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Consulting Surveyors.

## ILLAWARRA REGIONAL BUSINESS PARK



- 1. Property Details of Development & Areas*
- 2. Plan of Subdivision Layout*
- 3. Easements, Restrictions, & Positive Covenants*

## 1. PROPERTY DETAILS OF DEVELOPMENT & AREAS

The whole of land being developed as the Illawarra Regional Business Park is that land contained in Part of Certificate of Title Volume 6700 Folio 20 and the whole of the land in Certificate of Title Volume 7716 Folio 172 being Lot 6 in Deposited Plan N° 1100435 and Lot B in Deposited Plan N° 109816 respectively.

Lot 6 is subject to a grant of easement dated 11.2.1916 for the purpose of taking and conveying water, right of erecting overhead wires or cables for transmission of electrical power and also an easement for pipeline as shown in D. P. 1016607.

Sketch plan showing the land is attached.

### SITE AREAS

- |   |         |
|---|---------|
| • Total Site  | 74 ha   |
| • Business Park Development<br>including roads, accessway, riparian buffer 25 wide<br>retained Woodland & Lowland | 47.4 ha |
| • Environmental Management<br>including riparian buffer 40 wide   | 21.5 ha |
| • Infrastructure Road Reserve   | 5.08 ha |

## 2. PLAN OF SUBDIVISION LAYOUT

The plan of the proposed subdivision of the land is to create sixty-one allotments, one denoted A on the plan is to contain the lowland area to the north, another denoted F on the plan will encompass the retained woodland area on the south adjacent to the entry. This will leave fifty-nine developable allotments varying in area from a minimum of 2000m<sup>2</sup> to a maximum of not less than 3 ha.

The subdivision will incorporate a wide variety of allotment sizes and satisfy a need for suitable light Industrial uses and assist in alleviating the shortage of serviced employment land that currently exists in the Shellharbour and Wollongong areas.

The subdivision of the land allows for the provision of firstly a riparian buffer to Frazers Creek with pedestrian access and recreational use and secondly a riparian buffer 25 metres wide within all allotments having rear access to Frazers Creek and the designated wetland. This 25 metre buffer is for the protection and management of the Creek and wetland areas within it.

Access to the subdivision is restricted to a primary access point off Tongarra Road with all roads within the subdivision to be 20 metres wide and dedicated upon completion as Public Roads.

Access to the allotments on the northern side of the Albion Park Airfield will be by way of a private reciprocal all weather right of carriageway not less than 13 metres wide as denoted by R on the plan with each allotment having ownership of that part of the carriageway within its parcel.

A reciprocal easement to provide all services will also be created over that part of each allotment as denoted by S on the plan for the benefit of each of the other lots having frontage and access by way of the right of carriageway.

### 3. EASEMENTS, RESTRICTIONS & POSITIVE COVENANTS

At this time it is intended that each developable allotment will be burdened for the maintenance and upkeep of the riparian buffer to Frazers Creek the adjoining wetland area and the woodland as denoted on the plan.

Each allotment burdened by the riparian buffer 25 metres wide on the plan will also maintain that buffer area and restrict its use for any purpose other than environmental management.

