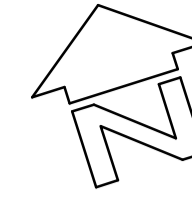
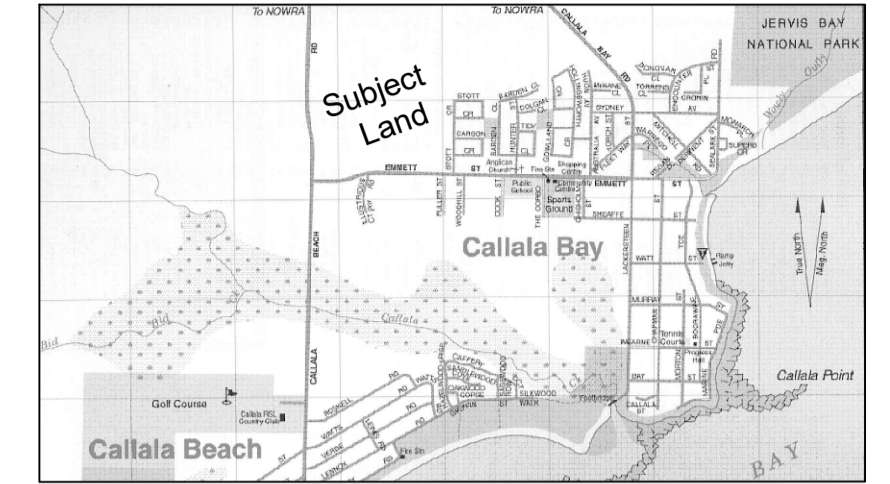


PLANNING PROPOSAL - CONCEPTUAL MASTERPLAN



Locality Sketch



Map drawn and published by Cartodraft Aust P/L

LINEAR PUBLIC RESERVE LINKING CALLALA BEACH ROAD TO SEALARK ROAD (APPROX. 2.2km LONG)

LAKE WOLLUMBOOLA BIOBANK SITE (1081 ha)
(PROPOSED EXTENSION TO JERVIS BAY NATIONAL PARK)

C2

RE1

R1

C3

SP2

RU2

21
DP 1263402

211
DP 1177757

PROPOSED VILLAGE ENTRY TREATMENT

ILLUSTRIOUS COURT

FULLER STREET

400m TO SCHOOL
640m TO SHOPPING CENTRE
1.5km TO BAY

EMMETT STREET

STOTT CRESCENT
CARSON CRESCENT
CARSON CRESCENT

STOTT CRESCENT

STOTT CRESCENT

STOTT CR.
CARSON CR.
BARDEN CLOSE

ROAD

BEACH

CALLALA

EMMETT

LEGEND

- PLANNING PROPOSAL SUBJECT LAND
- CYCLEWAY/ FOOTPATH
- ASSET PROTECTION ZONE (APZ) - bushfire protection
- LOCAL PARK
- VEGETATION BUFFER

PROPOSED LAND USE ZONES

- R1 ZONE - General Residential
- RU2 ZONE - Rural Landscape
- RE1 ZONE - Public Recreation
- C2 ZONE - Environmental Conservation
- SP2 ZONE - Infrastructure

- EASEMENT FOR BUSHFIRE REDUCTION 40 WIDE (DP 777916) - TO BE EXPUNGED
- EASEMENT FOR SEWER PIPELINE 5 WIDE & VARIABLE (VIDE DEALING AC196382 & DP 1065841)
- RIGHT OF CARRIAGEWAY 12 WIDE (DP 777916) TO BE EXPUNGED
- EASEMENT FOR WATER SUPPLY 12 WIDE (DP 7891141)



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| | | | | | | | | | |
|---|--------------------------|--------------|------------|--------------------|----|------------|---|--|--|
| RATIO: 1:2000 (AT A1 ORIGINAL) | DATUM: | SURVEY | REV | DESCRIPTION | BY | DATE | allen price & scarratts pty ltd land and development consultants Nowra Branch: 75 Plunkett Street, Nowra NSW 2541 Kiama Branch: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 fax:(02) 4422 1821 consultants@allenprice.com.au www.allenprice.com.au | CONCEPTUAL MASTERPLAN OVER LAND NORTH OF EMMETT STREET AND EAST OF CALLALA BEACH ROAD AT CALLALA BAY FOR SEALARK PTY LTD | DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES |
| | ORIGIN: | DESIGN MP/JH | P1 | MASTERPLAN UPDATED | DS | 03.03.2022 | | | DRAWING NUMBER 25930-12 |
| | DATE OF PLAN: 25.02.2021 | DRAWN DS | CHECK'D MP | | | | | | |