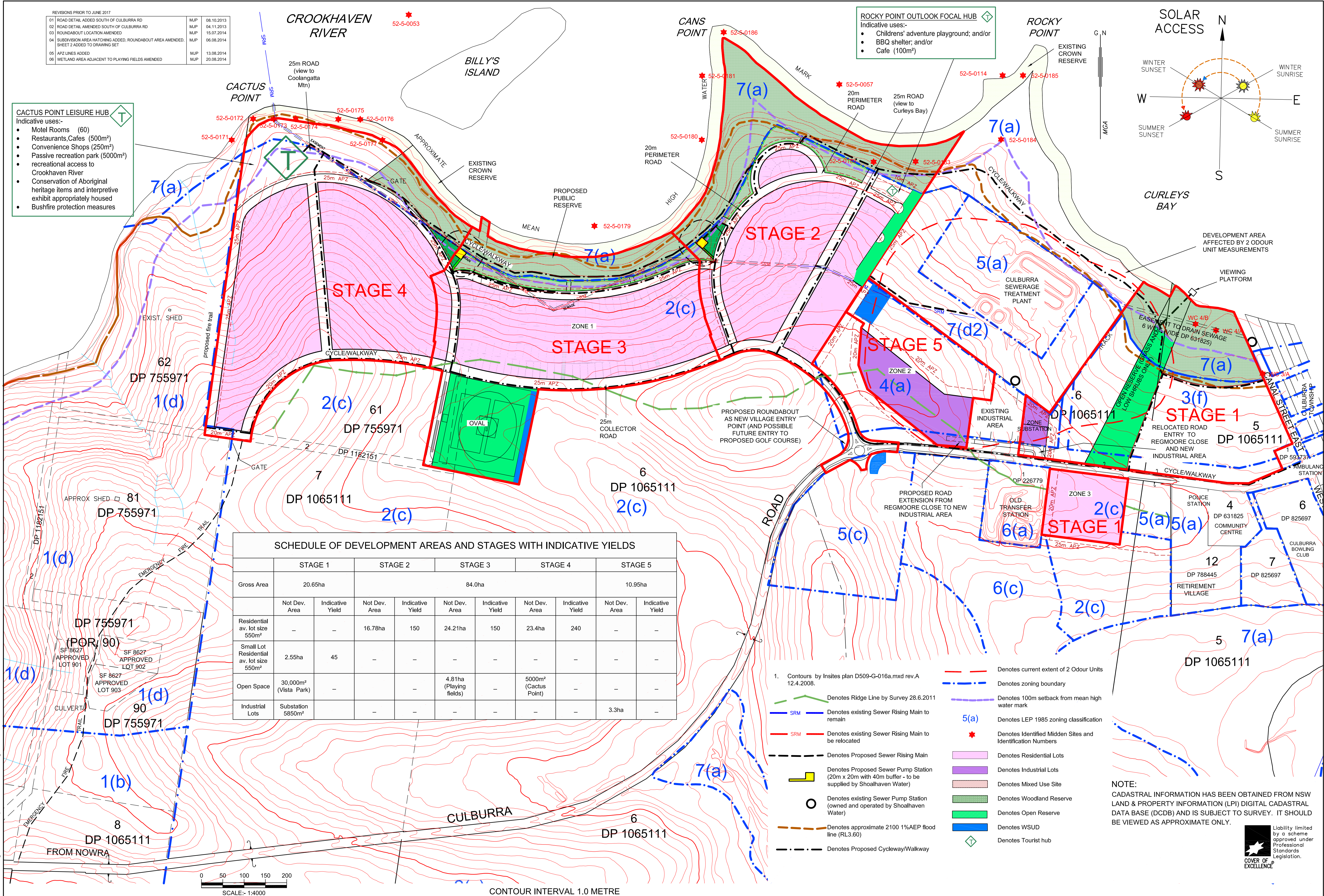


REVISIONS PRIOR TO JUNE 2017			
01	ROAD DETAIL ADDED SOUTH OF CULBURRA RD	MJP	08.10.2013
02	ROAD DETAIL AMENDED SOUTH OF CULBURRA RD	MJP	04.11.2013
03	ROUNDABOUT LOCATION AMENDED	MJP	15.07.2014
04	SUBDIVISION AREA HATCHING ADDED, ROUNDABOUT AREA AMENDED, SHEET 2 ADDED TO DRAWING SET	MJP	06.08.2014
05	APZ LINES ADDED	MJP	13.08.2014
06	WETLAND AREA ADJACENT TO PLAYING FIELDS AMENDED	MJP	20.08.2014

