

Infrastructure Assessment

West Culburra Beach Expansion Area
Revised Concept Plan
NSWLEC Case Number 2019/00078149
(in response to Section 34 Conciliation Conference)

Prepared for
Sealark Pty Ltd

SSD Application No: 3846

Site address
Part Lot 5 & Part Lot 6 of DP 1065111 and
Part Lot 1 DP 631825

Date
26 October 2020

allen price & scarratts pty ltd
land and development consultants

Surveying



Town Planning



Civil Engineering



Project Management



Table of Revisions

Initials	Rev	Date	Details
MAK	P0	10 March 2020	Draft for review
MAK	0	6 April 2020	s34 conciliation conference
MAK	1	27 October 2020	s34 conciliation conference – revised layout

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Shared footpath plan

Bus route plan

1. Introduction

1.1 Purpose of this Report

Allen Price & Scarratts (APS) has been commissioned by Sealark Pty Ltd to prepare an EIS to accompany an amended Concept Plan for West Culburra Beach Expansion Area.

The Proposal is for a staged mixed-use development. The Proposal is deemed to be State Significant Development after it was transitioned from Part 3A to Part 4 Division 4.7 of the EP&A Act in 2015.

A Section 34 Conciliation Conference, under the LEC Act, commenced on 14 November 2019. One outcome of the Conciliation Conference process was for the applicant to provide a revised Concept Plan (**Proposal**) to significantly reduce the size of the development and to provide additional environmental assessment to address the issues raised by the Independent Planning Commission (IPC).

The revised Concept Plan has an urban development footprint that has resulted in a greater than 50% reduction from 102.23ha to 47.34ha.

This primary purpose of this Infrastructure Assessment is to investigate the existing capacity and any required augmentation of sewerage, water, electricity, waste disposal, telecommunications and gas infrastructure required to service the proposed development.

1.2 Landowner Background

Sealark Pty Ltd is administered by The Halloran Trust. The Halloran family were the original owners of land that now forms the township of Culburra Beach and surrounds. The Trust is a not-for-profit organisation that has a mandate to distribute its profits to several beneficiaries which include the community of Culburra Beach, The Jervis Bay Maritime Museum, The University of Sydney and The Scots College.

1.3 Site context - location

The Proposal relates to land owned by Sealark Pty Ltd. (The Site) is located on the south coast of NSW and is located on the northern side of Culburra Road, immediately adjacent to the western edge of the Culburra Beach township, approximately 15km south-east of Nowra (**Figure 1**).

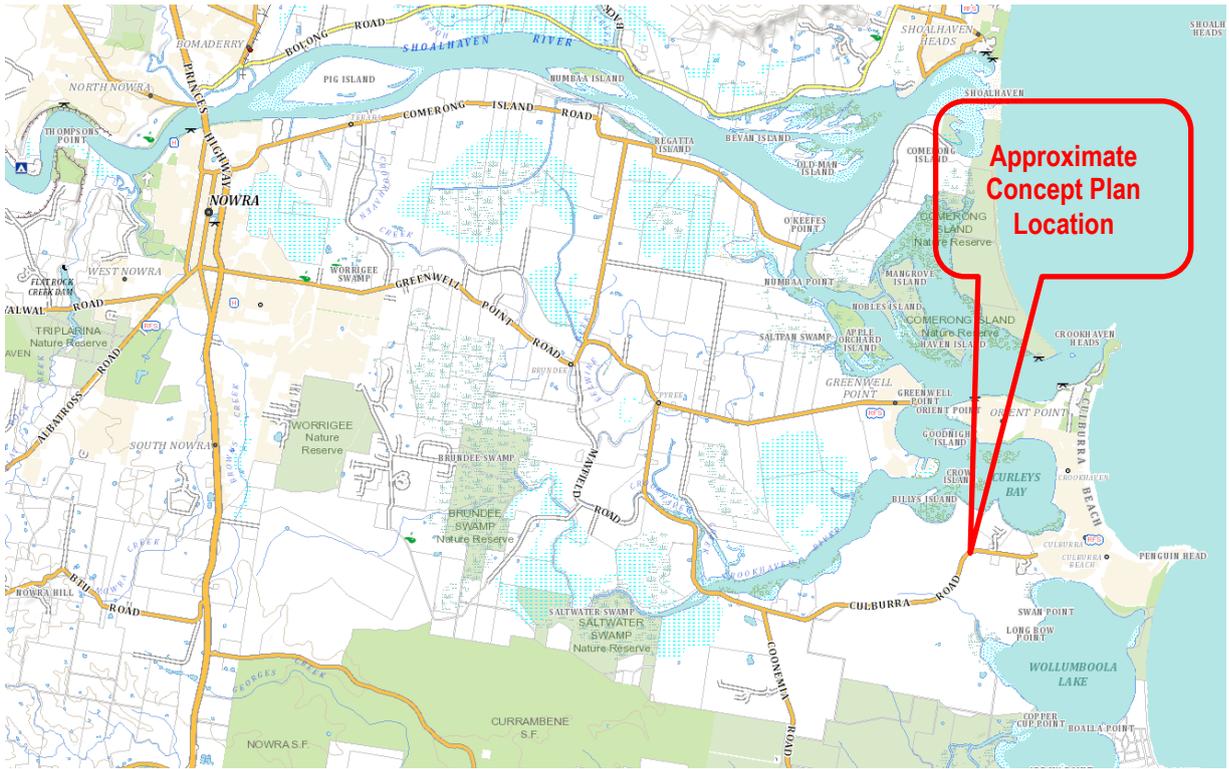


Figure 1 – Site Location Image (Source, SIXmaps)

1.4 Land description

The Site, as shown in **Figure 2** consists of:

- Part Lots 5 and 6 DP 1065111; and
- Part Lot 1 DP 631825

The Site is predominantly undeveloped and mostly covered in native bushland.



Figure 2 – Aerial Image of the Site showing Lots 5 & 6 (Source, SIXmaps)

2. Project Description

2.1 Project Summary

The Proposal seeks Concept Plan approval to allow expansion of the Culburra Beach township to the west of the existing established urban area onto land which is largely zoned for this land use purpose.

The revised proposal has considered feedback from the original proposal lodged in 2010 and the Proposal reviewed at the Section 34 Conciliation Conference, under the Land & Environment Court Act, in November 2019.

The revised Concept Plan remains a staged mixed-use development which is consistent with the original application albeit a scaled down version of the original proposal (**Appendix 1**).

2.2 Project Staging

The Proposal will be developed over a number of years and the exact layout of individual lots, roads, public reserves, etc will be addressed in subsequent DAs for each individual stage.

In recognition that development consent is sought for a Concept Plan only, and subsequent DAs for each individual stage will be applied for at a later date, the project staging plan concentrates on staged delivery of each of the three key precincts as summarised below and shown in (**Appendix 2**).

Town Centre Expansion – 5 stages

Industrial Centre Expansion – 2 stages

New Residential Area – 9 stages

3. Infrastructure Assessment

3.1 Response to Director General's Requirements

The purpose of this report is to address the Director General's Environmental Assessment Requirements issued by then Department of Planning on 27 May 2010, the details of which are outlined below:

Key Issues	
The EIS must address the following key issues:	
4.	Infrastructure Provisions
4.1	Address existing capacity and any required augmentation of sewerage, water, electricity, waste disposal, telecommunications and gas infrastructure, in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works. Ensure proposed infrastructure (such as stormwater basins, wetlands, cycling/walking tracks) are located on private land and outside of any riparian corridors/ecological buffers.

- 4.2** Identify any existing easements over the site.
- 4.3** Address proposed contingency measures to ensure sewage infrastructures does not negatively impact on water quality of the adjacent wetlands and the Crookhaven River.
- 4.4** Address and provide the likely scope of any planning agreements and/or development contributions with Council/Government agencies (including relevant community/state infrastructure contributions).

3.2 Water and Sewerage Development Servicing Plans

Shoalhaven Water's current Development Servicing Plans (DSP's) for water supply and sewerage for its area of operation within the Shoalhaven LGA date back to 2005.

In mid-February 2020, Shoalhaven Water advised the exhibition period for the Draft new DSP's will be delayed due to the economic and social impacts of the recent bushfires and flooding within the Shoalhaven. The timing for the Draft new DSP document to go on exhibition is unknown.

3.3 Sewerage Infrastructure

3.3.1 Sewerage infrastructure and water quality

Shoalhaven Water will own and operate the sewerage reticulation collection, transfer and treatment infrastructure under its relevant Licences.

To ensure sewage infrastructures does not negatively impact on water quality of the adjacent wetlands and the Crookhaven River, the following risk management measures are recommended to be implemented as part of the design and construction of the sewerage reticulation scheme ⁽¹⁾ ;

- Implement best practice design and construction methods
- Undertake integrity testing during commissioning
- Certification of construction works
- 24 hour Emergency Response Plan
- Incorporate System Monitoring
- Provision of backup systems
- No system overflow points within the 100m buffer to the waterway
- Overflows to be directed to stormwater ponds

3.3.2 Development Contributions - Sewer

Development contributions payable will be in accordance with the new DSP's when adopted and as published by Shoalhaven Water each year.

Currently, development contributions are in accordance with DSP2005 indexed to current rates. At the time of writing, the current development contribution for sewer (2019/2020) is \$8,339/ET.

This contribution is paid to Shoalhaven Water prior to the release of a Subdivision Certificate.

3.4 Water Supply Infrastructure

The site is currently not serviced with water supply infrastructure.

As part of Shoalhaven Water's Development Servicing Plans for Water Supply Services (November 2005), it has been identified that an additional trunk main will be required to service the proposed development.

Shoalhaven Water has proposed a single DN300 spur main from the existing trunk main located in Culburra Rd. The location of the proposed trunk main is shown indicatively on the plan attached in **(Appendix 4)**.

- (1) Integrated Water Cycle Management Strategy: Mixed Use Development, West Culburra, Martens & Associates Pty Ltd. April 2020.

As the trunk main is included in Shoalhaven Water's DSP2005, the construction of this infrastructure will be the responsibility of Shoalhaven Water. The work will be funded by developers through the contribution of Section 64 charges paid by developers in the Shoalhaven.

Water supply reticulation to each allotment will be the responsibility of the developer. Draft water reticulation layouts for the sites will be developed at DA stage. Water mains will be provided in each roadway adjacent the proposed lots and will be sized to cater for the necessary requirements of Shoalhaven Water for pressure and flow. Hydrants will be provided in accordance with AS2419.1 to ensure suitable water is available for firefighting purposes.

3.4.1 Water harvesting

Future building developments where the BASIX program is applicable will have opportunities to harvest rainwater for capture and storage in rainwater tanks for varying uses both within and external to buildings. This alleviates some of the load on town water supply.

Typical internal uses for collected rainwater include toilet flushing and laundry. Garden, lawn and washing of vehicles are external uses.

5kL tanks in residential development and 15kL tanks in industrial developments are typical of the tank sizes that may be provided.

3.4.2 Development Contributions - Water

Development contributions payable will be in accordance with the new DSP's when adopted and as published by Shoalhaven Water each year.

Currently, development contributions are in accordance with DSP2005 indexed to current rates. At the time of writing, the current development contribution for water (2019/2020) is \$6,578/ET. This contribution is paid to Shoalhaven Water prior to the release of a Subdivision Certificate.

3.5 Electricity Infrastructure

3.5.1 Physical electrical infrastructure

The site is currently not serviced with electricity.

The expected load for this development is significant and Endeavour Energy has identified that significant upgrading works are required.

In response to a Technical Enquiry Review for the current Proposal, Endeavour Energy provided the following information. A copy of the advice from Endeavour Energy is provided in **(Appendix 5)**.

Your application has been registered under ENL3632. Your enquiry requires a load assessment for subdivision based on revised subdivision plan.

Proposed mixed-use subdivision consists of the following Lots with the following estimated maximum demands;

- 244 residential Lots (>350sqm @ 6.5kVA per Lot or 1.6MVA)*
- 16 industrial Lots (<3500sqm Lot size @ 144kVA per Lot or 2.3MVA)*
- 6 medium density Lots(50 multi-dwellings at 3.5kVA per unit or 175kVA)*
- 45 integrated housing Lots (3.5kVA per Lot or 157.5kVA)*
- 26 commercial/residential Lots (this load will be dependent on type of commercial development and has not been estimated at this stage)*

The development is situated in an existing 11kV network area. There is one nearby 11kV feeder in close proximity to the site - Existing 11kV feeder available is CULBURRA - Culburra - CLC2. It has a 2019 winter peak reading of 218A. Based on above 11kV feeder max values, it may be possible to provide approximately 1MVA supply to the initial development from 11kV feeder CLC2. This depends on actual commencement date of the development and load assessment.

Exact determination of what Endeavour Energy can provide from feeder CLC2 will be determined upon submission of an Application for Subdivision. Endeavour Energy may be able to analyse closer as to whether we can accommodate more load from 11kV feeder CLC2. This development may look to consider non-network solutions to assist with load provision to the development.

Masterplan provided also suggests there will be future development. Ultimately, if supply cannot be provided from 11kV feeder CLC2, then a new 33kV/11kV zone substation will be required. Negotiations with Endeavour Energy Capacity Planning Manager Jason Lu will be required to obtain a zone substation site approximately 40m wide and 60m deep. In addition to this, establishment of a 33kV overhead line will be required from Culburra Zone Substation to new 33kV/11kV zone substation.

All works on this project with relation to 11kV feeder CLC2 be contestable and will be customer funded and constructed.

If you wish to proceed with this project, the developer or their representative will need to submit an Application for Connection of Permanent Load to Endeavour Energy which is available on the Endeavour Energy website. Once the application is processed and a Supply Offer has been issued by Endeavour Energy, which will provide preliminary supply requirements, you will need to engage a level 3 Accredited Service Provider who will submit a formal Method of Supply.

Please note this enquiry is only a preliminary assessment and does not guarantee supply availability or provide final conditions of supply.

The above advice from Endeavour Energy is considered typical for provision of electrical infrastructure to subdivisions of this nature.

Low voltage electrical reticulation to each allotment, along with the supporting high voltage network, will be the responsibility of the developer. Draft electrical reticulation layouts for the site have not been prepared as these will not be a constraint to development. However, an overall electrical reticulation strategy will likely be provided during Stage 1 detailed design to limit the developer's infrastructure costs and to rationalise the location of substation infrastructure.

The Proposal includes a site for the new proposed zone substation that will be suited to Endeavour Energy's requirements and is based on previous discussions with Endeavour Energy.

The electrical infrastructure that is proposed to be installed by Endeavour Energy and the developer will adequately service the development.

Timing of the delivery of the Zone substation may be an issue for assessment and coordination as the development progresses and we will work closely with Endeavour Energy to allow staging of the development within their requirements.

3.5.2 Electricity Development Contributions

Generally, high and low voltage underground electrical reticulation is provided by the developer to service their own development. Currently, Endeavour Energy provide reimbursements to developers for 11kV infrastructure installed in new subdivisions.

New zone substations are typically provided by Endeavour Energy on land provided by the developer.

The final breakdown on funding arrangements will be determined once detailed electrical designs are carried out and works approved by Endeavour Energy.

3.6 Waste Disposal Infrastructure

3.6.1 Physical Waste Disposal Infrastructure

Shoalhaven City Council currently operates waste collection services throughout the Shoalhaven LGA through waste disposal contractors, Suez. Council also self-operates waste disposal, waste/recycling and transfer depots throughout the LGA.

Council has previously advised, through its Waste Services unit, that kerbside collection services will be provided on the following conditions:

- The development is in an urban area;
- The roads within the development have been constructed to Council's standards;
- The roads are owned and maintained by Council;

- Properties requiring kerbside collection are residential in nature; and
- Commercial allotments will be assessed at the time of any future development application over the land

As the development proposed to comply with the above requirements, kerbside collection services will be available to the site.

3.6.2 Waste Disposal Development Contributions

No development contributions for waste disposal services are payable by the developer. The waste collection service is paid by the individual allotment owners via Council rate payments.

3.7 Telecommunications Infrastructure

3.7.1 Physical Telecommunications Infrastructure

Telecommunications infrastructure will be provided by the developer to suit NBN Co's requirements.

The design and installation of "pits and pipes" will be at the developer's expense with design and installation to be approved by the relevant authority. All pits and pipes will be "NBN Co ready" in accordance with current design standards.

The Australian government's 'Telecommunications in New Developments Policy' allows telecommunications to be provided by compliant wholesale carriers. NBNCo and Opticomm are two such providers that have the capacity to service the development. The decision on which authority will provide the infrastructure will be determined at the design phase of each stage of the subdivision.

Telecommunications is a non-essential service so the provision thereof does not affect the timing or suitability of the development.

3.7.2 Telecommunications Infrastructure Contributions

Typically, a per lot fee is payable to NBNCo at Compliance Certificate stage for the provision of telecommunications services to a development. In some cases the costs towards backhaul infrastructure is also paid for by the developer.

3.8 Gas Infrastructure

3.8.1 Physical Gas Infrastructure

Culburra Beach is not currently serviced with reticulated gas. Jemena is responsible for the installation and management of the gas reticulation system NSW and given the distance between Culburra Beach and the Eastern Gas Pipeline, it is highly unlikely in the foreseeable future that Jemena will supply gas to this site due to trunk main installation costs.

As an alternative to reticulated gas supply, bottled gas is available to both residential and commercial customers via a number of wholesale gas retailers.

Gas is a non-essential service so the provision thereof does not affect the timing or suitability of the development.

3.9 General Infrastructure

The *NSW Coastal Design Guidelines* were used to shape the Proposal. The Guidelines contain a series of local scale objectives which have been followed in the preparation of the Proposal. General infrastructure such as stormwater basins, wetlands, cycling and walking tracks are as located on the Concept Plan and are an evolution of long periods of consultation with DOPI, DPIE and several consultation forums.

Preliminary engineering design plans, a shared footpath plan and the proposed bus route plan are provided in **(Appendix 6)**.

3.10 Development Contributions

The Shoalhaven Contributions Plan 2019 has a total of \$7,913.73/ET in Section 7.11 Development Contributions for this site. A summary list of the Projects that make up the Contribution is shown in the EIS.

4. Conclusion

The provision of all essential services (water, sewer, electricity) are on track and will not be a constraint to the timing or delivery of development Proposal.

Shoalhaven Water will be providing the sewer transportation system (sewerage pumping station and rising main) through its Development Servicing Plan as required by the delivery timeframe of the development. Sewerage reticulation will be provided throughout the development by the developers in accordance with the requirements of Shoalhaven Water.

Shoalhaven Water will also be providing trunk water infrastructure through its Development Servicing Plan as required by the delivery timeframe of the development. Water reticulation will be provided throughout the development by the developer in accordance with the requirements of Shoalhaven Water.

Endeavour Energy is able to supply the expected electrical demand through its existing network and through upgrades that will be funded by both the developer and Endeavour Energy. A new zone substation will likely need to be delivered at some stage in the future. Electrical reticulation infrastructure will be provided throughout the development by the developer in accordance with the requirements of Endeavour Energy.

Waste services will not be a constraint to development proceeding.

Telecommunications will not be a constraint to development as Government compliant telecommunications providers will supply the necessary services to the development.

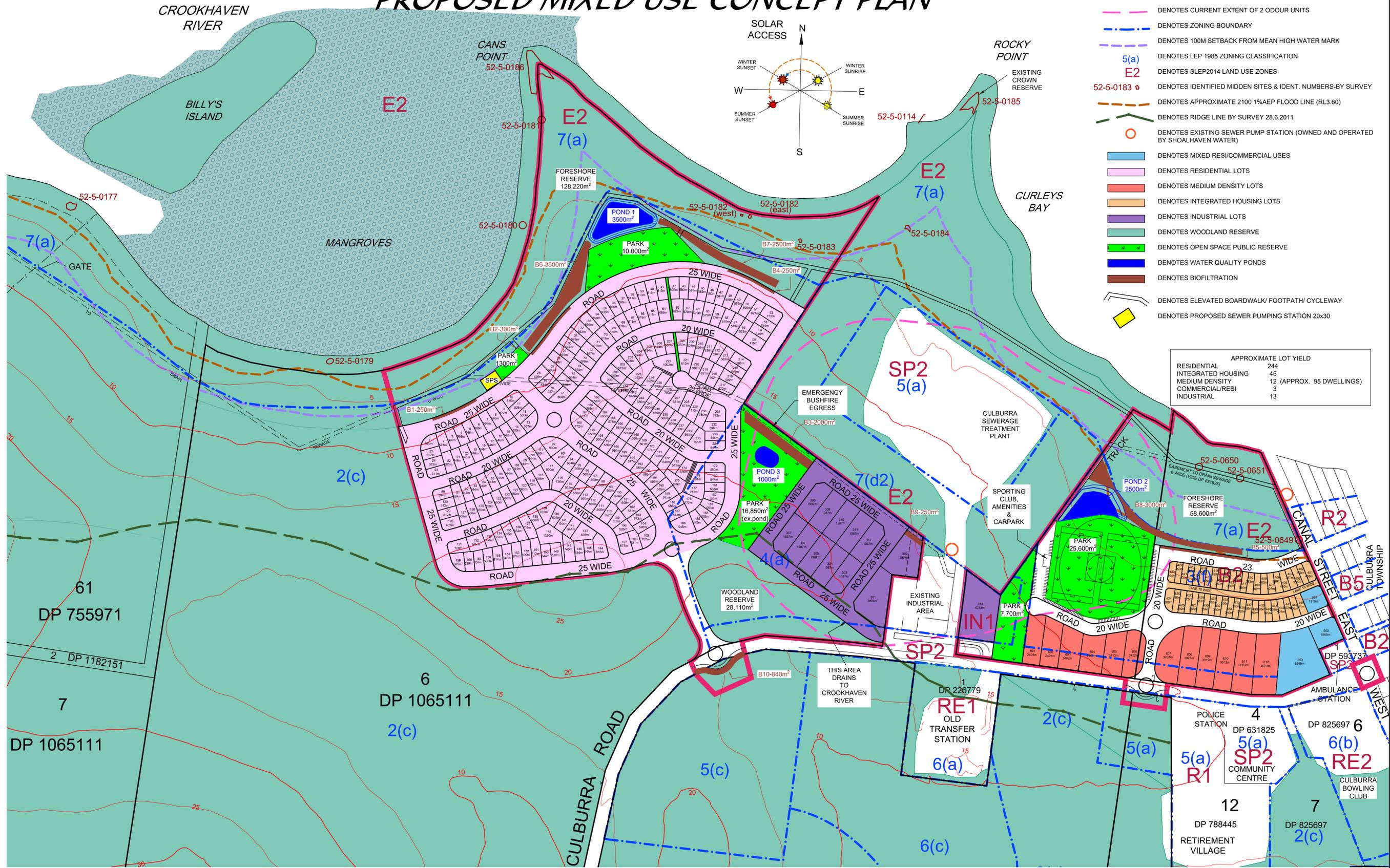
Gas services will not be a constraint to development as they are non-essential service and will likely be supplied in bottle form by local gas retailers.

Other local and regional infrastructure will be provided by Council under the current Section 7.11 Development Contributions Plan for the area.

In conclusion, all infrastructure will be available to support the Proposal.

Appendix 1 - Concept plan

PROPOSED MIXED USE CONCEPT PLAN



- DENOTES DEVELOPMENT BOUNDARY
- - - DENOTES CURRENT EXTENT OF 2 ODOUR UNITS
- - - DENOTES ZONING BOUNDARY
- - - DENOTES 100M SETBACK FROM MEAN HIGH WATER MARK
- 5(a) DENOTES LEP 1985 ZONING CLASSIFICATION
- E2 DENOTES SLEP2014 LAND USE ZONES
- 52-5-0183 ○ DENOTES IDENTIFIED MIDDEN SITES & IDENT. NUMBERS-BY SURVEY
- - - DENOTES APPROXIMATE 2100 1% AEP FLOOD LINE (RL3.60)
- - - DENOTES RIDGE LINE BY SURVEY 28.6.2011
- DENOTES EXISTING SEWER PUMP STATION (OWNED AND OPERATED BY SHOALHAVEN WATER)
- DENOTES MIXED RESI/COMMERCIAL USES
- DENOTES RESIDENTIAL LOTS
- DENOTES MEDIUM DENSITY LOTS
- DENOTES INTEGRATED HOUSING LOTS
- DENOTES INDUSTRIAL LOTS
- DENOTES WOODLAND RESERVE
- DENOTES OPEN SPACE PUBLIC RESERVE
- DENOTES WATER QUALITY PONDS
- DENOTES BIOFILTRATION
- DENOTES ELEVATED BOARDWALK/ FOOTPATH/ CYCLEWAY
- DENOTES PROPOSED SEWER PUMPING STATION 20x30

APPROXIMATE LOT YIELD	
RESIDENTIAL	244
INTEGRATED HOUSING	45
MEDIUM DENSITY	12 (APPROX. 95 DWELLINGS)
COMMERCIAL/RESI	3
INDUSTRIAL	13



08	CANAL ST EAST AREA REDESIGNED	DS	28.09.2020
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CONTOUR INTERVAL 5.0 METRES



RATIO:
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(AT A1 ORIGINAL)
(1:8000 AT A3)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: 19.11.2019

SURVEY	AERIAL PHOTOGRAPHY	REV	DESCRIPTION	BY	DATE
DESIGN	MP	01	MIDDEN SITES LOCATED BY SURVEY ADDED	DS	09.12.2019
DRAWN	DS	02	FURTHER MODIFICATIONS	DS	20.12.2019
CHECK'D	MP	03	SOUTHERN DEVELOPMENT OMITTED	DS	15.01.2020
		04	FOOTPATH LINKS TO DEVELOPMENT ADDED	DS	29.01.2020
		05	TITLE CHANGED. MINOR LOT AMENDMENTS	DS	18.02.2020
		06	MINOR STORMWATER QUALITY AMENDMENTS	DS	01.04.2020
		07	MIDDEN SITES CLARIFIED	DS	17.09.2020
			INDUSTRIAL & COMMERCIAL AREAS MODIFIED	DS	17.09.2020

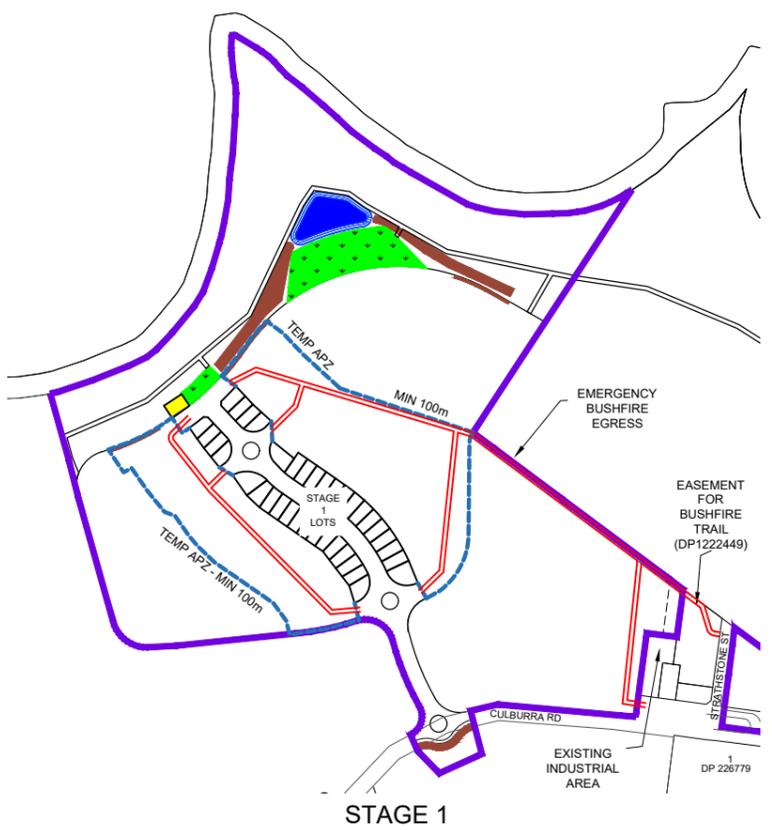
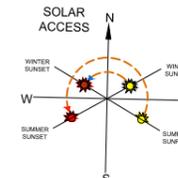
allen price & scarratts pty ltd
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phone: (02) 4421 6544 fax: (02) 4422 1821
consultants@allenprice.com.au www.allenprice.com.au

PROPOSED MIXED USE CONCEPT PLAN
OVER PART OF LOTS 5 & 6 DP1065111
AT WEST CULBURRA FOR SEALARK PTY LTD

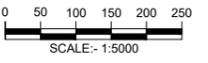
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NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DRAWING NUMBER	SHEET	REVISION	
25405-210	1	08	
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Appendix 2 – Stage delivery plans

PROPOSED MIXED USE CONCEPT PLAN - STAGED DELIVERY PLANS



- DEVELOPMENT BOUNDARY
- TEMPORARY APZ - MINIMUM 100m
- TEMPORARY TURNING HEAD (RFS/PBP COMPLIANT)
- TEMPORARY FIRE TRAIL (RFS/PBP COMPLIANT)
- DENOTES BIOFILTRATION
- DENOTES WATER QUALITY PONDS
- DENOTES PUBLIC RESERVE



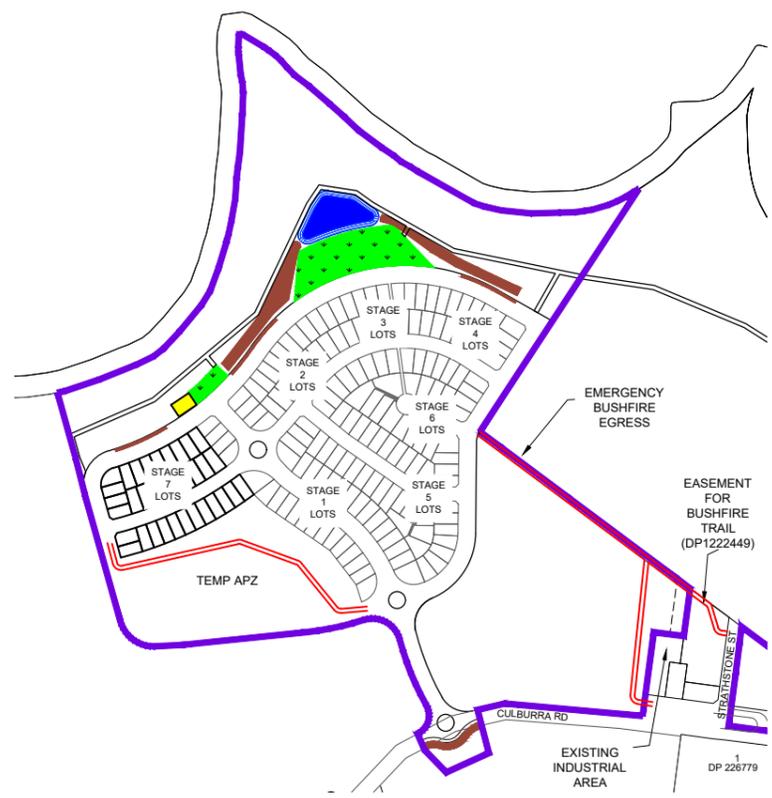
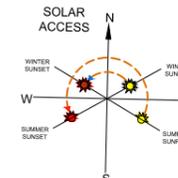
RESIDENTIAL AREA STAGE R1 - STAGE R6



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	DATE OF PLAN: 18.02.2020									DRAWING NUMBER 25405-214

PROPOSED MIXED USE CONCEPT PLAN - STAGED DELIVERY PLANS



- DEVELOPMENT BOUNDARY
- TEMPORARY APZ - MINIMUM 100m
- TEMPORARY TURNING HEAD (RFS/PBP COMPLIANT)
- TEMPORARY FIRE TRAIL (RFS/PBP COMPLIANT)
- DENOTES BIOFILTRATION
- DENOTES WATER QUALITY PONDS
- DENOTES PUBLIC RESERVE

