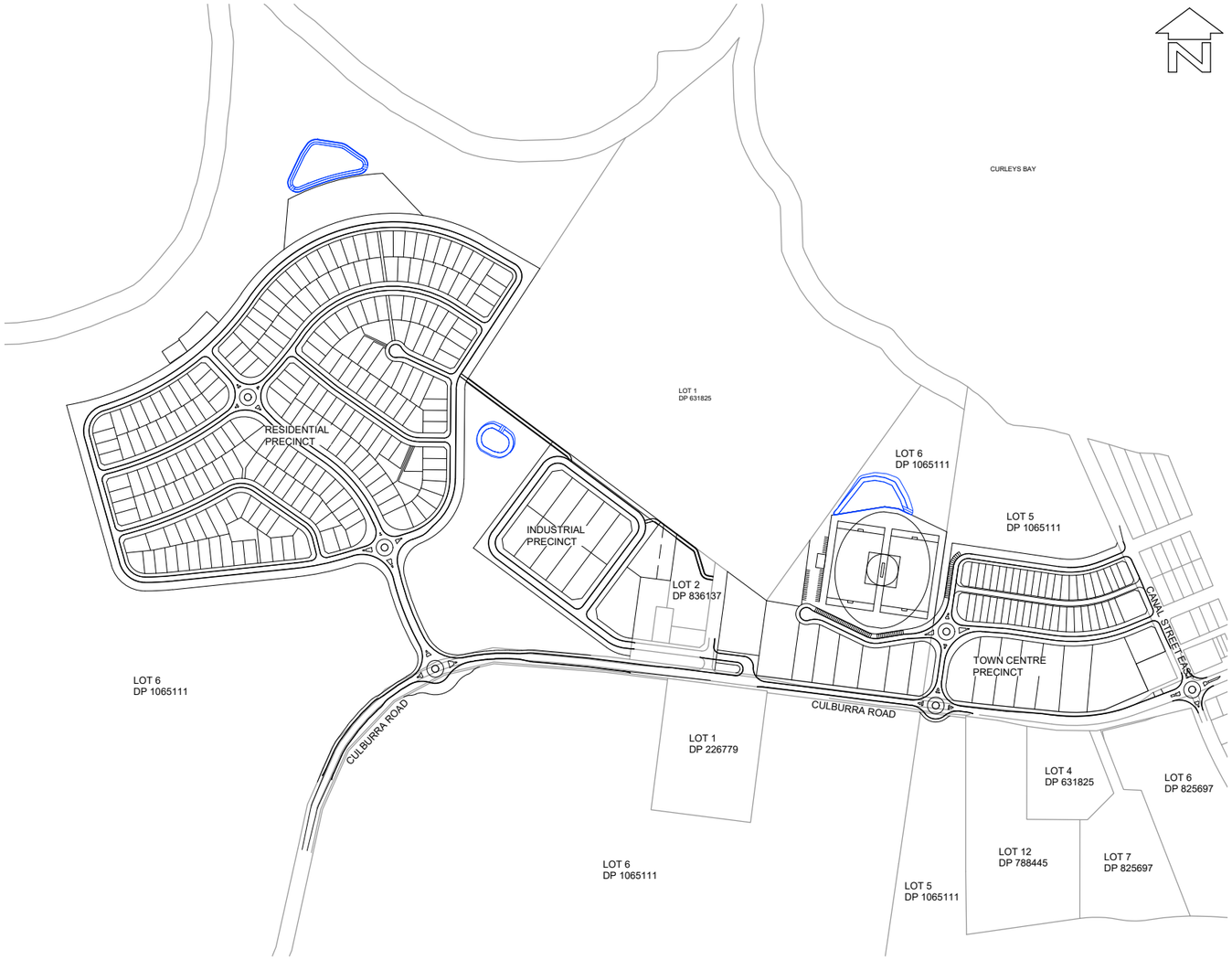
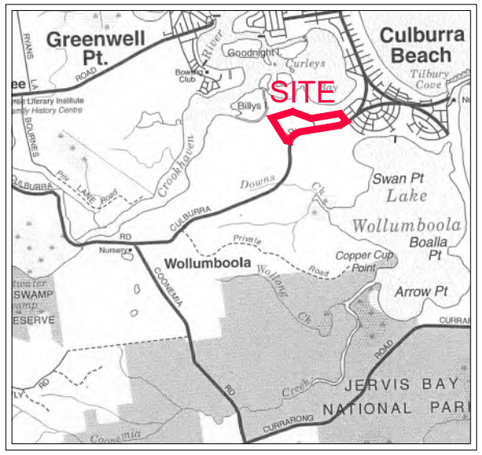
PRELIMINARY ENGINEERING DRAWINGS FOR PROPOSED MIXED-USE SUBDIVISION AT WEST CULBURRA



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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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:4000 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
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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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WATER QUALITY POND
3500m2

PARK

PROPOSED BIOFILTRATION
AREA (B7-2500m2)

PROPOSED BIOFILTRATION
AREA (B6-3500m2)

PROPOSED LOCATION
OF BUS BAY

PROPOSED BIOFILTRATION
AREA (B2-300m2)

PROPOSED BIOFILTRATION
AREA (B4-250m2)

PROPOSED BIOFILTRATION
AREA (B1-250m2)

PARK

SPS

Ø24m RFS TURNING CIRCLE

LOT 1
DP 631825

PROPOSED LOCATION
OF BASIN (AREA=1000m2)

PROPOSED BIOFILTRATION
AREA (B3-2000m2)

PROPOSED
LOCATION
OF BUS BAY

PROPOSED BIOFILTRATION
AREA (B9-250m2)

PROPOSED LOCATION
OF BUS BAY

LOT 2
DP 836137

LOT 6
DP 1065111

ROAD 01
ROAD 02
ROAD 03
ROAD 04
ROAD 05
ROAD 06
ROAD 07
EMERGENCY EGRESS ROUTE 01
EMERGENCY EGRESS ROUTE 02

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

CONSULTING SURVEYORS NATIONAL
PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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PRELIMINARY RESIDENTIAL PRECINCT LAYOUT PLAN

OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER 25405-101 | SHEET 2 OF 29 | REVISION P1

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PROPOSED BIOFILTRATION AREA (B9-250m2)

LOT 1
DP 631825

LOT 6
DP 1065111

WATER QUALITY POND
2500m2

EMERGENCY EGRESS ROUTE 02

PROPOSED LOCATION OF BUS BAY

Ø24m RFS TURNING CIRCLE

ROAD 07

ROAD 02

ROAD 01

LOT 2
DP 836137

LOT 6
DP 880627

SP 39522

SP 70423

STRATHSTONE STREET

REGMOORE CLOSE

CULBURRA ROAD

PROPOSED LOCATION OF RELOCATED SERVICES

LOT 6
DP 1065111

PROPOSED BIOFILTRATION AREA (B10-840m2)

EXISTING LOCAL STREET TO BE CLOSED AND RELOCATED

PROPOSED LOCATION OF RELOCATED SERVICES

LOT 1
DP 226779

LOT 6
DP 1065111

CONSULTING SURVEYORS NATIONAL
PROFESSIONAL STANDARDS SCHEME
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0 10 20 30 40 50
SCALE:- 1:1250

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:1250 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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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CONSULTING SURVEYORS NATIONAL PROFESSIONAL STANDARDS SCHEME
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0 10 20 30 40 50
SCALE:- 1:1250

RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
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	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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PRELIMINARY TOWN CENTRE 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 25405-103
SHEET 4 OF 29
REVISION P1

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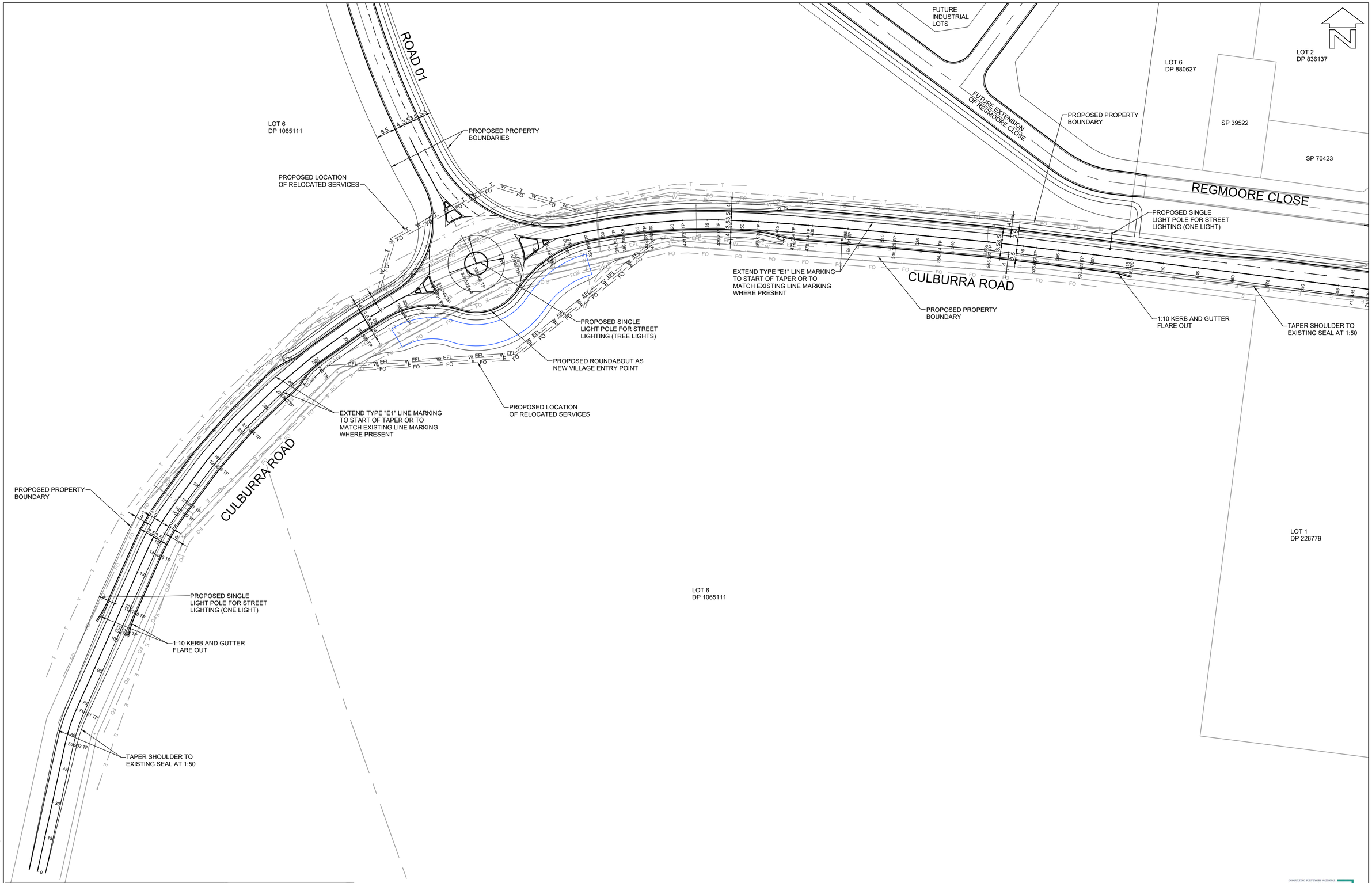

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LAYOUT PLAN

SCALE 1:750

0 5 10 15 20 25
SCALE:- 1:750

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:750 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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PRELIMINARY OVERALL CONCEPT ROUNDABOUT 01 DESIGN

OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: 25405-104
SHEET 5 OF 29
REVISION P6

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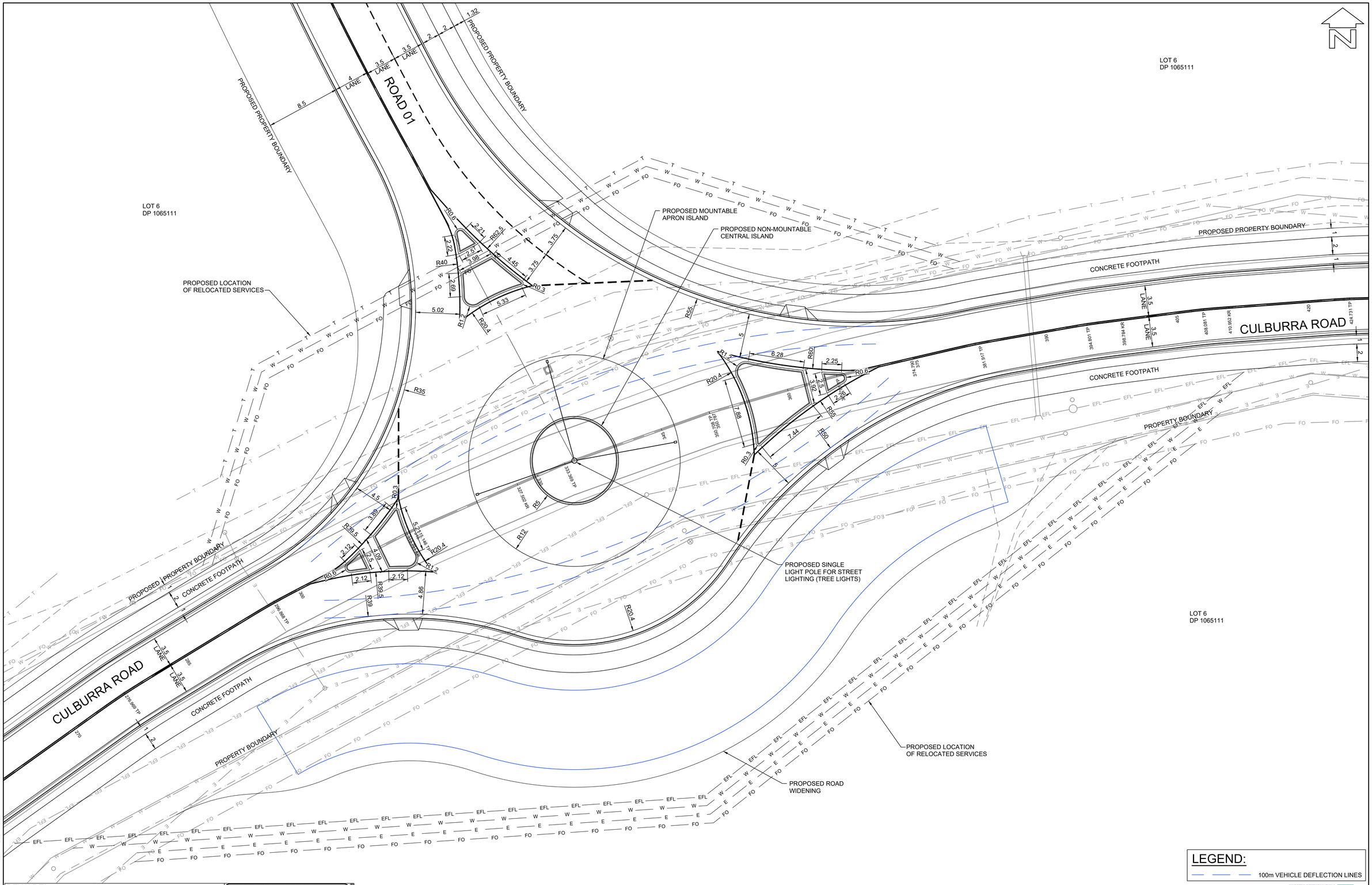

LEGEND:

100m VEHICLE DEFLECTION LINES

BEWARE!

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LAYOUT PLAN

SCALE 1:200

0 2.5 5.0 7.5 10

SCALE:- 1:200

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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
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		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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PRELIMINARY CONCEPT ROUNDABOUT 01 DESIGN

OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: 25405-105

SHEET 6 OF 29

REVISION P6

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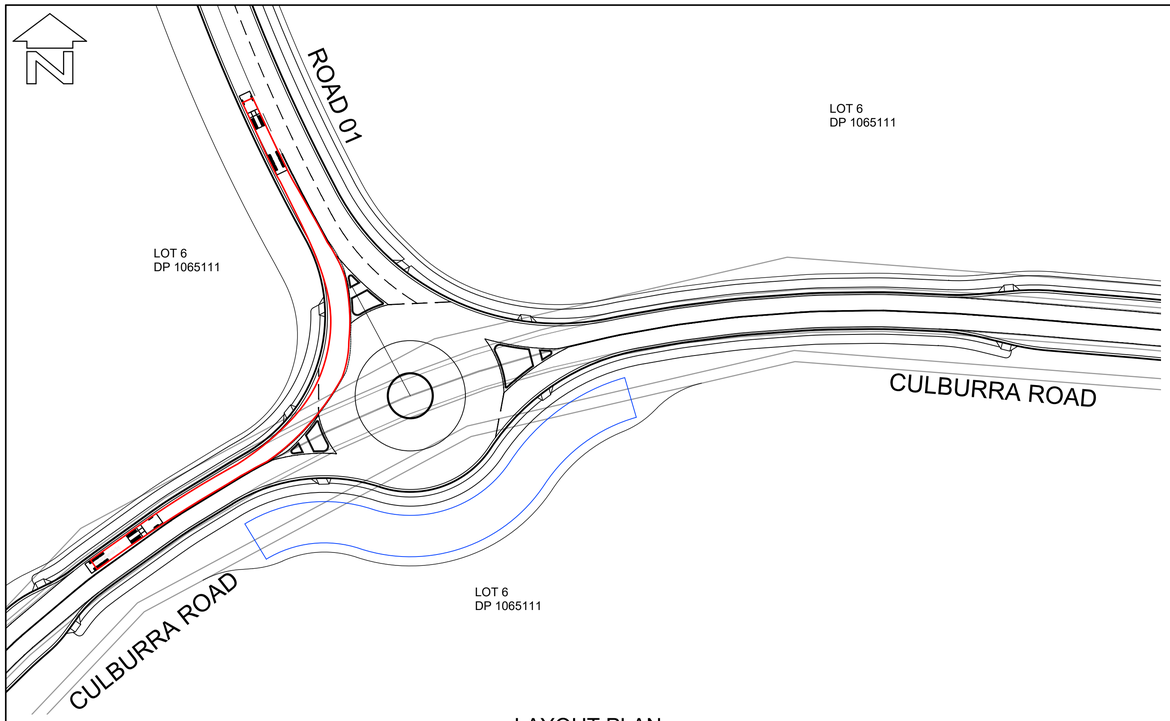
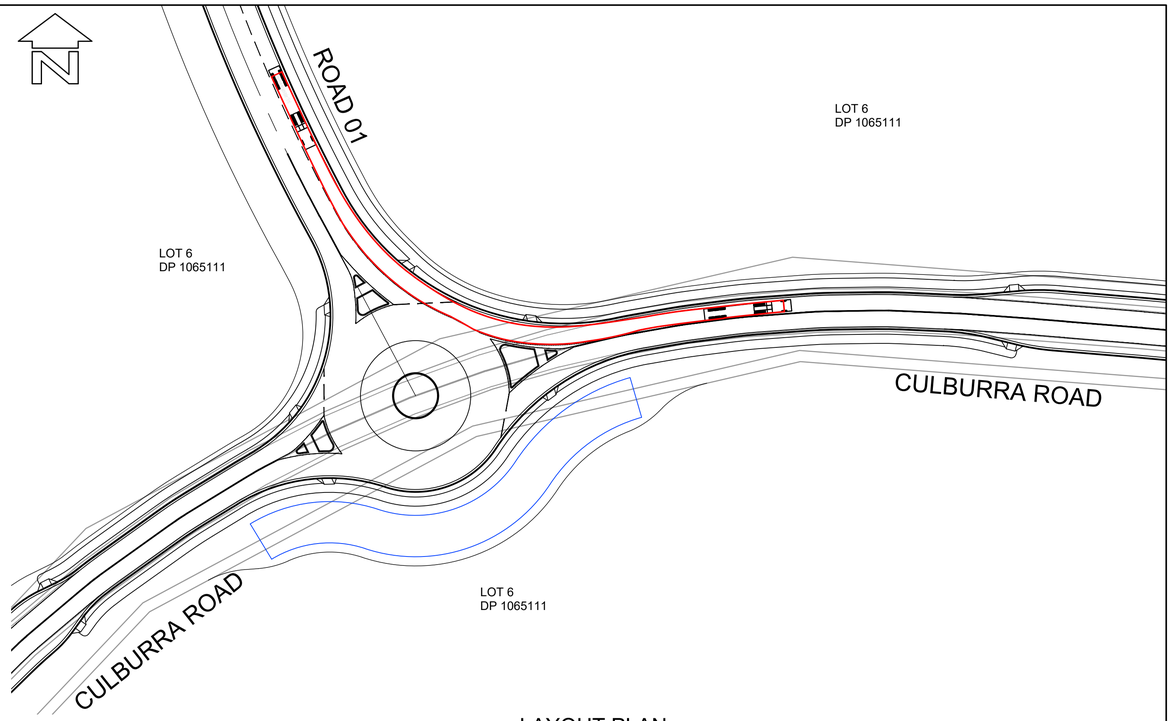
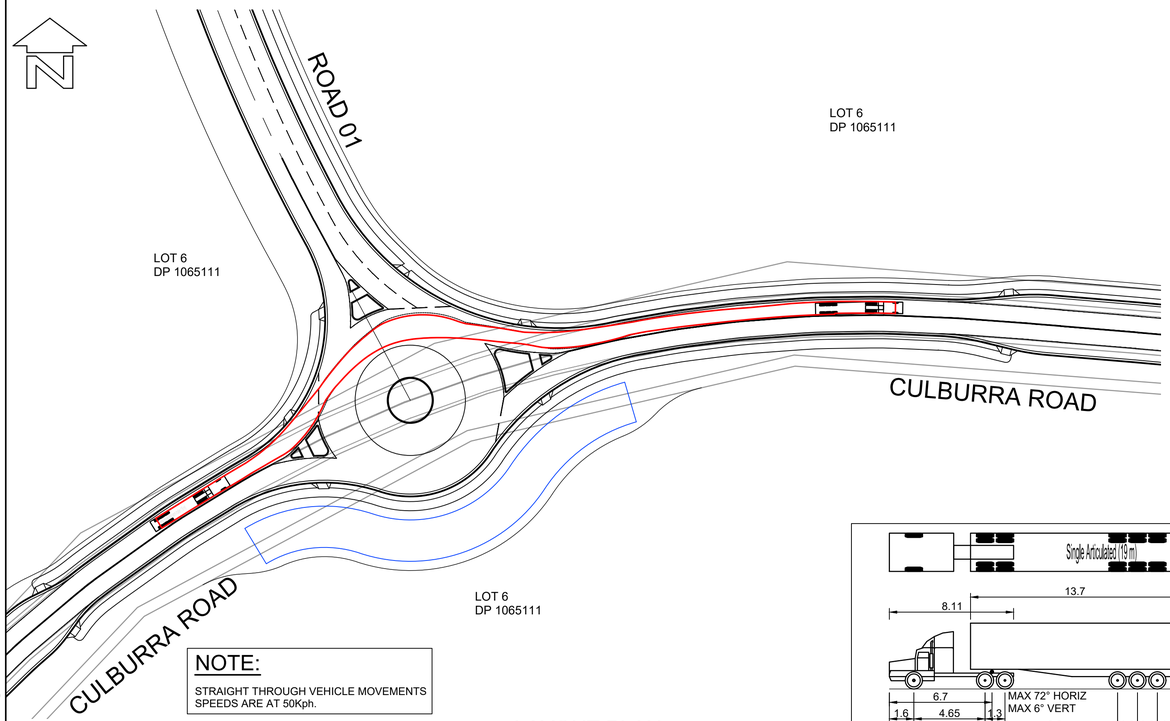


