

POTENTIAL LOT YIELD- LOT 24 DP 714096

CENTRAL	700m ² +	19 LOTS
	2000m ² +	10 LOTS
EAST	2000m ² +	3 LOTS
	700m ² +	14 LOTS
	500m ² +	103 LOTS

RESIDUE LOTS

EAST	APPROX. 11.61ha+	LOT 421
WEST & CENTRAL	APPROX. 44.46ha+	LOT 422

POTENTIAL LOT YIELD- LOTS 21, 22 & 23 DP 714096

EAST	2000m ² +	9 LOTS
	500m ² +	47 LOTS

NOTE

1. ALL STORMWATER MANAGEMENT INFRASTRUCTURE WILL BE WHOLLY CONTAINED WITHIN THE FOOTPRINT OF LAND PROPOSED TO BE ZONED FOR URBAN DEVELOPMENT, AND;
2. ALL STORMWATER MANAGEMENT CONTROLS WILL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH CHAPTER G2 OF THE SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014-SUSTAINABLE STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL.

SUBDIVISION LAYOUT, DIMENSIONS, AREAS AND EASEMENTS ARE SUBJECT TO SURVEY AND COUNCIL APPROVAL.



REV	DESCRIPTION	BY	DATE
P9	APPZ'S AND ROAD WIDTHS REVISED	DS	23.11.2021
P10	NOTES REVISED AS PER SCC COMMENTS	DS	17.01.2022
P1	LOT LAYOUT REVISED	DS	29.08.2017
P2	MINOR AMENDMENTS	DS	04.09.2017
P3	CENTRAL AREA AND LOT YIELD REVISED	DS	08.05.2018
P4	LOTS REVISED	DS	13.06.2018
P5	LOTS REVISED	DS	19.07.2018
P6	LOTS REVISED	DS	02.08.2018
P7	REMED. & HCA LIMITS REMOVED FOR CLARITY	DS	24.09.2018
P8	LAYOUT REVISED, SHEET REMOVED FROM SET	DS	16.09.2021

REVISION TABLE CONTINUED ABOVE

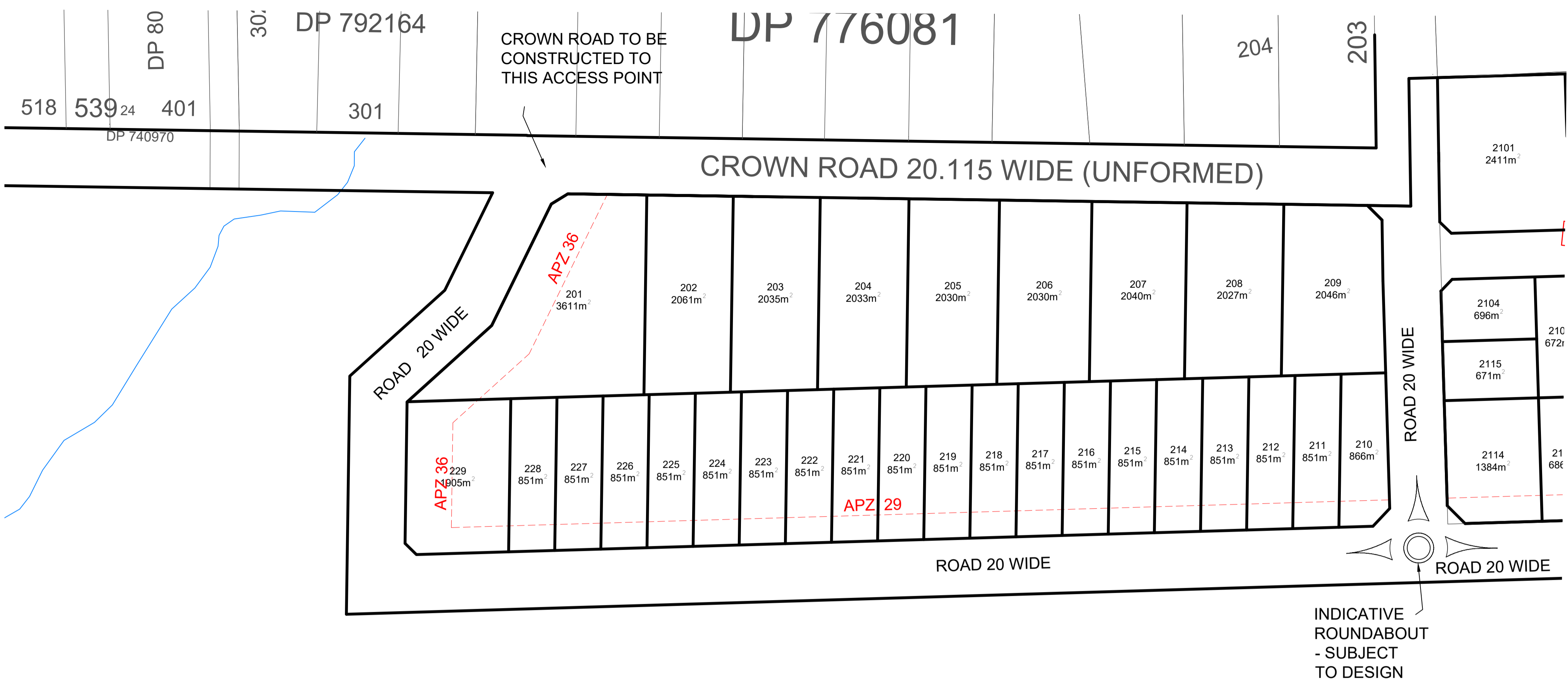
allen price & scarratts pty ltd
 land and development consultants
 Nowra Branch: 75 Plunkett Street, Nowra NSW 2541
 Kiama Branch: 1/28 Bong Bong Street, Kiama NSW 2533
 phone: (02) 4421 6544
 consultants@allenprice.com.au www.allenprice.com.au

