

PROJECT:
ILUKA
LOT 99 ON DP 823635

LOCATION:
ILUKA ROAD, EJEZABETH, RIVERVIEW AND HICKEY STREETS
ILUKA, NSW 2466

DEVELOPMENT CHARACTERISTICS	
ITEM	DESCRIPTION
PROPERTY DESCRIPTION	LOT 99 DP823635
AREA OF LOT 99	19.41 ha
TOTAL NUMBER OF LOTS	141
	PART LOT 1 (Approx.) 5.29 ha.

BIKE / PATHWAY CONNECTION TO ILUKA ROAD
- BIKE LAINE SITUATED ON THE NORTH EASTERN SIDE OF THE ILUKA ROAD INTERSECTION WITH HICKEY STREET AND TO PROVIDE A REFUGE ISLAND ON ILUKA ROAD

STREETS FOR LIVING - CHARACTERISTICS				
STREET	RESERVE WIDTH (m)	VERGE WIDTH (m)	TOTAL SEAL WIDTH (m)	CUL DE SAC DIAMETER (m)
HICKEY STREET	30 EXISTING	VARIES	8	-
1	20	6	8	30 DIA/AC 15 INNER
2	20 (*1)	6 (*1)	8	-
3	25	6 (*2)	8	20
4, 6, 7	20	6	8	-
5, 8	20	6	8	20
AWAY 3	VARIES	3.5 (*3)	4	-

PURPOSE OF STREET CORRIDORS
- STREET FOR LIVING
- WATER SENSITIVE URBAN DESIGN CORRIDOR
- INFRASTRUCTURE CORRIDOR
- PALINA / FLORA CORRIDOR