LAYOUT PLAN
SCALE 1:750

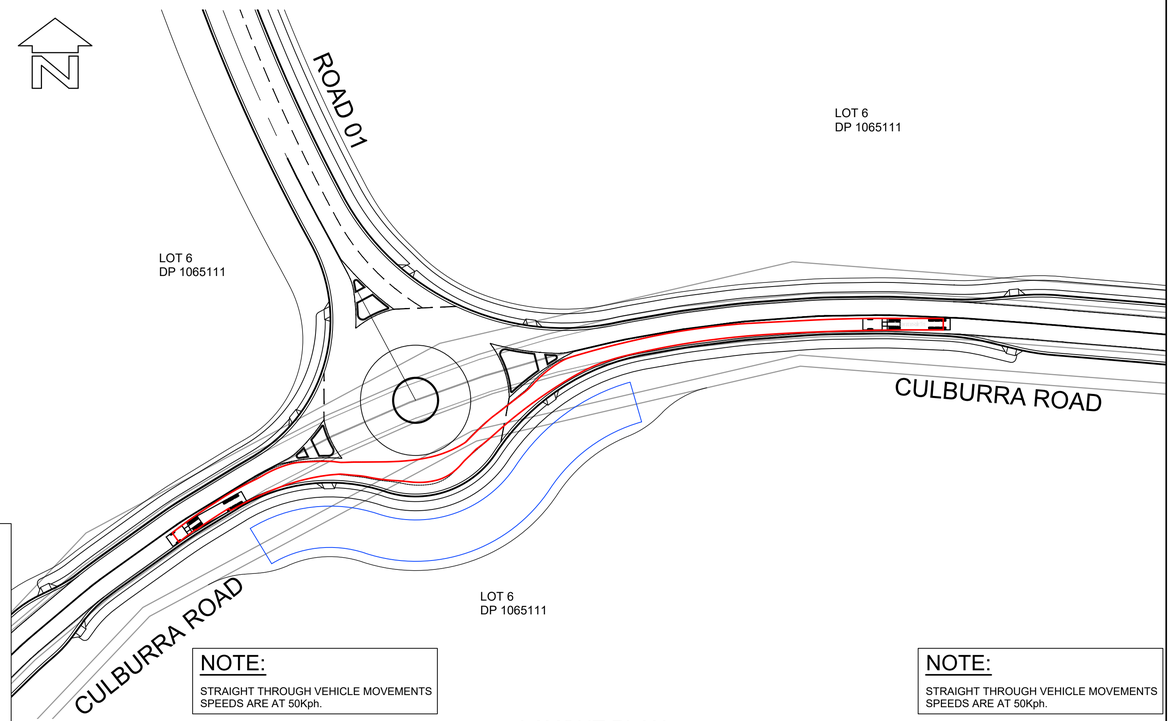


LAYOUT PLAN
SCALE 1:750



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

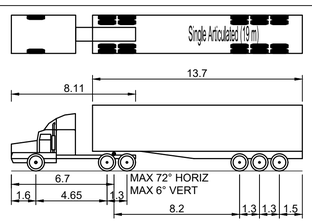
LAYOUT PLAN
SCALE 1:750



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

LAYOUT PLAN
SCALE 1:750

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



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

VEHICLE MANOEUVRE LEGEND:
PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
SWEPT 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 AUSTROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20Km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

0 5 10 15 20 25
SCALE:- 1:750

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1:750 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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ROUNDABOUT 01 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 25405-106
SHEET 7 OF 29
REVISION P6

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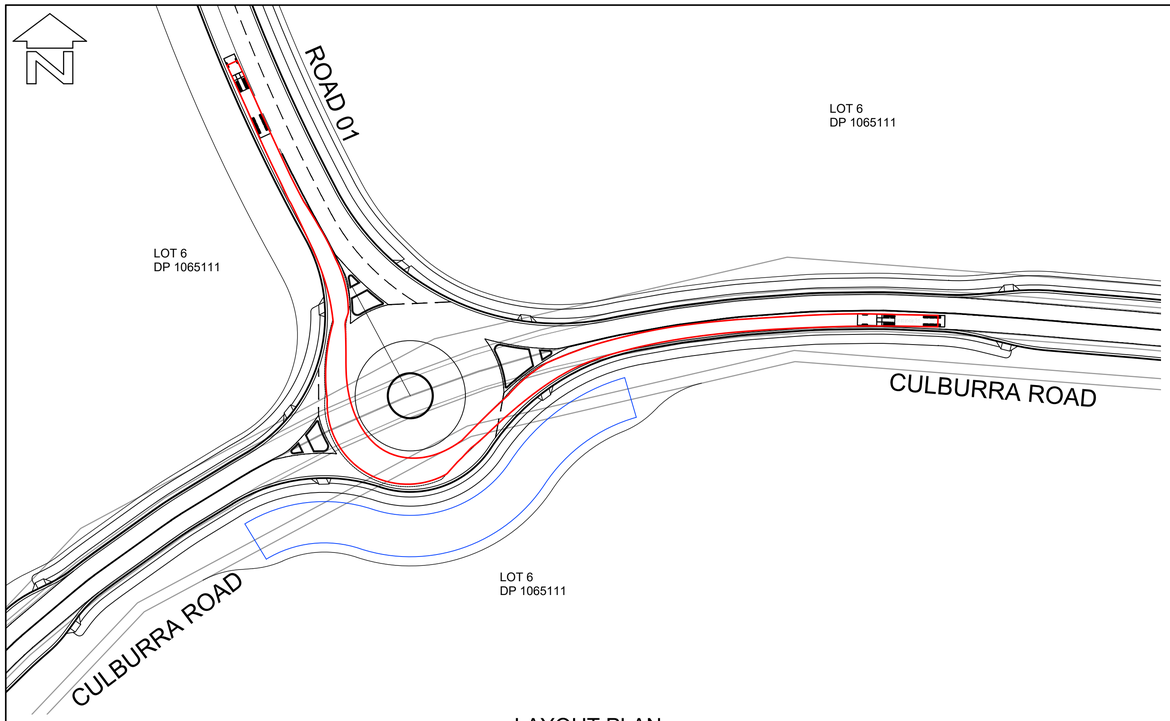
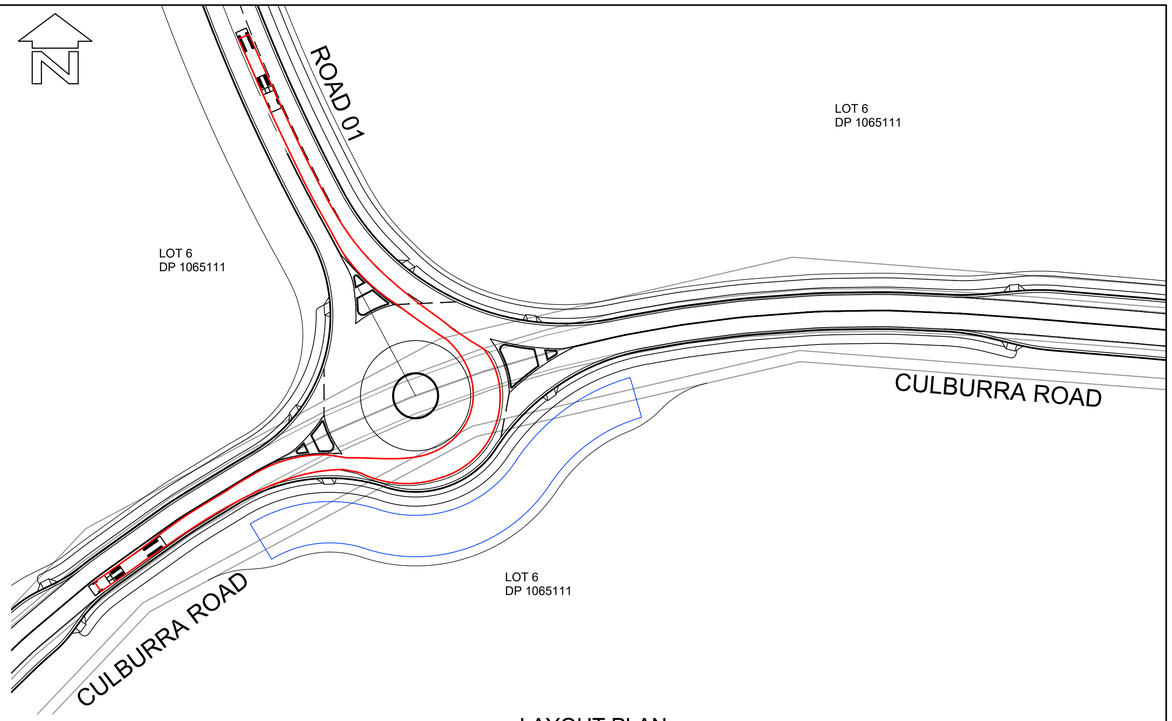


LAYOUT PLAN
SCALE 1:750



LAYOUT PLAN
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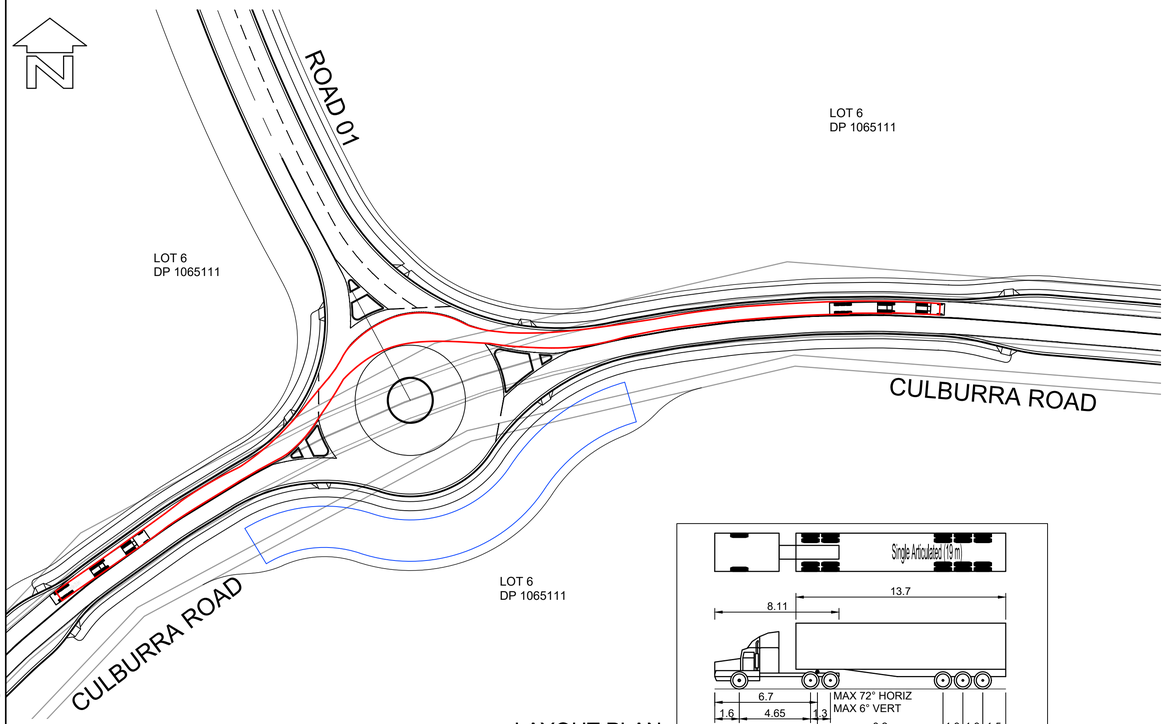

LAYOUT PLAN
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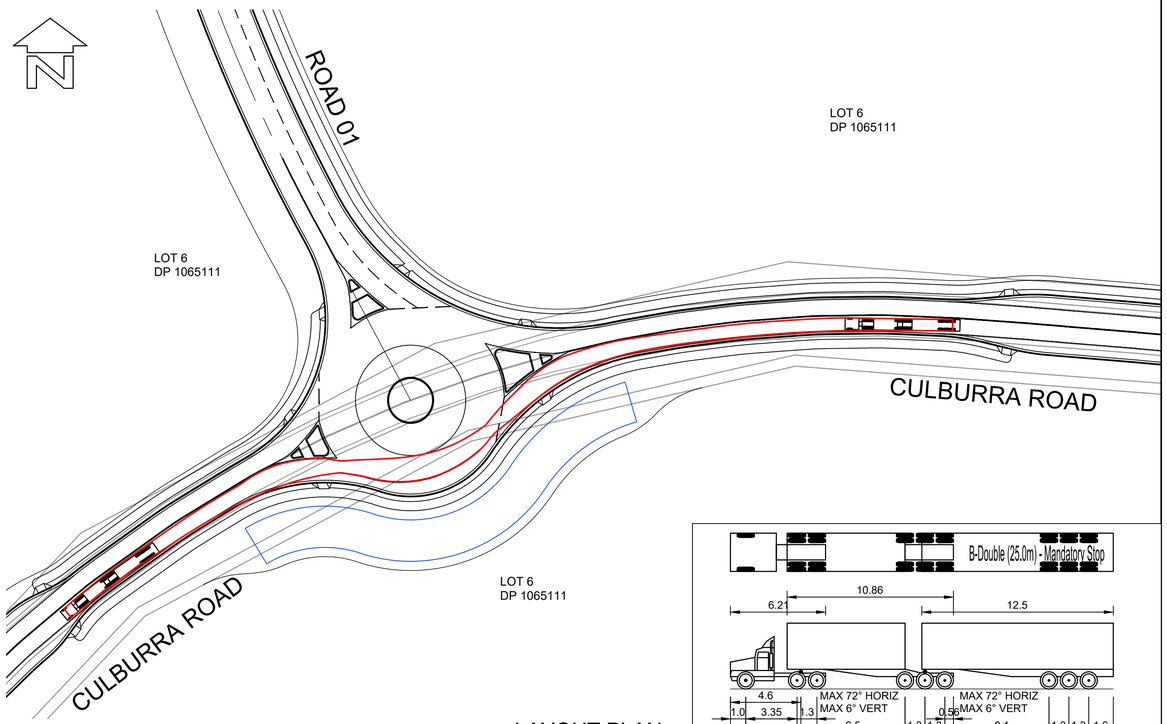

LAYOUT PLAN
SCALE 1:750

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)
SWEPT PATH OF VEHICLE BODY (FORWARD MOVEMENT)

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0 5 10 15 20 25
SCALE:- 1:750

B-DOUBLE (25.0m) - MANDATORY STOP

OVERALL LENGTH	25.000m
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

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1:750 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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

DRAWING STATUS
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER 25405-107
SHEET 8 OF 29
REVISION P6

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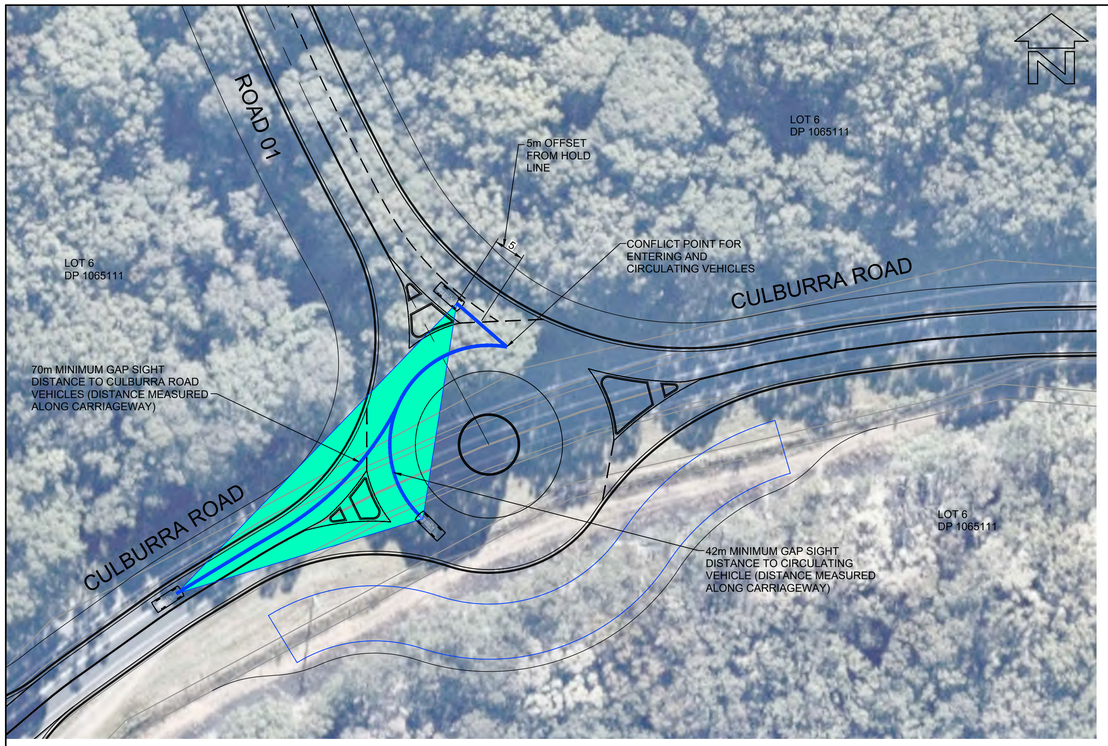
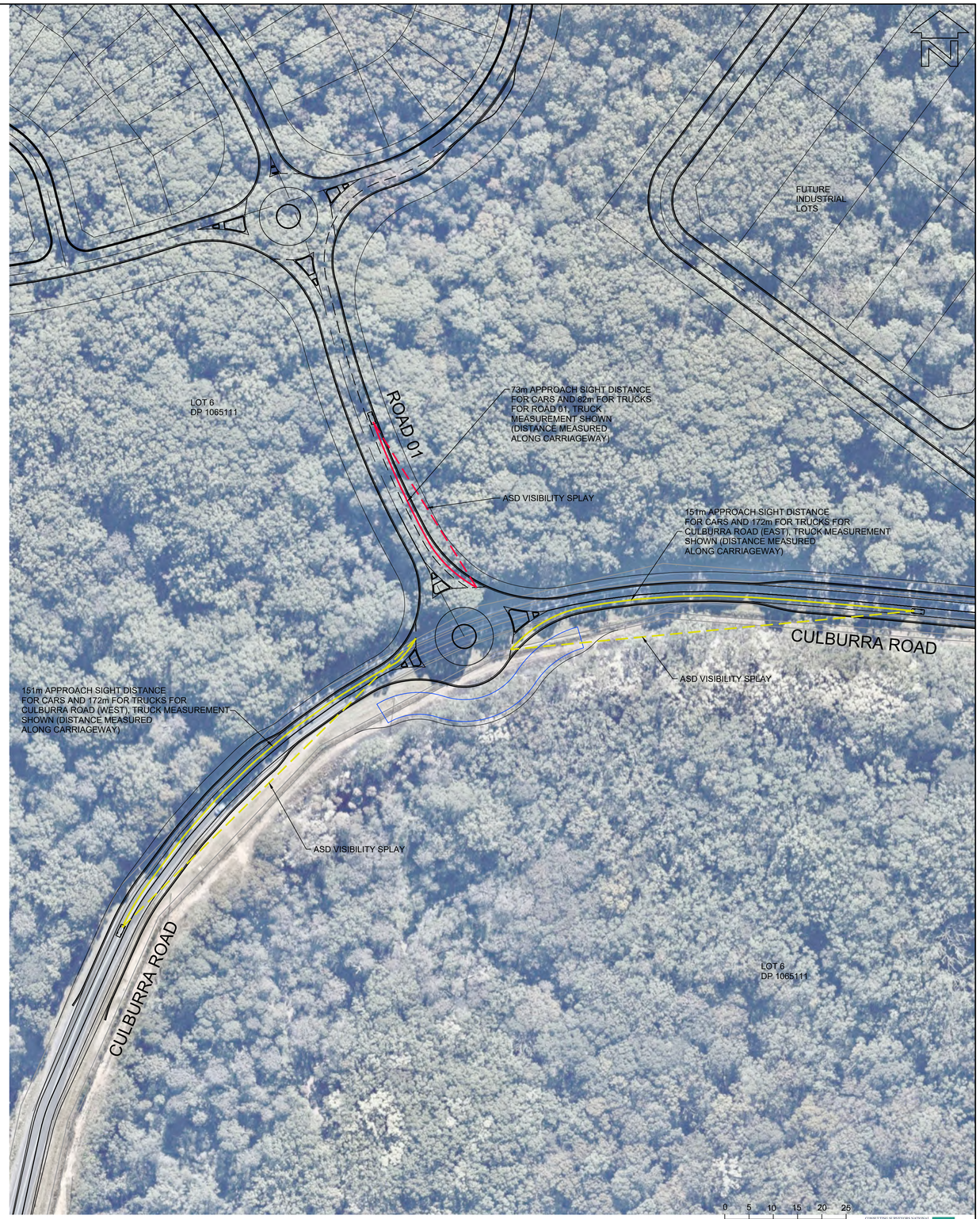


