



ROCKY ROAD

— CHALET S —

lake crackenback resort & spa

ENJOY A MOUNTAIN CHANGE

IN THE HEART OF THE SNOWY MOUNTAINS

If you have ever wanted to get away from it all then we have the perfect solution. Purchase and build here at Lake Crackenback Resort & Spa and have the best of both worlds with the option to stay in the chalet yourself and rent it through the management company when you are not occupying it. This gives you the opportunity to have your city lifestyle with the benefits of a mountain retreat or 'home away from home'.

Limited freehold alpine chalet sites located only minutes from Australia's two premier ski resorts, Perisher & Thredbo. A fenceless border to the Kosciuszko National Park, an abundance of wildlife on your doorstep and the pristine waters of the Little Thredbo and Thredbo Rivers.

The perfect lifestyle investment serviced by Lake Crackenback Resort & Spa's 150 acres of bushland, Spa & Wellness Centre, Alpine Larder Cafe, Cuisine Restaurant, indoor heated pool / sauna and gymnasium along with a fantastic range of activities and tours. Chalet sites are being sold with architect designed plans. Architect designed plans can be made to meet individual requirements in consultation with a vendors architectural review.

A CHANCE TO EXPERIENCE WHAT MOST WILL ONLY EVER DREAM ABOUT...



FREE CALL **1800 252 044**



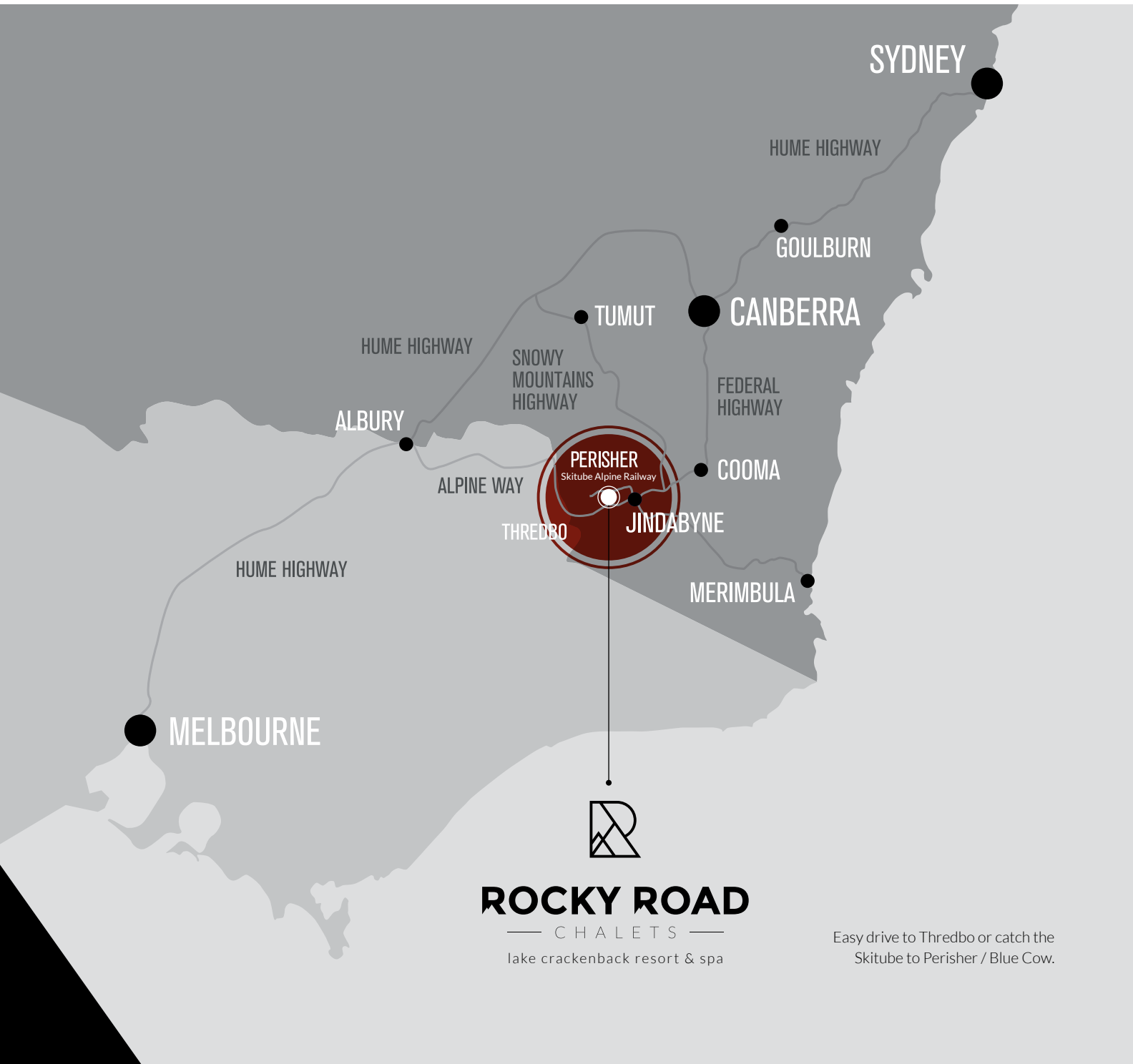
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MAP

