

LAND USE STRATEGY

A Land Use Plan has been developed to identify development areas, proposed access and landscaping.

POSITION OF BUILDINGS AND SETBACKS

Generally most buildings will be located within the disturbed and previously cleared areas of the site and will be set back from the site boundaries by a minimum of 10 metres.

BUFFER ZONES

As the tree frog population is primarily located in the north-western area of the site, riparian buffer zones of up to 100 metres may be established in that locality. These zones will be dedicated to the preservation of as much natural habitat as possible.

FLOODING/DRAINAGE

The areas of the site least impacted by flooding and drainage have been chosen for the proposed development. Natural flow paths will direct water away from buildings and the elevation ensures that the area will not flood.

SITE ELEVATION / CONTOURS

All buildings will be oriented to follow the existing site contours, reducing environmental impact and enhancing view aspects along the ridges.

The southern zone will remain largely uncleared, preserving native wildlife habitat and supporting nature based activities.

NORTHERN ZONE "SERENITY"

- STRUCTURED
- LUXURIOUS
- RELAXING
- REHABILITATING

SOUTHERN ZONE "SPIRIT"

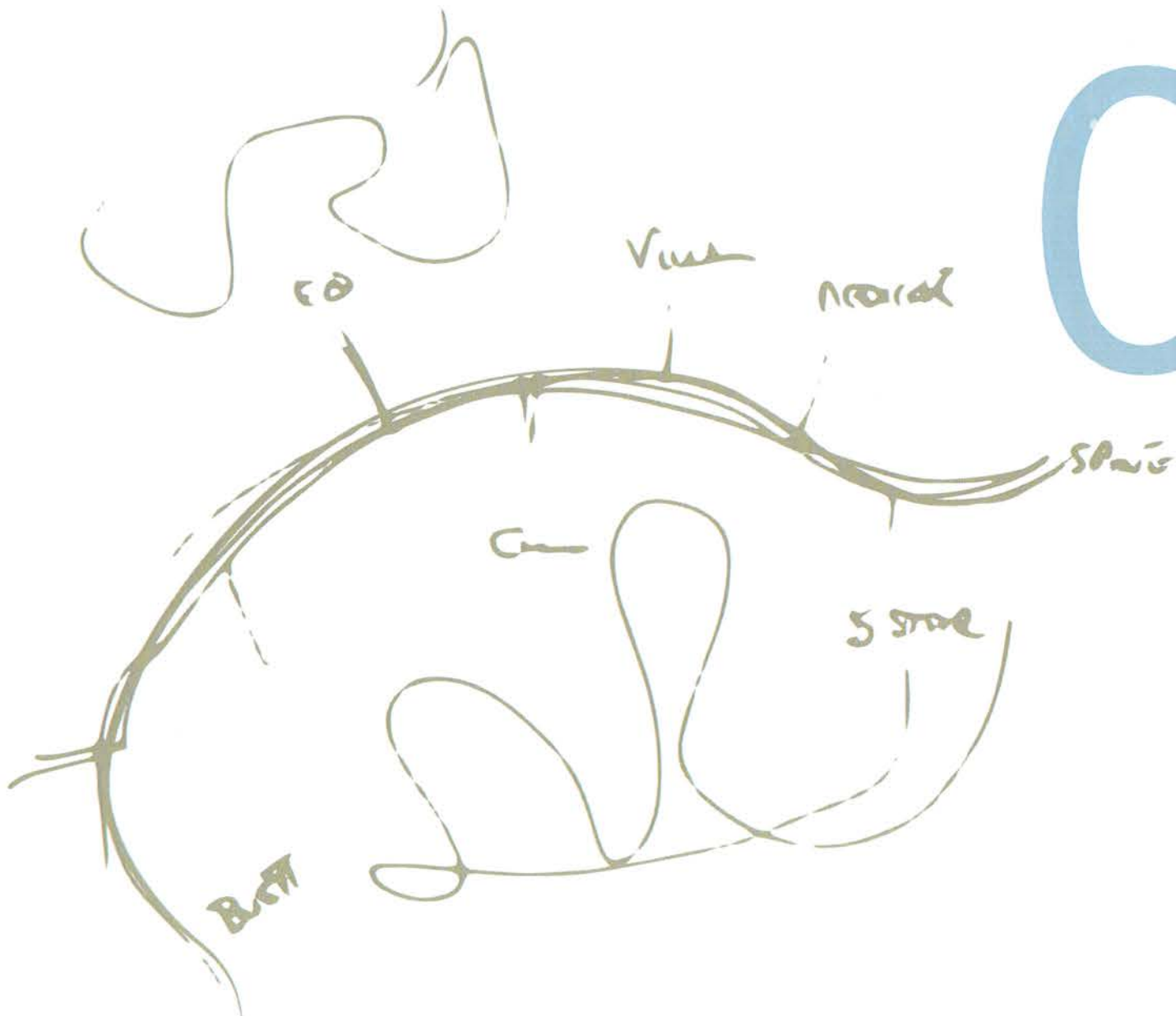
- WILD
- ADVENTUROUS
- CHALLENGING
- PRISTINE