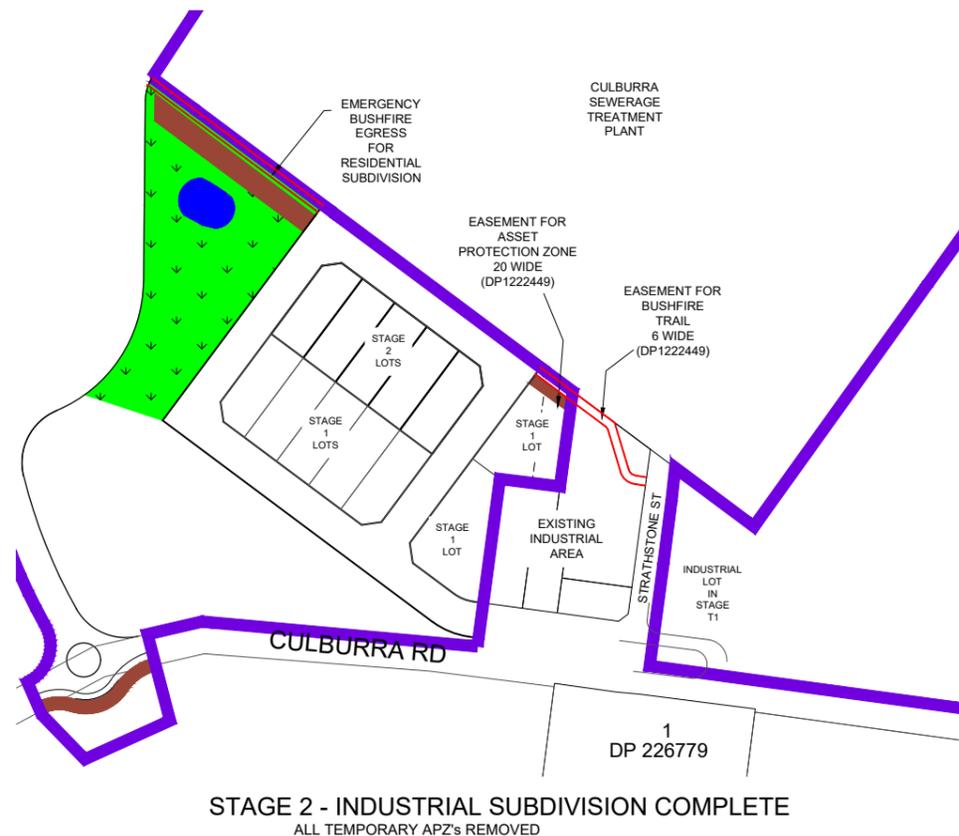
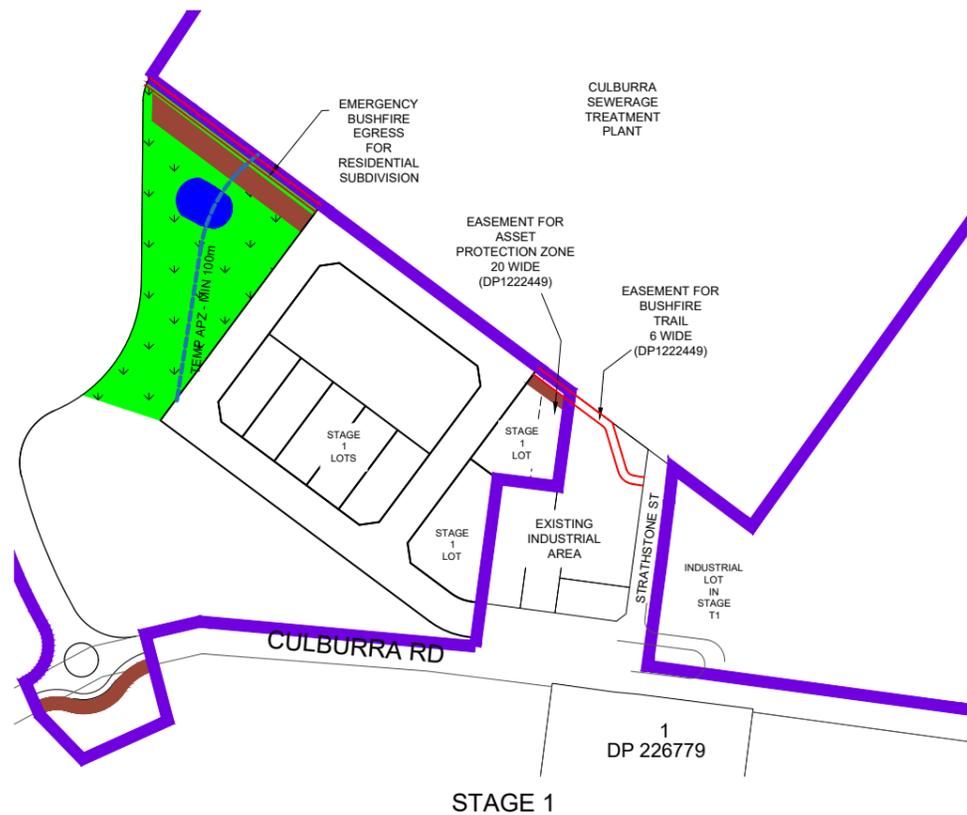
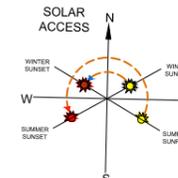


RESIDENTIAL AREA STAGE R7 - STAGE R9



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	DATE OF PLAN: 18.02.2020	DRAWING NUMBER 25405-215	SHEET 2 OF 4	REVISION 01						

PROPOSED MIXED USE CONCEPT PLAN - STAGED DELIVERY PLANS



- DEVELOPMENT BOUNDARY
- TEMPORARY APZ - MINIMUM 100m
- TEMPORARY TURNING HEAD (RFS/PBP COMPLIANT)
- TEMPORARY FIRE TRAIL (RFS/PBP COMPLIANT)
- DENOTES BIOFILTRATION
- DENOTES WATER QUALITY PONDS
- DENOTES PUBLIC RESERVE

M:\Projects\20000\25405\Drawings\25405-214-217 MIXED USE CONCEPT PLAN - STAGED DELIVERY PLANS.dwg

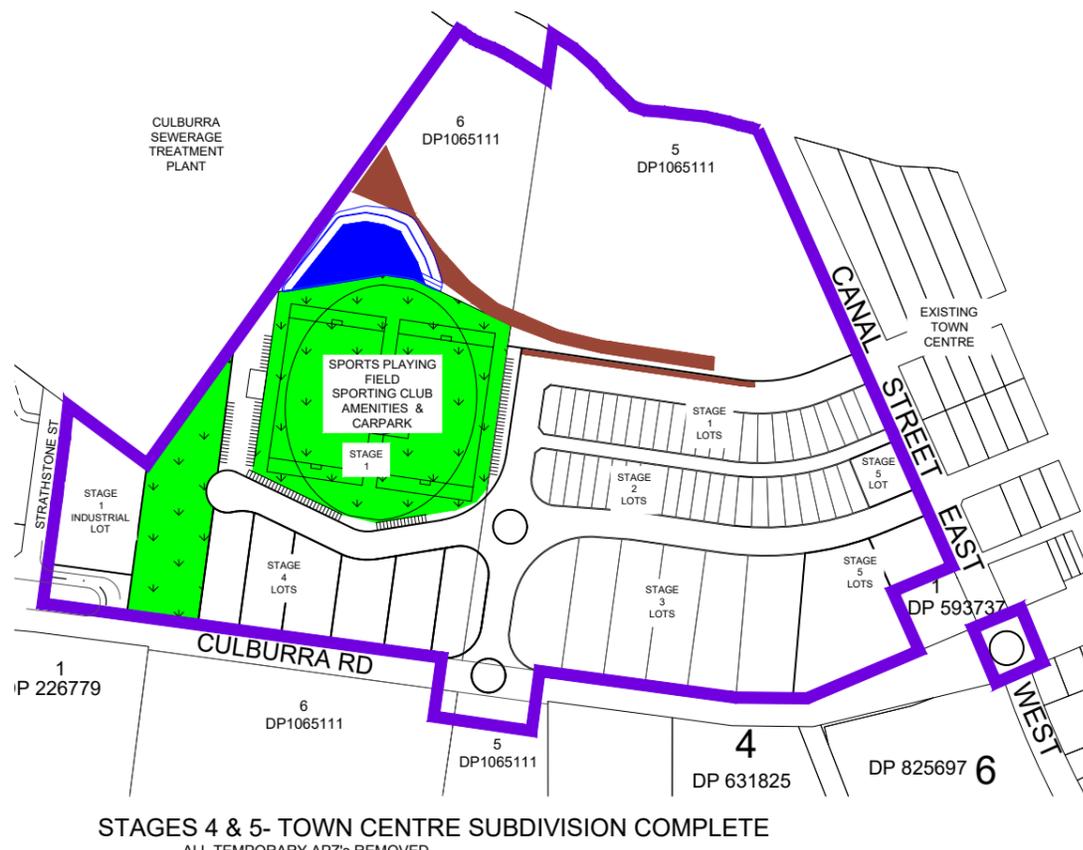
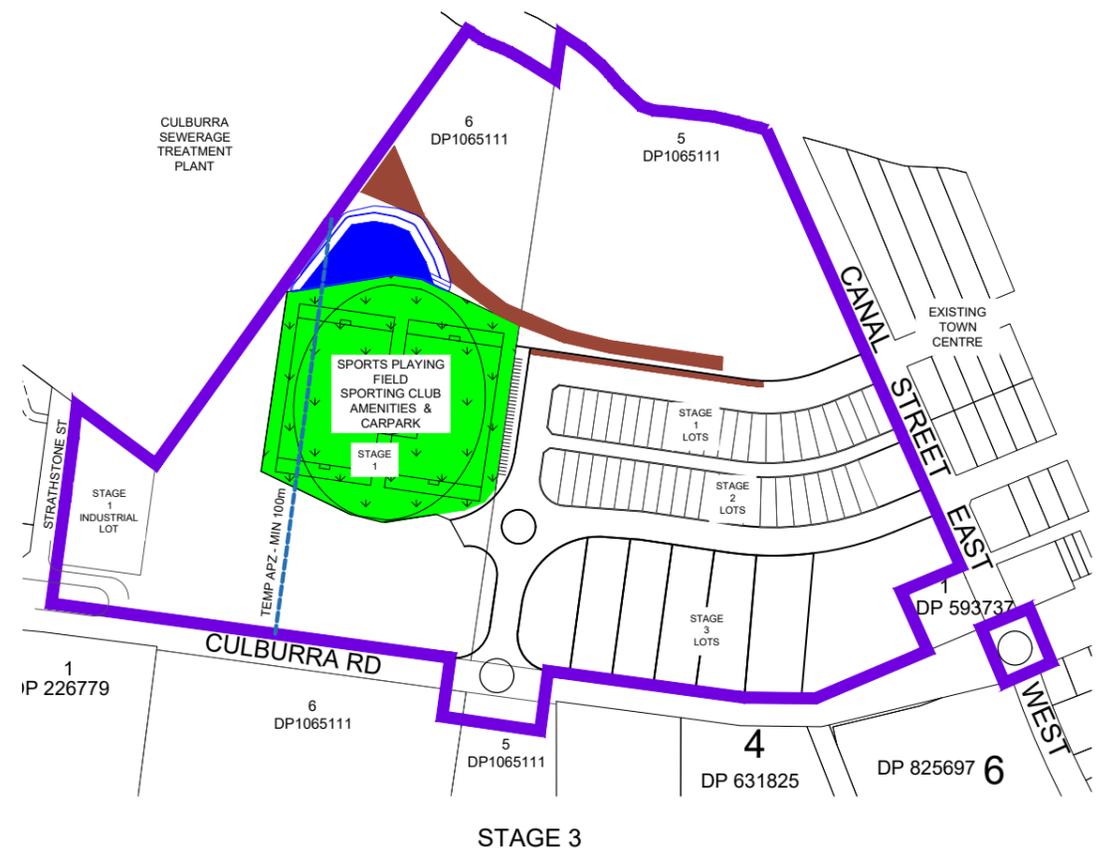
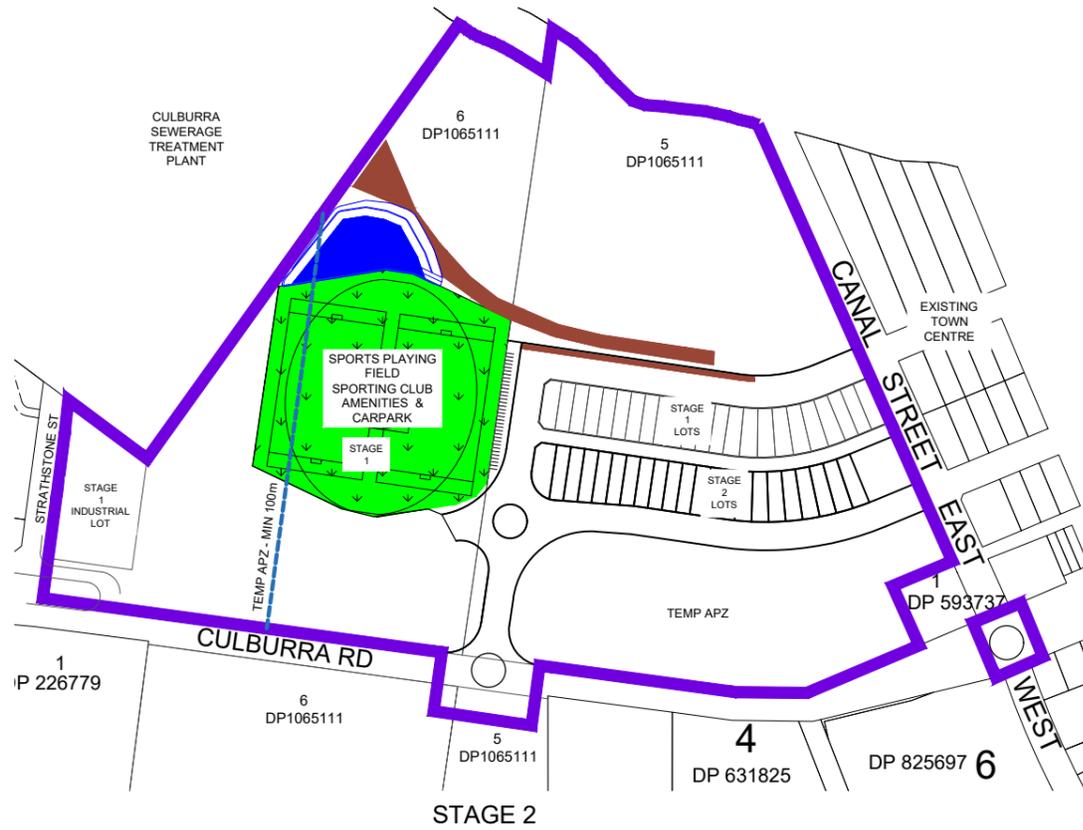
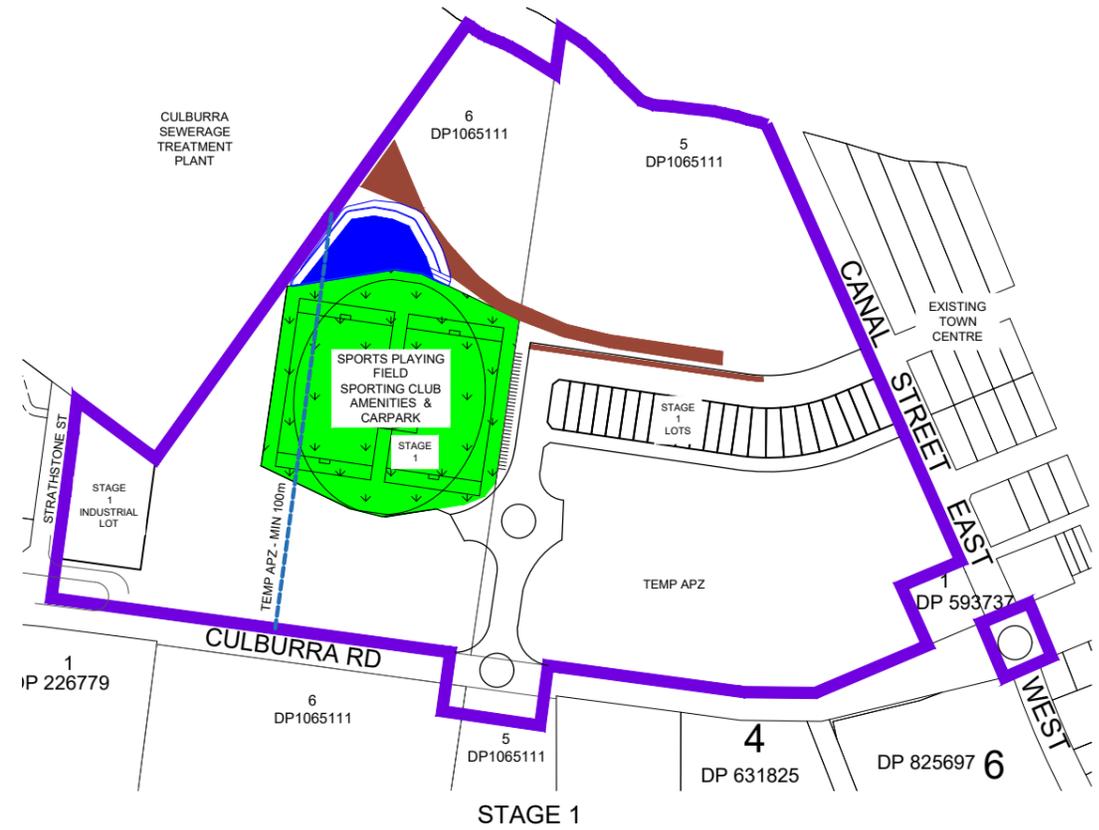
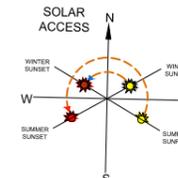


INDUSTRIAL AREA

STAGE I1 - STAGE I3

RATIO: 1:2500 (AT A1 ORIGINAL) (1:5000 AT A3)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	AERIAL PHOTOGRAPHY MP DS MP	REV 01	DESCRIPTION LAYOUT AMENDED TO ALIGN WITH WATER QUALITY CHANGES	BY DS	DATE 08.10.2020	<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>	PROPOSED MIXED USE CONCEPT PLAN STAGED DELIVERY OVER PART OF LOTS 5 & 6 DP1065111 AT WEST CULBURRA FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: 18.02.2020	DRAWING NUMBER 25405-216	SHEET 3 OF 4	REVISION 01						

PROPOSED MIXED USE CONCEPT PLAN - STAGED DELIVERY PLANS



- DEVELOPMENT BOUNDARY
- TEMPORARY APZ - MINIMUM 100m
- TEMPORARY TURNING HEAD (RFS/PBP COMPLIANT)
- TEMPORARY FIRE TRAIL (RFS/PBP COMPLIANT)
- DENOTES BIOFILTRATION
- DENOTES WATER QUALITY PONDS
- DENOTES PUBLIC RESERVE

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SCALE:- 1:2500

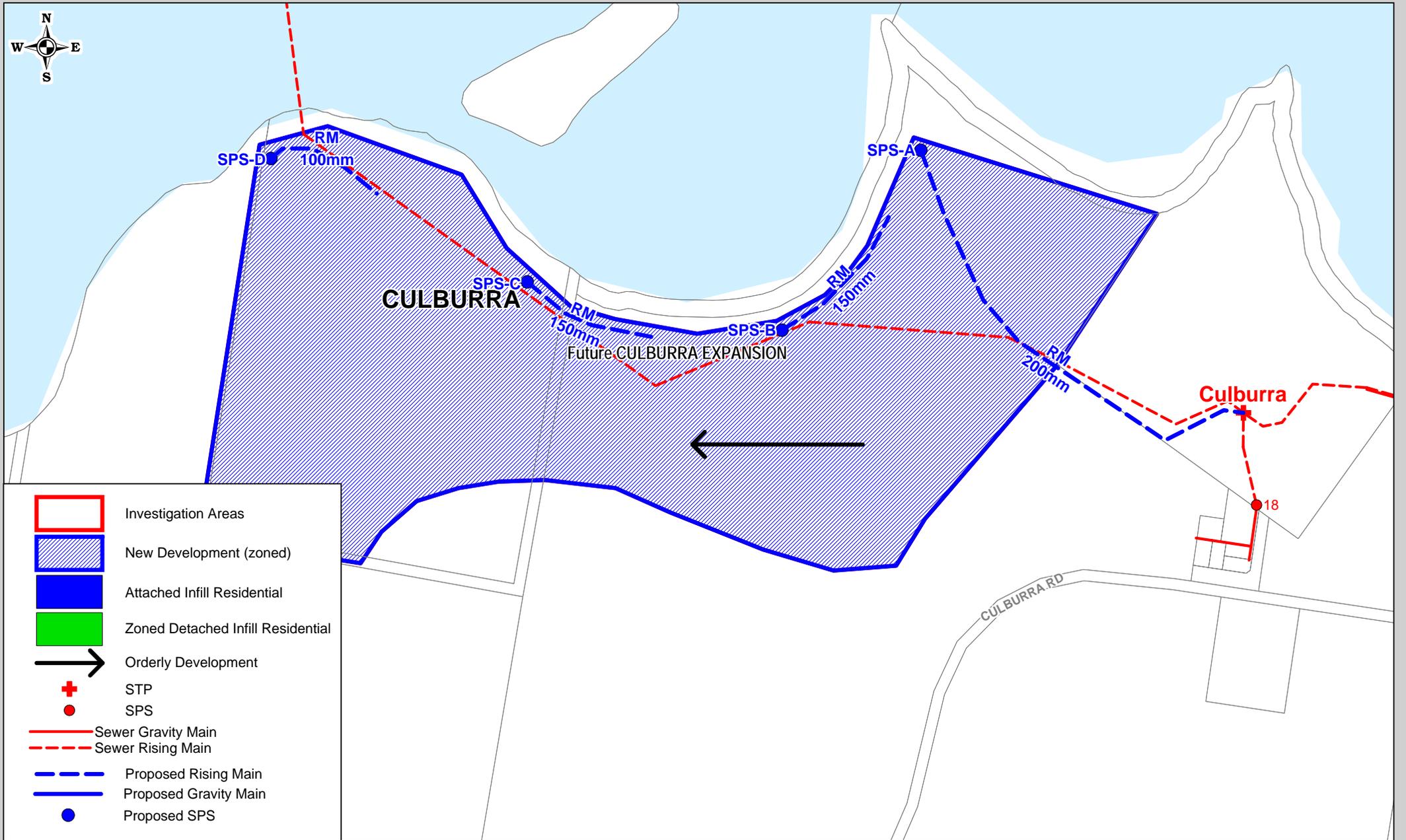


TOWN CENTRE

STAGE T1 - STAGE T4

RATIO: 1:2500 (AT A1 ORIGINAL) (1:5000 AT A3)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	AERIAL PHOTOGRAPHY MP DS MP	REV 01	DESCRIPTION LAYOUT AMENDED TO ALIGN WITH WATER QUALITY CHANGES	BY DS	DATE 08.10.2020	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	PROPOSED MIXED USE CONCEPT PLAN STAGED DELIVERY OVER PART OF LOTS 5 & 6 DP1065111 AT WEST CULBURRA FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: 18.02.2020								DRAWING NUMBER 25405-217	SHEET 4 OF 4

Appendix 3 – Shoalhaven Water DSP2005 Sewer Infrastructure

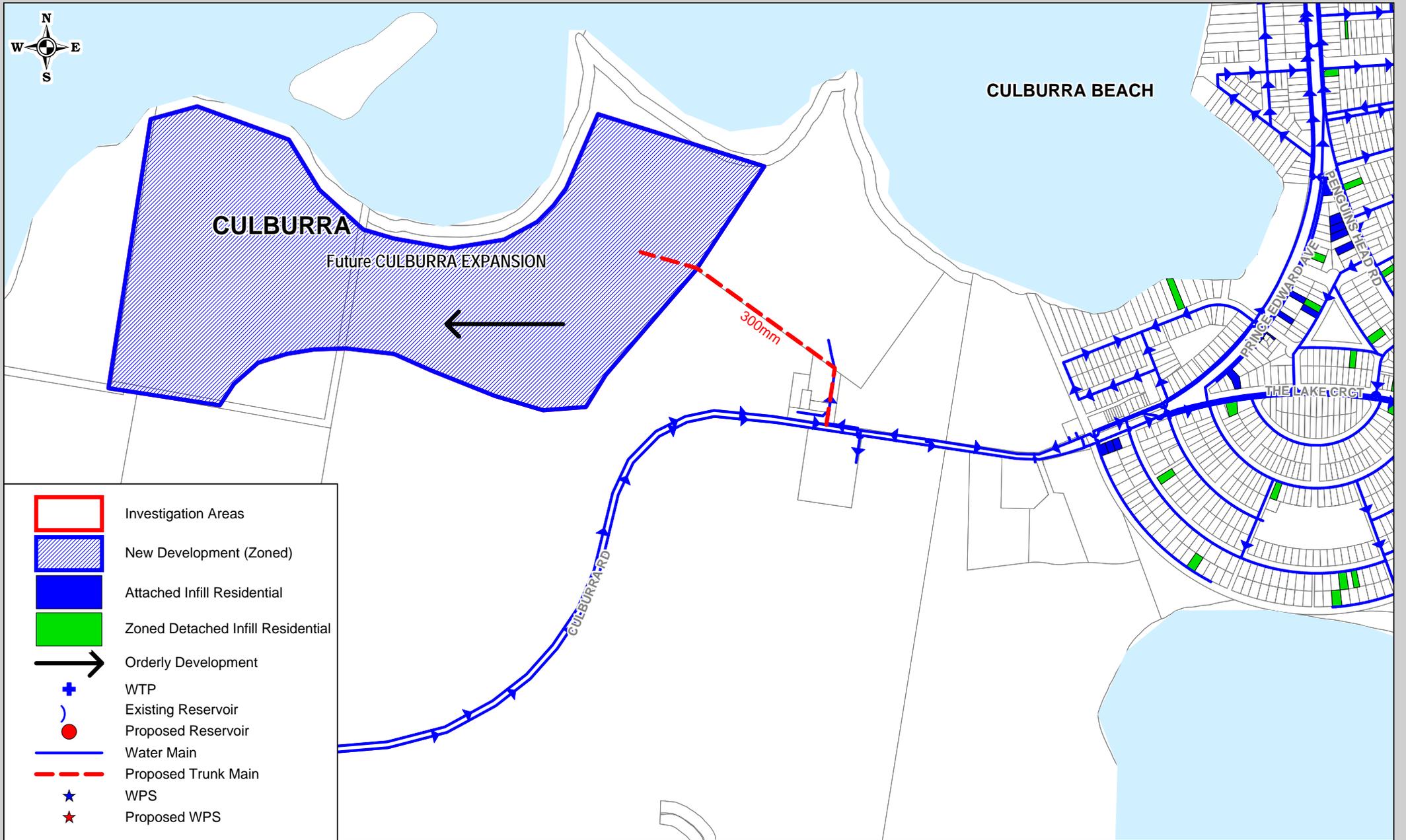


	Investigation Areas
	New Development (zoned)
	Attached Infill Residential
	Zoned Detached Infill Residential
	Orderly Development
	STP
	SPS
	Sewer Gravity Main
	Sewer Rising Main
	Proposed Rising Main
	Proposed Gravity Main
	Proposed SPS


 John Wilson and Partners Pty. Ltd.
 Level 5, 189 Miller Street
 North Sydney, NSW 2060
 Ph. (02) 89231555 Fax. (02) 94601866

Shoalhaven Water
 Sewerage Infrastructure - Culburra

Appendix 4 – Shoalhaven Water DSP2005 Water Infrastructure



Appendix 5 – Endeavour Energy response to Technical Enquiry Review

20 February 2020

Endeavour Energy Ref: ENL3632 – 2014/02306/001

Allen Price & Scarratts Pty Ltd
 PO Box 73
 NOWRA NSW 2541

Attention: Matt Philpott

TECHNICAL ENQUIRY REVIEW

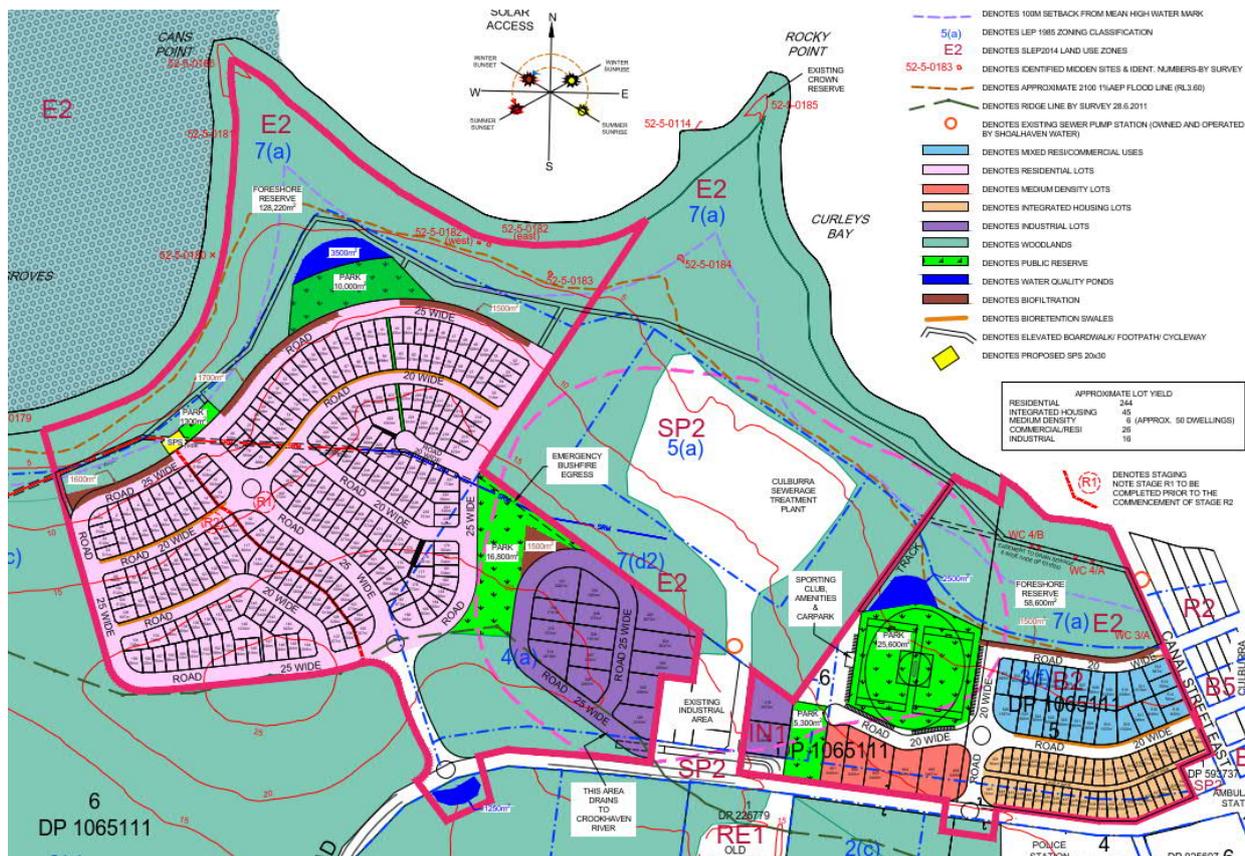
ENL3632 – LOT 5 & 6, DP 1065111, Off Culburra Road, WEST CULBURRA BEACH

Thank you for your enquiry application and the payment of fees to facilitate the enquiry request at the above location. Your application has been registered under ENL3632. Please quote this reference number on all future correspondence.

Your enquiry requires a load assessment for subdivision based on revised subdivision plan.

