



global environmental solutions

## Culburra West Urban Development Project

### Ecological & Riparian Issues & Assessment Report

#### Appendix C Details of the Culburra West Project Design

22 March 2013



1. SPATIAL UNITS AND AREAS 1,2,3,4 & 5 AS PER SKETCH PLAN PREPARED BY JOHN TOON (Page 10 – Proposed Mixed Use Subdivision at West Culburra (09-0088))
2. Contours and Catchment boundaries by Insites plan D509-G-016a.mxd rev.A 12.4.2008.
3. Centreline of tracks by hand held GPS
4. Co-ordinates in terms of Map Grid of Australia

-  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 (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 Staging Lines

-  Denotes current extent of 2 Odour Units
-  Denotes zoning boundary
-  Denotes 100m setback from mean high water mark
-  Denotes LEP 1985 zoning classification
-  Denotes existing crown roads to be closed (subject to final Transfer)
-  Denotes Identified Midden Sites and Identification Numbers
-  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

LEGEND

NOTES

1. Digital cadastral database (DCDB) © 2012 NSW Dept of lands.
2. Subject land boundaries based on DCDB 2012
3. All features are approximate only and subject to detailed survey
4. Concept plan courtesy Allen, Price & Associates

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Project Name: Culburra West

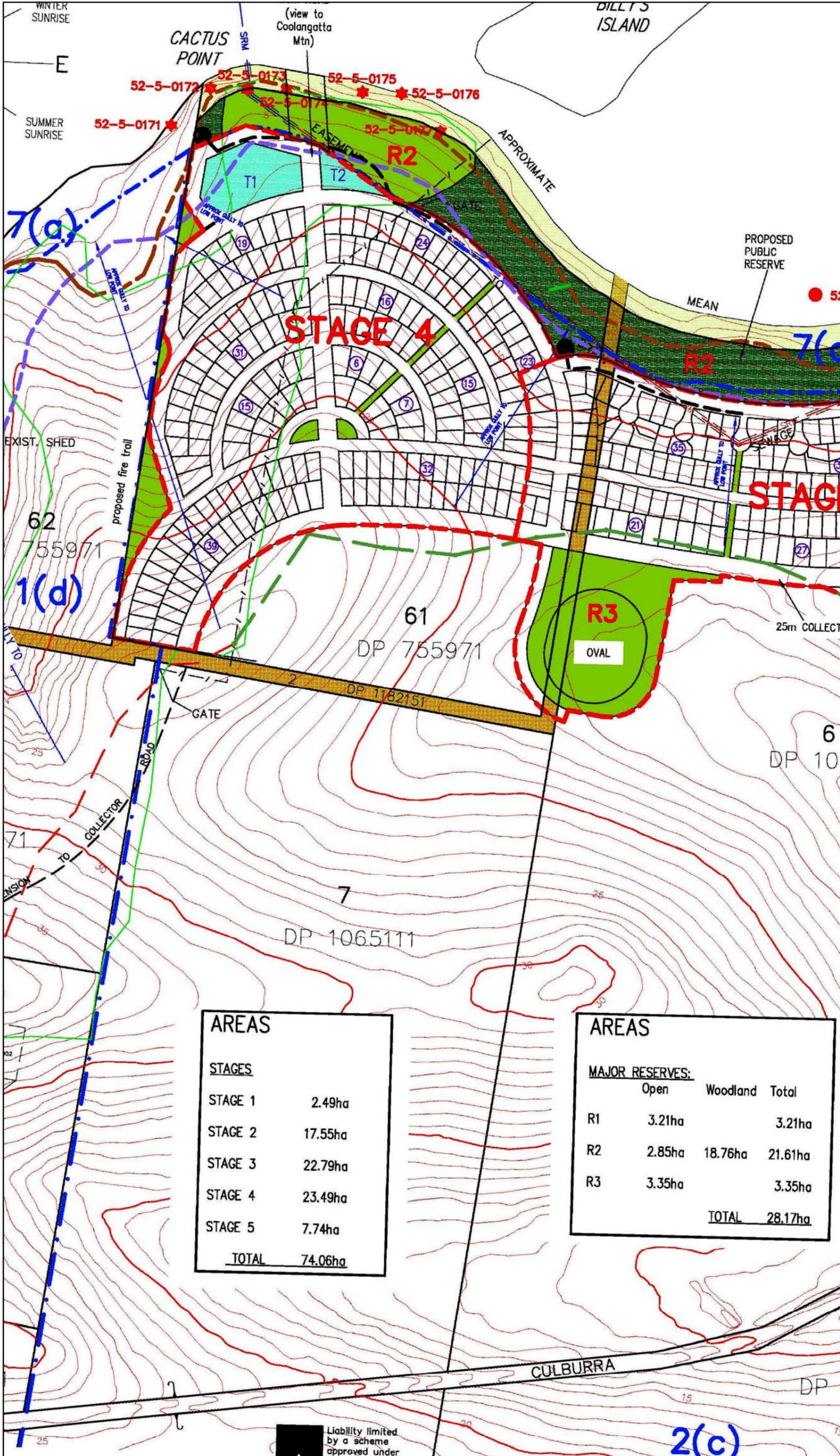
Prepared for: Realty Realizations Pty Ltd

