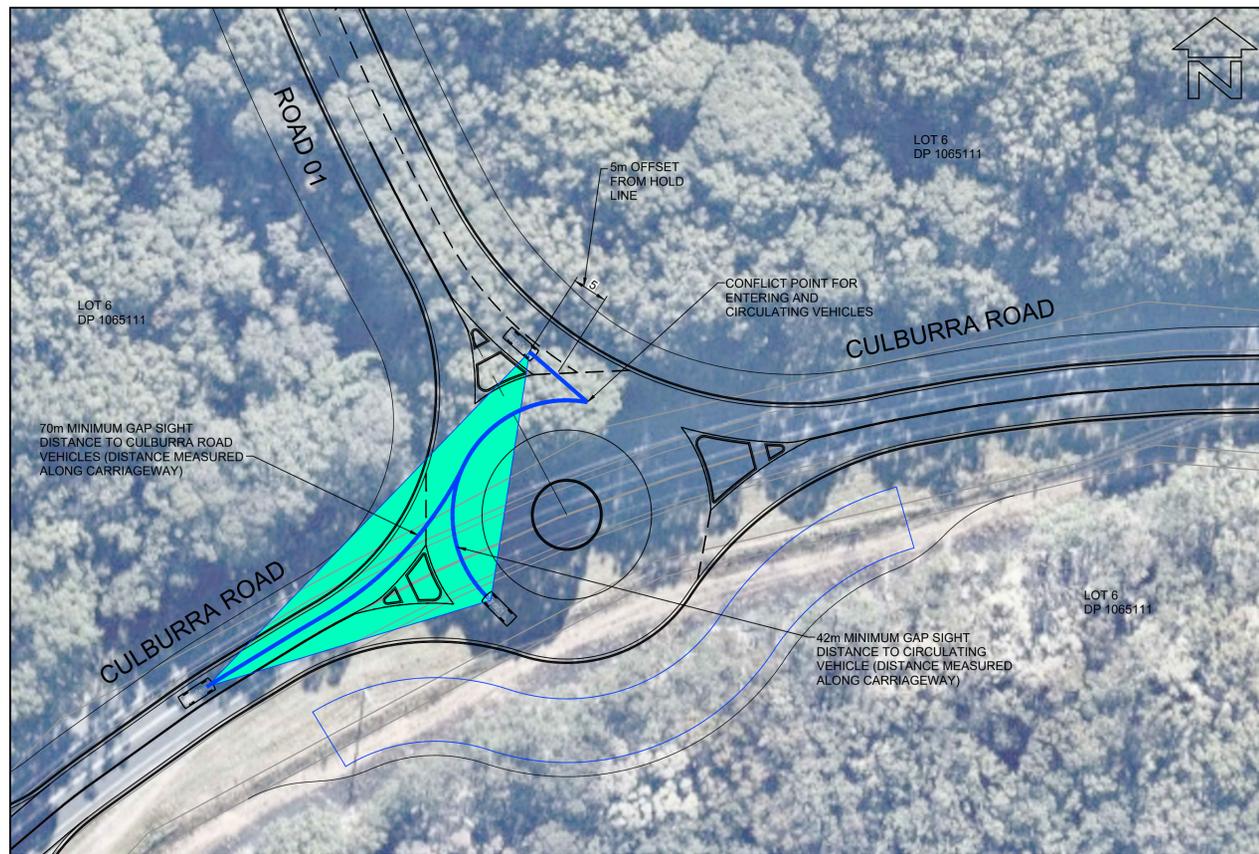
DATUM:	AUSTRALIAN HEIGHT DATUM
ORIGIN:	SSM RL
DATE OF PLAN:	MARCH 2020

SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

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ROUNDAABOUT 01 VEHICLE MOVEMENT LAYOUT PLAN
SHEET 02
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

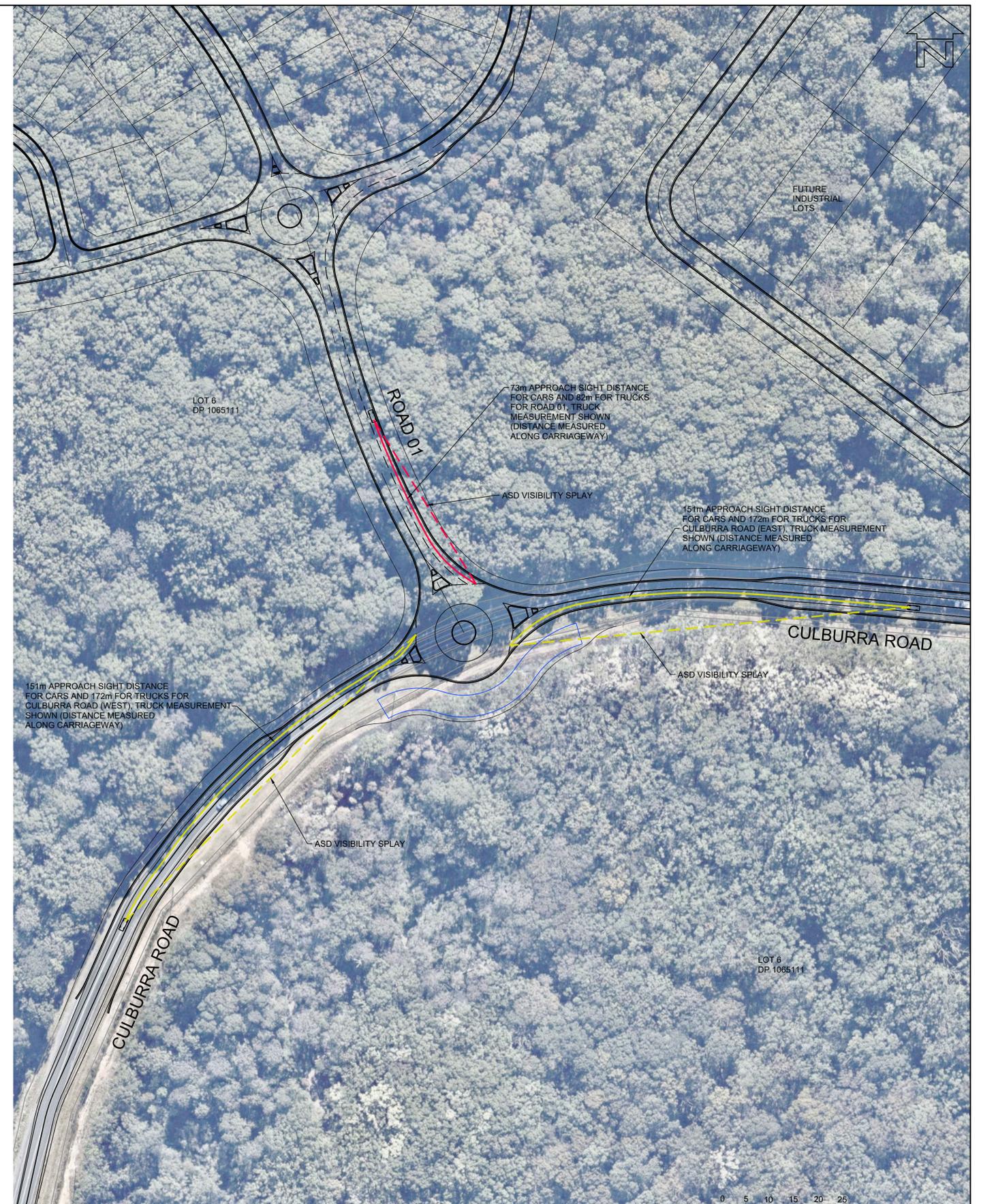
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	NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER	SHEET 8	REVISION
25405-107	OF 29	P6



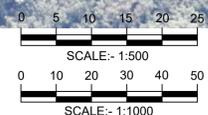
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000



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RATIO:
AS NOTED
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

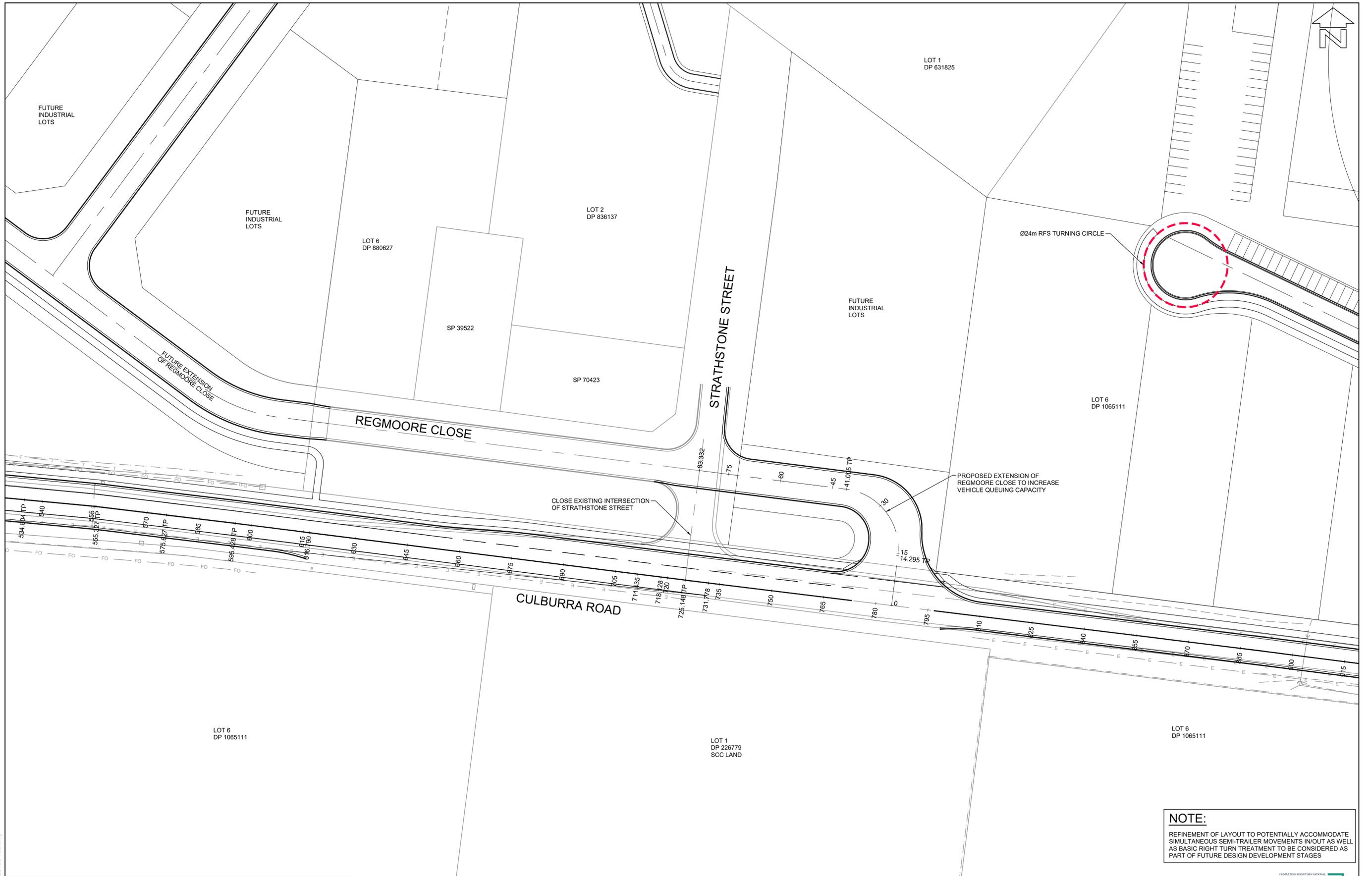
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DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

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PRELIMINARY ROUNDABOUT 01 SIGHT LINE LAYOUT PLAN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-108	SHEET 9 REVISION OF 29 P6

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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

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LAYOUT PLAN
 SCALE 1:500

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RATIO:
1:500
 (AT A1 ORIGINAL)

