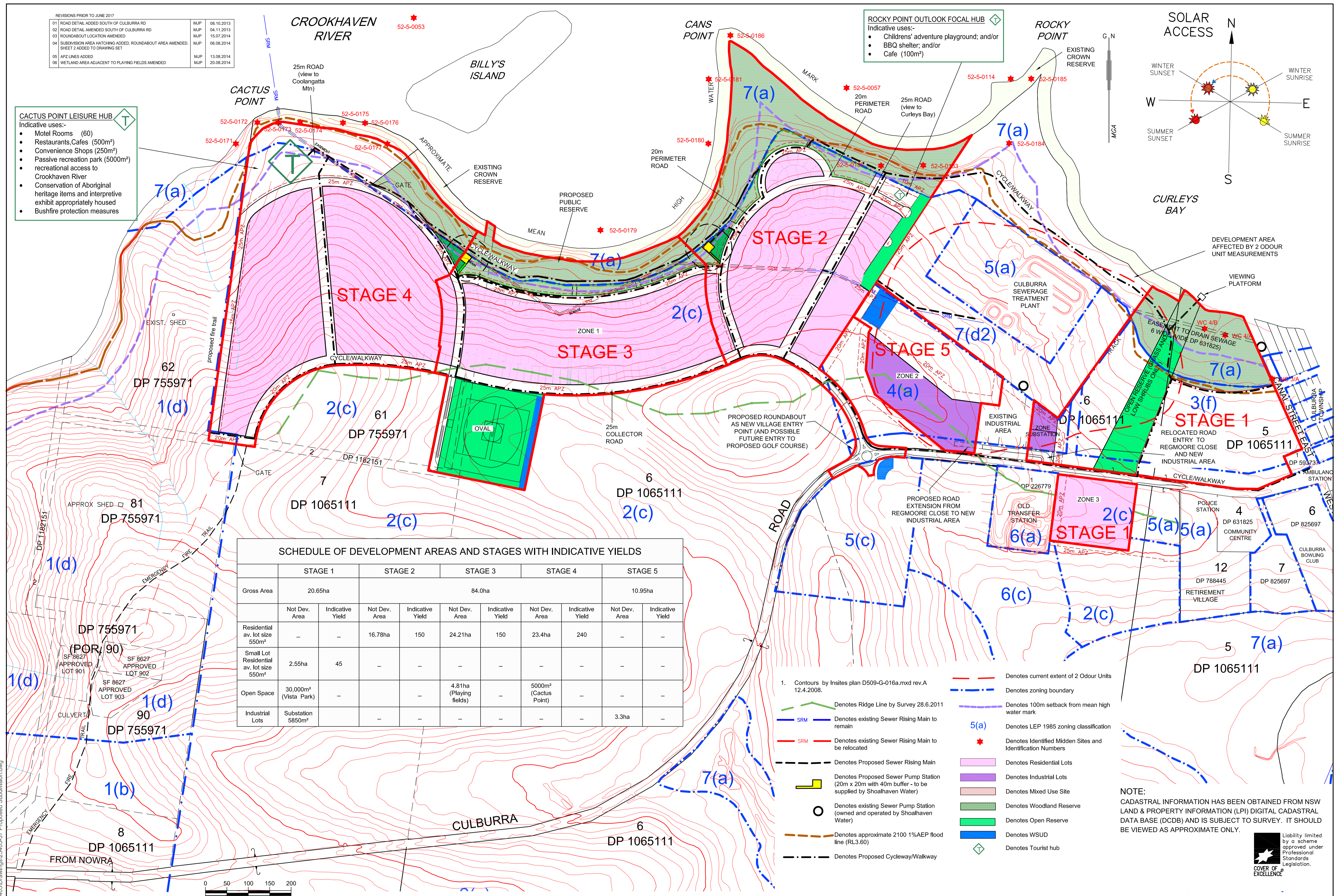
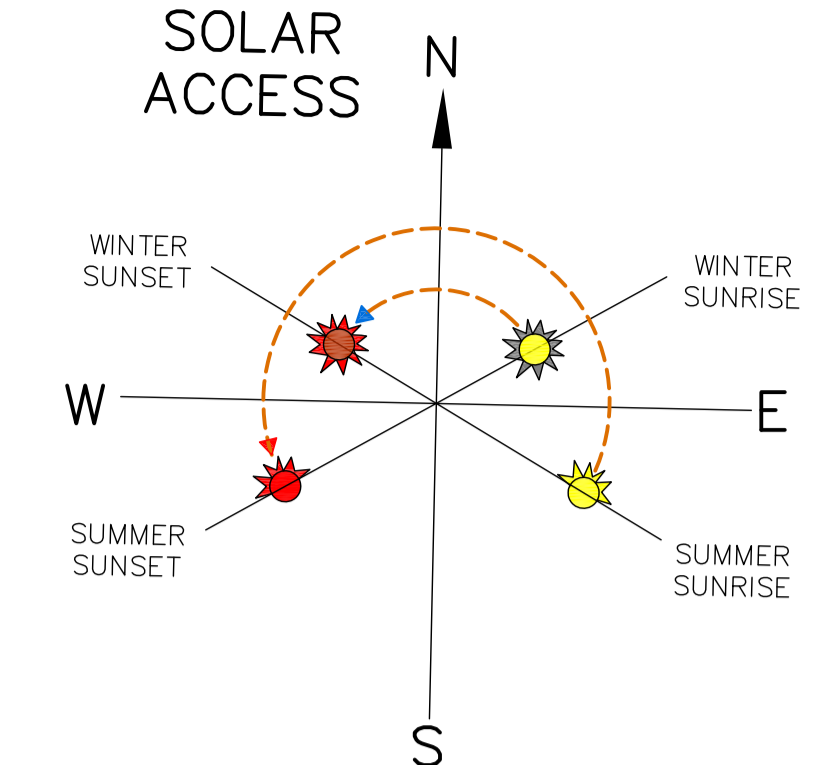


