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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 SCARRATTS PTY LTD 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 SCARRATTS PTY LTD.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

NOTE:

CADASTRAL INFORMATION HAS BEEN OBTAINED FROM NSW LAND & PROPERTY INFORMATION (LPI) DIGITAL CADASTRAL DATA BASE (DCDB) AND IS SUBJECT TO SURVEY. IT SHOULD BE VIEWED AS APPROXIMATE ONLY.

LEGEND

- STAGES
- SUPERLOTS
- PROPOSED BUS ROUTE SHOWING DIRECTION OF TRAVEL
- PROPOSED BUS STOP
- 500m WALKING DISTANCE FROM PROPOSED BUS STOP
- DENOTES LOCATION OF NOWRA HEATH MYRTLE BY SLR- FIG. 8
- DENOTES LOCATION OF NOWRA HEATH MYRTLE PATCHES BY SLR FIG. 8
- ZONING LINE
- PROPOSED SEWER RISING MAIN ROUTE BY SCC - CONSTRUCTED ROUTE TO BE DETERMINED BY SHOALHAVEN WATER
- DENOTES EASEMENTS OF DP 1198692 TO BE PROGRESSIVELY EXPUNGED AS WORKS PROGRESS
- DENOTES POTENTIAL MEDIUM DENSITY LOTS WITHIN PROPOSED SUPERLOTS

POTENTIAL SUPERLOT SUBDIVISION		
Superlot No.	Superlot Area (m ²)	Small Lot Areas (rounded down m ²)
1001	1515	421, 421, 671
1002	1685	421, 421, 421, 421
1003	1728	421, 421, 421, 463
1026	2119	411, 411, 411, 441, 441
1027	1596	399, 399, 399, 399
1028	1197	395, 395, 406
1061	2146	352, 385, 391, 473, 542
1102	1600	352, 352, 369, 522
1114	2456	408, 408, 408, 408, 408, 412
1180	1539	384, 384, 384, 384
1192	2253	347, 347, 347, 360, 418, 431
1201	2253	347, 347, 347, 360, 418, 431
1202	1729	432, 432, 432, 432
1203	1733	432, 432, 432, 435
1206	1915	472, 472, 472, 497
1207	1890	472, 472, 472, 472

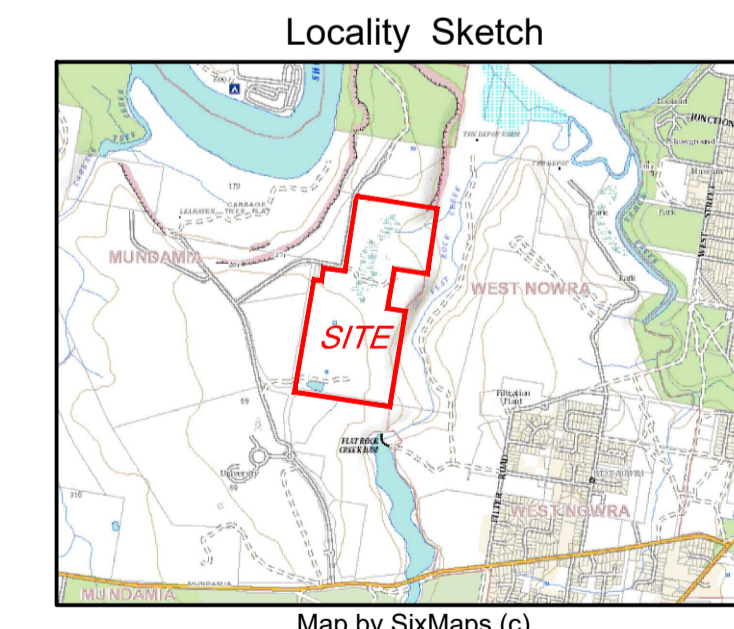
THIS PLAN IS AN INDICATIVE PLAN ONLY TO ACCOMPANY THE SUBDIVISION MODIFICATION APPLICATION FOR SSD7169.

