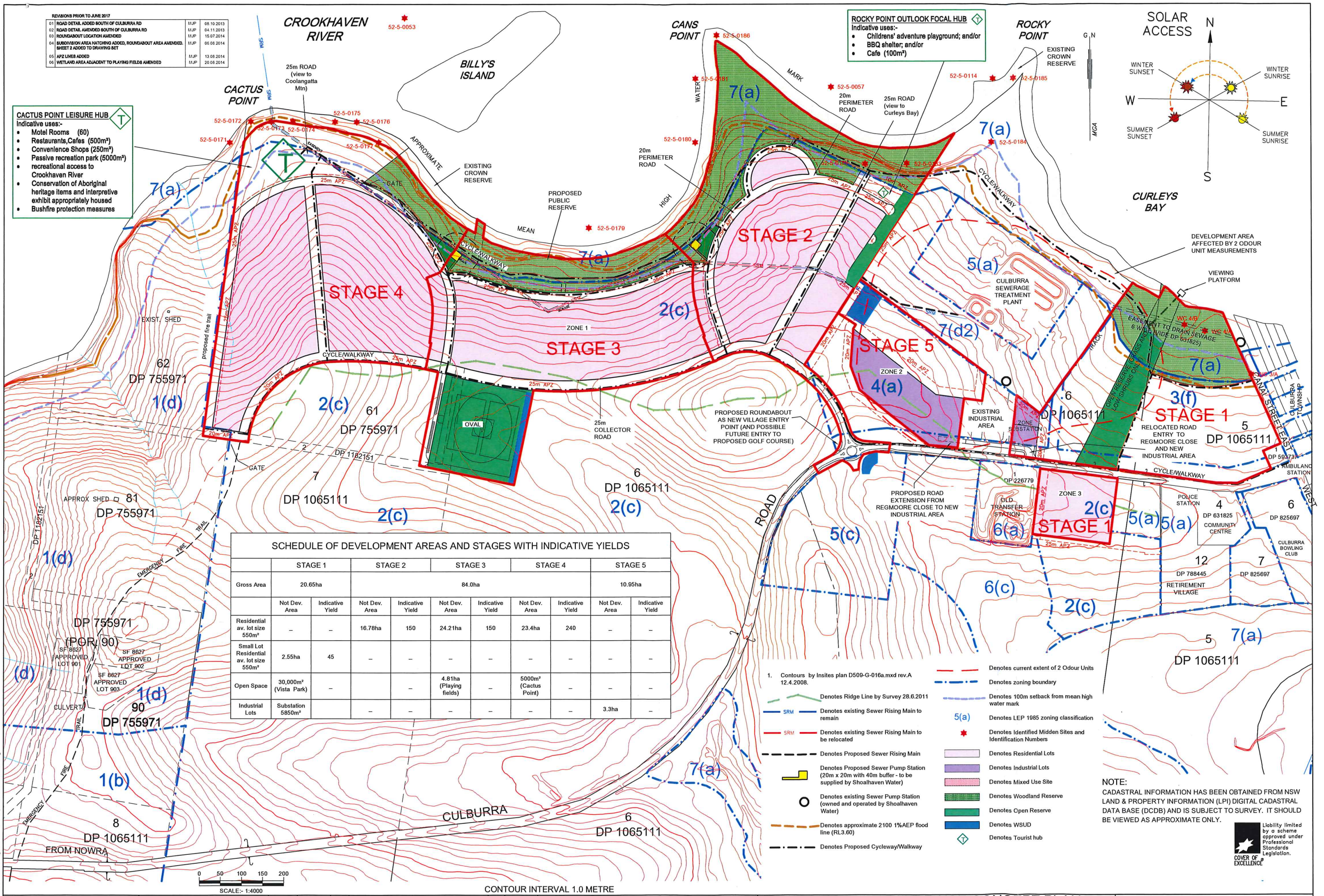
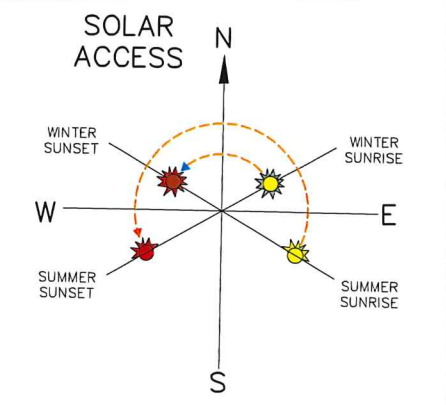