REVISIONS PRIOR TO JUNE 2017			
01	ROAD DETAIL AMENDED SOUTH OF CULBURRA RD	MJP	08.10.2013
02	ROAD DETAIL AMENDED SOUTH OF CULBURRA RD	MJP	04.11.2013
03	ROUNDBOUT LOCATION AMENDED	MJP	15.07.2014
04	SUBDIVISION AREA HATCHING ADDED, ROUNDBOUT AREA AMENDED, SHEET 7 ADDED TO DRAWING SET	MJP	06.08.2014
05	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

- ROCKY POINT OUTLOOK FOCAL HUB**
- Indicative uses:-
- Childrens' adventure playground; and/or
 - BBQ shelter; and/or
 - Cafe (100m²)



SCHEDULE OF DEVELOPMENT AREAS AND STAGES WITH INDICATIVE YIELDS

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

- 1. Contours by Insites plan D509-G-016a.mxd rev.A 12.4.2008.
- Denotes Ridge Line by Survey 28.6.2011
- Denotes existing Sewer Rising Main to remain
- 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.



RATIO:
1:4000
 (AT A1 ORIGINAL)
 (1:8000 AT A3)

DATUM:
 ORIGIN:
 DATE OF PLAN: 27 SEPT. 2013

SURVEY	AERIAL PHOTOGRAPHY	REV	DESCRIPTION	BY	DATE
DESIGN	JT/MP	07	INDUSTRIAL AREA REDUCED, WSUD REVISED SHEET TEMPLATE, COMPANY REF. AMENDED HATCH REVISED, EXIST LOT 61 NTHN BODY CORRECTED.	DS	15.06.2017
DRAWN	CEG/DS	08		DS	13.07.2017
CHECK'D	MJP	09	NOTES AND TITLE AMENDED. SHT 2 REMOVED MINOR AMENDMENTS	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	SHEET	REVISION
25405-37	1	10