

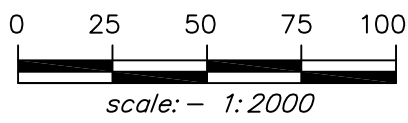
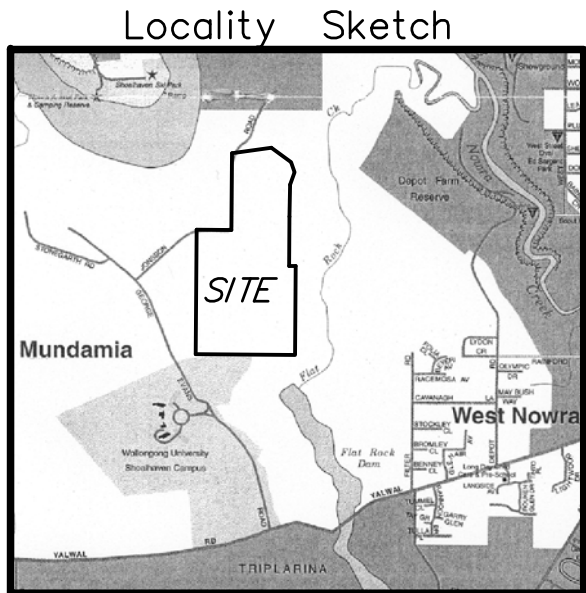
THIS PLAN WAS PREPARED FOR JEMALONG MUNDAMIA PTY LTD AS A PROPOSED SUBDIVISION TO ACCOMPANY A MAJOR PROJECT APPLICATION TO THE DEPARTMENT OF PLANNING AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

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.

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.



RATIO:
1:2000 AT A1
1:4000 AT A3

DATUM:
ORIGIN:
DATE OF PLAN: 25 FEB. 2014

SURVEY
DESIGN MJP
DRAWN DS
CHECK'D

REVISION		BY	DATE
1	MINOR AMENDMENTS TO LOT LAYOUT. ALLOCATED DP NO. ADDED.	DS	14.07.2014
2	MINOR AMENDMENTS TO LOT LAYOUT. MINOR AMENDMENTS TO LOT LAYOUT. APZ AMENDED, NOTES RE ON SITE DETENTION ADDED.	DS	15.07.2014
3	MINOR AMENDMENTS TO LOT LAYOUT. APZ AMENDED, NOTES RE ON SITE DETENTION ADDED.	DS	12.08.2014
4	APZS, DETENTION BASINS & HEATH MYRTLE PATCHES AMENDED TO REFLECT CONSULTANTS STUDIES.	DS	15.08.2014
5	APZS AMENDED TO ADD RADII BUFFER REMOVED. NOTE ADDED TO NORTHERN CONSERVATION AREA.	DS	15.08.2014
6	MINOR AMENDMENTS TO STAGES, LOT YIELD, COMMERCIAL LOT ADDED.	DS	27.10.2014
7	LOT LAYOUT AMENDED TO SUIT REVISED APZ ZONES.	DS	23.03.2015
8	REVISION ADDED ROAD 5, DETENTION BASIN C1 & C1A SHIFTED.	DS	09.04.2015
9	DEVELOPABLE AREA MOVED TO DET. BASIN LIMIT. DRAFT STAMP REMOVED.	DS	02.06.2015

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PLAN SHOWING PROPOSED SUBDIVISION
OF LOT 30 DP 1198692
(PREVIOUSLY LOT 3 DP 568613 & LOT 384 DP 755952)
AT MUNDAMIA GROWTH AREA
FOR JEMALONG MUNDAMIA PTY LTD

REF. No.
25489-11

SHEET **1** OF 1 SHEETS
REVISION **09**

- COMMERCIAL
- DUAL OCCUPANCY
- MULTI DWELLING HOUSING
- APZ LINE
- PROPOSED BUS ROUTE SHOWING DIRECTION OF TRAVEL
- PROPOSED BUS STOP
- 500m WALKING DISTANCE FROM PROPOSED BUS STOP
- R1 ZONING LINE
- DENOTES LOCATION OF NOWRA HEATH MYRTLE BY SLR- FIG. 8
- DENOTES LOCATION OF NOWRA HEATH MYRTLE PATCHES BY SLR FIG. 8
- PROPOSED SEWER RISING MAIN ROUTE BY SCC
- STAGING
- DEVELOPABLE AREA
- DENOTES EASEMENTS OF DP 1198692 TO BE PROGRESSIVELY EXPUNGED AS WORKS PROGRESS
- EASEMENTS CREATED IN DP 1198692
- 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)

RESIDENTIAL STAGING

1	29 LOTS
2	35 LOTS
3	28 LOTS
4	32 LOTS
5	25 LOTS
6	30 LOTS
7	30 LOTS
8	33 LOTS
9	24 LOTS
10	32 LOTS
11	21 LOTS
TOTAL 319 LOTS	

LOT YIELD

RESIDENTIAL LOTS	304
DUAL OCCUPANCY	9 (18 DWELLINGS)
MULTI DWELLING LOTS	6 (29 DWELLINGS)

TOTAL 319 (351 DWELLINGS)

PUBLIC RESERVE	4
COMMERCIAL LOT	1

OVERALL SITE AREA 41.39 ha

OVERALL DEV. AREA 30.027 ha

JEMALONG PUBLIC RESERVE	4,607m ²
SCC PUBLIC RESERVE	8,644m ²
TOTAL	13,251m ²

RESERVE AREA REQUIRED

JEMALONG

351 DWELLINGS x 2.5 People x 12m² = 10,530m²

SCC

103 LOTS x 2.5 People x 12m² = 3,090m²

TOTAL 13,620m²

PUBLIC RESERVE (BUSHLAND)-NTH 7.39ha

PUBLIC RESERVE (BUSHLAND)-STH 3.10ha

TOTAL 10.49ha

JEMALONG DEVELOPMENT AREA PER HECTARE

30.02ha/351 dwellings = 11.69 dwellings per hectare