Proposed mixed-use subdivision consists of the following Lots with the following estimated maximum demands;

- 244 residential Lots (>350sqm @ 6.5kVA per Lot or 1.6MVA)
- 16 industrial Lots (<3500sqm Lot size @ 144kVA per Lot or 2.3MVA)
- 6 medium density Lots(50 multi-dwellings at 3.5kVA per unit or 175kVA)
- 45 integrated housing Lots (3.5kVA per Lot or 157.5kVA)
- 26 commercial/residential Lots (this load will be dependent on type of commercial development and has not been estimated at this stage)



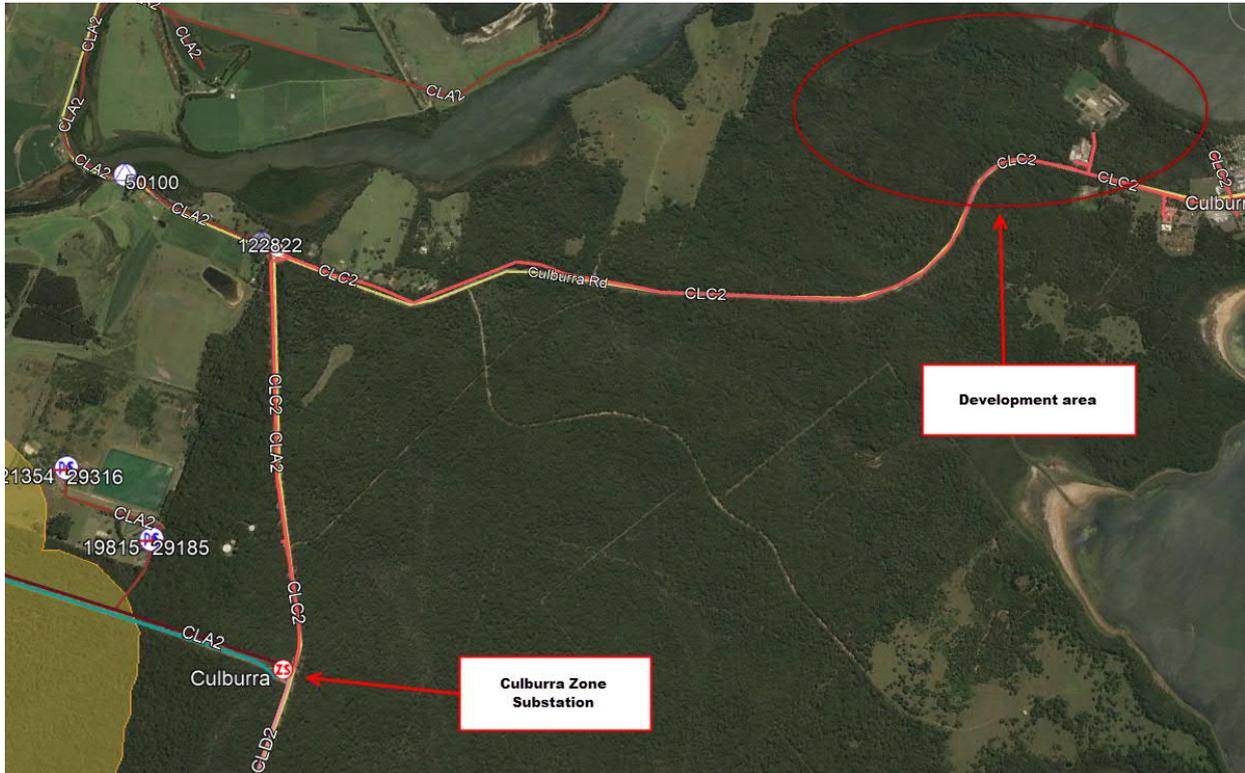
The development is situated in an existing 11kV network area. There is one nearby 11kV feeder in close proximity to the site;

- Existing 11kV feeder available is CULBURRA - Culburra - CLC2. It has a 2019 winter peak reading of 218A



Based on above 11kV feeder max values, it may be possible to provide approximately 1MVA supply to the initial development from 11kV feeder CLC2. This depends on actual commencement date of the development and load assessment. Exact determination of what Endeavour Energy can provide from feeder CLC2 will be determined upon submission of an Application for Subdivision. Endeavour Energy may be able to analyse closer as to whether we can accommodate more load from 11kV feeder CLC2. This development may look to consider non-network solutions to assist with load provision to the development.

Masterplan provided also suggests there will be future development. Ultimately, if supply cannot be provided from 11kV feeder CLC2, then a new 33kV/11kV zone substation will be required. Negotiations with Endeavour Energy Capacity Planning Manager Jason Lu(9853 5003) will be required to obtain a zone substation site approximately 40m wide and 60m deep. In addition to this, establishment of a 33kV overhead line will be required from Culburra Zone Substation to new 33kV/11kV zone substation.



All works on this project with relation to 11kV feeder CLC2 be contestable and will be customer funded and constructed.

If you wish to proceed with this project, the developer or their representative will need to submit an Application for Connection of Permanent Load to Endeavour Energy which is available on the Endeavour Energy website [here](#).

Once the application is processed and a Supply Offer has been issued by Endeavour Energy, which will provide preliminary supply requirements, you will need to engage a level 3 Accredited Service Provider who will submit a formal Method of Supply.

A list of the Accredited Service Providers is available at the NSW Trade and Investment website [here](#) or can be obtained via phone 13 77 88.

Please note this enquiry is only a preliminary assessment and does not guarantee supply availability or provide final conditions of supply.

Should you have any enquiries regarding your application please contact me.

Yours faithfully,
M Grimwood

Regards,
Matt Grimwood
Contestable Works Project Manager
Network Connections
T : 98537916
E : matthew.grimwood@endeavourenergy.com.au

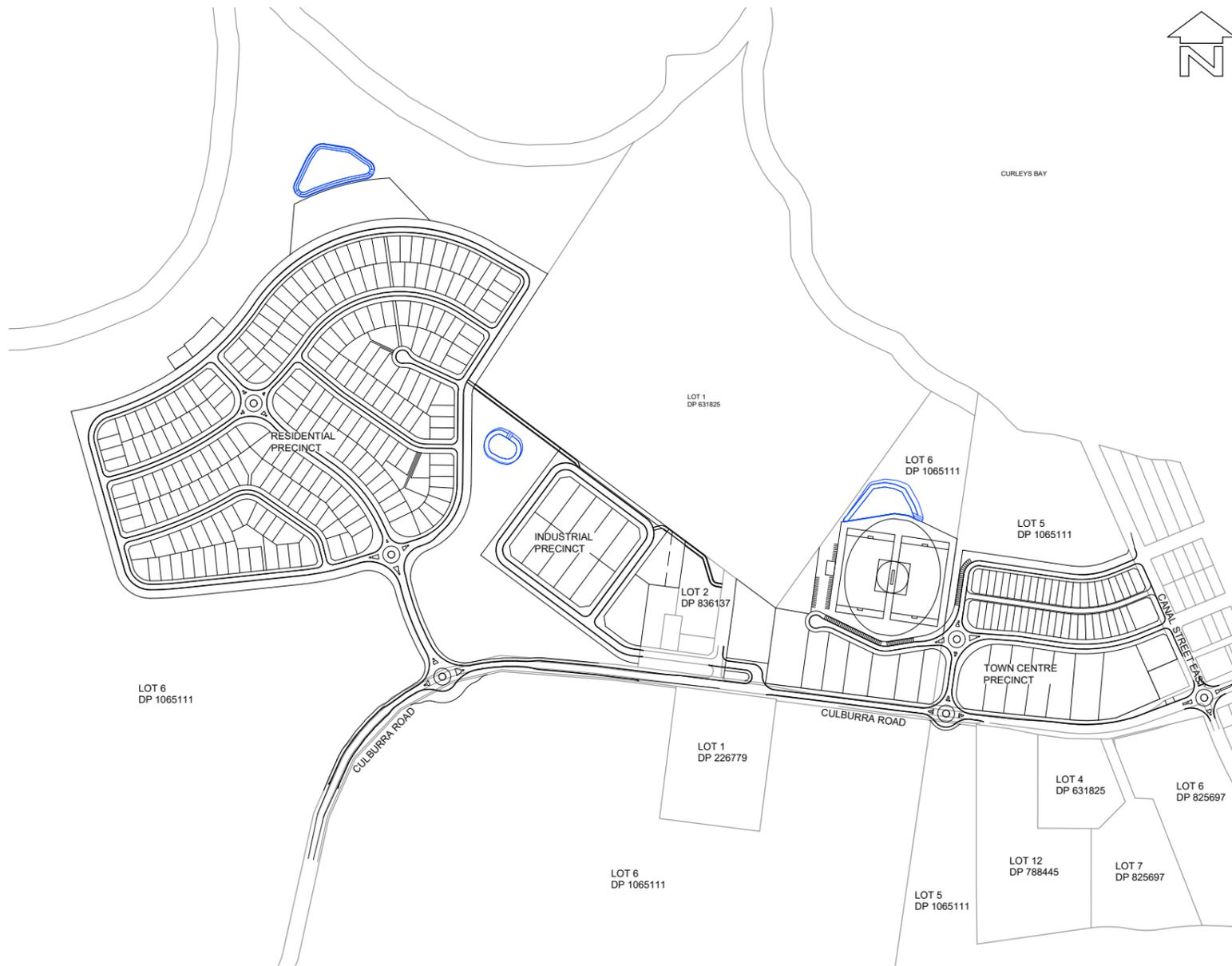


Appendix 6 – Preliminary engineering design plans

Shared footpath plan

Bus route plan

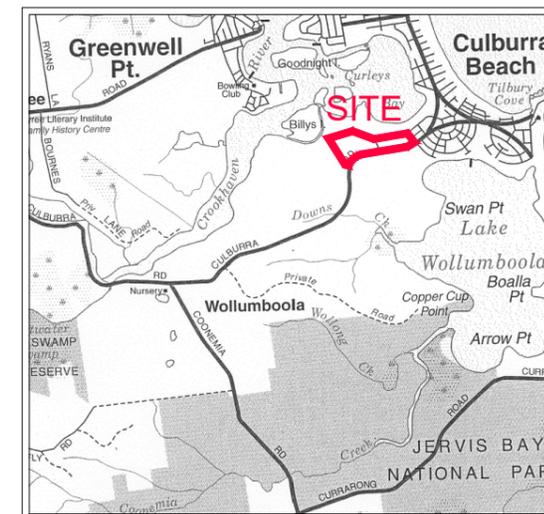
PRELIMINARY ENGINEERING DRAWINGS FOR PROPOSED MIXED-USE SUBDIVISION AT WEST CULBURRA



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

0 50 100 150 200
SCALE: 1:4000

PROFESSIONAL
STANDARDS SCHEME
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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.



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(AT A1 ORIGINAL)

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

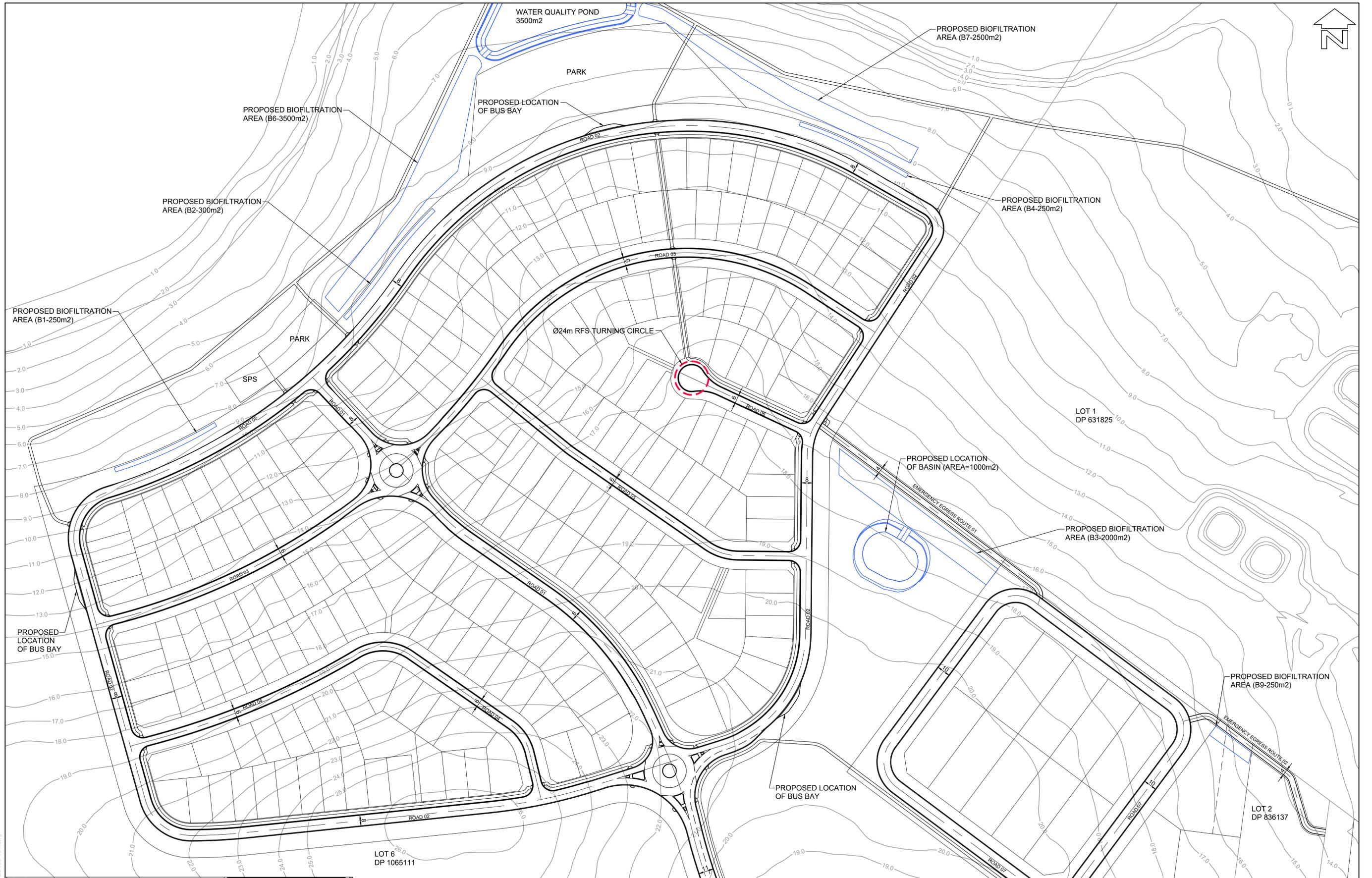
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DESIGN	CJG
DRAWN	CJG
CHECK'D	MJP

REV	DESCRIPTION	BY	DATE

aps 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

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



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

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 (AT A1 ORIGINAL)

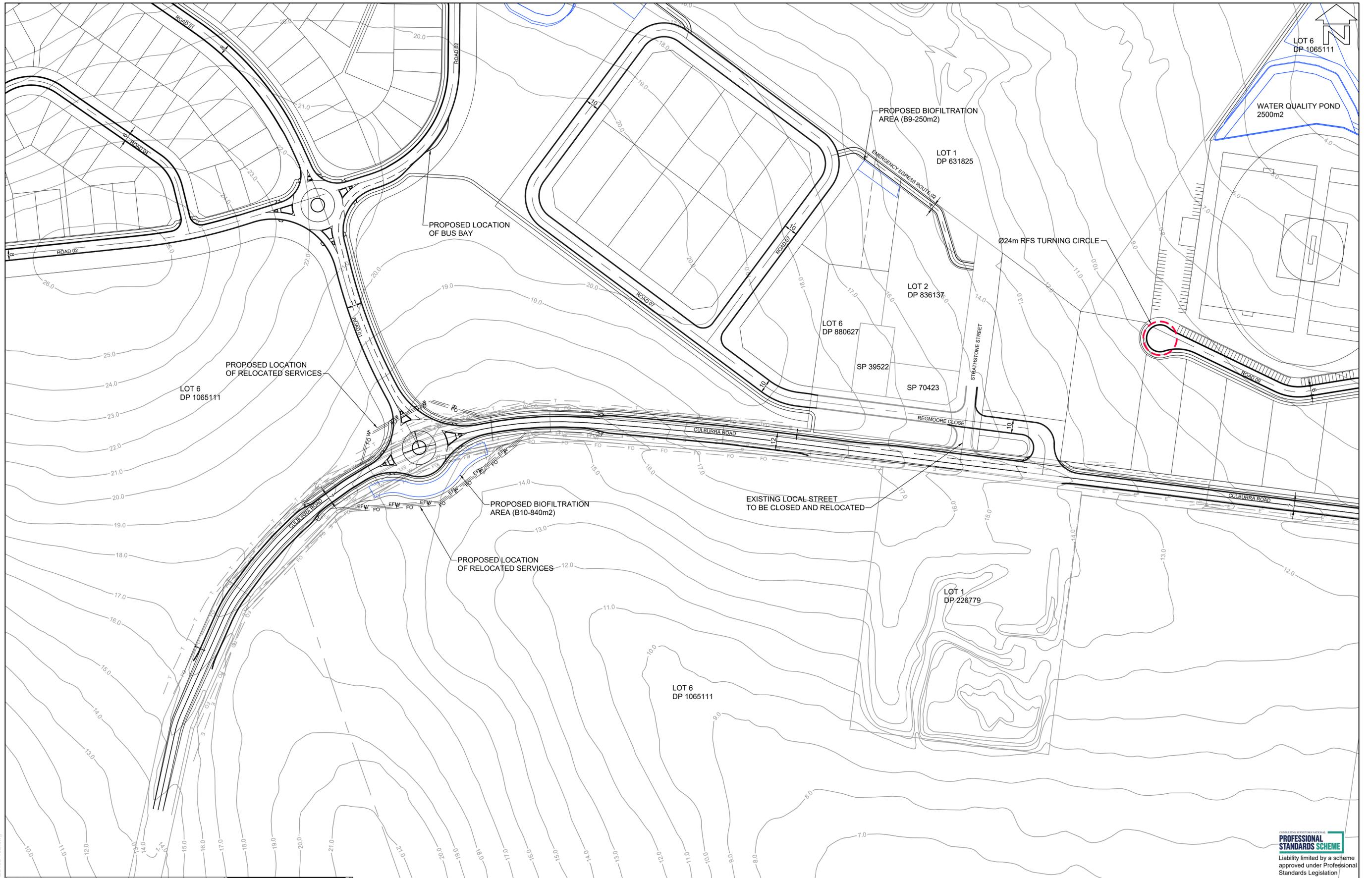
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 ORIGIN: SSM
 RL
 DATE OF PLAN: MARCH 2020

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

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 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 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 REVISION 29 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.



PROFESSIONAL STANDARDS SCHEME
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 (AT A1 ORIGINAL)

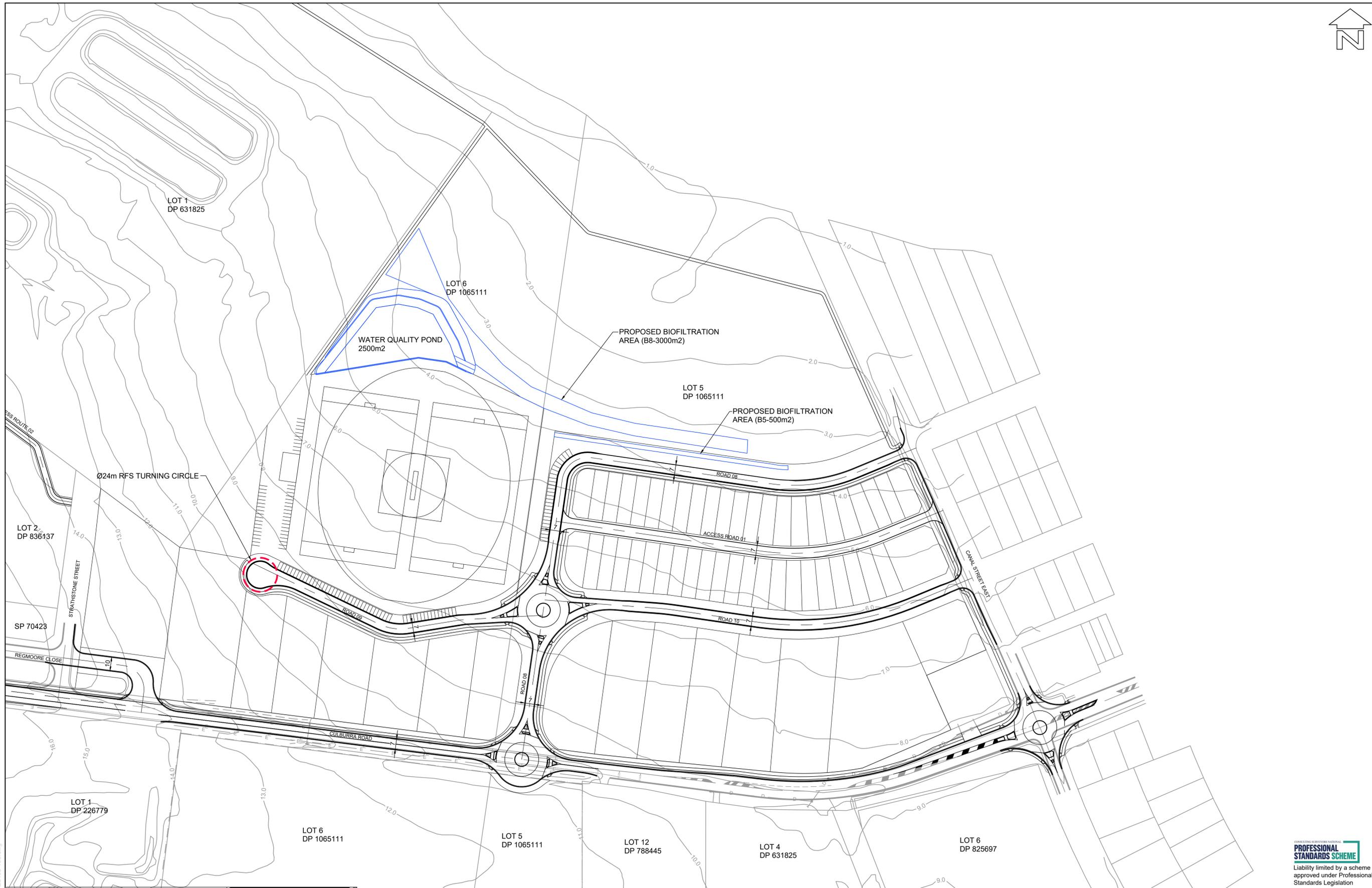
DATUM:
 AUSTRALIAN HEIGHT DATUM
 ORIGIN: SSM
 RL
 DATE OF PLAN: MARCH 2020

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

aps 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
 DRAWING NUMBER: **25405-102**
 SHEET **3** OF **29** REVISION **P1**



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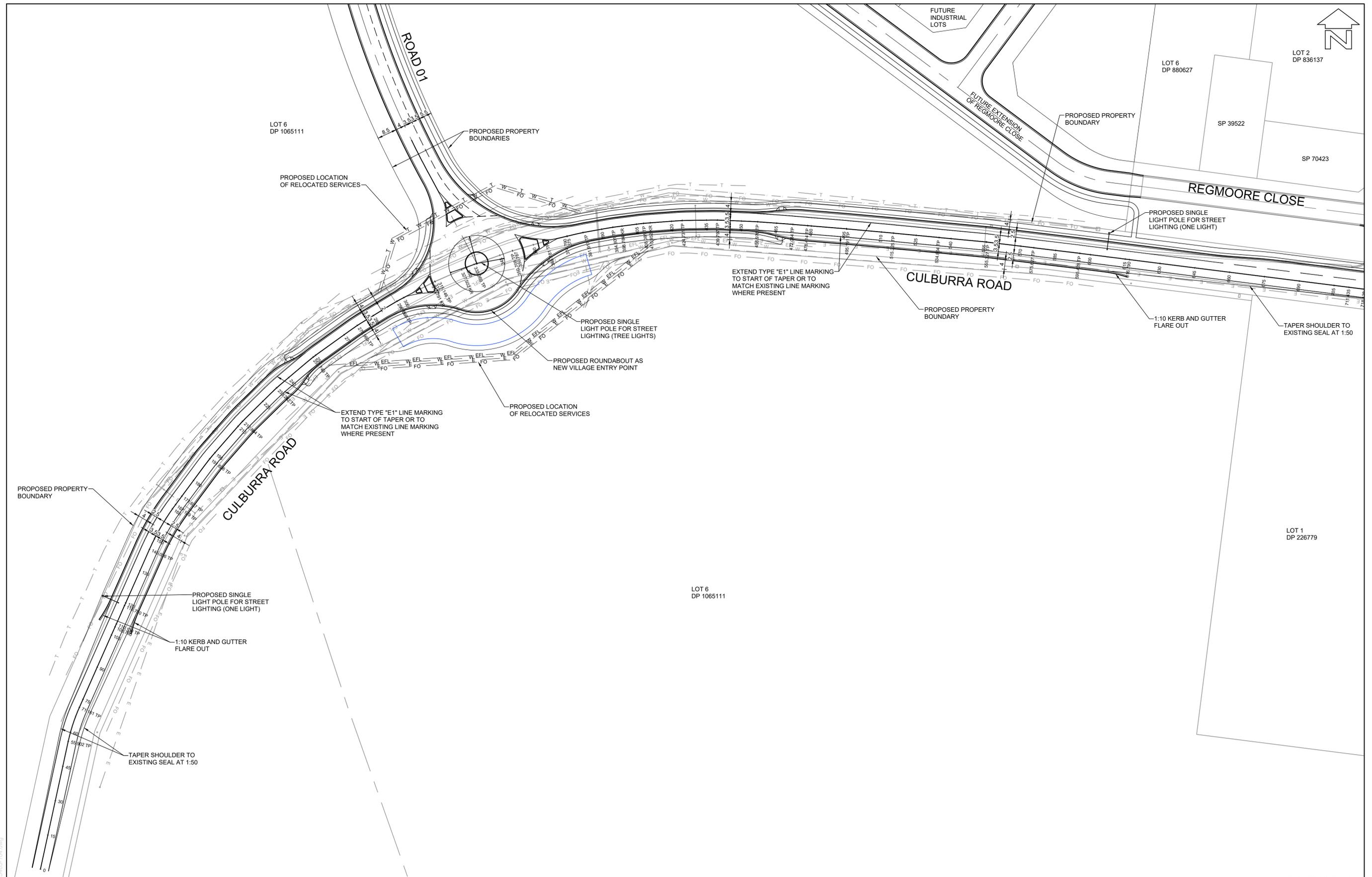


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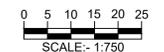


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	ORIGIN: SSM RL	DRAWN CJG	CHECK'D MJP							DRAWING NUMBER 25405-103
	DATE OF PLAN: MARCH 2020									

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LAYOUT PLAN
SCALE 1:750



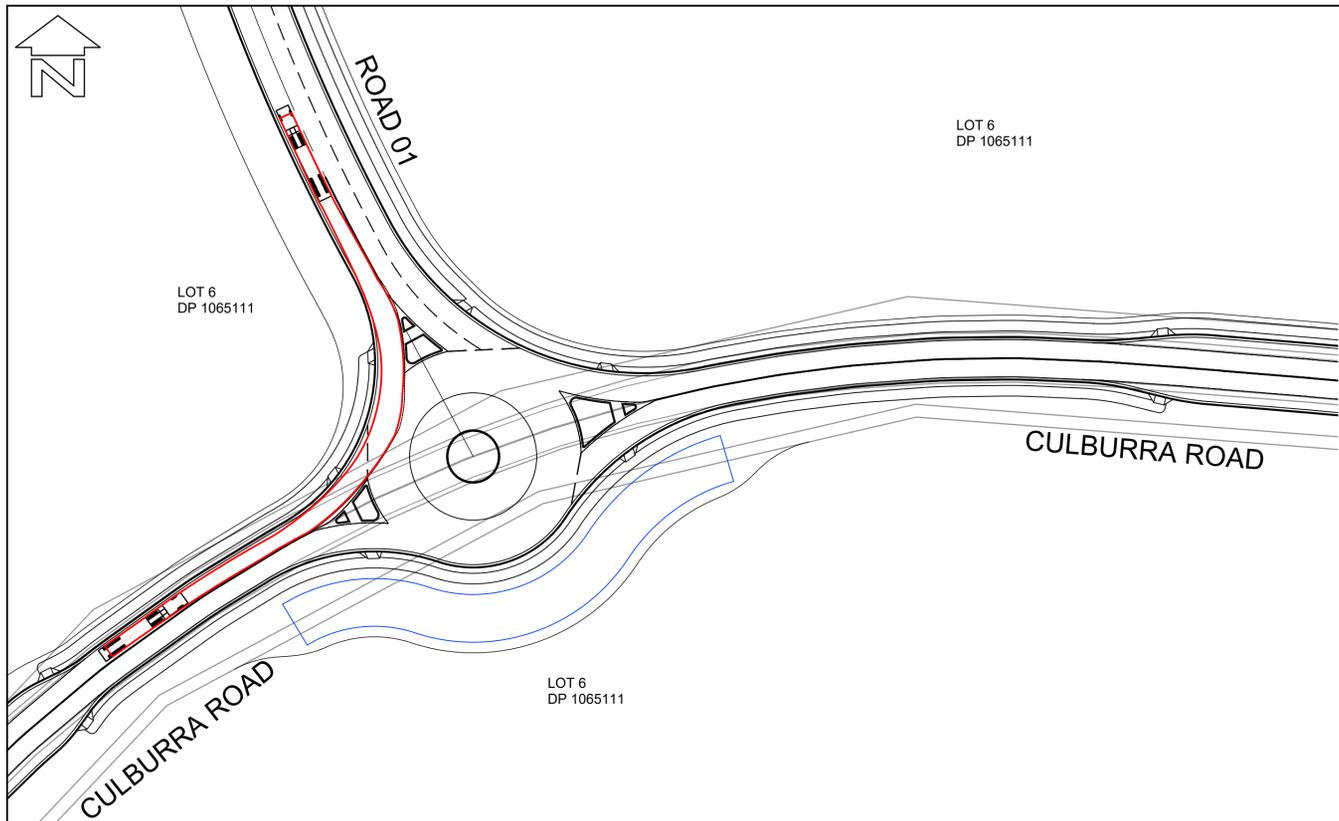
CONSULTING ENGINEERS NATIONAL
PROFESSIONAL STANDARDS SCHEME
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BEWARE!

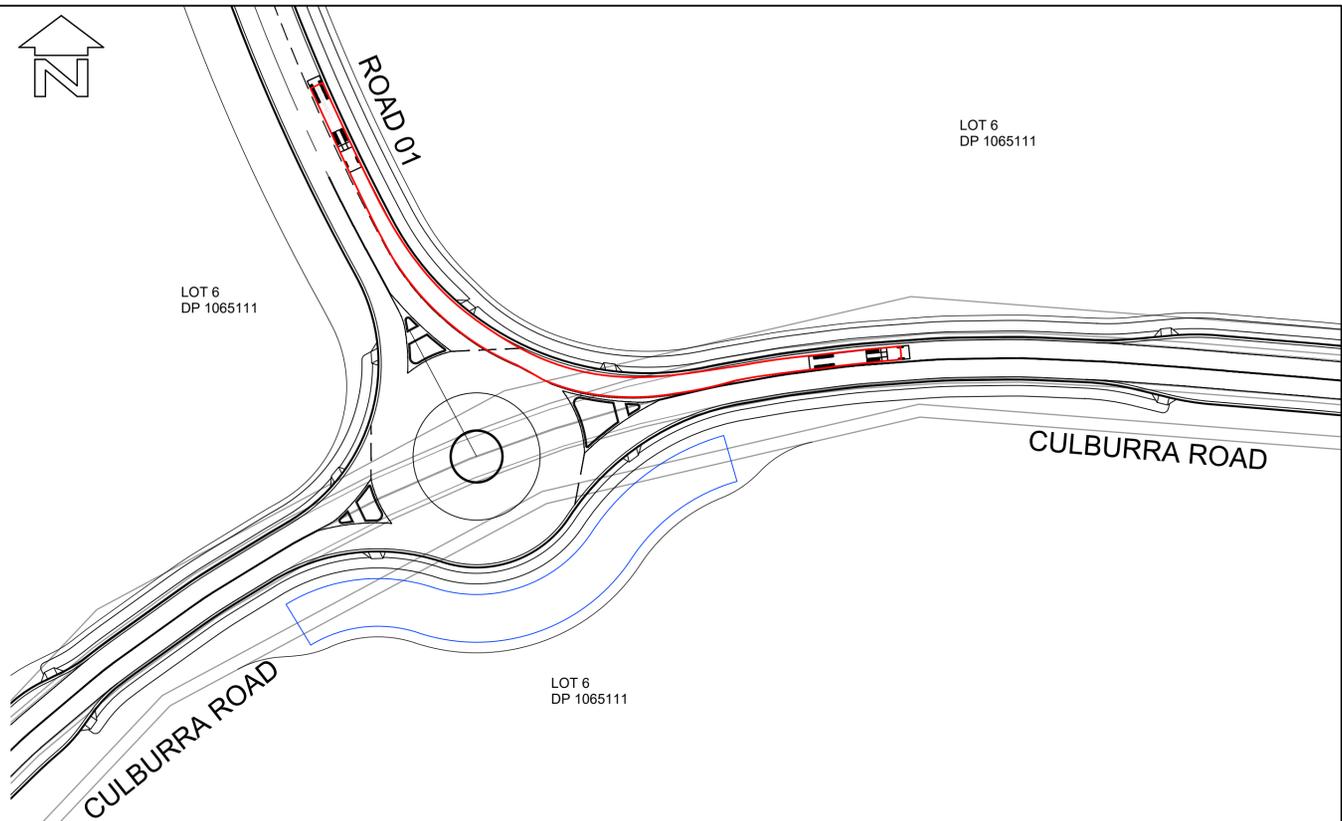
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www.1100.com.au

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.