DATUM:
 AUSTRALIAN HEIGHT DATUM
 ORIGIN: SSM
 RL
 DATE OF PLAN: MARCH 2020

SURVEY	APS
DESIGN	CJG
DRAWN	CJG
CHECK'D	MJP

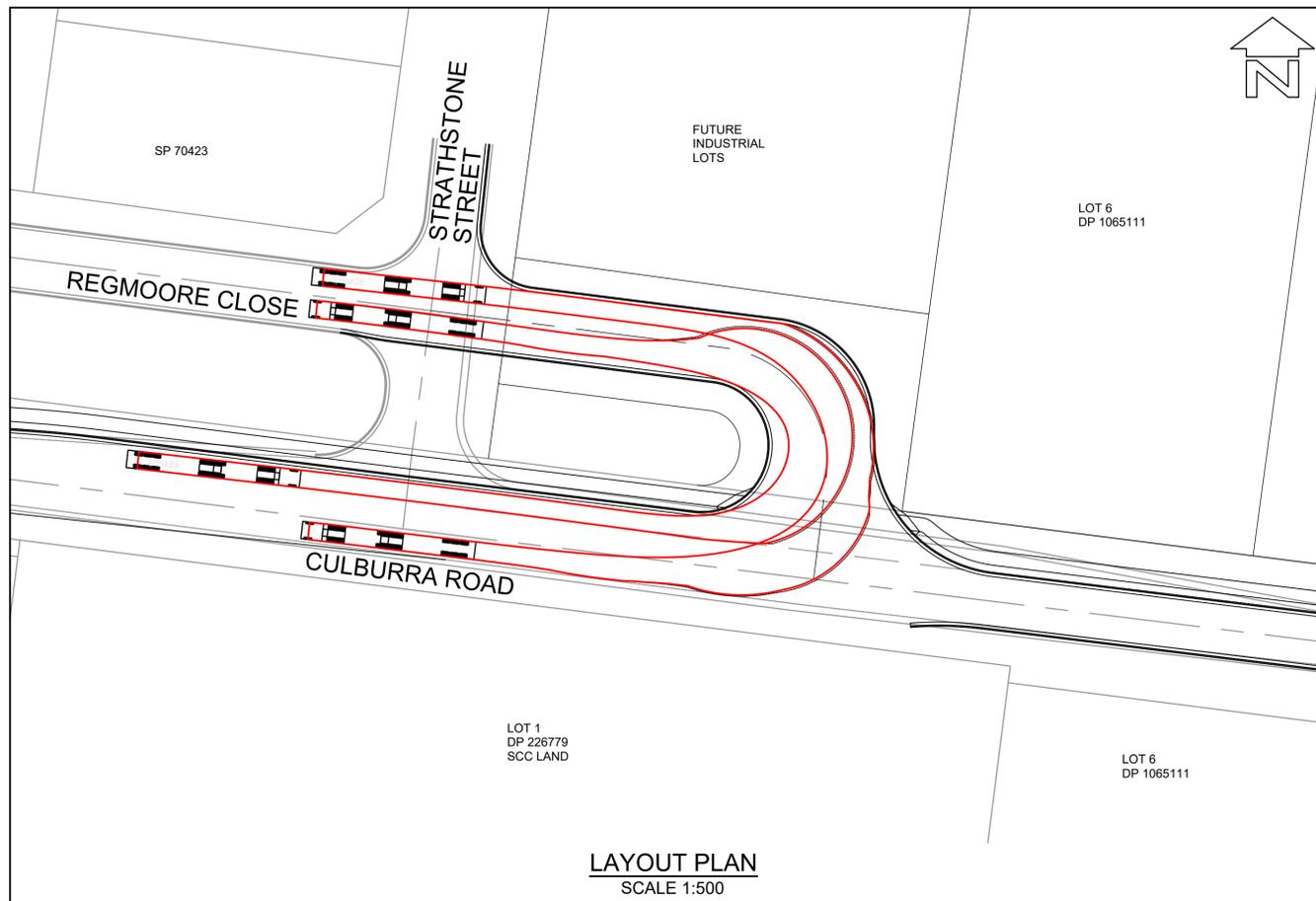
REV	DESCRIPTION	BY	DATE

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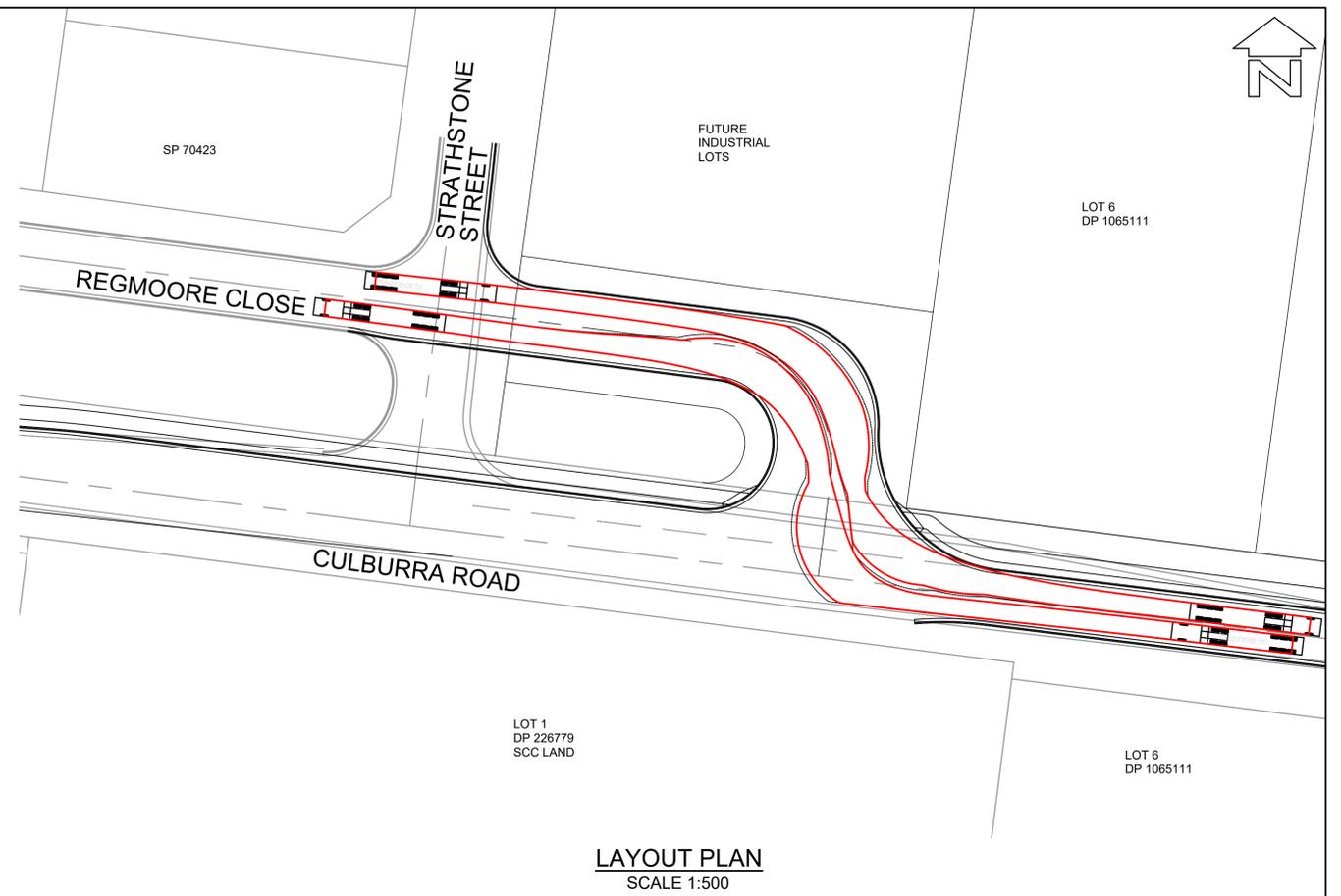
PRELIMINARY CONCEPT INDUSTRIAL ENTRY AND EXIT LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-109	SHEET 10 OF 29 REVISION P4

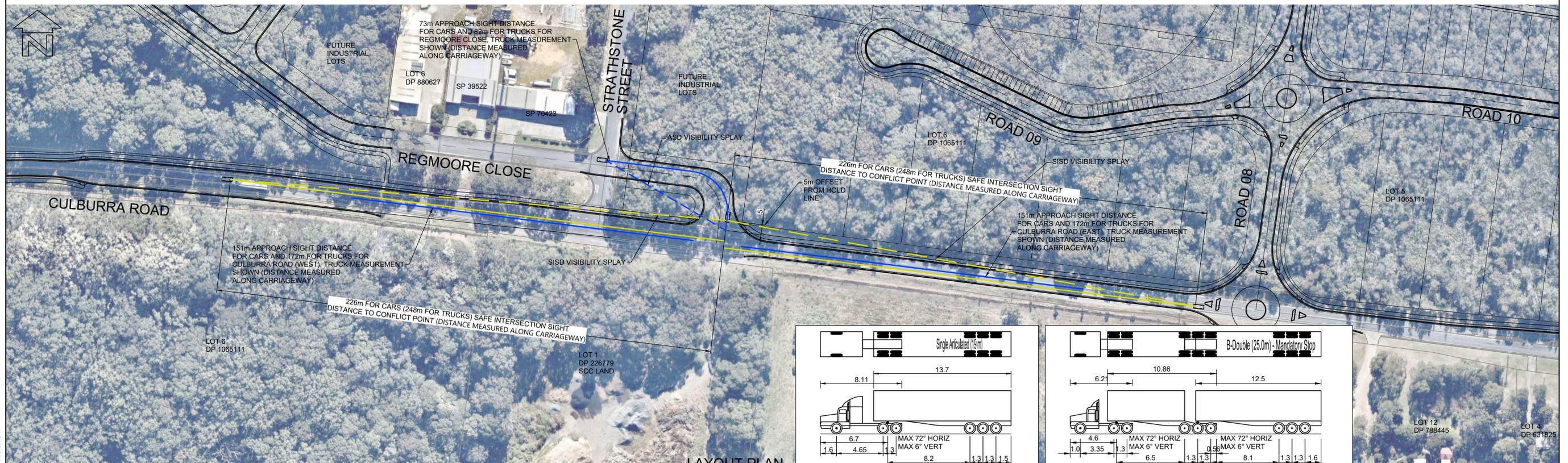
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LAYOUT PLAN
SCALE 1:500



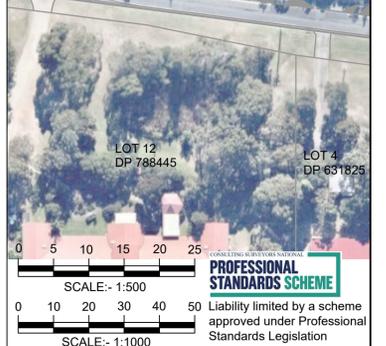
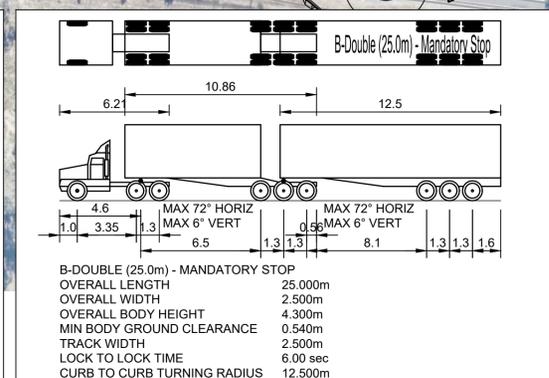
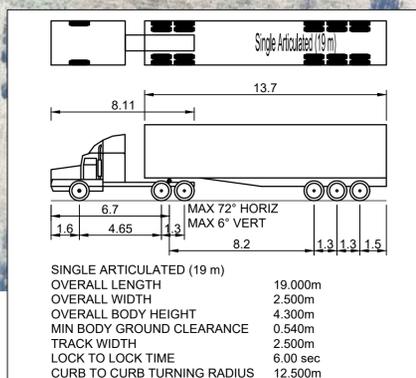
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000

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.



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RATIO:
AS NOTED
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

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

PRELIMINARY CONCEPT INDUSTRIAL ENTRY AND EXIT VEHICLE MOVEMENTS AND SIGHT DISTANCE LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD

DRAWING STATUS: **PRELIMINARY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES
DRAWING NUMBER: **25405-110**
SHEET **11** OF **29** REVISION **P0**



LAYOUT PLAN
SCALE 1:750

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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CONSULTING ENGINEERS NATIONAL
PROFESSIONAL STANDARDS SCHEME

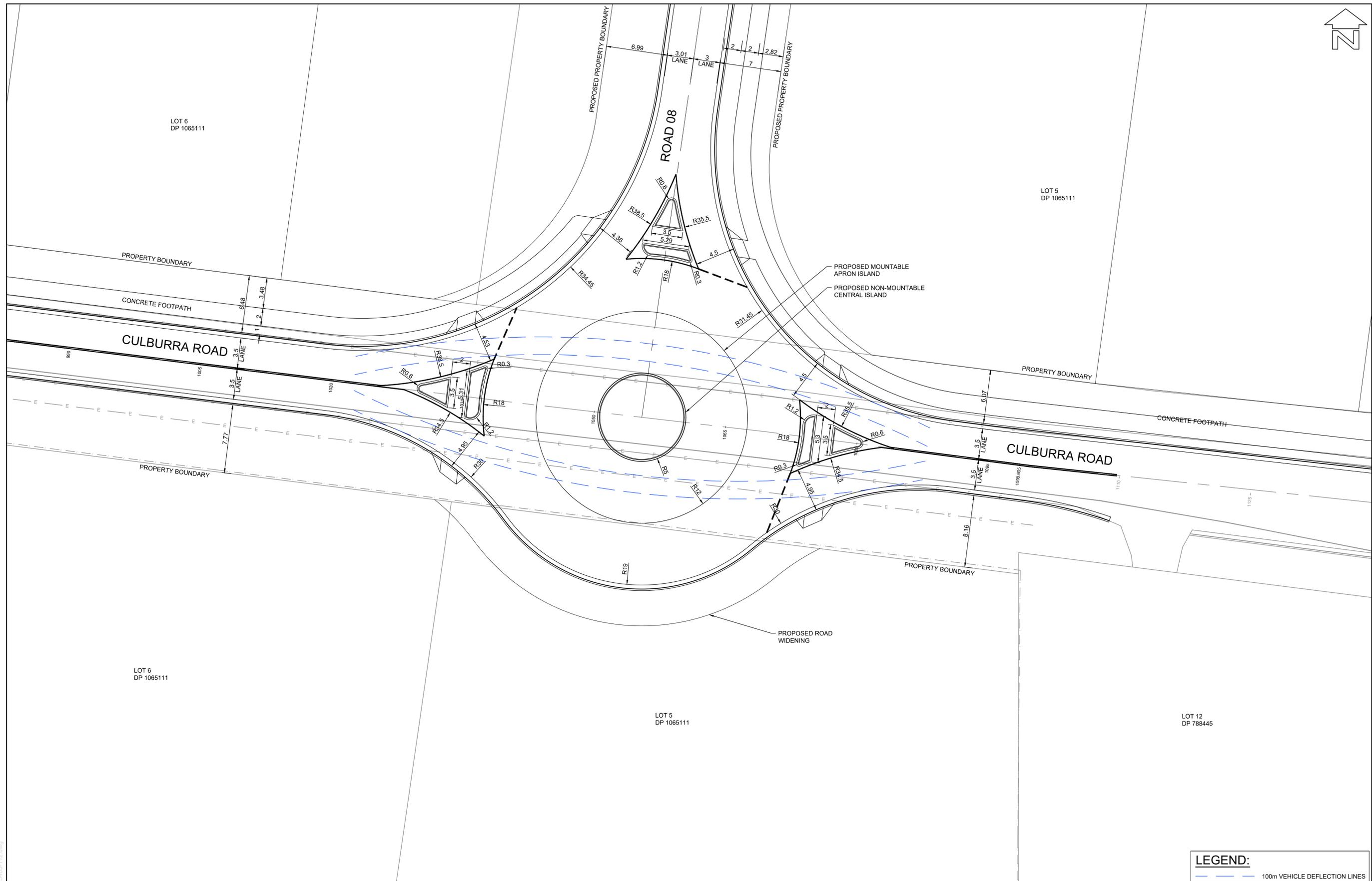
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SCALE:- 1:750

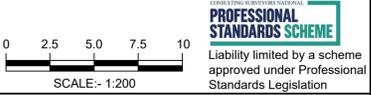
RATIO: 1:750 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY	APS	REV	DESCRIPTION	BY	DATE	 allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PRELIMINARY CONCEPT ROUNDABOUT 02 LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DESIGN CJG	CHECK'D MJP							DRAWING NUMBER 25405-111
	DATE OF PLAN: MARCH 2020									

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LAYOUT PLAN
SCALE 1:200

LEGEND:
 100m VEHICLE DEFLECTION LINES



BEWARE!
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RATIO:
1:200
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

SURVEY	APS
DESIGN	CJG
DRAWN	CJG
CHECK'D	MJP

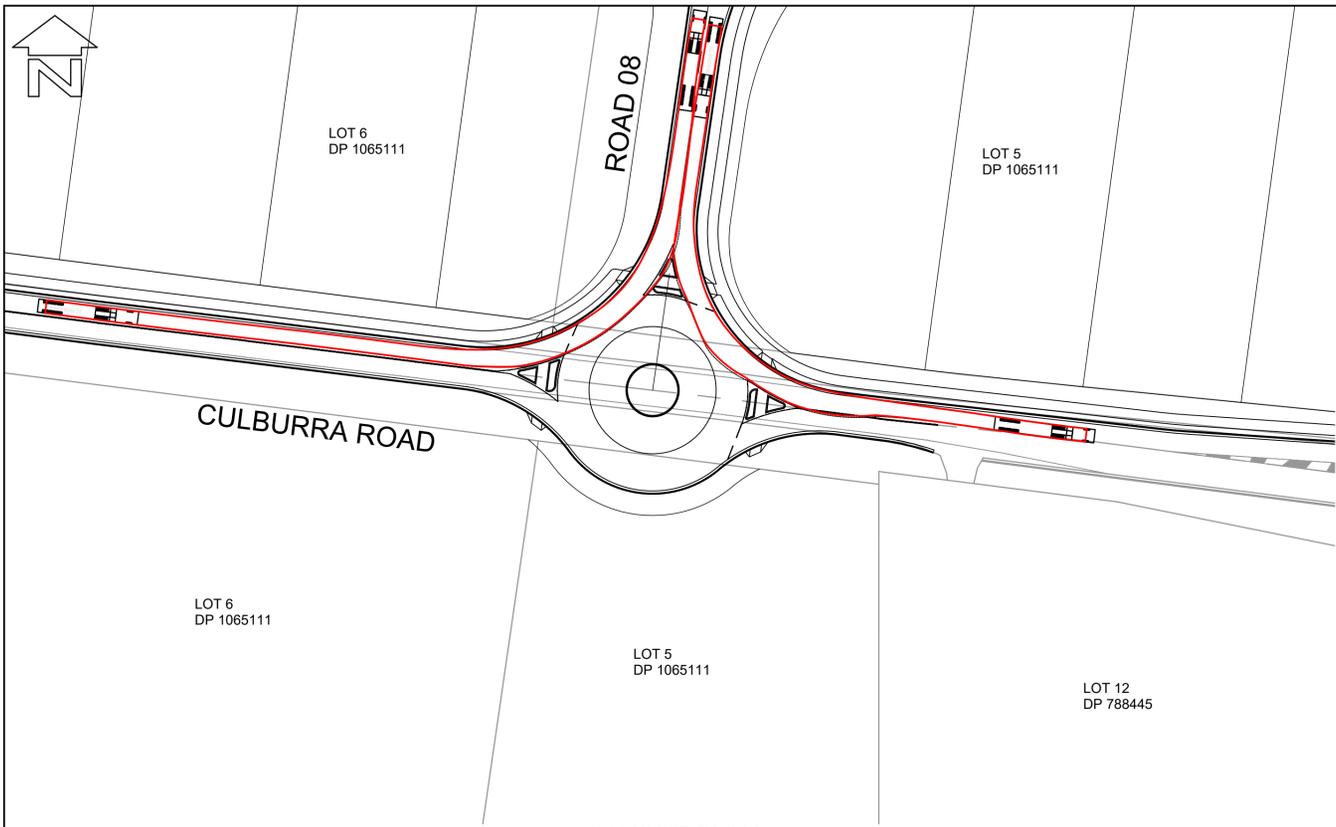
REV	DESCRIPTION	BY	DATE

allen price & scarratts pty ltd
 land and development consultants
 Nowra Office: 75 Plunkett Street, Nowra NSW 2541
 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
 phone: (02) 4421 6544
 consultants@allenprice.com.au www.allenprice.com.au