LAYOUT PLAN
SCALE 1:500

LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000

0 5 10 15 20 25
SCALE:- 1:500
0 10 20 30 40 50
SCALE:- 1:1000

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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
AS NOTED (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	=			
	ORIGIN: SSM RL	DESIGN	CJG				
		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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PRELIMINARY ROUNDABOUT 01 SIGHT LINE LAYOUT PLAN

OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER 25405-108
SHEET 9 OF 29
REVISION P6

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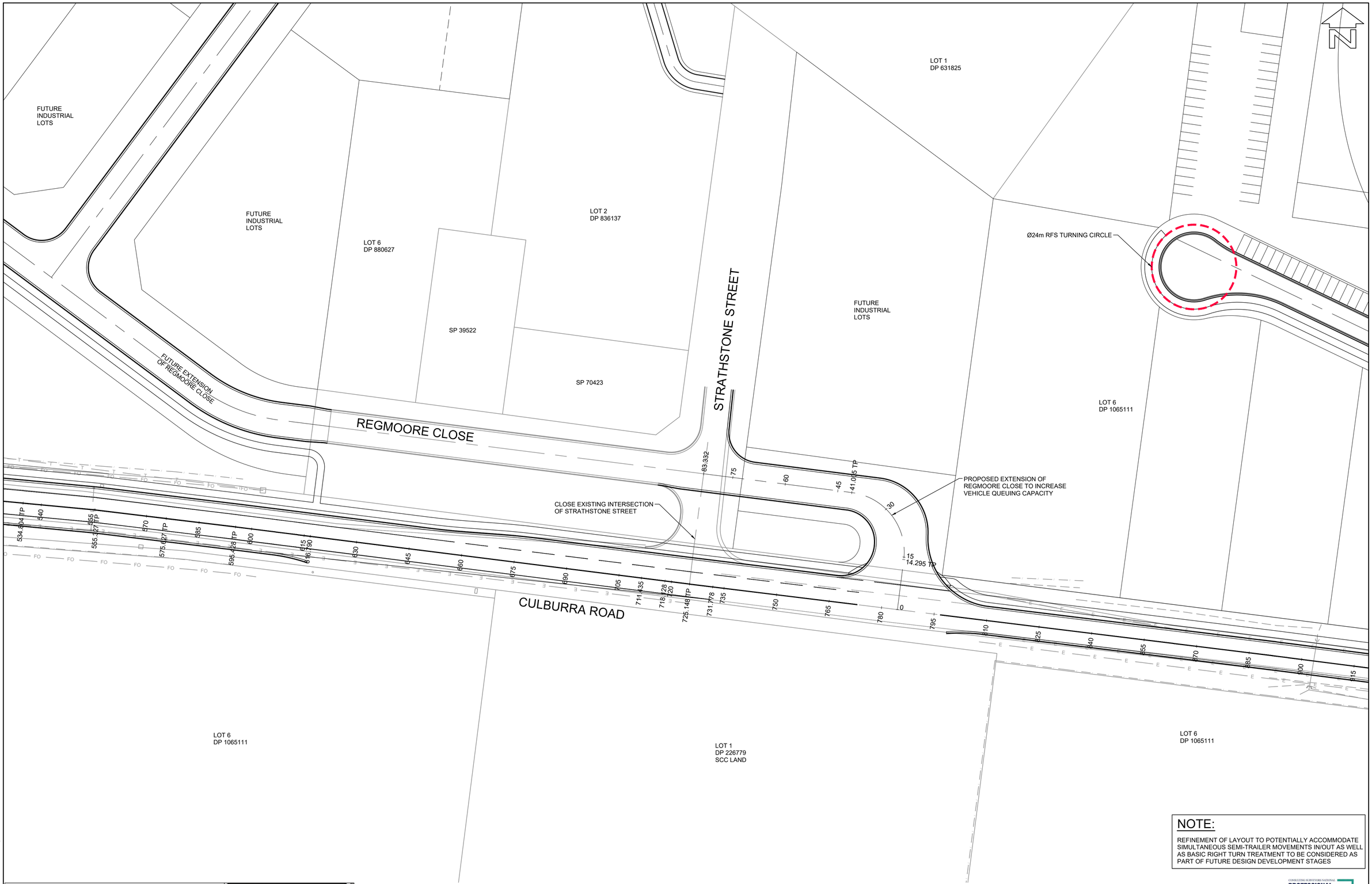

NOTE:

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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LAYOUT PLAN

SCALE 1:500

0 5 10 15 20 25

SCALE:- 1:500

CONSULTING SURVEYORS NATIONAL PROFESSIONAL STANDARDS SCHEME

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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
1:500 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	=			
	ORIGIN: SSM RL	DESIGN	CJG				
		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: 25405-109

SHEET 10 OF 29

REVISION: P4

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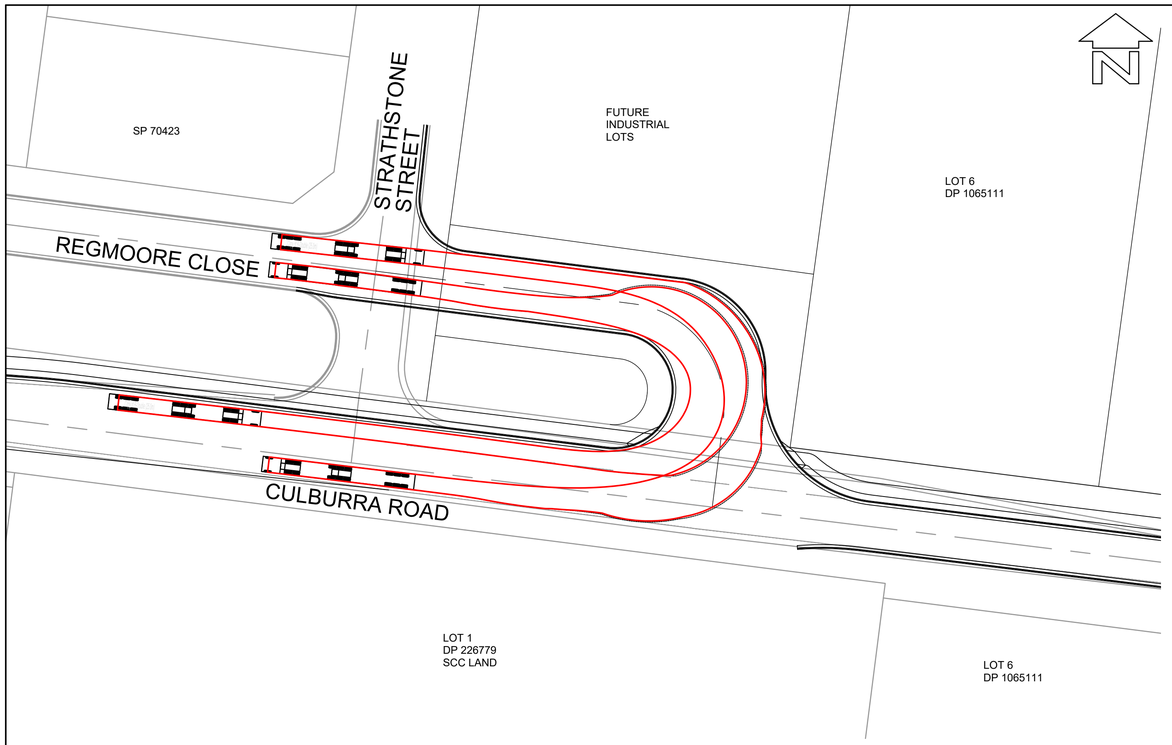
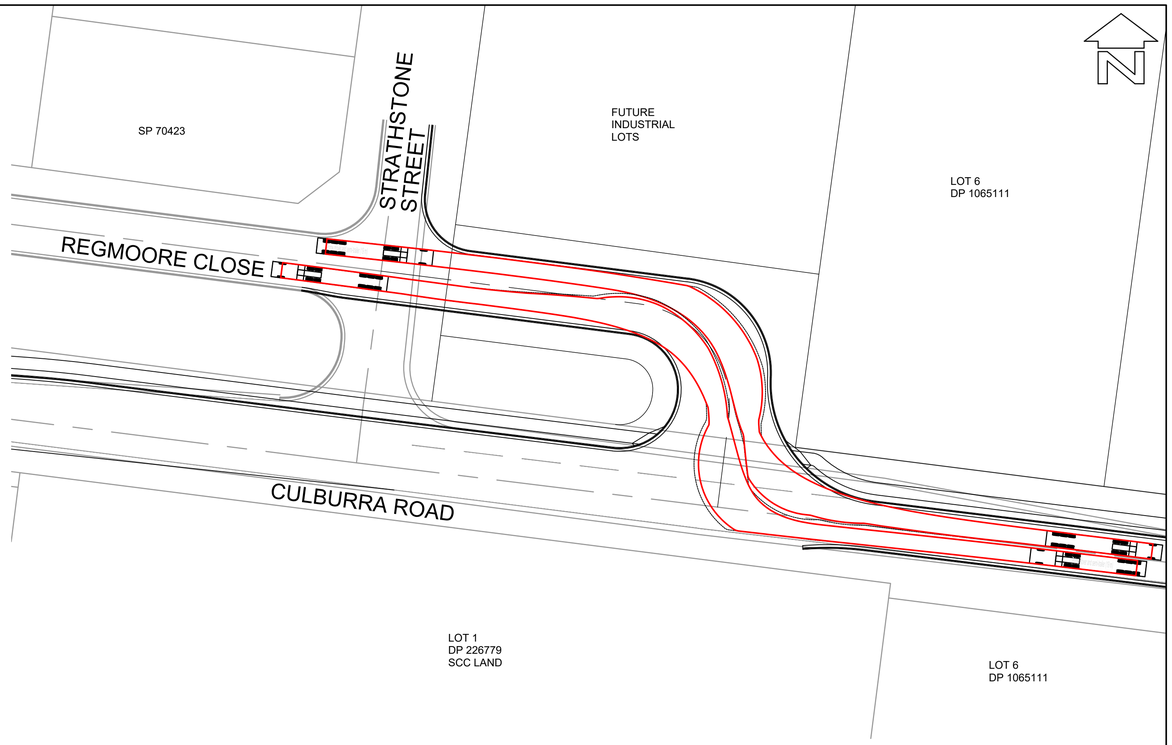
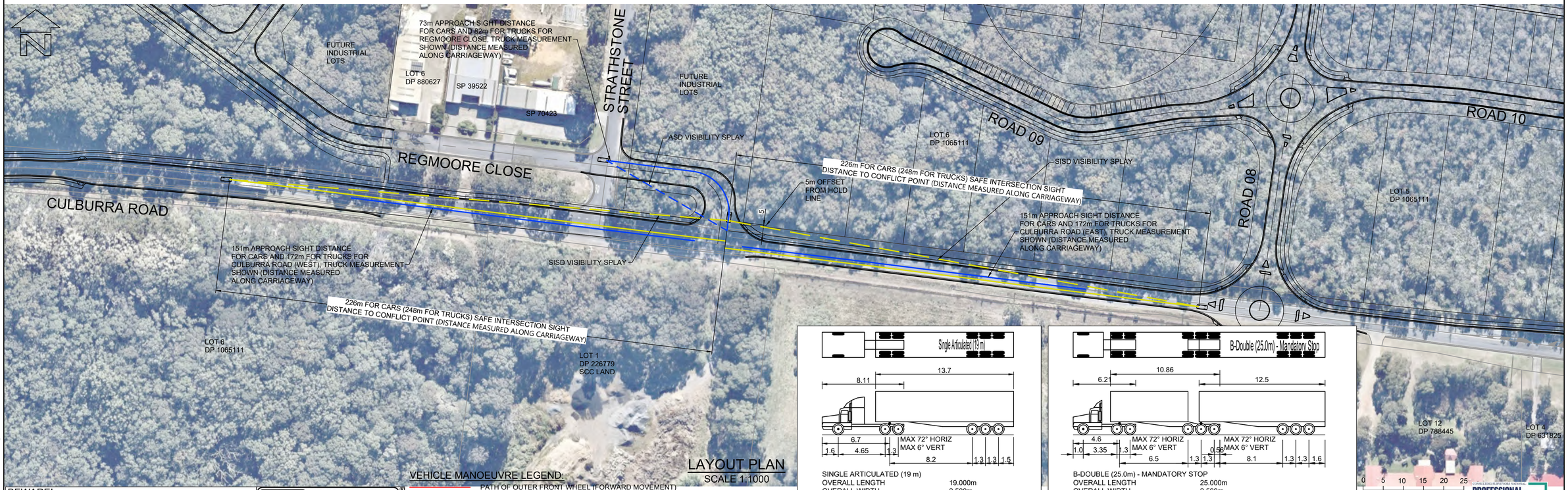


LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:1000

VEHICLE MANOEUVRE LEGEND:
PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
SWEPT 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 AUSTROADS 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.

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

B-DOUBLE (25.0m) - MANDATORY STOP

OVERALL LENGTH	25.000m
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

0 5 10 15 20 25
SCALE:- 1:500
0 10 20 30 40 50
SCALE:- 1:1000

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

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

SURVEY	APS
DESIGN	CJG
DRAWN	CJG
CHECK'D	MJP

REV	DESCRIPTION	BY	DATE
=			

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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

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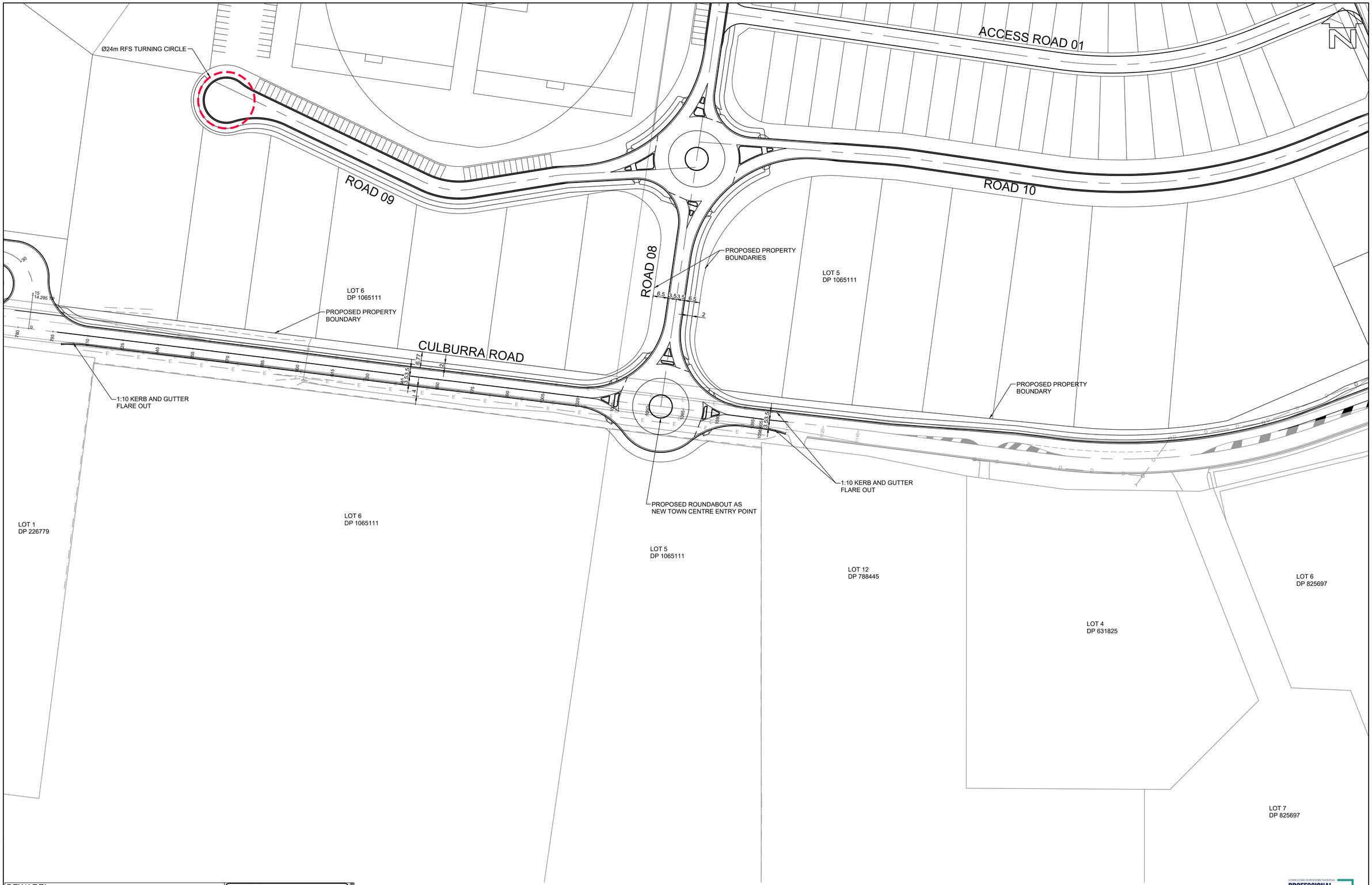

BEWARE!

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LAYOUT PLAN
SCALE 1:750

0 5 10 15 20 25
SCALE:- 1:750

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:750 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

DRAWING NUMBER 25405-111
SHEET 12 OF 29
REVISION P1

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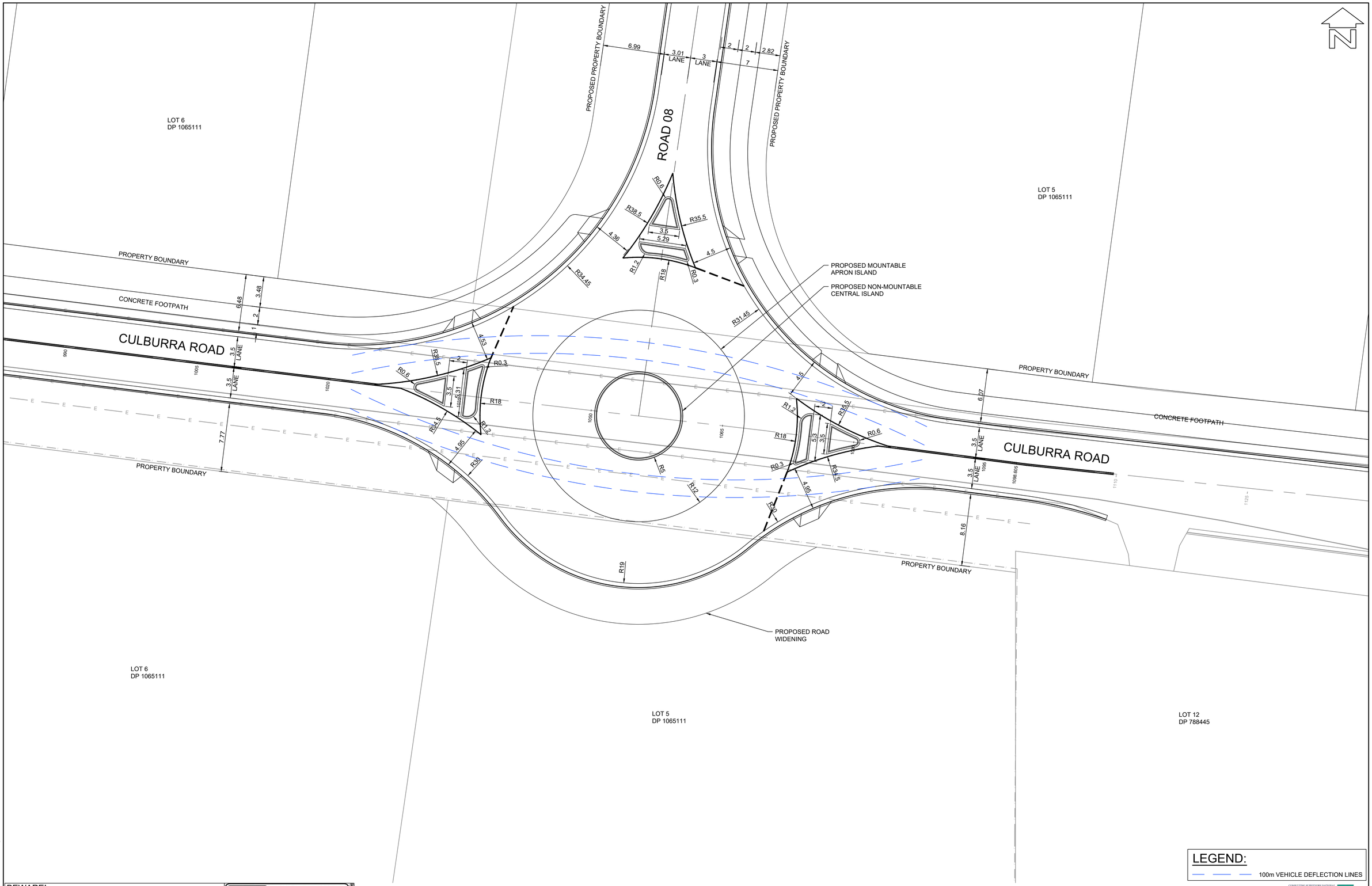

LEGEND:

100m VEHICLE DEFLECTION LINES

0 2.5 5.0 7.5 10

SCALE:- 1:200

BEWARE!

