

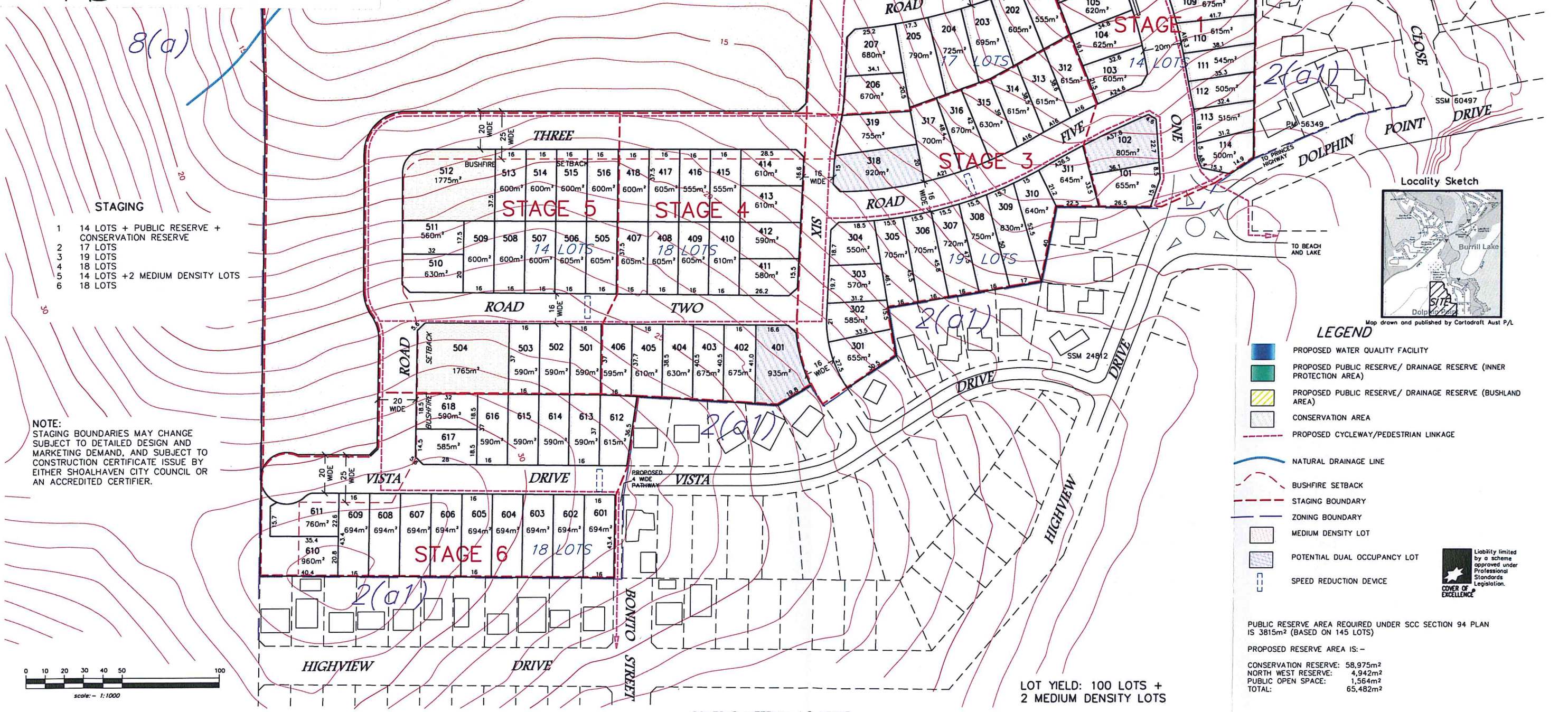
PROPOSED RESIDENTIAL SUBDIVISION

BARNUNJ
STATE
CONSERVATION
AREA



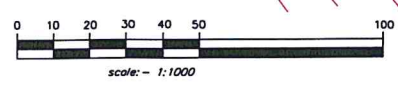
Planning

Project Number: MP 05_0024 approved on 3 July 2013 by the Director, Metropolitan and Regional Projects North under delegation of the Minister for Planning and Infrastructure, in accordance with Section 75W of the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: *RD*



- STAGING**
- 1 14 LOTS + PUBLIC RESERVE + CONSERVATION RESERVE
 - 2 17 LOTS
 - 3 19 LOTS
 - 4 18 LOTS
 - 5 14 LOTS + 2 MEDIUM DENSITY LOTS
 - 6 18 LOTS

NOTE:
STAGING BOUNDARIES MAY CHANGE SUBJECT TO DETAILED DESIGN AND MARKETING DEMAND, AND SUBJECT TO CONSTRUCTION CERTIFICATE ISSUE BY EITHER SHOALHAVEN CITY COUNCIL OR AN ACCREDITED CERTIFIER.



CONTOUR INTERVAL 1.0 METRE

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PLAN SHOWING PROJECT APPLICATION FOR PROPOSED STAGED RESIDENTIAL DEVELOPMENT OF LOT 171 DP1081810 AT HIGHVIEW DRIVE, DOLPHIN POINT FOR MALBEC DOLPHIN POINT PTY LTD

LEGEND

- PROPOSED WATER QUALITY FACILITY
- PROPOSED PUBLIC RESERVE/ DRAINAGE RESERVE (INNER PROTECTION AREA)
- PROPOSED PUBLIC RESERVE/ DRAINAGE RESERVE (BUSHLAND AREA)
- CONSERVATION AREA
- PROPOSED CYCLEWAY/PEDESTRIAN LINKAGE
- NATURAL DRAINAGE LINE
- BUSHFIRE SETBACK
- STAGING BOUNDARY
- ZONING BOUNDARY
- MEDIUM DENSITY LOT
- POTENTIAL DUAL OCCUPANCY LOT
- SPEED REDUCTION DEVICE

PUBLIC RESERVE AREA REQUIRED UNDER SCC SECTION 94 PLAN IS 3815m² (BASED ON 145 LOTS)

PROPOSED RESERVE AREA IS:-

CONSERVATION RESERVE: 58,975m²
NORTH WEST RESERVE: 4,942m²
PUBLIC OPEN SPACE: 1,564m²
TOTAL: 65,482m²

Liability limited by a scheme approved under Professional Standards Legislation.

COVER OF EXCELLENCE

RATIO:	DATUM:	SURVEY:	REVISION:	BY:	DATE:
1 : 1000 (A1)	ORIGIN:	DESIGN	1	M.P.	20.10.08
1 : 2000 (A3)	DATE OF PLAN:	DRAWN AS/DS	2	M.P.	30.10.08
		CHECK'D	3	M.P.	21.12.09
			4	M.P.	11.12.10
			5	M.P.	3.3.10
			6	M.P.	25.6.10
			7	M.P.	16.11.12
			8	M.P.	06.06.13

1. PONDS AMENDED, BIORETENTION ADDED
2. MEDIUM DENSITY / PUBLIC RESERVE ALTERED
3. LOT LAYOUT MODIFICATION AS PER CONSENT
4. LOT LAYOUT AND STAGING AMENDED
5. ROAD AMENDED TO AVOID ORCHIDS
6. ROAD AMENDED TO AVOID ORCHIDS
7. LOT NUMBERS ADDED
8. LOT 108 & PUBLIC RESERVE AMENDED

REF. No.	24163-21	REVISION
SHEET	1	OF 1 SHEETS 08