REVISIONS PRIOR TO JUNE 2017

|    |  |     |            |
|----|--|-----|------------|
| 01 | ROAD DETAIL ADDED SOUTH OF CULBURRA RD   | MJP | 08.10.2013 |
| 02 | ROAD DETAIL AMENDED SOUTH OF CULBURRA RD   | MJP | 04.11.2013 |
| 03 | ROAD DETAIL LOCATION AMENDED   | MJP | 15.07.2014 |
| 04 | SUBDIVISION AREA HATCHING ADDED, ROUNDABOUT AREA AMENDED, SHEET 2 ADDED TO DRAWING SET | MJP | 05.08.2014 |
| 05 | APZ LINES ADDED  | MJP | 13.08.2014 |
| 06 | WETLAND AREA ADJACENT TO PLAYING FIELDS AMENDED  | MJP | 20.08.2014 |

- CACTUS POINT LEISURE HUB**
- Indicative uses:-
- Motel Rooms (60)
  - Restaurants, Cafes (500m<sup>2</sup>)
  - Convenience Shops (250m<sup>2</sup>)
  - Passive recreation park (5000m<sup>2</sup>)
  - recreational access to Crookhaven River
  - Conservation of Aboriginal heritage items and interpretive exhibit appropriately housed
  - Bushfire protection measures

- ROCKY POINT OUTLOOK FOCAL HUB**
- Indicative uses:-
- Children's adventure playground; and/or
  - BBQ shelter; and/or
  - Cafe (100m<sup>2</sup>)



**SCHEDULE OF DEVELOPMENT AREAS AND STAGES WITH INDICATIVE YIELDS**

|  | STAGE 1                           |                  | STAGE 2       |                  |                         |                  | STAGE 3                           |                  |               |                  | STAGE 4       |                  | STAGE 5       |                  |
|--|-----------------------------------|------------------|---------------|------------------|-------------------------|------------------|-----------------------------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|
|  | Not Dev. Area                     | Indicative Yield | Not Dev. Area | Indicative Yield | Not Dev. Area           | Indicative Yield | Not Dev. Area                     | Indicative Yield | Not Dev. Area | Indicative Yield | Not Dev. Area | Indicative Yield | Not Dev. Area | Indicative Yield |
| Gross Area   | 20.65ha                           |                  | 84.0ha        |                  |                         |                  | 10.95ha                           |                  |               |                  |               |                  |               |                  |
| Residential av. lot size 550m <sup>2</sup>           | -                                 | -                | 16.78ha       | 150              | 24.21ha                 | 150              | 23.4ha                            | 240              | -             | -                | -             | -                | -             | -                |
| Small Lot Residential av. lot size 550m <sup>2</sup> | 2.55ha                            | 45               | -             | -                | -                       | -                | -                                 | -                | -             | -                | -             | -                | -             | -                |
| Open Space   | 30,000m <sup>2</sup> (Vista Park) |                  | -             | -                | 4.81ha (Playing fields) | -                | 5000m <sup>2</sup> (Cactus Point) | -                | -             | -                | -             | -                | 3.3ha         | -                |
| Industrial Lots                                      | Substation 5850m <sup>2</sup>     | -                | -             | -                | -                       | -                | -                                 | -                | -             | -                | -             | -                | -             | -                |