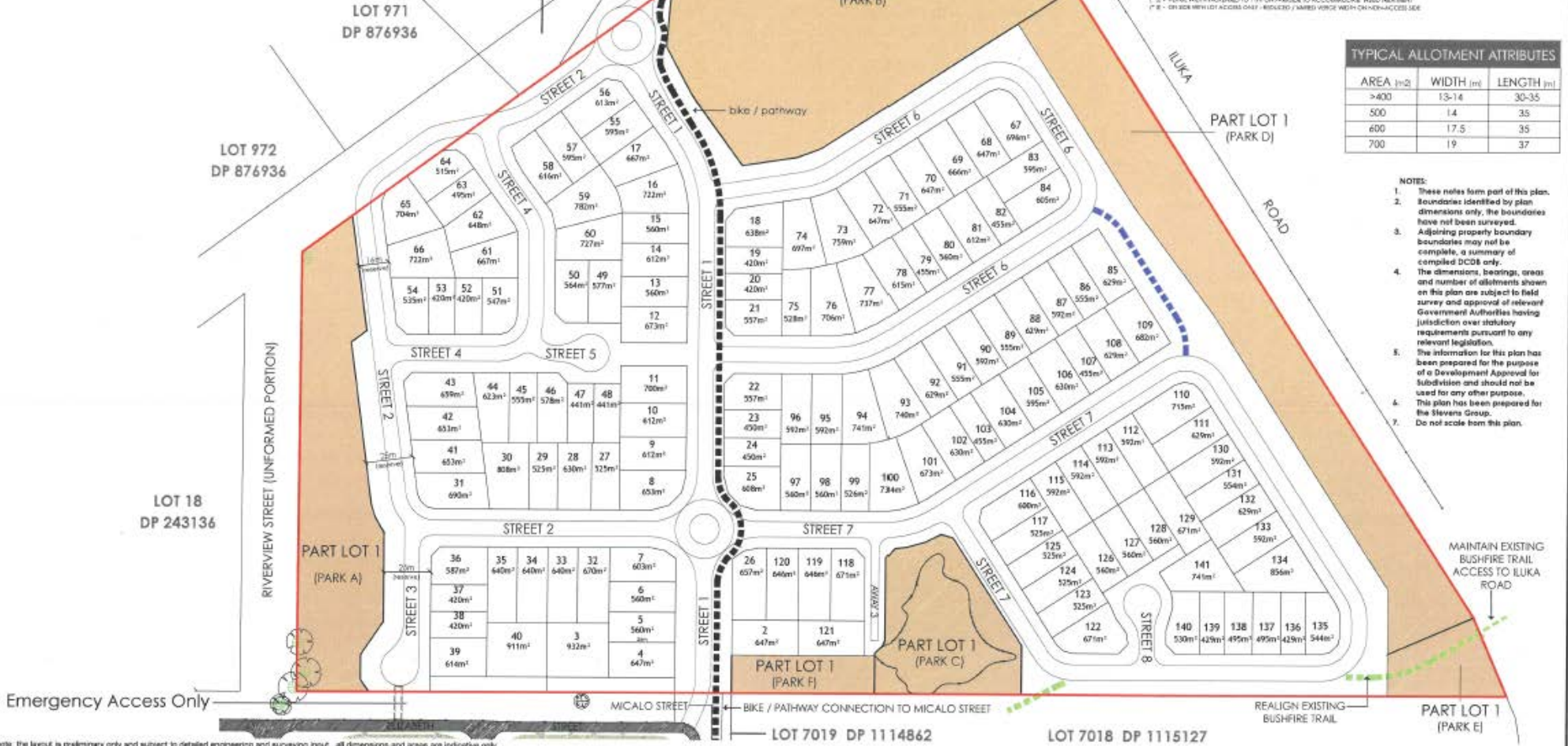
AWAY - MEANS ACCESS WAY

NOTES:
* 1 - RESERVE WIDTH INCREASED TO 20M (AND VERGE OF 1.5M) TO ACCOMMODATE PUBLIC TRAMWAY WITH VERGE ON PARK SIDE OF STREET 2
* 2 - VERGE REDUCED TO 3M ON PARADE FOR NORTHERN PART OF STREET 2 WHERE EXISTING / WSD NOT REQUIRED. 3M TO 10M RESERVE WIDTH AVOIDS 3M FOR PARADE / WSD ONLY. PUBLIC STREET IS ACCOMMODATED WITH EXISTING HICKEY STREET RESERVE.
* 3 - VERGE WIDTH INCREASED TO 1.5M ON PARADE TO ACCOMMODATE PUBLIC TRAMWAY
* 4 - ON SIDE WITH LOT ACCESS ONLY - REDUCED / VARIED VERGE WIDTH ON NON-ACCESS SIDE

TYPICAL ALLOTMENT ATTRIBUTES		
AREA (m ²)	WIDTH (m)	LENGTH (m)
>400	13-14	30-35
500	14	35
600	17.5	35
700	19	37

NOTES:
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3. Adjoining property boundary boundaries may not be complete, a summary of compiled DCDB only.
4. The dimensions, bearings, areas and number of allotments shown on this plan are subject to field survey and approval of relevant Government Authorities having jurisdiction over statutory requirements pursuant to any relevant legislation.
5. The information for this plan has been prepared for the purpose of a Development Approval for subdivision and should not be used for any other purpose.
6. This plan has been prepared for the Stevens Group.
7. Do not scale from this plan.

■■■■■ New Bushfire Trail Connection



note: the layout is preliminary only and subject to detailed engineering and surveying input. all dimensions and areas are indicative only.