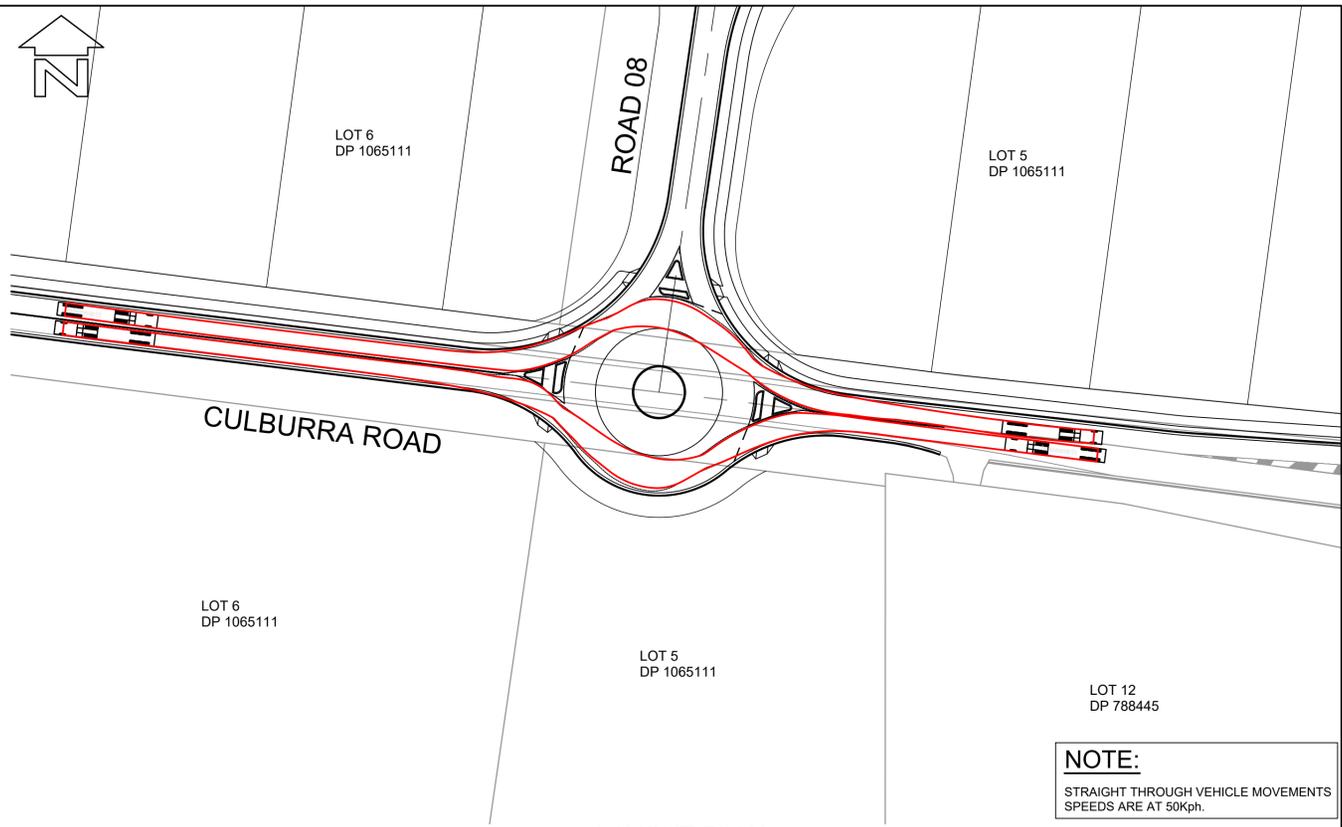
PRELIMINARY CONCEPT ROUNDABOUT 02 DESIGN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-112	SHEET 13 REVISION 29 P1

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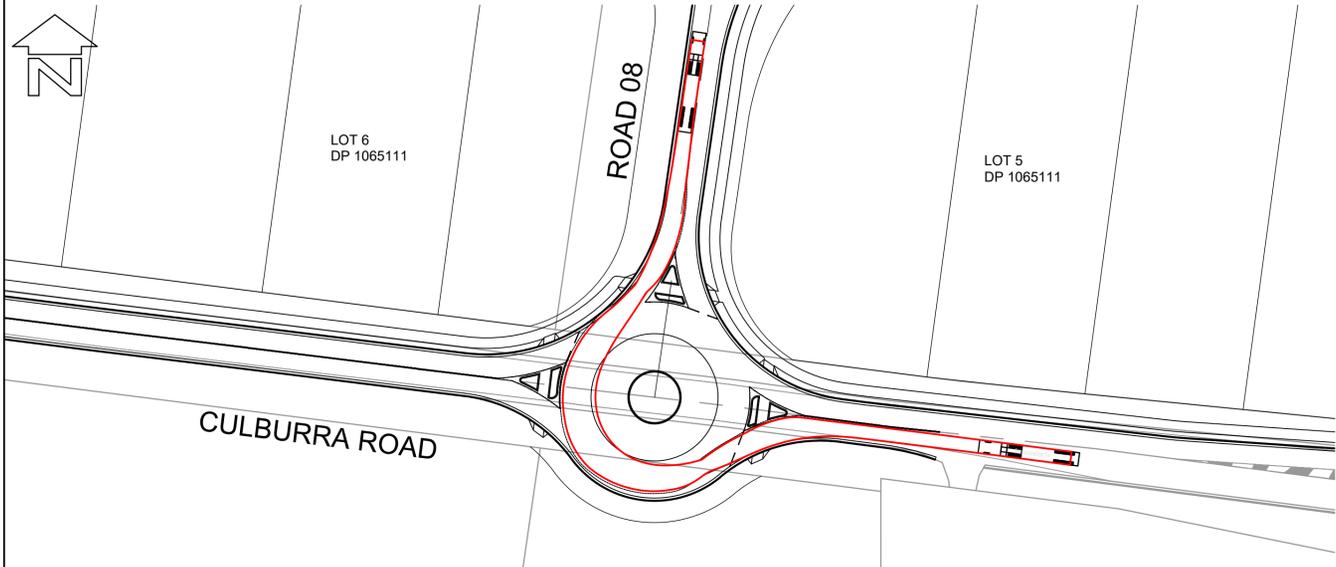


LAYOUT PLAN
SCALE 1:750

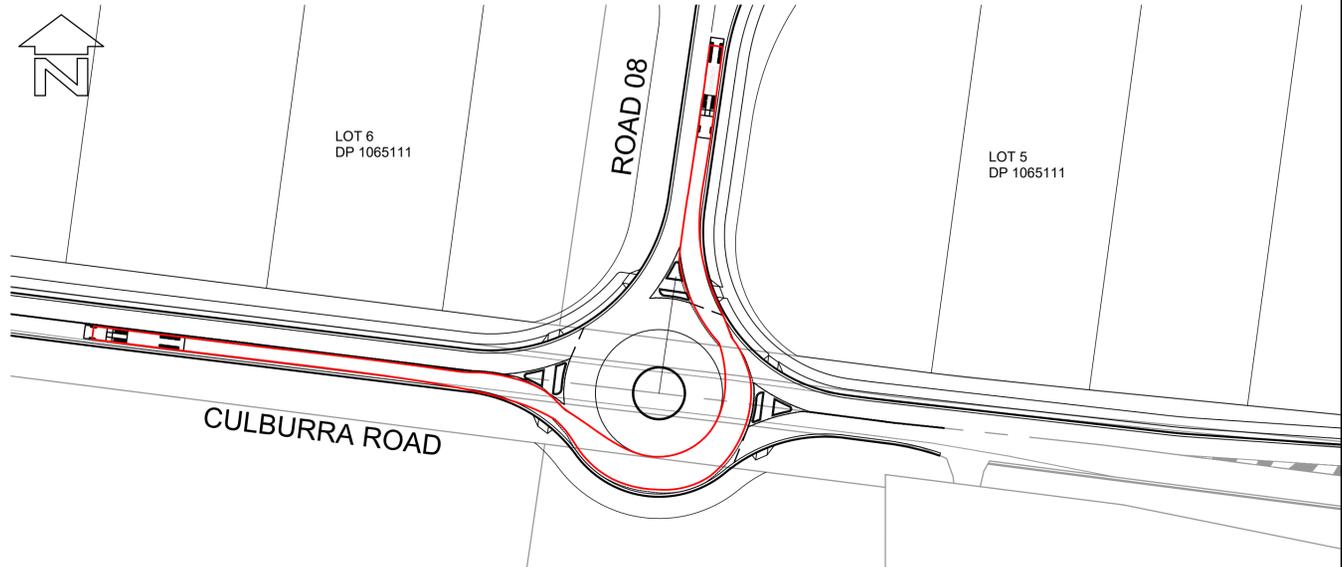


LAYOUT PLAN
SCALE 1:750

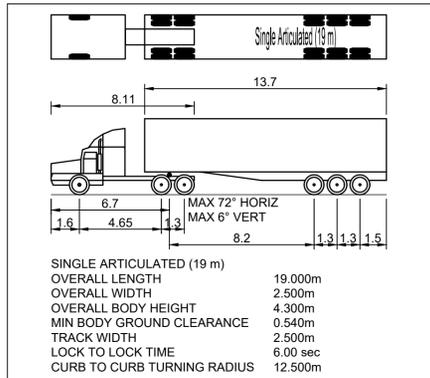
NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.



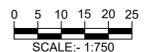
LAYOUT PLAN
SCALE 1:750



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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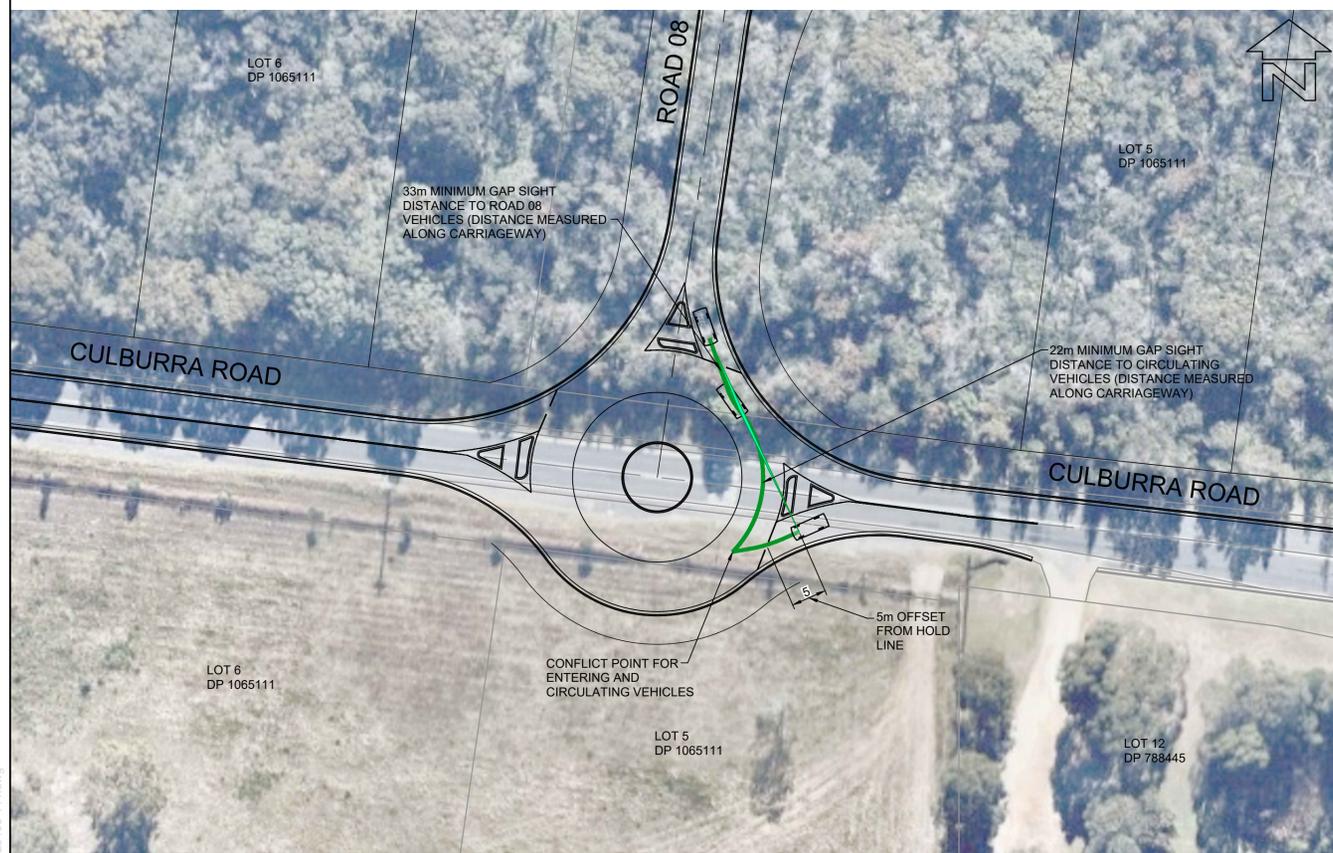
BEWARE!
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RATIO: 1:750 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CJG	REV =	DESCRIPTION	BY	DATE	allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	ROUNDAABOUT 02 VEHICLE MOVEMENT LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DRAWN CJG	CHECK'D MJP	DATE OF PLAN: MARCH 2020	DRAWING NUMBER 25405-113	SHEET 14 OF 29	REVISION P1			



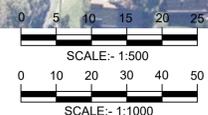
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000



PROFESSIONAL STANDARDS SCHEME
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RATIO:
AS NOTED
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

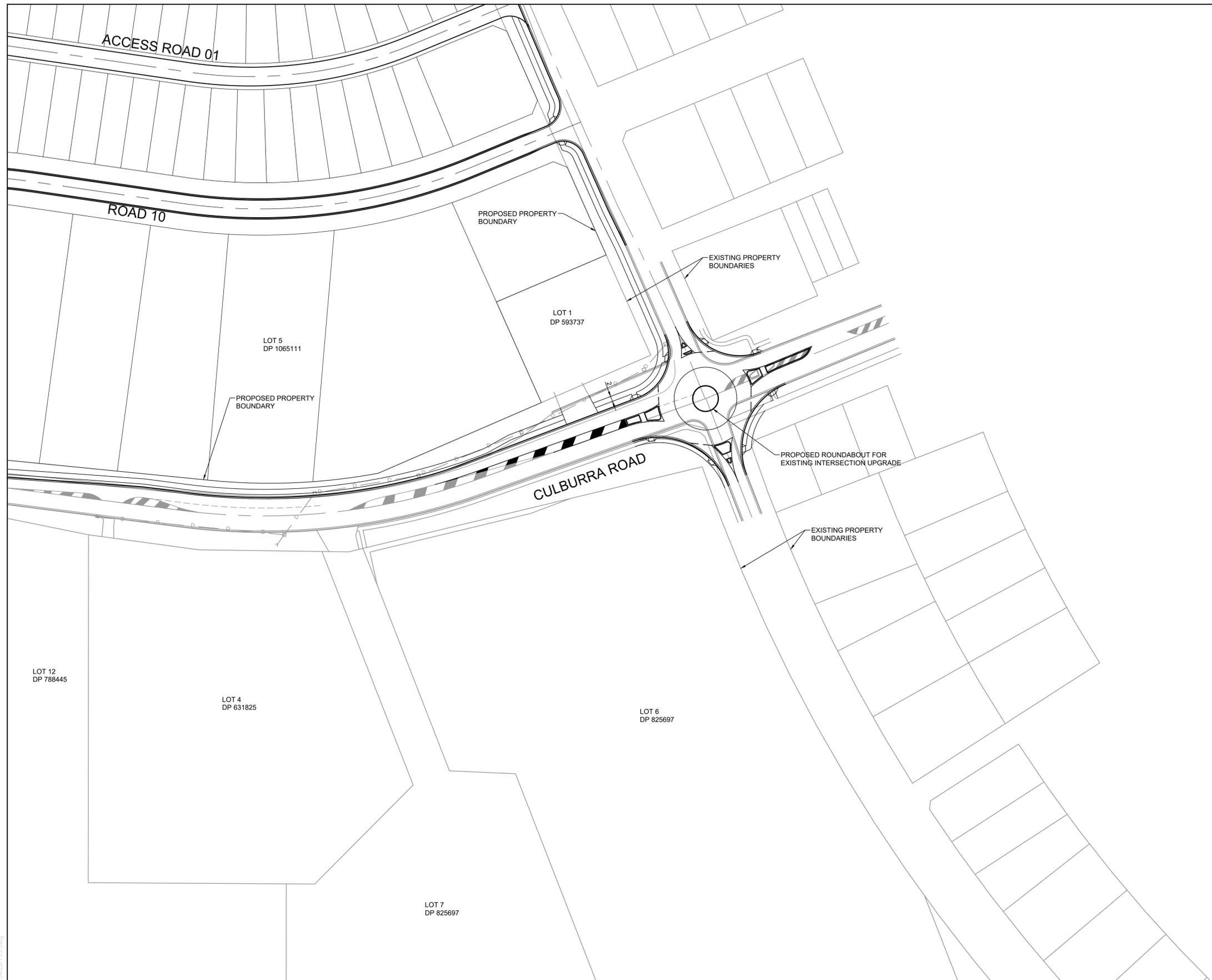
SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	C/JG				
DRAWN	C/JG				
CHECK'D	MJP				

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land and development consultants
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Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
phone: (02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

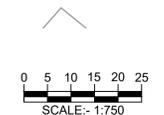
PRELIMINARY ROUNDABOUT 02 SIGHT LINE LAYOUT PLAN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-114	SHEET 15 REVISION 29 P1

