

NOTE:

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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)
- R2 LOW DENSITY RESIDENTIAL AREA 12.37ha (incl. Road Reserve)
- C2 ENVIRONMENTAL CONSERVATION 3.19ha
- C3 ENVIRONMENTAL MANAGEMENT 4.74ha
- RE1 PUBLIC RECREATION 0.25ha
- RU2 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

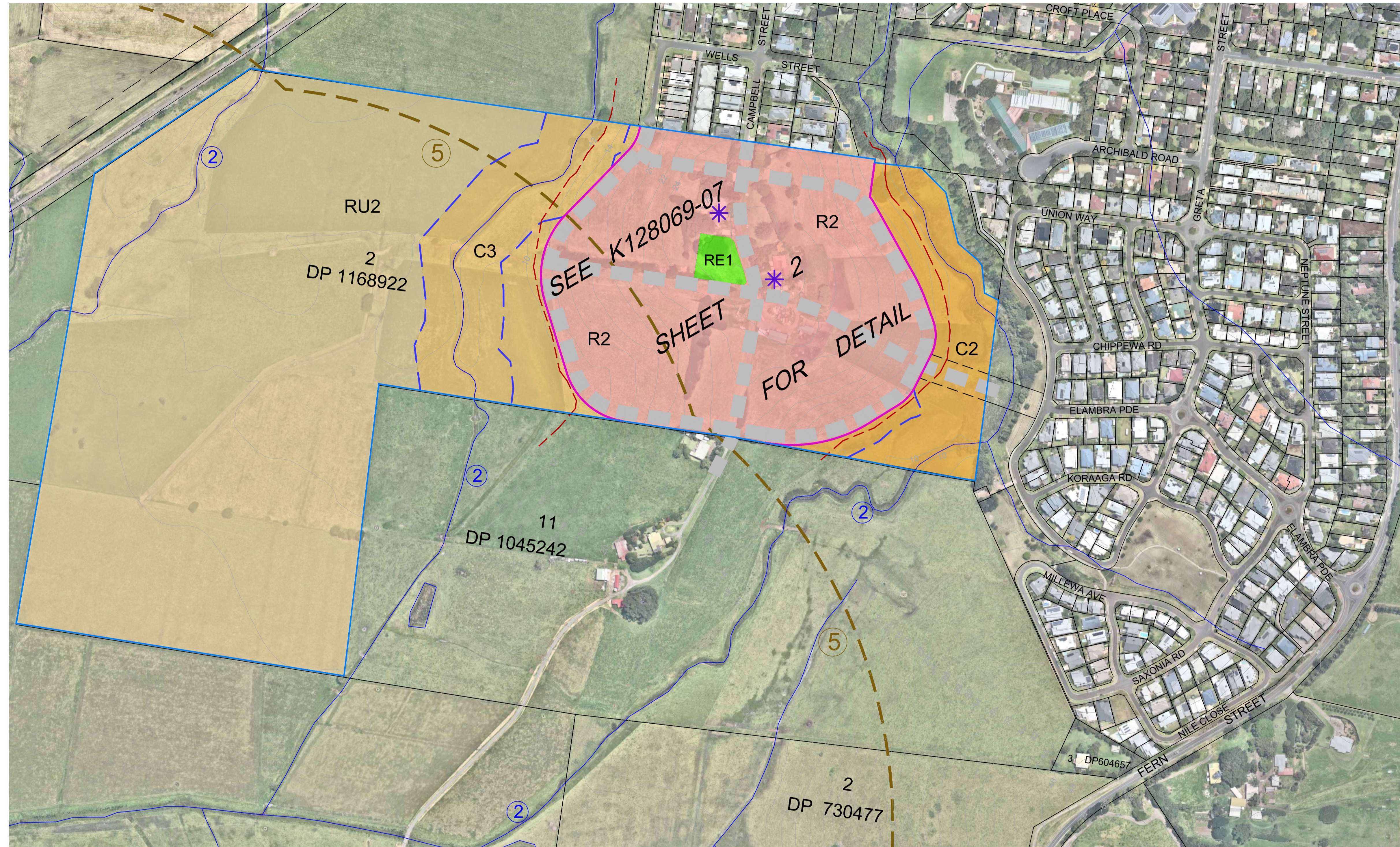
KIAMA LEP MAPPING

- 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\K128069-07-P3-ELAMBRA WEST-Lot 2 DP 1168922 STRUCTURE PLAN.dwg



PROPOSED STRUCTURE PLAN
ELAMBRA WEST - PLANNING PROPOSAL
 Over Lot 2 DP 1168922
 At Campbell Street, Gerringong
 For Campbell

ISSUE	DESCRIPTION	BY	DATE
P1	ZONES AMENDED, FLOOD LEVELS, SECOND SHEET	DS	16.02.2022
P2	MAPPING AMENDED PER COUNCIL FEEDBACK	DS	17.03.2022
P3	ZONE AREAS AMENDED TO MATCH LAYOUT	AE	01.05.2025

0 25 50 75 100 150
 SCALE: 1:2500
 (AT A1 ORIGINAL)
 FOR INFORMATION
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

SURVEY	DESIGN	DRAWN	CHECK'D
AP PTY LTD		DS / AE	MJP / ST

ALLEN PRICE PTY LTD
 Nowra Office • 75 Plunkett St, Nowra NSW 2541
 Kiama Office • 1/28 Bong Bong St, Kiama NSW 2533
 Wollongong Office • SE 1 L2 83-85 Market St, Wollongong NSW 2500
 (02) 4421 6544 • consultants@allenprice.com.au • allenprice.com.au

DATUM	ORIGIN
AUSTRALIAN HEIGHT DATUM	LIDAR

DATE OF PLAN
OCTOBER 2020

DRAWING NUMBER
K128069-07

SHEET	ISSUE
01	P3

Liability limited by a scheme approved under Professional Standards Legislation



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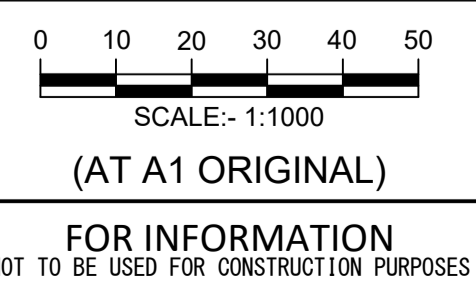
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