Project No: 610.10684

Scale	N/A	Date	26/03/2013
Drafted	Kelly Campbell	Approved	Dominic Fanning

Figure B

Details of the Culburra West Project (west)



LEGEND

0 100 200 Metres

N

NOTES

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

AREAS		
MAJOR RESERVES:		
	Open	Woodland Total
R1	3.21ha	3.21ha
R2	2.85ha	18.76ha
R3	3.35ha	3.35ha
	<b>TOTAL</b>	<b>28.17ha</b>

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**SLR**

Project Name: Culburra West

Prepared for: Realty Realizations Pty Ltd

Project No: 610.10684

Scale: 1:6,000 @ A3 Date: 26/03/2013

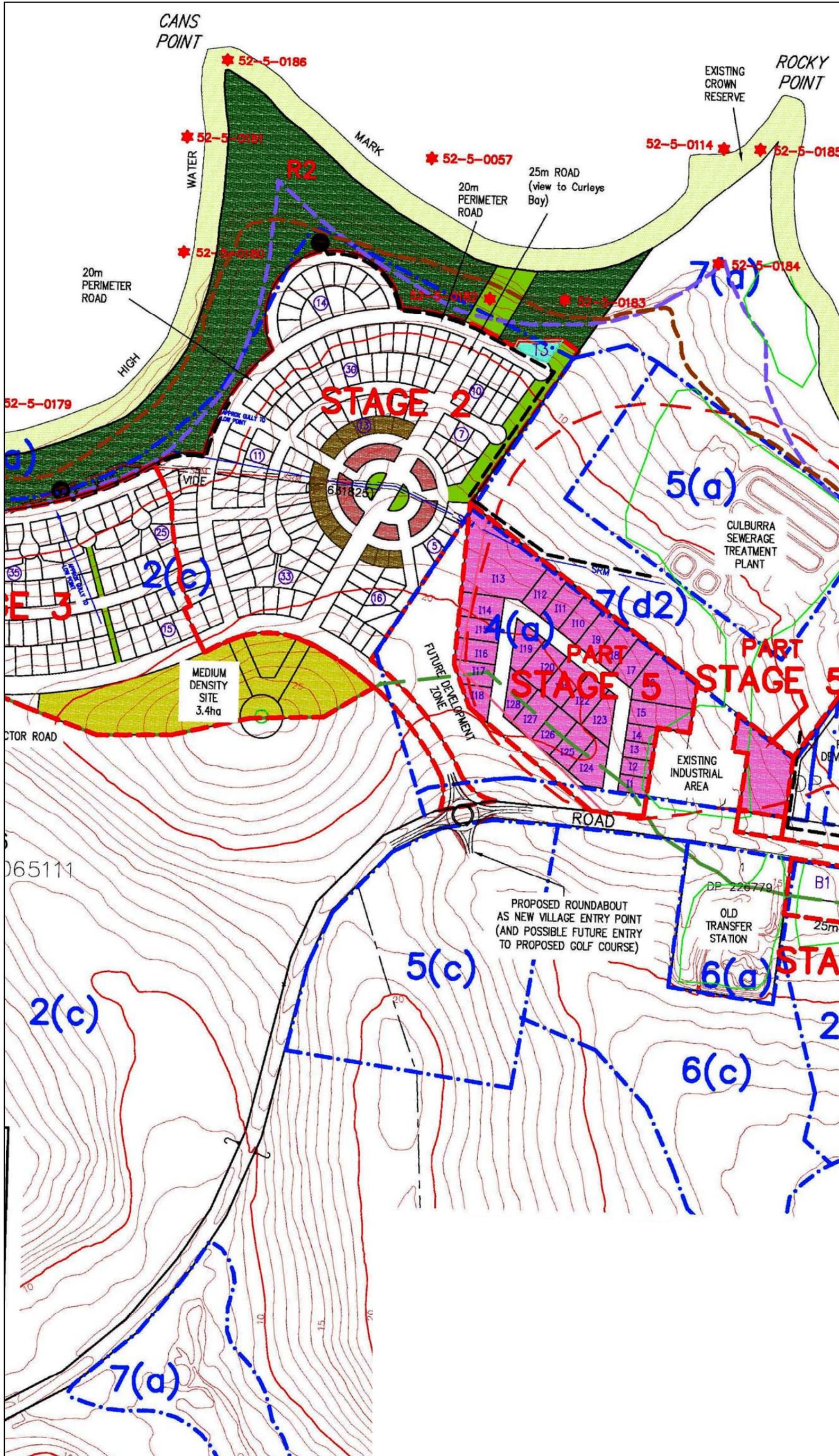
Drafted: Kelly Campbell Approved: Dominic Fanning