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LAYOUT PLAN
SCALE 1:750



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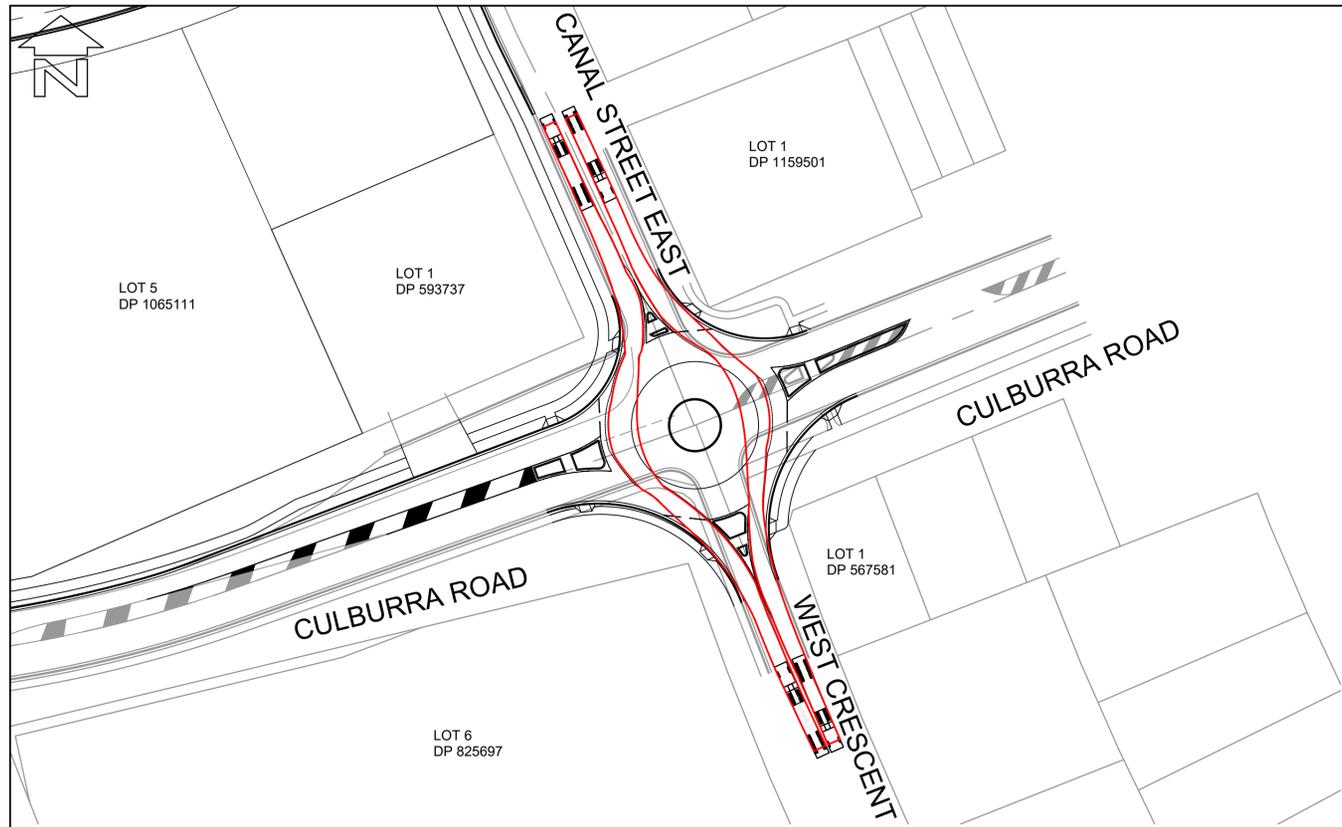
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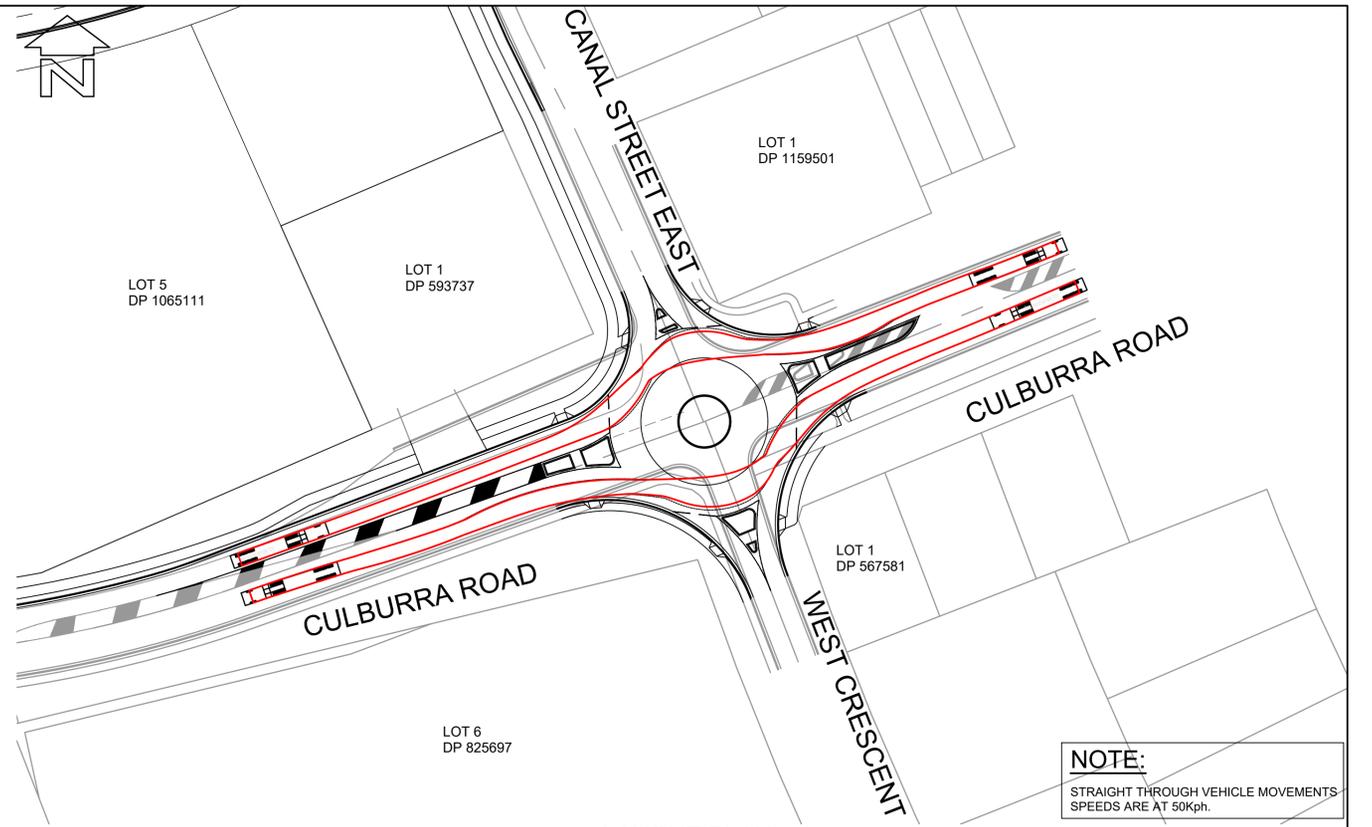
THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

RATIO: 1:750 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY	APS	REV	DESCRIPTION	BY	DATE	<p>allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au</p>	PRELIMINARY CONCEPT ROUNDABOUT 03 LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DESIGN CJG	DRAWN CJG	CHECK'D MJP						DRAWING NUMBER 25405-115
DATE OF PLAN: MARCH 2020										

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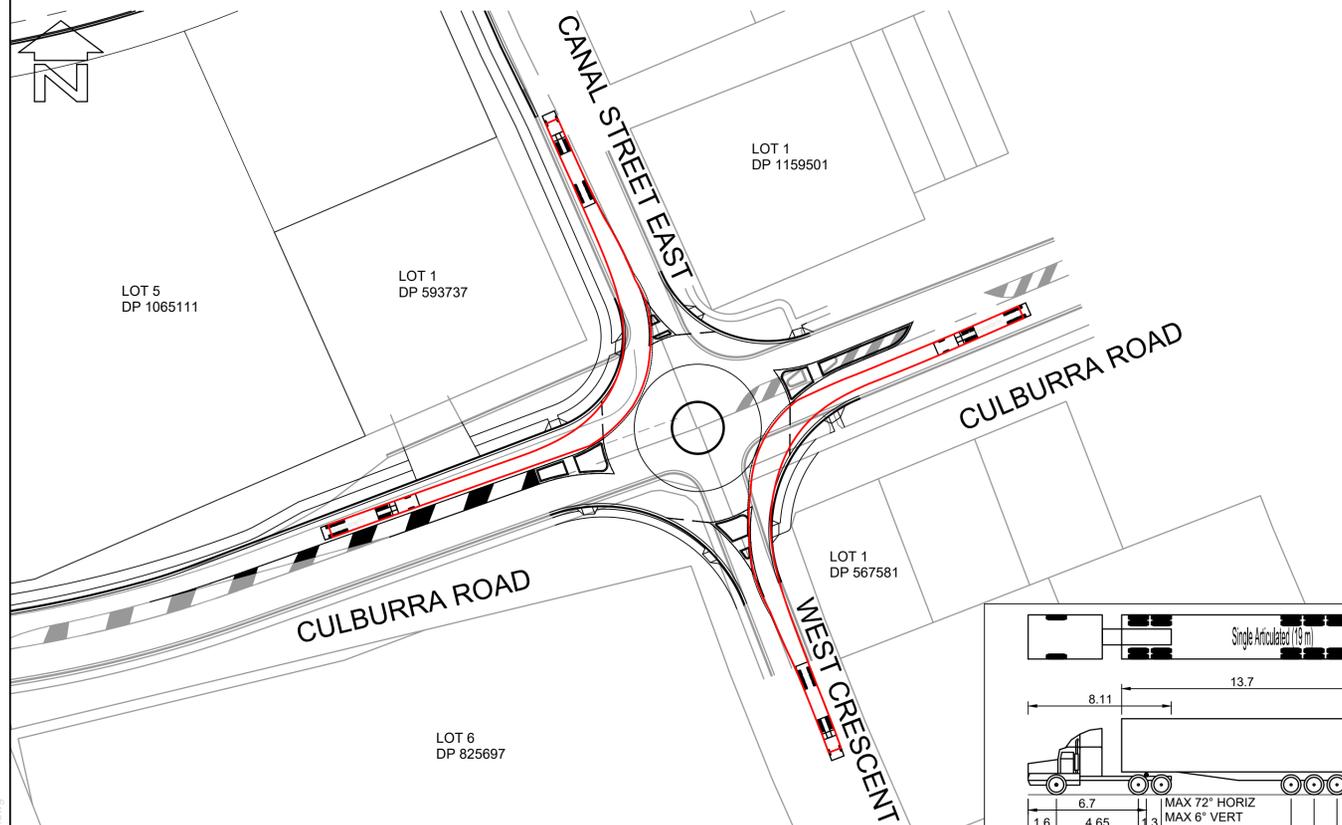


LAYOUT PLAN
SCALE 1:750

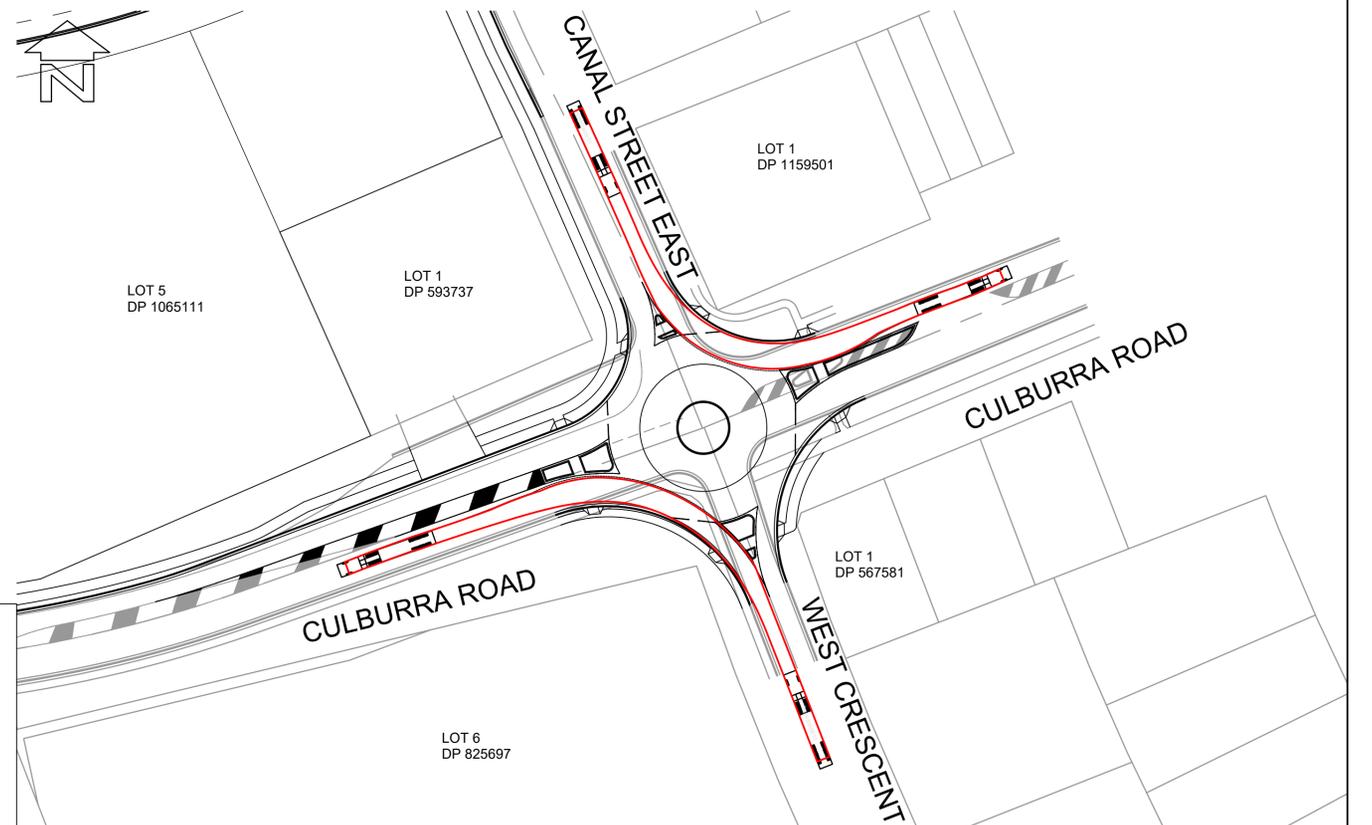


LAYOUT PLAN
SCALE 1:750

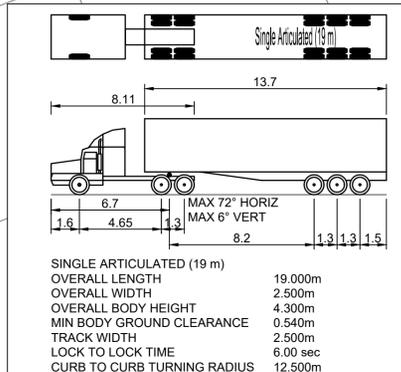
NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50kph.



LAYOUT PLAN
SCALE 1:750



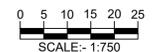
LAYOUT PLAN
SCALE 1:750



VEHICLE MANOEUVRE LEGEND:

— PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
 - - - SWEEP PATH OF VEHICLE BODY (FORWARD MOVEMENT)

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RATIO:
1:750
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM

ORIGIN: SSM
RL

DATE OF PLAN: MARCH 2020

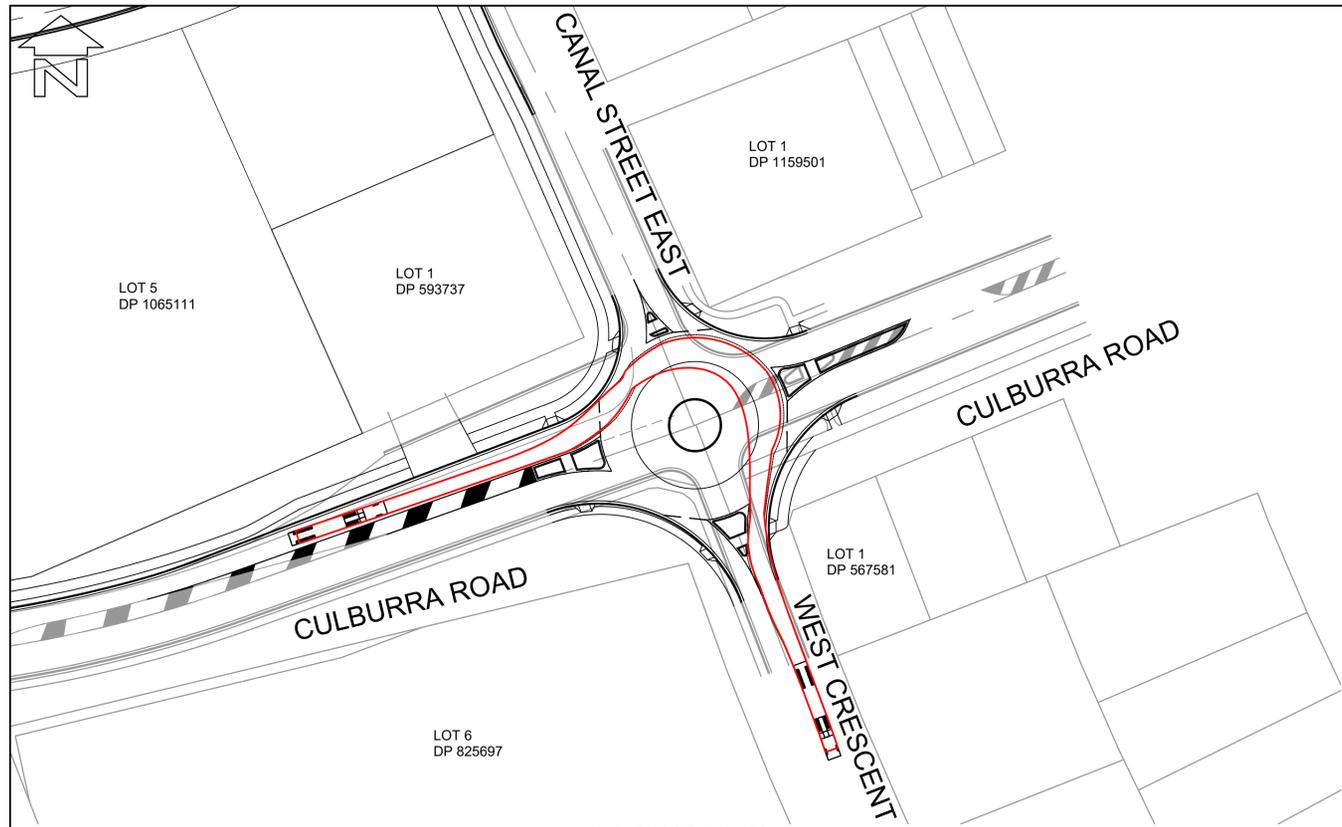
SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

