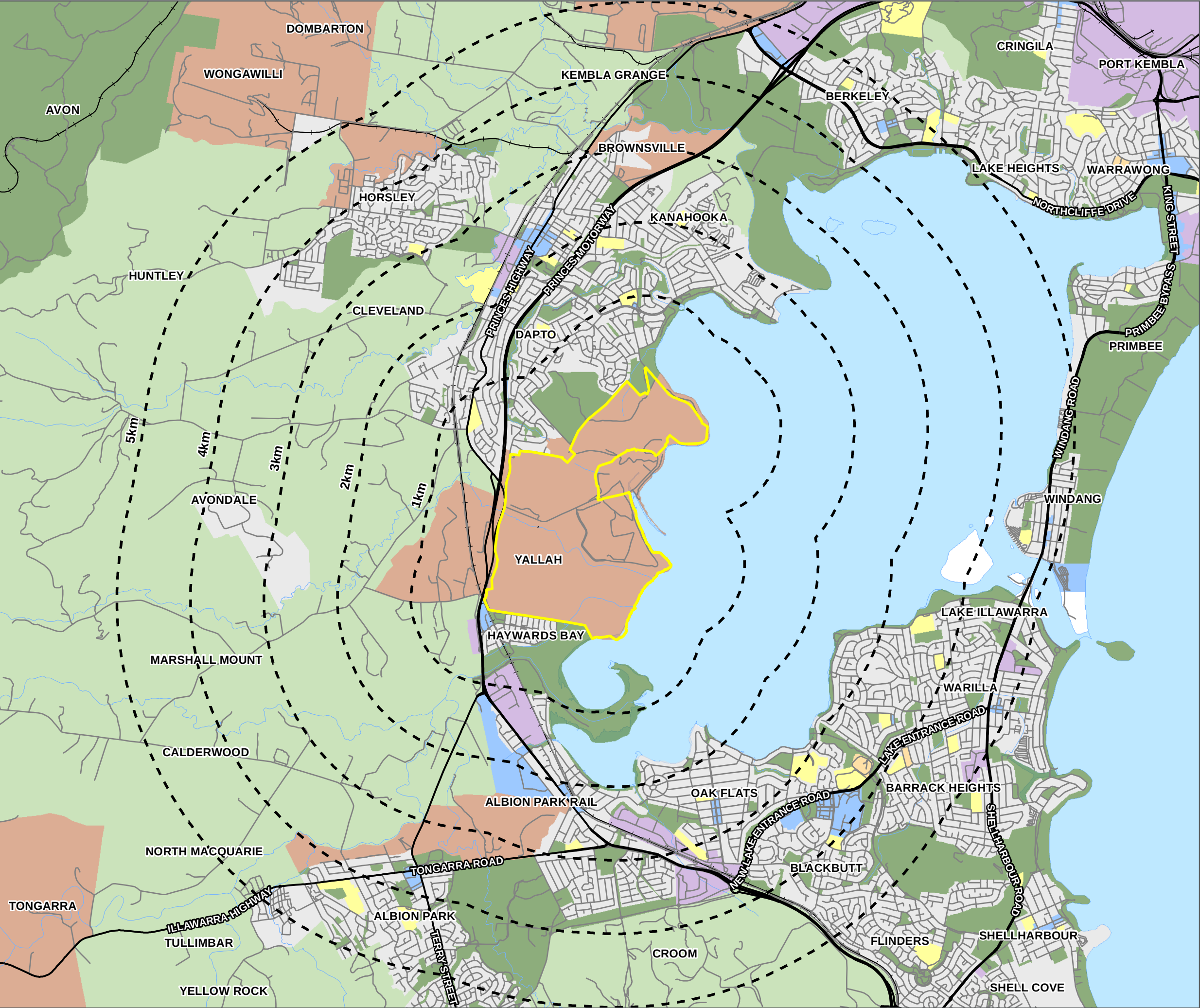






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Locality Plan

TALLAWARRA LANDS

Legend

-  Concept Plan Boundary
-  Distance Buffer
-  Railway (LPI)
-  Local Roads (LPI)
-  Major Roads (LPI)
-  Major Watercourses (LPI)

Land Use (ABS, 2016)

-  Other
-  Commercial
-  Education
-  Hospital/Medical
-  Industrial
-  Parkland
-  Primary Production
-  Residential
-  Water

