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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 R1
- 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 INDICATIVE BUILDING ENVELOPE 10m x 15m TO DEMONSTRATE SDCP2014 BUILDING ENVELOPE COMPLIANCE
- AREA WITHIN DRAINAGE RESERVE LOT TO BE EITHER MOWN BY COUNCIL OR MADE OF NON-COMBUSTIBLE SURFACE. ANY LANDSCAPING IN THIS AREA TO BE APZ COMPLIANT AND LOW MAINTENANCE.
- APZ WIDTHS AS ADVISED BY ECOLOGICAL AUST P/L - NOV. 2023.
- *****NOTE - APZs ARE ASSUMED TO INCLUDE ENTIRE ROAD RESERVE WIDTH.

POTENTIAL SDCP2014 BUILDING SETBACK REQUIREMENTS

FRONT BOUNDARY- 5m
SECONDARY ROAD- 3m
SIDE BOUNDARY- 0.9m
REAR BOUNDARY- 3m

NOTE:-SETBACKS CAN BE ACHIEVED BY ALL LOTS UNLESS OTHERWISE STATED.

RESIDENTIAL STAGING

1	44 LOTS + S.P.S
2	16 LOTS
3	16 LOTS
4	24 LOTS + D.R
5	22 LOTS
6	32 LOTS
7	22 LOTS + B.R
8	28 LOTS + D.R + B.R
9	28 LOTS
10	39 LOTS + D.R
11	21 LOTS
TOTAL	292 LOTS + 3 x D.R + 2 x B.R + S.P.S

EASEMENTS CREATED IN DP 1198692 (TO BE UPDATED)