allen price & scarratts pty ltd
land and development consultants

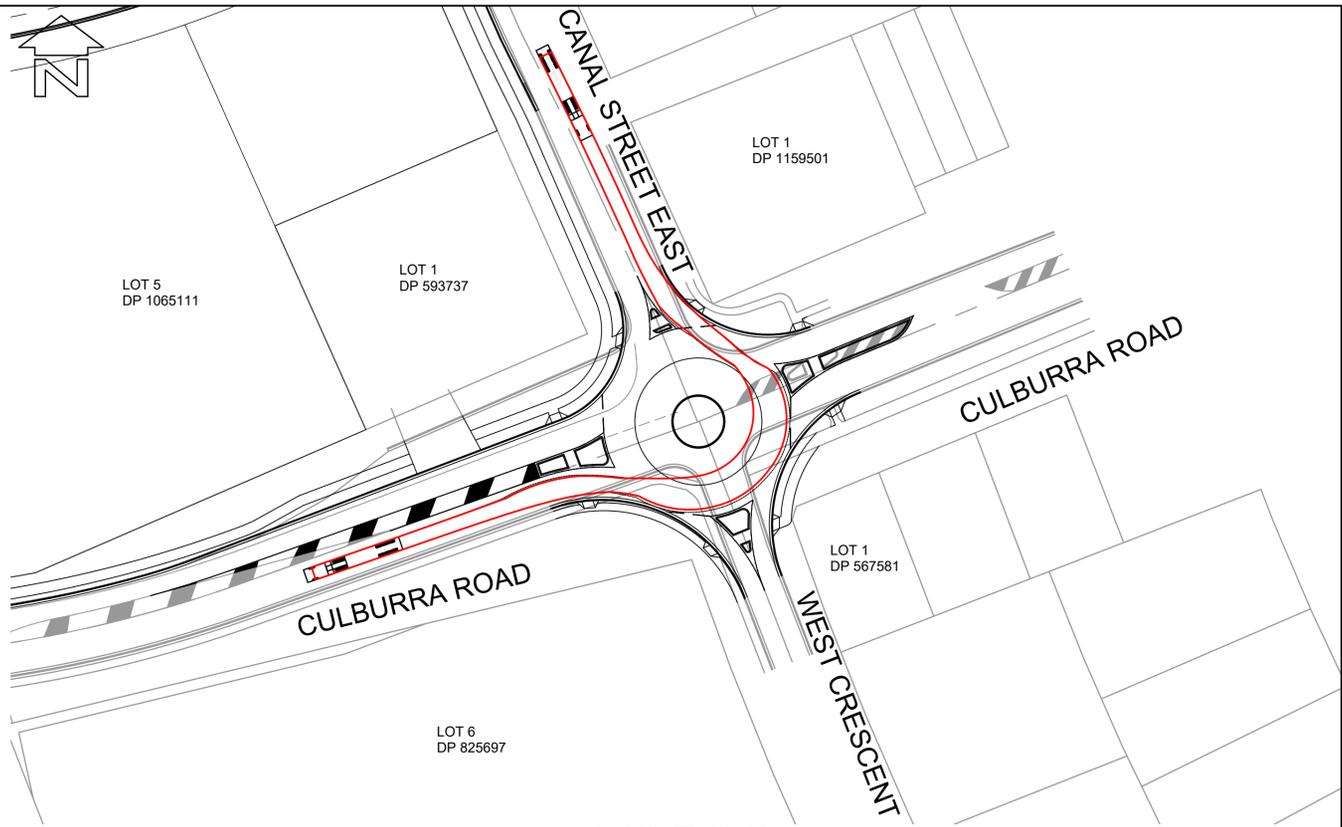
Nowra Office: 75 Plunkett Street, Nowra NSW 2541
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phone:(02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

ROUNDAABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN
SHEET 01
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

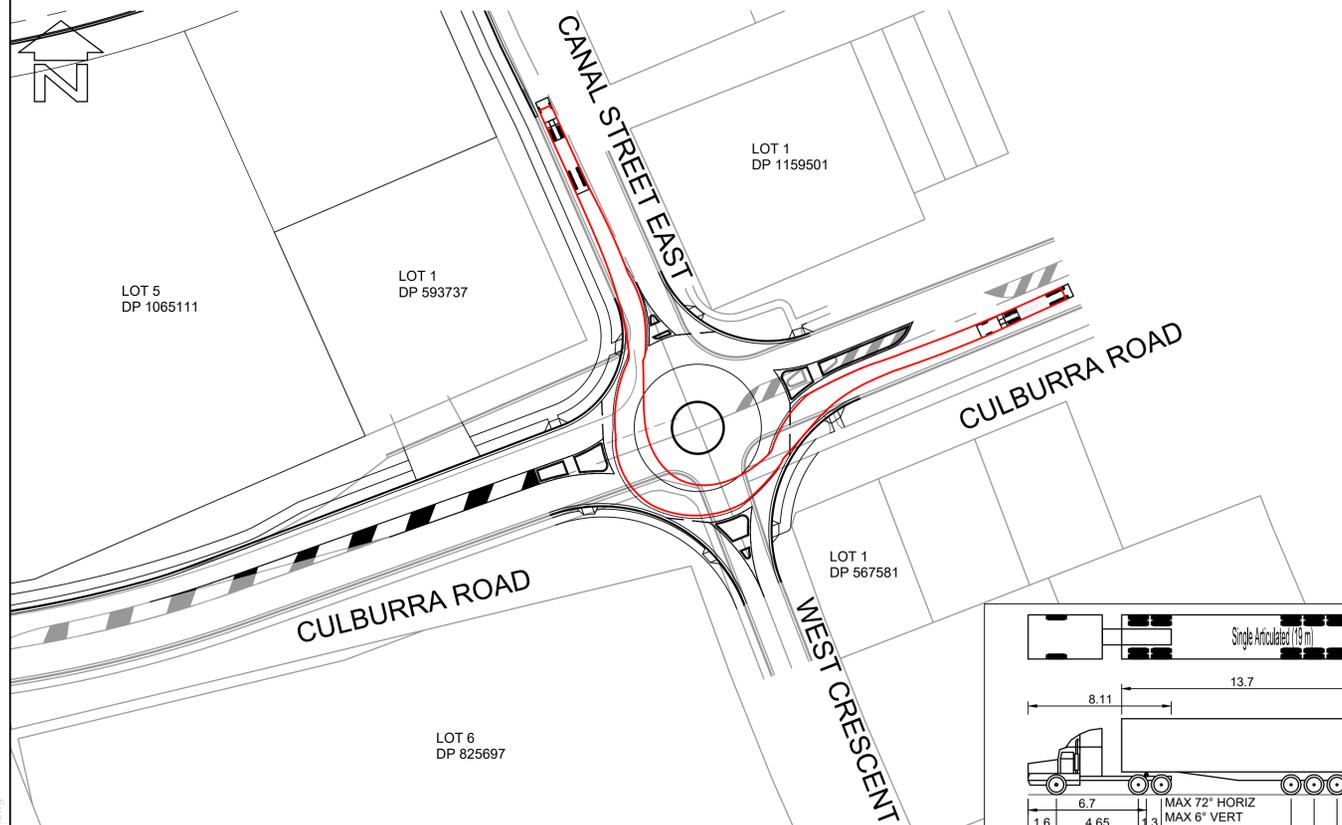
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DRAWING NUMBER	25405-117	SHEET 18 OF 29	REVISION P1



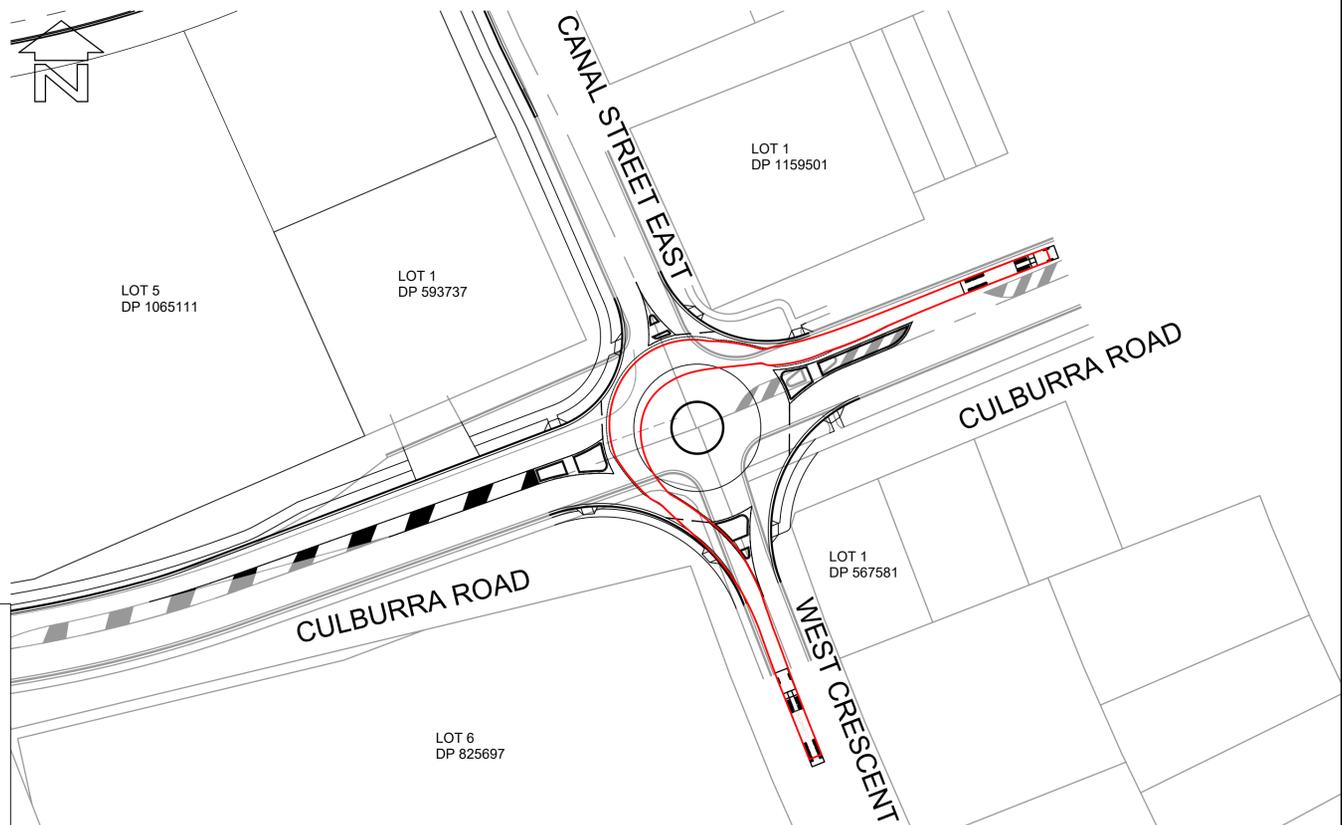
LAYOUT PLAN
SCALE 1:750



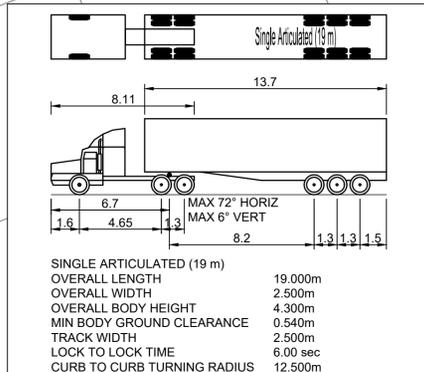
LAYOUT PLAN
SCALE 1:750



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)
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SCALE: 1:750



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RATIO:
1:750
(AT A1 ORIGINAL)

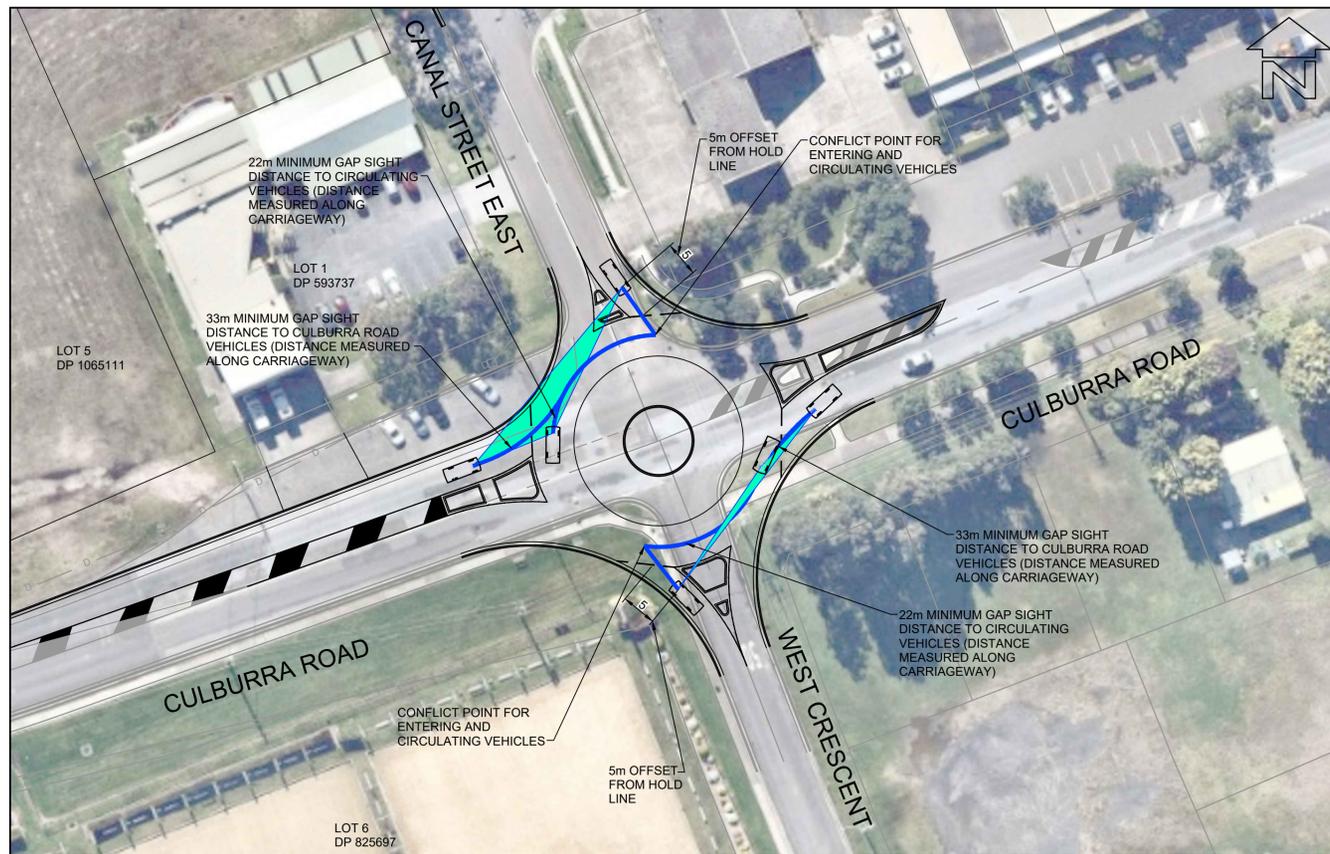
DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

