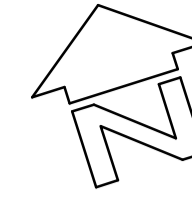
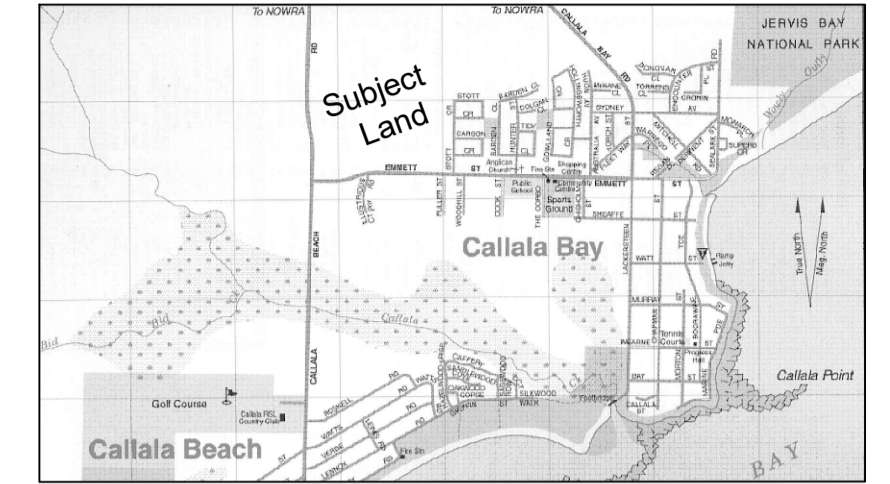


# PLANNING PROPOSAL - CONCEPTUAL MASTERPLAN



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

INTEGRATED HOUSING (400m<sup>2</sup>) LOTS INDICATIVE LOCATION ONLY

PUBLIC RESERVE PEDESTRIAN LINK TO EXISTING P.R. IN STOTT CRESCENT

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

## 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
- C3 ZONE - Environmental Management
- SP2 ZONE - Infrastructure

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



M:\Projects\201000\250006\25930-12 PLANNING PROPOSAL.dwg

RATIO:  <b>1:2000</b> (AT A1 ORIGINAL)	DATUM:  ORIGIN:  DATE OF PLAN: 25.02.2021	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SURVEY</th> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td>DESIGN MP/JH</td> <td>P1</td> <td>MASTERPLAN UPDATED</td> <td>DS</td> <td>03.03.2022</td> </tr> <tr> <td>DRAWN DS</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CHECK'D MP</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	SURVEY	REV	DESCRIPTION	BY	DATE	DESIGN MP/JH	P1	MASTERPLAN UPDATED	DS	03.03.2022	DRAWN DS					CHECK'D MP					<p>                 allen price &amp; 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             </p>	CONCEPTUAL MASTERPLAN OVER LAND NORTH OF EMMETT STREET AND WEST OF CALLALA BEACH ROAD AT CALLALA BAY FOR SEALARK PTY LTD	DRAWING STATUS <p style="text-align: center;"><b>PRELIMINARY</b></p> NOT TO BE USED FOR CONSTRUCTION PURPOSES
SURVEY	REV	DESCRIPTION	BY	DATE																					
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				DRAWING NUMBER <p style="font-size: 1.2em;"><b>25930-12</b></p>	SHEET <b>1</b> OF <b>1</b> REVISION P1																				