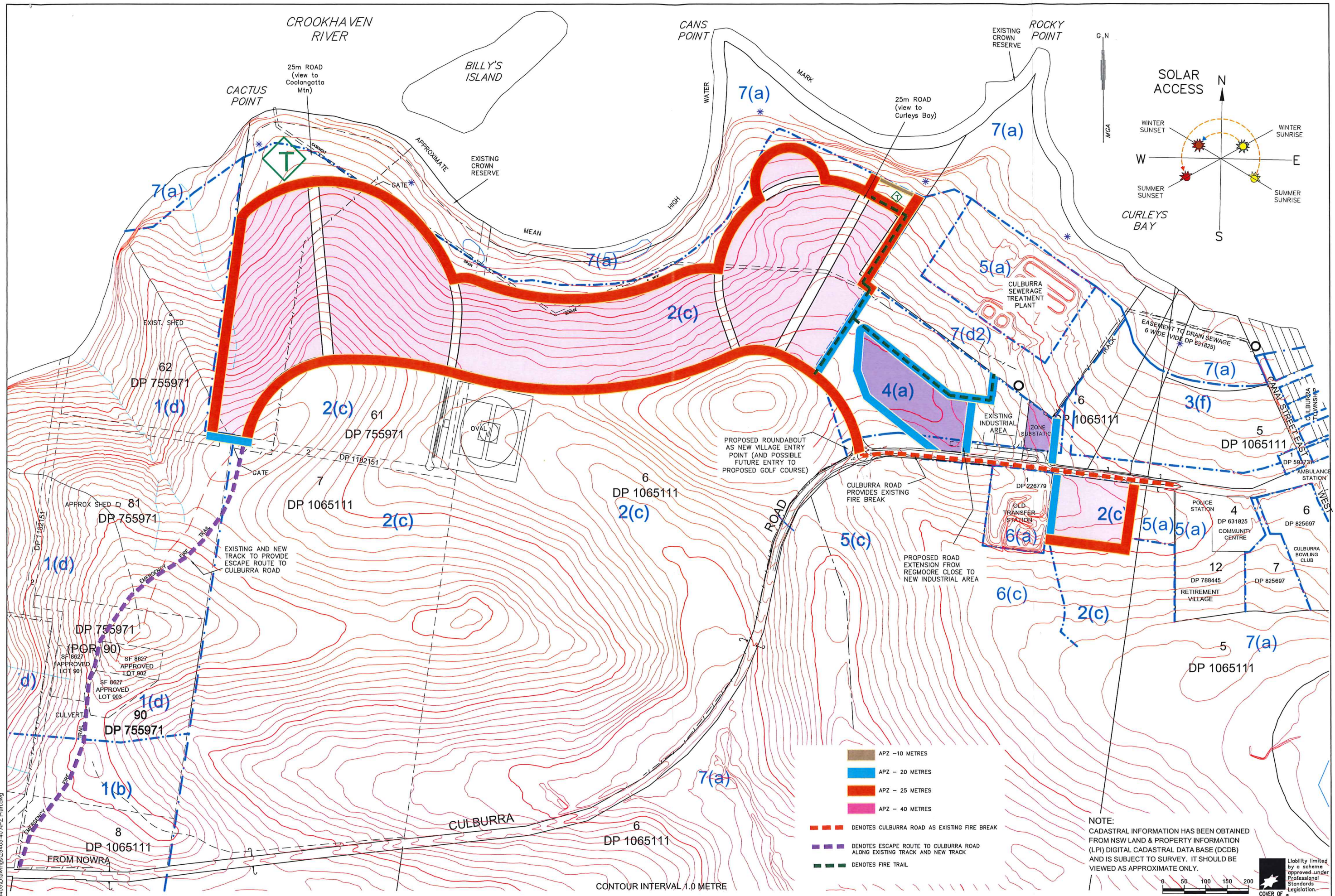
- Contours by Insites plan D509-G-016a.mxd rev.A 12.4.2008.
- Denotes Ridge Line by Survey 28.6.2011
- SRM Denotes existing Sewer Rising Main to remain
- SRM Denotes existing Sewer Rising Main to be relocated
- Denotes Proposed Sewer Rising Main
- Denotes Proposed Sewer Pump Station (20m x 20m with 40m buffer - to be supplied by Shoalhaven Water)
- Denotes existing Sewer Pump Station (owned and operated by Shoalhaven Water)
- Denotes approximate 2100 1%AEP flood line (RL3.60)
- Denotes Proposed Cycleway/Walkway
- 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
- Denotes Identified Midden Sites and Identification Numbers
- Denotes Residential Lots
- Denotes Industrial Lots
- Denotes Mixed Use Site
- Denotes Woodland Reserve
- Denotes Open Reserve
- Denotes WSUD
- Denotes Tourist hub

**NOTE:**  
 CADASTRAL INFORMATION HAS BEEN OBTAINED FROM NSW LAND & PROPERTY INFORMATION (LPI) DIGITAL CADASTRAL DATA BASE (DCDB) AND IS SUBJECT TO SURVEY. IT SHOULD BE VIEWED AS APPROXIMATE ONLY.