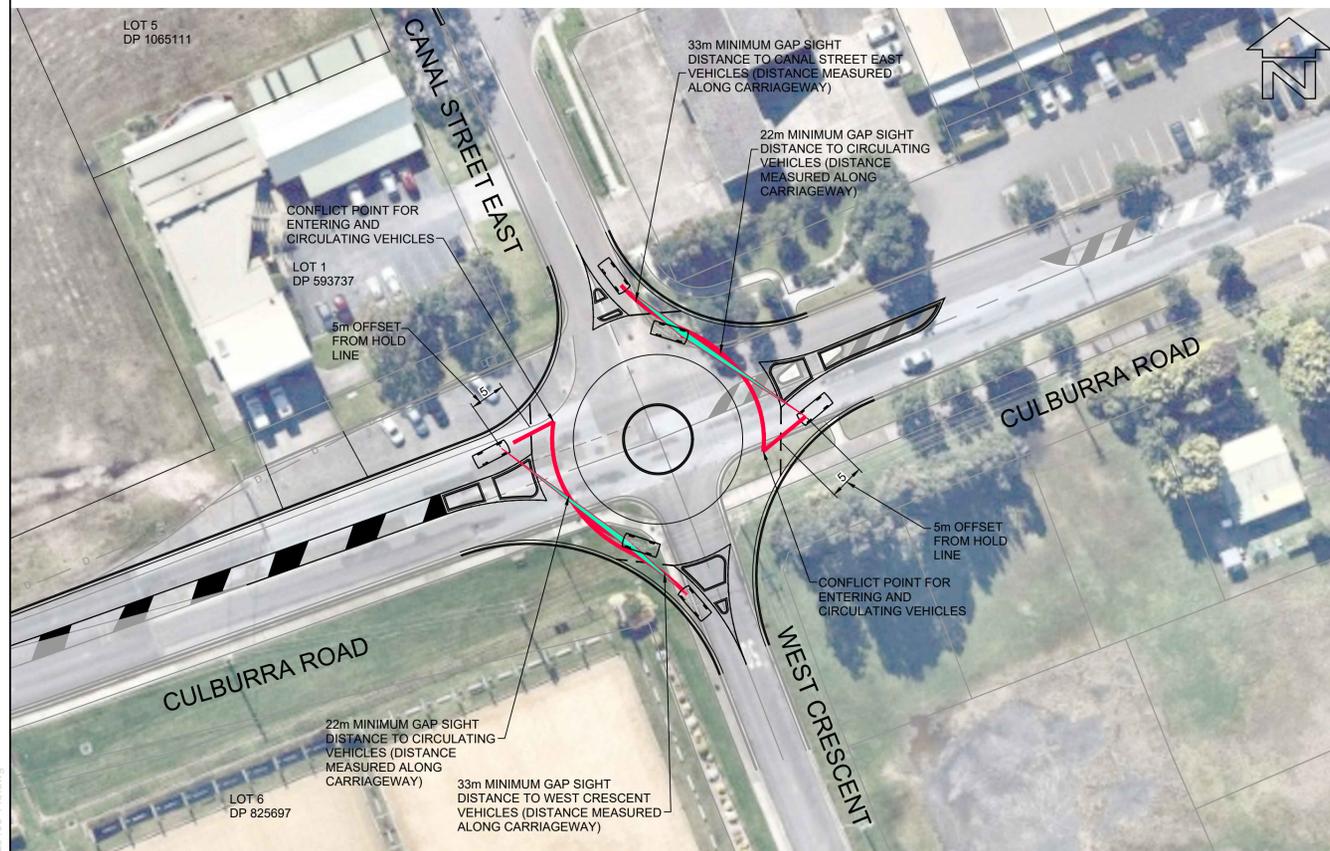
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land and development consultants
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Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
phone:(02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

ROUNDAABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN
SHEET 01
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-118	SHEET 19 OF 29 REVISION P1



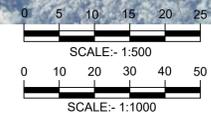
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000



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RATIO:
AS NOTED
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

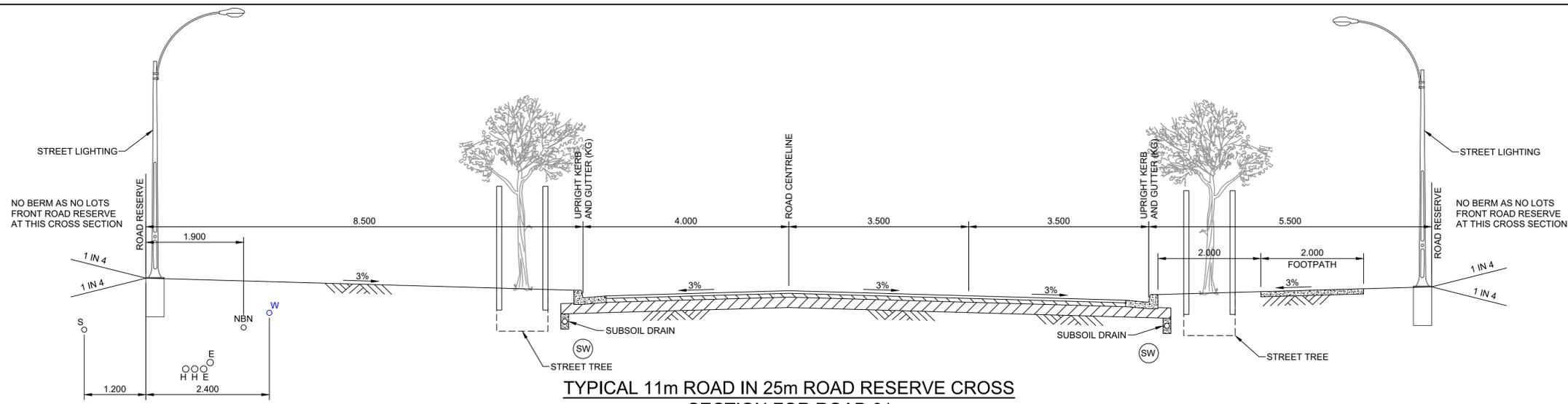
SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

BY DATE

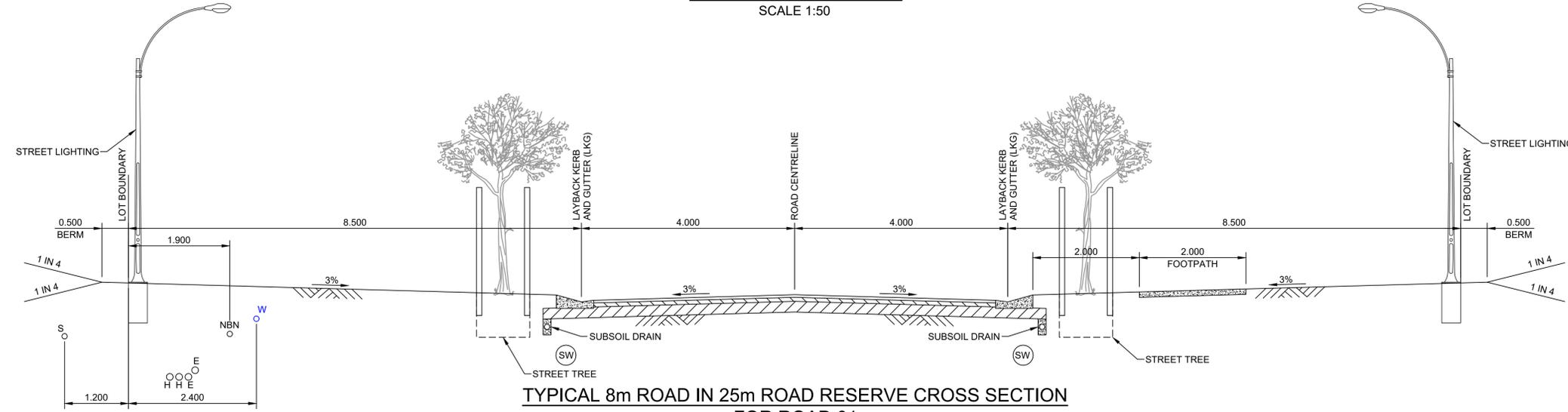
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land and development consultants
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Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
phone: (02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

PRELIMINARY ROUNDABOUT 03 SIGHT LINE LAYOUT PLAN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

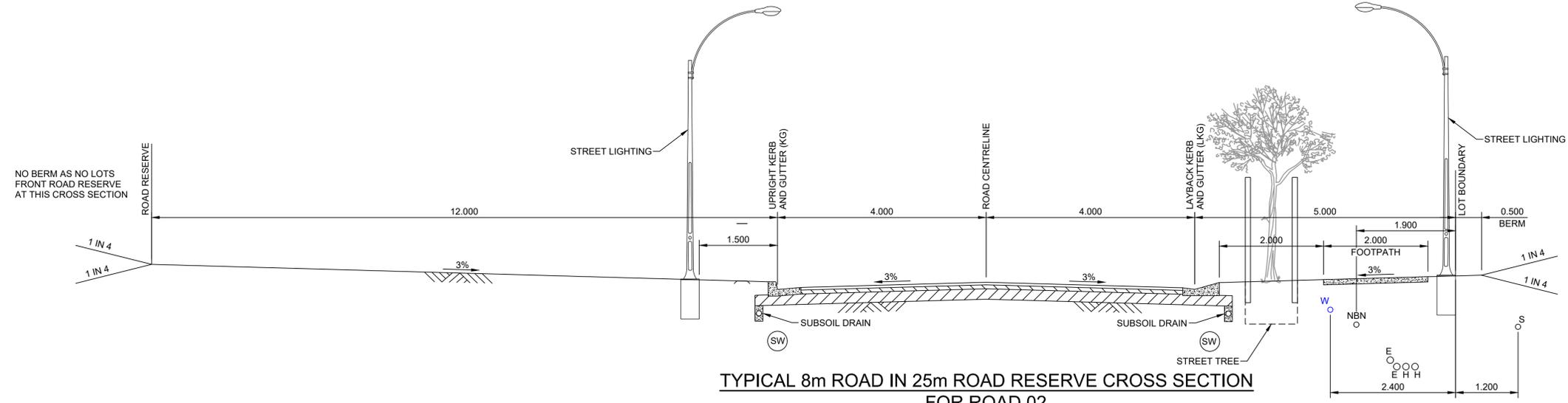
DRAWING STATUS
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
DRAWING NUMBER
25405-119
SHEET **20** OF **29**
REVISION
P1



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

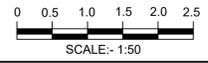


TYPICAL 8m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 01
SCALE 1:50



TYPICAL 8m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 02
SCALE 1:50

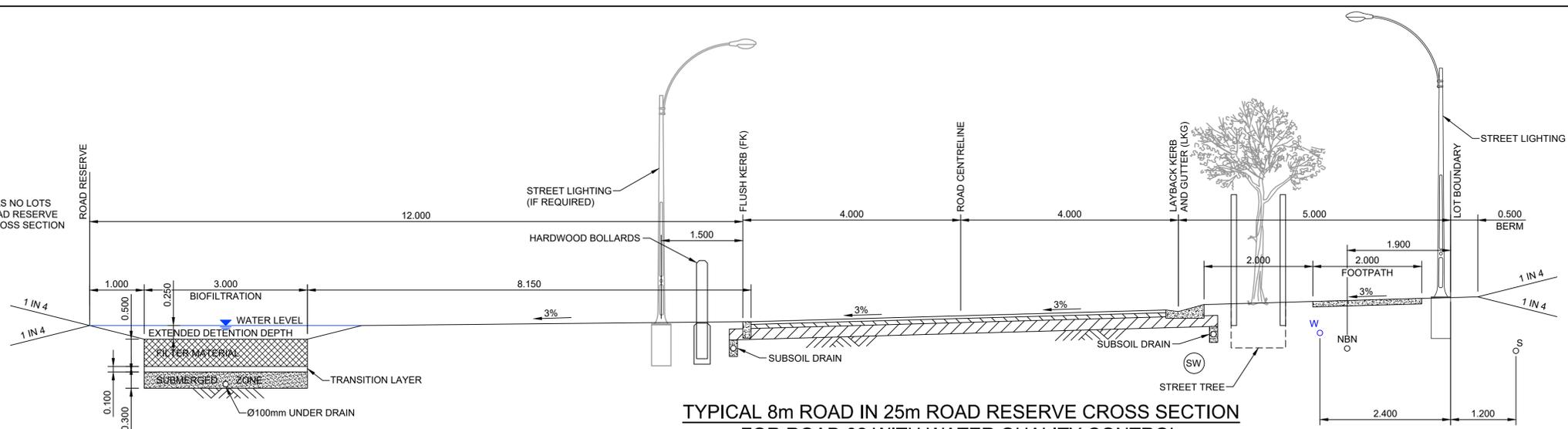
NOTE:
FOOTPATHS SHOWN ON CROSS SECTIONS ARE FOR INFORMATION ONLY. SEE LAYOUT PLANS FOR CLARIFICATION OF FOOTPATH LOCATION THROUGH SUBDIVISION.



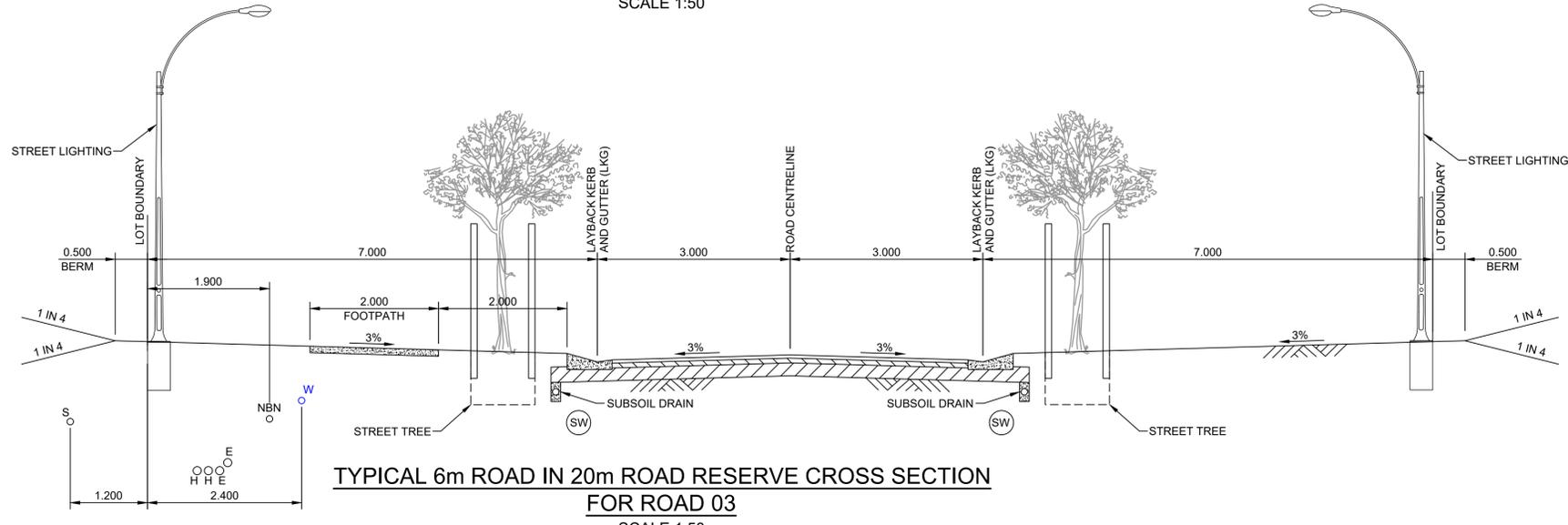
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RATIO: 1:50 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CJG CJG MJP	REV =	DESCRIPTION	BY	DATE	 allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 01 OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: MARCH 2020									DRAWING NUMBER 25405-120

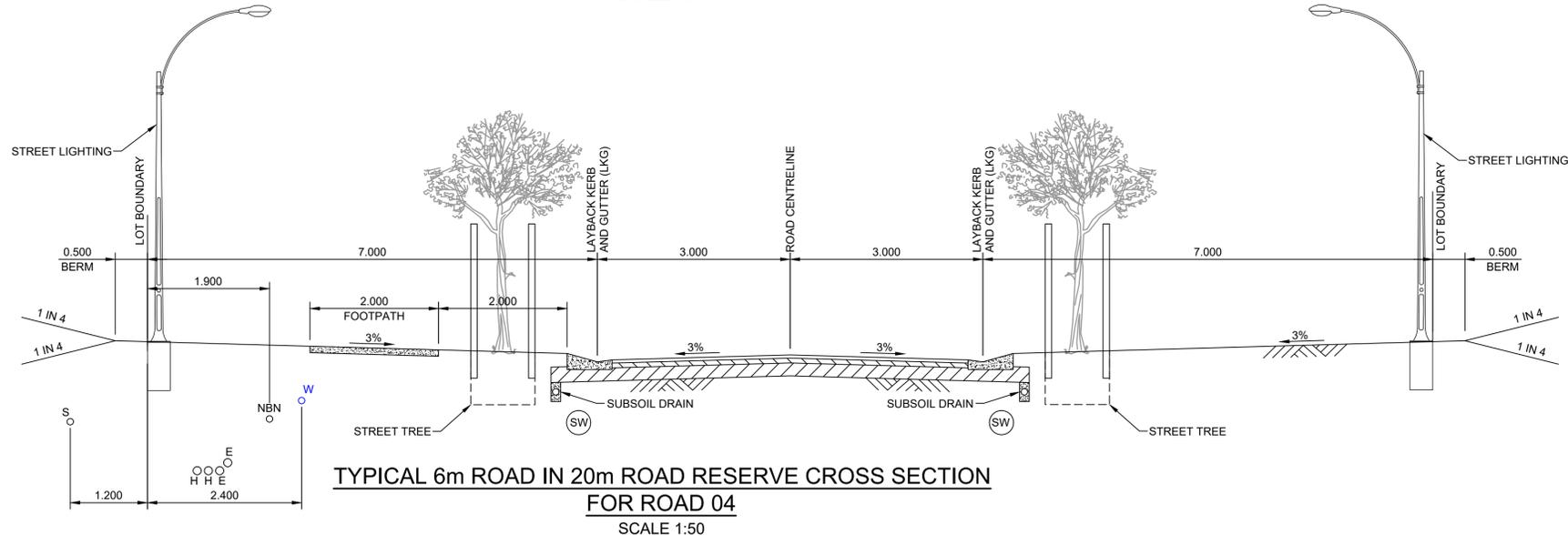
NO BERM AS NO LOTS
FRONT ROAD RESERVE
AT THIS CROSS SECTION



**TYPICAL 8m ROAD IN 25m ROAD RESERVE CROSS SECTION
FOR ROAD 02 WITH WATER QUALITY CONTROL**
SCALE 1:50

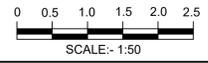


**TYPICAL 6m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 03**
SCALE 1:50



**TYPICAL 6m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 04**
SCALE 1:50

NOTE:
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RATIO:
1:50
(AT A1 ORIGINAL)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