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LAYOUT PLAN

SCALE 1:200

CONSULTING SURVEYORS NATIONAL PROFESSIONAL STANDARDS SCHEME

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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
1:200 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	=			
	ORIGIN: SSM RL	DESIGN	CJG				
		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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 OF 29

REVISION: P1

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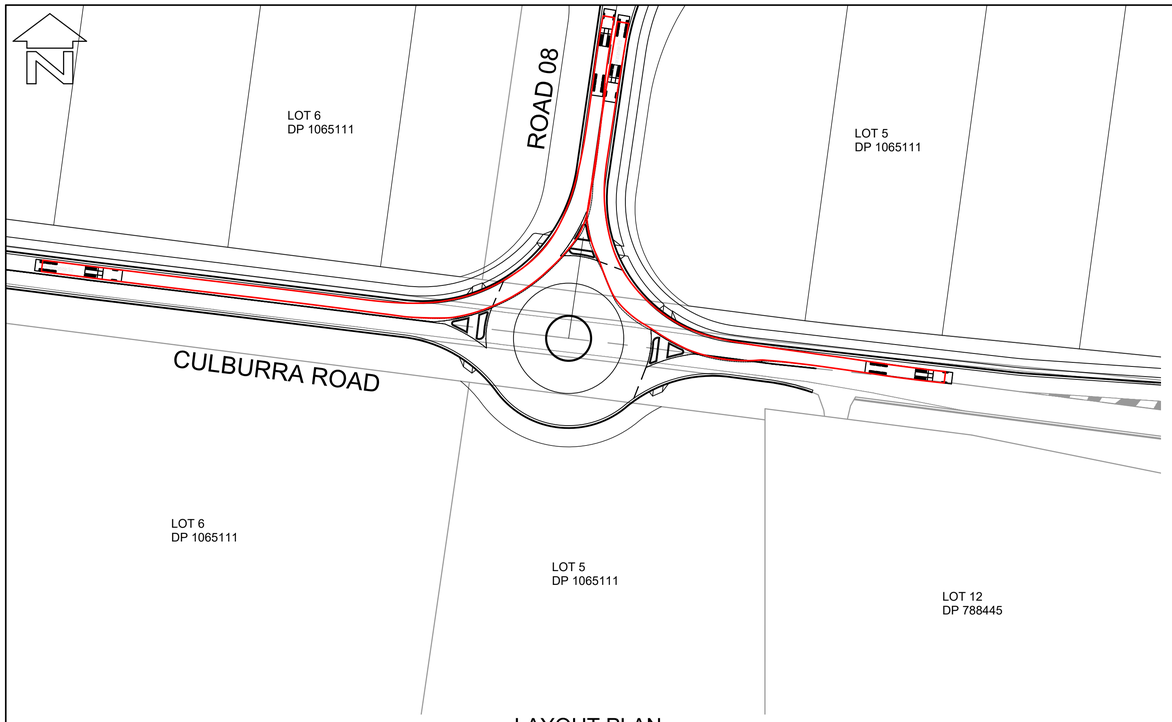
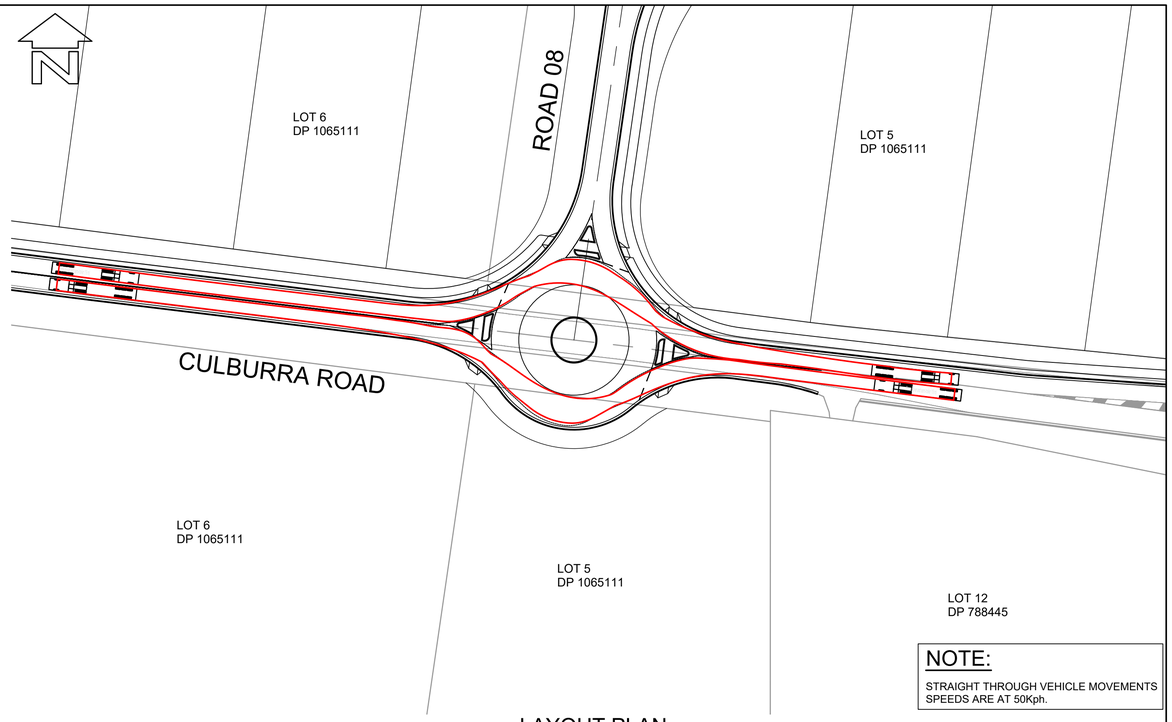


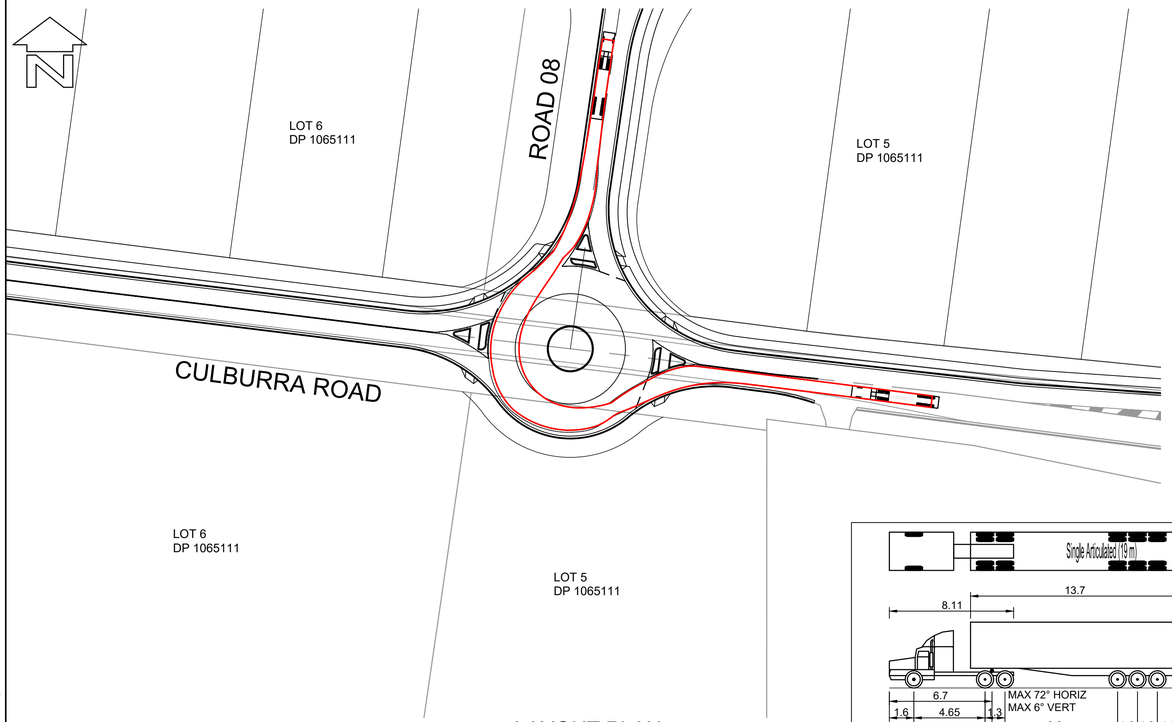
LAYOUT PLAN
SCALE 1:750



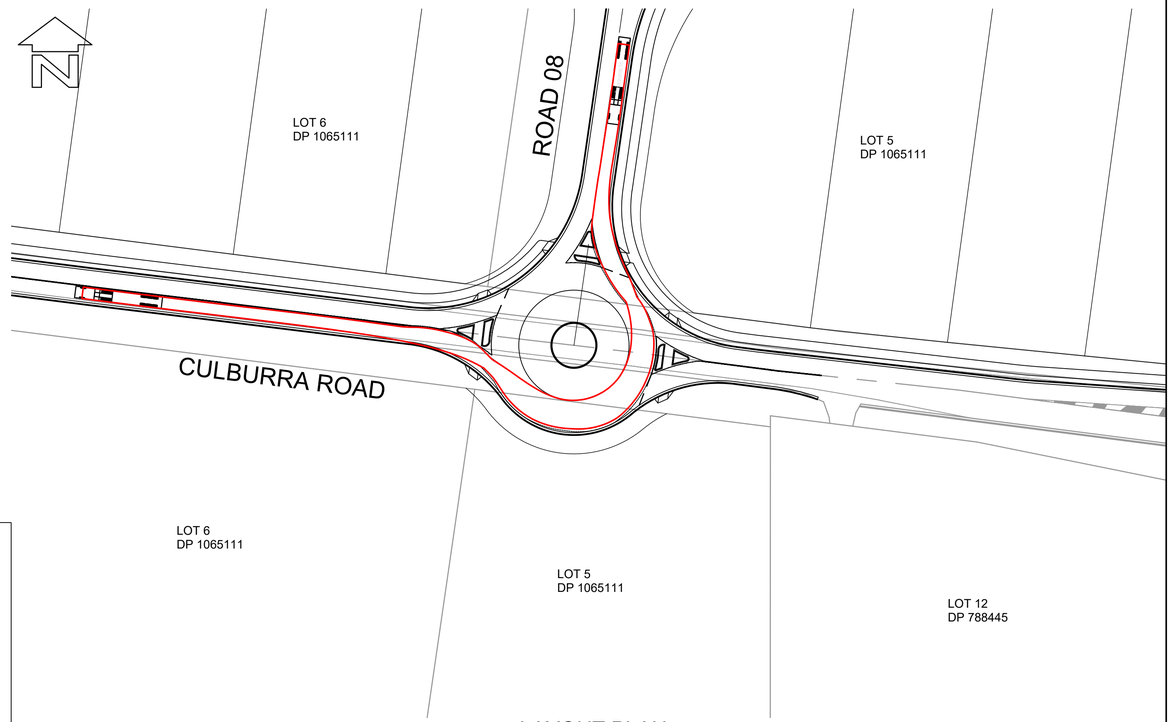
NOTE:

STRAIGHT THROUGH VEHICLE MOVEMENTS SPEEDS ARE AT 50Kph.

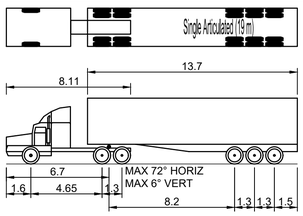
LAYOUT PLAN
SCALE 1:750



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

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VEHICLE MANOEUVRE LEGEND:

PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
SWEPT 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 AUSTROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20Km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

0 5 10 15 20 25
SCALE:- 1:750

PROFESSIONAL STANDARDS SCHEME
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RATIO: 1:750 (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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consultants@allenprice.com.au www.allenprice.com.au

ROUNDABOUT 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

DRAWING NUMBER: 25405-113
SHEET 14 OF 29
REVISION: P1

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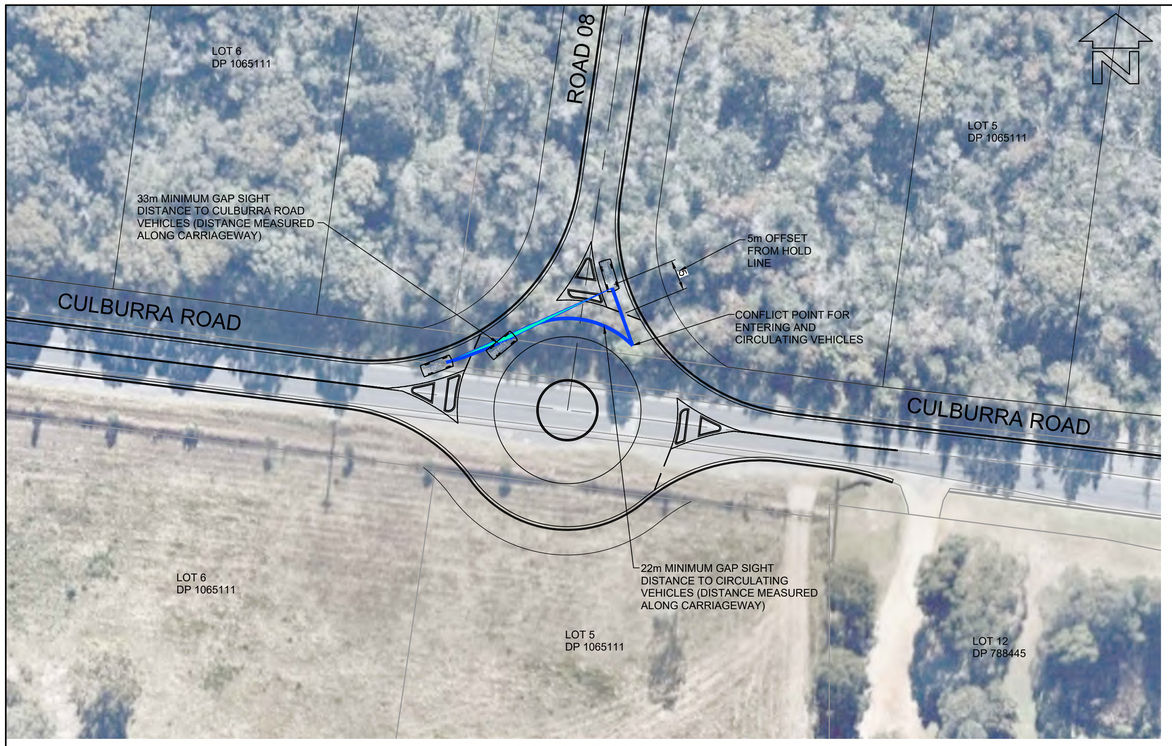
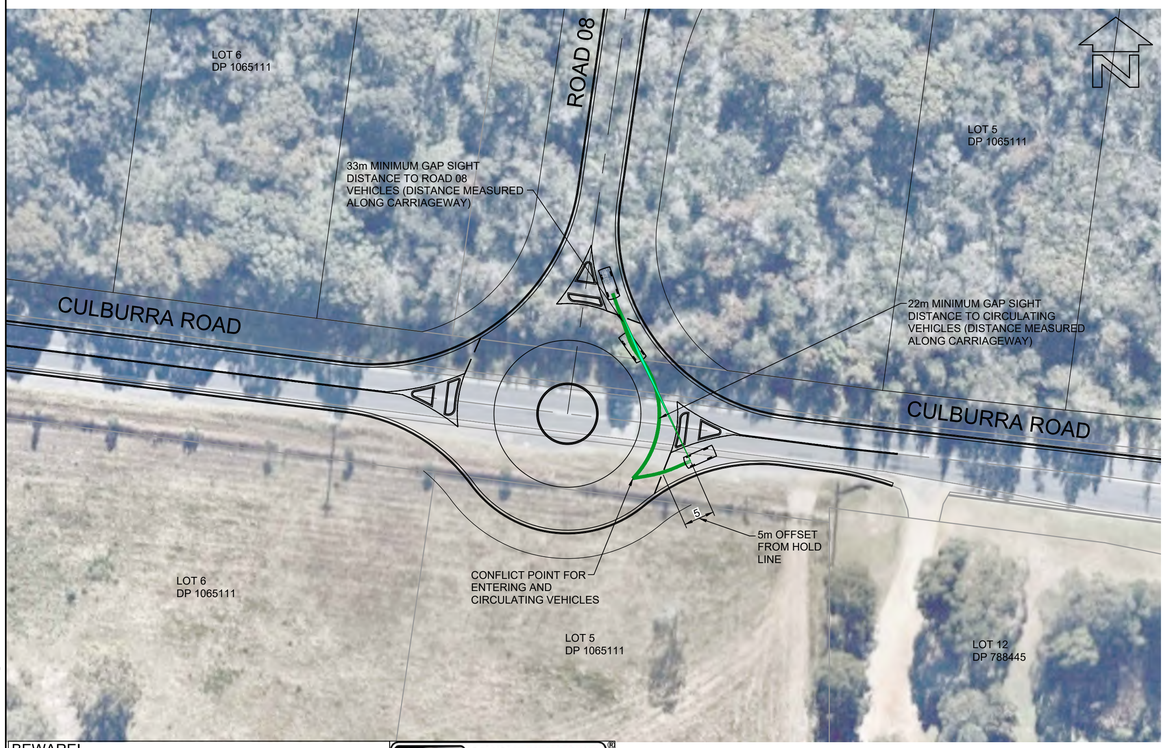


LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500

LAYOUT PLAN
SCALE 1:1000

0 5 10 15 20 25
SCALE:- 1:500
0 10 20 30 40 50
SCALE:- 1:1000

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
AS NOTED (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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 OF 29
REVISION: P1

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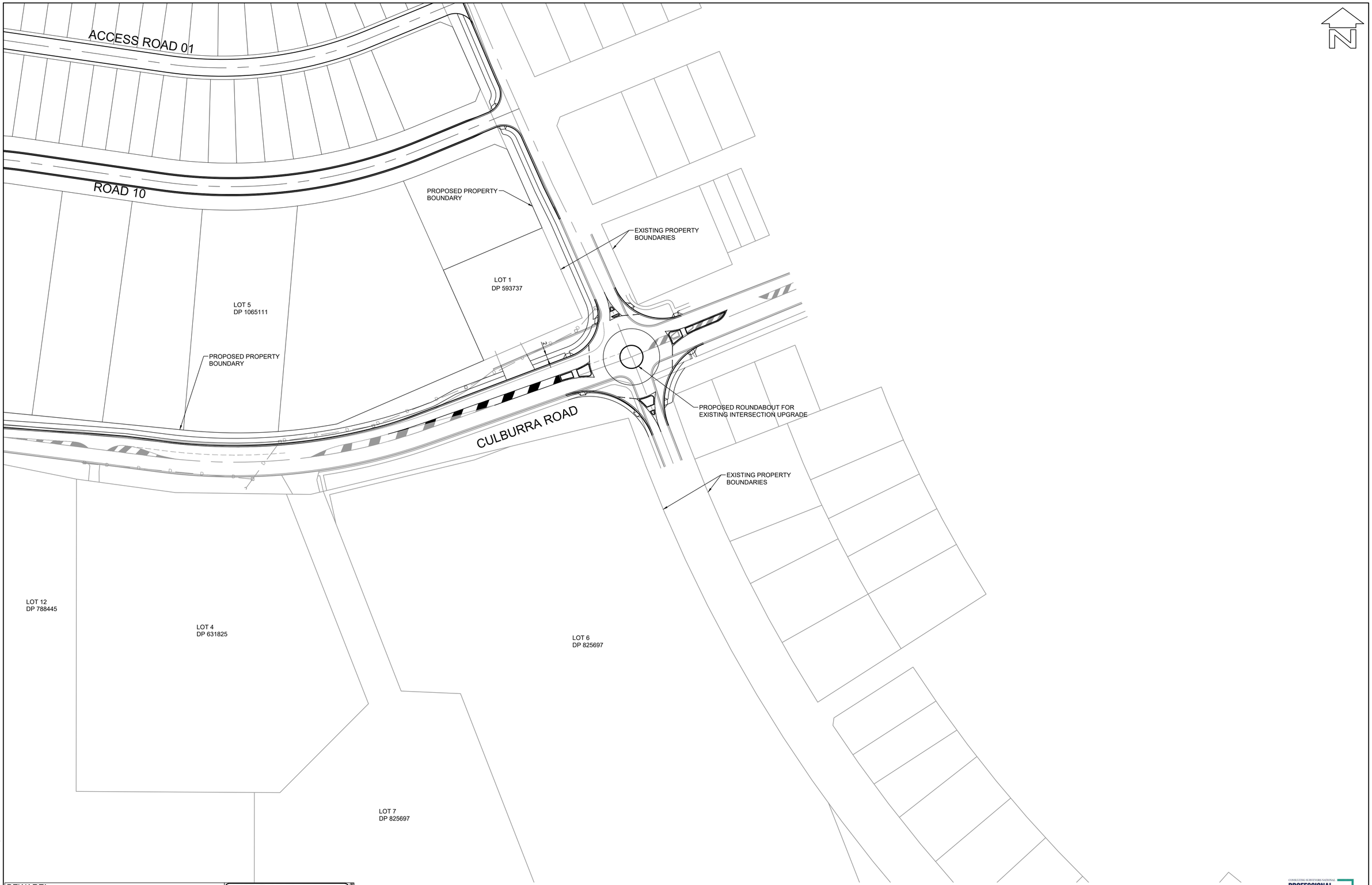