|   |         |              |                    |   |  |            |            |  |  |                |
|---|---------|--------------|--------------------|---|--|------------|------------|--|--|----------------|
| RATIO:<br><b>1:4000</b><br>(AT A1 ORIGINAL)<br>(1:8000 AT A3) | DATUM:  | SURVEY       | AERIAL PHOTOGRAPHY | REV   | DESCRIPTION  | BY         | DATE       | <b>allen price &amp; scarratts pty ltd</b><br>land and development consultants<br>Nowra Branch: 75 Plunkett Street, Nowra NSW 2541<br>Kiama Branch: 5/125 Terralong Street, Kiama NSW 2533<br>phone:(02) 4421 6544 fax:(02) 4422 1821<br>consultants@allenprice.com.au www.allenprice.com.au | <b>WEST CULBURRA MIXED USE CONCEPT PLAN</b><br>SHOWING DEVELOPMENT AREAS AND PRINCIPAL INFRASTRUCTURE OVER PART OF DP 1065111, LOT 2 DP 1182151 AND PORTIONS 61, 81 & 90 DP 755971 AT WEST CULBURRA FOR THE HALLORAN TRUST | DRAWING STATUS |
|   | ORIGIN: |              | DESIGN JT/MP       | 07  | INDUSTRIAL AREA REDUCED, WSUD REVISED SHEET TEMPLATE, COMPANY REF. AMENDED HATCH REVISED, EXIST LOT 61 NTHN BDY CORRECTED. | DS         | 15.06.2017 |  |  | DRAWING NUMBER |
| DATE OF PLAN: 27 SEPT. 2013                                   |         | DRAWN CEG/DS | 08                 | NOTES AND TITLE AMENDED, SHT 2 REMOVED MINOR AMENDMENTS | DS   | 13.07.2017 | 25405-37   | SHEET 1 OF 10  | REVISION 10  |                |
|   |         | CHECKED MJP  | 09                 |   | DS   | 09.11.2017 |            |  |  |                |
|   |         |              | 10                 |   | DS   | 23.11.2017 |            |  |  |                |





RATIO:  
**1:4000**  
(AT A1 ORIGINAL)  
(1:8000 AT A3)