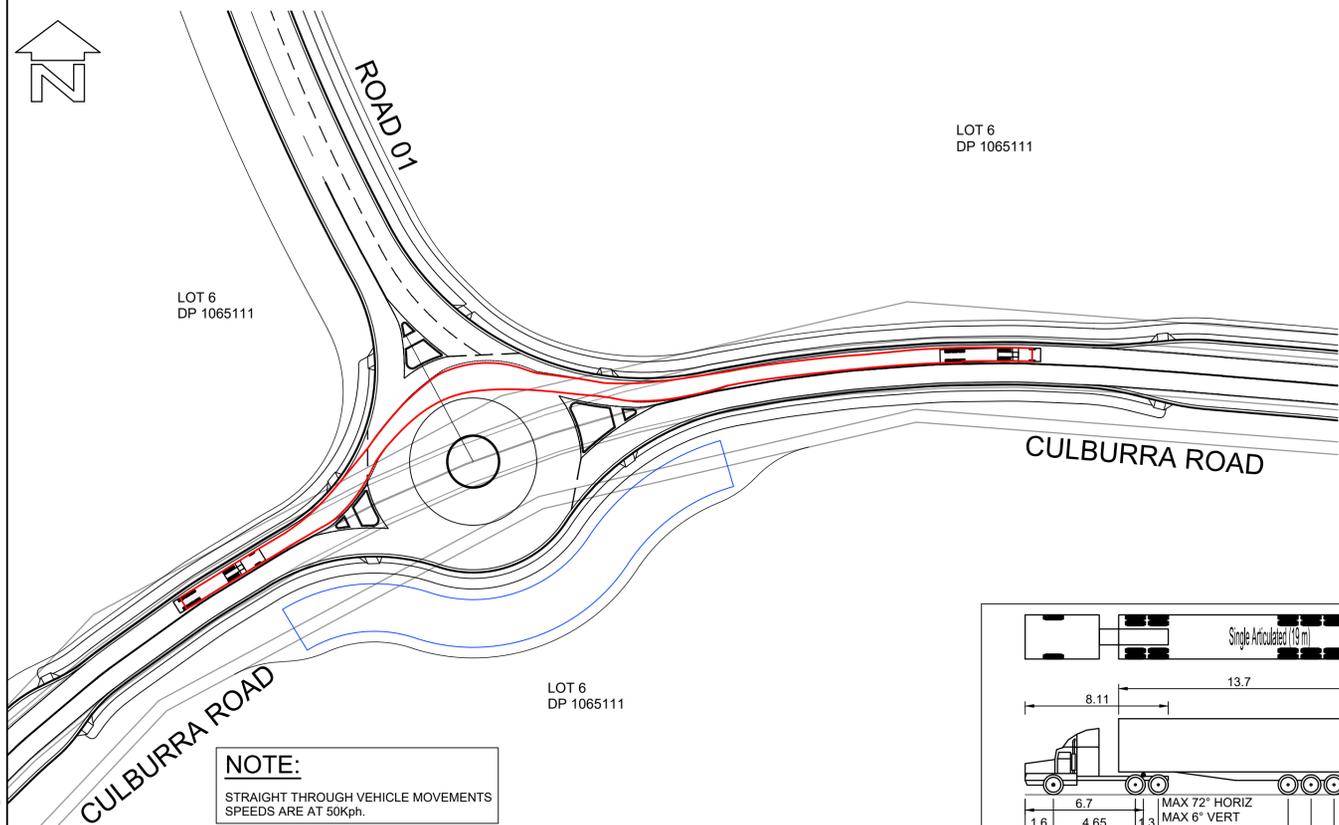
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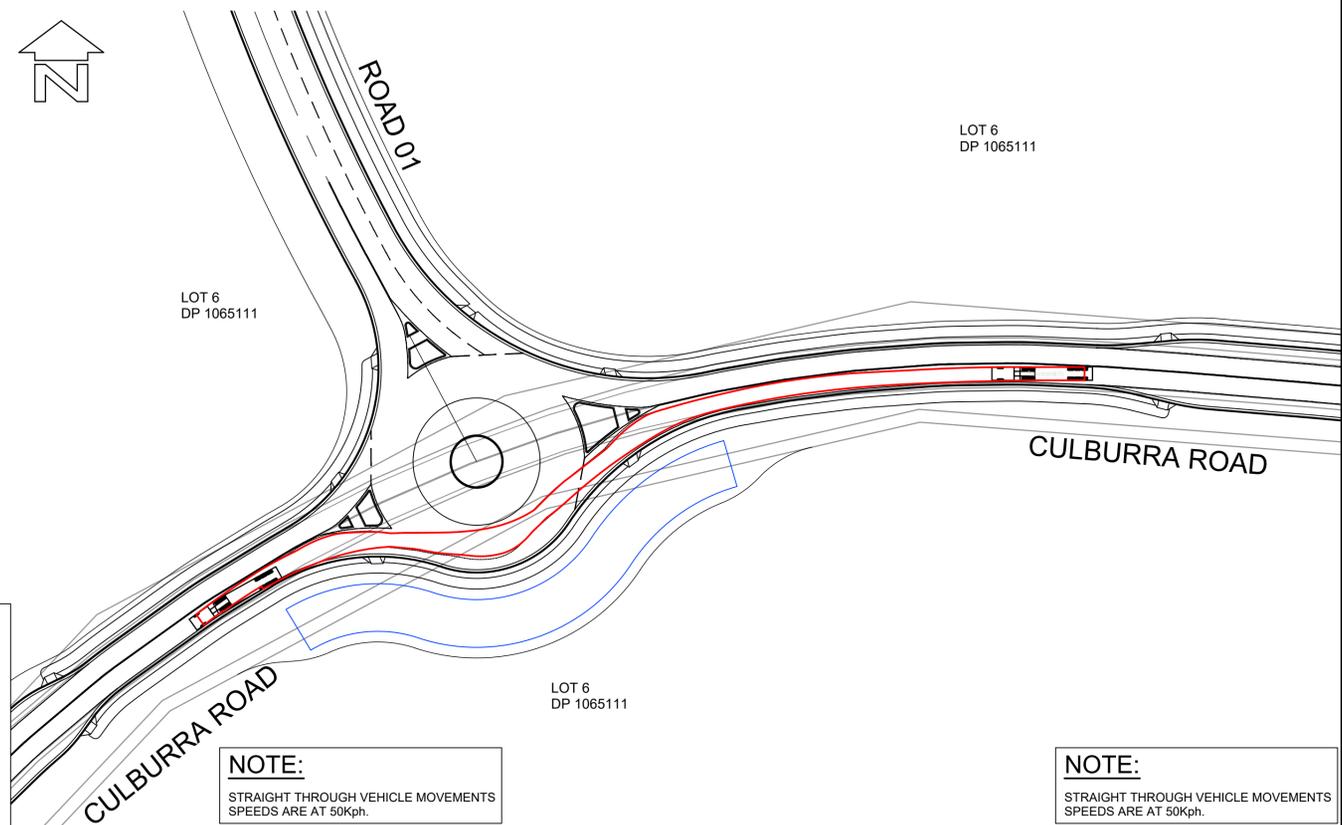
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SCALE 1:750



LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
SCALE 1:750

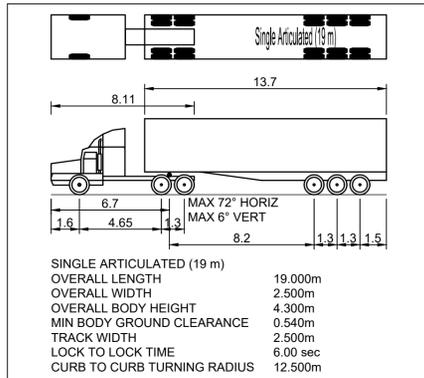


LAYOUT PLAN
SCALE 1:750

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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(AT A1 ORIGINAL)

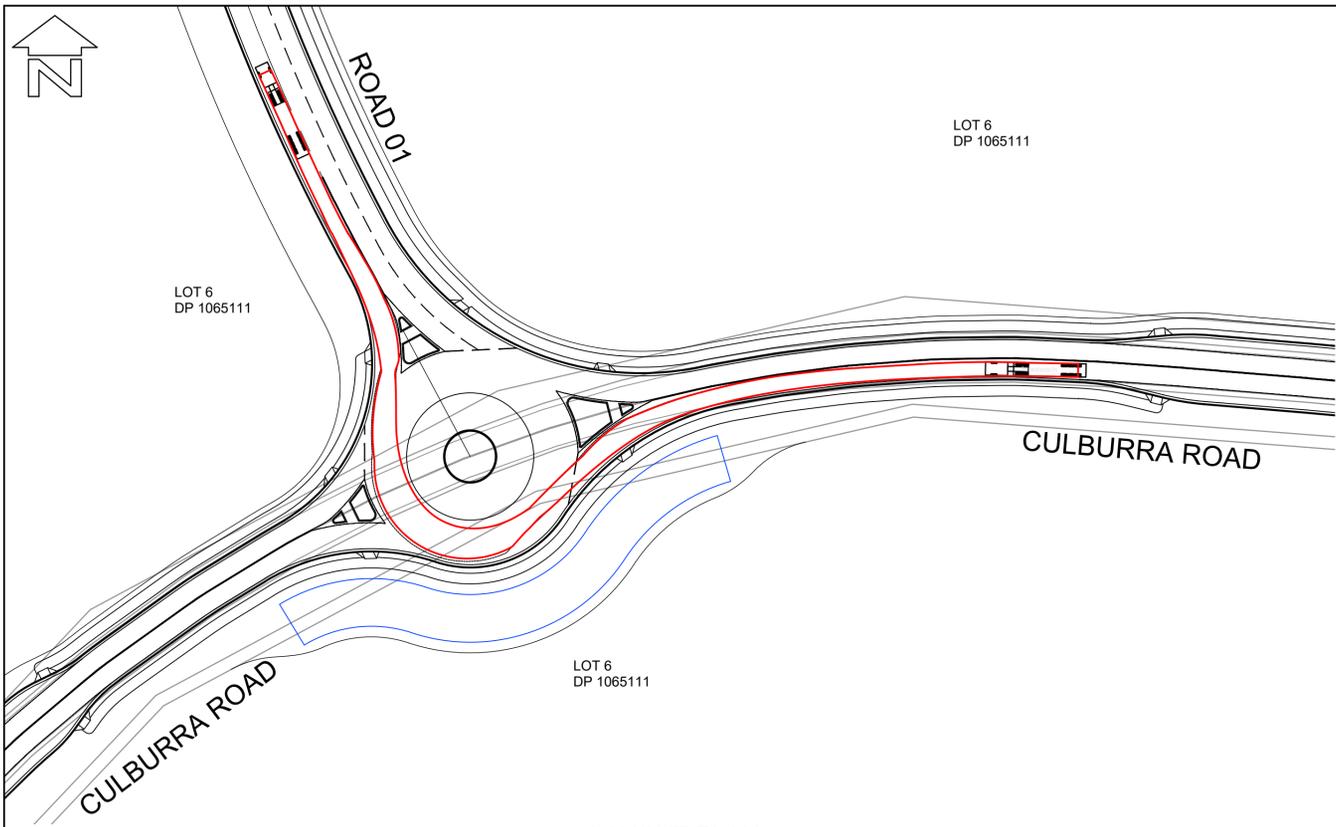
DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

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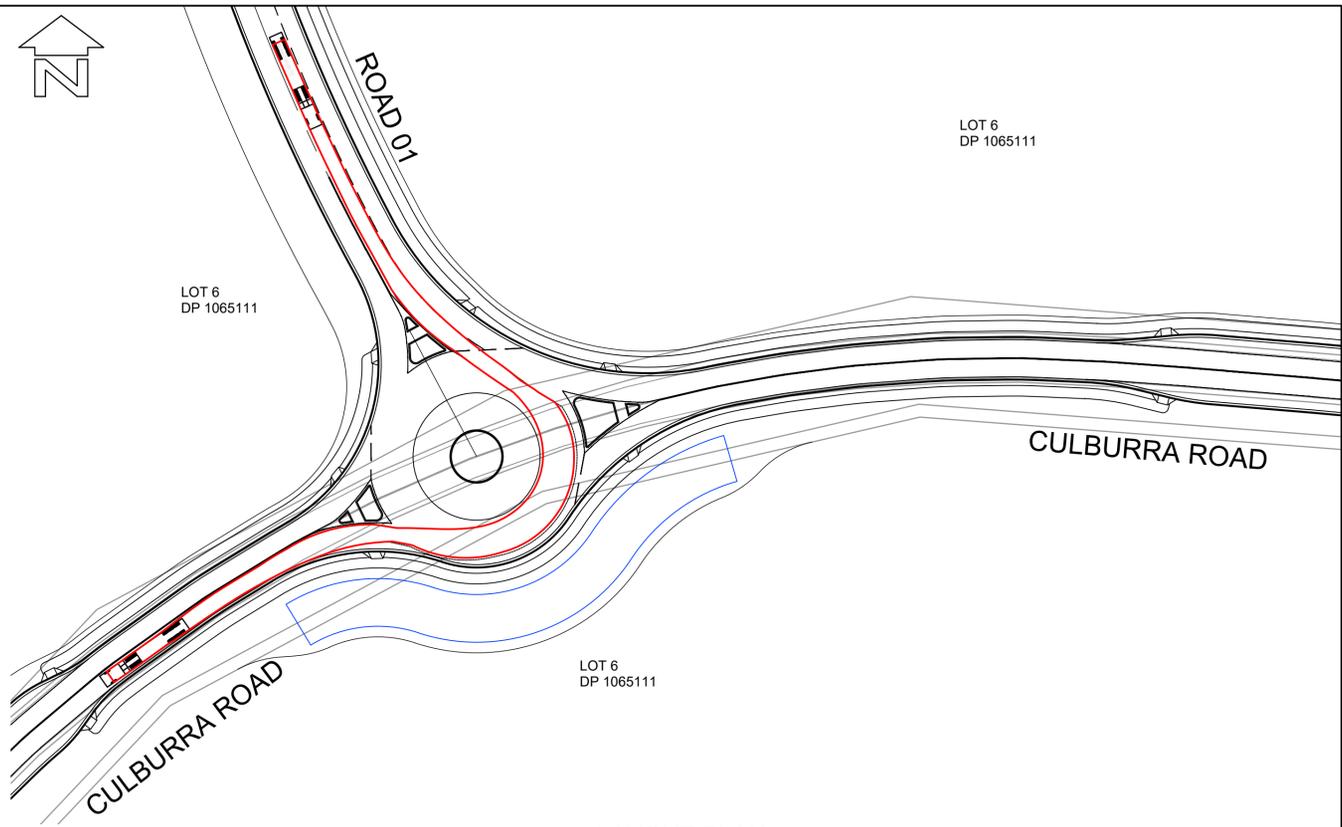
aps allen price & scarratts pty ltd
land and development consultants
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Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
phone:(02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

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

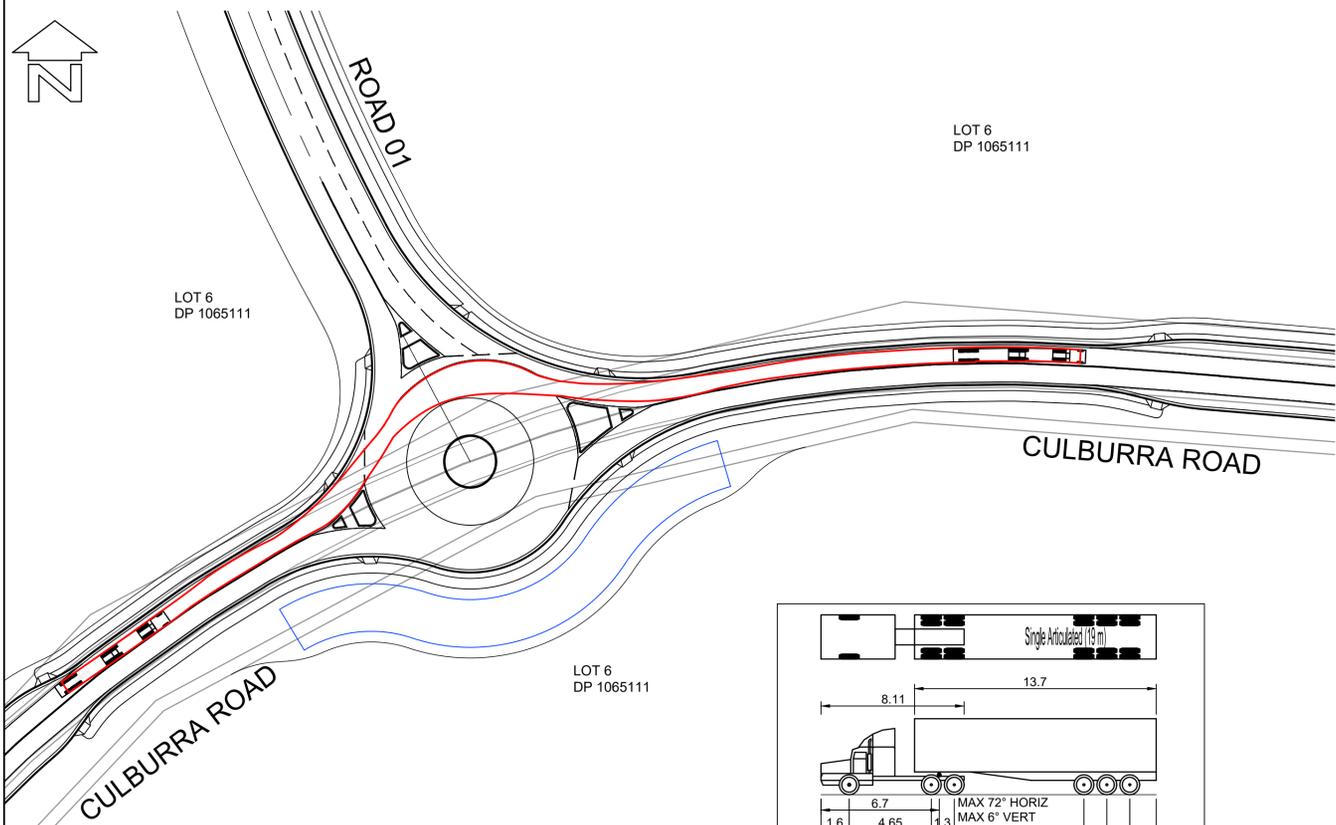
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NOT TO BE USED FOR CONSTRUCTION PURPOSES
DRAWING NUMBER
25405-106
SHEET **7** OF **29**
REVISION
P6



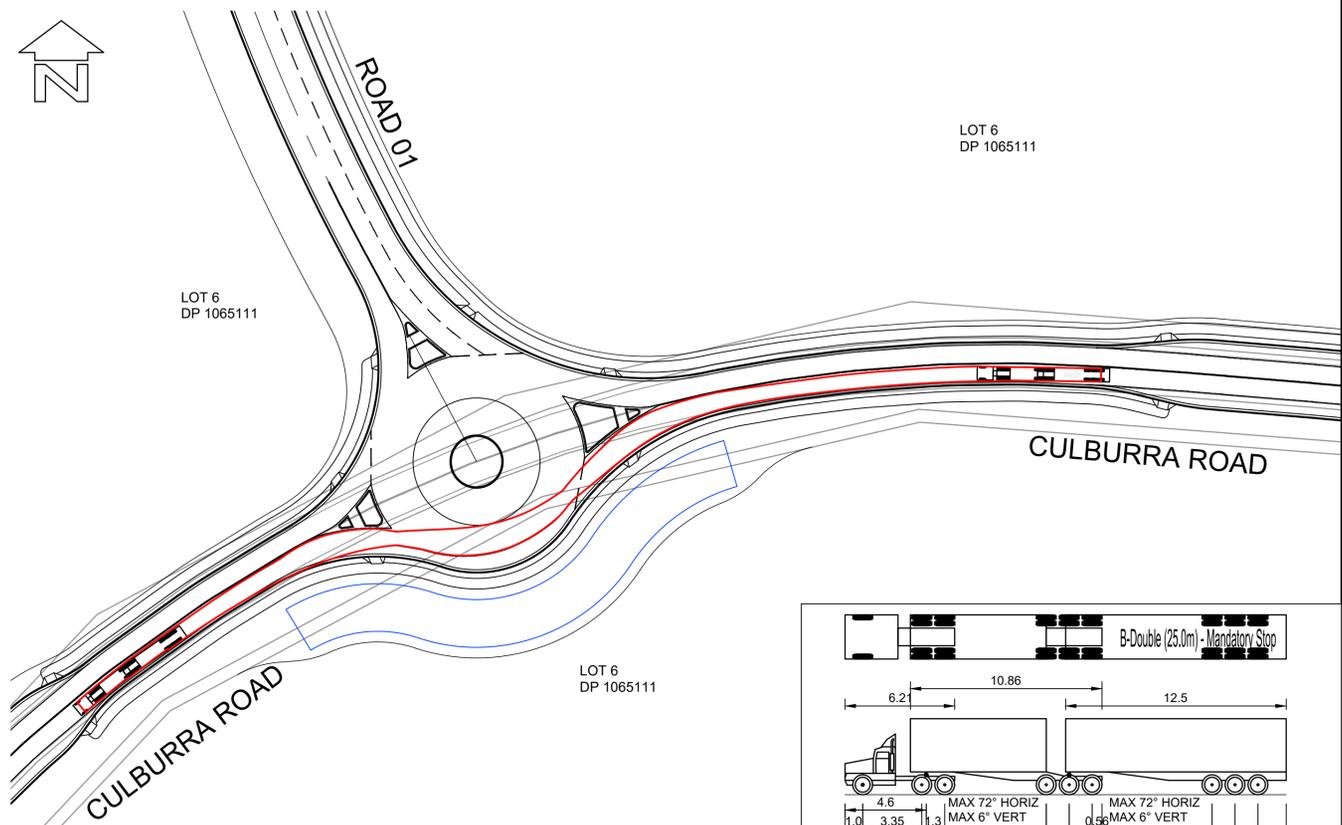
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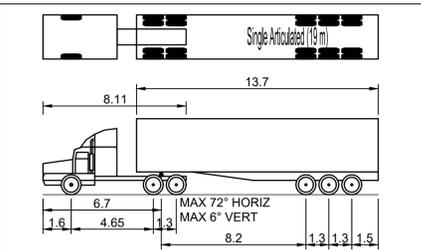
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LAYOUT PLAN
SCALE 1:750



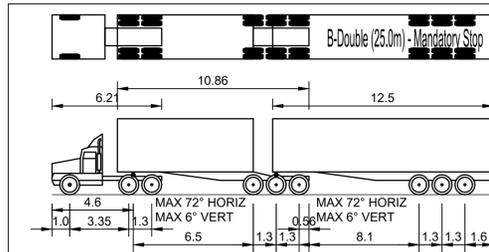
LAYOUT PLAN
SCALE 1:750



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				

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

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

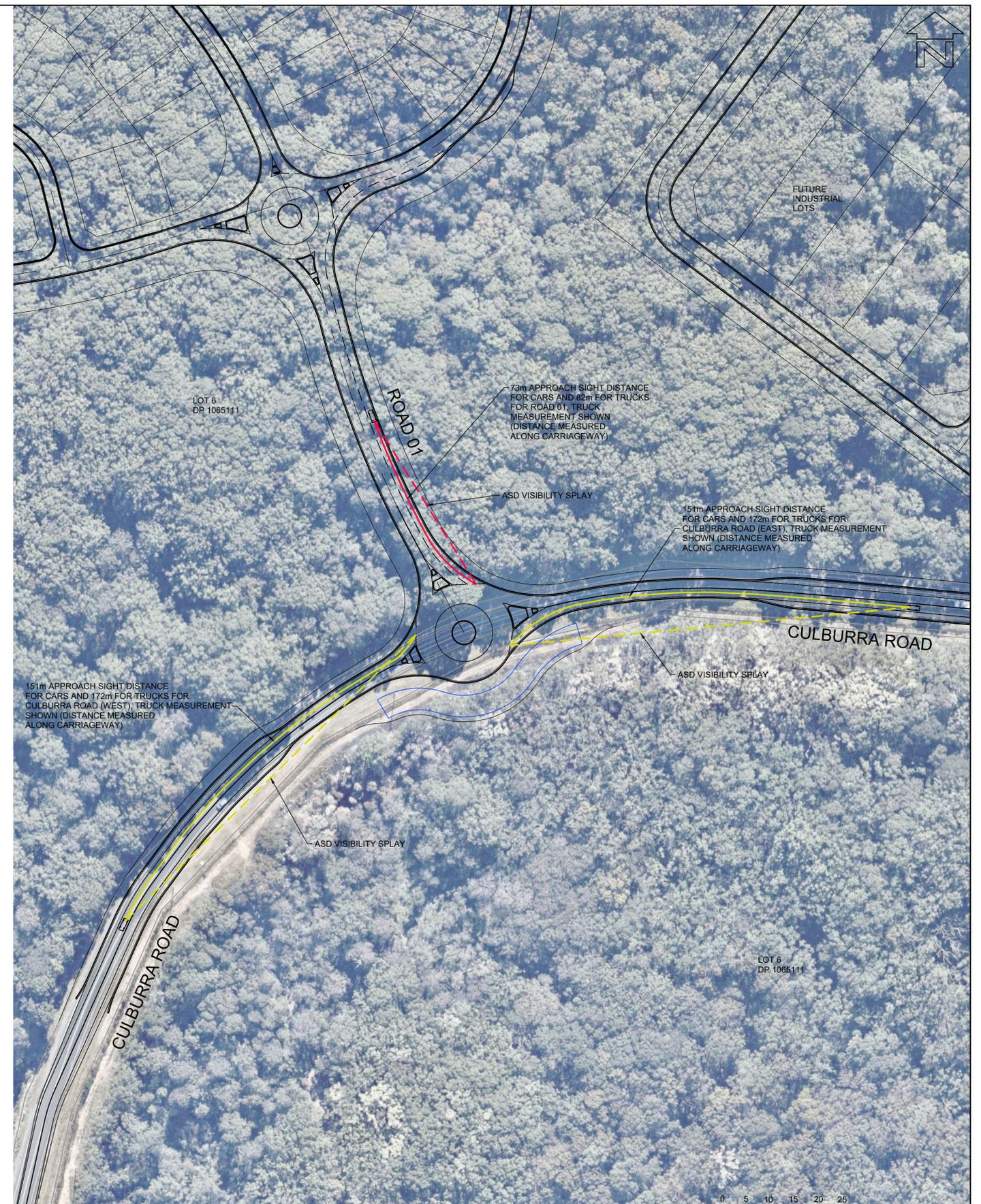
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	NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER	SHEET 8	REVISION
25405-107	OF 29	P6



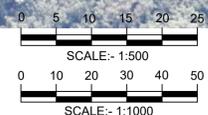
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000



PROFESSIONAL
STANDARDS SCHEME
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approved under Professional
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BEWARE!
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RATIO:
AS NOTED
(AT A1 ORIGINAL)

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

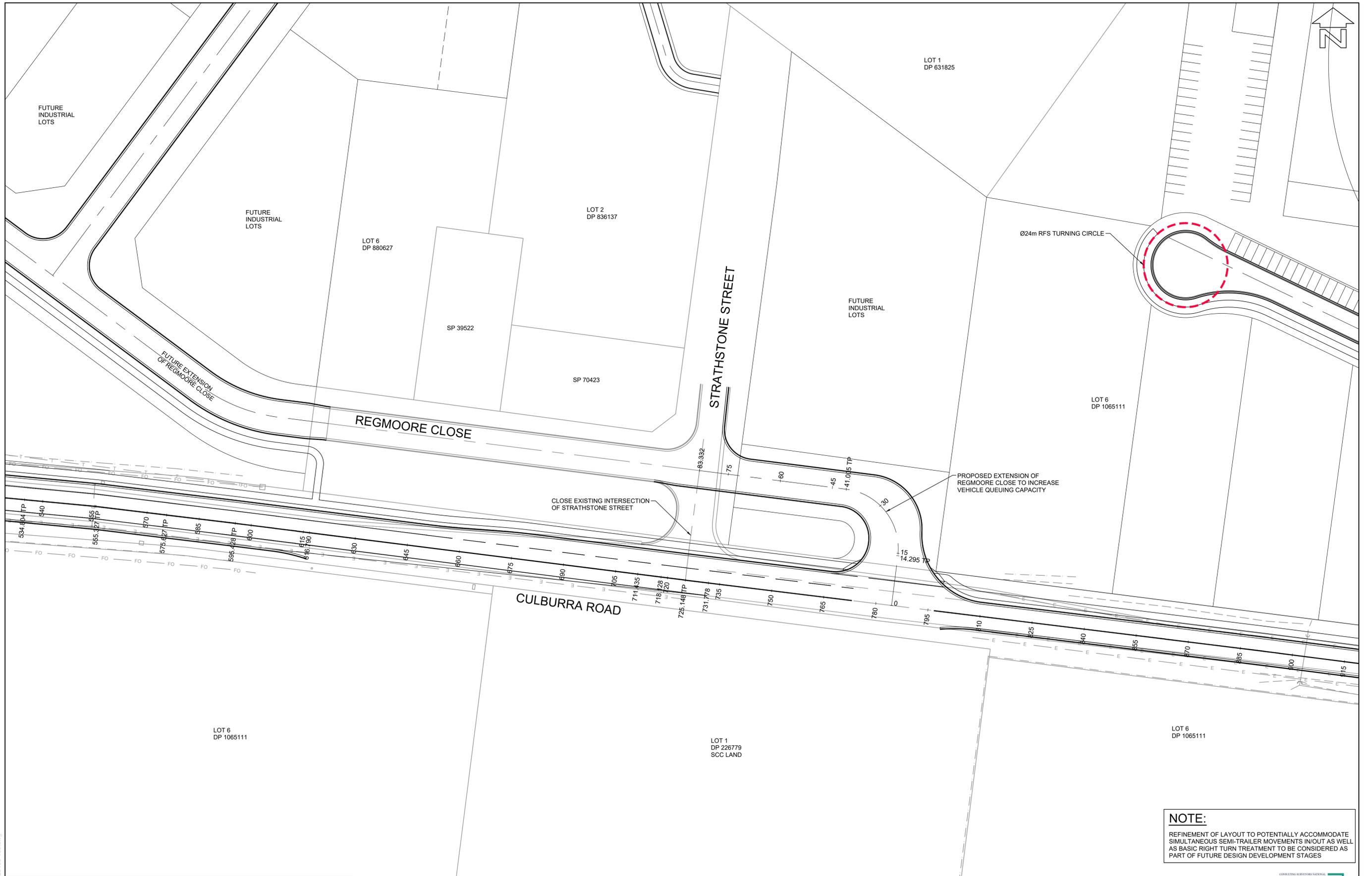
SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CJG				
DRAWN	CJG				
CHECK'D	MJP				

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

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 OF 29 REVISION 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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PROFESSIONAL STANDARDS SCHEME
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SCALE: 1:500