LOT 99 DP 823635

- Core Conservation Zone
- Bushfire Trail Zone
- Street Verges / Landscape Zone
- APZ setbacks
- Residential Lots
- New Bushfire Trail Connection

LOT 7020 DP 1114873



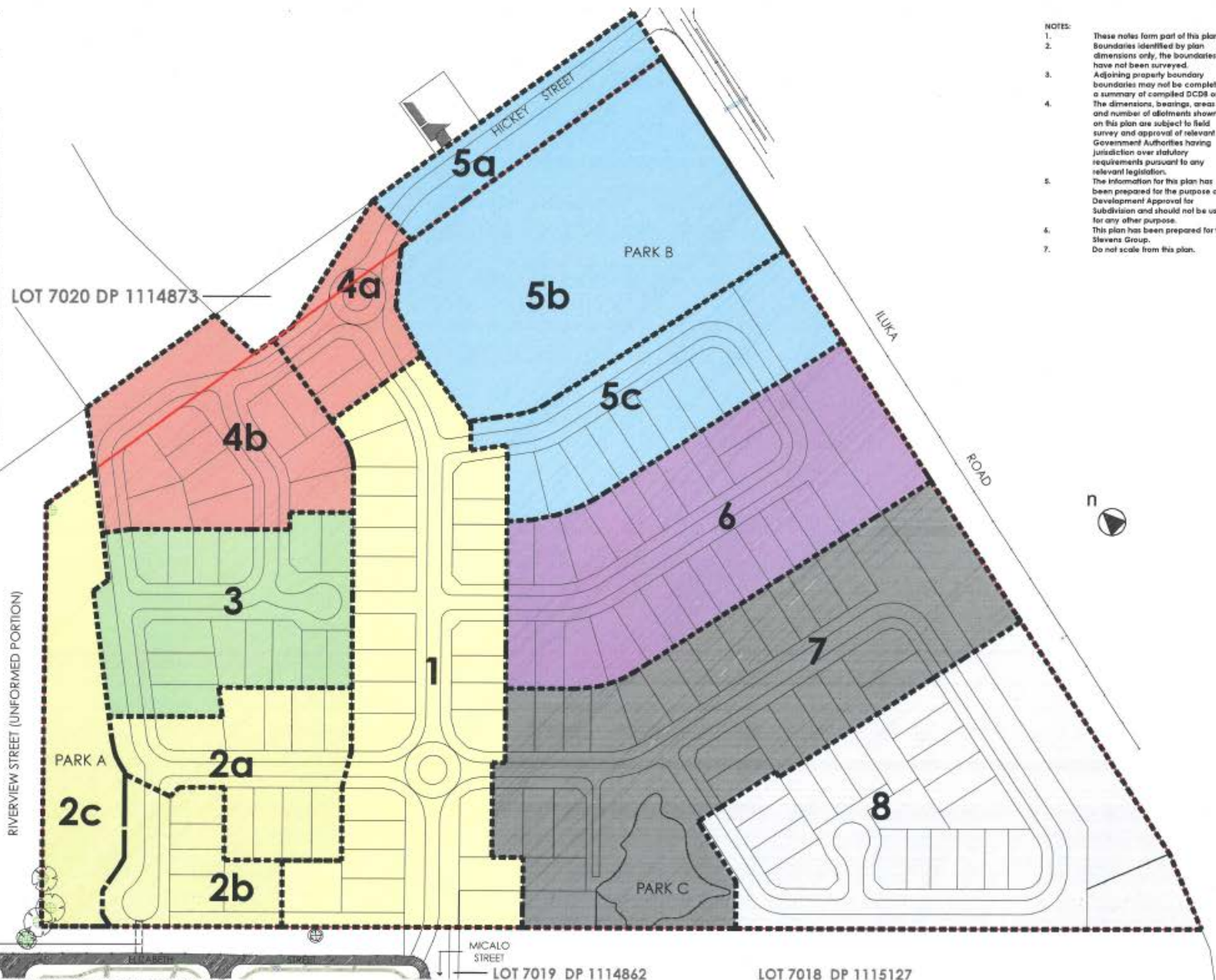
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LOT 99 ON DP 823635

LOCATION:
ILUKA ROAD, ELIZABETH, RIVERVIEW AND HICKEY STREETS
ILUKA, NSW, 2466

DEVELOPMENT INDICATIVE STAGE ARRANGEMENT	
STAGE	RESIDENTIAL LOTS + PARK AREAS
1	25
2a	9
2b	5
2c	PARK
3	14
4a	2
4b	10
5a	STREET
5b	PARK
5c	8
6	22
7	25
8	20

The development staging arrangement shown in this table is indicative. The development sequence may not follow the numerical sequence of the stage identification numbers.



