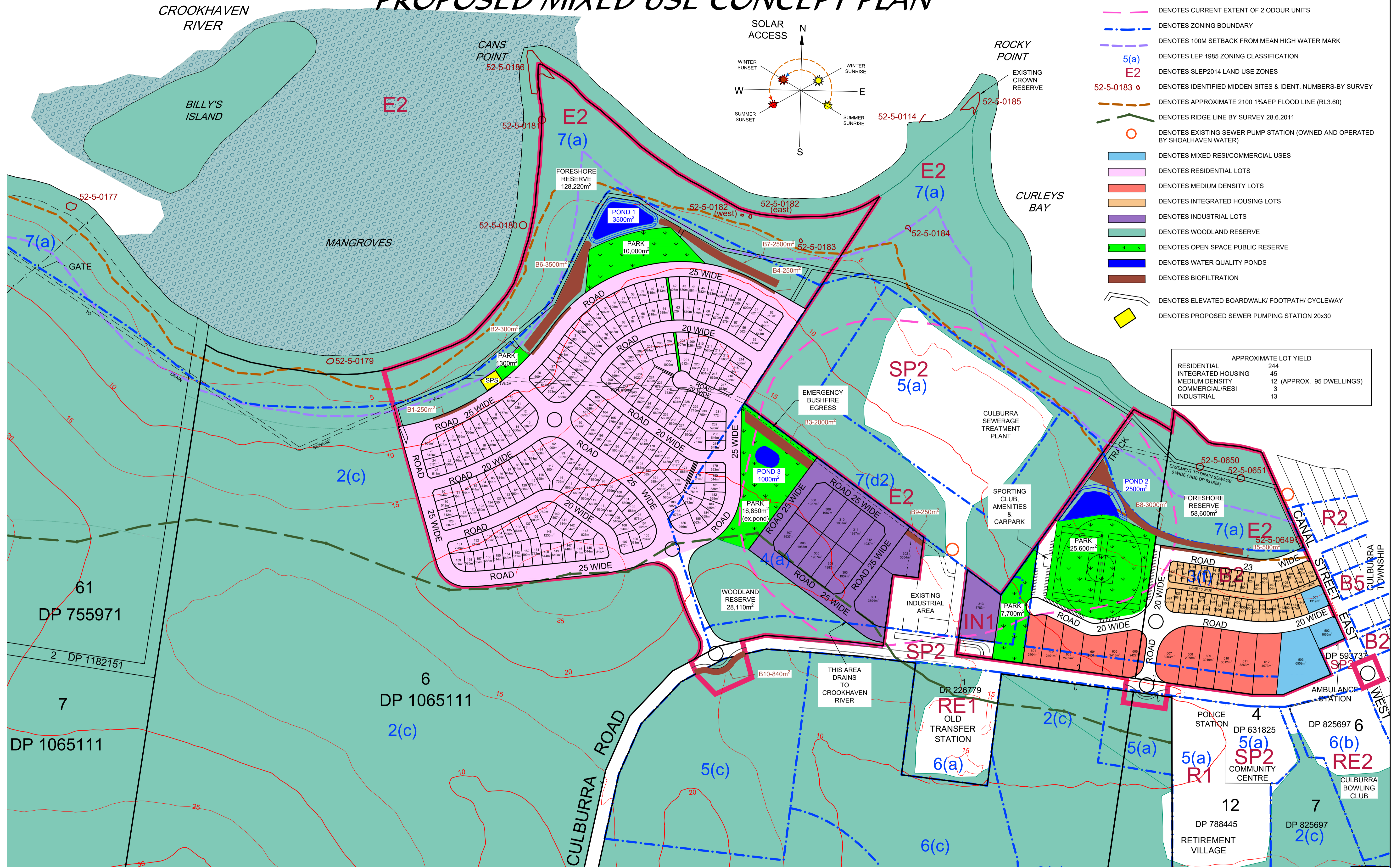


PROPOSED MIXED USE CONCEPT PLAN



- DENOTES DEVELOPMENT BOUNDARY
- - - DENOTES CURRENT EXTENT OF 2 ODOUR UNITS
- - - DENOTES ZONING BOUNDARY
- - - DENOTES 100M SETBACK FROM MEAN HIGH WATER MARK
- 5(a) DENOTES LEP 1985 ZONING CLASSIFICATION
- E2 DENOTES SLEP2014 LAND USE ZONES
- 52-5-0183 ○ DENOTES IDENTIFIED MIDDEN SITES & IDENT. NUMBERS-BY SURVEY
- - - DENOTES APPROXIMATE 2100 1% AEP FLOOD LINE (RL.3.60)
- - - DENOTES RIDGE LINE BY SURVEY 28.6.2011
- DENOTES EXISTING SEWER PUMP STATION (OWNED AND OPERATED BY SHOALHAVEN WATER)
- DENOTES MIXED RESI/COMMERCIAL USES
- DENOTES RESIDENTIAL LOTS
- DENOTES MEDIUM DENSITY LOTS
- DENOTES INTEGRATED HOUSING LOTS
- DENOTES INDUSTRIAL LOTS
- DENOTES WOODLAND RESERVE
- DENOTES OPEN SPACE PUBLIC RESERVE
- DENOTES WATER QUALITY PONDS
- DENOTES BIOFILTRATION
- DENOTES ELEVATED BOARDWALK/ FOOTPATH/ CYCLEWAY
- DENOTES PROPOSED SEWER PUMPING STATION 20x30

APPROXIMATE LOT YIELD	
RESIDENTIAL	244
INTEGRATED HOUSING	45
MEDIUM DENSITY	12 (APPROX. 95 DWELLINGS)
COMMERCIAL/RESI	3
INDUSTRIAL	13



08	CANAL ST EAST AREA REDESIGNED	DS	28.09.2020
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CONTOUR INTERVAL 5.0 METRES



RATIO:
1:3000
(AT A1 ORIGINAL)
(1:8000 AT A3)

DATUM:
AUSTRALIAN HEIGHT DATUM
ORIGIN: SSM
RL
DATE OF PLAN: 19.11.2019

SURVEY	AERIAL PHOTOGRAPHY	REV	DESCRIPTION	BY	DATE
DESIGN	MP	01	MIDDEN SITES LOCATED BY SURVEY ADDED	DS	09.12.2019
DRAWN	DS	02	FURTHER MODIFICATIONS	DS	20.12.2019
CHECK'D	MP	03	SOUTHERN DEVELOPMENT OMITTED	DS	15.01.2020
		04	FOOTPATH LINKS TO DEVELOPMENT ADDED	DS	29.01.2020
		05	TITLE CHANGED. MINOR LOT AMENDMENTS	DS	18.02.2020
		06	MINOR STORMWATER QUALITY AMENDMENTS	DS	01.04.2020
		07	MIDDEN SITES CLARIFIED	DS	17.09.2020
			INDUSTRIAL & COMMERCIAL AREAS MODIFIED	DS	

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PROPOSED MIXED USE CONCEPT PLAN
OVER PART OF LOTS 5 & 6 DP1065111
AT WEST CULBURRA FOR SEALARK PTY LTD

DRAWING STATUS		PRELIMINARY	
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DRAWING NUMBER	SHEET	REVISION	
25405-210	1	08	
	OF		