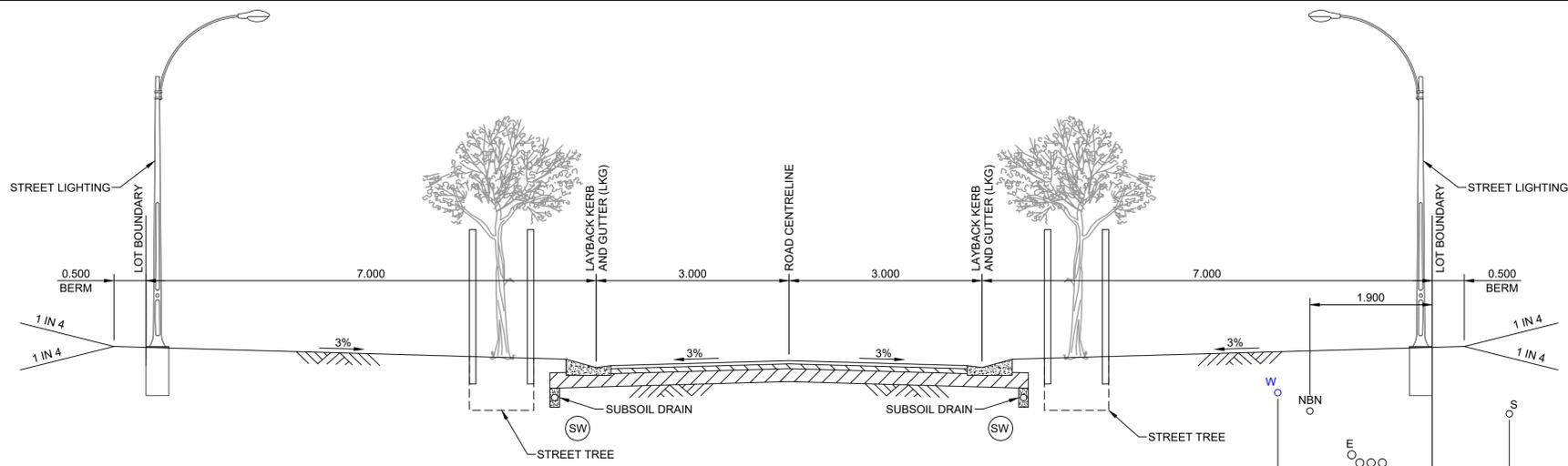
SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

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land and development consultants
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consultants@allenprice.com.au www.allenprice.com.au

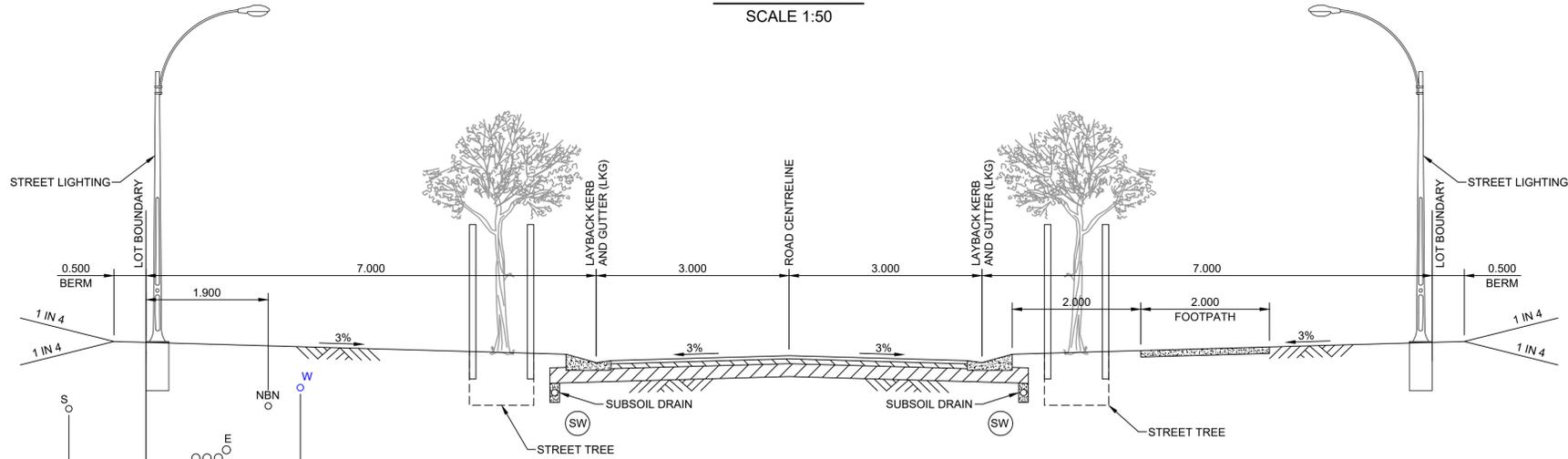
**PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN
SHEET 02
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD**

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-121	SHEET 22 OF 29 REVISION P1

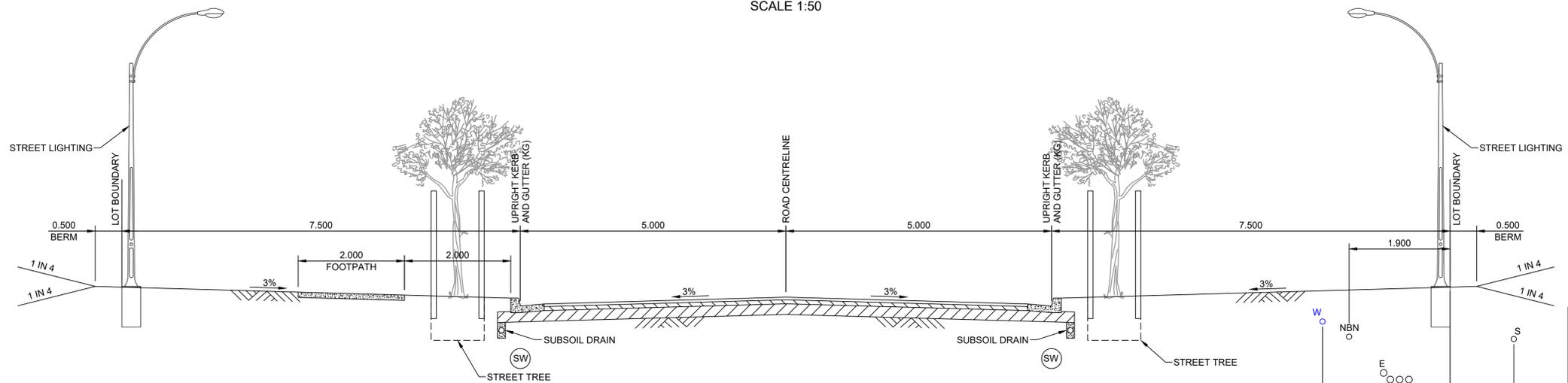
M:\Projects\21000\25405\25405-121.dwg



TYPICAL 6m ROAD IN 20m ROAD RESERVE CROSS SECTION FOR ROAD 05
SCALE 1:50

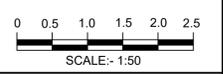


TYPICAL 6m ROAD IN 20m ROAD RESERVE CROSS SECTION FOR ROAD 06
SCALE 1:50



TYPICAL 10m 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.

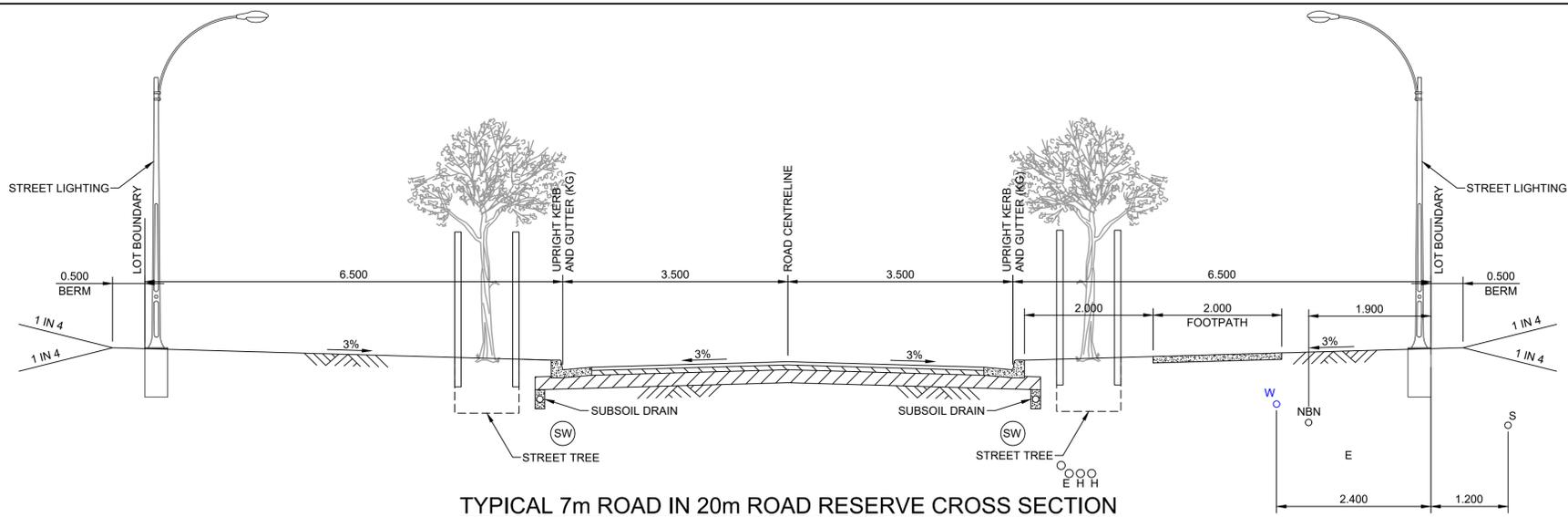


BEWARE!

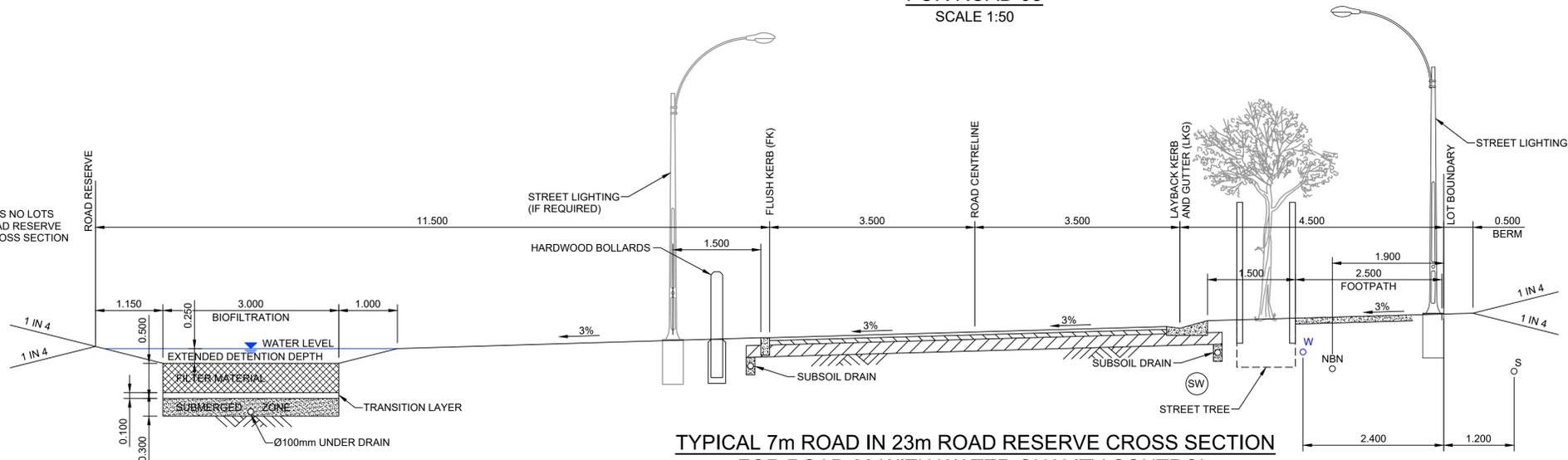
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THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

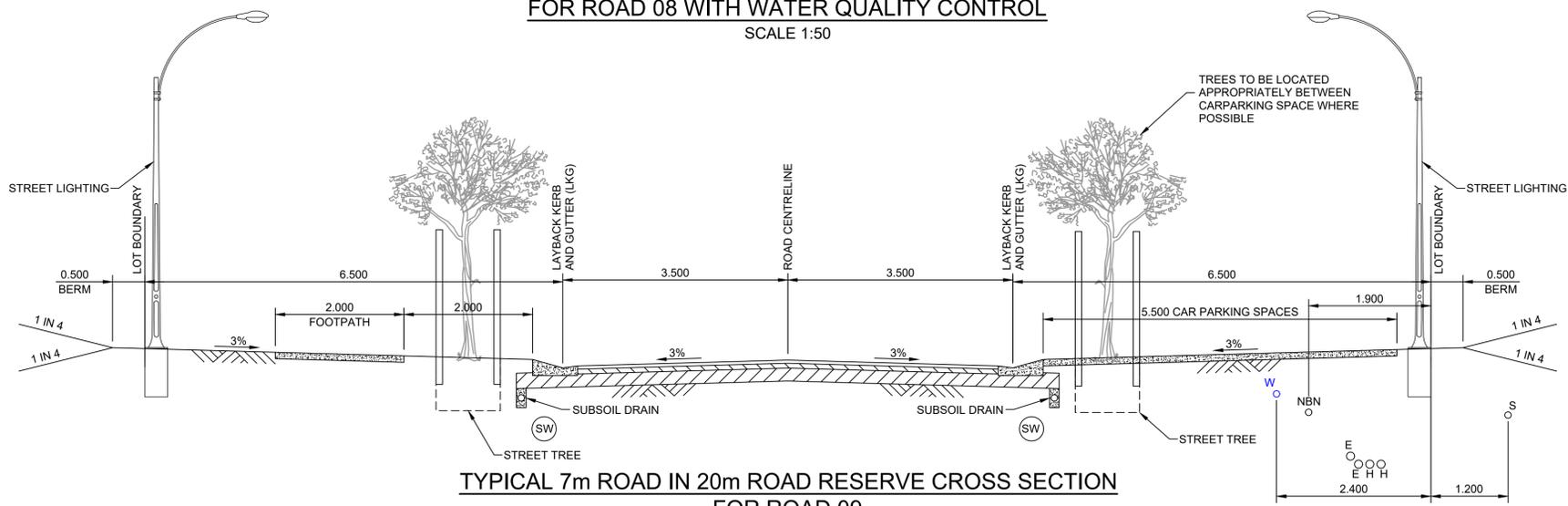
RATIO: 1:50 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CJG CJG MJP	REV =	DESCRIPTION	BY	DATE	allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 03 OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: MARCH 2020									DRAWING NUMBER 25405-122



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



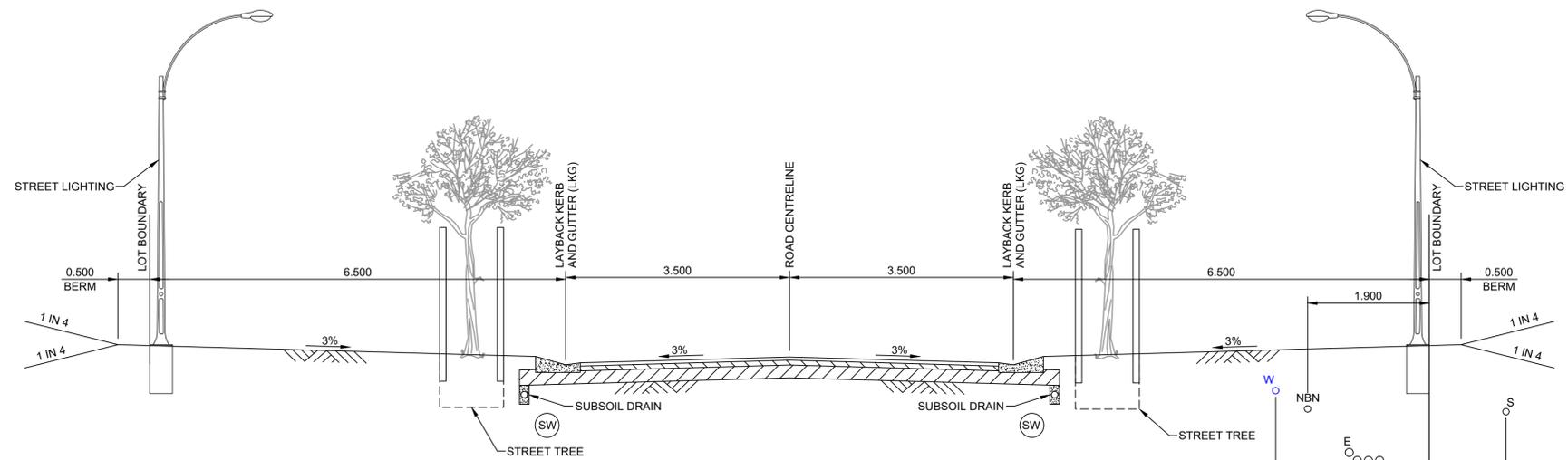
TYPICAL 7m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 09
SCALE 1:50