LAYOUT PLAN
SCALE 1:750

0 5 10 15 20 25
SCALE:- 1:750

BEWARE!
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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:750 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

DRAWING NUMBER 25405-115
SHEET 16 OF 29
REVISION P1

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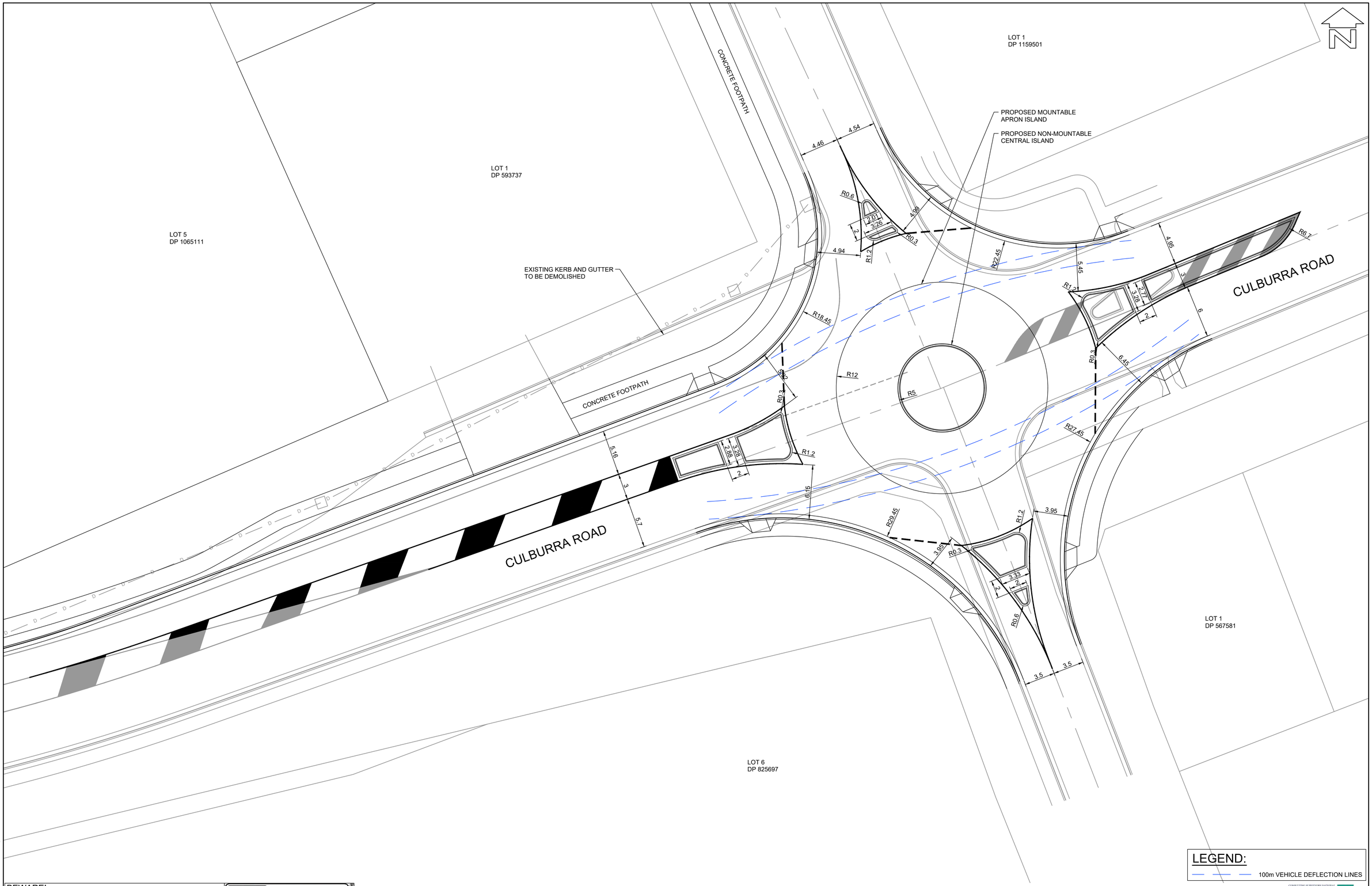

LEGEND:

100m VEHICLE DEFLECTION LINES

0 2.5 5.0 7.5 10

SCALE:- 1:200

LAYOUT PLAN

SCALE 1:200

BEWARE!

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PROFESSIONAL STANDARDS SCHEME

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:200 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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

PRELIMINARY CONCEPT ROUNDABOUT 03 DESIGN

OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: 25405-116

SHEET 17 OF 29

REVISION: P1

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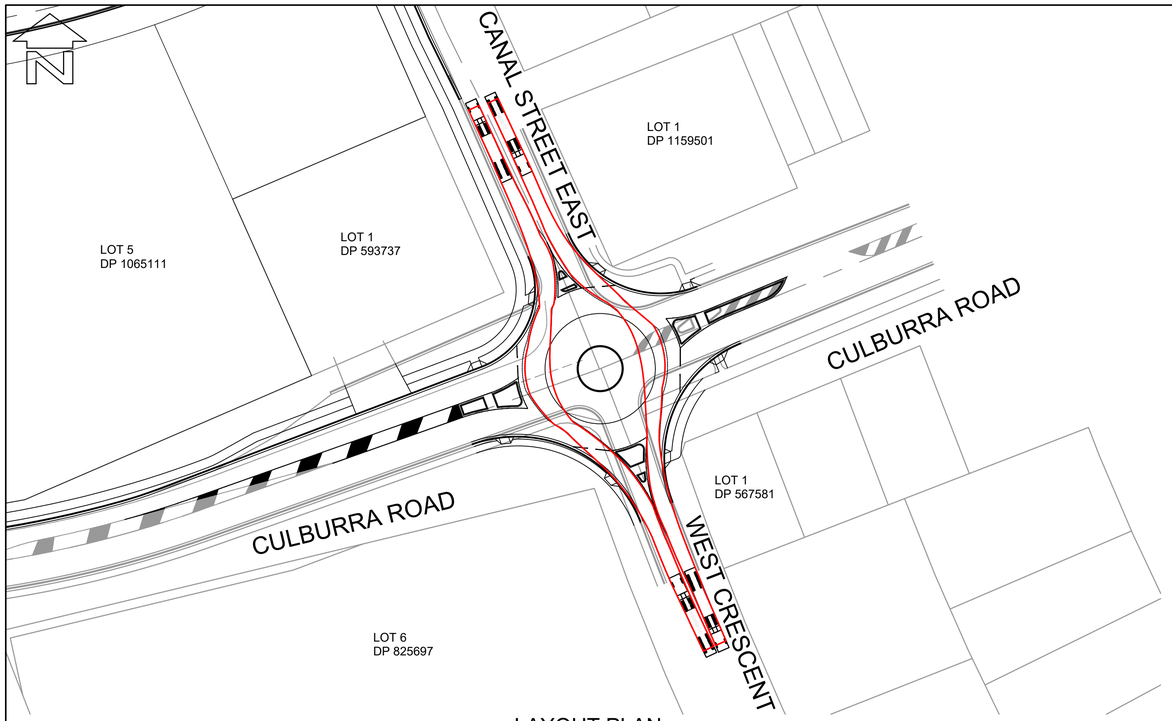
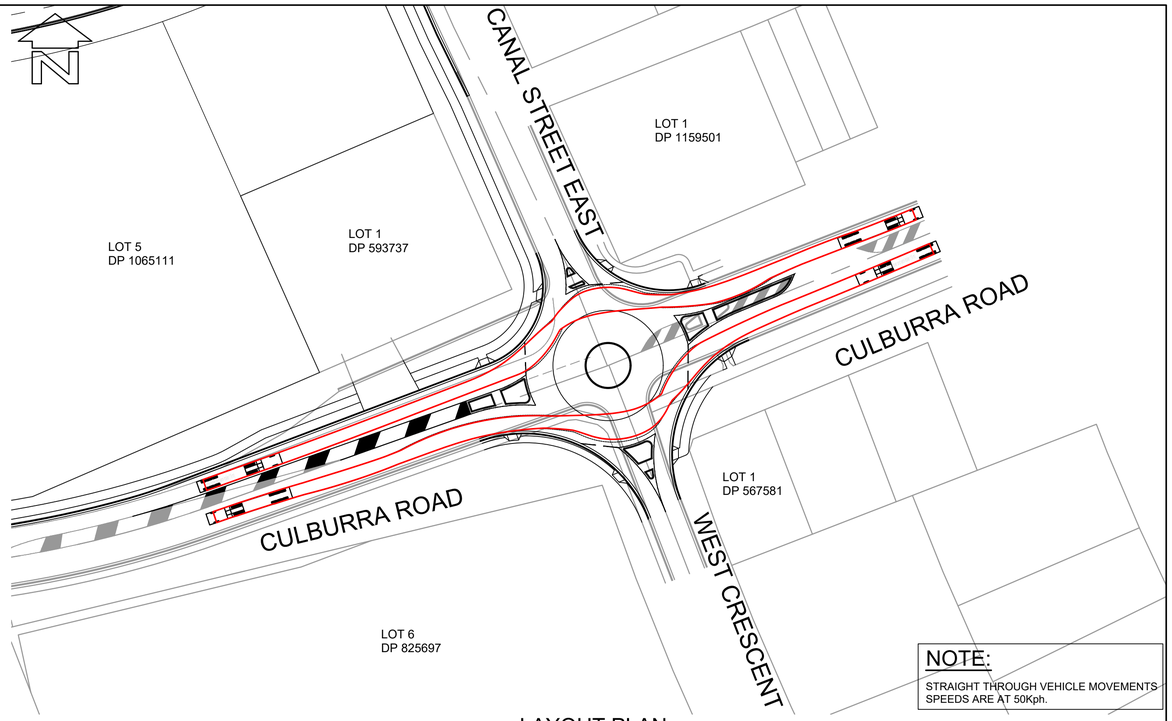
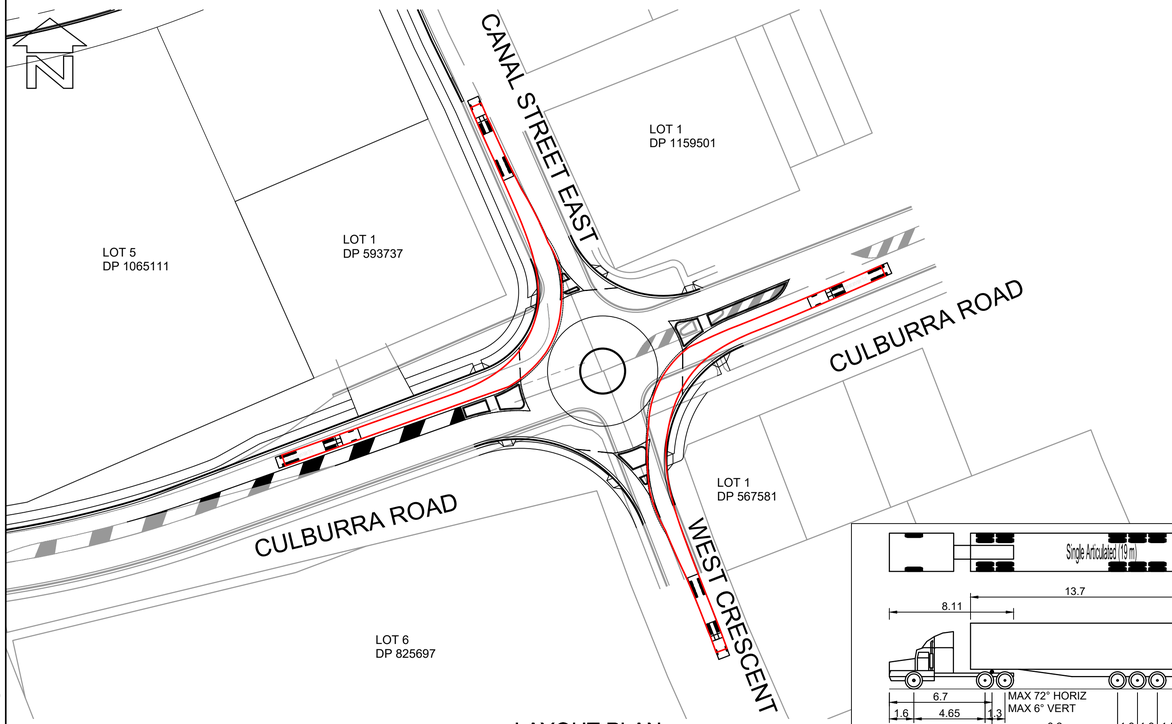


LAYOUT PLAN
SCALE 1:750

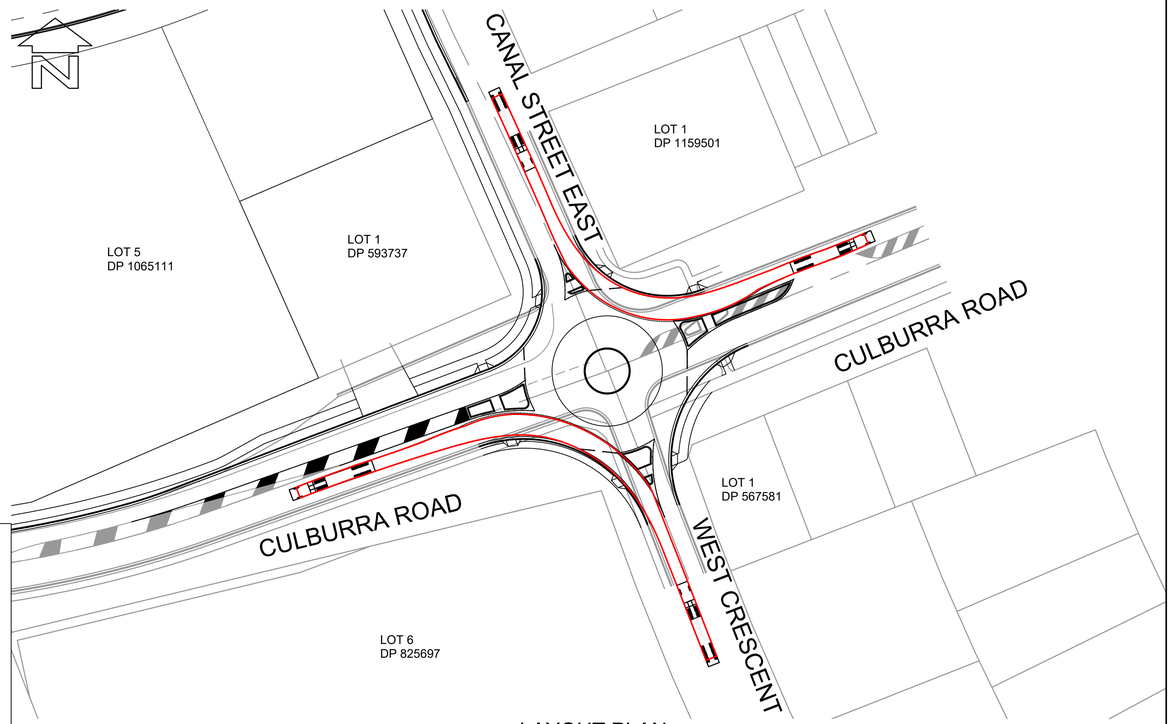


NOTE:
STRAIGHT THROUGH VEHICLE MOVEMENTS SPEEDS ARE AT 50Kph.

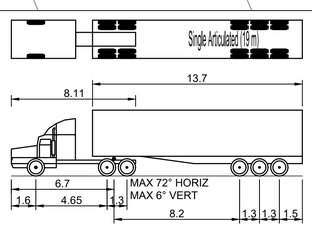
LAYOUT PLAN
SCALE 1:750



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

BEWARE!

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DIAL BEFORE YOU DIG
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VEHICLE MANOEUVRE LEGEND:

PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
SWEPT 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 AUSTROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20Km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

0 5 10 15 20 25
SCALE:- 1:750

CONSULTING SURVEYORS NATIONAL PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
1:750 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	=			
	ORIGIN: SSM RL	DESIGN	CJG				
		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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

ROUNDABOUT 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 OF 29
REVISION P1

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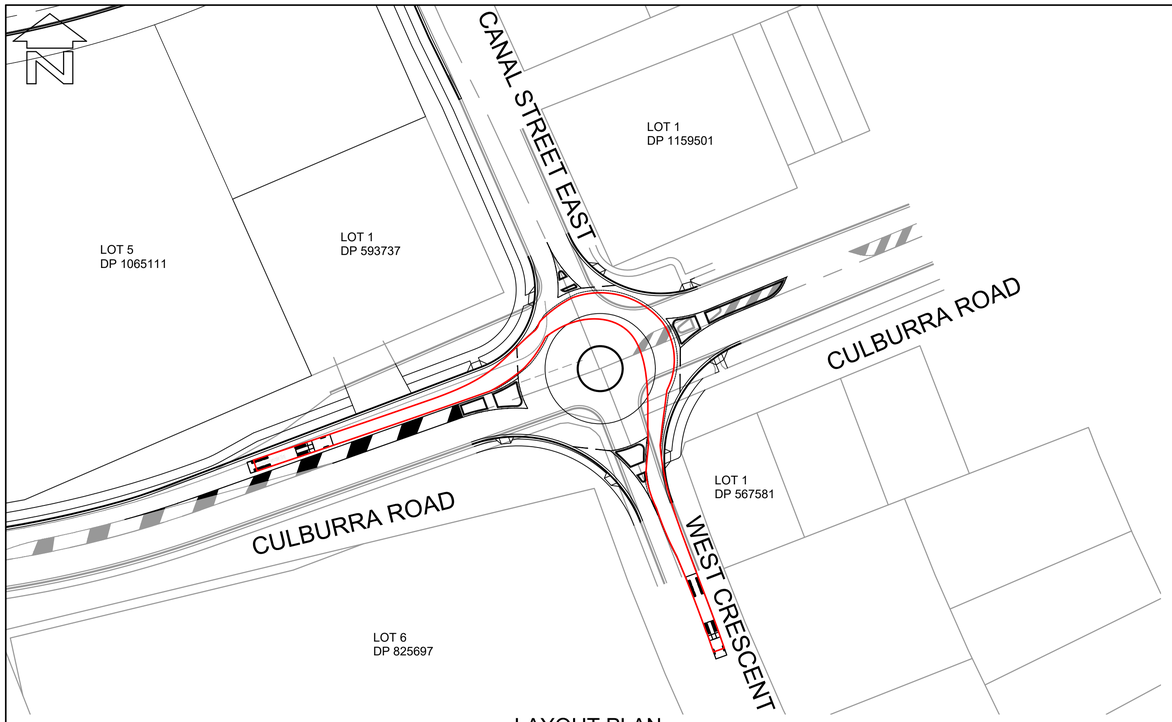
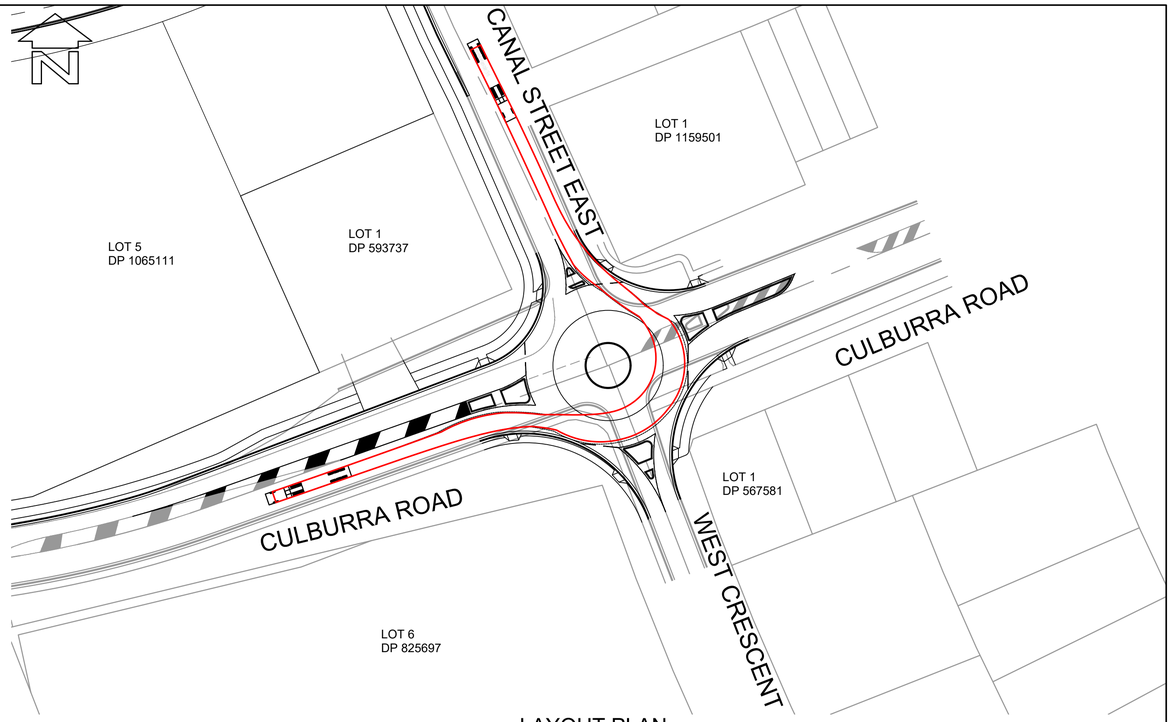
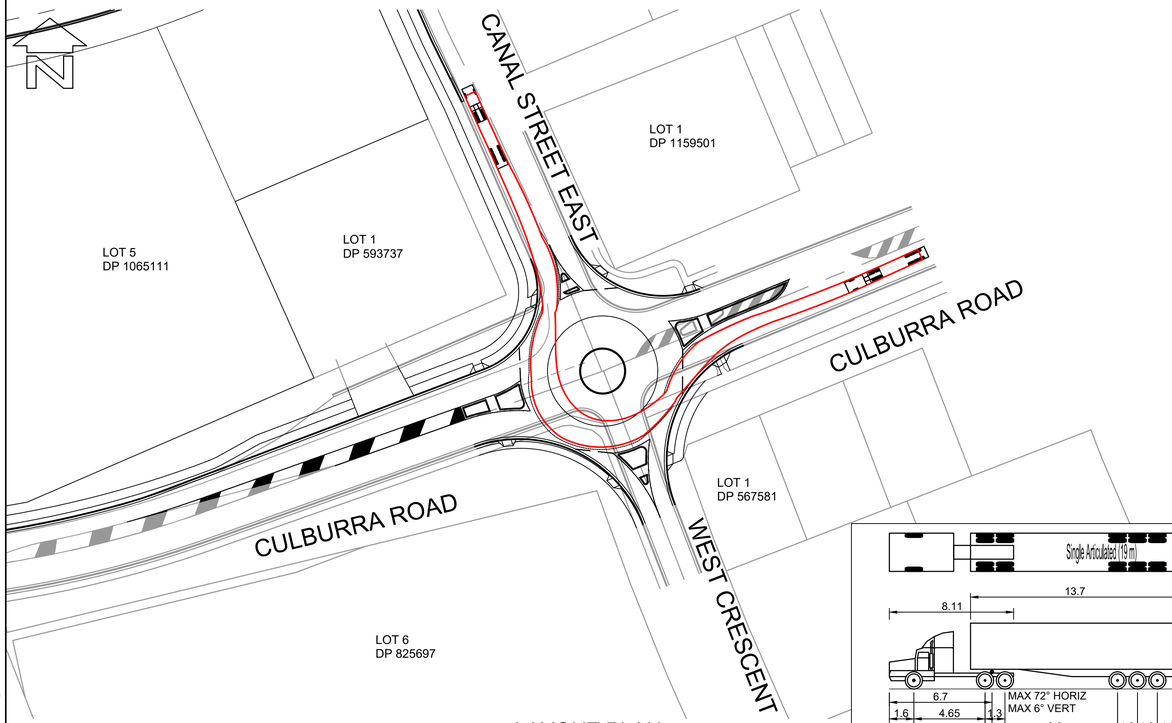