STUNNING MOUNTAIN LOCATION



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Easy drive to Thredbo or catch the
Skitube to Perisher / Blue Cow.



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ABOUT

LAKE CRACKENBACK RESORT & SPA

Lake Crackenback is an award winning 4½ star Resort focused on providing visitors with a quality, unique and pleasurable experience. The apartments and chalets are privately owned freehold strata lots. Resort management is provided by the Lake Crackenback Resort Management Pty Ltd and the Owners Corporation.

Owners enjoy a holiday home for all seasons with the option of renting them through the management company when not being used personally. The management company markets the Resort and runs a variety of functions including conferences, events and weddings to boost occupancy.

Vested interests in the Resort include the Resort Management Company, the owner's corporation representing freehold lot owners and the Resort developer, Australian Land Co. Pty Ltd. All these parties display a genuine care for the Resort ensuring the Resort's freehold land, common property, infrastructure and services are diligently maintained.

Lake Crackenback prides itself on providing superb accommodation, dining facilities and services. The Resort offers a multitude of activities and experiences that are either unique to the Snowy Mountains or enhanced by the local environment, this includes the award winning Kosciuszko Alpine Walks program, segway tours and mountain bike tracks connected to the Thredbo Valley Track both up and down the Thredbo River.



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CONCEPT DESIGNS

The Resort architects, Daryl Jackson Robin Dyke (DJRD), have developed some chalet concept drawings with cladding types and colour schemes for these lots. These designs have been developed to provide assistance to a purchaser regarding functional Resort building designs which suit the site and the Resort Design Guidelines.

There is not a requirement for a purchaser to adhere to one of these designs, however an alternate design will need to be approved by the vendor. The aim of the planning process and these conceptual designs is to provide building envelopes within which development may occur and generally the volume of building development on the ground and first floors. A maximum site coverage of 35% has been suggested for each type which may be allowed to be modestly exceeded provided that the views and amenity for adjoining lots are not significantly compromised by the increase. Carports and balconies are not included in the site coverage calculation.

CAR PARKING SPACES

Car parking spaces have been shown on the site plans. These are indicative locations and may be modified to suit an alternative design layout. Lots 1 to 11 could have car parking spaces off the lower level Ramshead Trail. Car spaces could be covered with a carport subject to an appropriate design being approved by the vendor. Lots 1 to 5 could include an additional level of car parking incorporated in the building albeit partially below ground level to ensure limits on wall and roof heights are not exceeded. Lots 12 to 20 proposed car parking spaces have been shown on the site plan drawing. Where two bedroom chalets are to be constructed, two car spaces will be required to be incorporated in the site plan design where practical. To achieve this, balconies may be relocated to the side of chalets.

SETBACKS FROM BOUNDARIES

The site plan layout shows minimum setbacks from boundaries; 2 metres from both sides of Ramshead Trail, 3 metres from the Bullocks Drive frontage and 1 metre from side boundaries. Proposed building envelopes are shown in blue on the site plan layout.

WALL AND ROOF HEIGHT LIMITS

Generally, designers should be encouraged to place the chalet lower floor below the level of the upper road they are adjoining; that is Lots 1 to 11 off Rocky Road and Lots 12 to 22 off Ramshead Trail. Wall heights will be restricted to 6 metres above the lots existing average ground level. Roof areas will be restricted to 1.5 metres above wall heights.

COLOUR SCHEME AND MATERIALS







A colour scheme has been developed for this Stage 2 of Lot 107. Colour schemes showing two indicative wall colours for a building together with a change in the building material on each level. Generally, Colorbond corrugated iron cladding is recommended for upper levels to minimise maintenance and some form of fibre cement cladding for lower floors which may be painted. A pre-coloured equitone cladding is also recommended. Possible feature paint colours for highlighting panels are also recommended together with possible feature materials for highlighting.