- CACTUS POINT LEISURE HUB

Indicative uses:-

 - Motel Rooms (60)
 - Restaurants, Cafes (500m²)
 - Convenience Shops (250m²)
 - Passive recreation park (5000m²)
 - recreational access to Crookhaven River
 - Conservation of Aboriginal heritage items and interpretive exhibit appropriately housed
 - Bushfire protection measures



SCHEDULE OF DEVELOPMENT AREAS AND STAGES WITH INDICATIVE YIELDS

	STAGE 1		STAGE 2		STAGE 3		STAGE 4		STAGE 5	
Gross Area	20.65ha		84.0ha						10.95ha	
	Not Dev. Area	Indicative Yield	Not Dev. Area	Indicative Yield	Not Dev. Area	Indicative Yield	Not Dev. Area	Indicative Yield	Not Dev. Area	Indicative Yield
Residential av. lot size 550m²	-	-	16.78ha	150	24.21ha	150	23.4ha	240	-	-
Small Lot Residential av. lot size 550m²	2.55ha	45	-	-	-	-	-	-	-	-
Open Space	30,000m² (Vista Park)	-	-	-	4.81ha (Playing fields)	-	5000m² (Cactus Point)	-	-	-
Industrial Lots	Substation 5850m²	-	-	-	-	-	-	-	3.3ha	-

1. Contours by Insites plan D509-G-016a.mxd rev.A 12.4.2008.

Denotes Ridge Line by Survey 28.6.2011

SRM Denotes existing Sewer Rising Main to remain

SRM Denotes existing Sewer Rising Main to be relocated

Denotes Proposed Sewer Rising Main

Denotes Proposed Sewer Pump Station (20m x 20m with 40m buffer - to be supplied by Shoalhaven Water)

Denotes existing Sewer Pump Station (owned and operated by Shoalhaven Water)

Denotes approximate 2100 1% AEP flood line (RL3.60)

Denotes Proposed Cycleway/Walkway
- Denotes current extent of 2 Odour Units

Denotes zoning boundary

Denotes 100m setback from mean high water mark

Denotes LEP 1985 zoning classification

Denotes Identified Midden Sites and Identification Numbers

Denotes Residential Lots

Denotes Industrial Lots

Denotes Mixed Use Site

Denotes Woodland Reserve

Denotes Open Reserve

Denotes WSUD

Denotes Tourist hub

NOTE:
 CADASTRAL INFORMATION HAS BEEN OBTAINED FROM NSW LAND & PROPERTY INFORMATION (LPI) DIGITAL CADASTRAL DATA BASE (DCDB) AND IS SUBJECT TO SURVEY. IT SHOULD BE VIEWED AS APPROXIMATE ONLY.



M:\Projects\20000\25405\Drawings\25405-37 Proposed Subdivision.dwg

RATIO:

1:4000

(AT A1 ORIGINAL)

(1:8000 AT A3)

DATUM:

ORIGIN:

DATE OF PLAN: 27 SEPT. 2013

SURVEY

DESIGN

DRAWN

CHECK'D

AERIAL PHOTOGRAPHY

JT/MP

CEG/DS

MJP

REV

DESCRIPTION

BY

DATE

07

INDUSTRIAL AREA REDUCED, WSUD REVISED SHEET TEMPLATE, COMPANY REF. AMENDED HATCH REVISED, EXIST LOT 61 NTHN BDY CORRECTED.

DS

15.06.2017

08

NOTES AND TITLE AMENDED. SHT 2 REMOVED MINOR AMENDMENTS

DS

13.07.2017

09

DS

09.11.2017

10

DS

23.11.2017

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WEST CULBURRA MIXED USE CONCEPT PLAN

SHOWING DEVELOPMENT AREAS AND PRINCIPAL

INFRASTRUCTURE OVER PART OF DP 1065111,

LOT 2 DP 1182151 AND PORTIONS 61, 81 & 90 DP 755971

AT WEST CULBURRA FOR THE HALLORAN TRUST

DRAWING STATUS

DRAWING NUMBER

25405-37

SHEET

1

REVISION

10