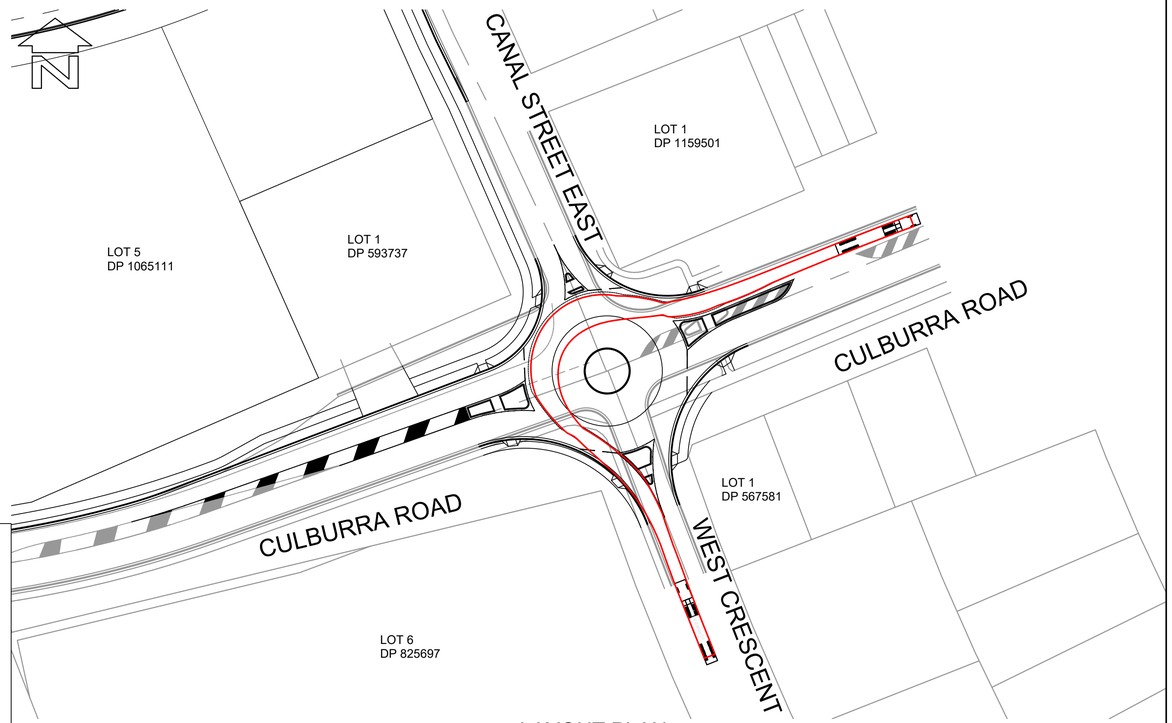
LAYOUT PLAN
SCALE 1:750



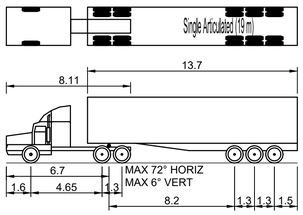
LAYOUT PLAN
SCALE 1:750



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

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VEHICLE MANOEUVRE LEGEND:

PATH OF OUTER FRONT WHEEL (FORWARD MOVEMENT)
SWEPT 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 AUSTROADS 2013 FOR A SINGLE ARTICULATED (19.0m) TRAVELING AT 20Km/hr AND INCORPORATES A REASONABLE DEGREE OF TOLERANCE. HOWEVER IT IS NOT POSSIBLE TO ACCOUNT FOR ALL VEHICLE TYPES/ CHARACTERISTICS AND/OR DRIVER ABILITY.

0 5 10 15 20 25
SCALE:- 1:750

PROFESSIONAL STANDARDS SCHEME
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RATIO: 1:750 (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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ROUNDABOUT 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

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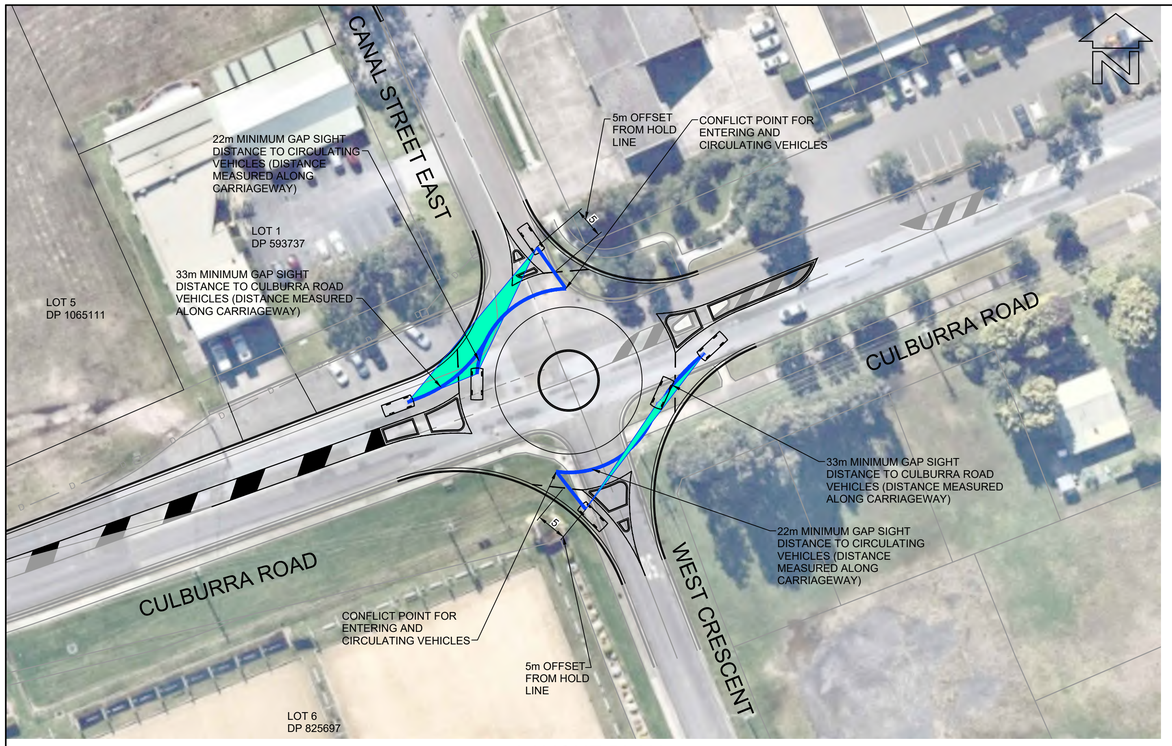
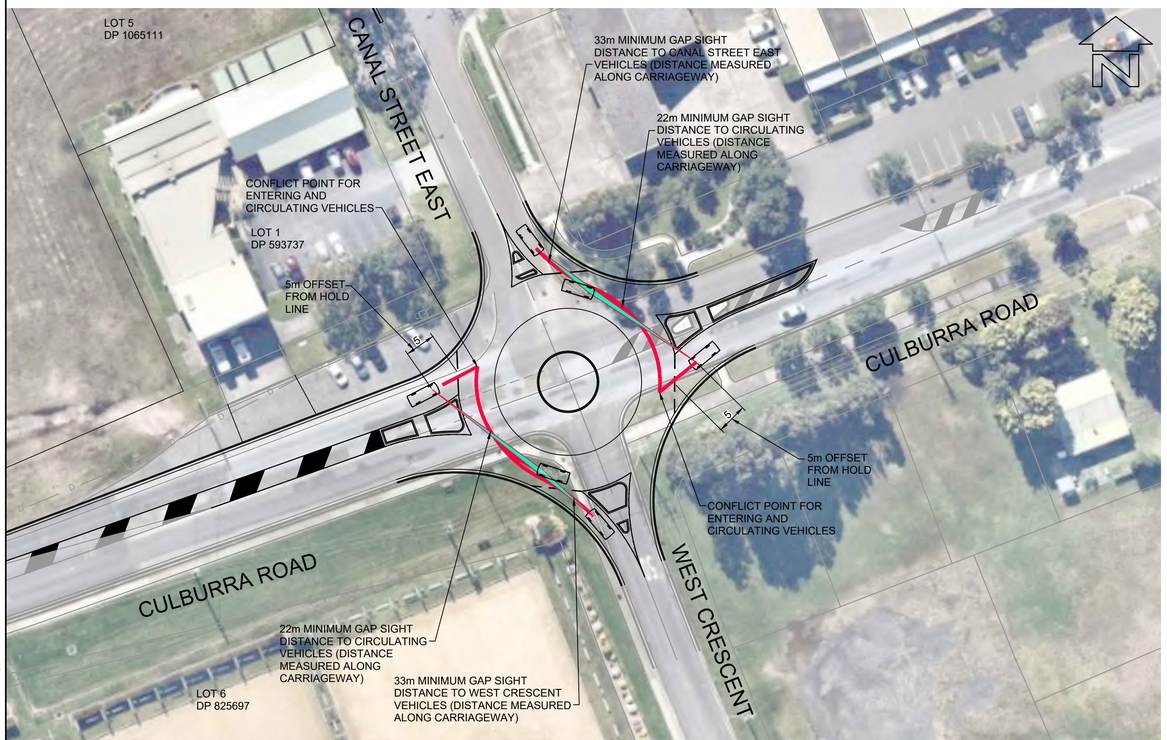


LAYOUT PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:500

LAYOUT PLAN
SCALE 1:1000

0 5 10 15 20 25
SCALE:- 1:500

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

PROFESSIONAL STANDARDS SCHEME
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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
AS NOTED (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	=			
	ORIGIN: SSM RL	DESIGN	CJG				
		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

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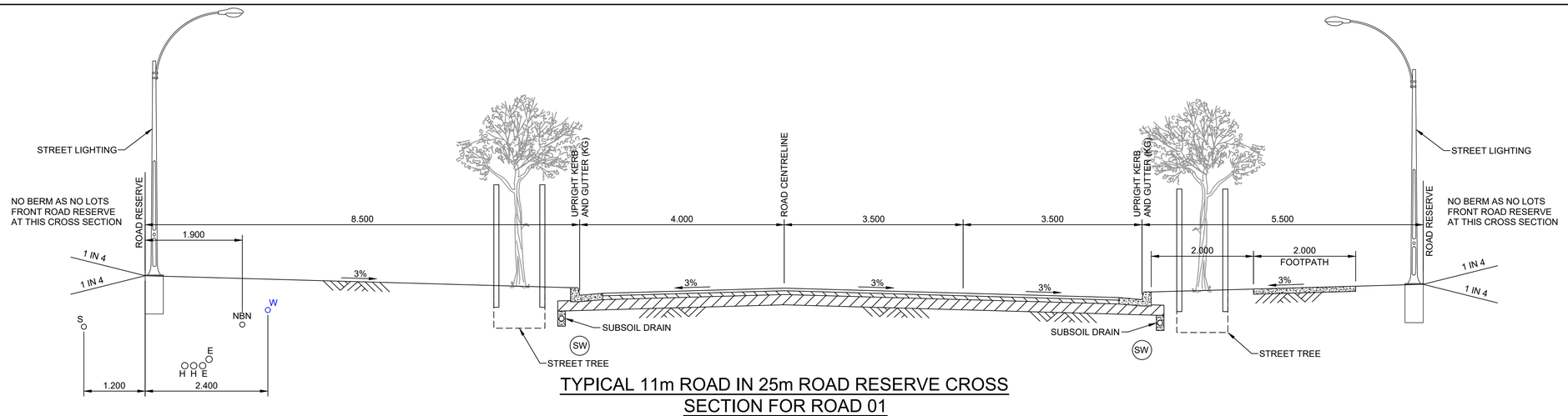
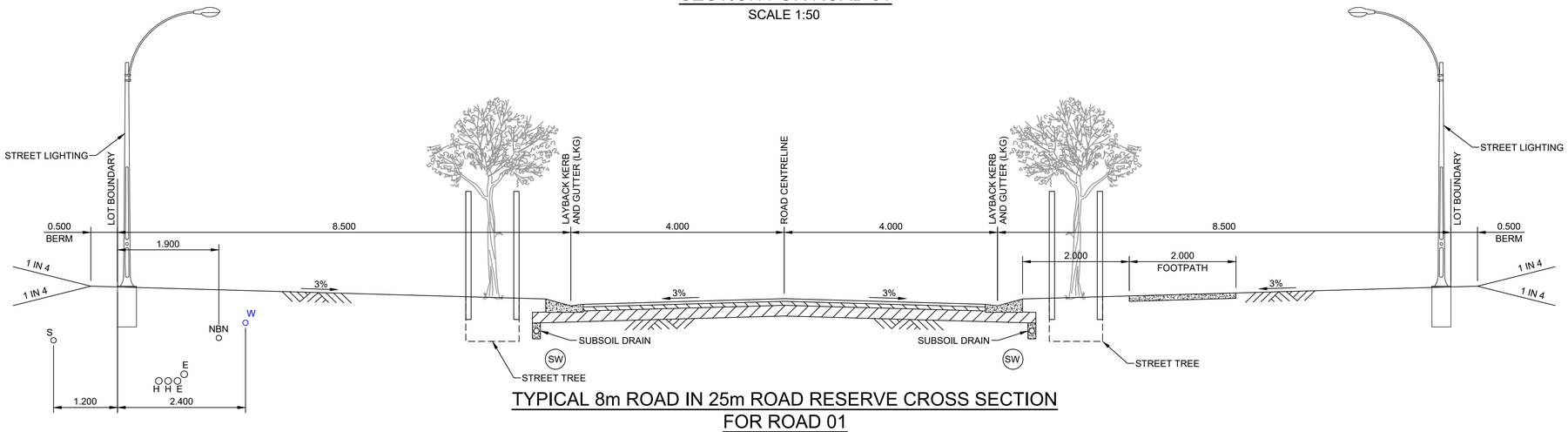


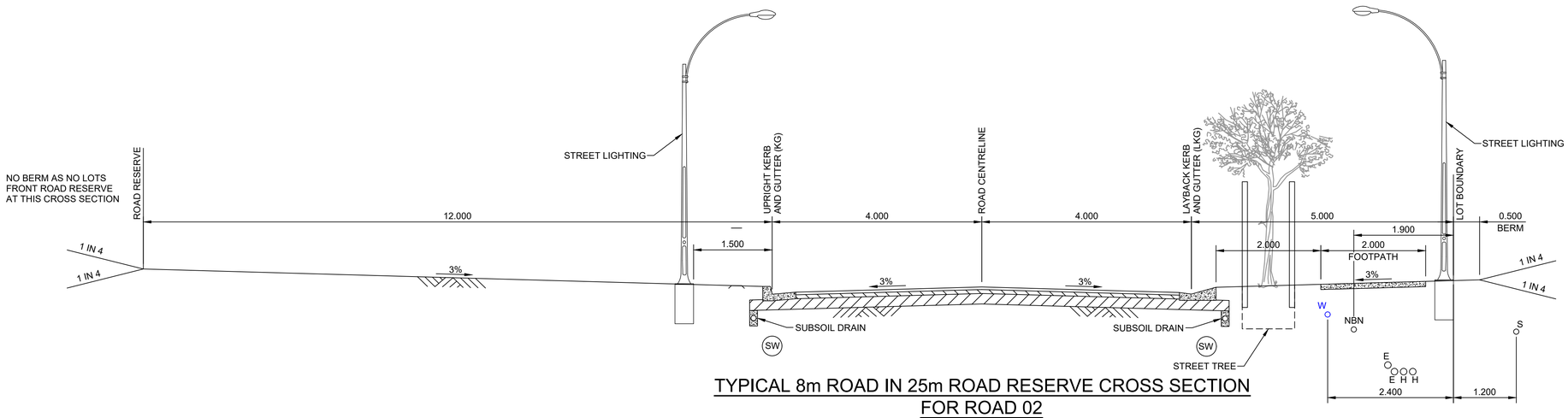
TYPICAL 11m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 01

SCALE 1:50



TYPICAL 8m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 01

SCALE 1:50



TYPICAL 8m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 02

SCALE 1:50

NOTE:

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

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0 0.5 1.0 1.5 2.0 2.5
SCALE:- 1:50

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RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
1:50 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	=			
	ORIGIN: SSM RL	DESIGN	CJG				
		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