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

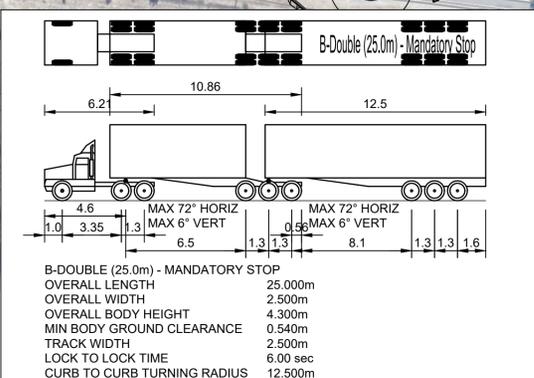
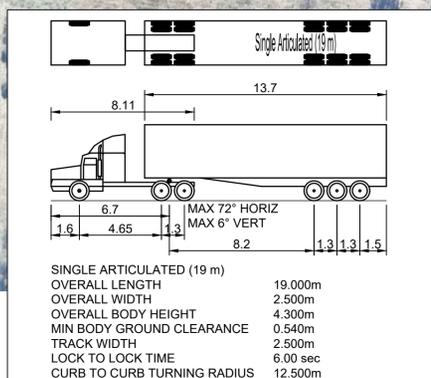
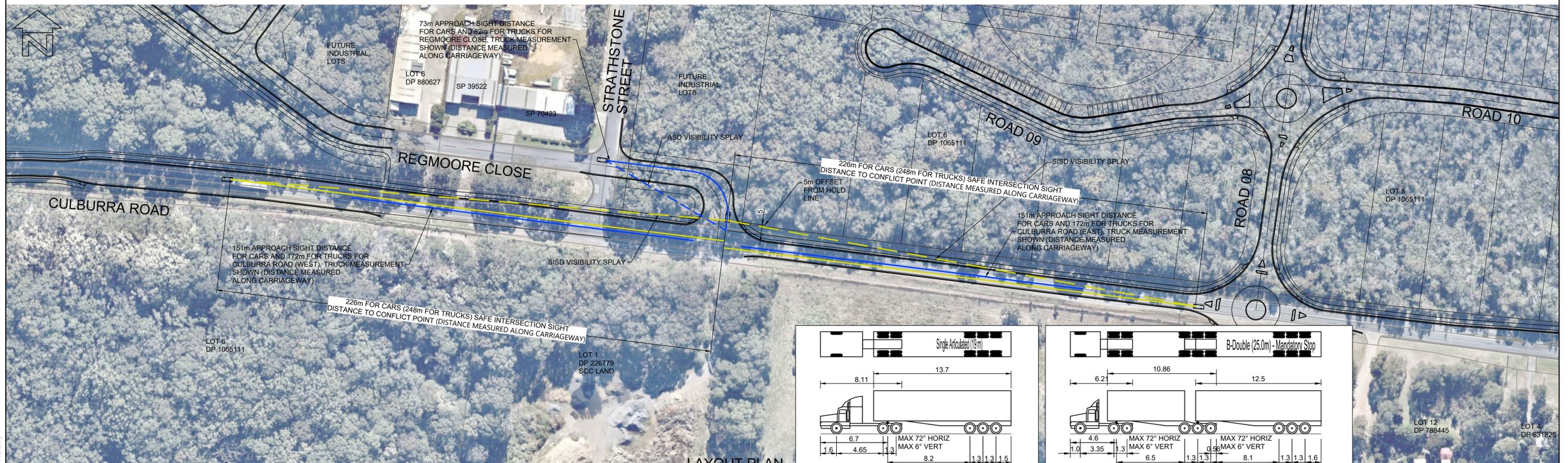
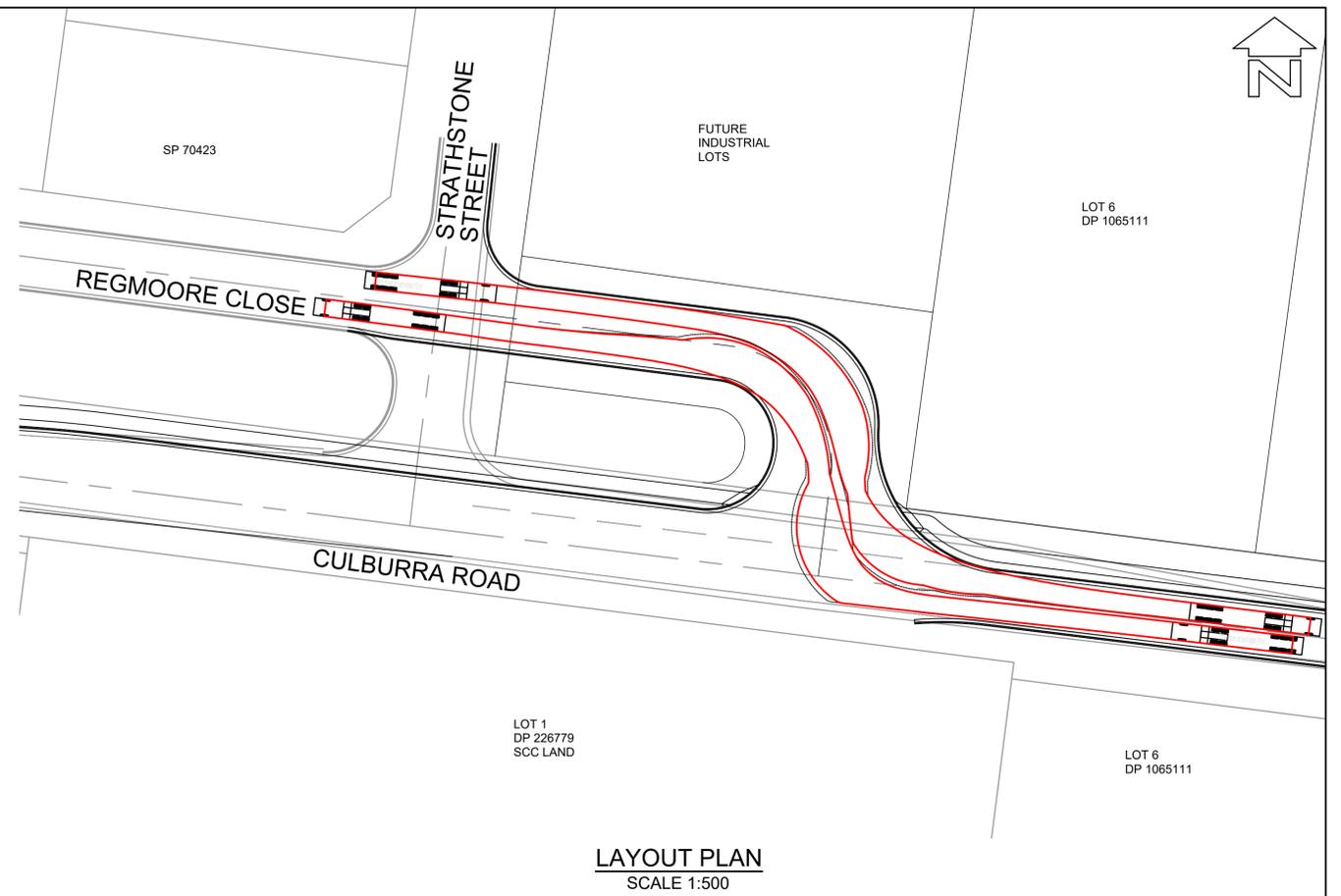
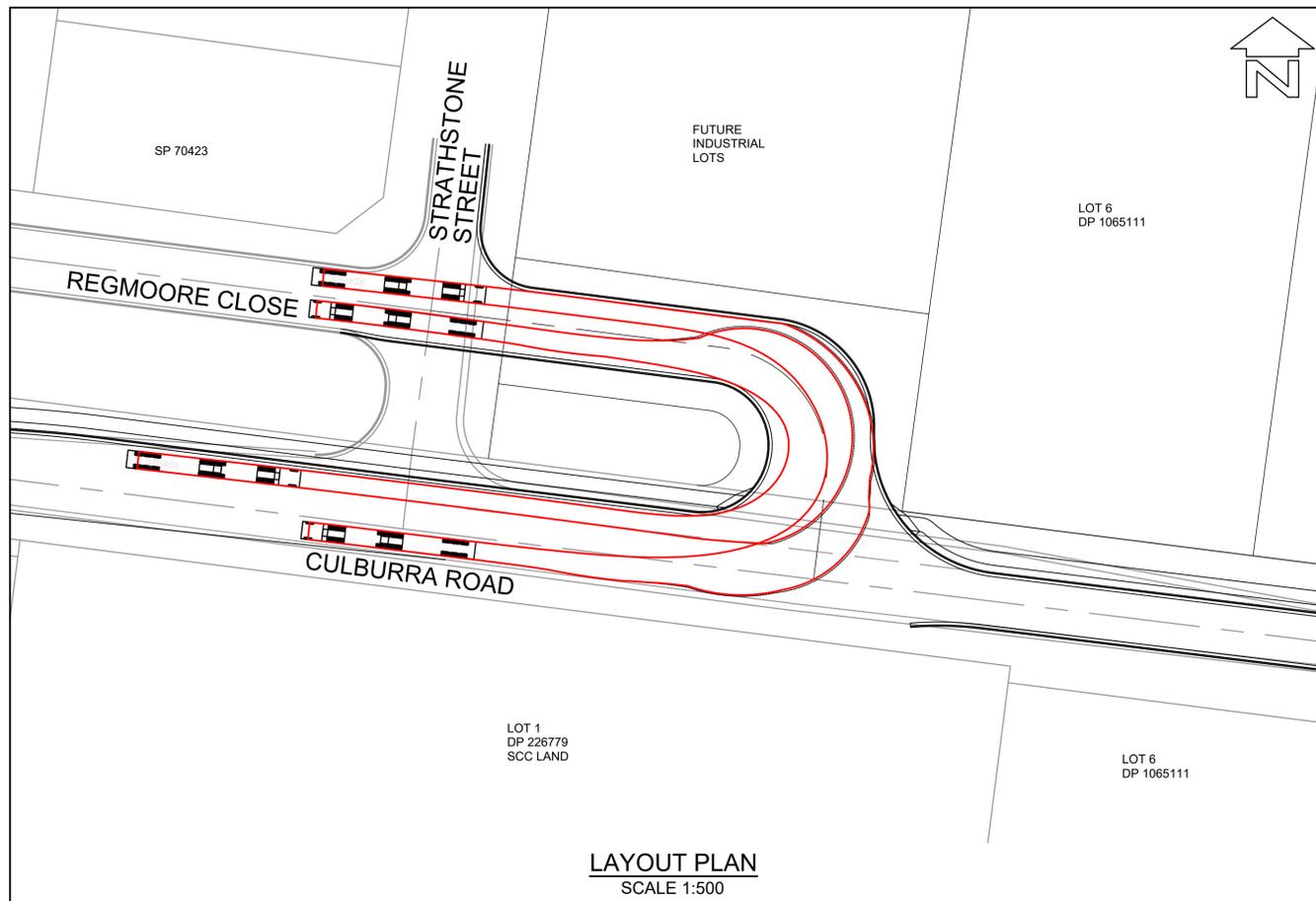
REV	DESCRIPTION	BY	DATE

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

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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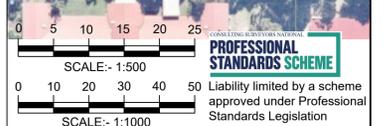
VEHICLE MANOEUVRE LEGEND:

- 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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land and development consultants
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phone:(02) 4421 6544
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

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PROFESSIONAL STANDARDS SCHEME
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0 5 10 15 20 25
SCALE:- 1:750

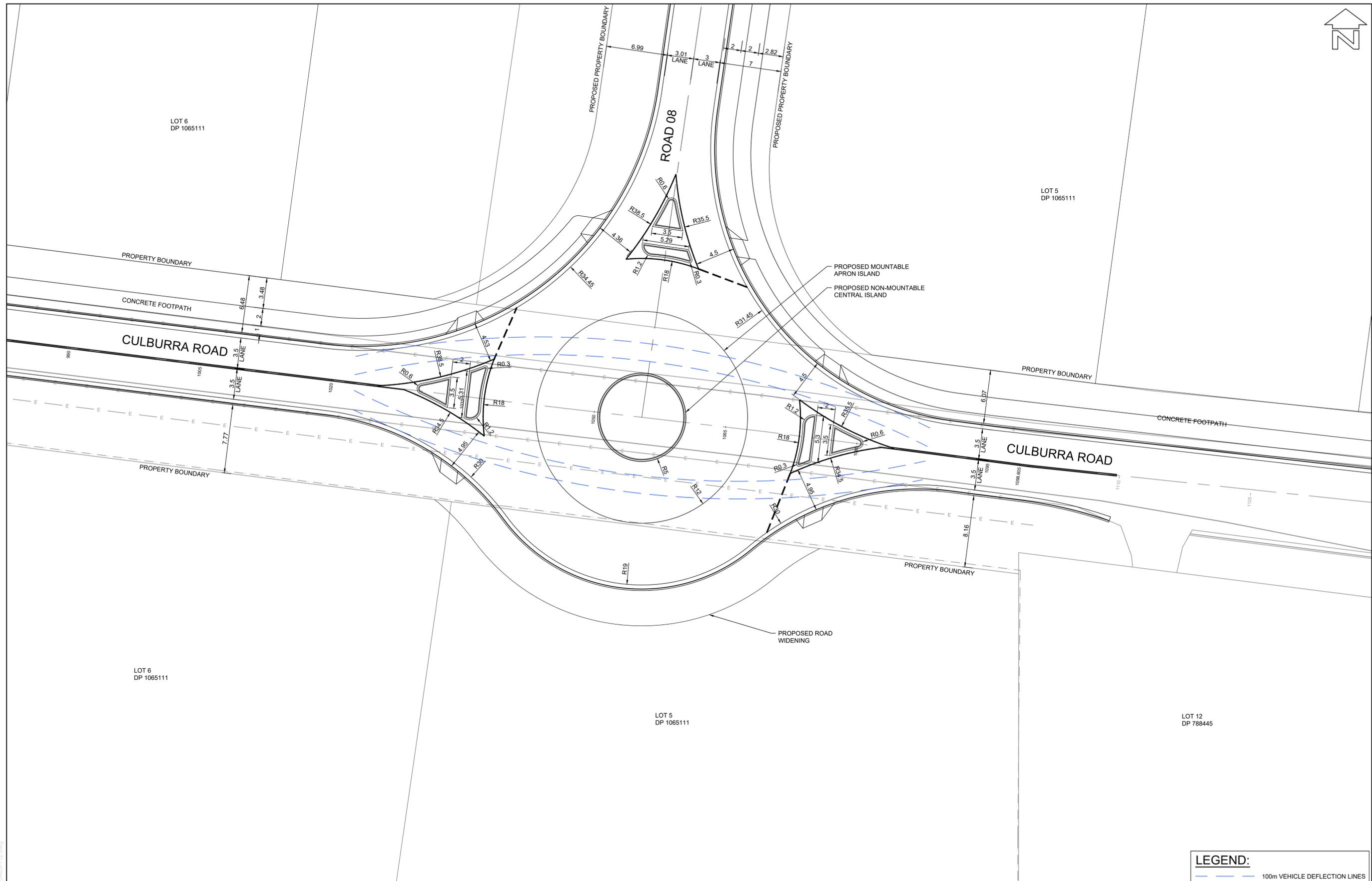
BEWARE!

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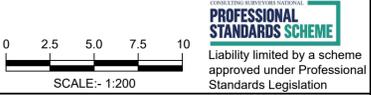
RATIO: 1:750 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY	APS	REV	DESCRIPTION	BY	DATE	allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au 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



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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

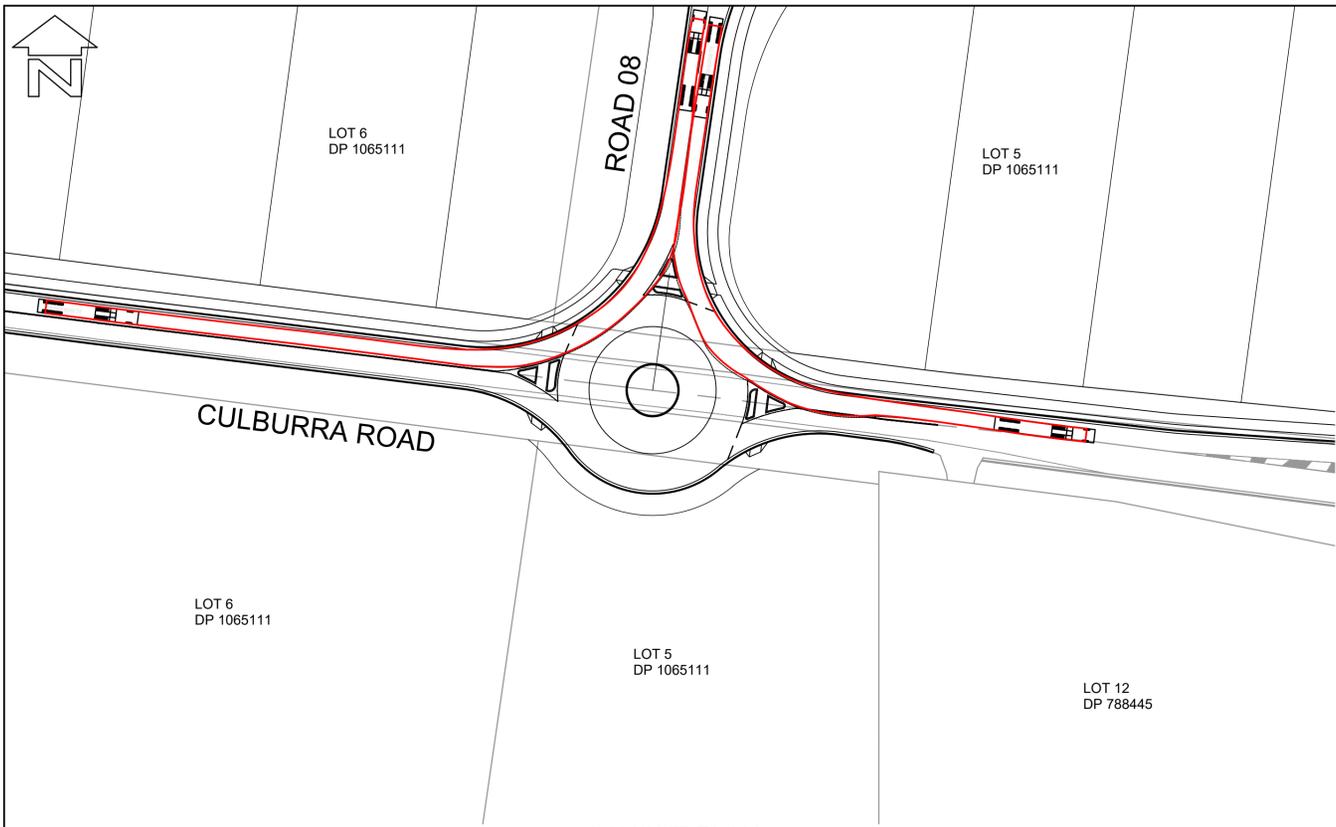
REV	DESCRIPTION	BY	DATE

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

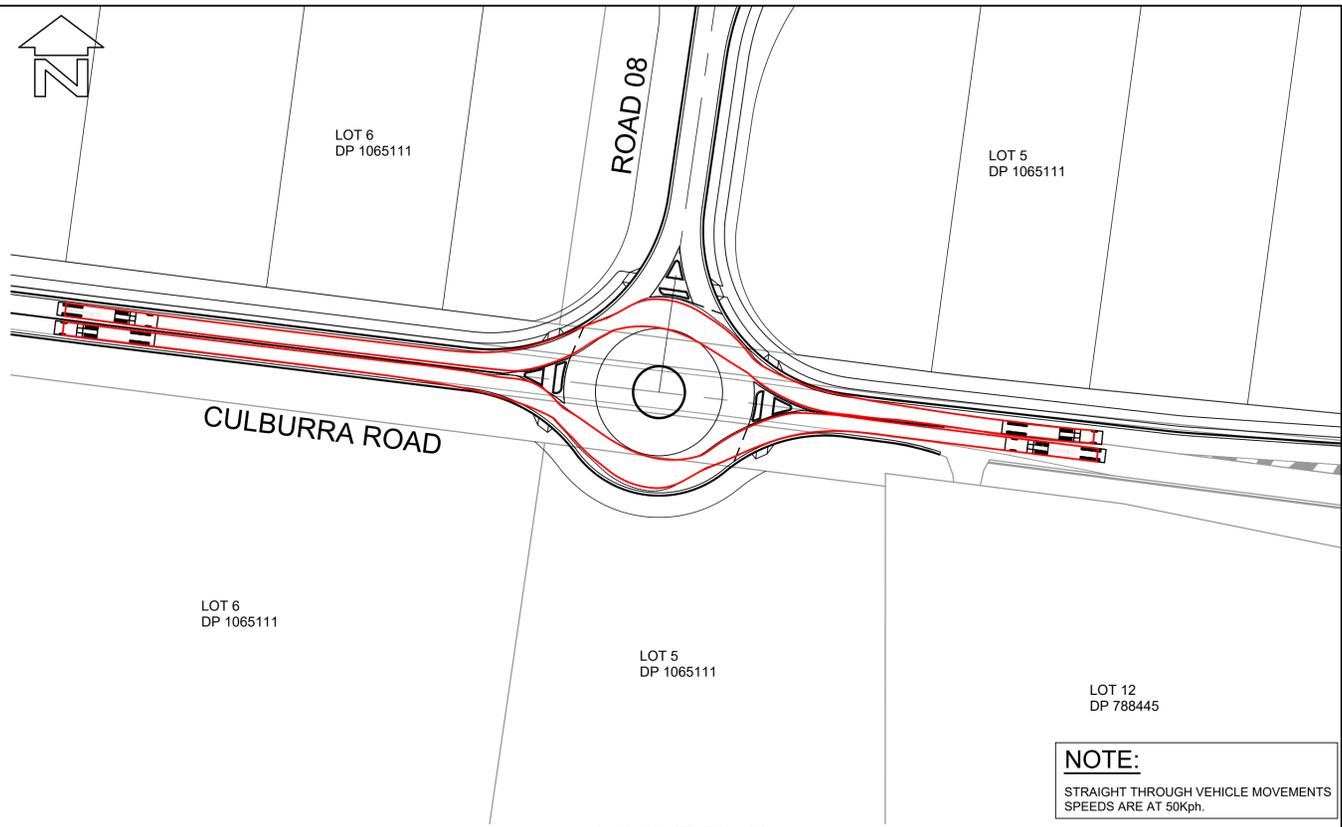
PRELIMINARY CONCEPT ROUNDABOUT 02 DESIGN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

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

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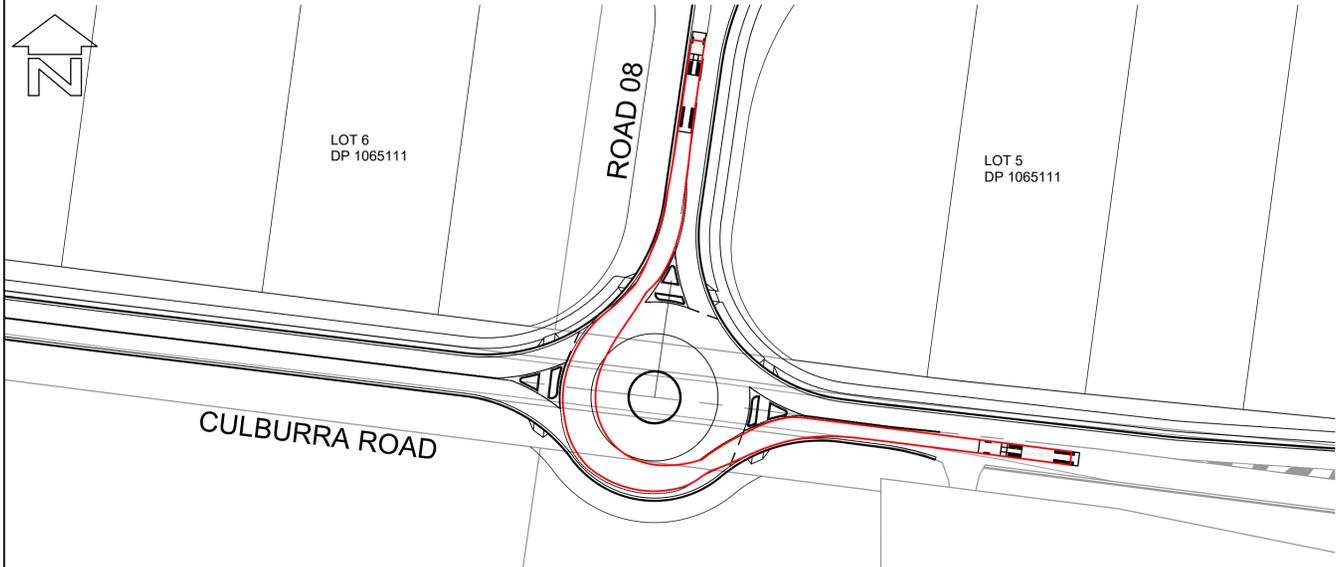


LAYOUT PLAN
SCALE 1:750

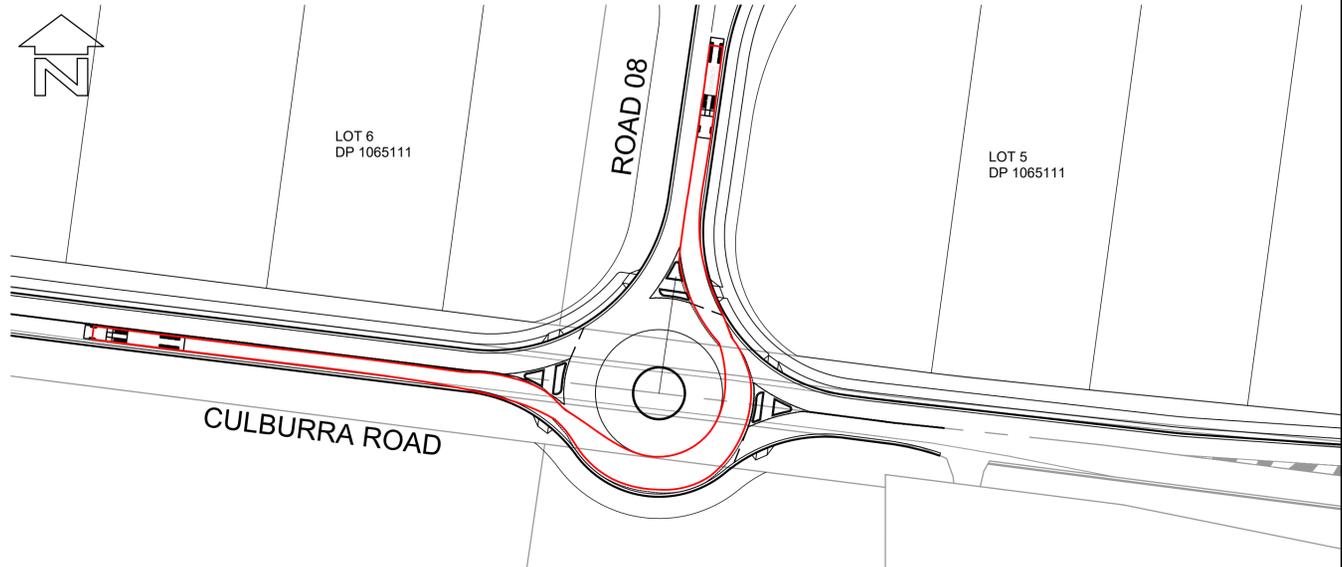


LAYOUT PLAN
SCALE 1:750

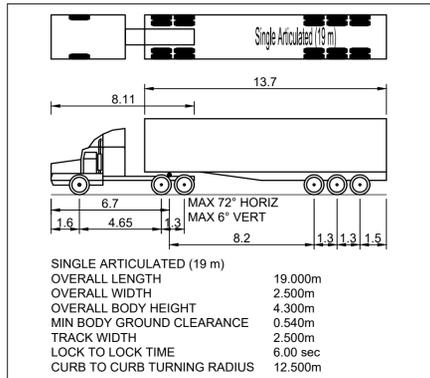
NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50Kph.



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!

