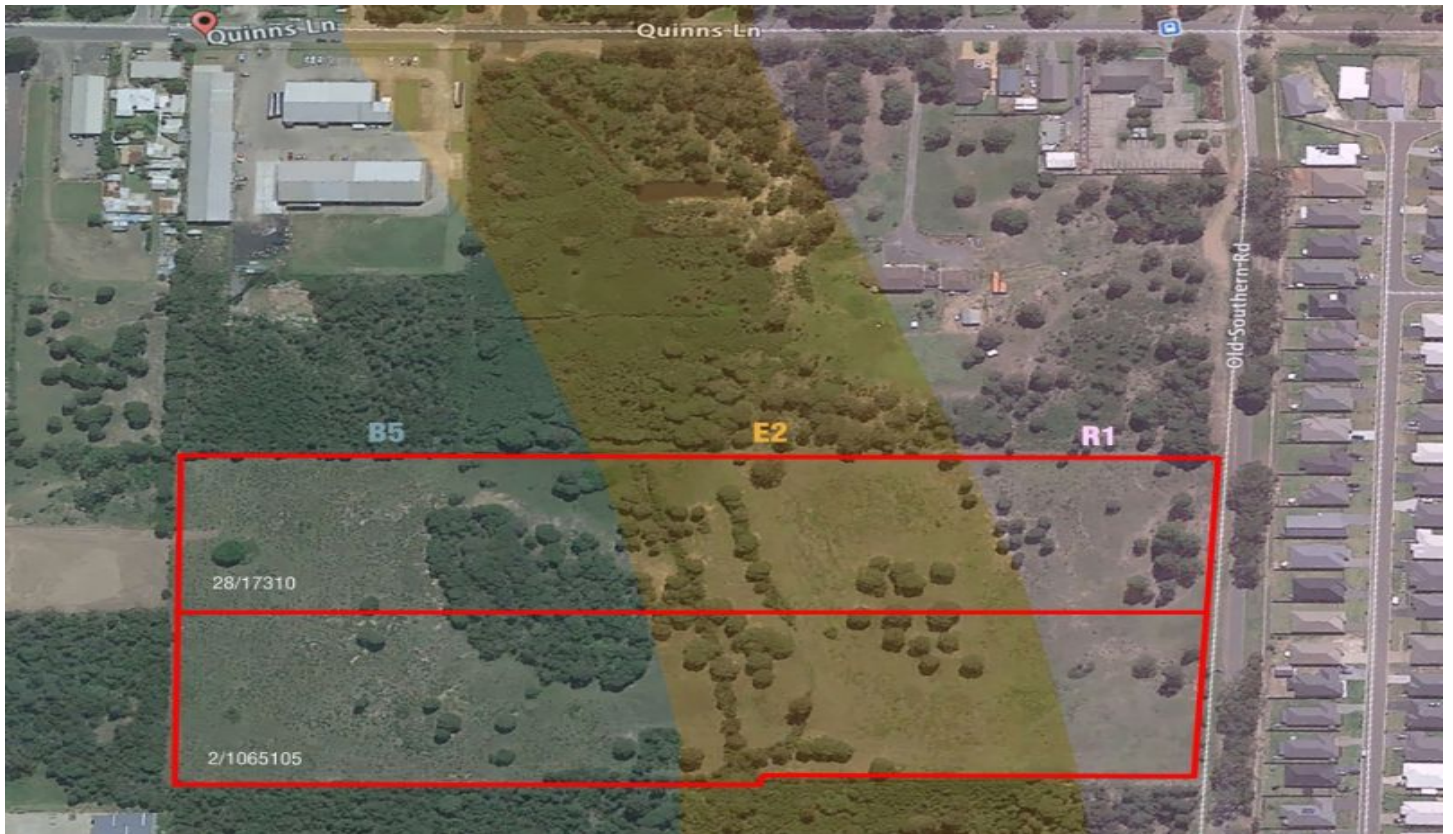


# THE HOLIDAYS COLLECTION



## Lots 2 and 28 Old Southern Road South Nowra NSW

This property is a prime R1 (General Residential) and B5 (Business Development) site. The R1 land is located directly across Old Southern Road from the very successful Twin Waters Estate - a classic 'infill' opportunity. The B5 land adjoins properties to the west along the Princes Highway.

The land is mostly cleared and has mixed zoning (R1 General Residential, E2 Environmental Conservation and B5 Business Development).

The R1 land can be developed immediately (STCA) and concept drawings have been prepared by SET Consultants of Nowra for either 17 housing lots, or 9 housing lots + 2 medium density sites. Buyers may also maximise yield with other development options. The concept drawings are attached as floorplans.

The total B5 land is circa 36,000 m<sup>2</sup>, of which at least 20,000m<sup>2</sup> is estimated to be usable i.e. unvegetated.

South Nowra is a strong, growing industrial and bulky goods corridor, so the fundamentals for both R1 and B5 land in this corridor are very good.

The B5 land can be 'land banked' until access off Quinns Lane or the Princes Highway can be secured. Or it could

**Price** : \$ 1,400,000  
**Land Size** : 8.15 ha  
**View** : <https://www.sales.holidayscollection.com.au/sale/nsw/shoalhaven/south-nowra/residential/land/5717803>



**Craig McIntosh**  
02 44430242





DP 624443

2

32

DP

17310

29

NOTES:  
 INDICATIVE CAPACITY FOR MEDIUM DENSITY LOTS UTILIZES 250M<sup>2</sup> LOT SIZE  
 LOT 1 CAPACITY 10-12 DWELLINGS  
 LOT 2 CAPACITY 9-10 DWELLINGS  
 THE MAXIMUM FLOOR SPACE RATIO FOR MEDIUM DENSITY IS 0.33 : 1  
 LOT 1: FOR A YIELD OF 10 DWELLINGS: 125.7M<sup>2</sup> PER DWELLING  
 LOT 2: FOR A YIELD OF 9 DWELLINGS: 120M<sup>2</sup> PER DWELLING

B5 ZONE  
 (FUTURE INDUSTRIAL DEVELOPMENT)

DP 739124 6

SP 81538

DP 594858 8

DP 605419 11

E2 ZONE



20 Wide

DP 17310

NOTES:  
 FUTURE ROAD ACCESS OVER E2 ZONED LAND IS SUBJECT TO FLOODING COMPLIANCE AND FLORA AND FAUNA ACCESS HANDLES ARE AT THE MINIMUM WIDTH, THIS NO FURTHER SUBDIVISION OF REAR LOTS IS ACHIEVABLE

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CONCEPT ONLY

OLD SOUTHERN ROAD

SHEET: A1  
 SCALE: 1:1600  
 DATE: AHD

DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT: [Name]



**SETA**  
 SOUTH AFRICAN ENGINEERING TECHNICIAN ASSOCIATION  
 101800/469

SKETCH PLAN SHOWING  
 POTENTIAL LAYOUT OVER  
 LOT 2 DP 1065105 & LOT 2B DP 17310  
 OLD SOUTHERN ROAD, WORRIGEE

SHEET: A1  
 OF 2 SHEETS  
 101800/469