FIGURE 1-1

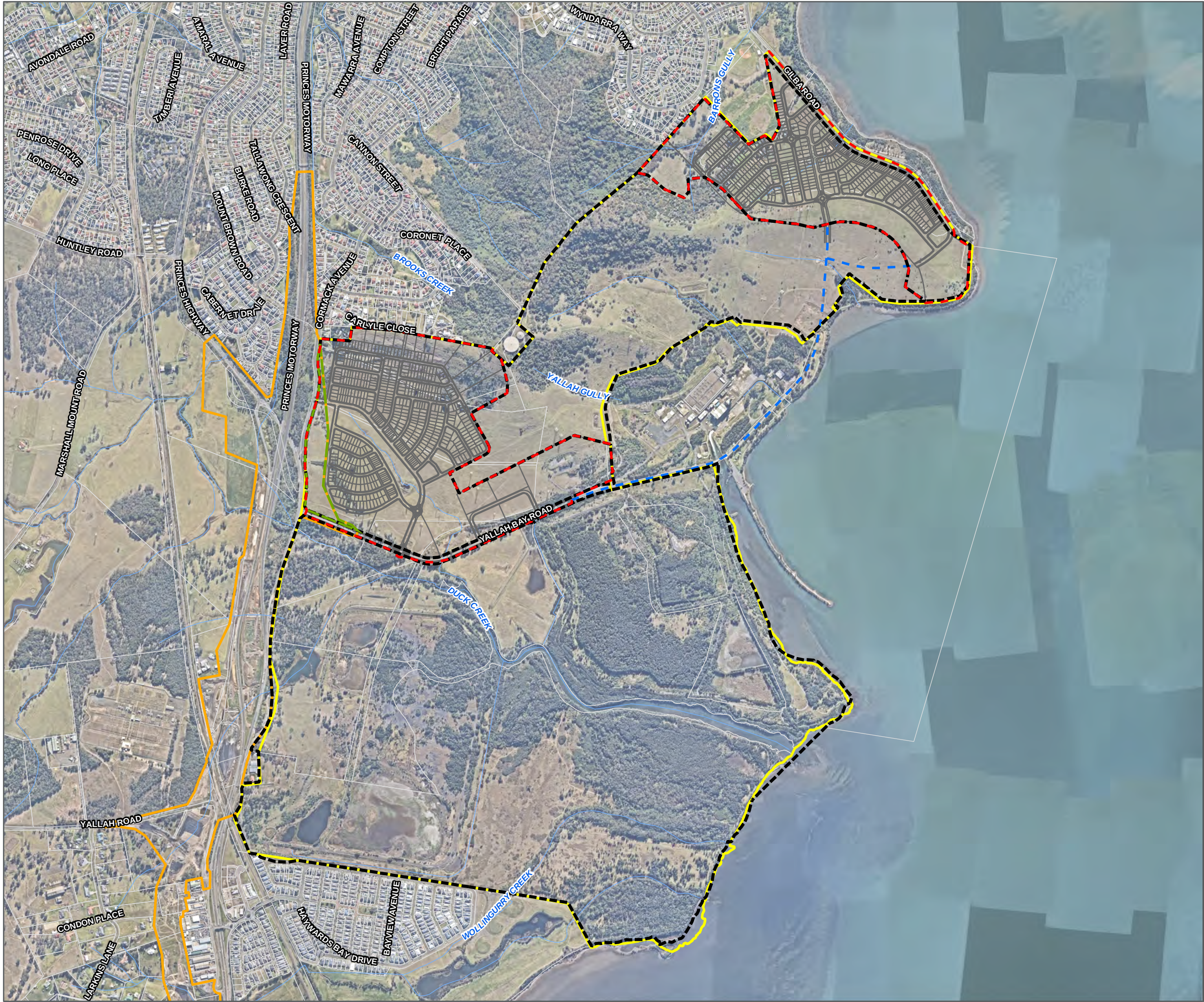
1:50,000 Scale at A3

Metres

0 500 1,000 1,500 2,000



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-06 | Project: 8201714201
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-026-Locality_Plan.mxd 05



Site Plan

TALLAWARRA LANDS

Legend

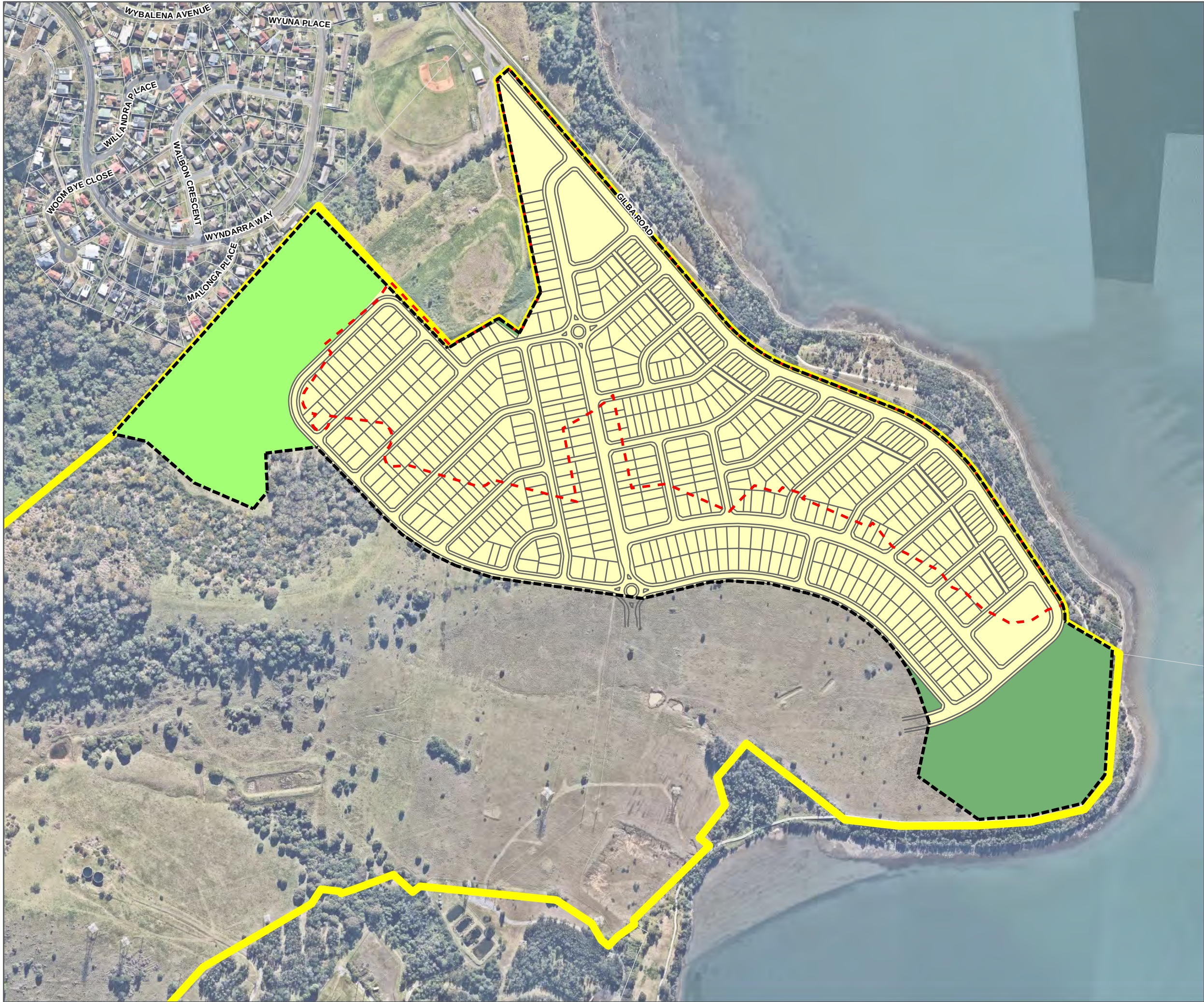
-  Concept Plan Boundary
-  Lot Layout
-  Collector Road
-  Watercourses (LPI)
-  Proposed Superlot Boundary
-  Modification Boundary
-  Area Excluded From Calculation*
-  APRB SPIR Footprint
-  Cadastre (DFS-I-SS, 2018)

**Area of the modification excluded from calculation. Dedicated for future road reserve.*

FIGURE 1-2

1:15,000 Scale at A3





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GROUP

Submitted Modified Concept Plan - North

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Proposed Superlot Boundary
- Approved Superlot Boundary
- Proposed Land Use**
 - Environmental Lands
 - Open Space
 - Residential Lands