LAND USE PLAN

LEGEND

| | | | | |
|--|--|---|---|--|
| 1 - KUR-WORLD CAMPUS 7.5ha, 300 dwellings | 4 - RESIDENTIAL LOTS - LIFESTYLE VILLAS 13ha, 50 villas @ 2,000m ² | 7 - KUR-WORLD VILLAGE 0.8ha, day spa, restaurants, convention hall, retail | 10 - 5 STAR RESORT 13.1ha, 200 villas, rejuvenation spa, restaurants | 13 - NATURAL LAGOON |
| 2 - SPORTING FACILITIES 3.6ha | 5 - RESIDENTIAL LOTS - PREMIUM VILLAS 34.6ha, 323 villas @600m ² | 8 - 3-STAR LEISURE AND BUSINESS RESORT 1.1ha, 270 dwellings/rooms | 11 - KUR-WORLD RAINFOREST EDUCATION CENTRE 1.8ha, 14 boarding cabins | 14 - NATURE BASED ACTIVITIES horse riding, hiking |
| 3 - KUR-WORLD EQUESTRIAN CENTRE tba | 6 - GOLF COURSE 65ha | 9 - KUR-WORLD MEDICAL RETREAT 5.26ha, 70 suites | 12 - KUR-WORLD ADVENTURE PARK 19ha, ziplines, climbing bridges | |