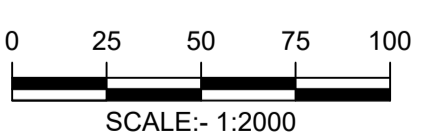
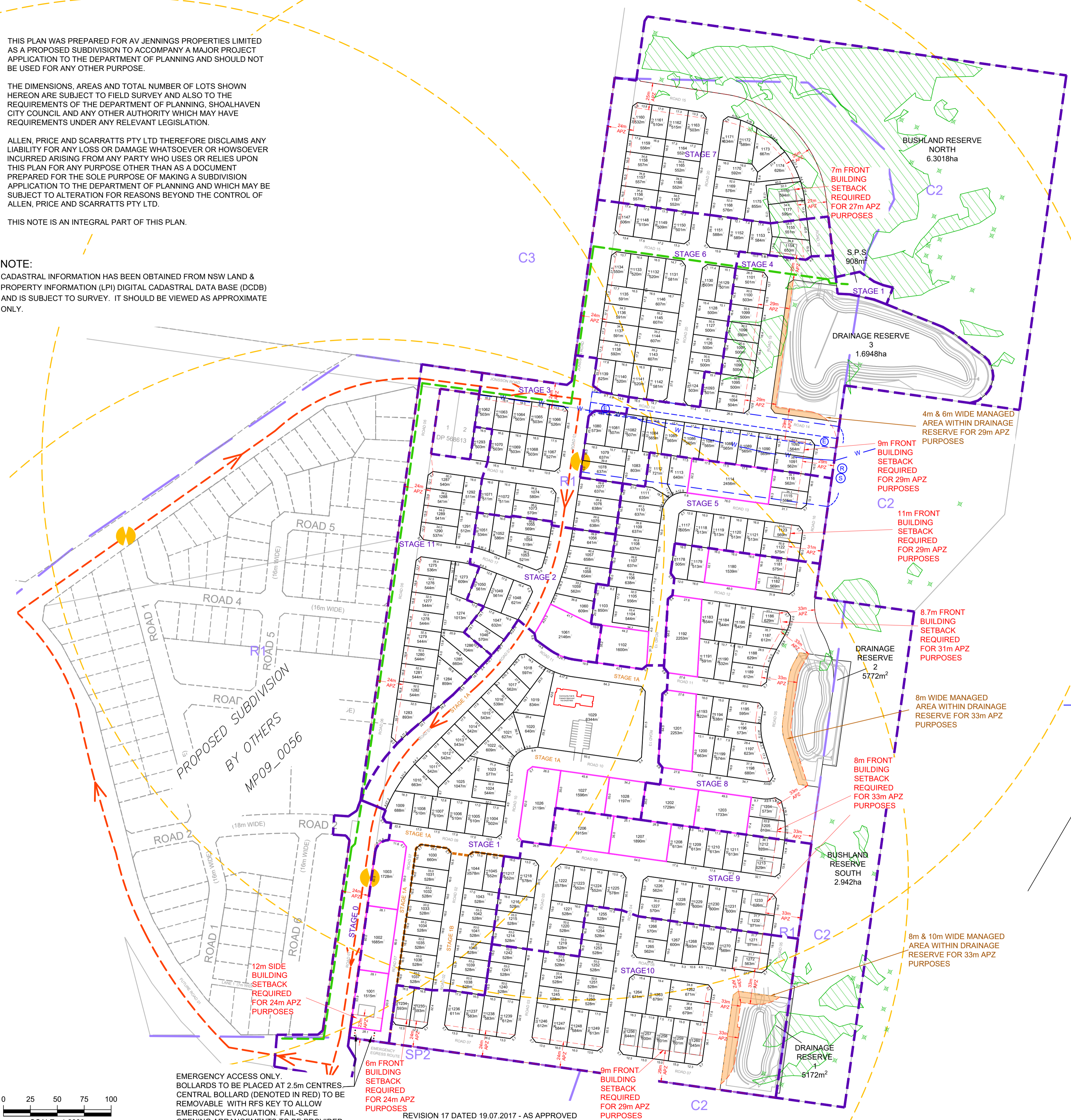
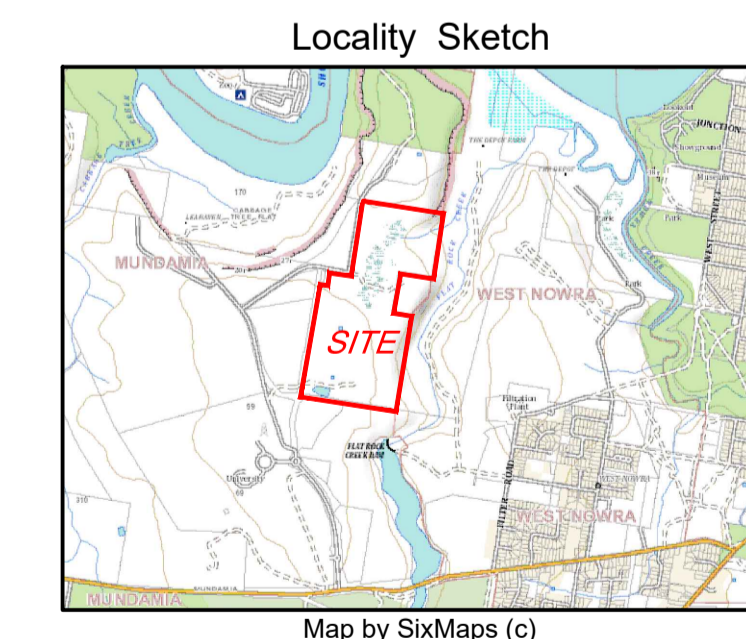
- DENOTES EASEMENT FOR WATER OVER EXISTING LINE OF PIPE (APPROX. POSITION) (DP 1198692)
- RIGHT OF WAY 75 WIDE (DP 1198692)
- EASEMENT FOR SUPPLY OF SERVICES 75 WIDE (DP 1198692)
- EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP 1198692)

LOT YIELD

RESIDENTIAL LOTS	276
MULTI DWELL. SUPERLOTS	16 (70 DWELLINGS)
TOTAL	292 (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.

REVISION 17 DATED 19.07.2017 - AS APPROVED
REVISIONS 18-30 INCL. CONSIST OF REVISIONS FOR INTERNAL DISCUSSIONS

RATIO: 1:2000 (AT A1 ORIGINAL)	DATUM: ORIGIN: DATE OF PLAN: 25 FEB 2014	SURVEY DESIGN DRAWN: DGS CHECK'D	REV 31 DESCRIPTION LAYOUT AMENDED. BASE SHEET REVISED	BY DS	DATE 18.12.2023	 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
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PLAN SHOWING 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
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
DRAWING NUMBER	N25489-11
SHEET	1
REVISION	31

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