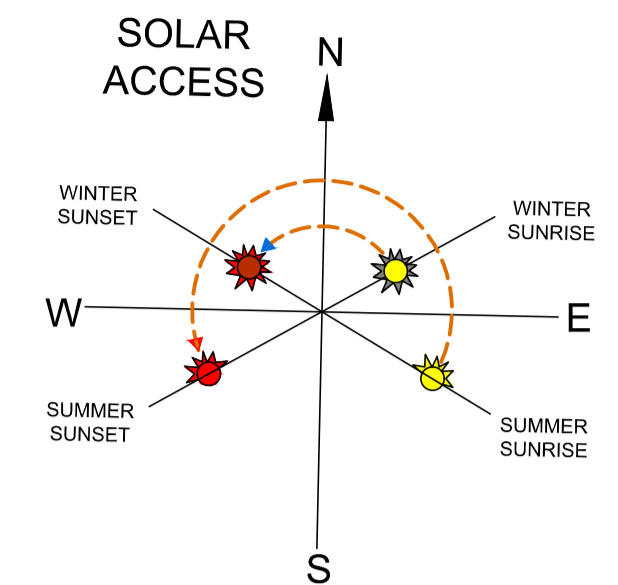
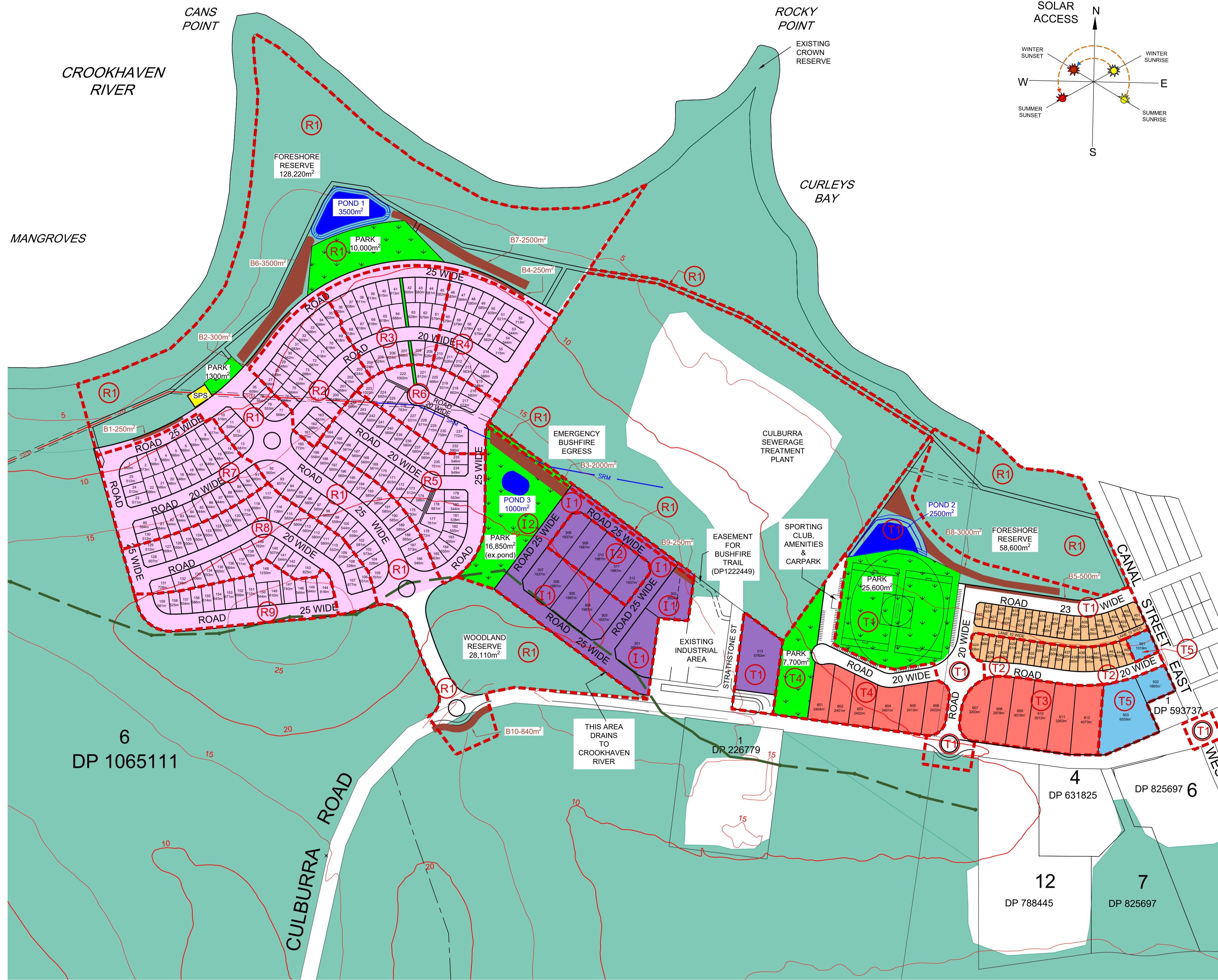