03 MASTERPLAN

MASTERPLAN ACTIVITIES



SPORTS FACILITIES



LAGOON SWIMMING



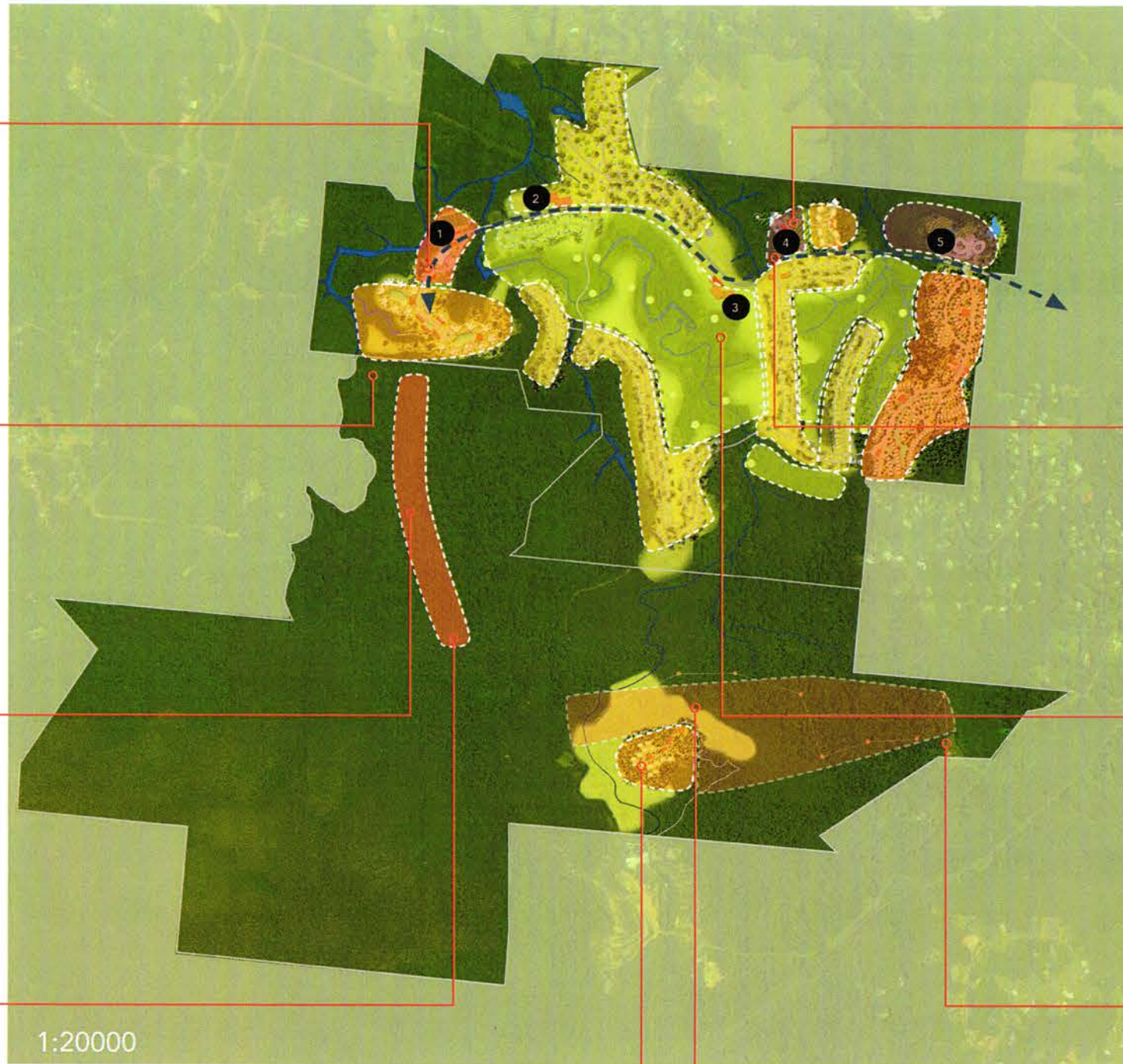
HORSE RIDING



HIKING

ATTRACTORS

- 1 - SPORTS FACILITIES
- 2 - KUR-WORLD EQUESTRIAN CENTRE
- 3 - KUR-WORLD GOLF CLUB
- 4 - KUR-WORLD VILLAGE
- 5 - KUR-WORLD MEDICAL RETREAT