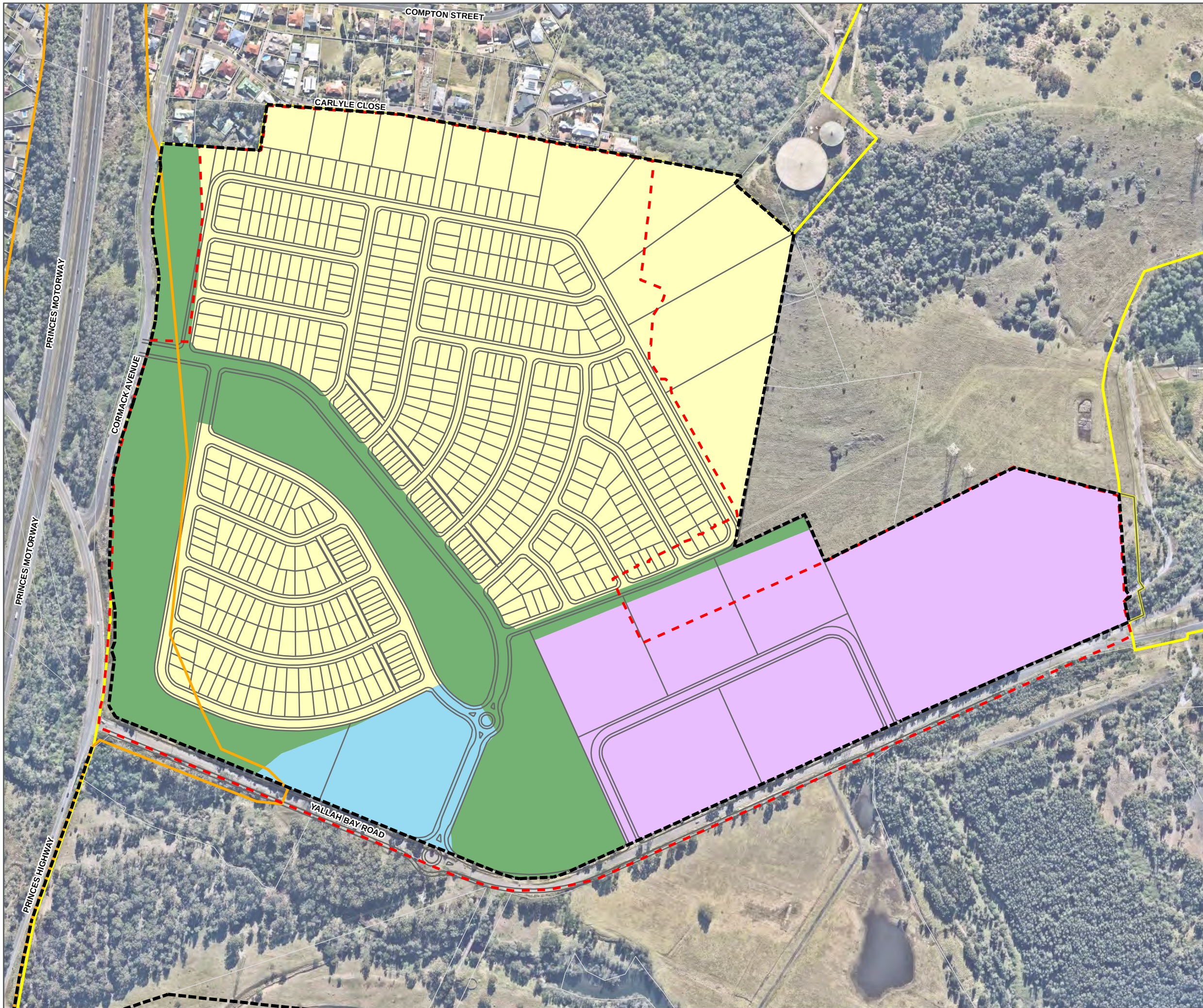
FIGURE 2-1

1:5,000 Scale at A3

Metres
0 50 100 150 200



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-06 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-053-ProposedLandUseNorthShore.mxd 07
Aerial imagery supplied by nearmap (July 2019)



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Submitted Modified Concept Plan - Central

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Proposed Superlot Boundary
- Approved Superlot Boundary
- Cadastre (DFSI-SS, 2018)
- APRB SPIR Footprint
- Proposed Land Use**
 - Industrial Lands
 - Neighbourhood Centre
 - Open Space and Environmental Lands
 - Residential Lands

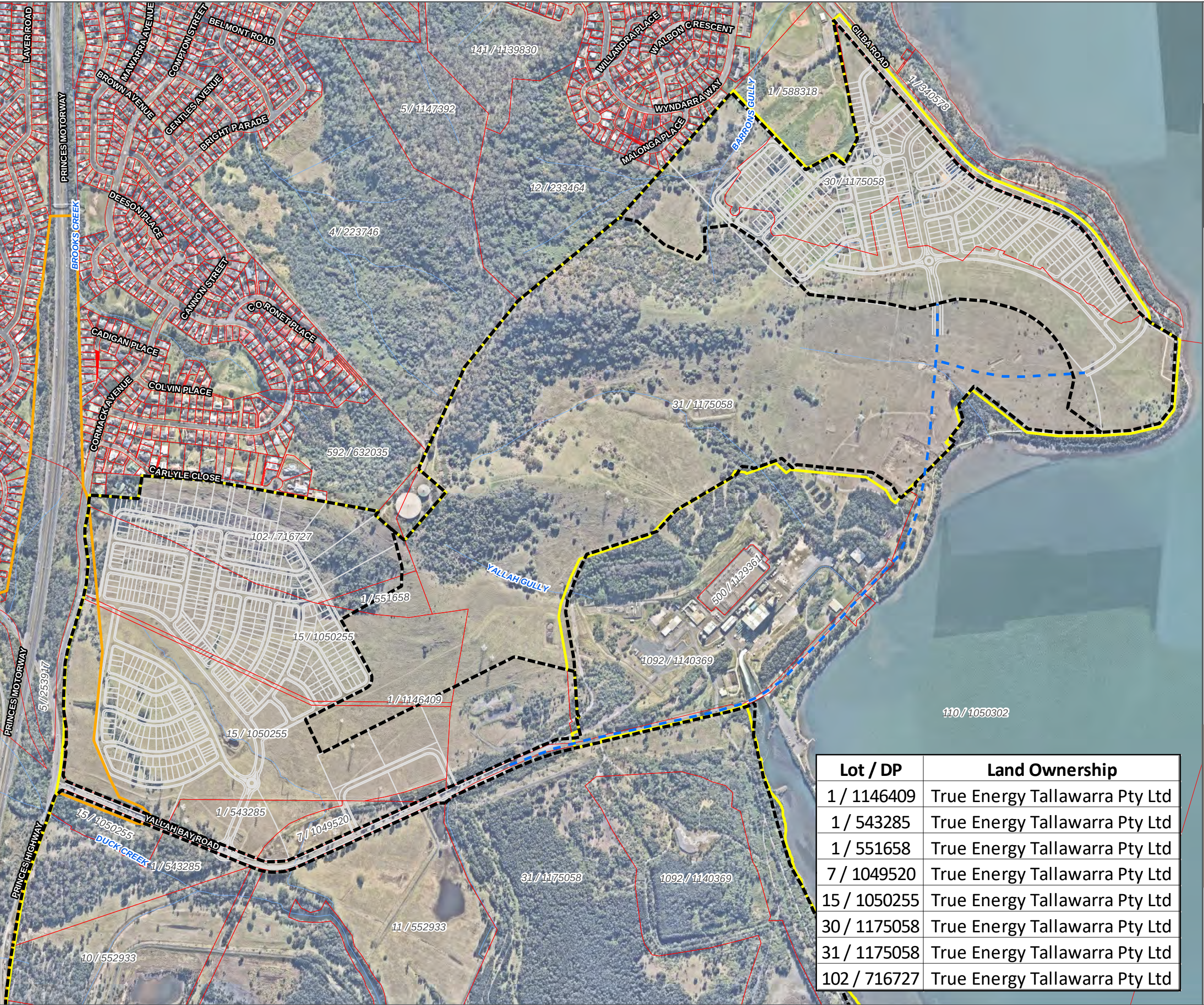
FIGURE 2-2

1:4,500 Scale at A3

Metres
0 50 100 150 200



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-06 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-052-ProposedLandUseCentral.mxd 08
Aerial imagery supplied by nearmap (July 2019)