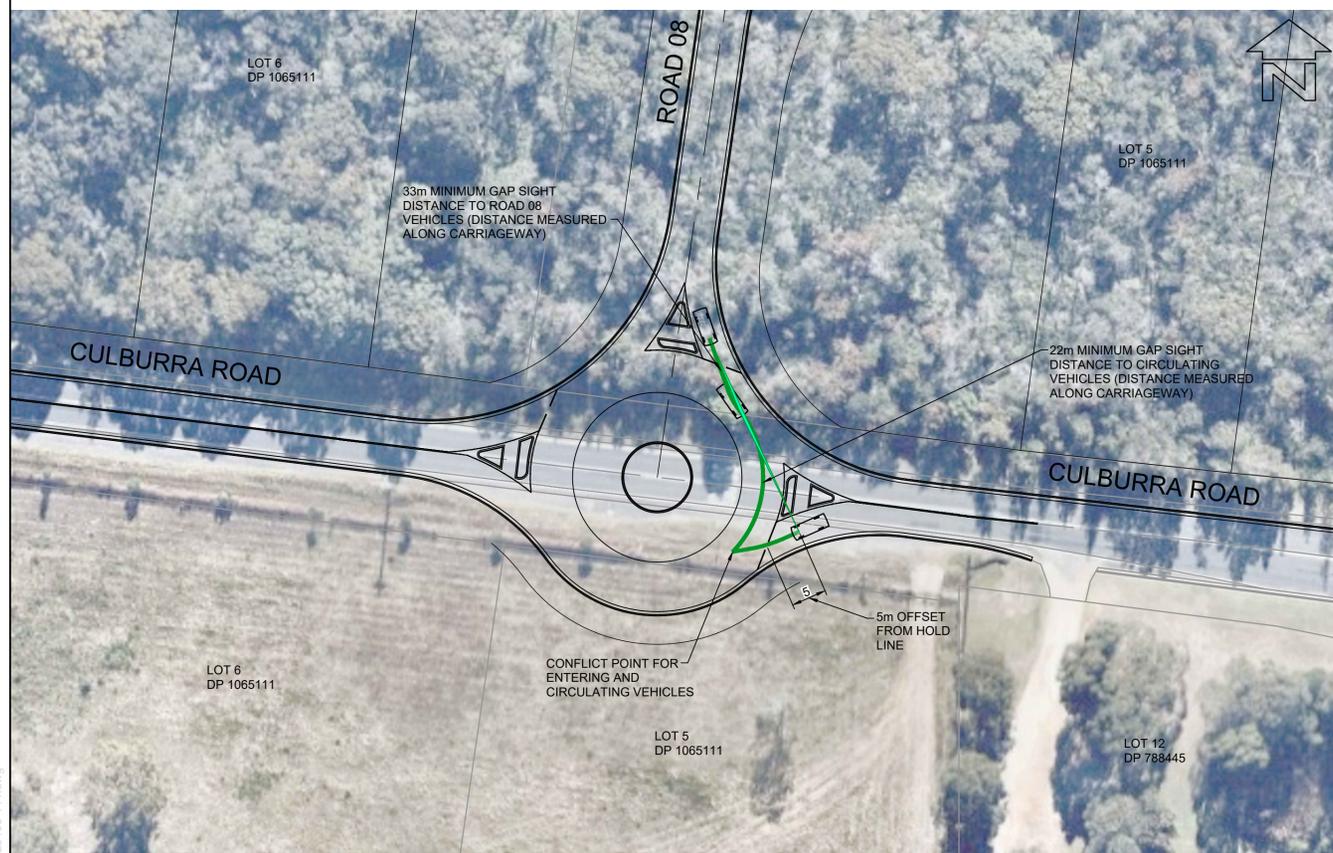
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RATIO: 1:750 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CJG CJG MJP	REV =	DESCRIPTION	BY	DATE	allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	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								DRAWING NUMBER 25405-113



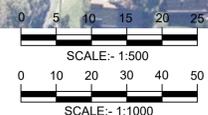
LAYOUT PLAN
SCALE 1:500



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

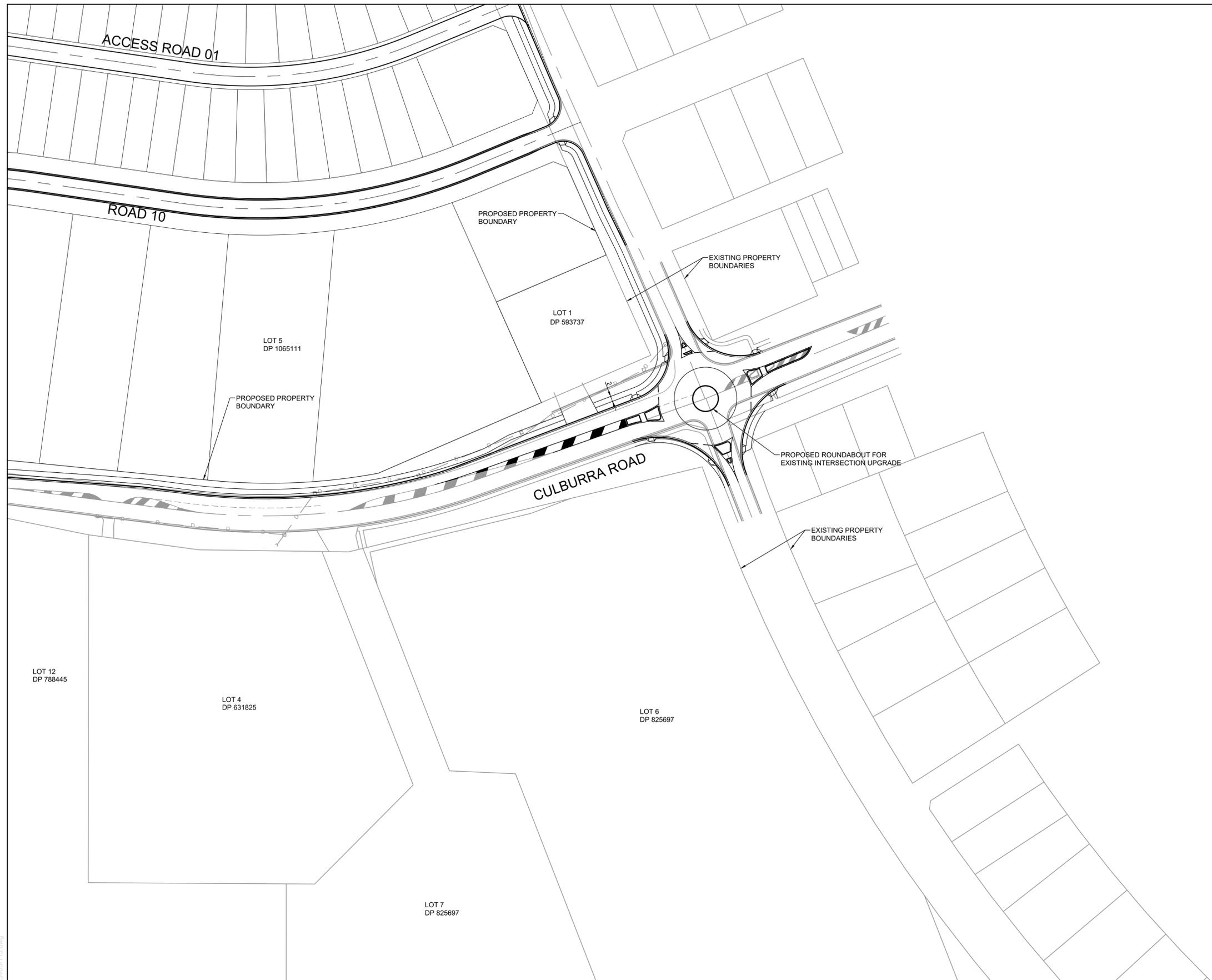
SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	C/JG				
DRAWN	C/JG				
CHECK'D	MJP				

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

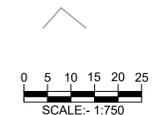
PRELIMINARY ROUNDABOUT 02 SIGHT LINE LAYOUT PLAN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

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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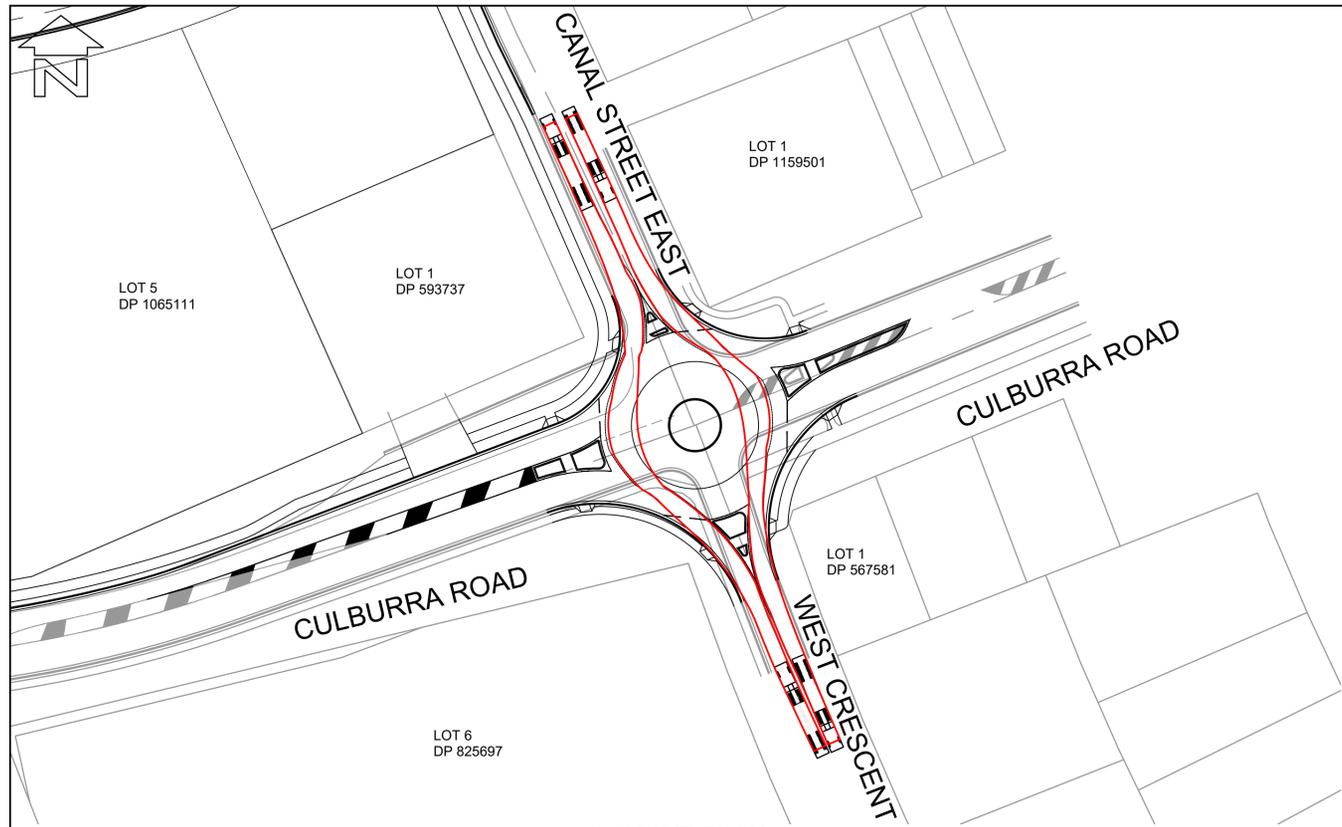
BEWARE!

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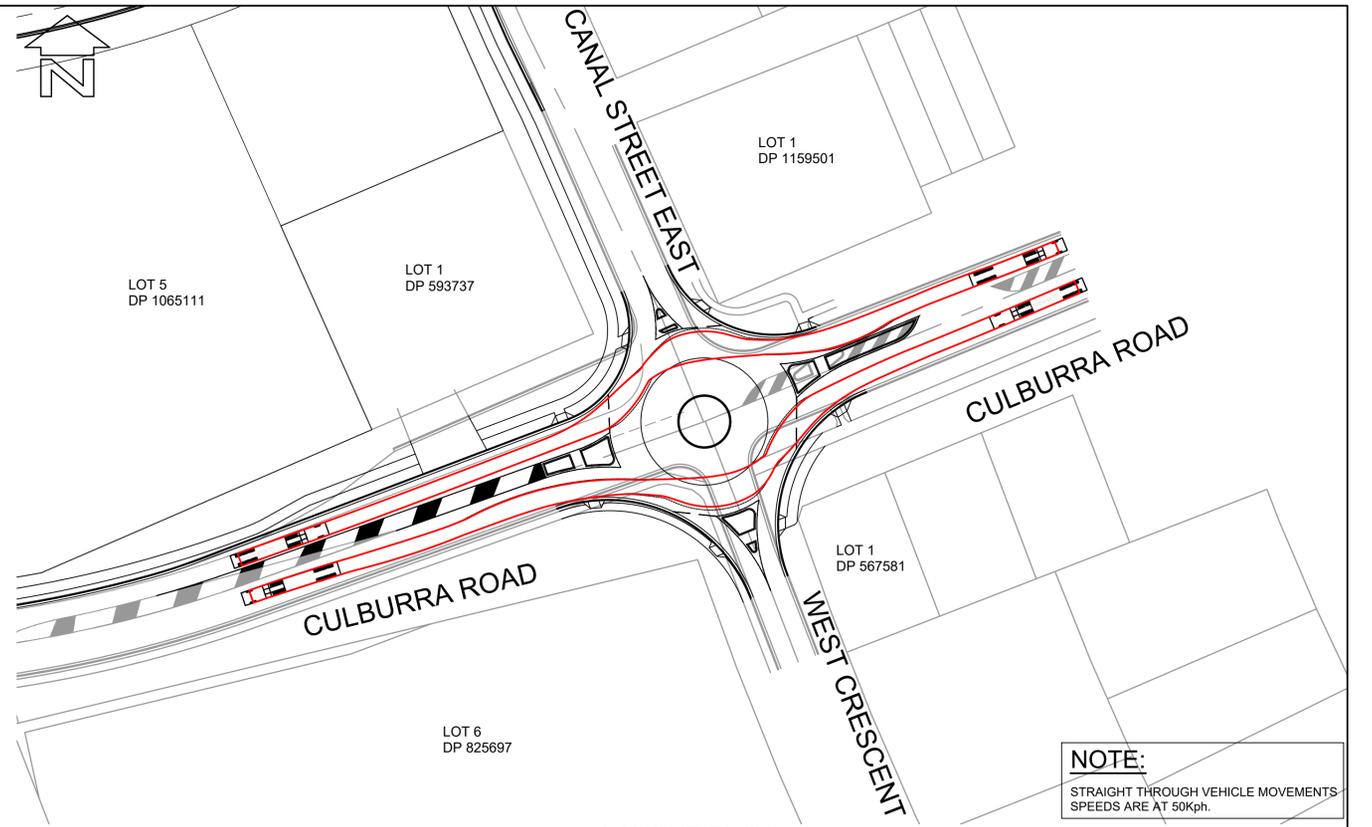
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RATIO: 1:750 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY	APS	REV	DESCRIPTION	BY	DATE	<p>allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, 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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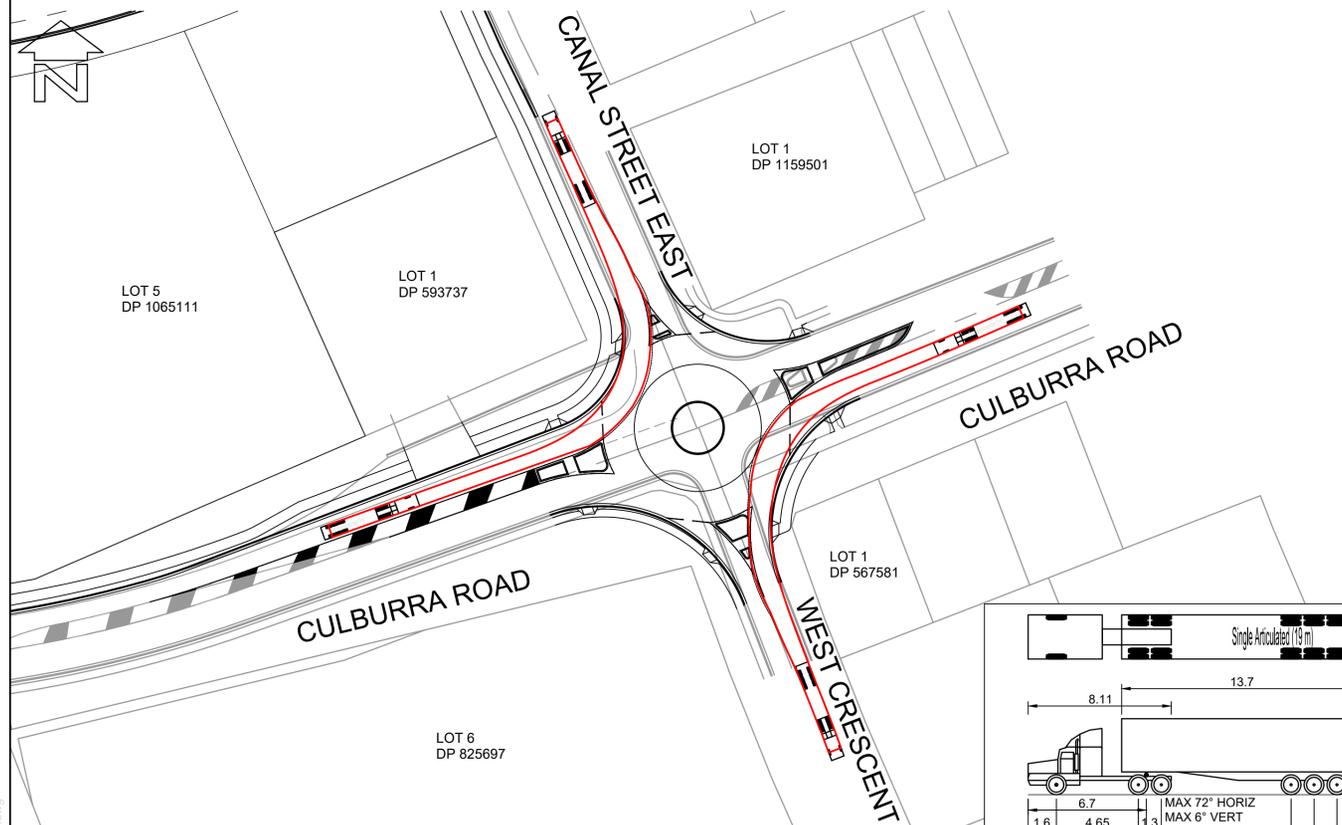


LAYOUT PLAN
SCALE 1:750

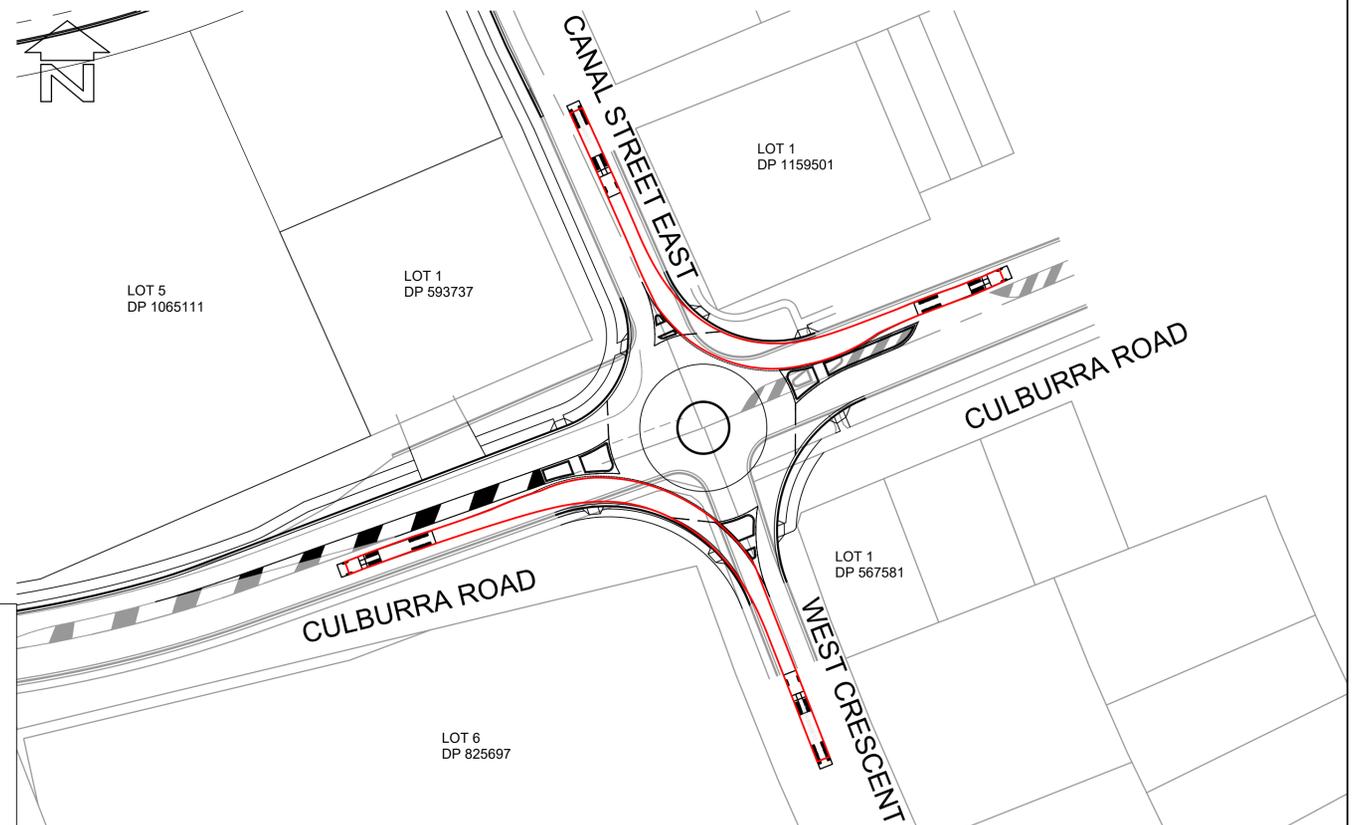


LAYOUT PLAN
SCALE 1:750

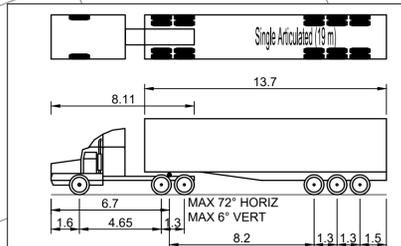
NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS
SPEEDS ARE AT 50kph.



LAYOUT PLAN
SCALE 1:750



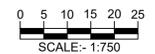
LAYOUT PLAN
SCALE 1:750



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 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)

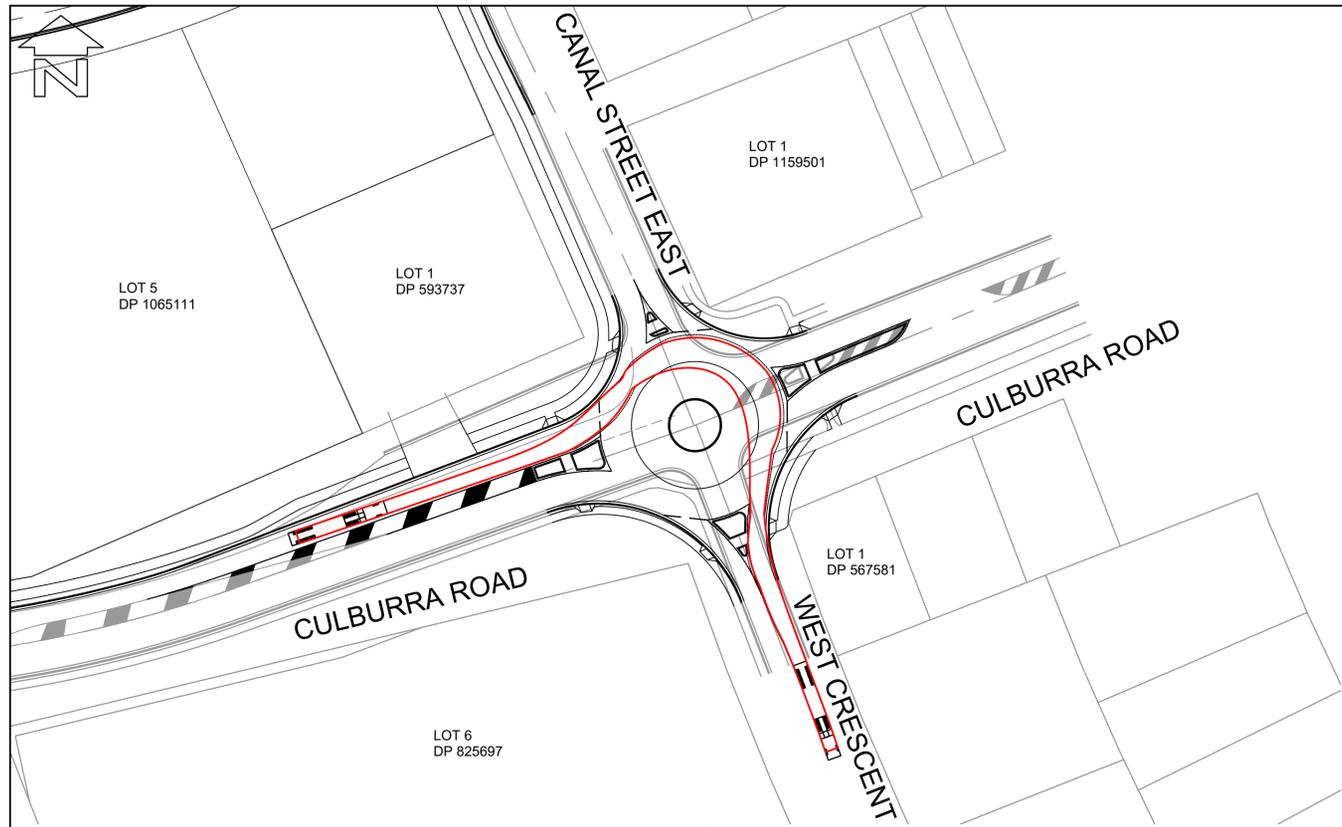
DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

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

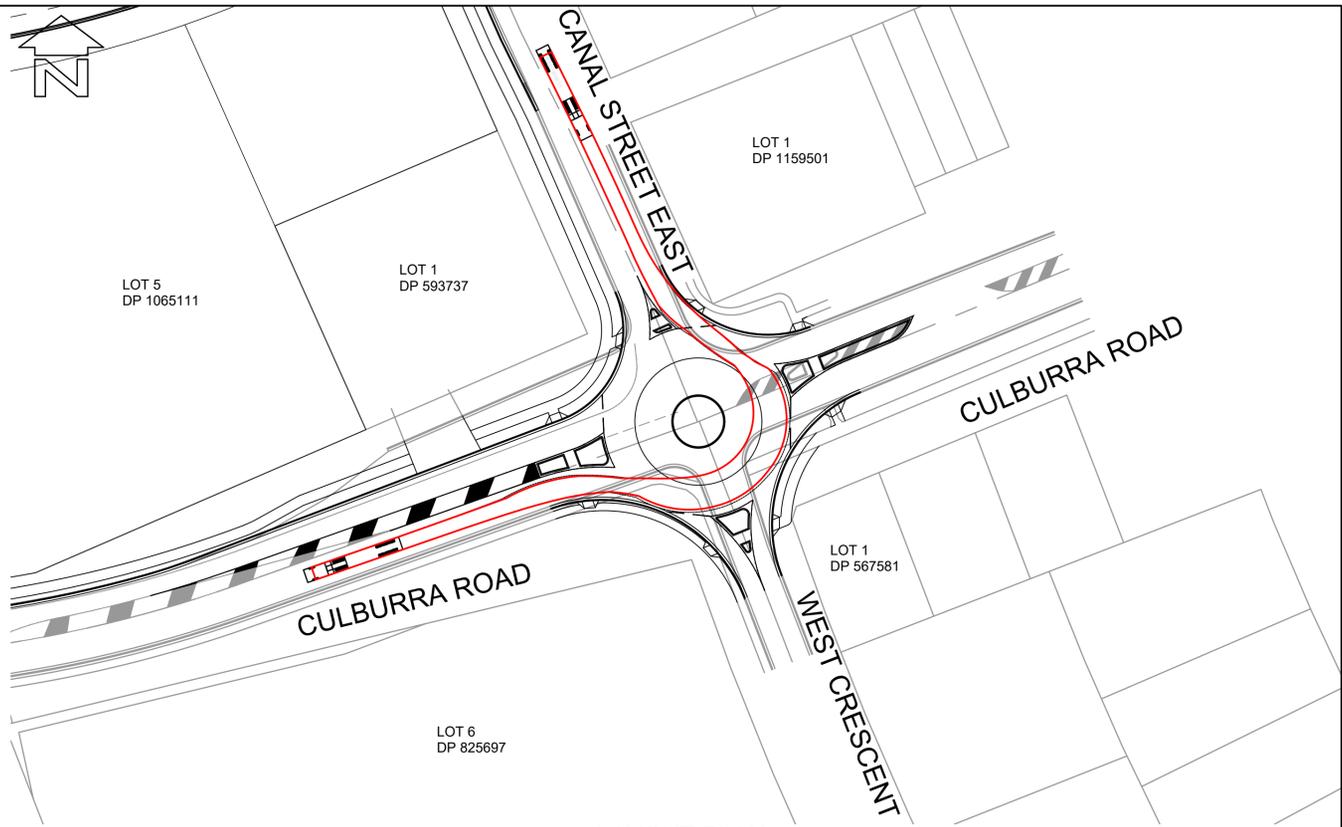
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ROUNDAABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN
SHEET 01
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

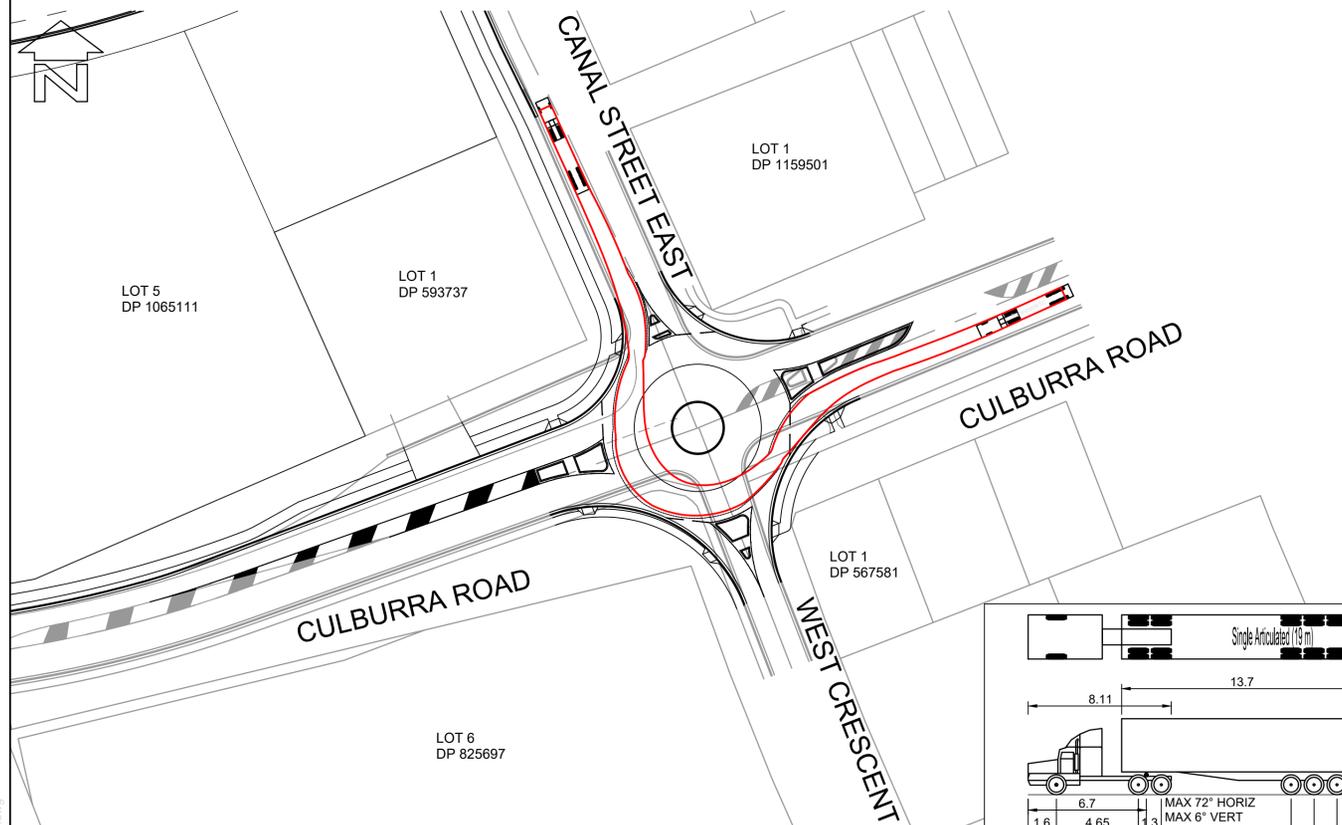
DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-117	SHEET 18 REVISION 29 P1



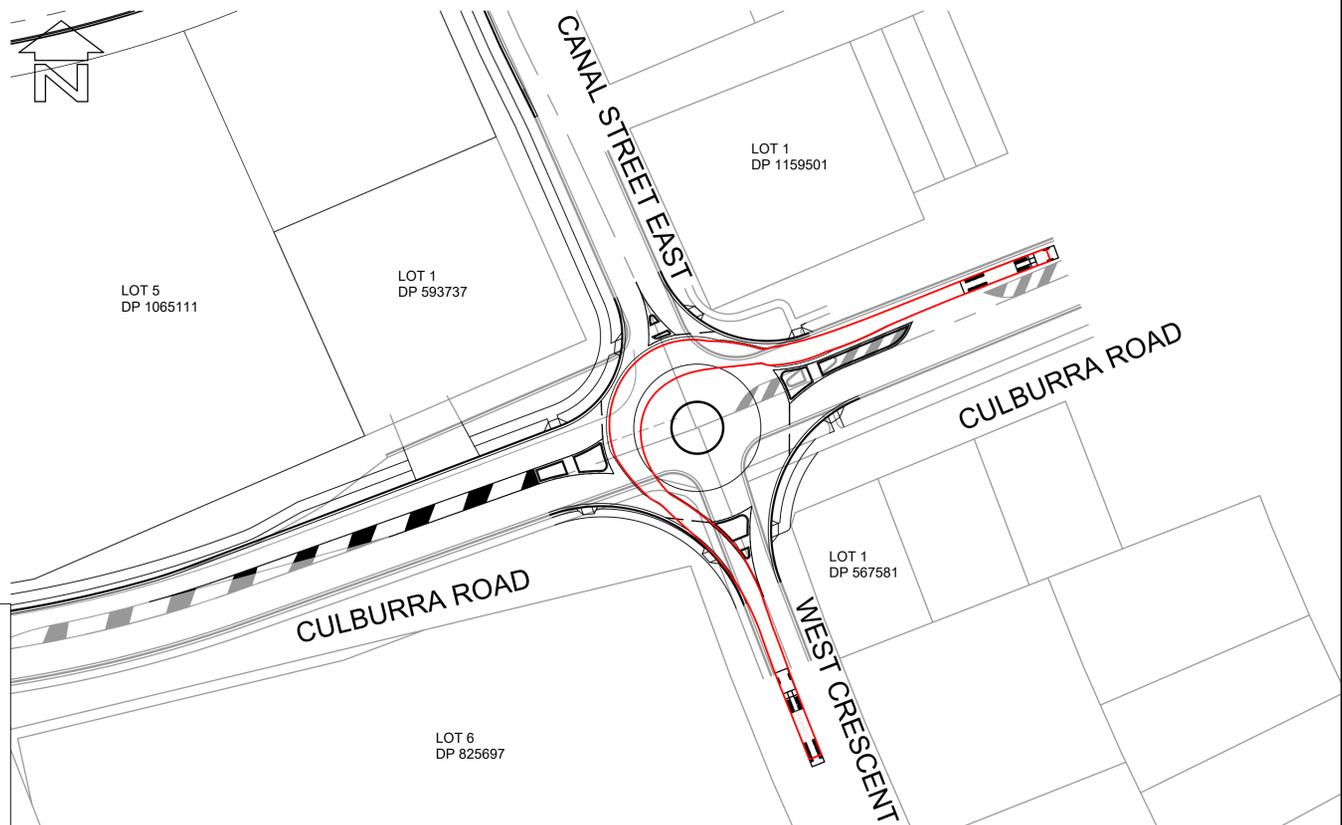
LAYOUT PLAN
SCALE 1:750



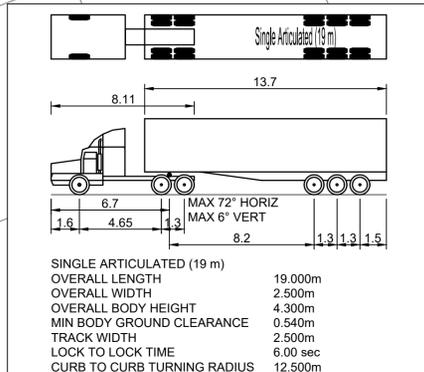
LAYOUT PLAN
SCALE 1:750



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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RATIO:
1:750
(AT A1 ORIGINAL)