DRAWING NUMBER: 25405-120
SHEET 21 OF 29
REVISION: P1

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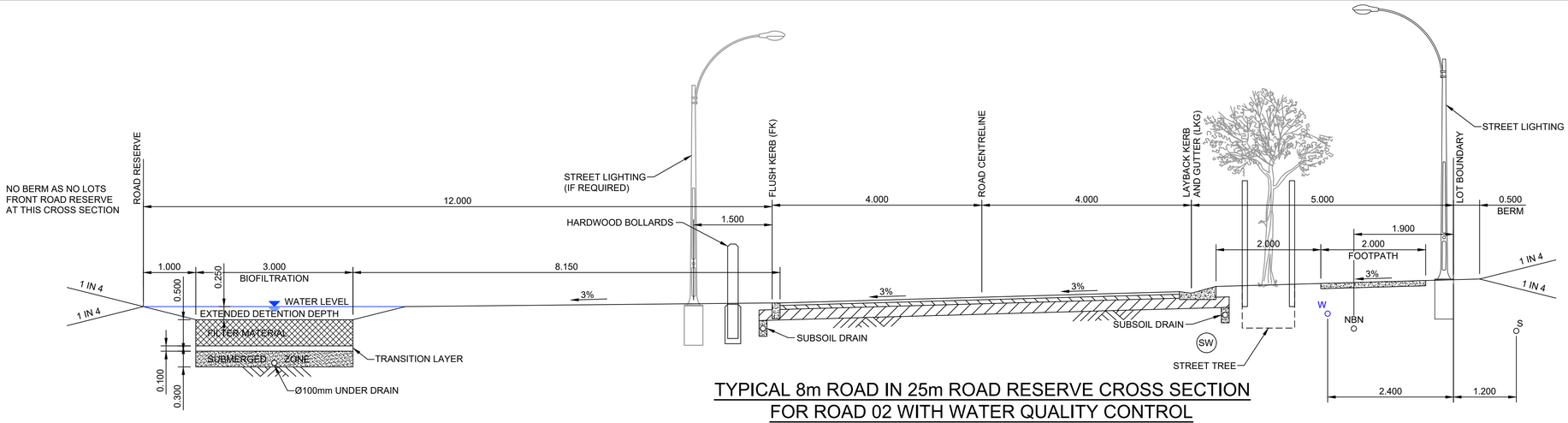
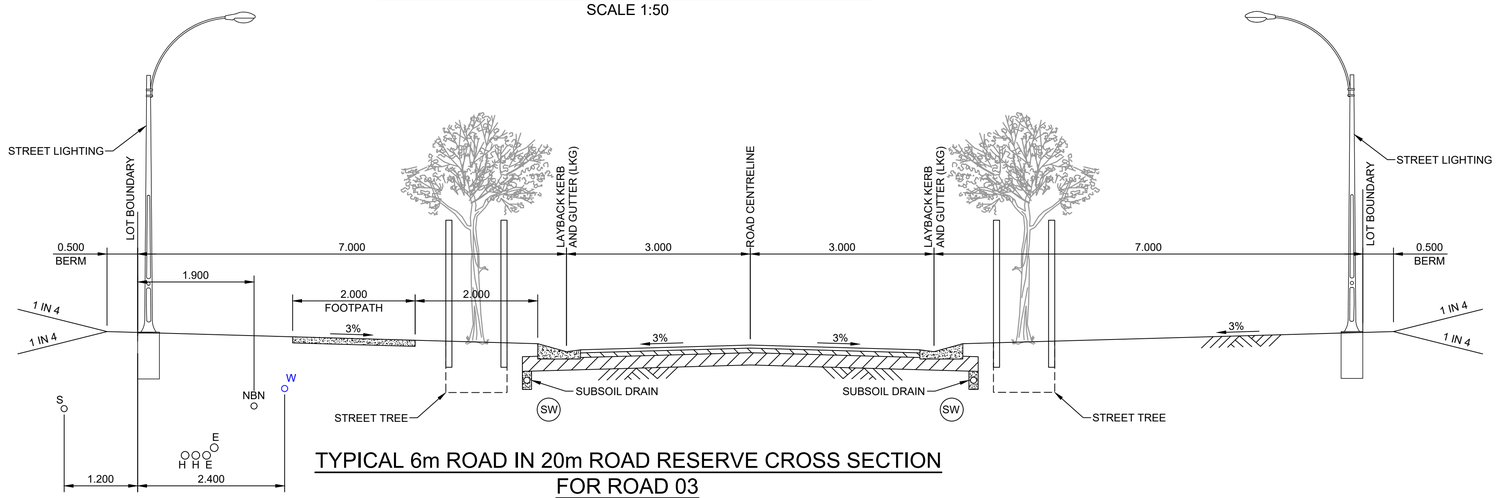


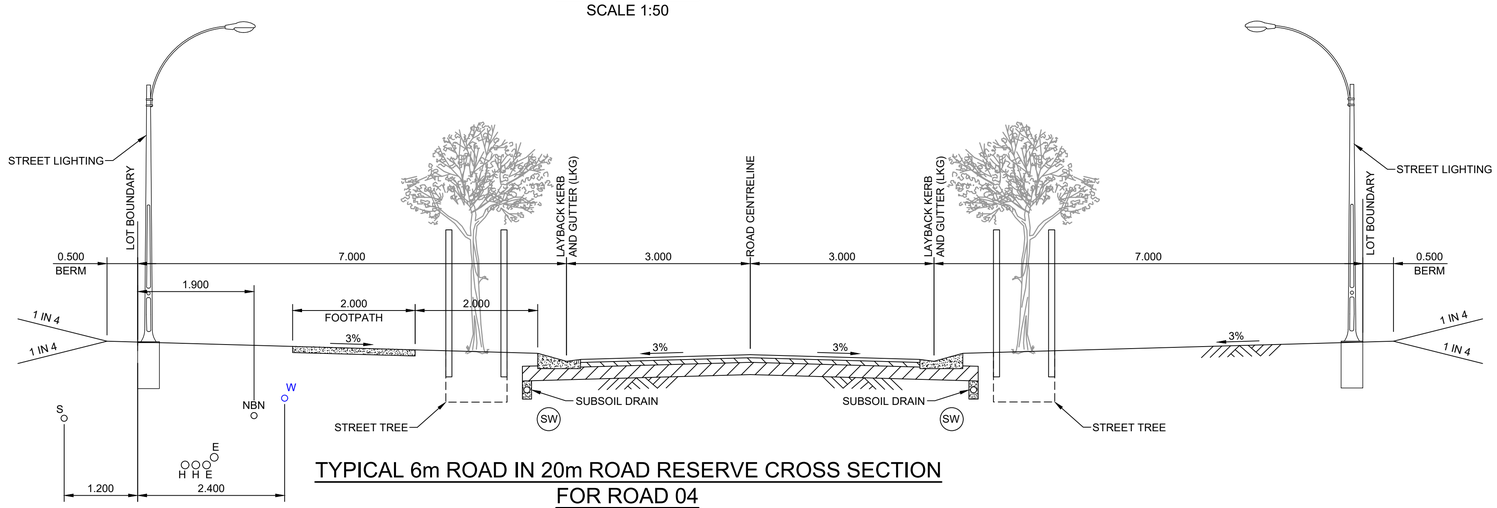
TYPICAL 8m ROAD IN 25m ROAD RESERVE CROSS SECTION FOR ROAD 02 WITH WATER QUALITY CONTROL

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.

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0 0.5 1.0 1.5 2.0 2.5

SCALE:- 1:50

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:50 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: 25405-121

SHEET 22 OF 29

REVISION: P1

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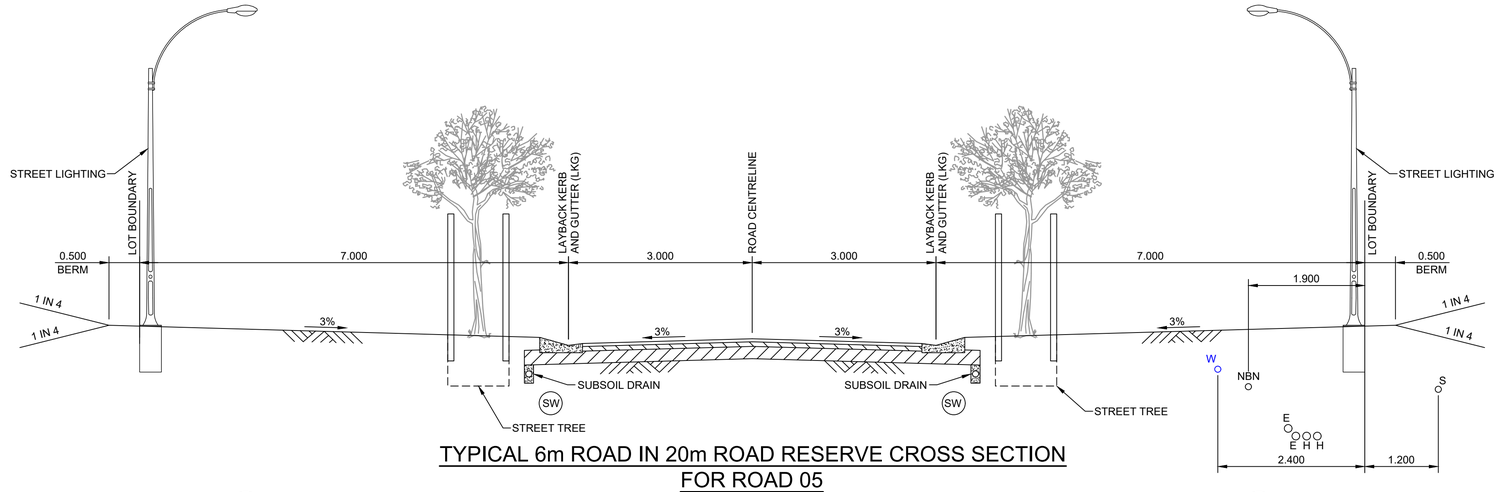
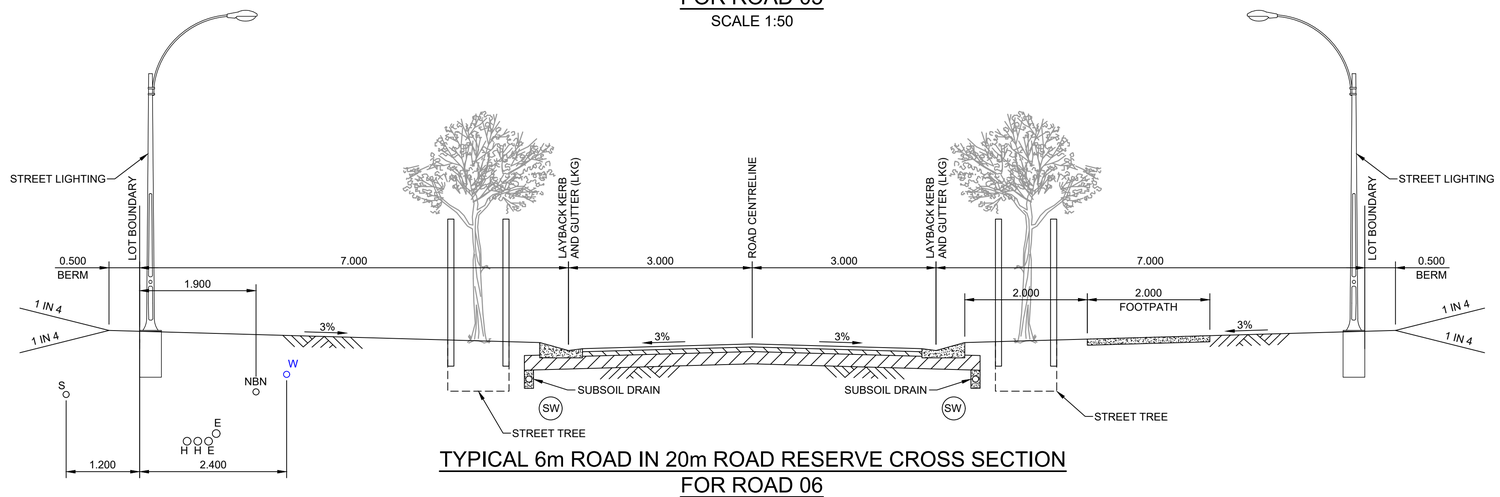


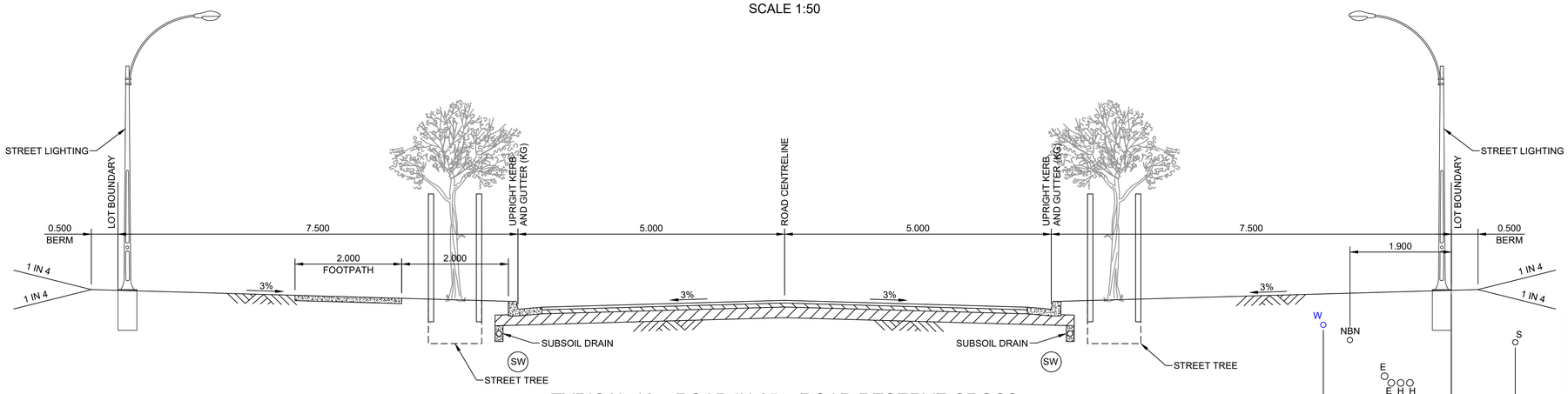
TYPICAL 6m ROAD IN 20m ROAD RESERVE CROSS SECTION FOR ROAD 05

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.

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0 0.5 1.0 1.5 2.0 2.5

SCALE:- 1:50

RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:50 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

DRAWING NUMBER: 25405-122

SHEET 23 OF 29

REVISION: P1

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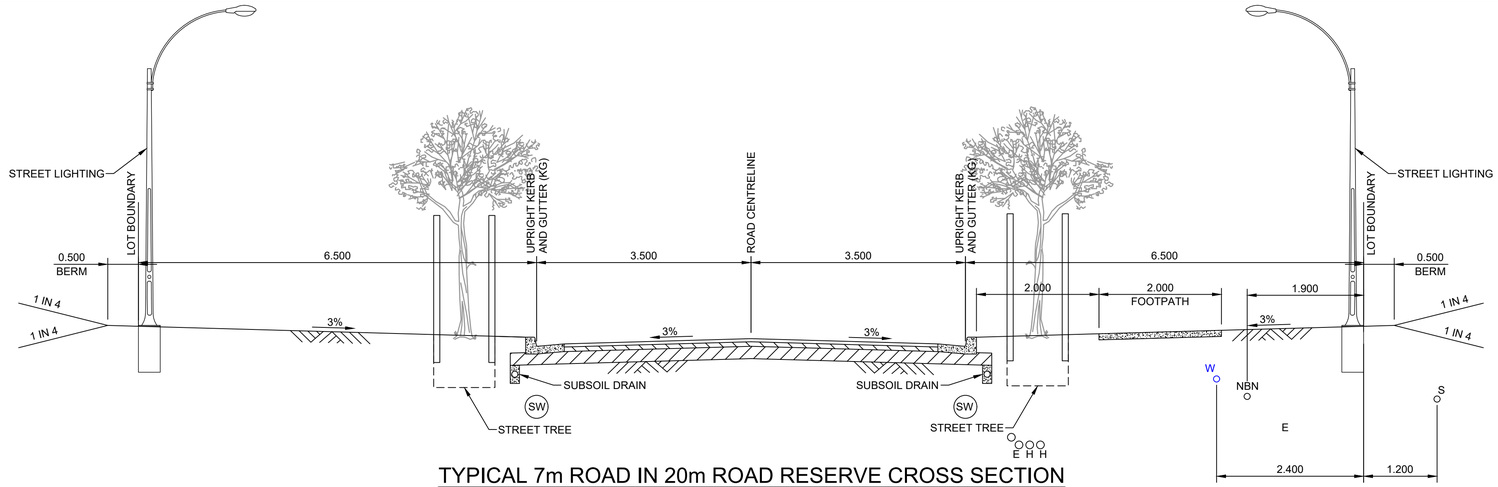
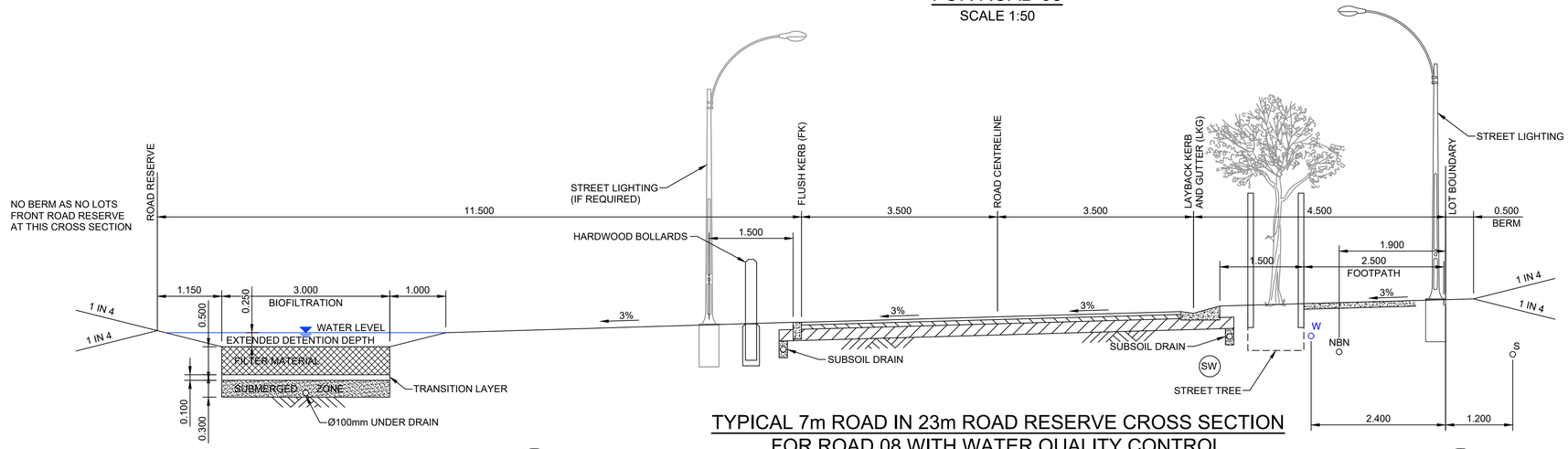


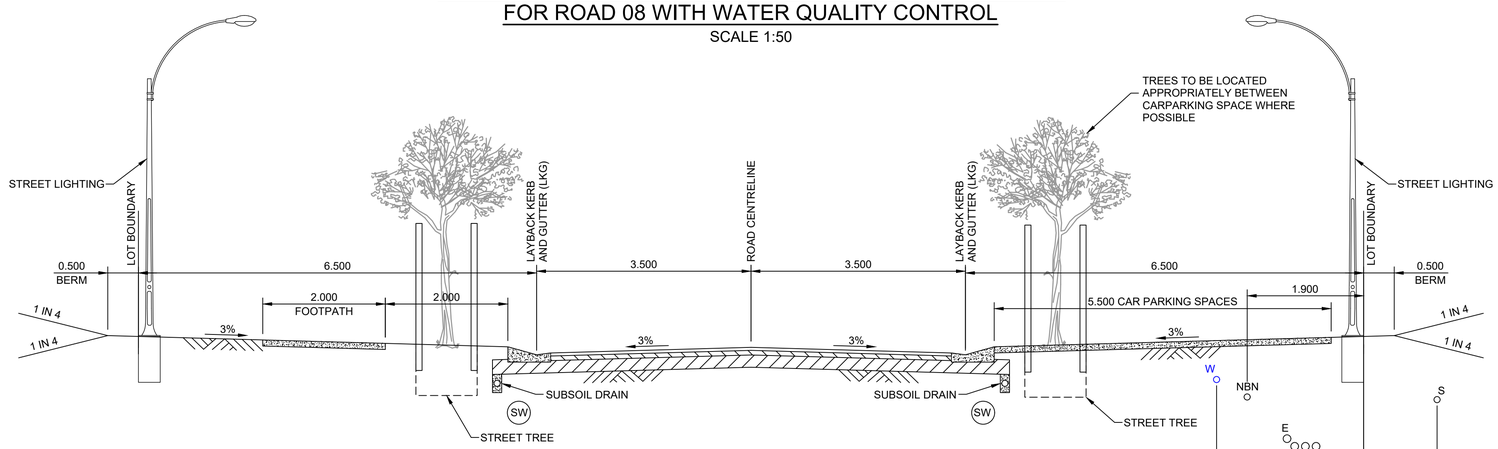
TYPICAL 7m ROAD IN 20m ROAD RESERVE CROSS SECTION FOR ROAD 08

SCALE 1:50



TYPICAL 7m ROAD IN 23m ROAD RESERVE CROSS SECTION FOR ROAD 08 WITH WATER QUALITY CONTROL

SCALE 1:50



TYPICAL 7m ROAD IN 20m ROAD RESERVE CROSS SECTION FOR ROAD 09

SCALE 1:50

NOTE:

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

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0 0.5 1.0 1.5 2.0 2.5

SCALE:- 1:50

RATIO:	DATUM:			REV	DESCRIPTION	BY	DATE
1:50 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	SURVEY	APS	=			
	ORIGIN: SSM RL	DESIGN	CJG				
		DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

