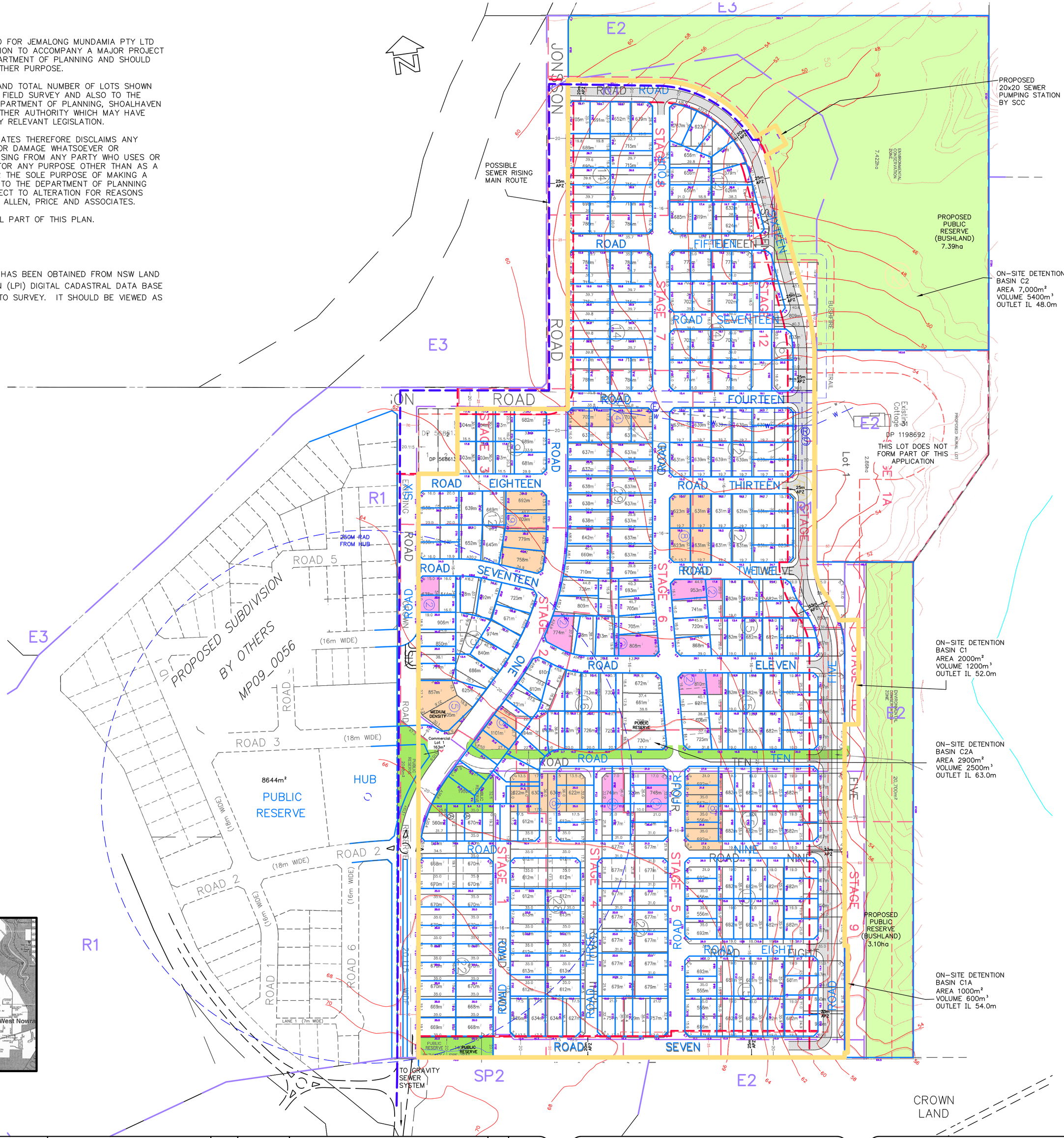
THIS PLAN WAS PREPARED FOR JEMALONG MUNDAMIA PTY LTD AS A PROPOSED SUBDIVISION TO ACCOMPANY A MAJOR PROJECT APPLICATION TO THE DEPARTMENT OF PLANNING AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

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.

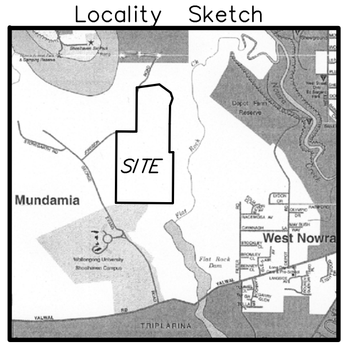
ALLEN, PRICE AND ASSOCIATES THEREFORE DISCLAIMS ANY LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER OR HOWSOEVER INCURRED ARISING FROM ANY PARTY WHO USES OR RELIES UPON THIS PLAN FOR ANY PURPOSE OTHER THAN AS A DOCUMENT PREPARED FOR THE SOLE PURPOSE OF MAKING A SUBDIVISION APPLICATION TO THE DEPARTMENT OF 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.



Locality Sketch



0 25 50 75 100
scale: – 1: 2000

THIS PLAN BASED ON COMPARISON OF:
- 25489–11 REV.09 DATED 02.06.2015 (preferred project layout), and
- 25489–01 REV.04 DATED 16.05.2012 (from original submission)

BLUE OUTLINED LOTS INDICATE PREFERRED LAYOUT.

LAYOUT SHOWN IN BACKGROUND SHOWS LOT LAYOUT AS PROPOSED IN ORIGINAL SUBMISSION

STAGING AND CALCULATIONS SHOWN BELOW ARE BASED ON THE PREFERRED LAYOUT AS SHOWN ON 2548–11 REV.06

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		4,607m²
SCC PUBLIC RESERVE		8,644m²
TOTAL		13,251m²
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

Liability limited by a scheme approved under Professional Standards Legislation.
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RATIO:	DATUM:			REVISION	BY	DATE
1:2000 AT A1 1:4000 AT A3	ORIGIN:	SURVEY		1 LOT LAYOUT AMENDED	DS	02.06.2015
		DESIGN	MJP			
		DRAWN	DS			
	DATE OF PLAN: 19 JAN. 2015	CHECK'D				

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PLAN SHOWING COMPARISON OF PREFERRED PROJECT LAYOUT TO ORIGINAL SUBMISSION OF 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–SK04
SHEET 1 OF 1 SHEETS
REVISION 01