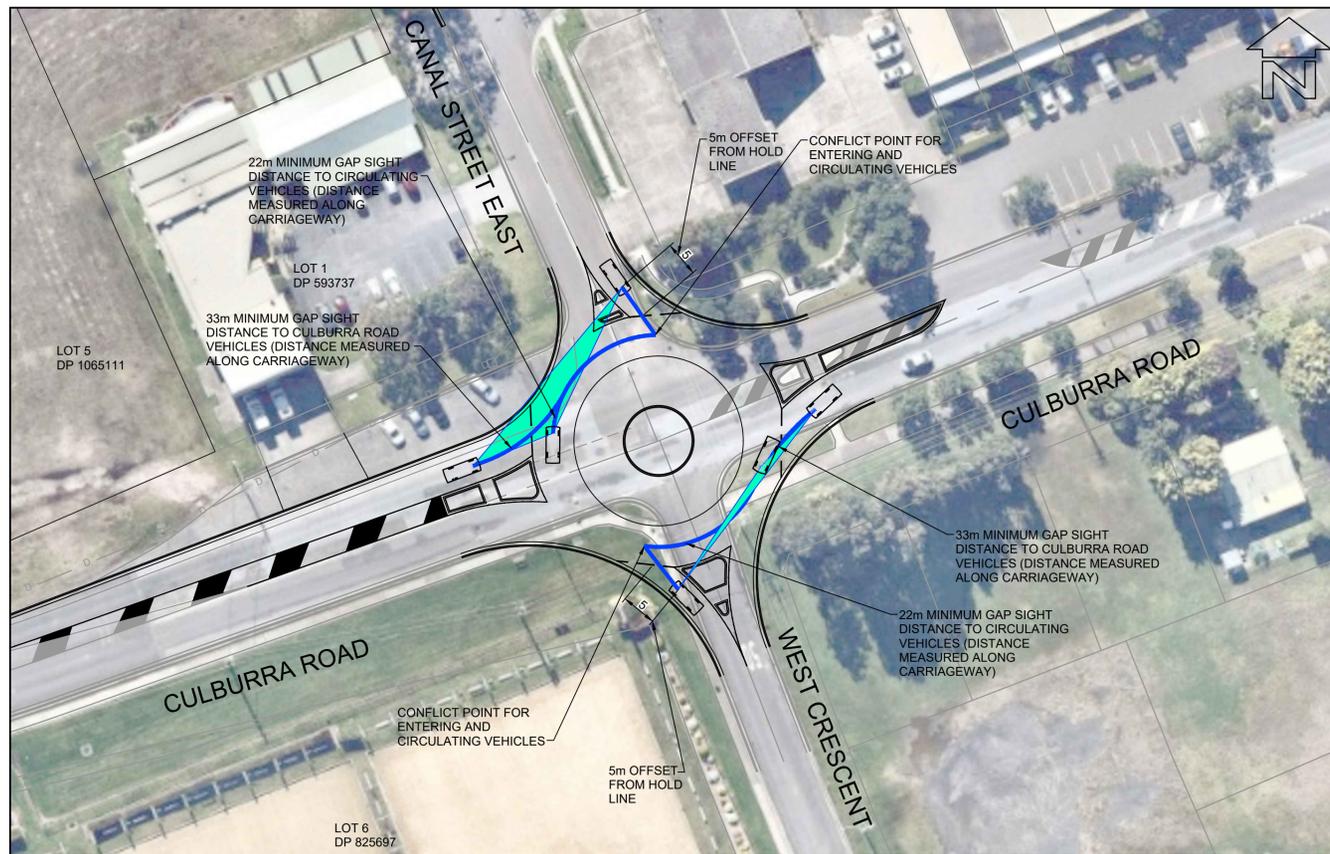
DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

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

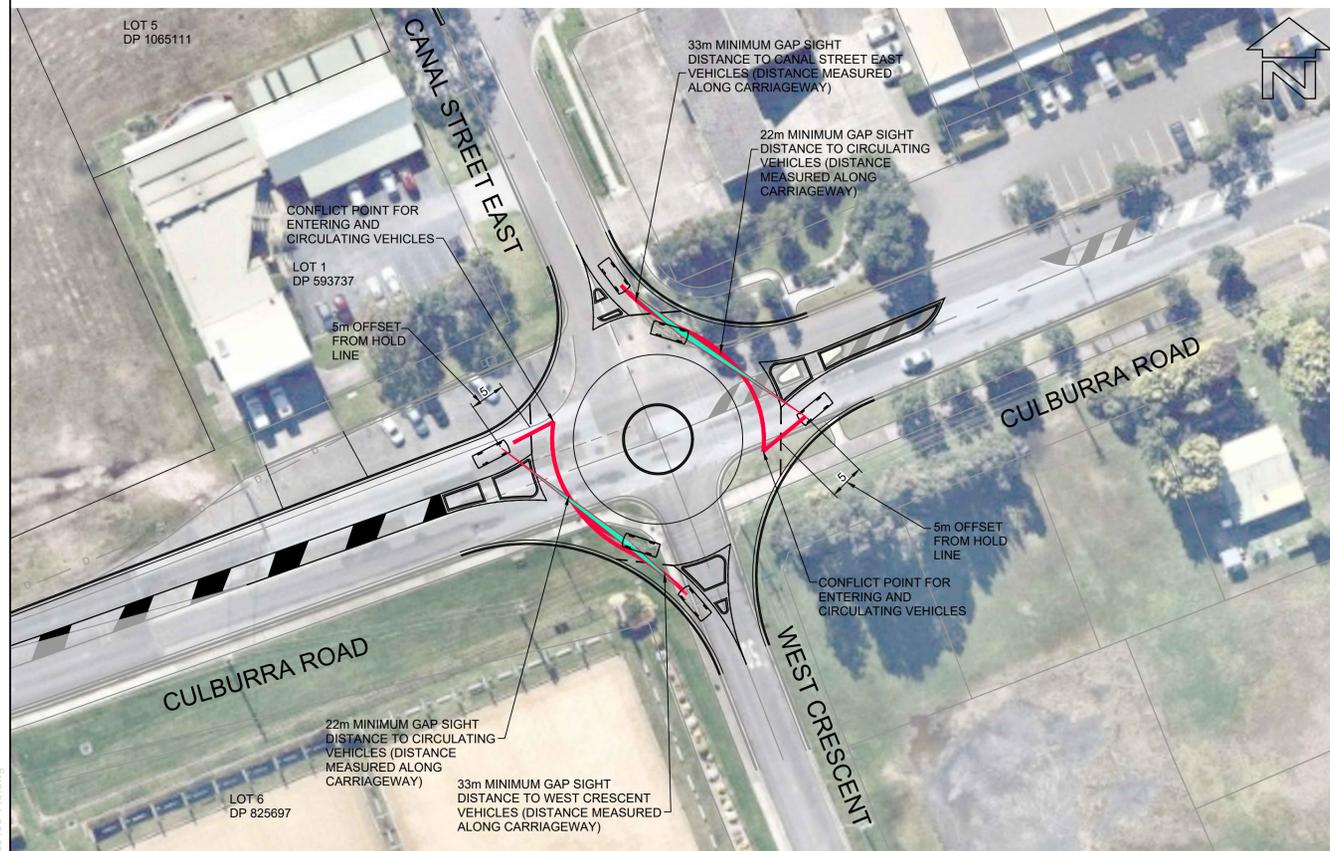
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ROUNDAABOUT 03 VEHICLE MOVEMENT LAYOUT PLAN
SHEET 01
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

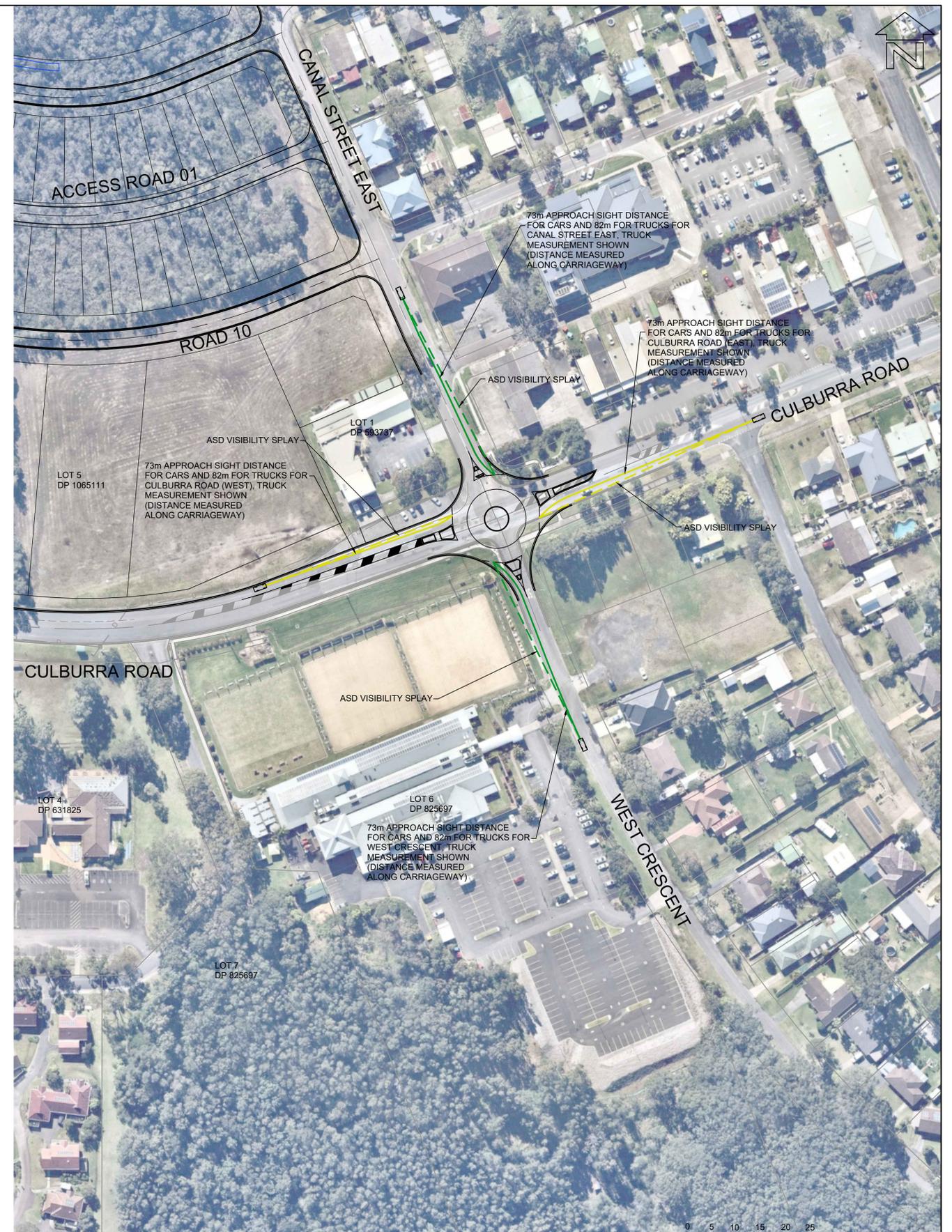
DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-118	SHEET 19 OF 29 REVISION P1



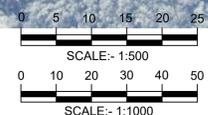
LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000



PROFESSIONAL STANDARDS SCHEME
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.



RATIO:
AS NOTED
(AT A1 ORIGINAL)

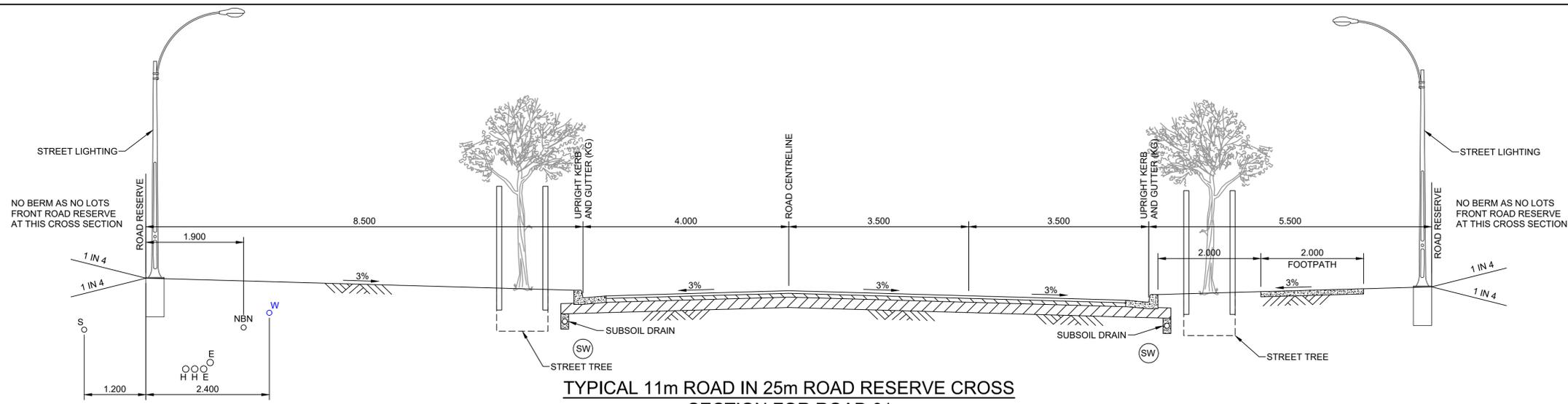
DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

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

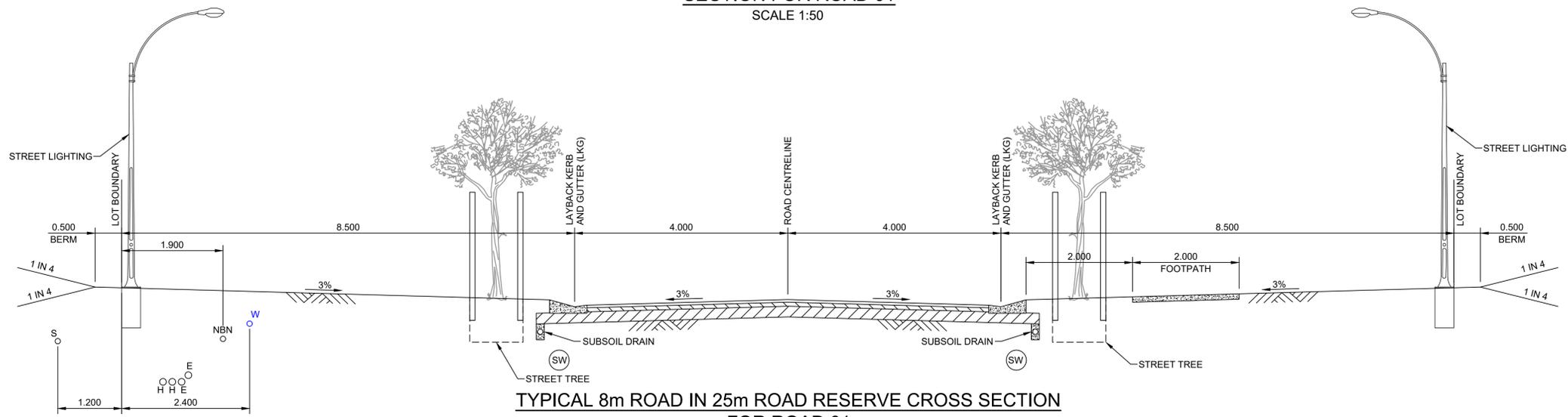
aps allen price & scarratts pty ltd
land and development consultants
Nowra Office: 75 Plunkett Street, Nowra NSW 2541
Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
phone: (02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

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

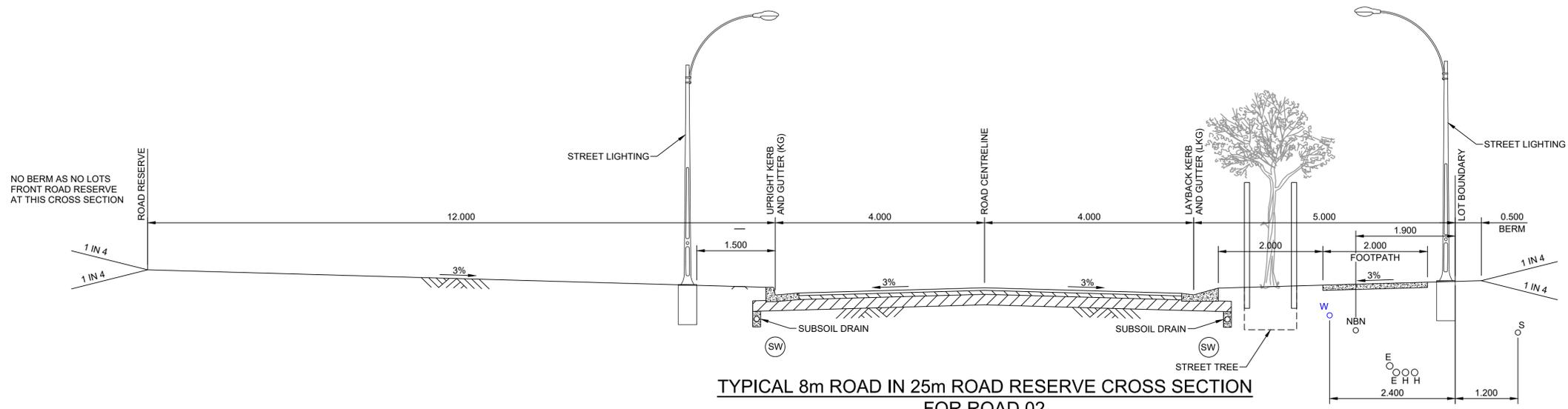
DRAWING STATUS
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
DRAWING NUMBER
25405-119
SHEET **20** OF **29**
REVISION
P1



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

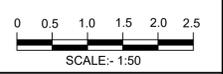


TYPICAL 8m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 01
SCALE 1:50



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.



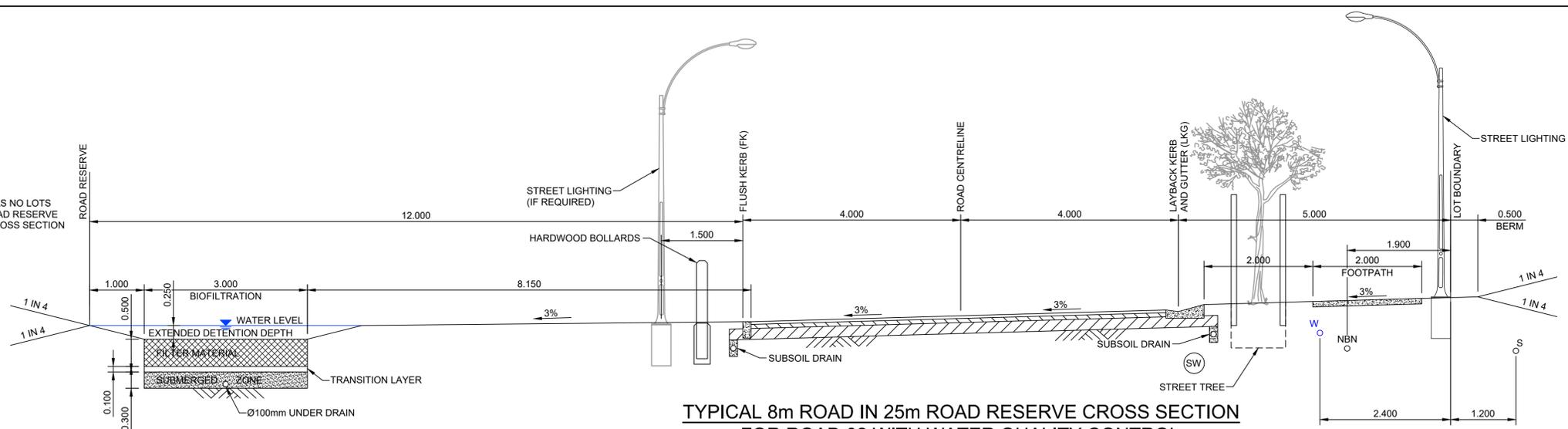
BEWARE!

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.

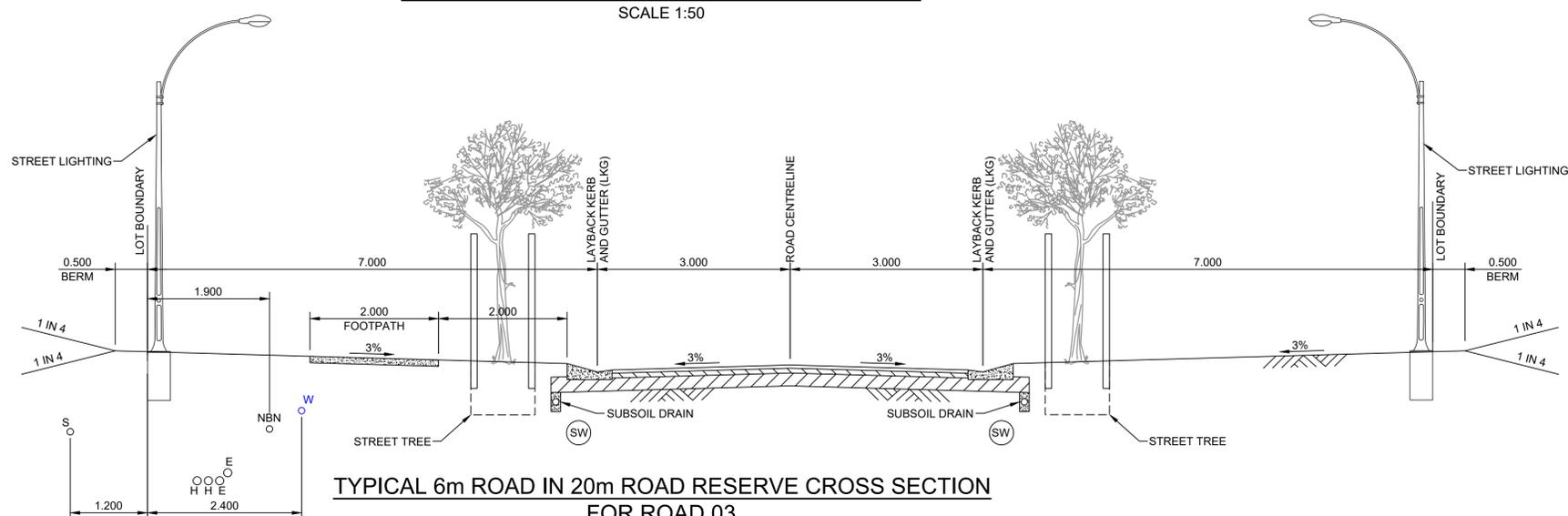
DIAL BEFORE YOU DIG
www.1100.com.au

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

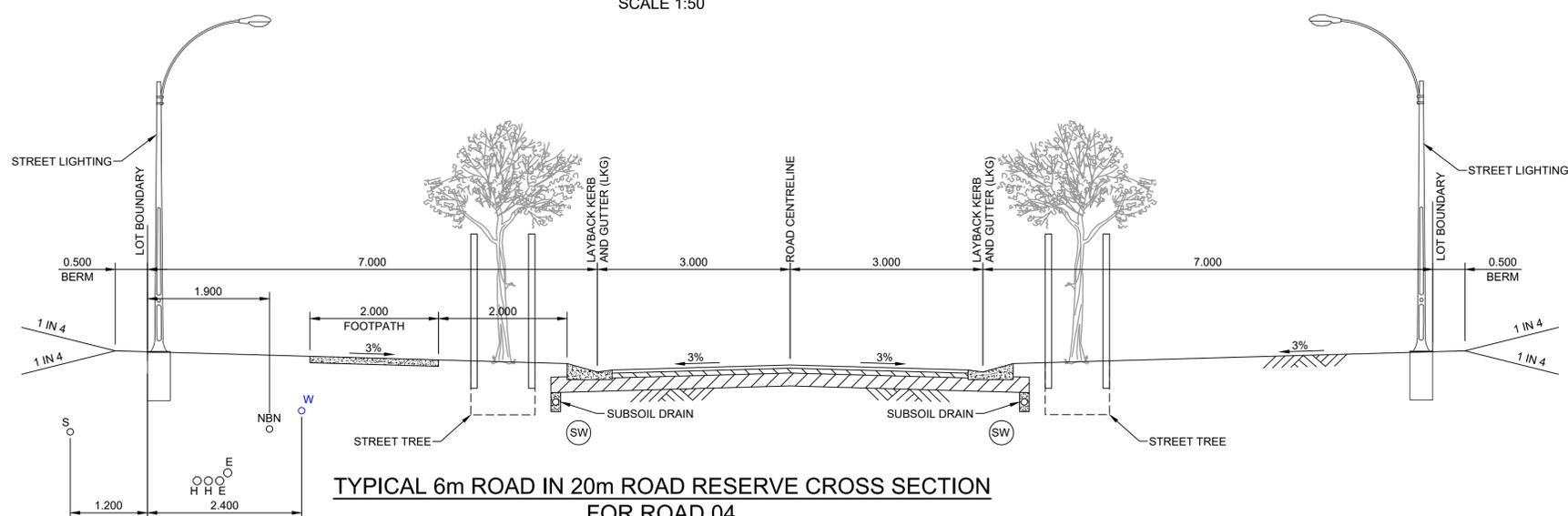
NO BERM AS NO LOTS
FRONT ROAD RESERVE
AT THIS CROSS SECTION



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

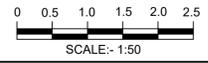


**TYPICAL 6m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 03**
SCALE 1:50



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

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

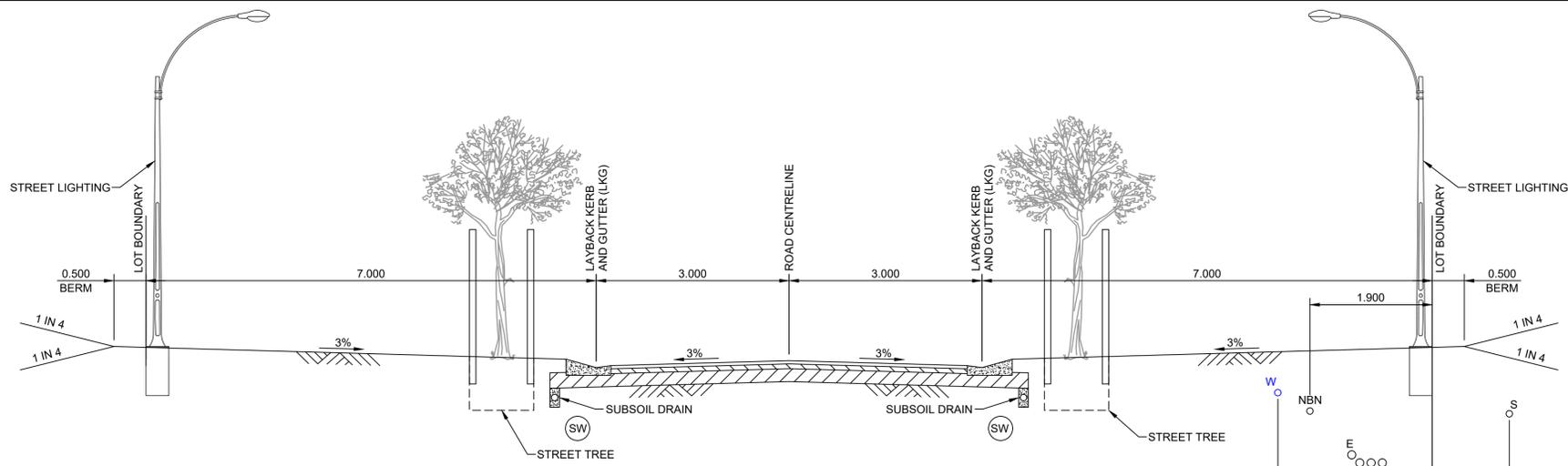


BEWARE!

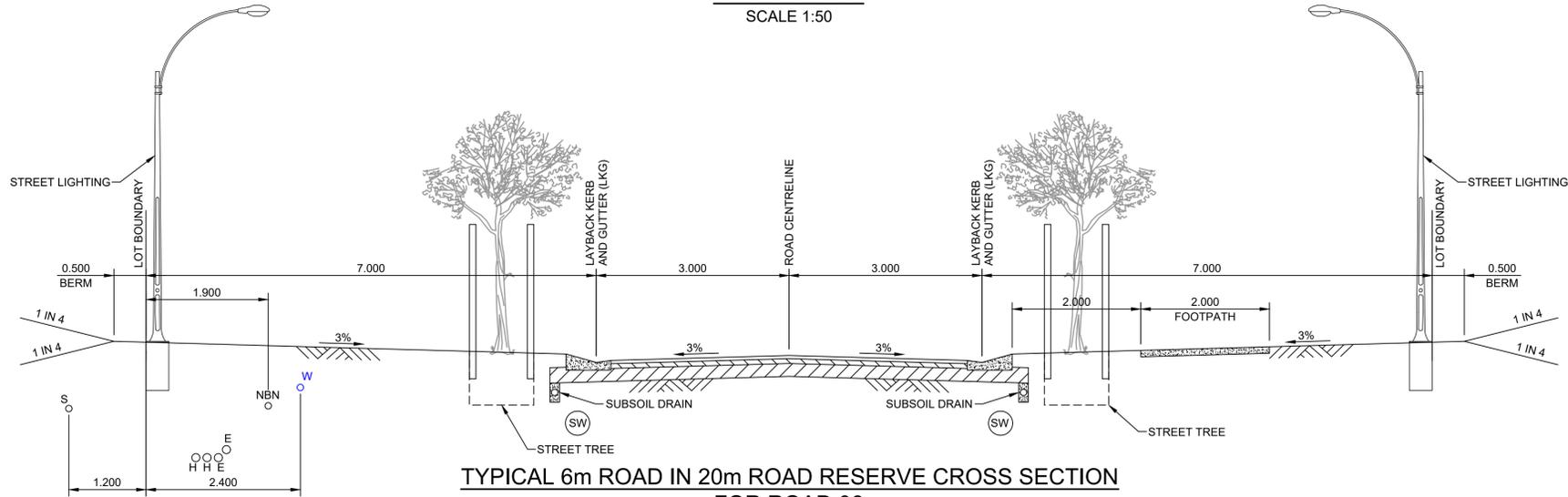
DIAL BEFORE YOU DIG
www.1100.com.au

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.

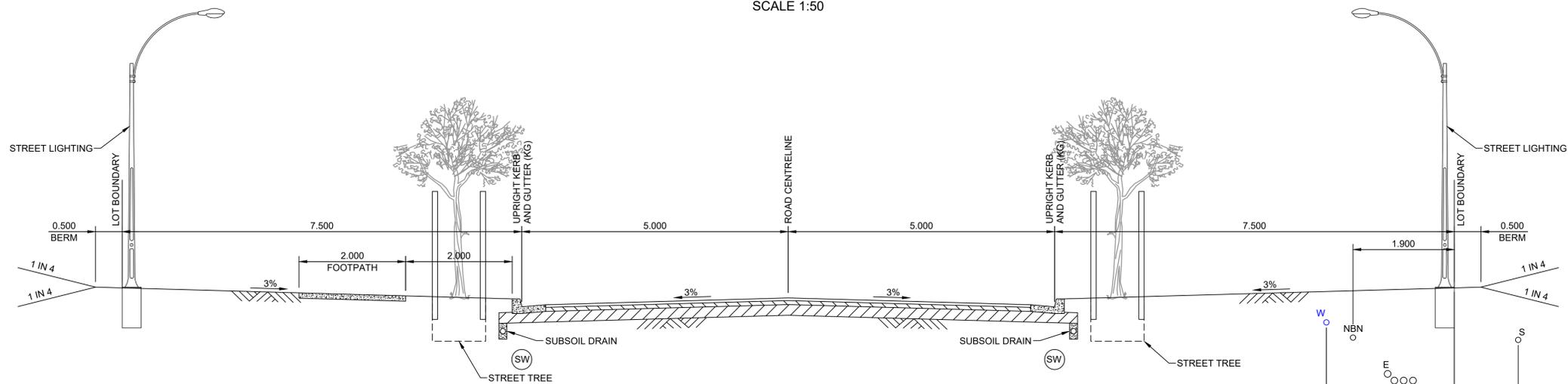
RATIO: 1:50 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CJG CJG MJP	REV =	DESCRIPTION	BY	DATE	allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN SHEET 02 OVER CULBURRA ROAD AT CULBURRA BEACH FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DATE OF PLAN: MARCH 2020								DRAWING NUMBER 25405-121



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

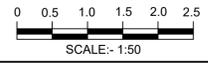


TYPICAL 6m ROAD IN 20m ROAD RESERVE CROSS SECTION
FOR ROAD 06
SCALE 1:50



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.