Land Ownership
TALLAWARRA LANDS

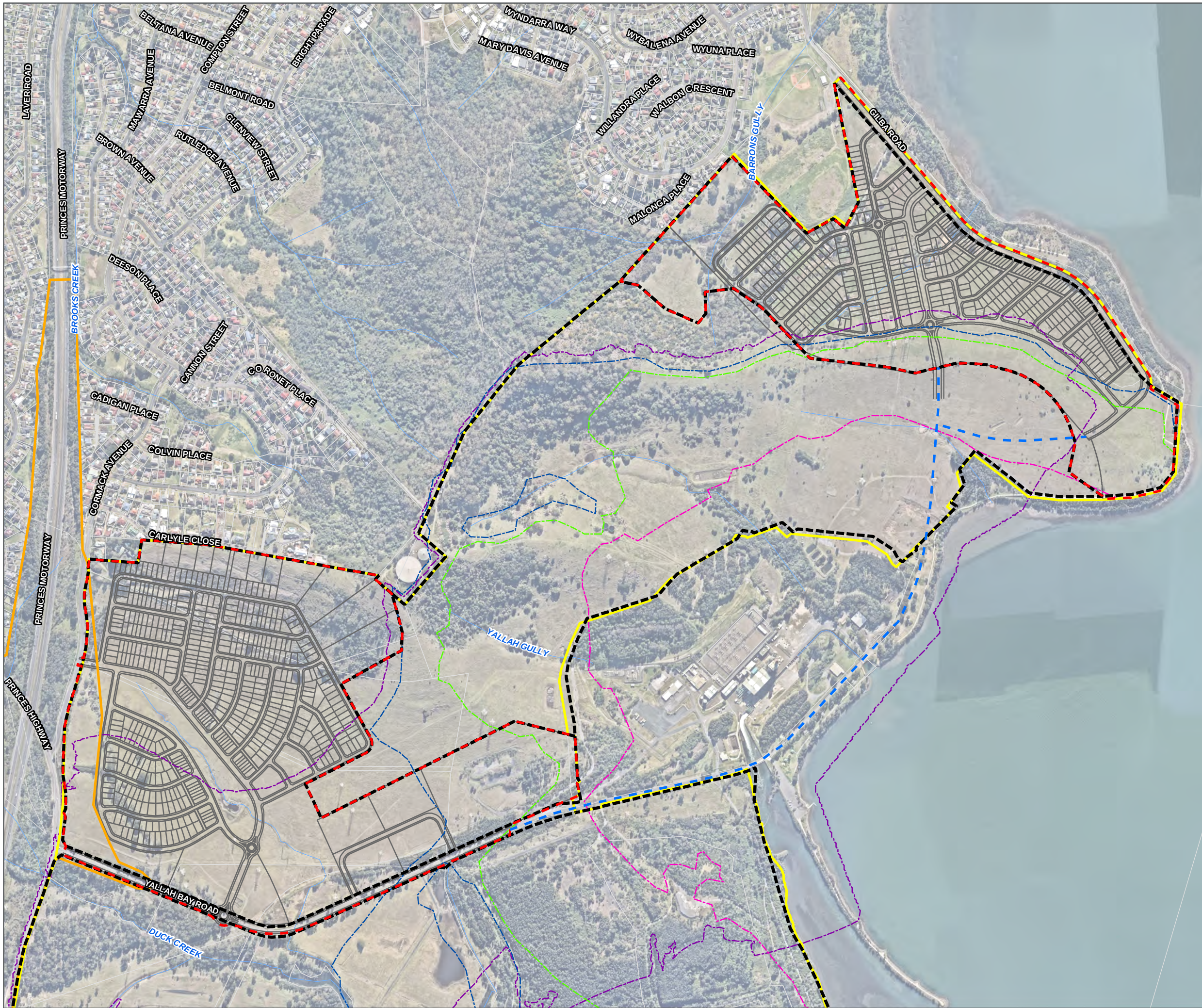
- Legend**
-  Concept Plan Boundary
 -  Lot Layout
 -  Collector Road
 -  Watercourses (LPI)
 -  Proposed Superlot Boundary
 -  APRB SPIR Footprint
 -  Cadastre (DFSI-SS, 2018)

Lot / DP	Land Ownership
1 / 1146409	True Energy Tallawarra Pty Ltd
1 / 543285	True Energy Tallawarra Pty Ltd
1 / 551658	True Energy Tallawarra Pty Ltd
7 / 1049520	True Energy Tallawarra Pty Ltd
15 / 1050255	True Energy Tallawarra Pty Ltd
30 / 1175058	True Energy Tallawarra Pty Ltd
31 / 1175058	True Energy Tallawarra Pty Ltd
102 / 716727	True Energy Tallawarra Pty Ltd

FIGURE 5-1

1:9,000 Scale at A3





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Noise Constraints Plan

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- Watercourses (LPI)
- Proposed Superlot Boundary
- 50 LA_{max} (dB (A)) SKM, 2011
- APRB SPIR Footprint
- Modification Boundary
- Cadastre (DFSIS-SS, 2018)

Modelled Noise Impacts LA_{eq} Isovalues (Warren Lee Urban Design)

- 40 dB (A)
- 45 dB (A)
- 50 dB (A)

