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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 & Scarratts 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 & Scarratts Pty Ltd.

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This note is an integral part of this plan.

**PROPOSED DEVELOPMENT AREA**  
 PROPOSED R2 ZONED LAND - 13.91ha  
 APPROX. YIELD @12 DWELLINGS/ha - 166 DWELLINGS

**LEGEND**

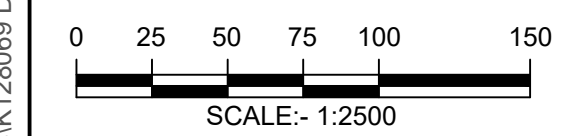
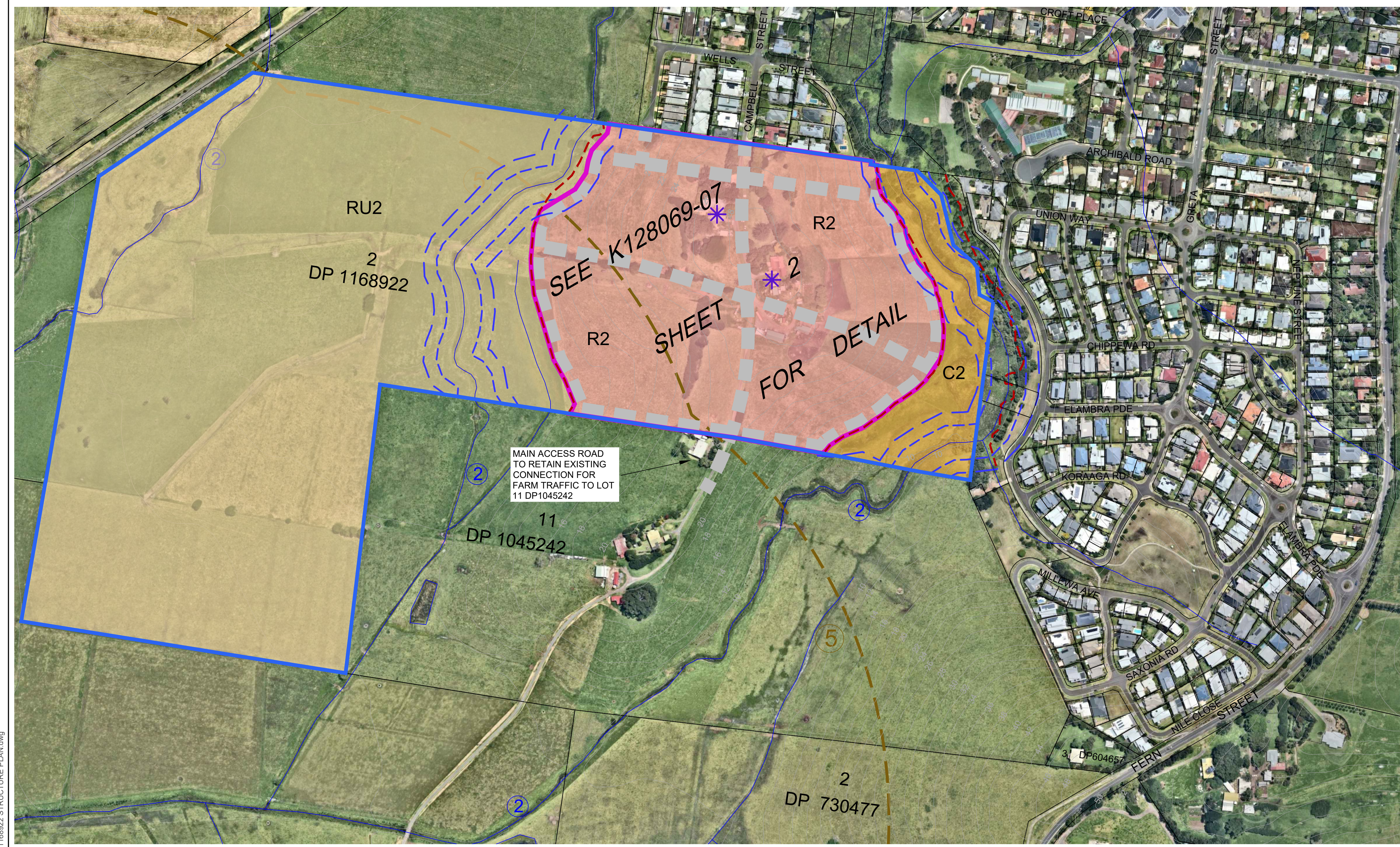
- EXISTING DWELLING
- PRINCIPAL ROADS (indicative only)
- R2 LOW DENSITY RESIDENTIAL AREA 13.91ha (incl. Road Reserve)
- C2 ENVIRONMENTAL CONSERVATION 2.48ha (1.28ha north; 1.20ha south)
- RU2 RURAL LANDSCAPE 29.43ha
- SUBJECT LOT
- INDICATIVE DEVELOPMENT AREA
- WATERCOURSE DERIVED FROM DCDB
- RIPARIAN OFFSET - APPROX 10m CHANNEL +30m EACH SIDE (70m TOTAL)
- RIPARIAN OFFSET - APPROX 10m CHANNEL +15m EACH SIDE (40m TOTAL)
- 2090 1% AEP FLOOD LEVEL