THE INTENTION OF THIS PLAN IS NOT TO ACHIEVE THE APPROVAL OF INDICATIVE LOTS SHOWN ON THE MULTIDWELLING SUPERLOTS. THEREFORE, THIS PLAN IS ONLY PROVIDED FOR BACKGROUND INFORMATION AND SHOULD BE USED FOR THAT PURPOSE ONLY.

THIS PLAN HAS BEEN BASED ON THE PROPOSED SUBDIVISION PLAN N25489-11 REV 31 AS AT 15.11.2023.

EASEMENTS CREATED IN DP 1198692 (TO BE UPDATED)

- DENOTES EASEMENT FOR WATER OVER EXISTING LINE OF PIPE (APPROX. POSITION) (DP 1198692)
- RIGHT OF WAY 75 WIDE (DP 1198692)
- EASEMENT FOR SUPPLY OF SERVICES 75 WIDE (DP 1198692)
- EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP 1198692)



LOT YIELD BASED ON MULTI DWELLING SUBDIVISION OF SUPERLOTS

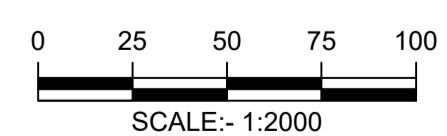
LOT YIELD	
RESIDENTIAL LOTS	276
MULTI DWELLING LOTS	70 (in 16 superlots)
TOTAL	346 (346 DWELLINGS)

PUB. RES./NEIGHBOURHOOD	1
PUB. RES.-BUSHLAND	2
DRAINAGE RESERVES	3
SEWER PUMP STATION	1

OVERALL SITE AREA	40.28 ha (by ded'n DP1198692)
OVERALL RESIDENTIAL DEV. AREA	28.17 ha
DEVELOPMENT AREA INCL. S.P.S & PONDS	31.04ha
SUBJECT SITE PUBLIC RESERVE	6,344m ²
SCC PUBLIC RESERVE (FUTURE)	8,644m ²
TOTAL	14,988m²

RESERVE AREA REQUIRED	
SUBJECT SITE	
346 DWELLINGS x 2.5 People x 12m ² =	10,380m ²
SCC	
103 LOTS x 2.5 People x 12m ² =	3,090m ²
TOTAL	13,470m²

DRAINAGE RESERVE (NORTH)	16,948m ²
DRAINAGE RESERVE (CENTRAL)	5,772m ²
DRAINAGE RESERVE (SOUTH)	5,172m ²
PUBLIC RESERVE (BUSHLAND)-NTH	63,018m ²
PUBLIC RESERVE (BUSHLAND)-STH	29,420m ²
SEWER PUMP STATION	908m ²
TOTAL	121,238m² (12.12ha)



EMERGENCY ACCESS ONLY.
BOLLARDS TO BE PLACED AT 2.5m CENTRES
CENTRAL BOLLARD (DENOTED IN RED) TO BE REMOVABLE WITH RFS KEY TO ALLOW EMERGENCY EVACUATION. FAIL-SAFE OPENING ARRANGEMENTS TO BE PROVIDED.

RATIO: 1:2000 (AT A1 ORIGINAL)	DATUM: ORIGIN: DATE OF PLAN: 18.12.2023	SURVEY DESIGN DRAWN: DGS CHECK'D	REV DESCRIPTION	BY DATE	<p>allen price & scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au</p>
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INDICATIVE SUPERLOT SUBDIVISION PLAN
WITHIN PROPOSED SUBDIVISION OF LOT 30 DP1198692
(PREVIOUSLY LOT 3 DP568613 & LOT 384 DP755952
AT MUNDAMIA GROWTH AREA
FOR AV JENNINGS PROPERTIES LIMITED

DRAWING STATUS PRELIMINARY PLAN IS NOT FOR SUBDIVISION APPROVAL	DRAWING NUMBER N25489-SK107	SHEET 1	REVISION 0
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