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Emergency Access Only

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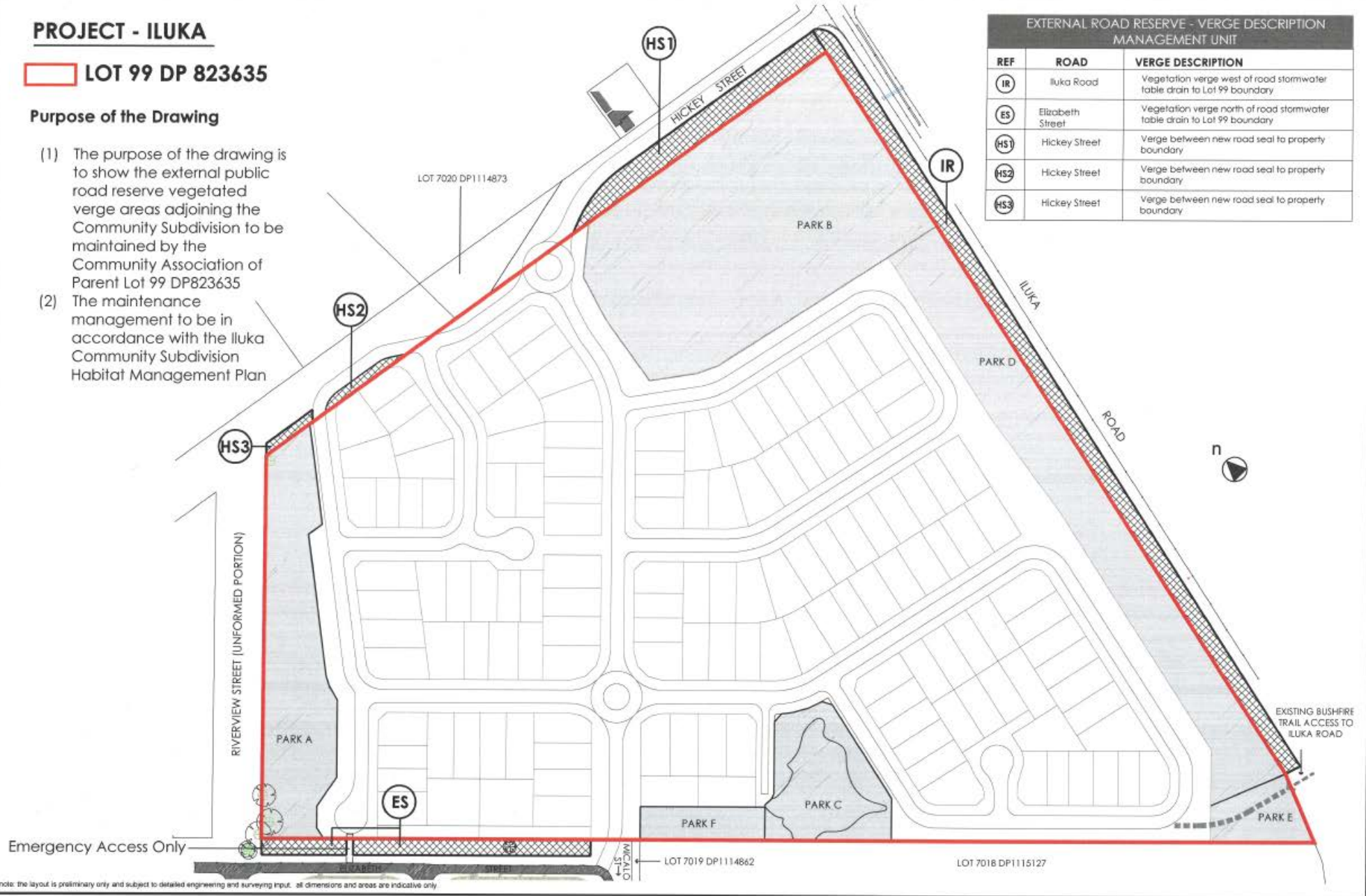
PROJECT - ILUKA