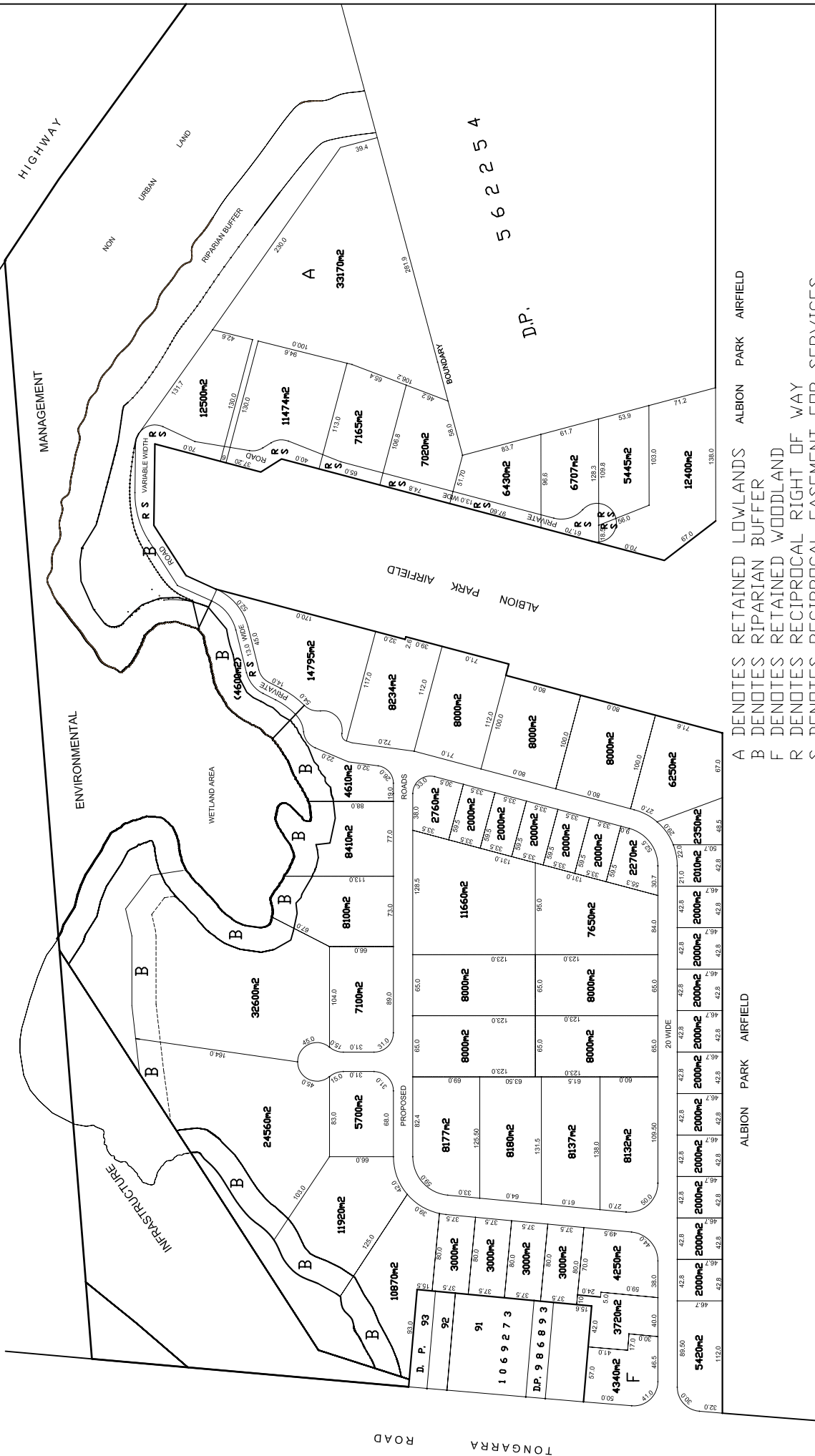
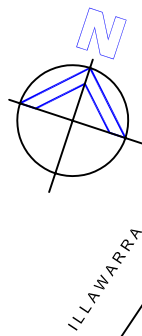
The allotments that have been wholly or partly filled will be burdened by a restriction on use of land.

All allotments affected by the right of carriageway and easement for services will be burdened as contained in the respective Memorandums filed at the Land & Property Information N.S.W.

Additional easements restrictions and covenants will be subject to all plans and engineering designs being approved by the respective authorities.

BUSINESS PARK - 47.40ha  
ENVIRONMENTAL MANAGEMENT - 21.50ha  
INFRASTRUCTURE - 5.08ha

D.P. 8 1 3 4 3



A DENOTES RETAINED LOWLANDS  
B DENOTES RIPARIAN BUFFER  
F DENOTES RETAINED WOODLAND  
R DENOTES RECIPROCAL RIGHT OF WAY  
S DENOTES RECIPROCAL EASEMENT FOR SERVICES

ALBION PARK AIRFIELD

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SKETCH SHOWING PROPOSED LOT  
LAYOUT FOR THE ILLAWARRA  
REGIONAL BUSINESS PARK AT  
ALBION PARK.

SCALE : 1:4000 (AT A3 SIZE)  
CONTOUR INTERVAL : NA  
DATUM : NA  
DRAWING : No 006 (B)  
DATE : 16th April 2007