The concept here is the subdued colours of our local eucalypts with flashes of colour exposed in the tree trunks as bark is shed.



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COLOUR SCHEME LOT 107 WEST - LAKE CRACKENBACK

| | SCHEME 1 | SCHEME 2 | SCHEME 3 | SCHEME 4 | SCHEME 5 | SCHEME 6 | SCHEME 7 | SCHEME 8 | SCHEME 9 | SCHEME 10 | SCHEME 11 | SCHEME 12 | SCHEME 13 |
|---|--|---|---|---|---|---|--|---|---|---|---|---|---|
| COLORBOND ROOF SHEETING |  Shale Grey |  Surfmist |  Shale Grey |  Dune |  Basalt |  Windspray |  Wallaby |  Evening Haze |  Basalt |  Shale Grey |  Surfmist |  Dune |  Surfmist |
| EQUITONE CLADDING (ALTERNATIVE TO PAINTED FIBRE CEMENT) |  TE15 |  N211 |  N251 |  TE10 |  TE20 |  N211 |  N252 |  TE10 |  TE20 |  N211 |  N281 |  TE60 |  N281 |
| METALLIC COLORBOND CLADDING | | |  Astro | |  Cosmic |  Celestial | |  Galactic |  Celestial |  Rhea | | | |
| COLORBOND CLADDING |  Basalt |  Woodland Grey |  Windspray |  Wallaby |  Shale Grey |  Monument |  Dune |  Gully |  Surfmist |  Iron Stone |  Evening Haze |  Jasper |  Cove |
| - CUSTOMORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |  CustomORB |
| - MULTICLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |  MultiCLAD |
| FIBRE CEMENT CLADDING - DULUX PAINT COLOURS |  Flooded Gum SN4H3 |  Currency Creek SG5F6 |  Walter SG5G7 |  Expelsior S11A4 |  Western Myall SN4G7 |  Wistow SG5E4 |  Lahar S11A7 |  Gunmetal Beige S10A4 |  Raku SN4H7 |  Malay Grey SN4H6 |  Bottle Green SG5E6 |  Saudi Sand S13B4 |  Juvenile SG5E7 |
| POSSIBLE FEATURE DULUX PAINT COLOURS |  Couscous S16E4 |  Hokey Pokey S14F8 |  Hot Ginger S10F9 |  Carmen Miranda S00F9 |  Belly Fire S04D8 |  Tarnas SG5D6 |  Dignified S27C6 |  Persian Bell S20F8 | | | | | |
| POSSIBLE FEATURE MATERIALS |  Equitone TE30 |  Timber |  Rust |  Aries (Colorbond) |  Manor Red (Colorbond) |  Equitone PG341 |  Equitone N411 |  Equitone PG642 | | | | | |

COLOUR SCHEMES

LOT 107 WEST
LAKE CRACKENBACK

Disclaimer: The indicative design layouts, setbacks off boundaries and size of building envelopes may be changed in consultation with the Design Review Panel or Vendor.



