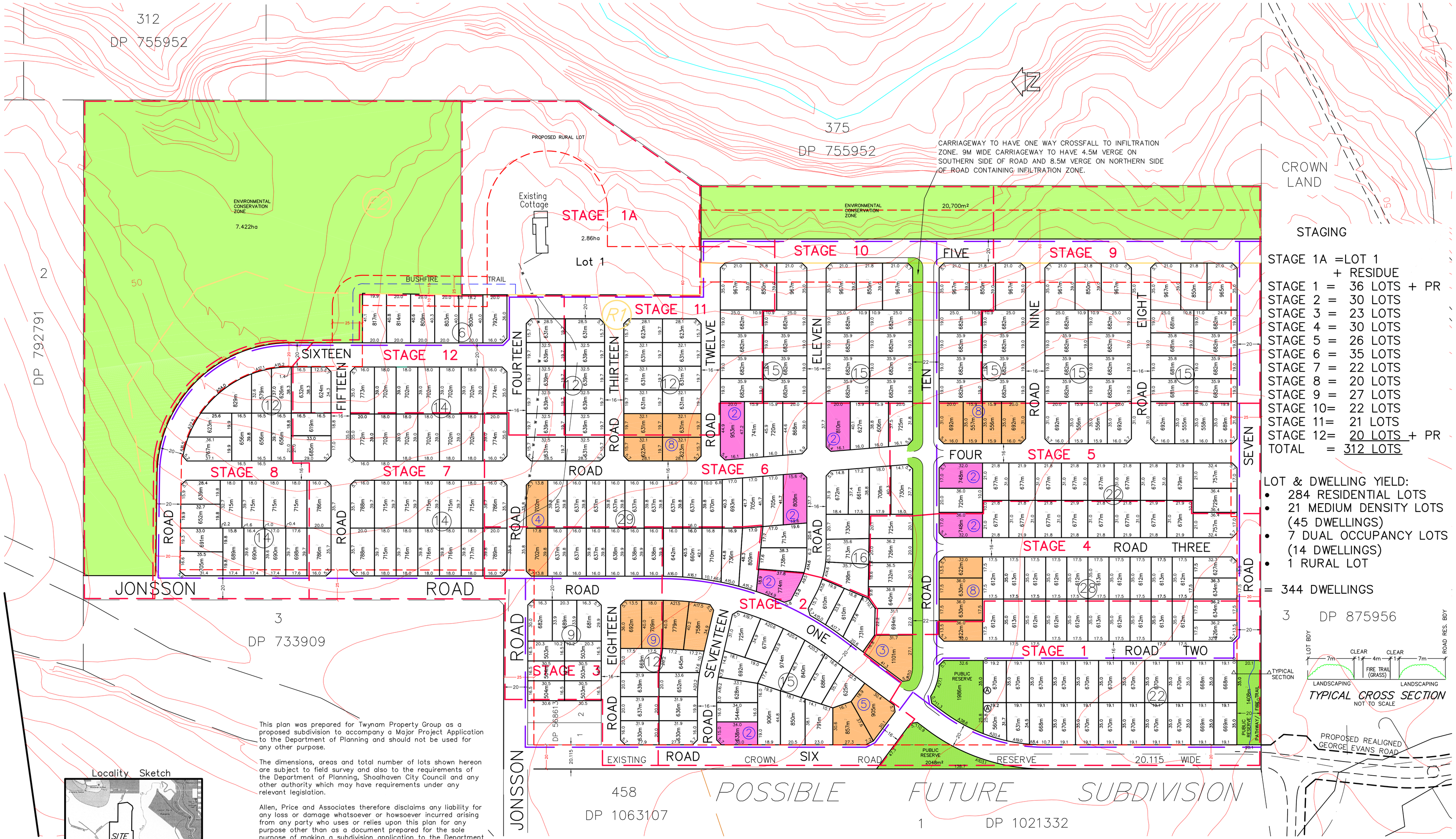


STAGING

STAGE 1A	=LOT 1 + RESIDUE	
STAGE 1	= 36 LOTS	+ PR
STAGE 2	= 30 LOTS	
STAGE 3	= 23 LOTS	
STAGE 4	= 30 LOTS	
STAGE 5	= 26 LOTS	
STAGE 6	= 35 LOTS	
STAGE 7	= 22 LOTS	
STAGE 8	= 20 LOTS	
STAGE 9	= 27 LOTS	
STAGE 10	= 22 LOTS	
STAGE 11	= 21 LOTS	
STAGE 12	= 20 LOTS	+ PR
TOTAL	= 312 LOTS	

LOT & DWELLING YIELD:

- 284 RESIDENTIAL LOTS
- 21 MEDIUM DENSITY LOTS (45 DWELLINGS)
- 7 DUAL OCCUPANCY LOTS (14 DWELLINGS)
- 1 RURAL LOT

= 344 DWELLINGS

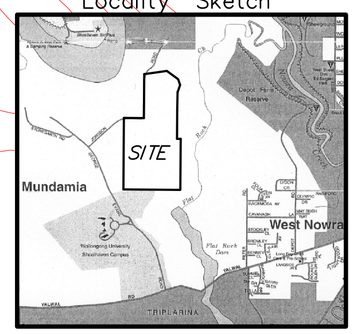
This plan was prepared for Twynam Property Group as a proposed subdivision to accompany a Major Project Application to the Department of Planning and should not be used for any other purpose.

The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of the Department of Planning, Shoalhaven City Council and any other authority which may have requirements under any relevant legislation.

Allen, Price and Associates therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred arising from any party who uses or relies upon this plan for any purpose other than as a document prepared for the sole purpose of making a subdivision application to the Department of Planning and which may be subject to alteration for reasons beyond the control of Allen, Price and Associates.

This note is an integral part of this plan.

Locality Sketch



Map drawn and published by Cartodraft Aust P/L

0 10 20 30 40 50 100
scale: – 1:1500

LEGEND

- POSSIBLE DUAL OCCUPANCY LOTS
- POSSIBLE MEDIUM DENSITY LOTS
- (15) NUMBER OF LOTS ON BLOCK
- (2) NUMBER OF POSSIBLE DWELLINGS
- BUSHFIRE SETBACK
- STAGING BOUNDARY
- PROPOSED ZONING BOUNDARY (SLEP 2009)
- PROPOSED SHARED CYCLEWAY/FOOTPATH (2m WIDE)
- (A) RESTRICTION – NO FENCING ADJACENT TO PUBLIC RESERVE

Liability limited by a scheme approved under Professional Standards Legislation.
COVER OF EXCELLENCE®

(A1)

RATIO: 1 : 1500 (AT A1 SIZE)

DATUM:
ORIGIN:
DATE OF PLAN: 29 JUNE 2011

SURVEY	APA
DESIGN	MJP
DRAWN	DS
CHECK'D	MJP

	REVISION	BY	DATE
01	LOTS IN STAGES AMENDED	MJP	10.11.11
02	STAGE 1 LOTS AMENDED	MJP	02.12.11
03	APZ AREAS CLARIFIED	MJP	08.05.12
04	STAGE 1 LOT LAYOUT REVISED	MJP	16.05.12

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PLAN SHOWING PROPOSED SUBDIVISION
OF LOT 3 DP 568613 & LOT 384 DP 755952
AT MUNDAMIA GROWTH AREA
FOR TWYNAM PROPERTY GROUP

REF. No. 25489–01

SHEET 1 OF 1 SHEETS

REVISION 04