BOARDING/EDUCATIONAL



ADVENTURE PARK



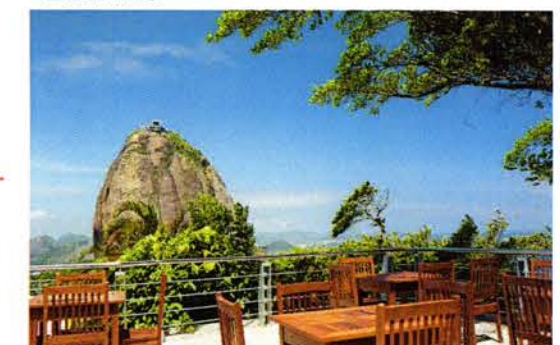
BARS AND DINING



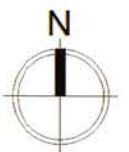
DAY SPA



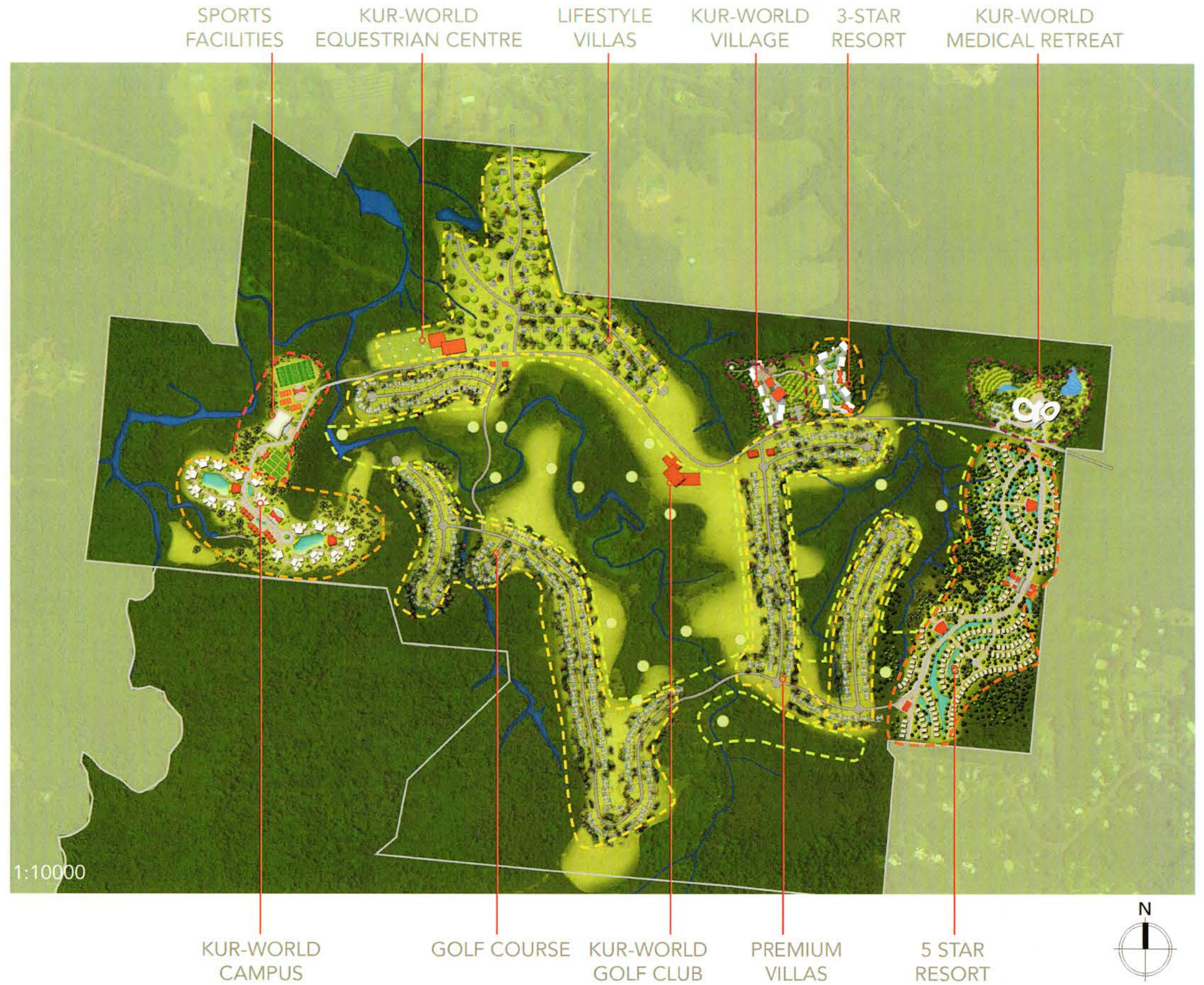
GOLFING



DINING/VIEWING PLATFORM



MASTERPLAN - NORTH



MASTERPLAN - SOUTH



HIGH ROPES COURSE



HORSE RIDING



ADVENTURE PARK

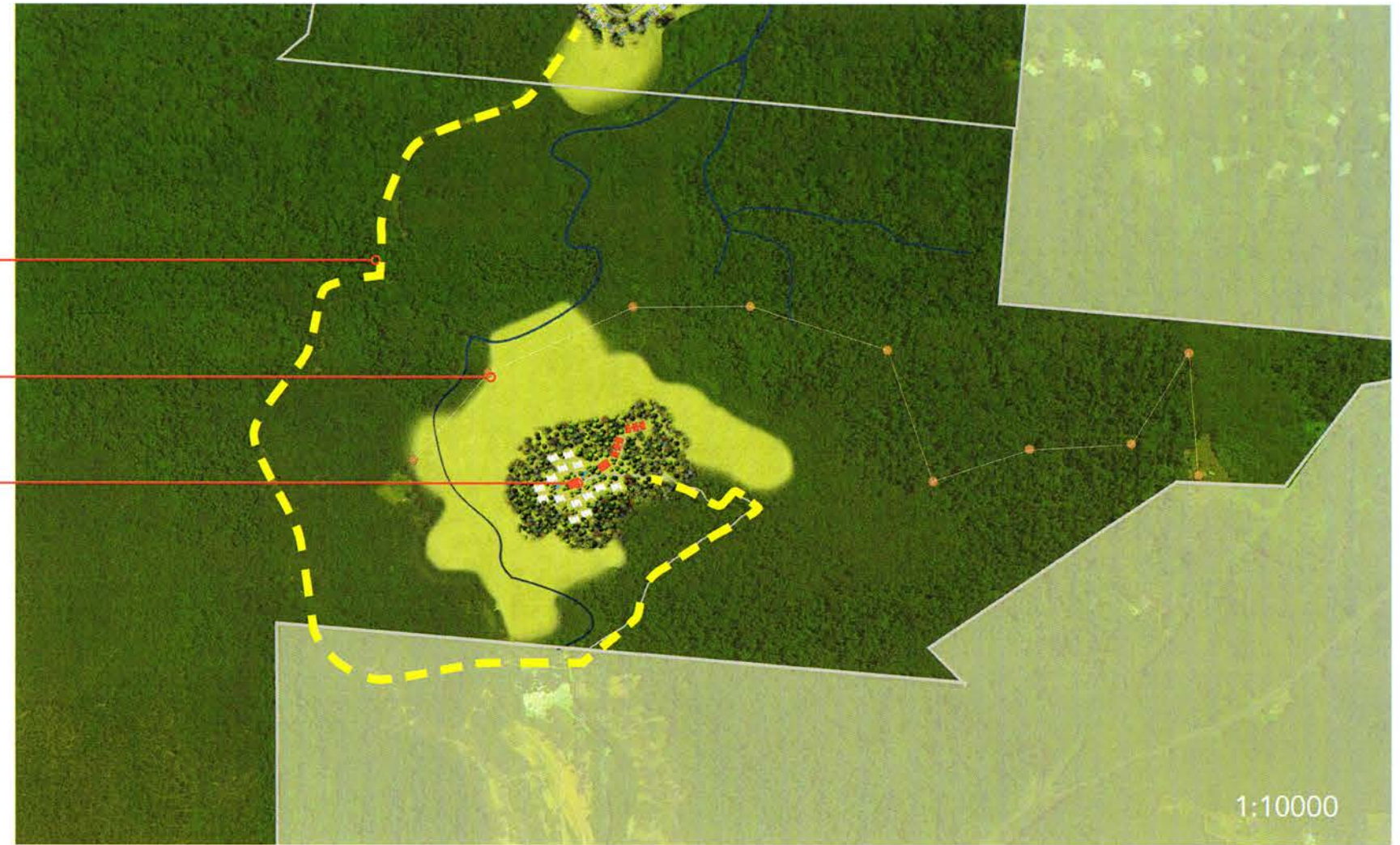


TREEHOUSE ACCOMMODATION

SERVICE VEHICLE ACCESS
VIA EXISTING TRAIL

ADVENTURE PARK

EDUCATION CENTRE



SOUTHERN ZONE - 'SPIRIT'

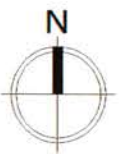
The Spirit zone is an area that has been mostly untouched. It is a landscape of steep hills, towering rainforest and pristine natural habitat. This zone will attract the more adventurous, and provides everything needed for a wild and natural, family experience.