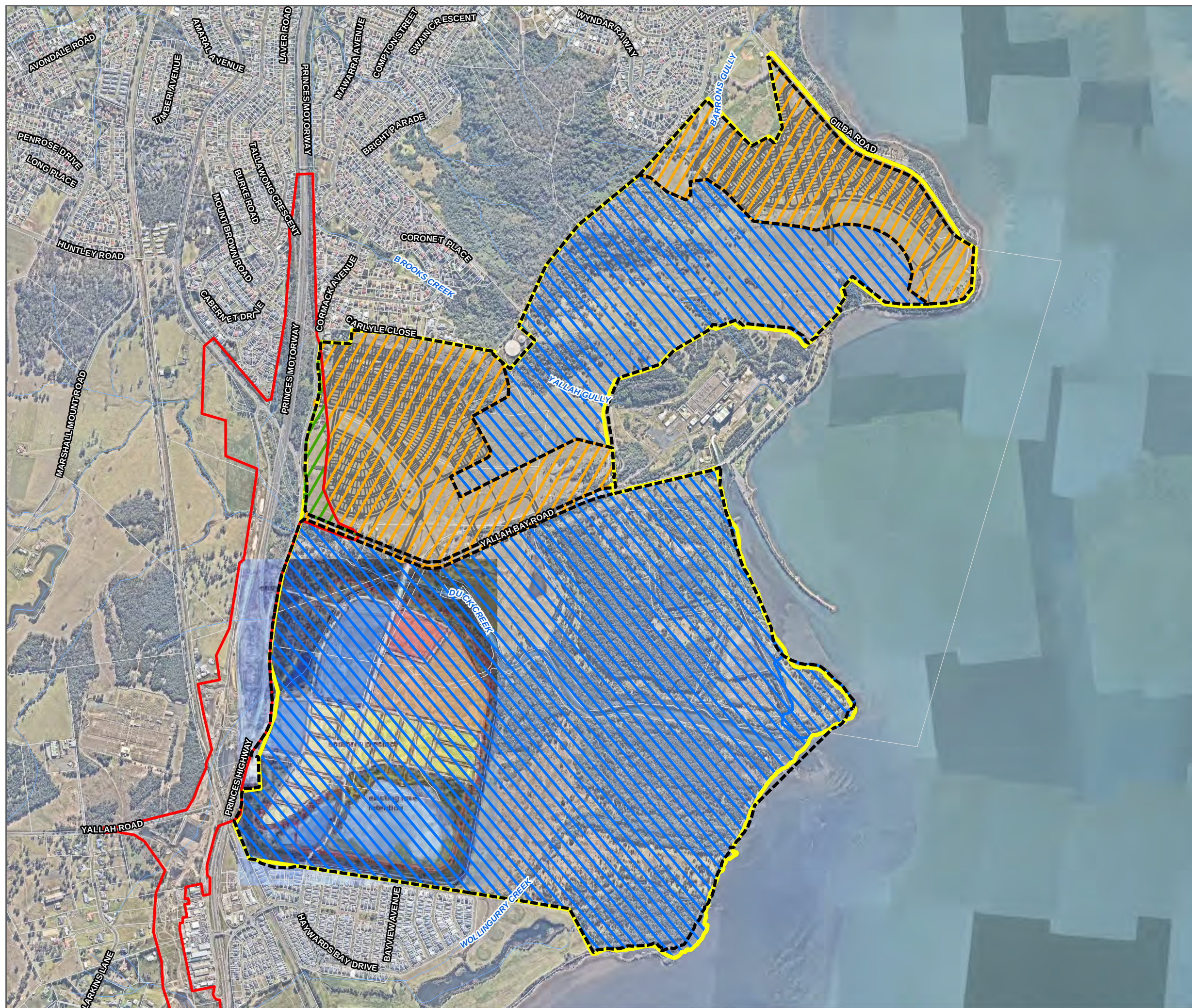
FIGURE 5-10

1:9,000 Scale at A3

Metres
0 100 200 300 400



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 8201714201
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-036-NoiseConstraintPlan.mxd 09
Aerial imagery supplied by nearmap (July, 2019)



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Concept Plan - Schedule 3 - Condition 12 TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Proposed Superlot Boundary
- Lot Layout
- Watercourses (LPI)
- APRB SPIR Footprint
- Cadastre (DFS-SS, 2018)
- Excluded Land
- Future Bridgehill Owned Land
- Energy Australia Owned Land



Approved Concept Plan
TRUenergy, Tallawarra Lands
(LPI, 2015)

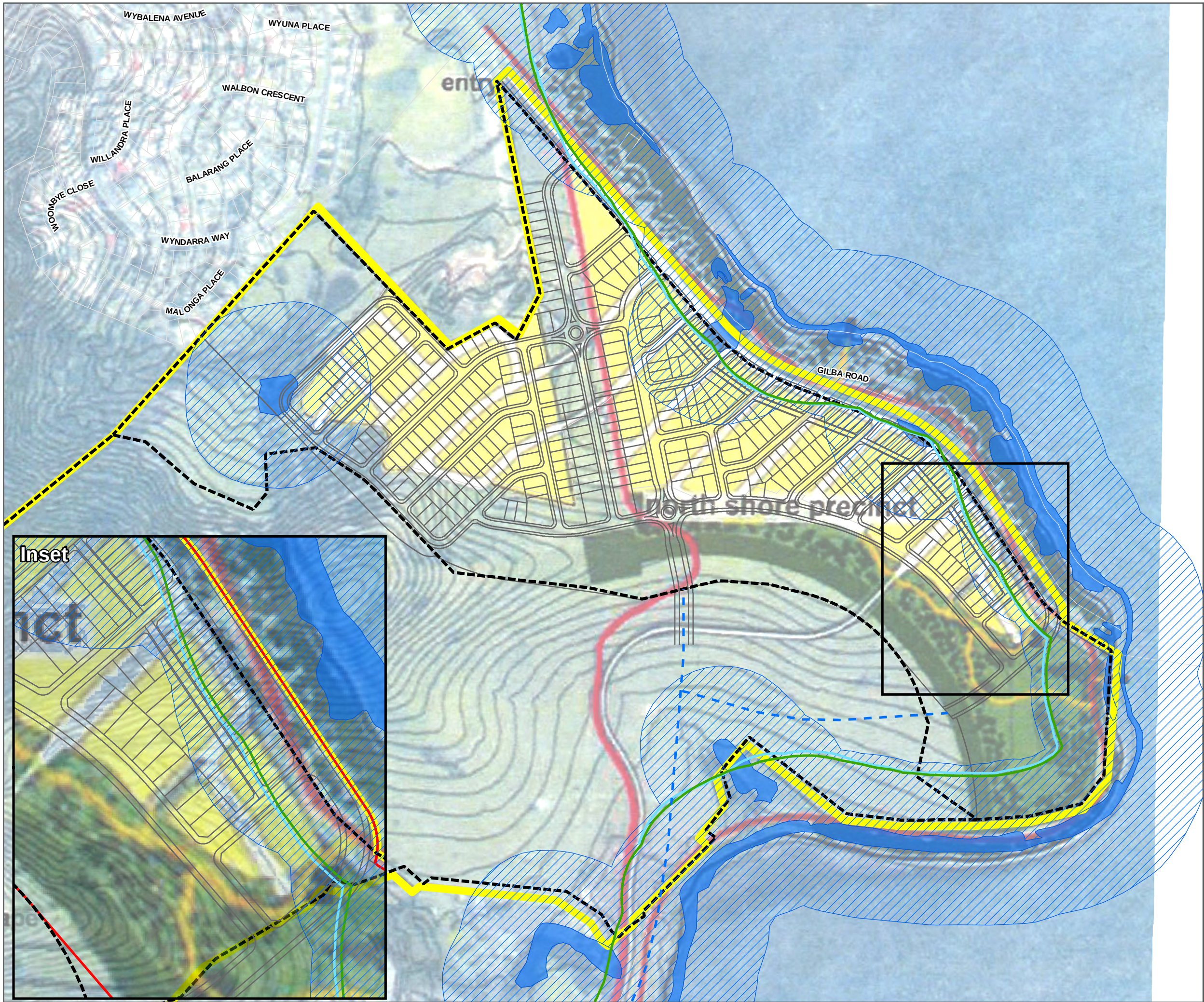
FIGURE 5-11

1:15,000 Scale at A3

Metres
0 200 400 600 800



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 8201714201
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-061-SitePlan_Concept.mxd 10
Aerial imagery supplied by nearmap (July, 2019)



