



allen, price & associates
land and development consultants

DOCUMENT RECEIPT

Date: 18-11-2014

APA Ref: 25489

Your Ref: MP08-0141

ITEM

NUMBER OF SHEETS

Letter Attention Mr Tim Fletcher

2

Proposed subdivision layout plan

1

Signature

Date Received

18.11.14 4.20pm



allen, price & associates
land and development consultants

18 November 2014
Our Ref: 25489 MJPrmf
Your Ref: MP08-0141

The General Manager
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Attention: Mr Tim Fletcher – Director of Development and Planning

Dear Tim

PROPOSED PLANNING AGREEMENT BETWEEN COUNCIL AND JEMALONG MUNDAMIA PTY LIMITED REGARDING DEDICATION OF OPEN SPACE AREAS AT MUNDAMIA

I refer to previous correspondence with Council on the dedication of areas of public Open Space as a result of the proposed subdivision of proposed Lot 30 DP1198692.

It is understood that we formally need to approach Council to request support for entering into a Planning Agreement in accordance with Sections 93f to 93l of the Environmental Planning and Assessment Act 1979 to allow dedication of the proposed public reserves.

This letter seeks to formally commence the process of entering into a Planning Agreement by identifying the land that it is proposed to dedicate as public reserve.

We attach the latest copy of the proposed subdivision layout (APA drawing ref 25489-11 Rev 06) showing four areas of public reserve being:

1. 1,400m² in the south-western corner of the site which will act as an area of open space, APZ, estate entry and fire trail;
2. 3,207m² in the centre of the site which will act as open space and drainage works (stormwater detention basin);
3. 3.1Ha in the south-eastern corner of the site which will act as APZ, bushland reserve and drainage works (stormwater quality and on site detention);
4. 7.39Ha in the north-eastern corner of the site which will act as APZ, bushland reserve and drainage works (stormwater detention basin);

There are substantial public benefits inherent in this proposal including protection of downstream water quality, protection of significant local threatened species, and protection of community infrastructure from bushfire threats.



I am conscious that there is likely to be some other matters that may benefit from being included in any Planning Agreement for this site.

I am of the understanding the DoP requires some "in-principle agreement" to entering into such a Planning Agreement from Council.

I understand that it is appropriate that this offer be forwarded to the elected Council for determination.

We trust that this preliminary offer is sufficient for your purposes but should you require further detail, please do not hesitate to contact us.

Yours faithfully

ALLEN, PRICE & ASSOCIATES

A handwritten signature in black ink, appearing to read 'Matt Philpott'.

Matt Philpott

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.

- 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
- 11
STAGING
DEVELOPABLE AREA
BUSHFIRE TRAIL
DENOTES EASEMENTS OF DP 1198692 TO BE PROGRESSIVELY EXPUNGED AS WORKS PROGRESS
- EASEMENTS CREATED IN DP 1198692
- W
DENOTES EASEMENT FOR WATER OVER EXISTING LINE OF PIPE (APPROX. POSITION) (DP 1198692)
- R
RIGHT OF WAY 75 WIDE (DP 1198692)
- S
EASEMENT FOR SUPPLY OF SERVICES 75 WIDE (DP 1198692)
- Z
EASEMENT FOR ASSET PROTECTION ZONE 40 WIDE (DP 1198692)
- P
EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP 1198692)
- T
EASEMENT FOR BUSHFIRE TRAIL 10 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	33 LOTS
11	21 LOTS

TOTAL 320 LOTS

LOT YIELD

RESIDENTIAL LOTS	305
DUAL OCCUPANCY	9 (18 DWELLINGS)
MULTI DWELLING LOTS	6 (29 DWELLINGS)
TOTAL	320 (352 DWELLINGS)
PUBLIC RESERVE	4
COMMERCIAL LOT	1

OVERALL SITE AREA 41.39 ha

OVERALL DEV. AREA 31.57 ha

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

RESERVE AREA REQUIRED	
JEMALONG	
352 DWELLINGS x 2.5 People x 12m ² =	10,560m ²
SCC	
103 LOTS x 2.5 People x 12m ² =	3,090m ²
TOTAL	13,650m ²

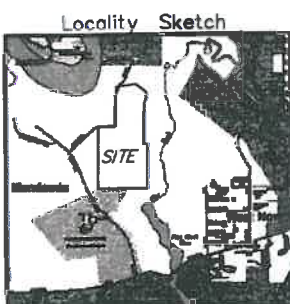
PUBLIC RESERVE (BUSHLAND)-NTH	7.39ha
PUBLIC RESERVE (BUSHLAND)-STH	3.10ha
TOTAL	10.49ha

JEMALONG DEVELOPMENT AREA PER HECTARE
31.57ha/352 dwellings = 11.15 dwellings per hectare



REF. No.
25489-11

SHEET **1** OF 1 SHEETS
REVISION **06**



0 25 50 75 100
scale: 1:2000

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
1. MINOR AMENDMENTS TO LOT LAYOUT, PRELIMINARY APPROVALS BY
NUMBER ADDED
2. MINOR AMENDMENTS TO LOT LAYOUT
3. MINOR AMENDMENTS TO LOT LAYOUT, ALL AMENDED, NOTES ON
SITE DETENTION BASIN
4. SITE DETENTION BASIN & HEATH MYRTLE PATCHES AMENDED TO
REFLECT CONSULTANTS STUDY
5. APZ'S AMENDED TO ADD 50M BUFFER REMOVED, NOTE ADDED TO
NORTHERN CONSERVATION AREA
6. MINOR AMENDMENTS TO STAGING, LOT YIELD, COMMERCIAL LOT ADDED

BY DATE
DS 14.07.2014
DS 15.07.2014
DS 15.08.2014
DS 15.08.2014
DS 27.10.2014

allen, price & associates
land and development consultants
75 plunkett street, nowra, nsw. 2541
phone: (02) 4421 4544 fax: (02) 4422 1021
consultants@allprice.com.au www.allprice.com.au

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