**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.



RATIO: <b>1:2500</b> (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM ORIGIN: DCDB	SURVEY DESIGN	DCDB	REV P1	DESCRIPTION ZONES AMENDED, FLOOD LEVELS ADDED. SECOND SHEET- DEV. AREA - ADDED	BY DS	DATE 16.02.2022	 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	<b>PROPOSED STRUCTURE PLAN          OVER LOT 2 DP 1168922          ELAMBRA WEST URA          CAMPBELL ST GERRINGONG          FOR CAMPBELL</b>	DRAWING STATUS <b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: 26.10.2020	DRAWN DS	CHECK'D MJP	REV P2	DESCRIPTION MAPPING AMENDED TO COUNCIL FEEDBACK	DATE DS	17.03.2022			DRAWING NUMBER <b>K128069-07</b>

K:\CAD Drawings - Projects\K128069 Drawings\K128069-07 ELAMBRA WEST- Lot 2 DP 1168922 STRUCTURE PLAN.dwg





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**PROPOSED DEVELOPMENT AREA**

PROPOSED R2 ZONED LAND - 13.91ha

APPROX. YIELD @12 DWELLINGS/ha - 166 DWELLINGS

## LEGEND

- EXISTING DWELLING
- PRINCIPAL ROADS (indicative only)
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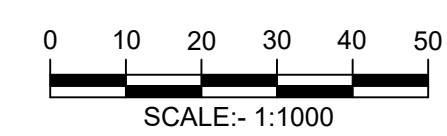
## KIAMA LEP MAPPING

- WATERCOURSE CATEGORY
- ACID SULFATE SOILS

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K:\CAD Drawings - Projects\K128069-07 ELAMBRA WEST - Lot 2 DP 1168922 STRUCTURE PLAN.dwg

RATIO: <b>1:1000</b> (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM ORIGIN: DCDB	SURVEY DESIGN	DCDB	REV P1	DESCRIPTION ZONES AMENDED, FLOOD LEVELS ADDED. SECOND SHEET- DEV. AREA - ADDED	BY DS	DATE 16.02.2022	 allen price & scarratts pty ltd land and development consultants 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	<b>PROPOSED STRUCTURE PLAN OVER LOT 2 DP 1168922 ELAMBRA WEST URA CAMPBELL ST GERRINGONG FOR CAMPBELL</b>	DRAWING STATUS <b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES
	DATE OF PLAN: 26.10.2020	DRAWN DS	CHECK'D MJP	REV P2	DESCRIPTION MAPPING AMENDED TO COUNCIL FEEDBACK	DATE 17.03.2022	DRAWING NUMBER <b>K128069-07</b>			SHEET 2 OF 2