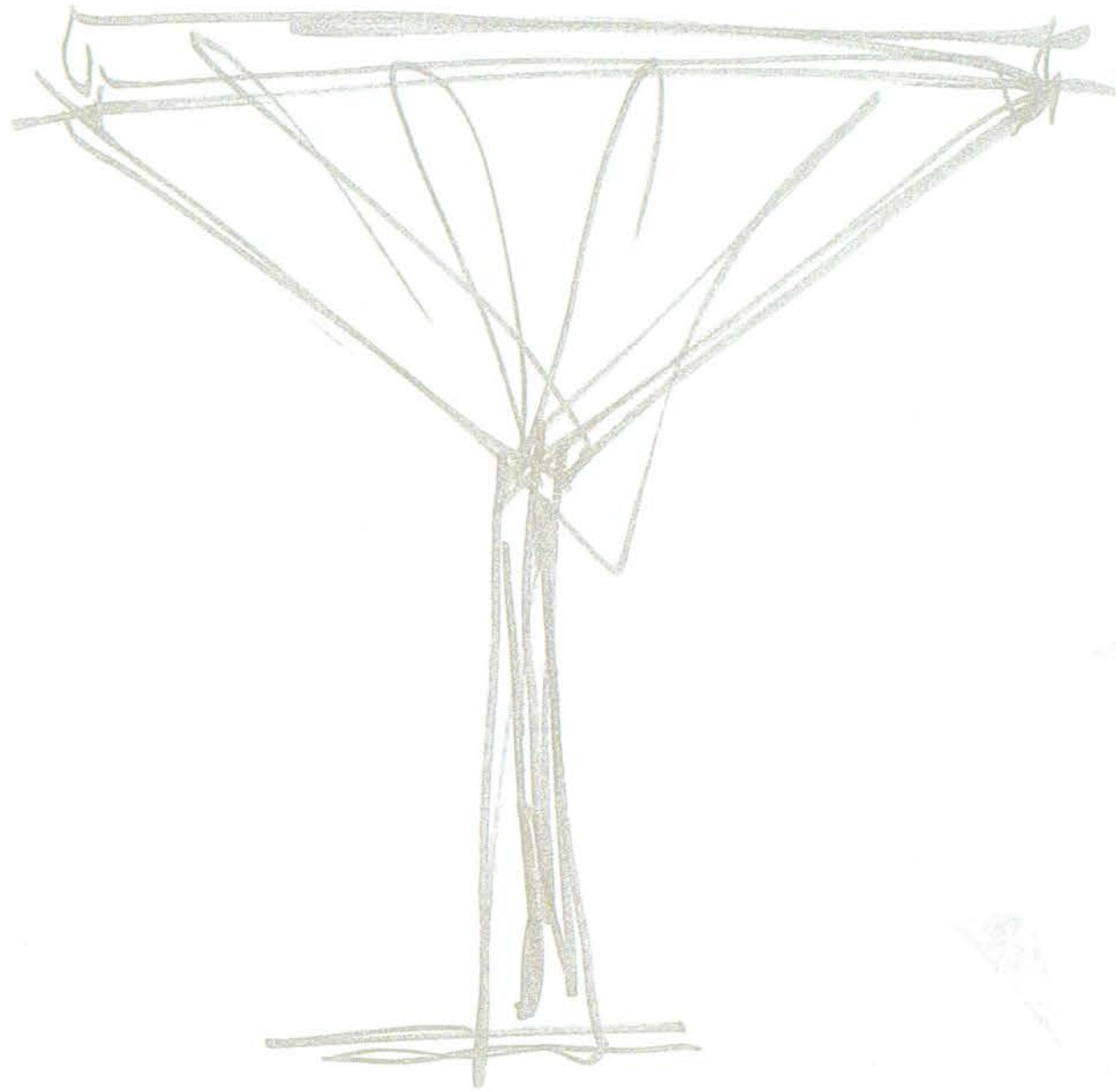
The Spirit zone will also be the ideal location for the KUR-World Rainforest Education Centre, with its own research facility and boarding cabins.

KUR-WORLD ADVENTURE PARK

The KUR-World Adventure Park is the ultimate thrill. An adrenalin pumping activity designed for exhilaration and family fun. Climb rope ladders, hang from trees, balance on suspended bridges and soar along epic flying foxes – an exciting and unforgettable experience for the young and young at heart.

- High ropes course
- Horse riding
- Bush walking
- Flying foxes





04 THE PRECINCTS

IDEA



KUR-WORLD VILLAGE AND 3-STAR LEISURE AND BUSINESS RESORT



GREEN SPACES



CONVENTIONS



RETAIL



CONTEMPORARY STYLING

WINE BAR AND VIEWING TOWER
 DAY SPA
 MAIN PLAZA
 RESTAURANT
 FUNCTION SPACE
 CONVENTION CENTER
 BOUTIQUE RETAIL
 OPPORTUNITIES FOR MARKETS



SWIMMING POOL
 PRODUCE GARDEN
 AMPITHEATRE
 ARBOUR WALK
 TROPICAL FOOD GARDENS
 SWIMMING POOL
 FEATURE ENTRY

THE VILLAGE HUB

Located on the main access road into the development, The Village represents the commercial and retail centre of KUR-World. The Village will be a focal point where guests and visitors will come to meet, dine, work, shop and relax in a natural setting.