Liability limited by a scheme approved under

2(c)

Figure C

Details of the Culburra West Project (central)



LEGEND

0 100 200 Metres

N

NOTES

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Prepared for: **Realty Realizations Pty Ltd**

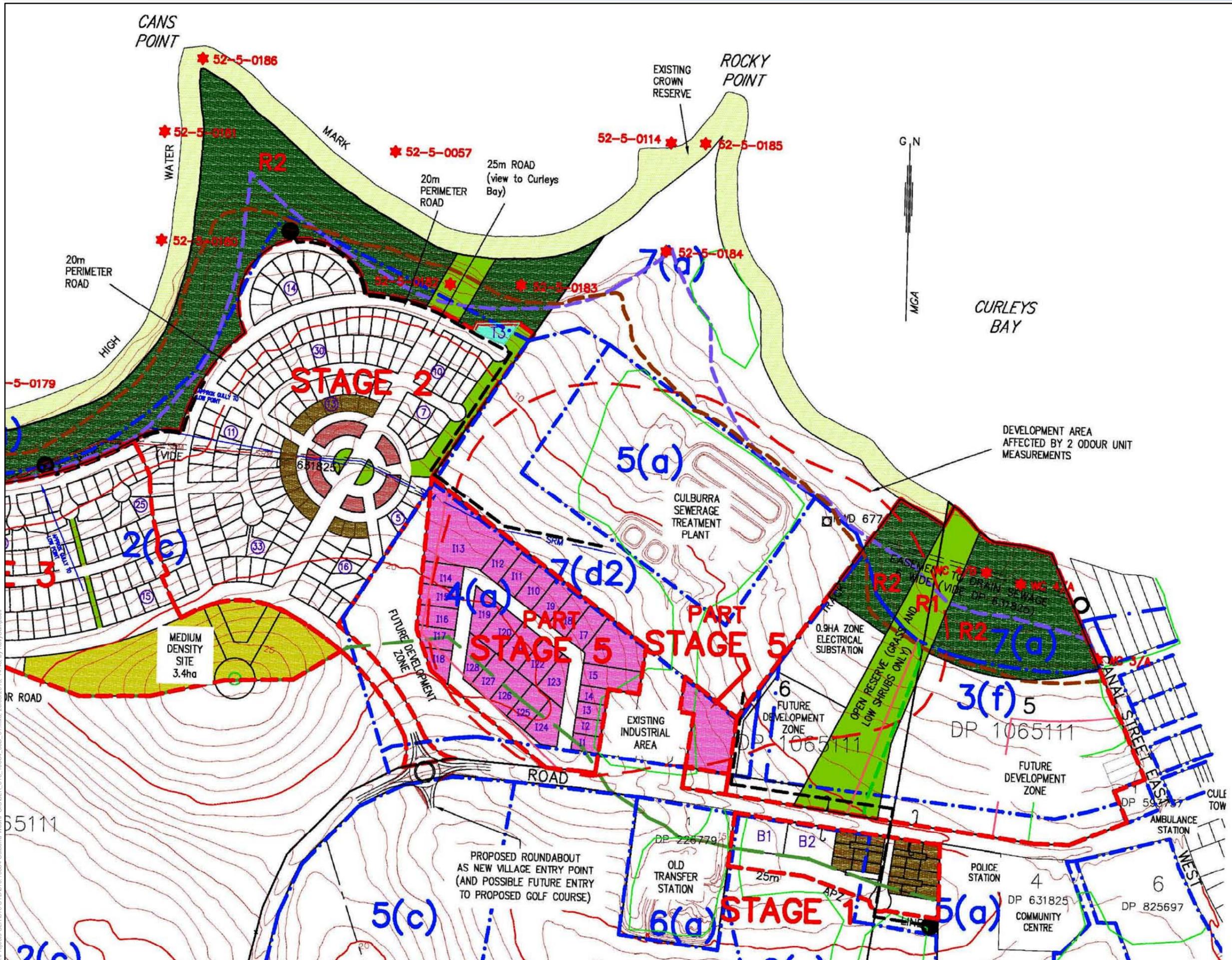
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Scale: 1:6,000 @ A3 Date: 26/03/2013

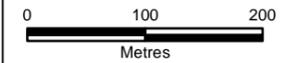
Drafted: Kelly Campbell Approved: Dominic Fanning

Figure D

Details of the Culburra West Project (east)



LEGEND



NOTES

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