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CHALETs
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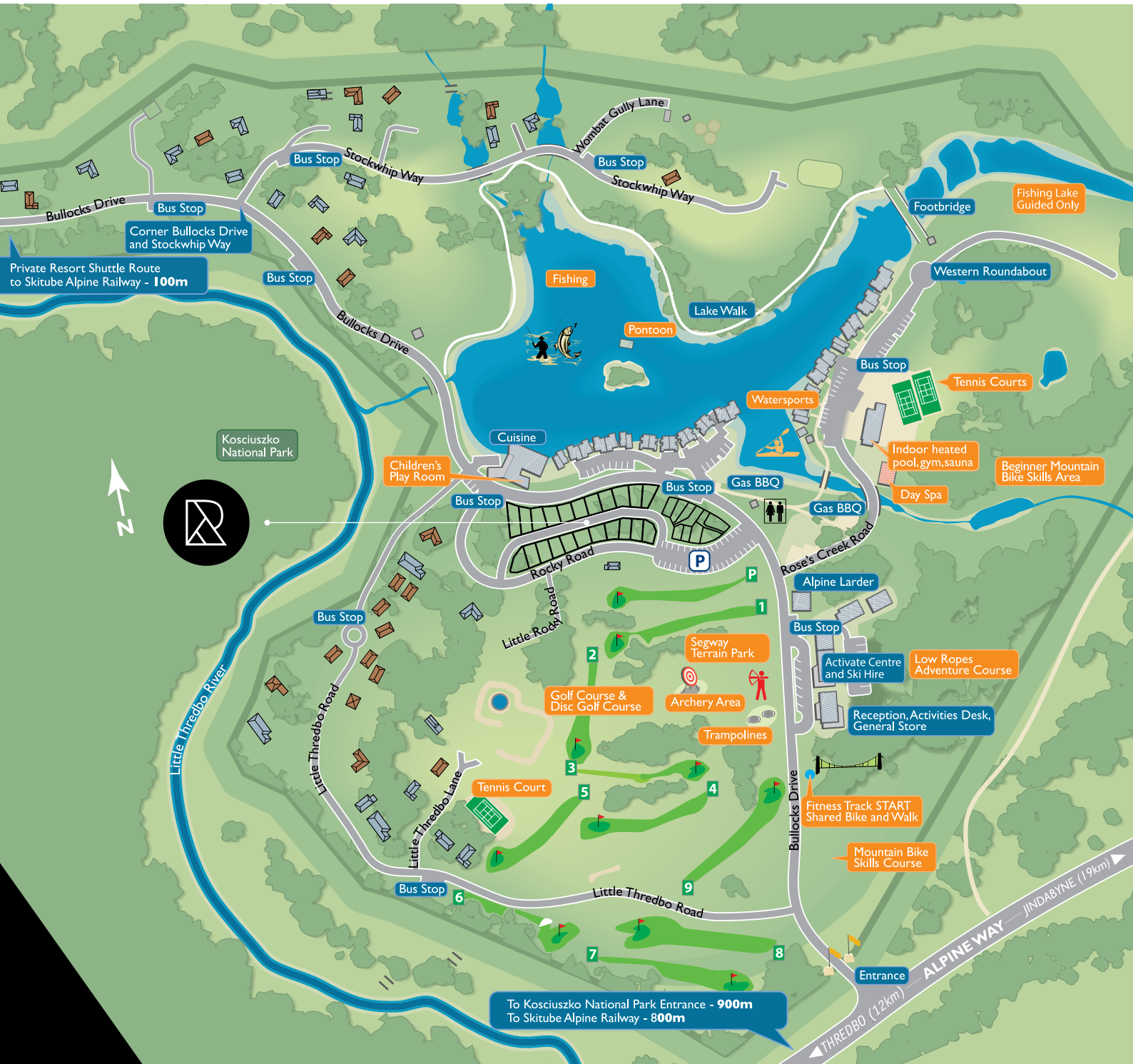
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STRATA STRUCTURE

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OWNERS CORPORATION STRATA COMMITTEE

with 9 elected lot owners of
chalets and apartments

STRATA PLAN 37428

150 acres comprising:

- individual lots
- common property

STRATA MANAGER - DYNAMIC PROPERTY SERVICES P/L

independent strata
management company

MANAGEMENT STRUCTURE

LAKE CRACKENBACK RESORT MANAGEMENT P/L (LCRM P/L)

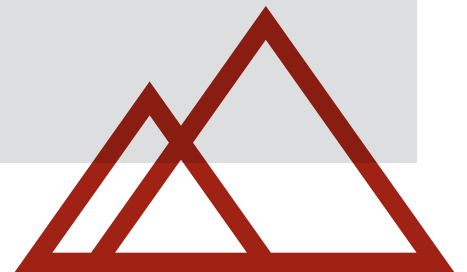
- private company operating independent businesses
- letting operation (marketing & reception)
- housekeeping
- maintenance
- activities
- food & beverage
- day spa

OWNERSHIP STRUCTURE

LAKE CRACKENBACK RESORT MANAGEMENT P/L (LCRM P/L)

STRATA CHALET S & APARTMENTS

- letting agreements with apartment or chalet owners OR/
- exclusive private use OR /
- combination of both



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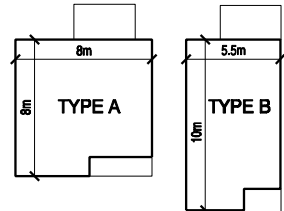
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LOT PLAN

| | | | | | | | | | |
|--|---------------|----------------------------------|------------------|-------------|--------|------|----------|----------|---|
|  <p> T + 613 9318 2892 ABN 48 942 161 599 Northcote Architects Andrew Kinnell B162 Daniel Bowdler B162 64 Ross Street Chippendale NSW 2008 Sydney, Australia djrd.com.au </p> | Project Name | LOT 107 WEST LAKE CRACKENBACK | Scale 1:500 @ A3 | Project No. | 11 402 | Date | 02.06.17 | Revision | H |
| | Drawing Title | SITE PLAN - LAYOUT | Drawing No | A0.01 | | | | | |
| | | | | | | | | | |

BUILDING TYPES:



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