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

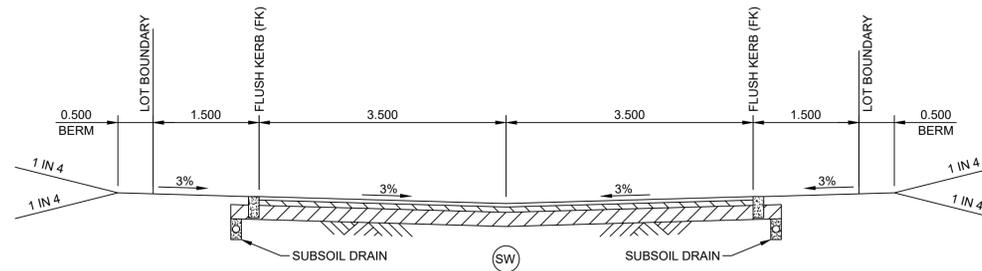


BEWARE!
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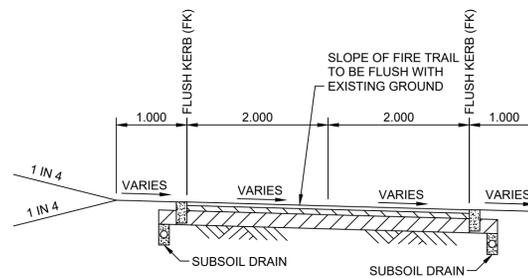
RATIO: 1:50 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CJG CJG MJP	REV =	DESCRIPTION	BY	DATE	 allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 04 OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: MARCH 2020									DRAWING NUMBER 25405-123



**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 AND 02**
SCALE 1:50

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

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

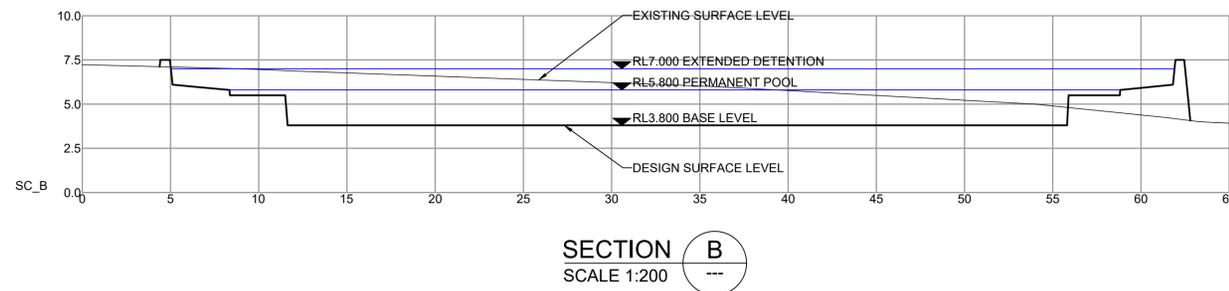
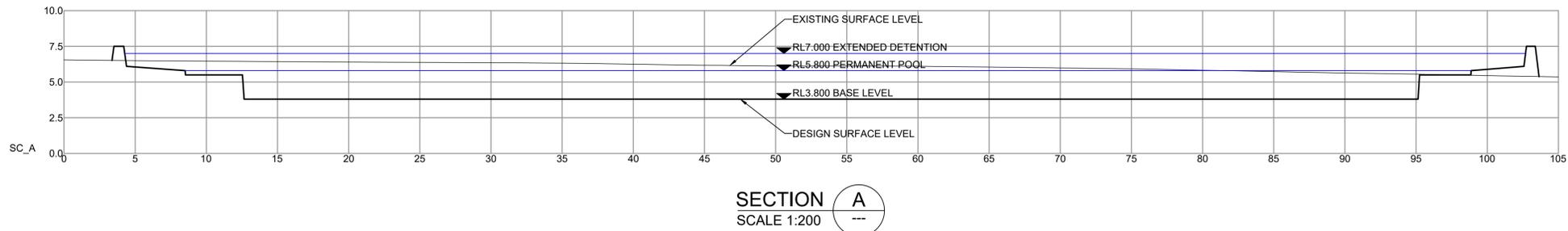
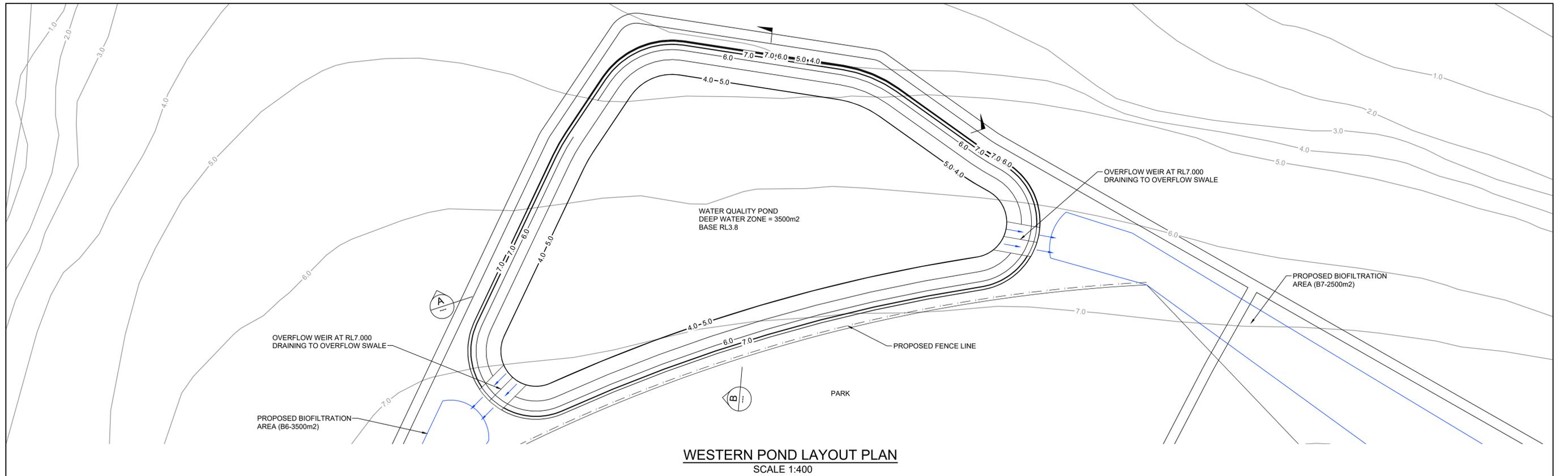


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THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

RATIO: 1:50 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CJG	REV =	DESCRIPTION	BY	DATE	<p>allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au</p>	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 05 OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DRAWN CHECK'D	CJG MJP	DATE OF PLAN: MARCH 2020						DRAWING NUMBER 25405-124



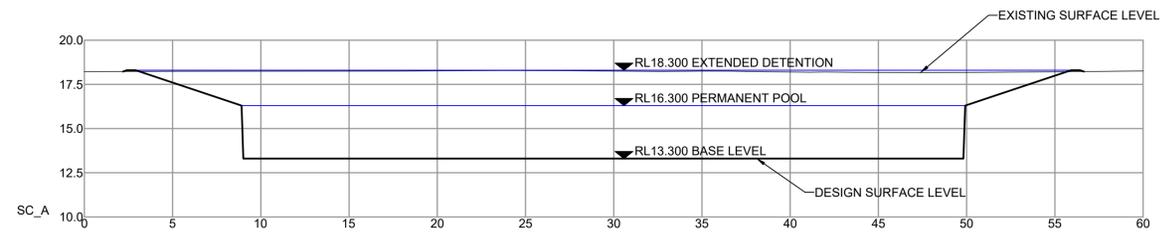
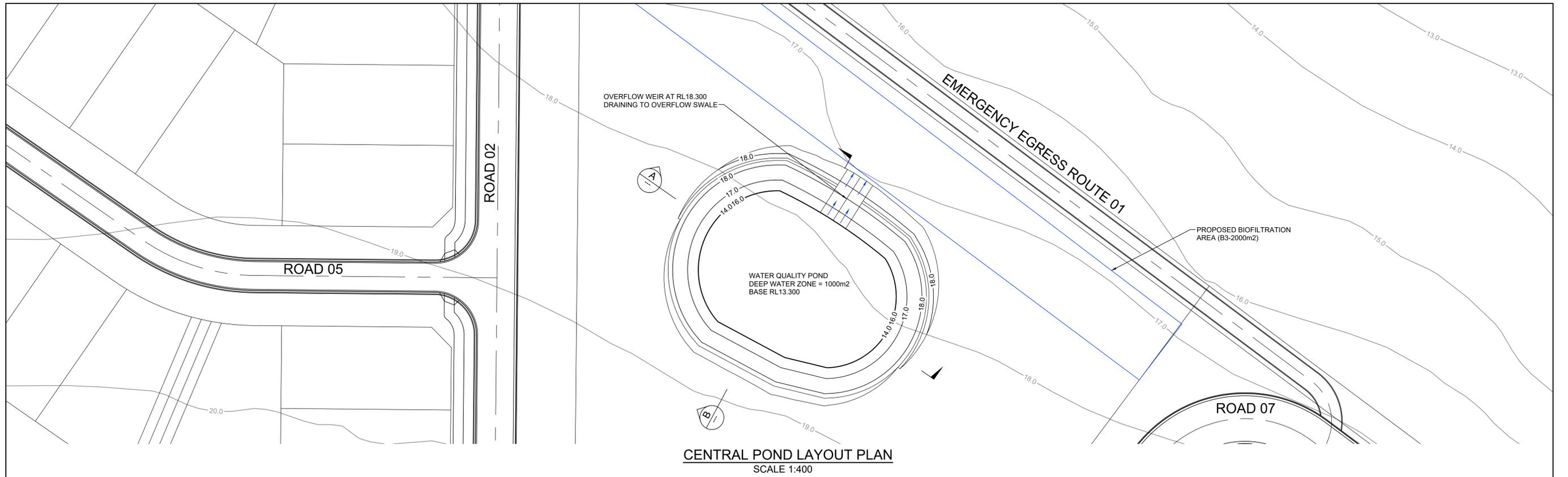
BEWARE!

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.

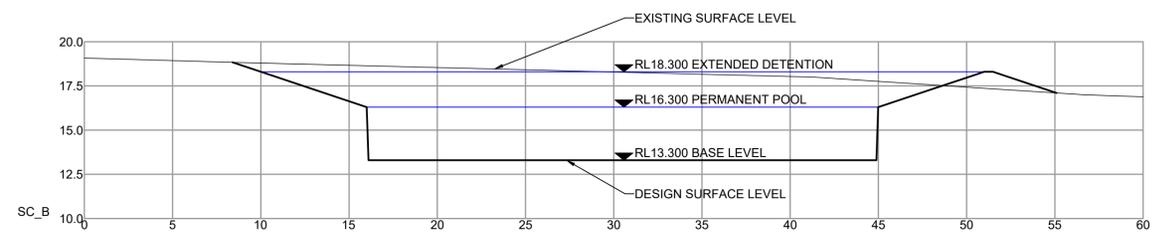
PROFESSIONAL STANDARDS SCHEME

Liability limited by a scheme approved under Professional Standards Legislation

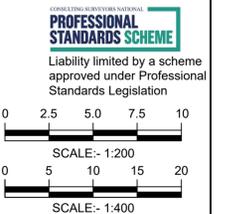
RATIO: AS NOTED (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CJG	REV =	DESCRIPTION	BY	DATE	<p>allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au</p>	WESTERN POND CONCEPT LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DRAWN CJG	CHECK'D MJP	DATE OF PLAN: MARCH 2020						DRAWING NUMBER 25405-125



SECTION A
SCALE 1:200



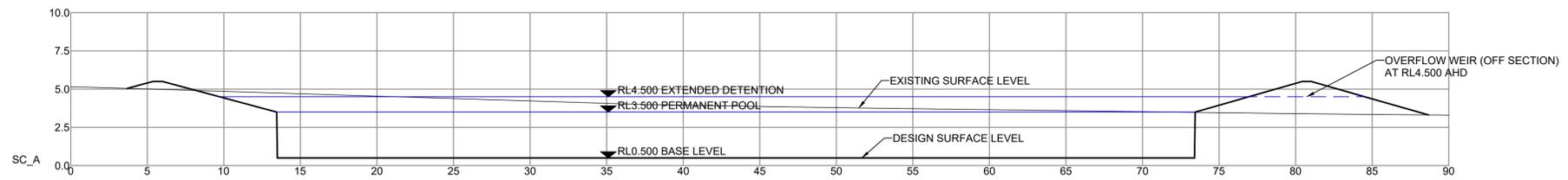
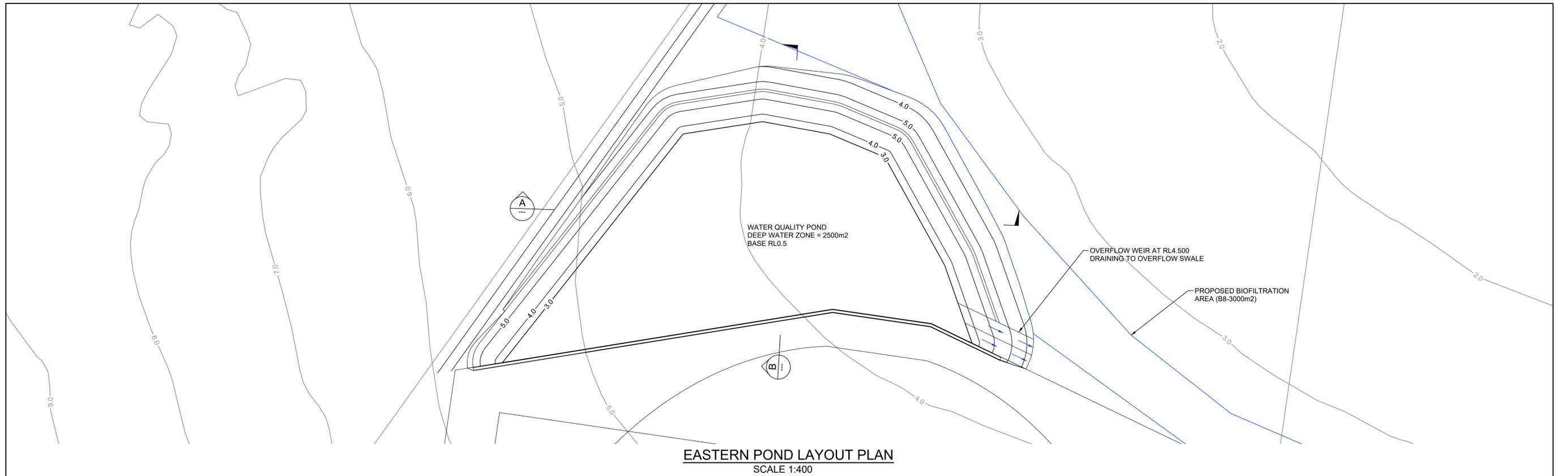
SECTION B
SCALE 1:200



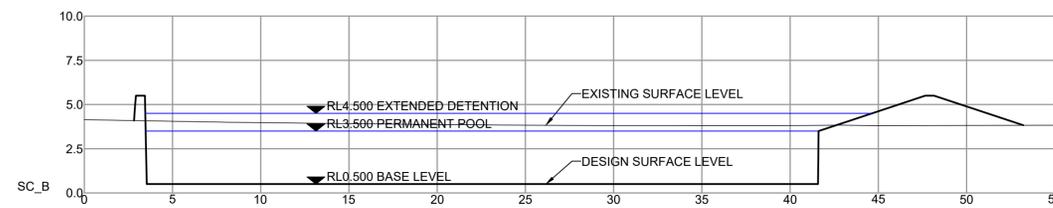
BEWARE!

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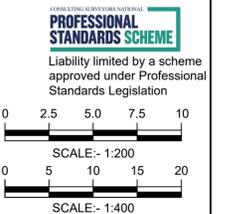
RATIO: AS NOTED (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CJG	REV =	DESCRIPTION	BY	DATE	 allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	CENTRAL POND CONCEPT LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DRAWN CJG	CHECK'D MJP	DATE OF PLAN: MARCH 2020	DRAWING NUMBER 25405-126	SHEET 27 OF 29	REVISION P1			



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.

RATIO: AS NOTED (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CJG	REV =	DESCRIPTION	BY	DATE	allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	EASTERN POND CONCEPT LAYOUT PLAN OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DRAWN CJG	CHECK'D MJP	DATE OF PLAN: MARCH 2020	DRAWING NUMBER 25405-127	SHEET 28 OF 29	REVISION P1			

