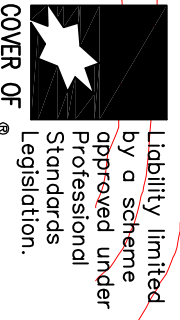
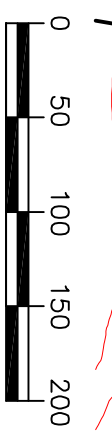


AREAS	
STAGES	
STAGE 1	2.49ha
STAGE 2	17.55ha
STAGE 3	22.79ha
STAGE 4	23.49ha
STAGE 5	7.74ha
TOTAL	74.06ha

AREAS	
MAJOR RESERVES	
Open	Woodland Total
R1	3.21ha
R2	2.55ha
R3	3.35ha
TOTAL	28.17ha



RATIO: 1 : 4000 (AT A1 SIZE) (1: 8000 AT A3 SIZE)	DATE:		SURVEY PHOTOGRAPHY	
	ORIGIN:		DESIGN	UT/MP
	DATE OF PLAN: 13.2.2013		DRAWN	CEG/DS
			CHECKED	MJP

CONTOUR INTERVAL 1.0 METRE

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SKETCH PLAN SHOWING SITE CONSTRAINTS & PROPOSED SUBDIVISION OVER PART OF DP 1065111, LOT 2 DP 1182151 AND PORTIONS 61, 81 & 90 DP 755971 AT WEST CULBURA FOR REALTY REALIZATIONS

- SPATIAL UNITS AND AREAS 1,2,3,4 & 5 AS PER SKETCH PLAN PREPARED BY JOHN TON (Page 10 - Proposed Mixed Use Subdivision at West Culbura (09-0088))
- Contours and Catchment boundaries by instate plan D499-Q-016000 rev 12.4.2006.
- Centreline of tracks by hand held GPS
- Co-ordinates in terms of Map Grid of Australia
- SFM - Denotes Ridge Line by Survey 26.6.2011
- SFM - Denotes existing Sawe Rising Main to be rerouted
- SFM - Denotes existing Sawe Rising Main to be rerouted
- SFM - Denotes existing Sawe Pump Station (to be supported by Stockton Water)
- SFM - Denotes existing Sawe Pump Station (owned and operated by Stockton Water)
- SFM - Denotes approximate 2000 124EP flood line (RL3.60)
- SFM - Denotes Sleeping Lines
- Denotes Medium Density Site
- Denotes Tourist Site
- Denotes Mixed Use Site
- Denotes Small Residential Lots
- Denotes Industrial Lots
- Denotes Woodland Reserve
- Denotes Open Reserve
- Denotes Industrial Lots
- Denotes Higher Density Lots
- Denotes Tourist Sites

LOT YIELD
Stage 1
21 x 2br 55+ Single Storey villas
48 x 2br units
Stages 2,3 & 4
500 x Single House Lots
26 x 2br 55+ Single Storey villas
30 x 3br Mixed Use Townhouses
60 x Low Rise Medium Density dwellings (10x1br, 35x2br, 15x3br)

REF. No.	25405-30	REVISION	04
SHEET	1	Of 1	SHEETS