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Sensitive Coastal Location Extents - North

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- Proposed Superlot Boundary
- 100m High Water Mark Buffer*
- 100m Waters Edge Buffer**
- Cadastre (DFSI-SS, 2018)
- Coastal Management SEPP (OE, 2018)**
- Coastal Wetlands
- Coastal Wetlands Proximity Area

*100m High Water Mark Buffer from 0.25m contour derived from 2013 LiDAR (NSW LPI)
**100m Waters Edge Buffer generated from NSW LPI Hydro Area (DTDB)

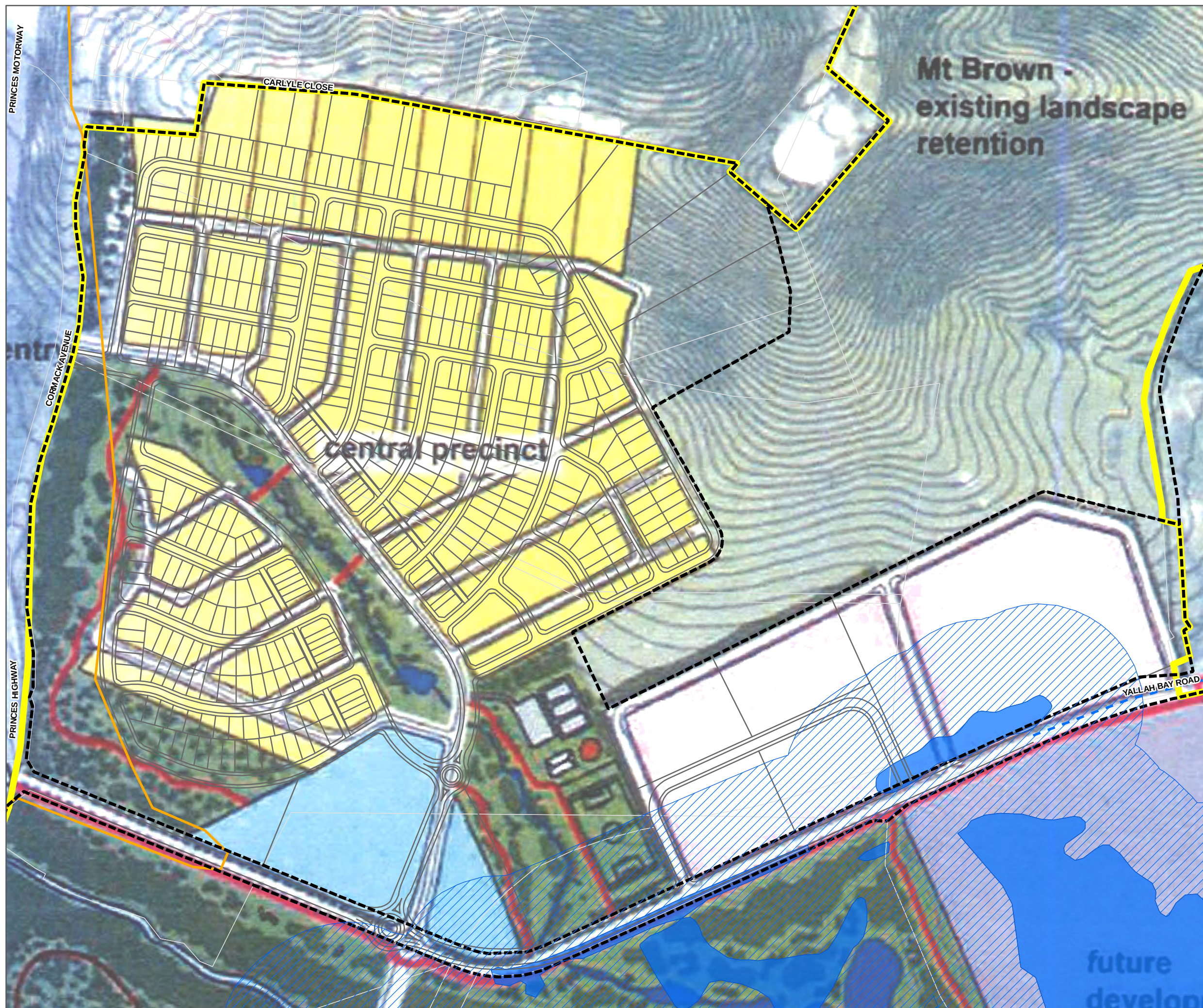
FIGURE 5-2

1:5,000 Scale at A3

Metres
0 50 100 150 200



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-062-CoastalSEPPBufferZones.mxd 12
Basemap from Tallawarra Concept Plan (2012)



