

NOTE:

This plan was prepared for the client as an indicative structure plan to accompany a planning application to Kiama Municipal Council.

The information shown on this plan is not suitable for any other purpose.

The property dimensions, contours and other physical features have been compiled from existing information and have not been verified by field survey.

The dimensions, areas etc shown on this plan are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Allen Price Pty Ltd therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying an application to council for planning purposes and which may be subject to alteration for reasons beyond the control of Allen Price Pty Ltd.

Unless stamped by Council, this plan is not a plan of an approved subdivision.

This note is an integral part of this plan.

PROPOSED DEVELOPMENT AREA
PROPOSED R2 ZONED LAND - 12.37ha
APPROX. YIELD 147 LOTS - ~11.8 LOTS / ha

LEGEND

- EXISTING DWELLING
- PRINCIPAL ROADS (indicative only)
- URA PROPOSED URBAN RELEASE AREA 20.55ha
- RU2 PROPOSED RESIDUE ZONED RURAL LANDSCAPE 25.27ha
- SUBJECT LOT
- INDICATIVE DEVELOPMENT AREA
- WATERCOURSE DERIVED FROM DCDB
- RIPARIAN OFFSET - APPROX 40m FROM TOP OF BANK
- DENOTES APPROXIMATE EXTENT OF 1% AEP MAPPING TAKEN FROM MAP 29 IN THE DRAFT FLOOD IMPACT REPORT PREPARED BY MARTENS

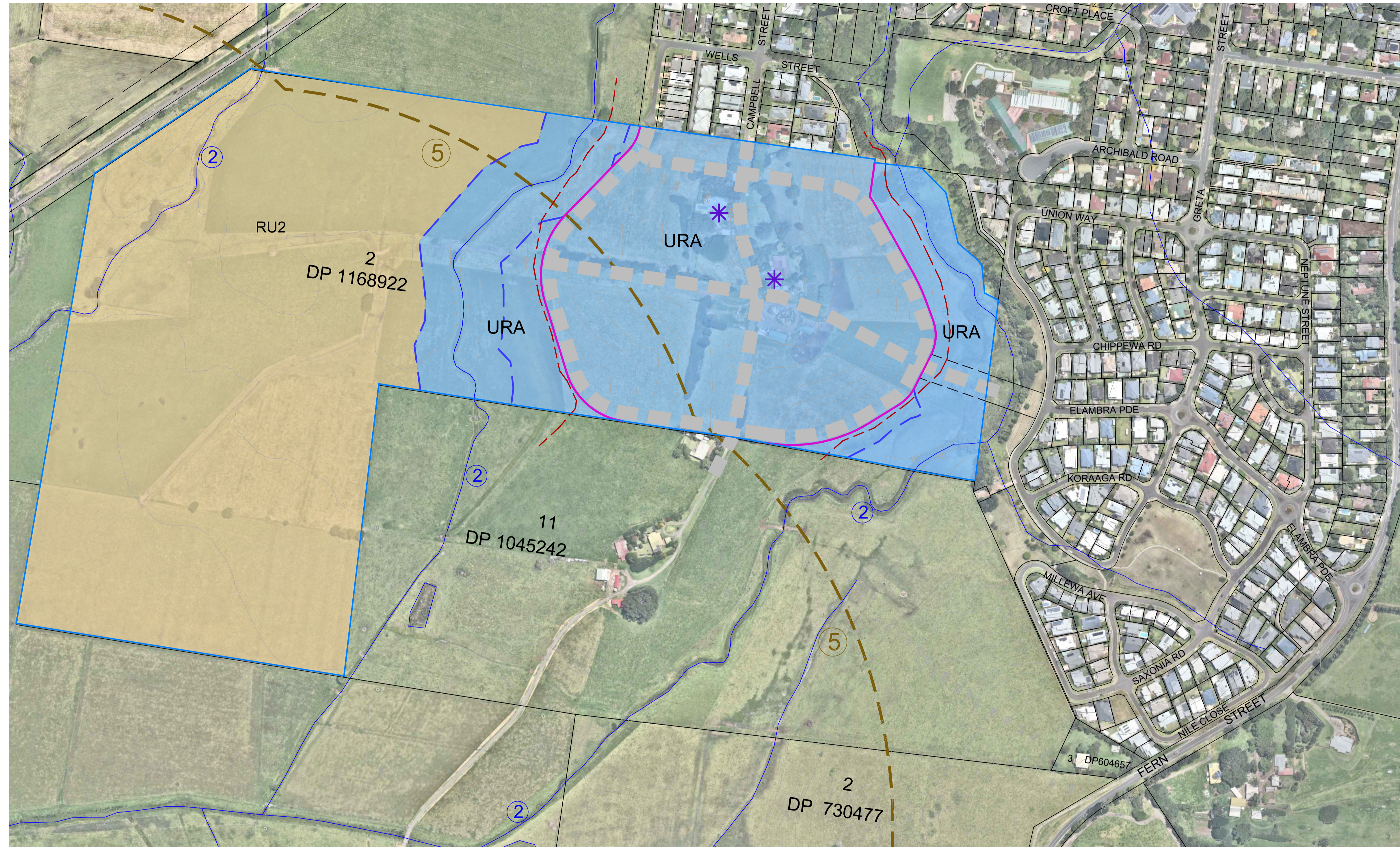
KIAMA LEP MAPPING

- WATERCOURSE CATEGORY
- ACID SULFATE SOILS

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.

CONTOURS ARE AT 2m INTERVALS AND HAVE ALSO BEEN DERIVED FROM DCDB MAPPING.

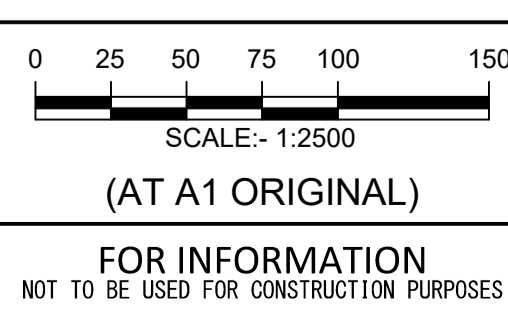


M:\CAD Files - Projects\K Projects\K128069-22-URA MAP.dwg



PROPOSED URBAN RELEASE AREA
ELAMBRA WEST - PLANNING PROPOSAL
Over Lot 2 DP 1168922
At Campbell Street, Gerringong
For Campbell

ISSUE	DESCRIPTION	BY	DATE
0	INITIAL ISSUE	AE	01.05.2025



SURVEY	DESIGN	DRAWN	CHECK'D
AP PTY LTD		AE	ST

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DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	LIDAR

DATE OF PLAN
MAY 2025

DRAWING NUMBER	SHEET	ISSUE
K128069-22	01	0