PROPOSED MIXED USE CONCEPT PLAN - STAGING



- DENOTES RIDGE LINE BY SURVEY 28.6.2011
- DENOTES MIXED RES/COMMERCIAL USES
- DENOTES RESIDENTIAL LOTS
- DENOTES MEDIUM DENSITY LOTS
- DENOTES INTEGRATED HOUSING LOTS
- DENOTES INDUSTRIAL LOTS
- DENOTES WOODLANDS
- DENOTES PUBLIC RESERVE
- DENOTES WATER QUALITY PONDS
- DENOTES BIOFILTRATION
- DENOTES ELEVATED BOARDWALK/ FOOTPATH/ CYCLEWAY
- DENOTES PROPOSED SPS 20x30
- DENOTES STAGING

	APPROXIMATE LOT YIELD
RESIDENTIAL	244
INTEGRATED HOUSING	45
MEDIUM DENSITY	12 (APPROX. 95 DWELLINGS)
COMMERCIAL/RESI	3
INDUSTRIAL	13

STAGING SUMMARY		
PRECINCT/ STAGE	LOTS	PROPOSED WORKS
RESIDENTIAL		
R1	37	ROAD, FORESHORE RESERVE, PARKS (2), POND, BOARDWALK, BIOFILTRATION, WOODLAND RESERVE, SEWER PUMP STATION, EMERGENCY BUSHFIRE EGRESS TO LOT 2 DP836137 & STRATHSTONE ST AND TEMPORARY BUSHFIRE TRAILS
R2	24	ROADS, TEMPORARY BUSHFIRE TRAILS
R3	24	ROADS, PATHS, TEMPORARY BUSHFIRE TRAILS
R4	21	ROADS
R5	34	ROADS
R6	17	ROADS, PATH
R7	34	ROADS
R8	37	ROADS, TEMPORARY BUSHFIRE TRAILS
R9	16	ROADS, TEMPORARY BUSHFIRE TRAILS
INDUSTRIAL		
I1	7	ROADS, PARK, POND, BIOFILTRATION
I2	5	
TOWN CENTRE		
T1	24 (Incl 1 ind. lot)	ROADS, LANE PARK, BIOFILTRATION, SPORTS GROUND & AMENITIES, POND, BOARDWALK, FORESHORE RESERVE, ROUNDABOUT CANAL ST
T2	22	ROADS
T3	6	ROADS
T4	6	ROADS
T5	3	ROADS



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RATIO: 1:3000 (AT A1 ORIGINAL) (1:8000 AT A3)	DATUM: AUSTRALIAN HEIGHT DATUM ORIGIN: SSM RL DATE OF PLAN: 18.02.2020	SURVEY DESIGN: MP DRAWN: DS CHECK'D: MP	REV 01 LAYOUT AMENDED TO ALIGN WITH WATER QUALITY CHANGES	BY DS DATE 07.10.2020	 Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	PROPOSED MIXED USE CONCEPT PLAN - STAGING OVER PART OF LOTS 5 & 6 DP1065111 AT WEST CULBURRA FOR SEALARK PTY LTD	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES DRAWING NUMBER 25405-213 SHEET 1 REVISION 01 OF 1
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