BRIDGEHILL
GROUP

Sensitive Coastal Location Extents - Central

TALLAWARRA LANDS

Legend

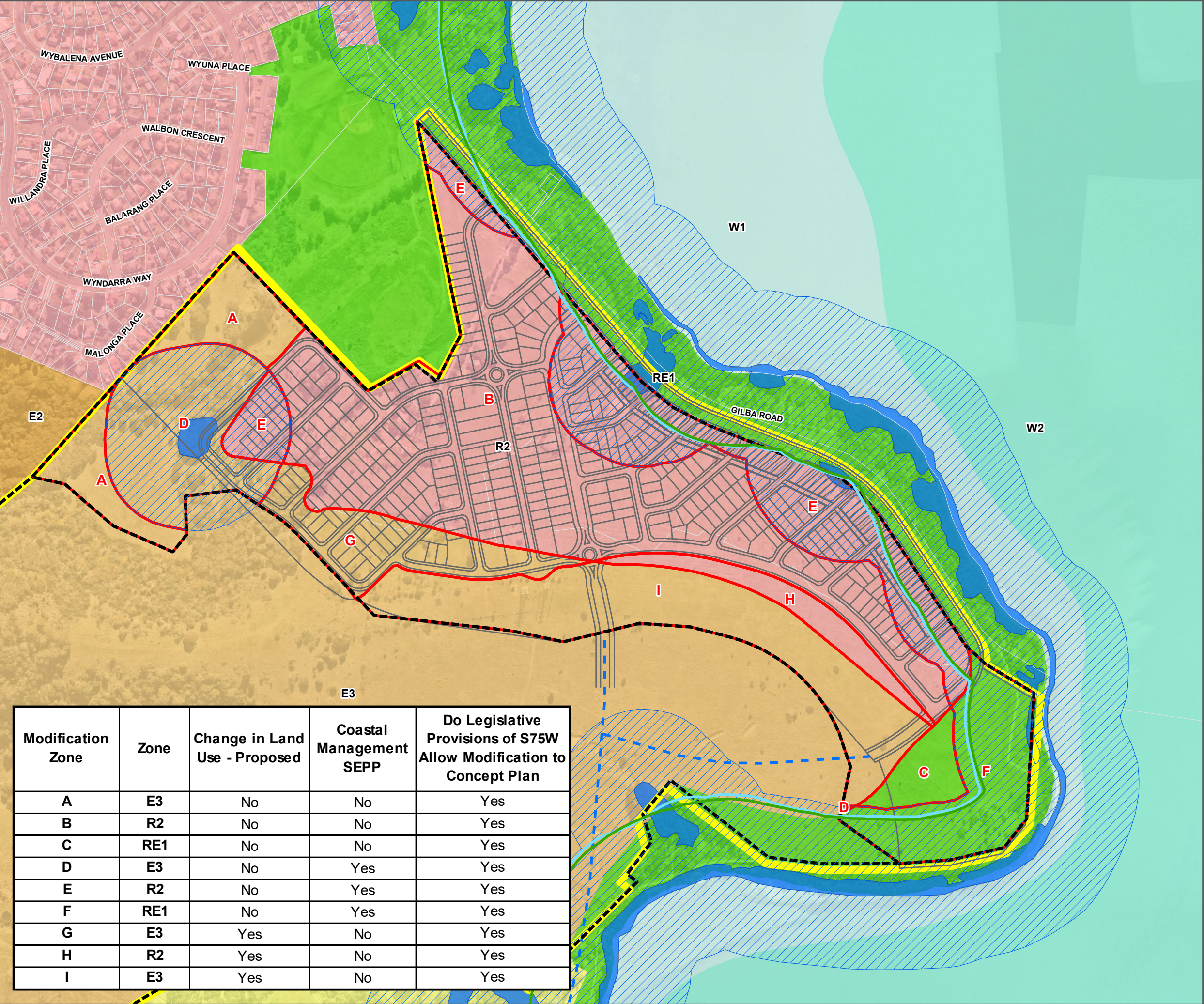
- Collector Road
- Proposed Superlot Boundary
- APRB SPIR Footprint
- Concept Plan Boundary
- Cadastre (DFSI-SS, 2018)
- Coastal Management SEPP (OEH 2018)**
- Coastal Wetlands
- Coastal Wetlands Proximity Area

FIGURE 5-3

1:4,000 Scale at A3



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-067-CoastalSEPPBufferZonesCen.mxd 06
Basemap from Tallawarra Concept Plan (2012)



BRIDGEHILL GROUP

Northern Precinct Modification Permissibility

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- Proposed Superlot Boundary
- 100m High Water Mark Buffer*
- 100m Waters Edge Buffer**
- Cadastre (DFSI-SS, 2018)
- Zoning Lines

Coastal Management SEPP (OEH 2018)

- Coastal Wetlands
- Coastal Wetlands Proximity Area

Zoning - Wollongong LEP 2009 (DPE, July 2018)

- E2 - Environmental Conservation
- E3 - Environmental Management
- R2 - Low Density Residential
- RE1 - Public Recreation
- SP2 - Infrastructure
- W1 - Natural Waterways
- W2 - Recreational Waterways

Note: Zoning lines show extent of modified or retained zoning. The extent of modification to zoning should be read in conjunction with the zoning table.

**100m High Water Mark Buffer from 0.25m contour derived from 2013 LiDAR (NSW LPI)*
***100m Waters Edge Buffer generated from NSW LPI Hydro Area (DTDB)*

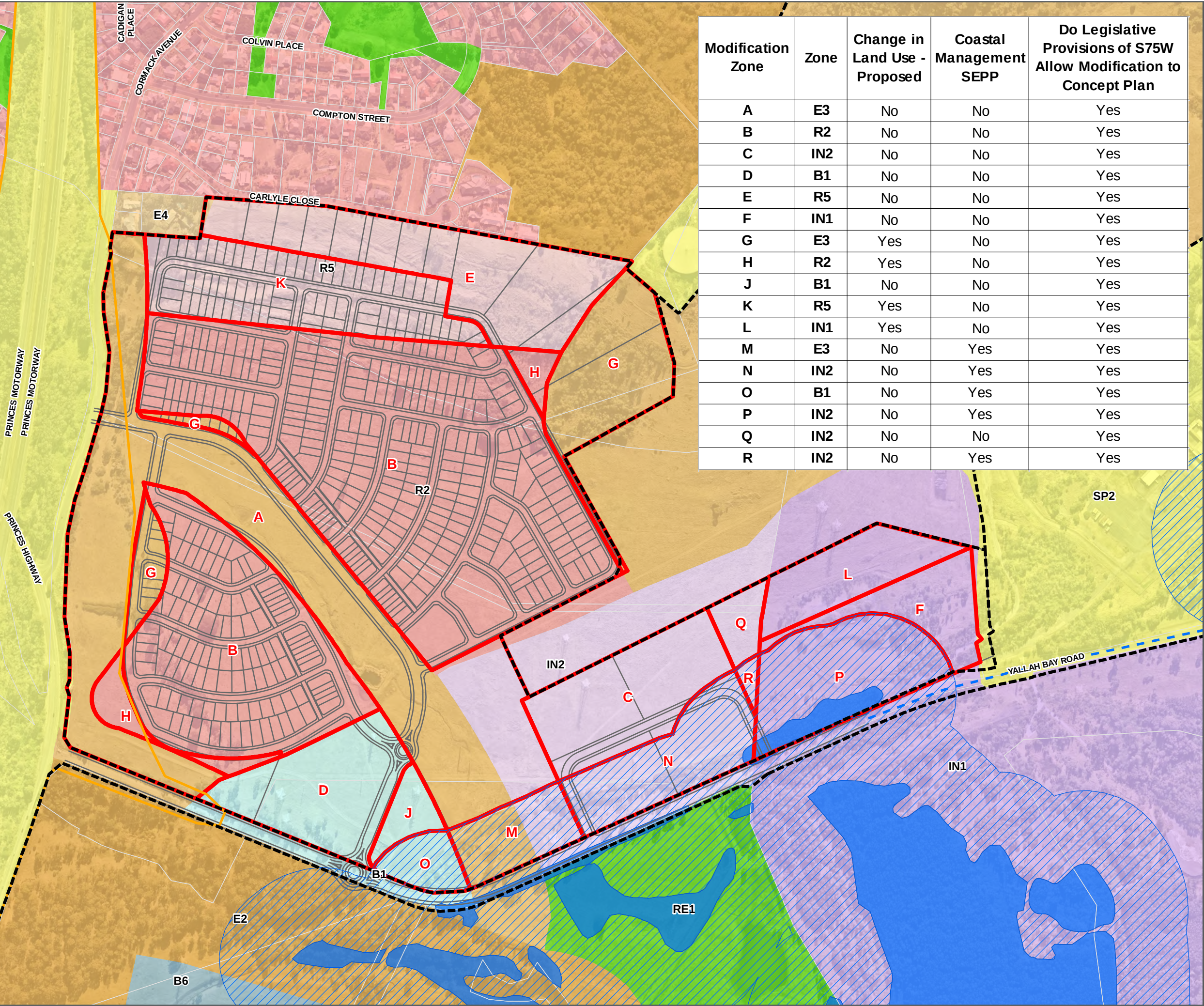
FIGURE 5-4

1:5,000 Scale at A3

Metres

0 50 100 150 200

Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-068-NP_Modification.mxd 09
Aerial imagery supplied by nearmap (July, 2019)