FEATURES

With a mix of retail, restaurants, bars, and a day spa, KUR-World Village will also include convention and exhibition spaces, with a feature tropical landscaped garden and amphitheatre, providing a constant flow of gentle activity.

RETAIL MIX

A variety of retail outlets will cater to a wide range of guest needs. The shops will include a general store for food and everyday items, to boutique fashion and gift shops. The Village will provide an opportunity to showcase the amazing food, drinks and craft products, lovingly produced in the local region, including coffee, chocolate, wine, beef, jewellery, art and more.

CHARACTER

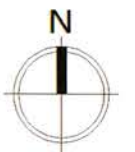
The Village is conceived as just that - a meeting place with the low key 'urban' bustle that enlivens any community. Enhanced by small-scale buildings linked with covered walkways, and plazas forming informal gathering places, The Village will be designed to blend with its natural environment through the use of landscaping, water and organic materials.

3-STAR RESORT

This precinct includes a quality 3-star resort catering to families and business visitors, attracted by the wide range of safe and affordable facilities, and the bustle of the Village hub. The architectural style of the resort will reflect the surrounding trees.

Features include:

- 270 dwellings/rooms
- Dedicated reception and management
- Restaurant and Bar
- Pool and Resort Facilities
- Dedicated car parking



KUR-WORLD VILLAGE



3-STAR LEISURE AND BUSINESS RESORT



5-STAR LUXURY RESORT



VILLAS



NATURAL SETTING



DINING EXPERIENCE



LUXURIOUS SURROUNDS

BREAKFAST BAR AND RESTAURANT

RESORT CENTRAL

REJUVENATION SPA

BREAKFAST BAR AND RESTAURANT

CHAPEL / FUNCTION CENTRE



5 STAR LUXURY ACCOMMODATION

The resort is the star of the show at KUR-World.

- 200 separate villas
- Opulent styling
- A day spa
- A top quality restaurant
- Various themed pools and pampering facilities
- On-site support facilities

This part of the development will set the scene for guests who want to be rejuvenated in eco luxury. Here, they will be pampered beyond their wildest dreams, while experiencing a truly unique tropical environment.

ARCHITECTURAL STYLING

The architectural styling will provide generous spaces and high quality finishes, with a focus on privacy and indulgence. The bespoke resort accommodation will be nestled in the natural setting of the tropical rainforest, where guests will be able to select from a mix of lagoon, golf course and rainforest villas.



KUR-WORLD CAMPUS



ARCHITECTURAL LANDMARK



GREEN SPACES



OUTDOOR SPORTS COURTS



INDOOR SPORT FACILITIES

SPORTS FIELD

OUTDOOR COURTS

COVERED TRAINING HALL

OUTDOOR COURTS

STUDENT ACCOMMODATION

LAP POOL

DINING AND COMMUNITY FACILITIES

DINING AND COMMUNITY FACILITIES

CAMPUS CENTRAL

LAGOON POOL



EDUCATIONAL CAMPUS

KUR-World Campus is intended to assume a key position in the nation's education sector, offering internationally recognised degrees in the fields of language, tourism, primary agriculture, horticulture, medicine, sports science and tropical science. At the same time, it will become an architectural landmark, symbolising the increasingly elevated status of education in Australia.

Features will include:

- 300 rooms, providing for options of 1 and 2 students per room
- Dedicated reception and management
- Dining facilities
- Sports fields, outdoor courts and covered training halls
- Dedicated car parking

ARCHITECTURAL STYLING

The educational campus will provide a more 'formal' landscape, in clear contrast to the natural surrounds. Accommodation will be in two to three-storey blocks with no more than 20 apartments per block. The blocks will be architecturally designed to reflect the surrounding trees.