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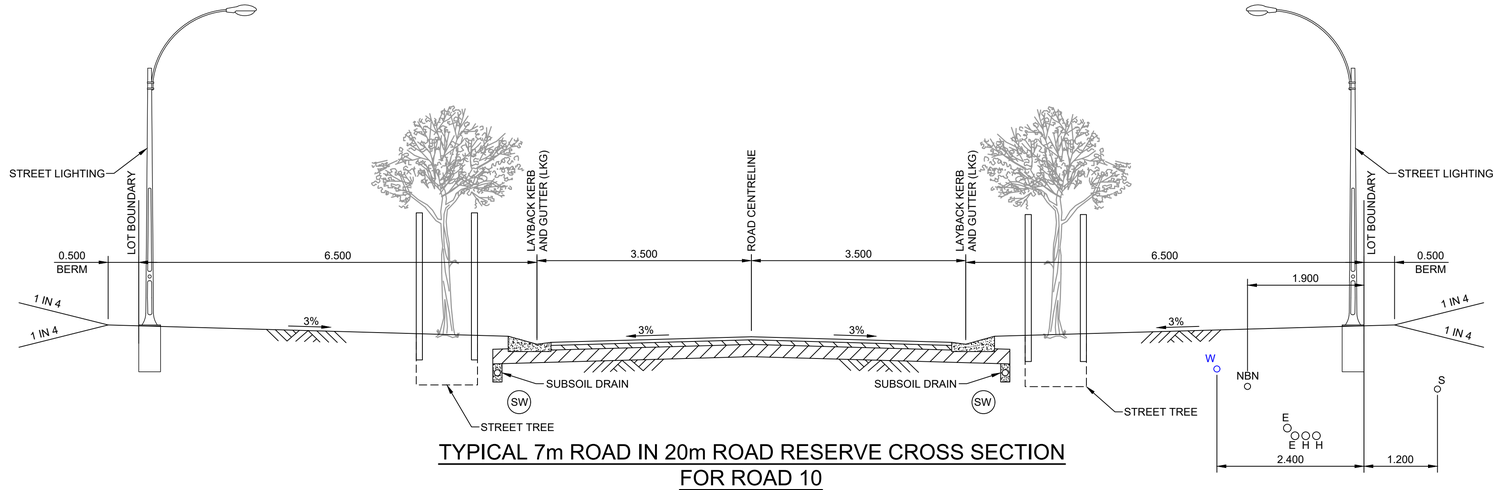
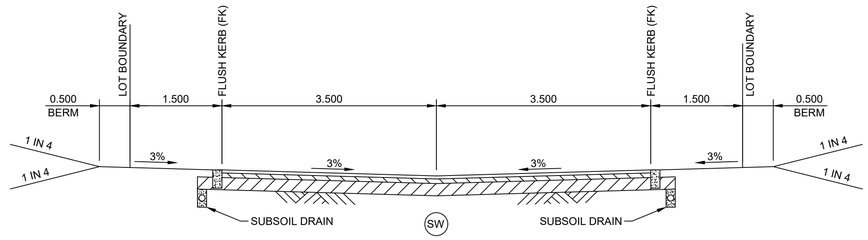


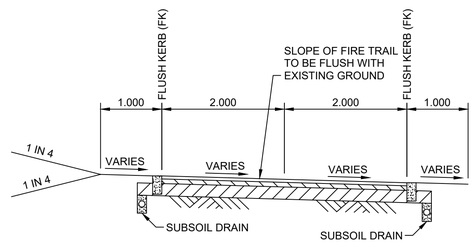
TYPICAL 7m ROAD IN 20m ROAD RESERVE CROSS SECTION FOR ROAD 10

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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0 0.5 1.0 1.5 2.0 2.5

SCALE:- 1:50

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:50 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

DRAWING NUMBER: 25405-124 | SHEET 25 OF 29 | REVISION P1

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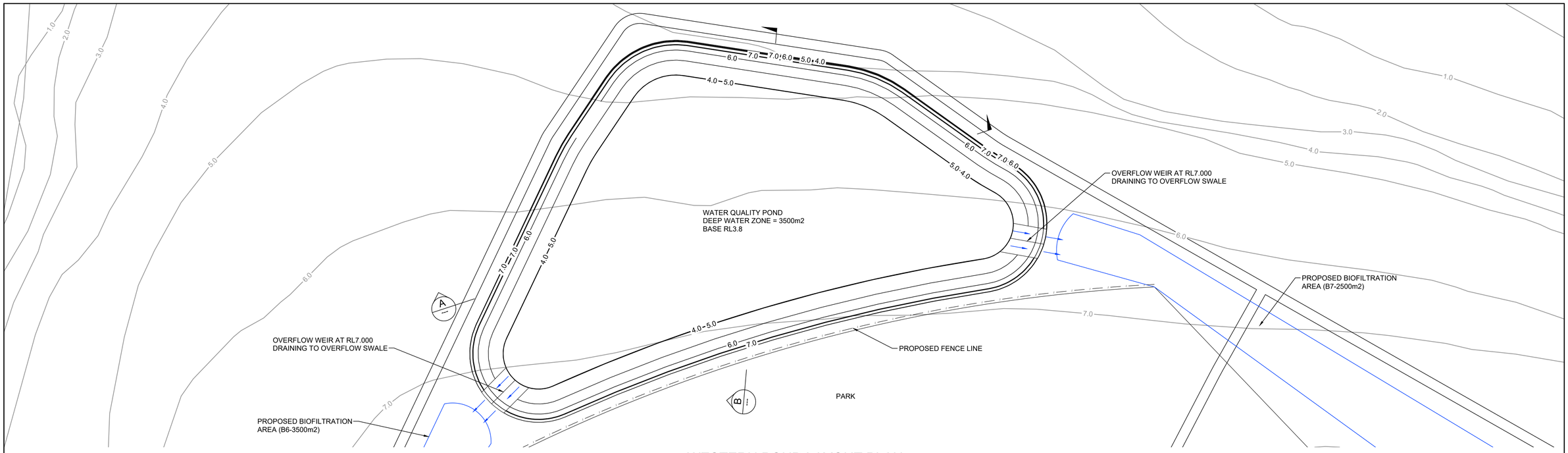
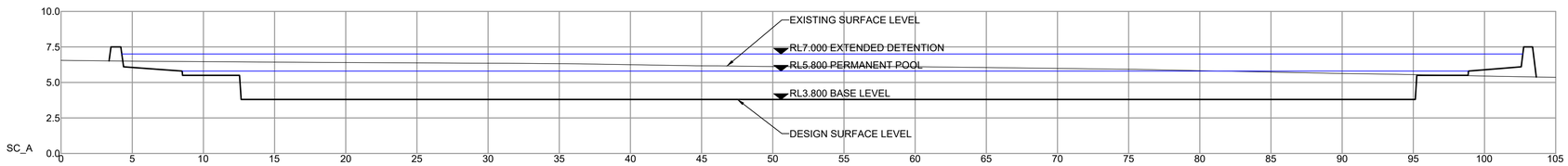


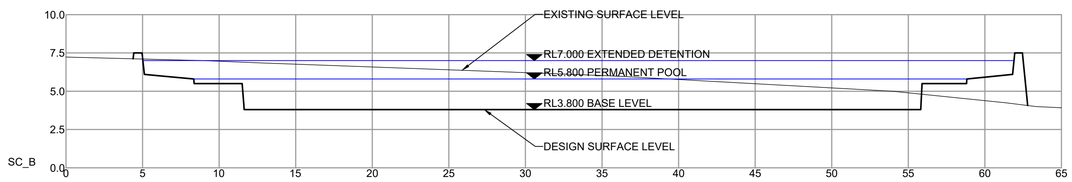
WESTERN POND LAYOUT PLAN

SCALE 1:400



SECTION A

SCALE 1:200



SECTION B

SCALE 1:200

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

SCALE:- 1:200

SCALE:- 1:400

BEWARE!

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

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
AS NOTED (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

allen price & scarratts pty ltd
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Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533
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consultants@allenprice.com.au www.allenprice.com.au

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

DRAWING NUMBER: 25405-125

SHEET 26 OF 29

REVISION: P1

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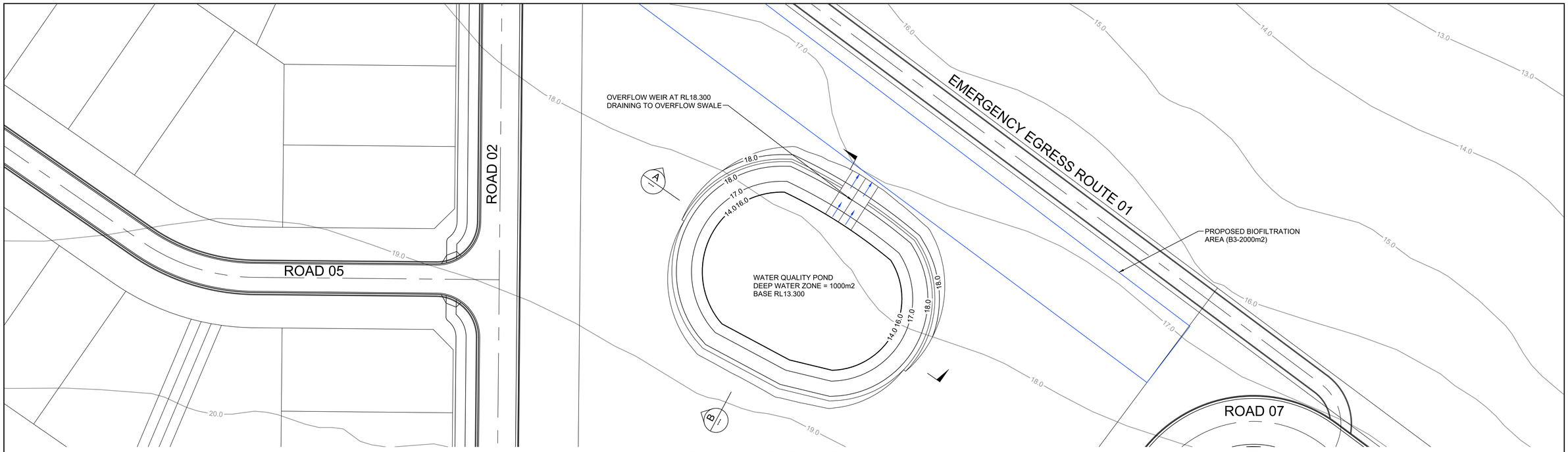
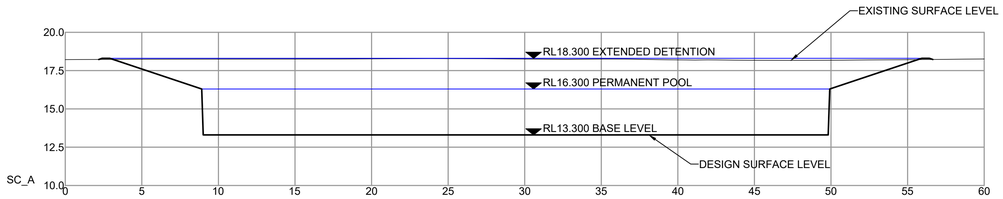
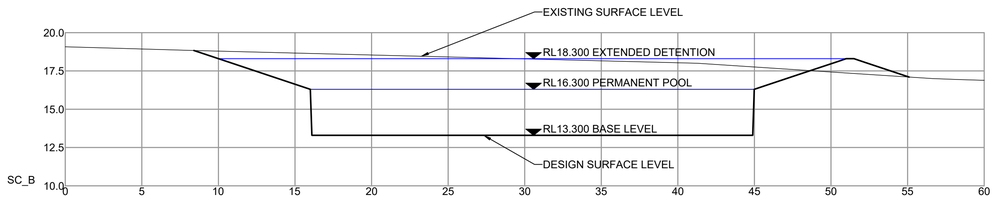


CENTRAL POND LAYOUT PLAN

SCALE 1:400



SECTION A
SCALE 1:200 ---



SECTION B
SCALE 1:200 ---

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

0 2.5 5.0 7.5 10
SCALE:- 1:200

0 5 10 15 20
SCALE:- 1:400

BEWARE!

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
AS NOTED (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

DRAWING NUMBER: 25405-126
SHEET 27 OF 29
REVISION: P1

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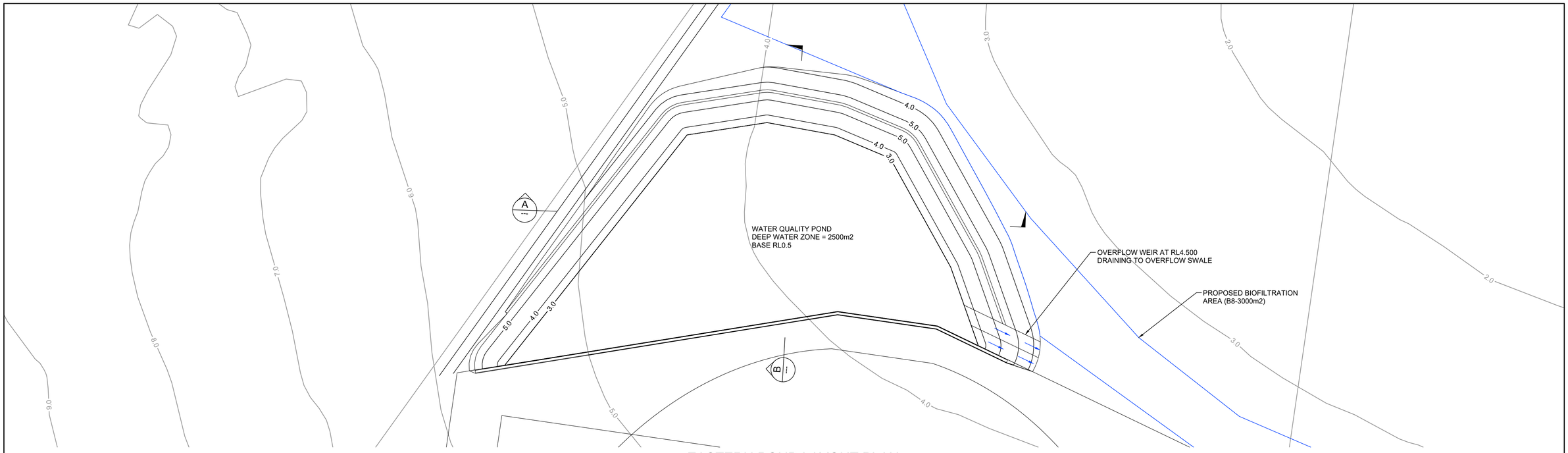
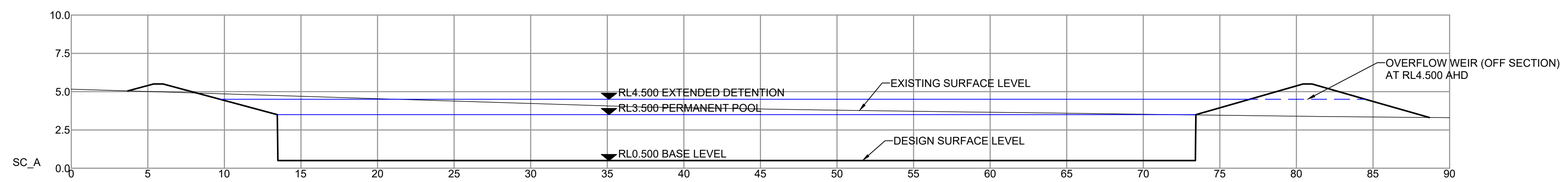


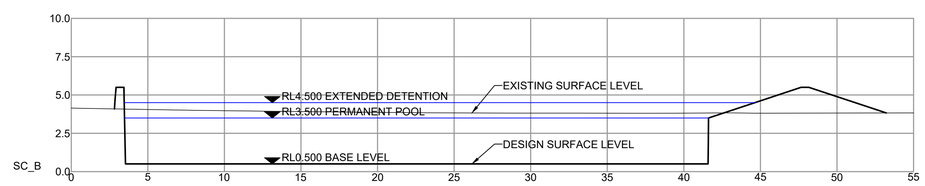
EASTERN POND LAYOUT PLAN

SCALE 1:400



SECTION A

SCALE 1:200



SECTION B

SCALE 1:200

PROFESSIONAL STANDARDS SCHEME

Liability limited by a scheme approved under Professional Standards Legislation

0 2.5 5.0 7.5 10

SCALE:- 1:200

0 5 10 15 20

SCALE:- 1:400

BEWARE!

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
AS NOTED (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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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

DRAWING NUMBER: 25405-127

SHEET 28 OF 29

REVISION: P1

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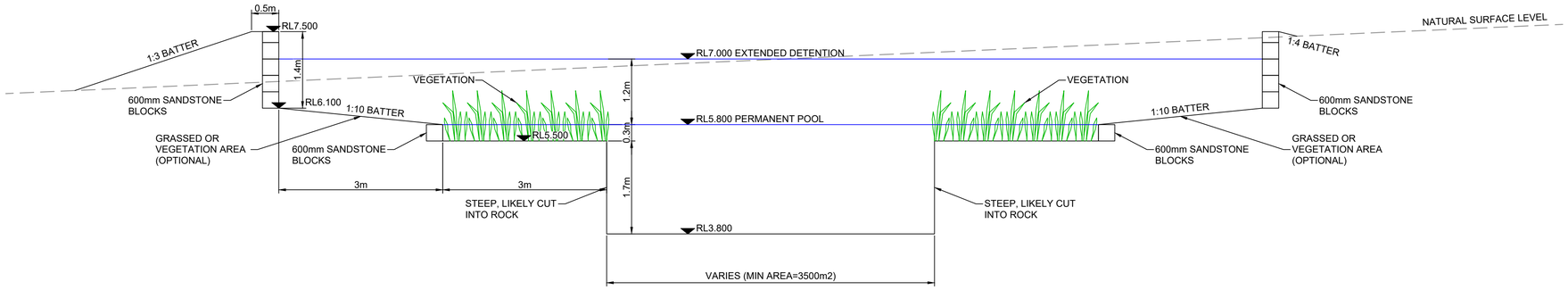
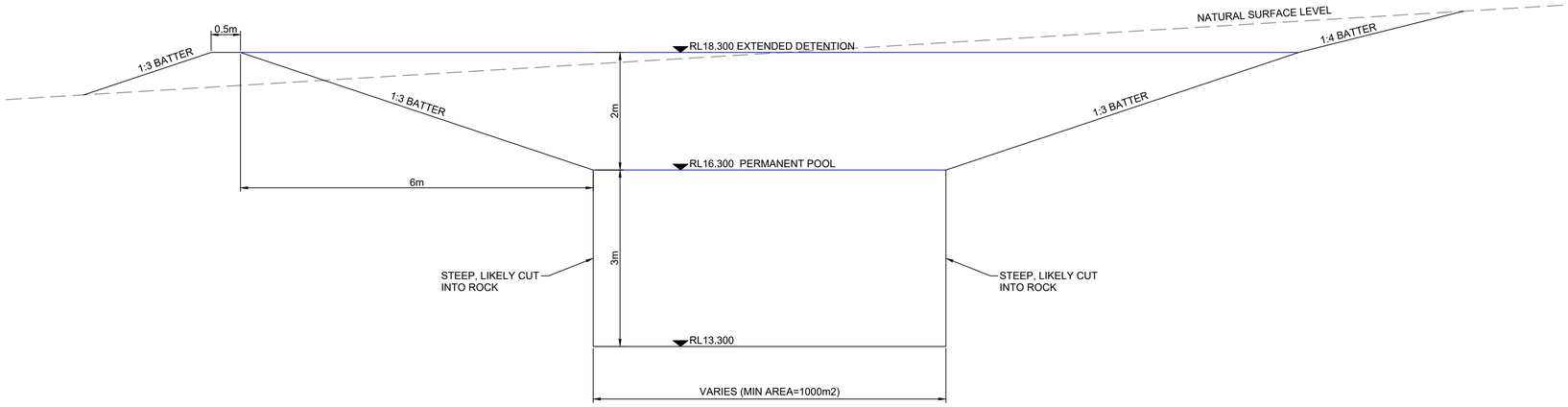


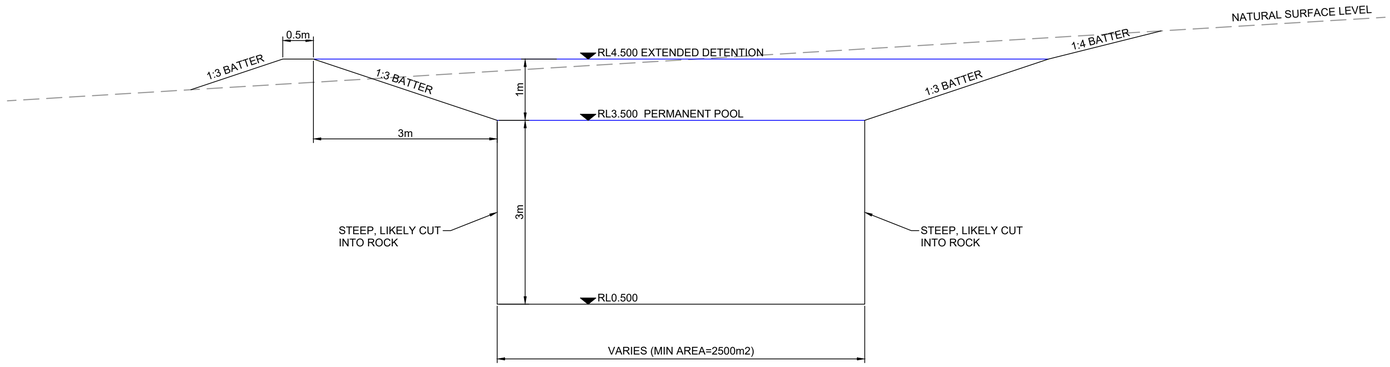
WESTERN POND CONCEPT SECTION

SCALE 1:50



CENTRAL POND CONCEPT SECTION

SCALE 1:50



EASTERN POND CONCEPT SECTION

SCALE 1:50

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

0 0.5 1.0 1.5 2.0 2.5
SCALE:- 1:50

BEWARE!

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RATIO:	DATUM:	SURVEY	APS	REV	DESCRIPTION	BY	DATE
1:50 (AT A1 ORIGINAL)	AUSTRALIAN HEIGHT DATUM	DESIGN	CJG	=			
	ORIGIN: SSM RL	DRAWN	CJG				
		CHECK'D	MJP				
	DATE OF PLAN: MARCH 2020						

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TYPICAL WESTERN AND EASTERN POND CROSS SECTIONS
PLAN
OVER CULBURRA ROAD
AT CULBURRA BEACH
FOR SEALARK PTY LTD

DRAWING STATUS: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER: 25405-128
SHEET 29 OF 29
REVISION: P1

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