LOT 99 DP 823635

Purpose of the Drawing

- (1) The purpose of the drawing is to show the external public road reserve vegetated verge areas adjoining the Community Subdivision to be maintained by the Community Association of Parent Lot 99 DP823635
- (2) The maintenance management to be in accordance with the Iluka Community Subdivision Habitat Management Plan

EXTERNAL ROAD RESERVE - VERGE DESCRIPTION MANAGEMENT UNIT		
REF	ROAD	VERGE DESCRIPTION
IR	Iluka Road	Vegetation verge west of road stormwater table drain to Lot 99 boundary
ES	Elizabeth Street	Vegetation verge north of road stormwater table drain to Lot 99 boundary
HS1	Hickey Street	Verge between new road seal to property boundary
HS2	Hickey Street	Verge between new road seal to property boundary
HS3	Hickey Street	Verge between new road seal to property boundary



PROJECT - ILUKA

LOT 99 DP 823635

Purpose of the Drawing

- (1) The purpose of the drawing is to show the new public road reserve vegetated verge areas adjoining the Community Subdivision scheme allotments to be maintained by the Community Association of Parent Lot 99 DP823635
- (2) The verge area landscaping management to be in accordance with the Community Subdivision Landscape Master Plan
- (3) The verge areas to be identified in the Community Management Scheme by way of positive covenant or equivalent instrument.

NEW PUBLIC ROAD RESERVE - VERGE MANAGEMENT UNIT		
REF	ROAD	VERGE DESCRIPTION
■	New Public Roads also described as Streets on the Master Plan	To be landscaped generally in accordance with the Community Subdivision Landscape Master Plan. To be maintained by the Community Association.



Emergency Access Only

PROJECT:
ILUKA
LOT 99 ON DP 823635

LOCATION:
ILUKA ROAD, ELIZABETH, RIVERVIEW AND HICKEY STREETS
ILUKA, NSW, 2464

Purpose of the Drawing:

The purpose of the drawing is to show the indicative Community Subdivision Scheme - First Development Lot

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INDICATIVE COMMUNITY SCHEME STAGING - FIRST DEVELOPMENT LOT	
	Lot 1 - Community Property - all Parks A + B + C + D + E + F
	First Development Lot (Management Lot) - Configured to Stage 1 boundary.
	Stage 1 - Residue Lot



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

PROJECT:
 ILUKA
 LOT 19 ON DP 823635

LOCATION:
 ILUKA ROAD, ELIZABETH, RIVERVIEW AND HICKEY STREETS
 ILUKA, NSW, 2866

Purpose of the Drawing:

The purpose of the drawing is to show the indicative Community Subdivision Scheme Staging Key Elements.

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INDICATIVE COMMUNITY SUBDIVISION STAGING - KEY ELEMENTS	
KEY ELEMENTS	
	Lot 1 - Community Property - all Parks A + B + C + D + E + F
	First Stage - Residential Lots - Configured to Stage 1 boundary subdivided into individual residential lots within the community scheme, including public roads, and positive covenant areas over verge areas.
	Community Scheme Development Lot (or Management Lot)
	Stage 1 - Residue Lot
	New Public Road Verge Area - subject to Community Association maintenance - covered by positive covenant or equivalent instrument
	Adjoining External Public Road Verge Area - subject to Community Association maintenance - covered by positive covenant or equivalent instrument
	Proposed easement for drainage and / or infrastructure services - To be released on dedication of new public road in future staging of subdivision



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