


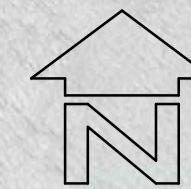


**LEGEND**

black = proposed subdivision layout  
 green = approved subdivision plan moved  
 thick green dashed = 100m setback from approved plan MHWM  
 thick blue solid = MHWM - RL 0.42 as surveyed  
 thick blue dashed = 100m setback from MHWM as surveyed  
 thick red dash = proposed area of disturbance - Total Area 47.80ha  
 thin red dash = approved area of disturbance - Total Area 47.83ha

 Denotes Approx. Increase from Approved Area of Disturbance - Total Area 2.74ha  
 Denotes Approx. Decrease from Approved Area of Disturbance - Total Area 2.78ha  
 Denotes Development Boundary As Per Mixed Use Concept Plan



**NOTE:**

This plan was prepared to show a comparison between the approved subdivision layout and the latest iteration of the proposed subdivision layout. The proposed subdivision layout as shown in black on the drawing is reflective of the lot boundaries within dwg N25405-260-REVG, issued as a working draft subdivision plan on 11.06.2024.

The information shown on this plan is not suitable for any other purpose.

The property dimensions, contours and other physical features have been compiled from existing information and have been verified by limited field survey.

The dimensions, areas and total number of lots shown on this plan are subject to further design iterations, field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Allen Price & Scarratts Pty Ltd therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of the approved and proposed subdivision layouts and which may be subject to alteration for reasons beyond the control of Allen Price & Scarratts Pty Ltd.

This note is an integral part of this plan.

R.L.0.42 (A.H.D.)  
by survey  
representing  
Mean High Water Mark  
(M.H.W.M.)

7309  
DP 1163571  
30.48m Reservation

Assumed Subject  
Lot Boundary  
30.48m offset from  
surveyed MHWM

Development  
Boundary 100m  
offset from surveyed  
MHWM

7309  
DP 1163571  
30.48m Reservation

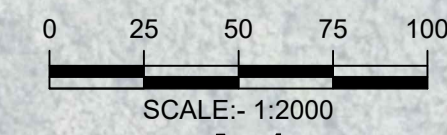
R.L.0.42 (A.H.D.)  
by survey  
representing  
Mean High Water Mark  
(M.H.W.M.)

Development  
Boundary 100m  
offset from surveyed  
MHWM

new emergency access, replaces  
original access to Strathstone St  
along northern bdy

yellow dashed line  
denotes surveyed  
ridge line

changes to water  
quality controls



A1



Date of Plan: 30.05.2025

25405-SK21-RevD - plan showing comparison of areas of disturbance