Modification Zone	Zone	Change in Land Use - Proposed	Coastal Management SEPP	Do Legislative Provisions of S75W Allow Modification to Concept Plan
A	E3	No	No	Yes
B	R2	No	No	Yes
C	IN2	No	No	Yes
D	B1	No	No	Yes
E	R5	No	No	Yes
F	IN1	No	No	Yes
G	E3	Yes	No	Yes
H	R2	Yes	No	Yes
J	B1	No	No	Yes
K	R5	Yes	No	Yes
L	IN1	Yes	No	Yes
M	E3	No	Yes	Yes
N	IN2	No	Yes	Yes
O	B1	No	Yes	Yes
P	IN2	No	Yes	Yes
Q	IN2	No	No	Yes
R	IN2	No	Yes	Yes

Central Precinct Modification Permissibility

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- Proposed Superlot Boundary
- APRB SPIR Footprint
- Cadastre (DFS1-SS, 2018)
- Zoning Lines

Coastal Management SEPP (OEH 2018)

- Coastal Wetlands
- Coastal Wetlands Proximity Area

Zoning - Wollongong LEP 2009 (DPE, July 2018)

- B1 - Neighbourhood Centre
- B6 - Enterprise Corridor
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- R2 - Low Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- SP2 - Infrastructure

Note: Zoning lines show extent of modified or retained zoning. The extent of modification to zoning should be read in conjunction with the zoning table.

FIGURE 5-5

1:5,000 Scale at A3

Metres

0 50 100 150 200

Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 8201714201
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-069-CP_Modification.mxd 07
Aerial imagery supplied by nearmap (July, 2019)



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Albion Park Rail Bypass Extents

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- Major Road (LPI)
- Watercourses (LPI)
- Cadastre (DFS1-SS, 2018)
- Modification Boundary
- APRB SPIR Footprint

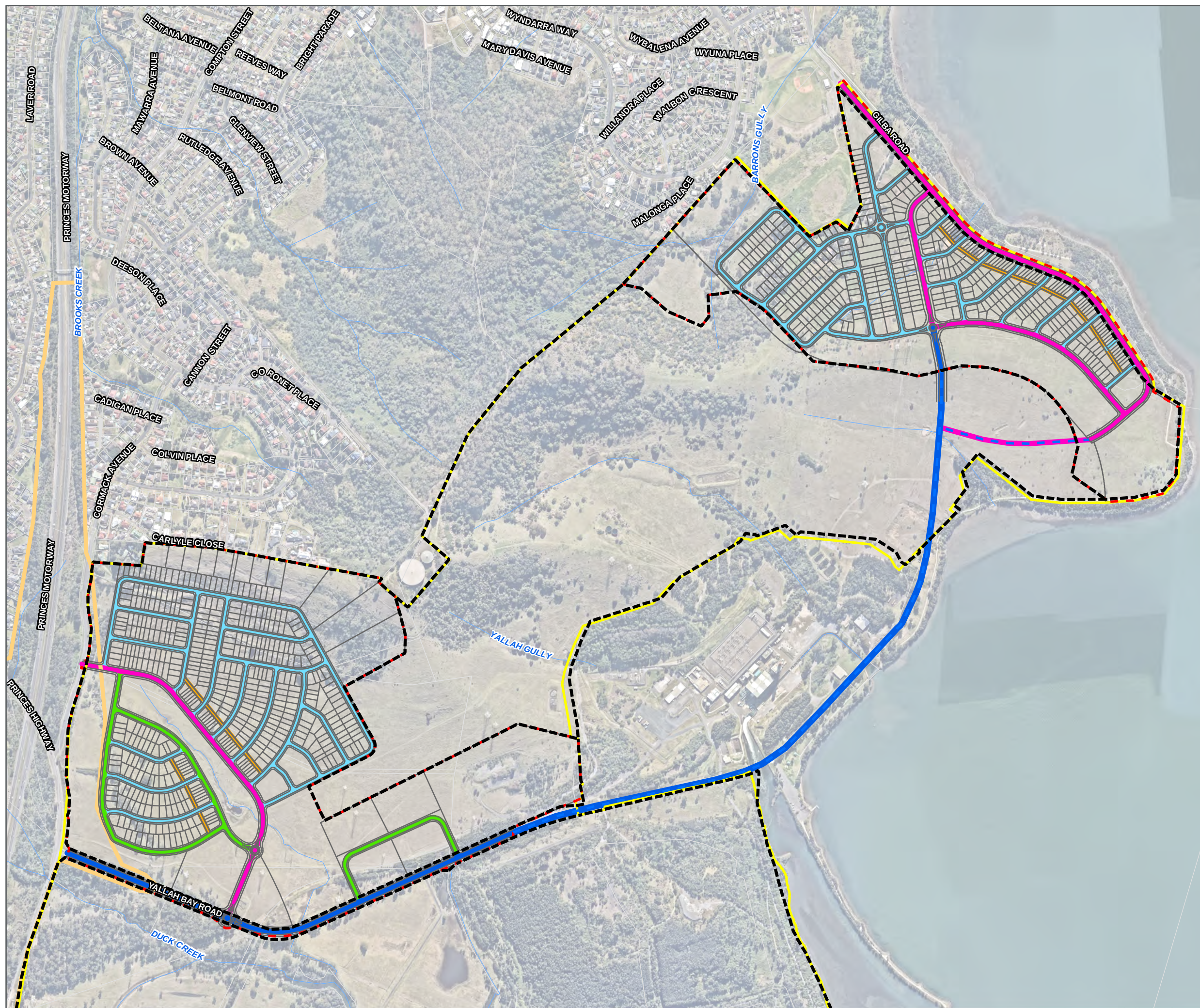
FIGURE 5-6

1:15,000 Scale at A3

Metres
0 200 400 600 800



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 8201714201
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-063-APRB_Extents.mxd_08
Aerial imagery supplied by nearmap (July, 2019)



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Proposed Road Hierarchy - Central & Northern Precincts

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- Watercourse (LPI)
- Proposed Superlot Boundary
- Modification Boundary
- APRB SPIR Footprint
- Cadastre (DFSI-SS, 2018)

Proposed Road Hierarchy

- Collector Road - Minor / Major (22.4m)
- Collector Road - Minor (20.4m)
- Local Street - Major (17.0m)
- Local Street - Minor (14.5m)
- Access Lane (8.0m)

FIGURE 5-7

1:9,000 Scale at A3

Metres
0 100 200 300 400



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 8201714201
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-058-ProposedRoadHierarchy.mxd 09
Aerial imagery supplied by nearmap (July, 2019)