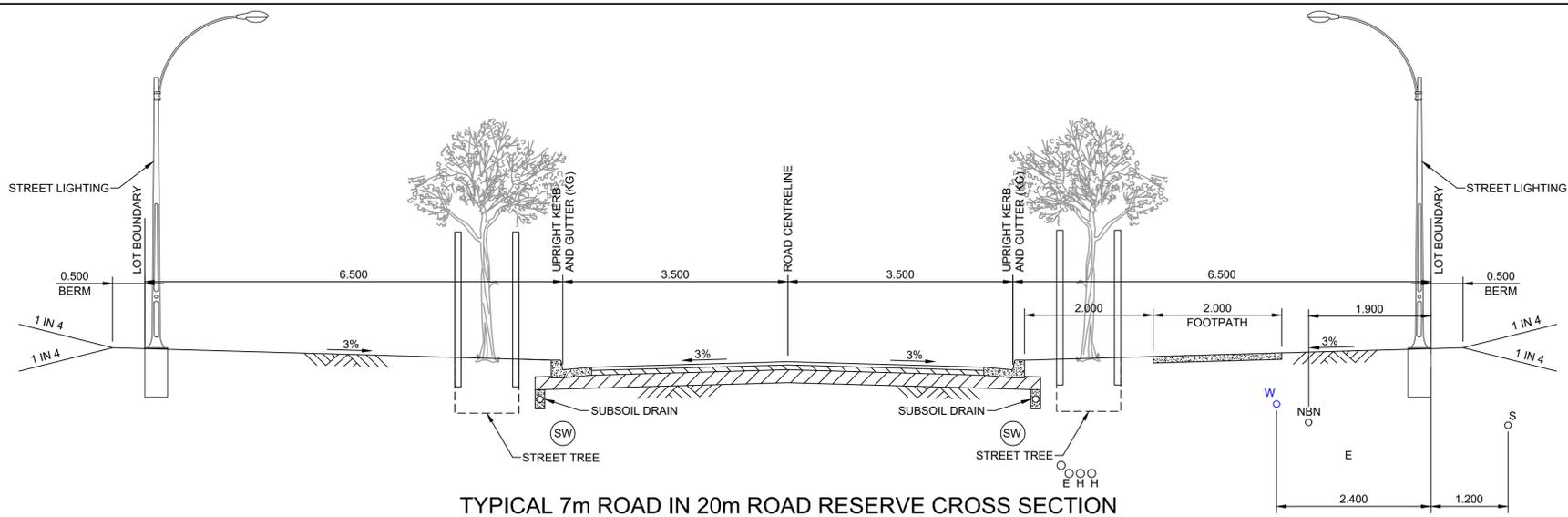


BEWARE!

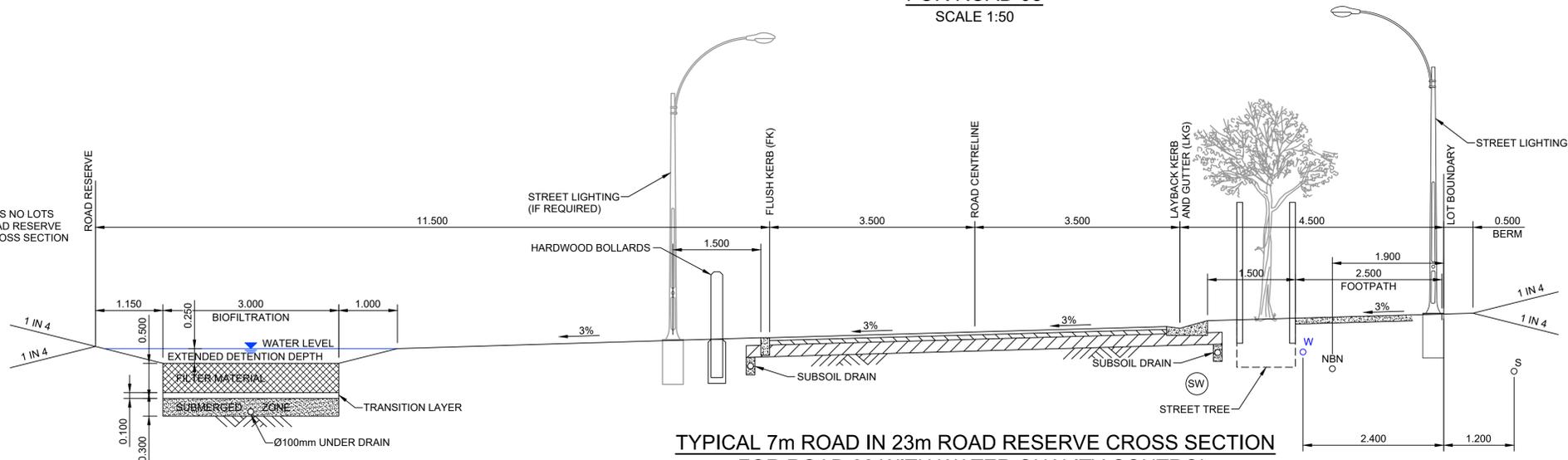
DIAL BEFORE YOU DIG
www.1100.com.au

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.

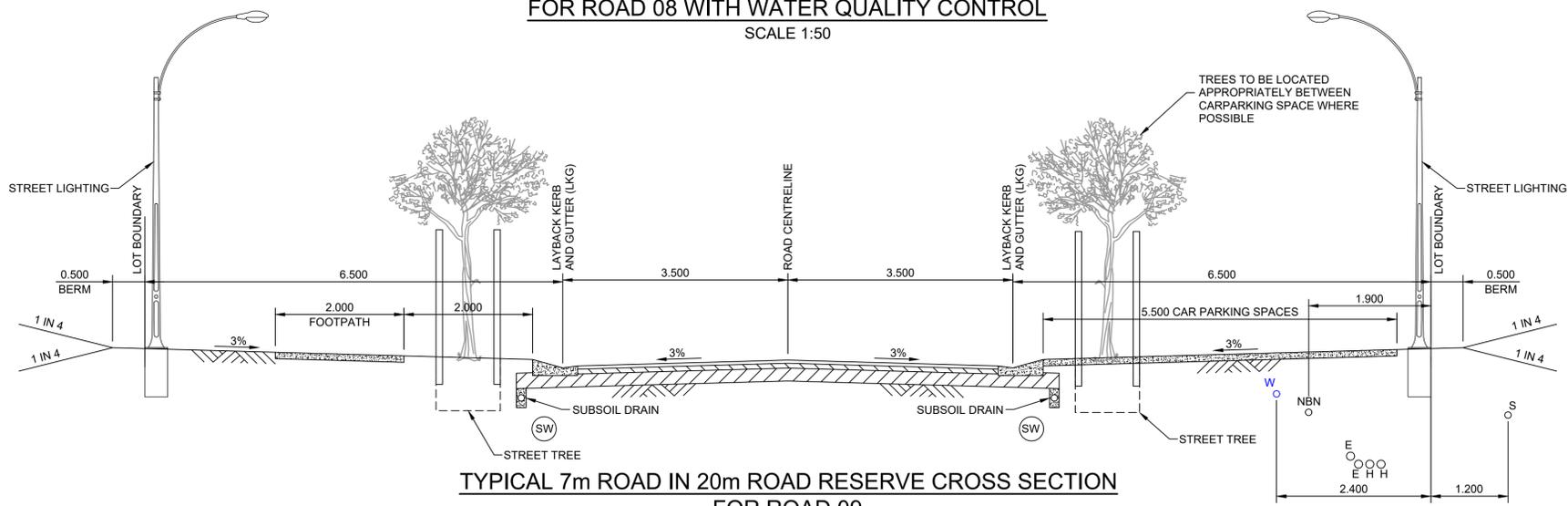
RATIO: 1:50 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CJG CJG MJP	REV =	DESCRIPTION	BY	DATE	allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (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:
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RATIO:
1:50
(AT A1 ORIGINAL)

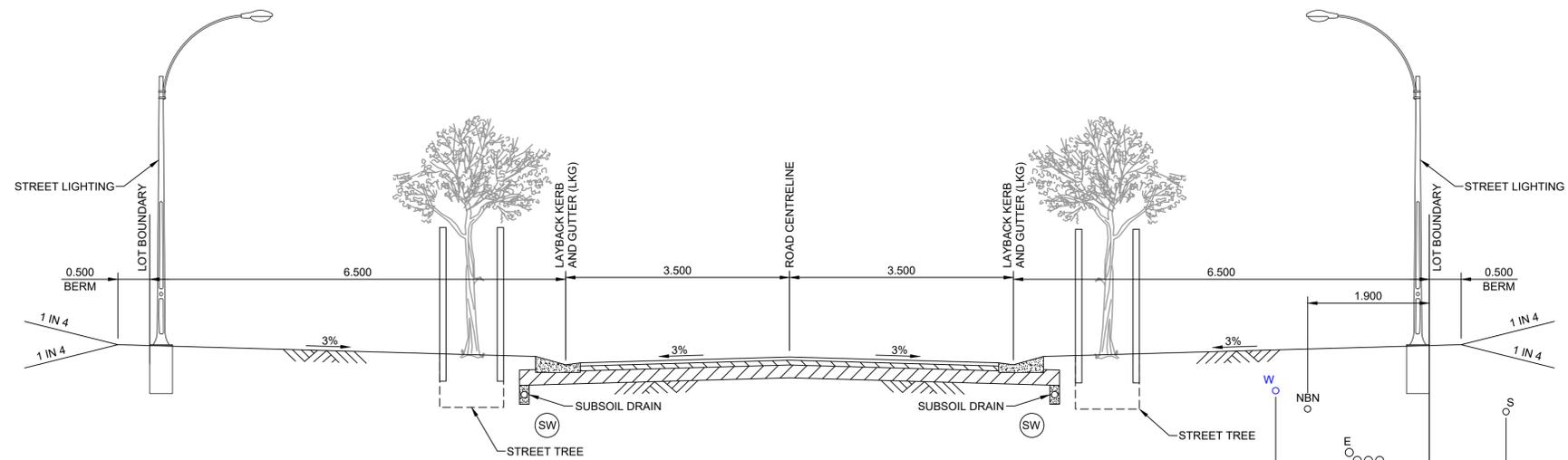
DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: MARCH 2020

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

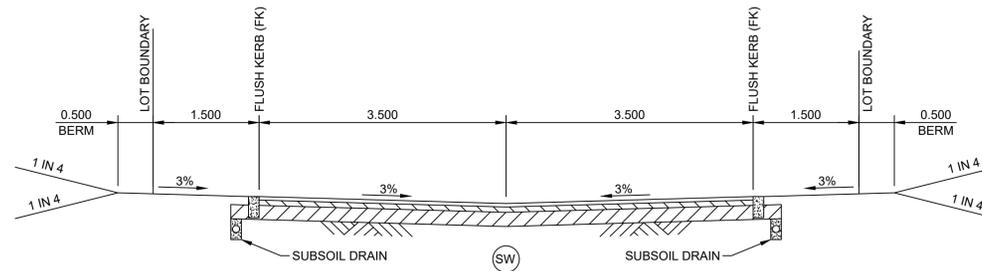
allen price & scarratts pty ltd
land and development consultants
Nowra Office: 75 Plunkett Street, Nowra NSW 2541
Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
phone: (02) 4421 6544
consultants@allenprice.com.au www.allenprice.com.au

**PRELIMINARY TYPICAL ROAD CROSS SECTIONS PLAN
SHEET 04
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD**

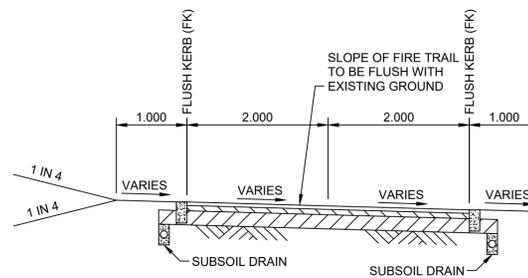
DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER 25405-123	SHEET 24 OF 29 REVISION P1



**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.

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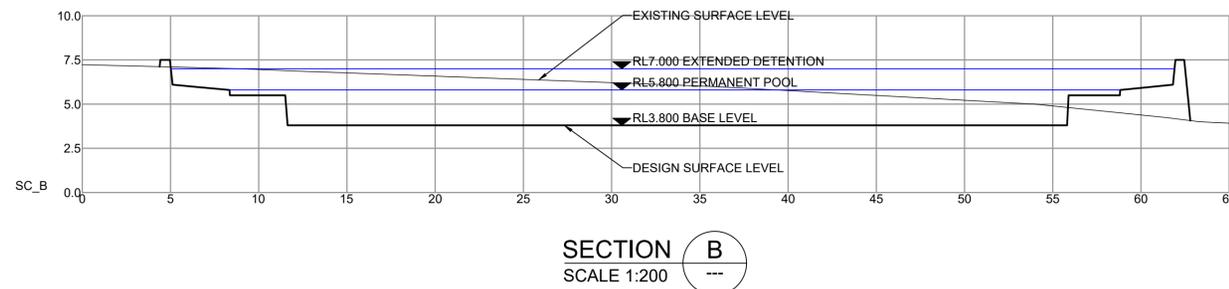
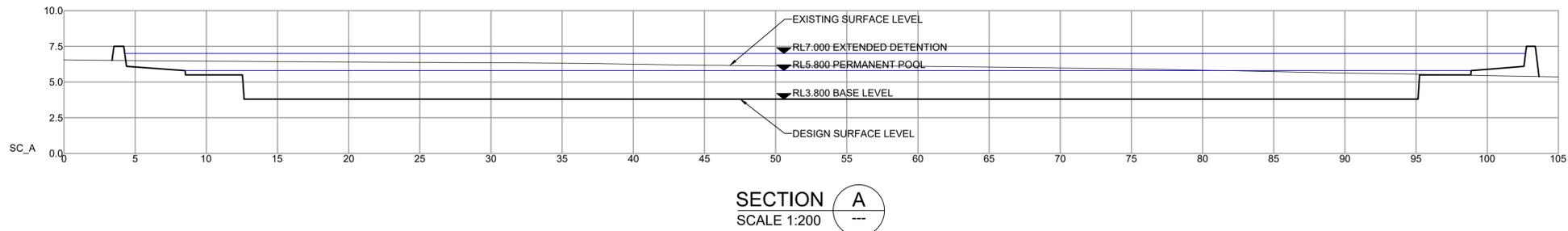
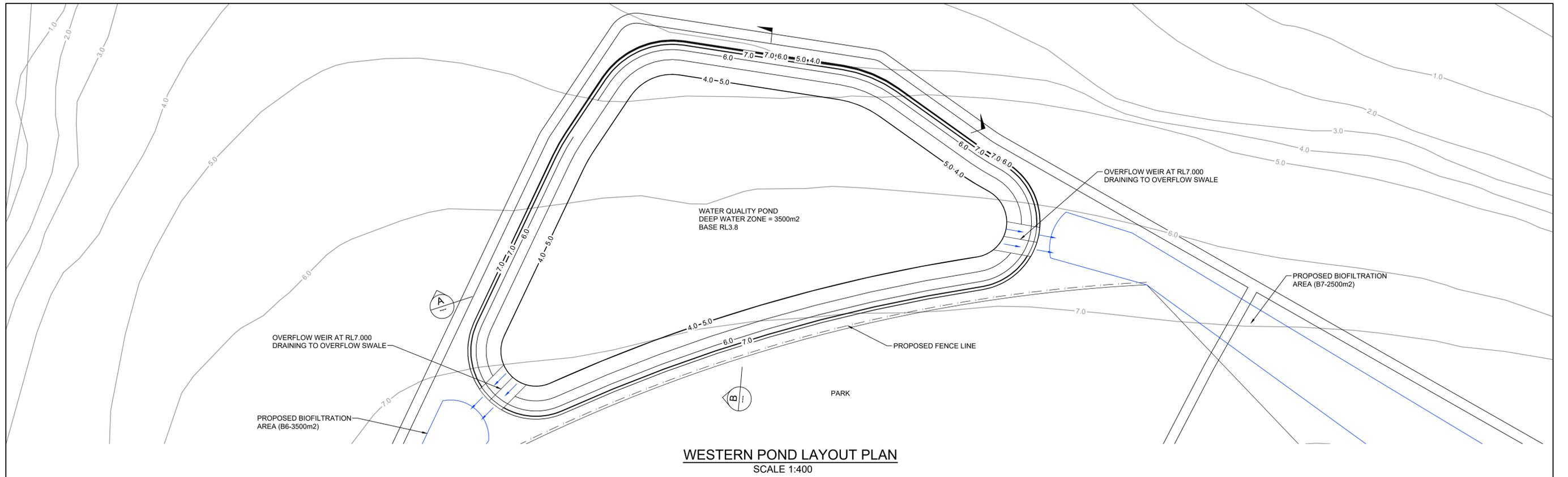


BEWARE!

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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



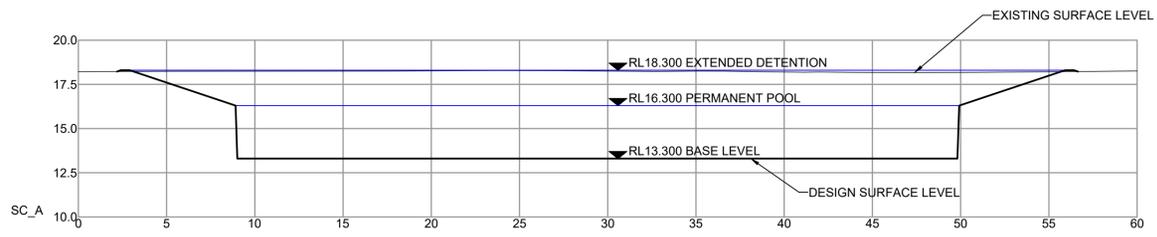
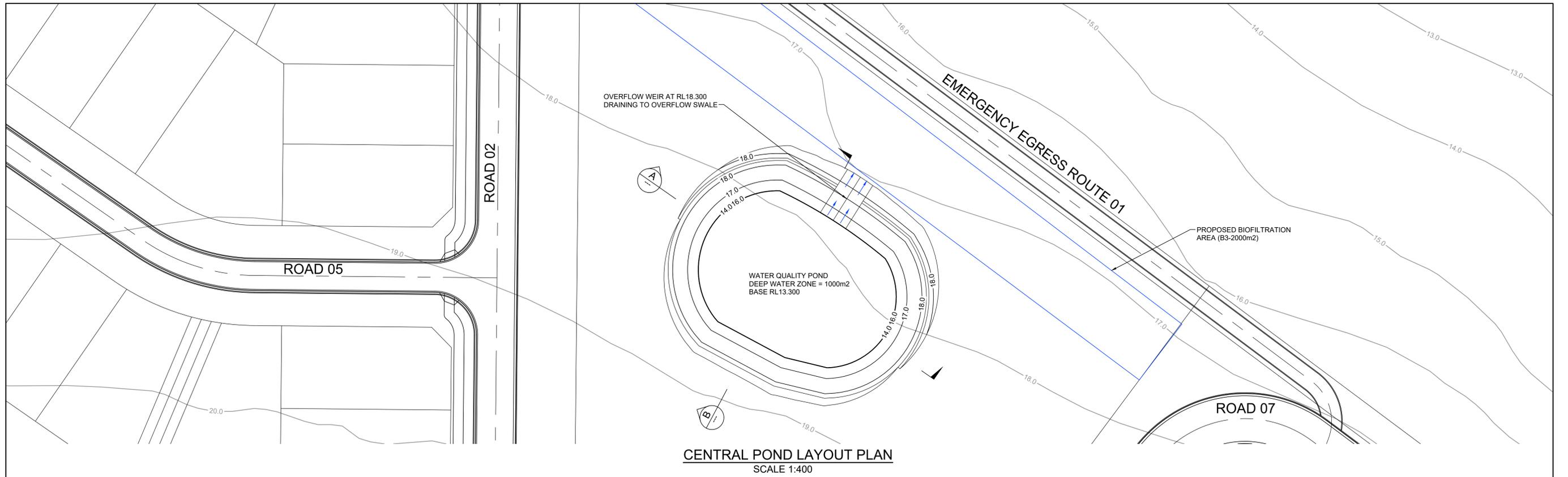
BEWARE!

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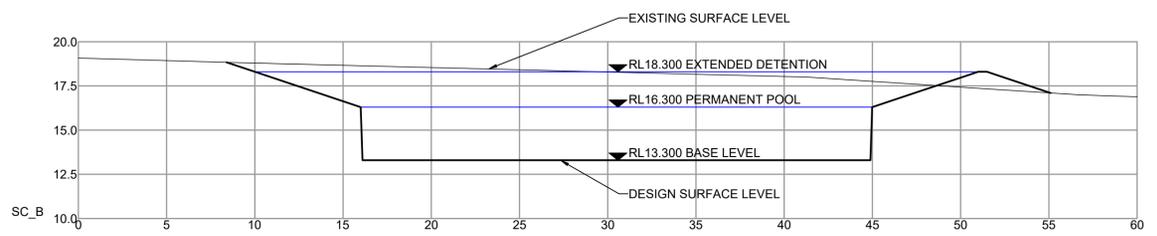
PROFESSIONAL STANDARDS SCHEME

Liability limited by a scheme approved under Professional Standards Legislation

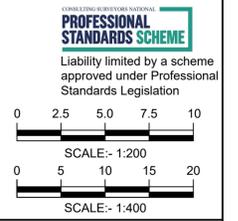
RATIO: AS NOTED (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CJG	REV =	DESCRIPTION	BY	DATE	<p>allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 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

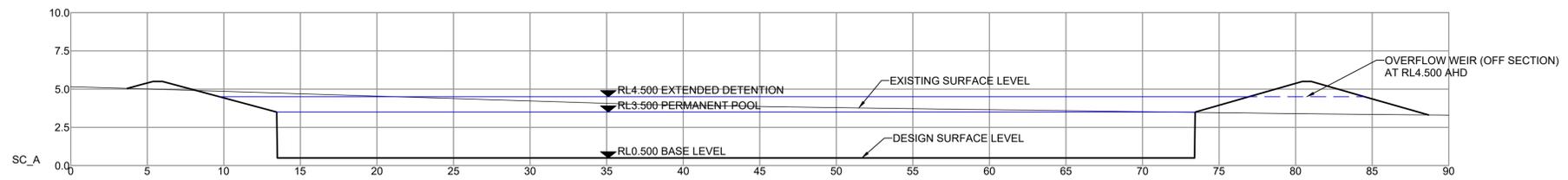
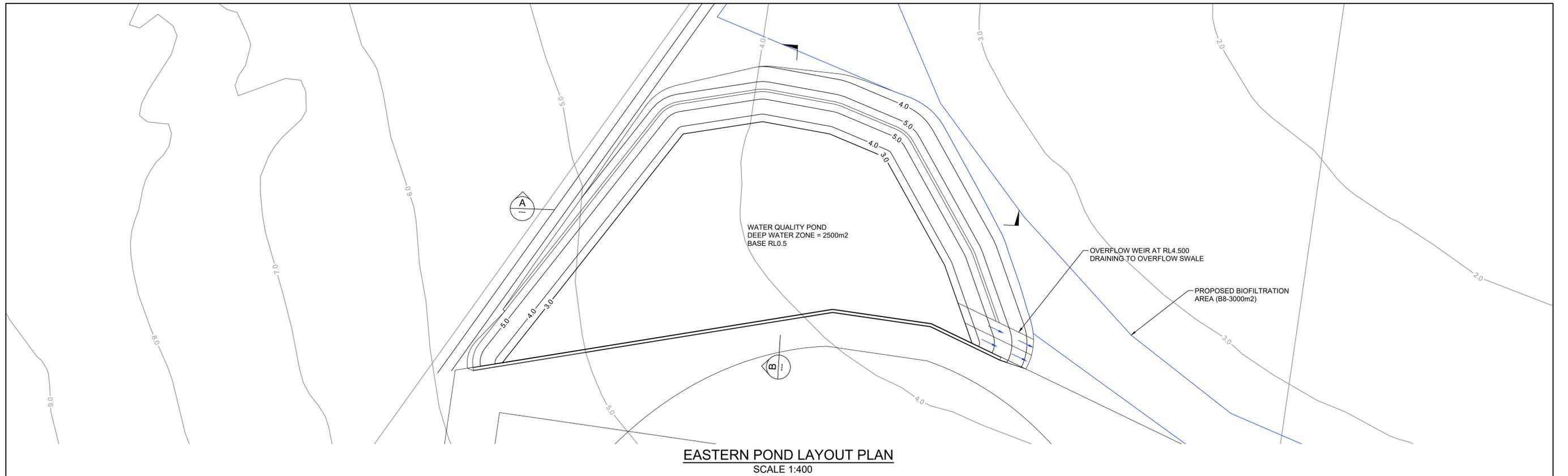


BEWARE!

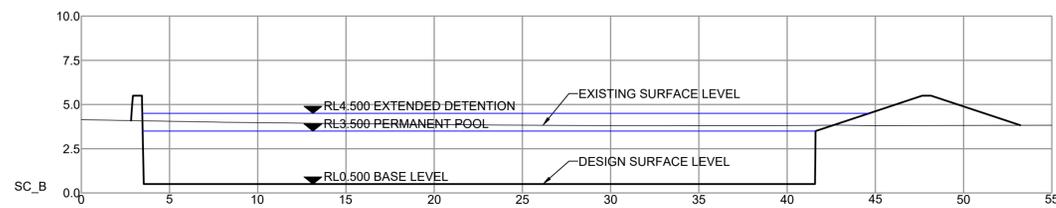
THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

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	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							DRAWING NUMBER 25405-126
	DATE OF PLAN: MARCH 2020									

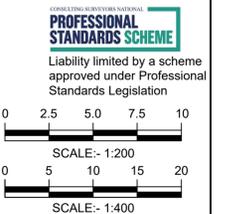
M:\Projects\21000\25405\25405-126.dwg



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	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			

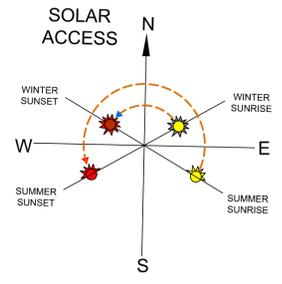
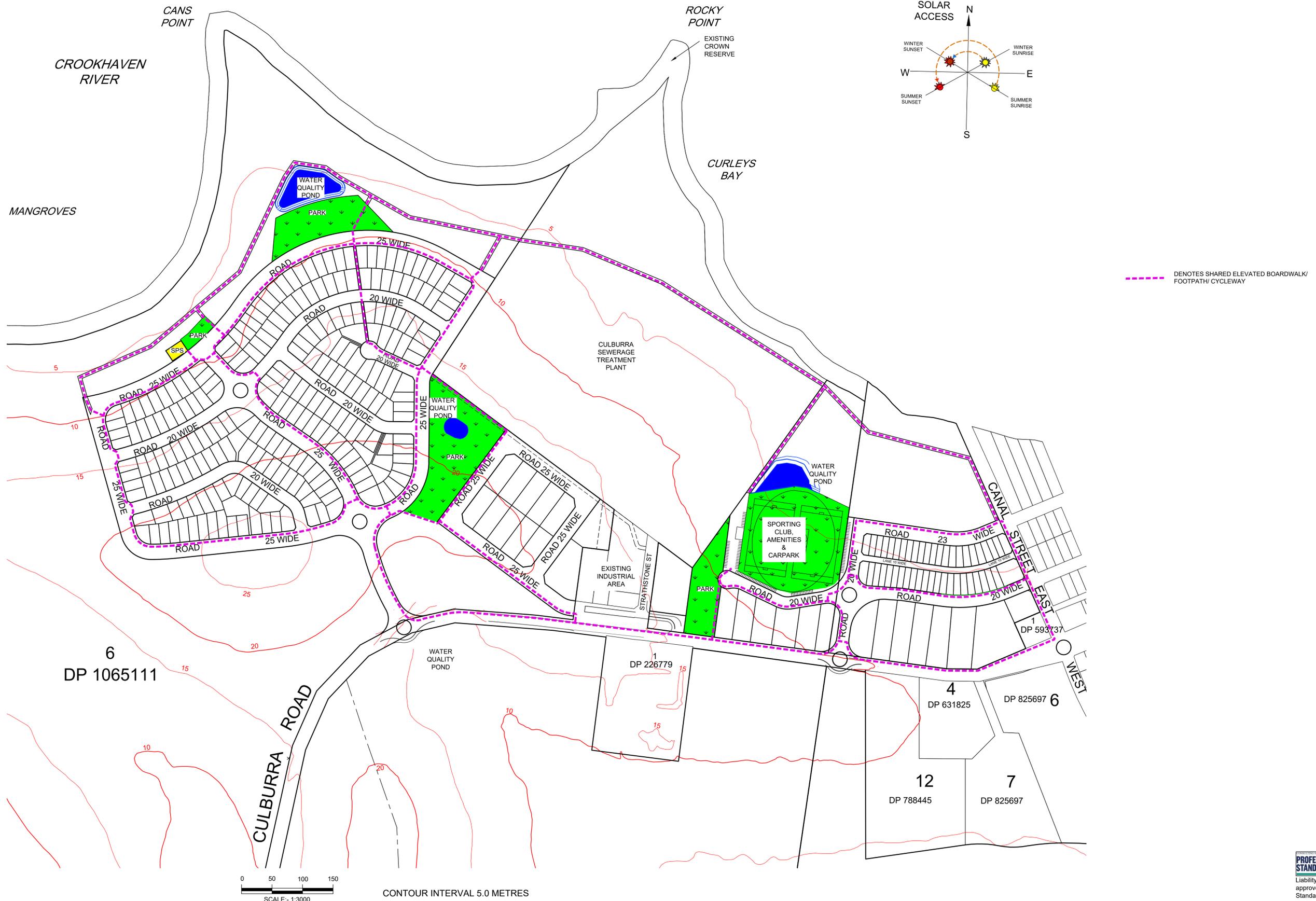
PROPOSED MIXED USE CONCEPT PLAN - BUS ROUTE PLAN



M:\Projects\20000\25405\Drawings\25405-220 - BUS ROUTE Plan.dwg

RATIO: 1:3000 (AT A1 ORIGINAL) (1:8000 AT A3)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	AERIAL PHOTOGRAPHY MP DS MP	REV 01	DESCRIPTION LAYOUT AMENDED TO ALIGN WITH WATER QUALITY CHANGES	BY DS	DATE 30.09.2020	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	PROPOSED MIXED USE CONCEPT PLAN - BUS ROUTES OVER PART OF LOTS 5 & 6 DP1065111 AT WEST CULBURRA FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN: SSM RL	DATE OF PLAN: 05.03.2020								

PROPOSED MIXED USE CONCEPT PLAN - SHARED FOOTPATH PLAN



--- DENOTES SHARED ELEVATED BOARDWALK/ FOOTPATH/ CYCLEWAY



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RATIO: 1:3000 (AT A1 ORIGINAL) (1:8000 AT A3)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	AERIAL PHOTOGRAPHY MP DS MP	REV 01	DESCRIPTION LAYOUT AMENDED TO ALIGN WITH WATER QUALITY CHANGES	BY DS	DATE 30.09.2020	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	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: 05.03.2020								DRAWING NUMBER 25405-221

PROPOSED MIXED USE CONCEPT PLAN -SHARED FOOTPATH OVER PART OF LOTS 5 & 6 DP1065111
AT WEST CULBURRA FOR SEALARK PTY LTD

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