DATUM:  
ORIGIN:  
DATE OF PLAN: 04.12.2014

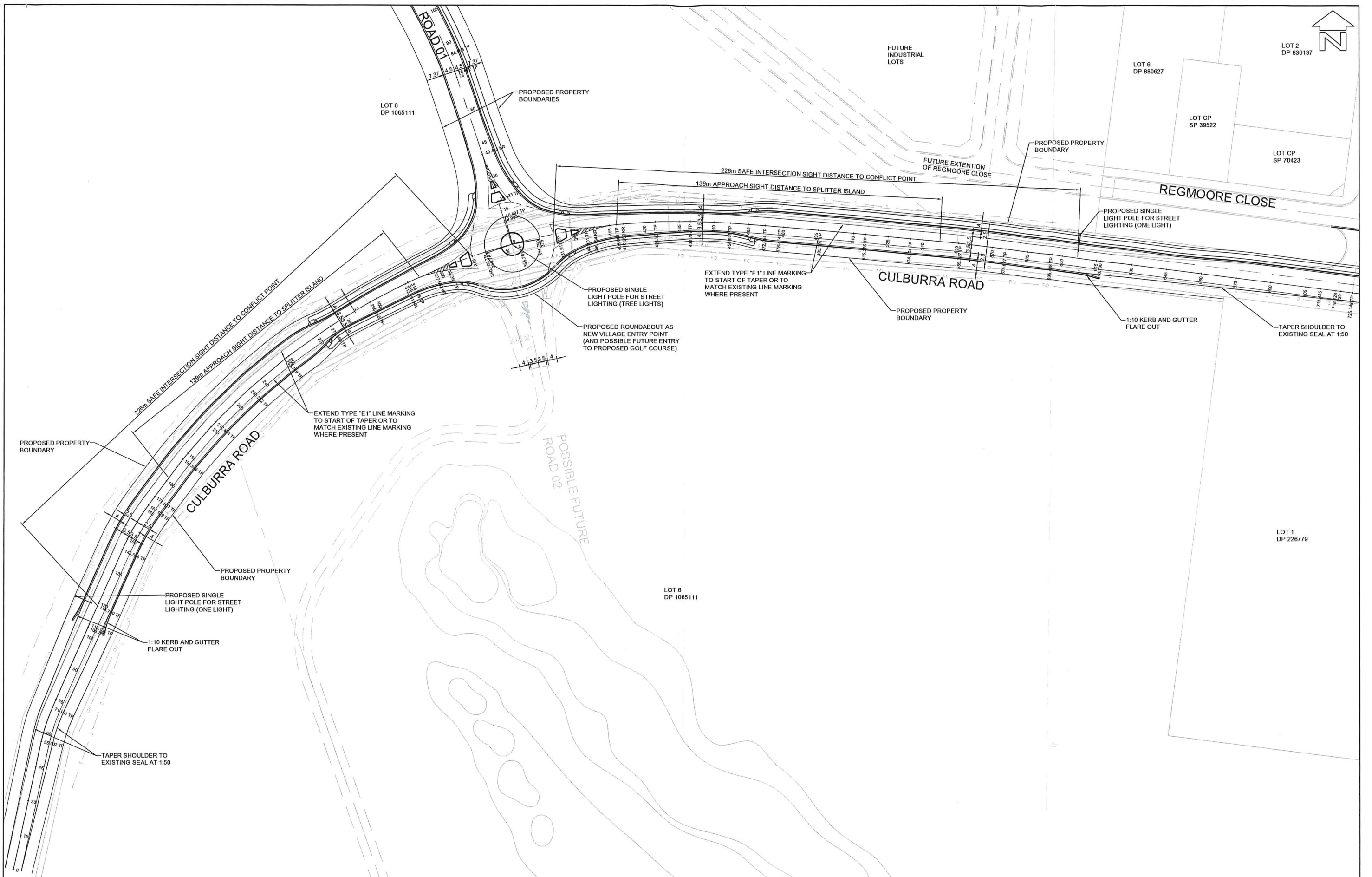
| SURVEY  | AERIAL PHOTOGRAPHY | REV | DESCRIPTION                         | BY | DATE       |
|---------|--------------------|-----|-------------------------------------|----|------------|
| DESIGN  | JTMP               | 01  | PLAN UPDATED TO CURRENT APPLICATION | DS | 13.07.2017 |
| DESIGN  | JTMP               | 02  | PLAN UPDATED TO CURRENT APPLICATION | DS | 13.11.2017 |
| DRAWN   | DS                 | 03  | PLAN UPDATED TO CURRENT APPLICATION | DS | 23.11.2017 |
| CHECKED | MJP                |     | MINOR AMENDMENTS                    |    |            |

**ps** allen price & scarratts pty ltd  
land and development consultants  
Nowra Branch: 75 Plunkett Street, Nowra NSW 2541  
Kiama Branch: 5/125 Terralong Street, Kiama NSW 2553  
phone:(02) 4421 6544 fax:(02) 4422 1821  
consultants@allenprice.com.au www.allenprice.com.au

**PLAN SHOWING PROPOSED BUSHFIRE PROTECTION MEASURES ON PROPOSED SUBDIVISION OVER PART OF DP 1065111, LOT 2 DP 1182151 AND PORTIONS 61, 81 & 90 DP 755971 AT WEST CULBURRA FOR REALTY REALIZATIONS**

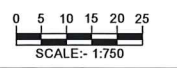
| DRAWING STATUS  |          |           |
|-----------------|----------|-----------|
| DRAWING NUMBER  | SHEET    | REVISION  |
| <b>25405-40</b> | <b>1</b> | <b>03</b> |
| OF              | 1        |           |





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.



Liability limited by a scheme approved under Professional Standards Legislation.  
**COVER OF EXCELLENCE**

RATIO:  
**1:750**  
(AT A1 ORIGINAL)

DATUM:  
AUSTRALIAN HEIGHT DATUM  
ORIGIN: SSM  
RL  
DATE OF PLAN: SEPTEMBER 2016

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

**aps** allen price & scarratts pty ltd  
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consultants@allenprice.com.au www.allenprice.com.au

PRELIMINARY OVERALL CONCEPT ROUNDABOUT DESIGN  
OVER CULBURRA BEACH ROAD  
AT CULBURRA BEACH  
FOR THE HALLORAN TRUST

|  |                  |
|--|------------------|
| DRAWING STATUS   |                  |
| <b>PRELIMINARY</b><br>NOT TO BE USED FOR CONSTRUCTION PURPOSES |                  |
| DRAWING NUMBER   | SHEET 1 REVISION |
| <b>25405-101</b>   | OF 7 P4          |