SUBDIVISION CONCEPT PLAN
 OVER LOT 24 DP 714096 & LOTS 21, 22 & 23 DP 714096
 AT WARRAH ROAD/ GYPSY POINT ROAD, NORTH NOWRA
 FOR SOUTHBANK LAND PTY LTD AND
 HUNTINGDALE DEVELOPMENTS PTY LTD

DRAWING STATUS		PRELIMINARY	
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DRAWING NUMBER	SHEET	REVISION	
N26956-02	1		
	OF	3	P10



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422
RESIDUE LOT
APPROX. 44.46ha

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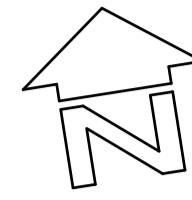
CENTRAL AREA

RATIO: 1:1000 (AT A1 ORIGINAL)	DATUM:	SURVEY:	REV:	DESCRIPTION:	BY:	DATE:	SUBDIVISION CONCEPT PLAN OVER LOT 24 DP 714096 & LOTS 21, 22 & 23 DP 714096 AT WARRAH ROAD/ GYPSY POINT ROAD, NORTH NOWRA FOR SOUTHBANK LAND PTY LTD AND HUNTINGDALE DEVELOPMENTS PTY LTD	DRAWING STATUS: PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
	ORIGIN:	DESIGN: DS	DRAWN: DS	CHECK'D: MJP	DATE OF PLAN: 21.02.2017	DRAWING NUMBER: N26956-02		SHEET 2 OF 3

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MOONDARA DR

WARRAH AVE



421
APPROX. 11.61ha

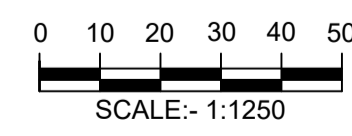
422
RESIDUE LOT
APPROX. 44.46ha

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EASTERN AREA



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RATIO:
1:1250
(AT A1 ORIGINAL)

DATUM:
ORIGIN:
DATE OF PLAN: 21.02.2017

SURVEY
DESIGN DS
DRAWN DS
CHECK'D MJP

DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER N26956-02	SHEET 3 OF 3 REVISION P10