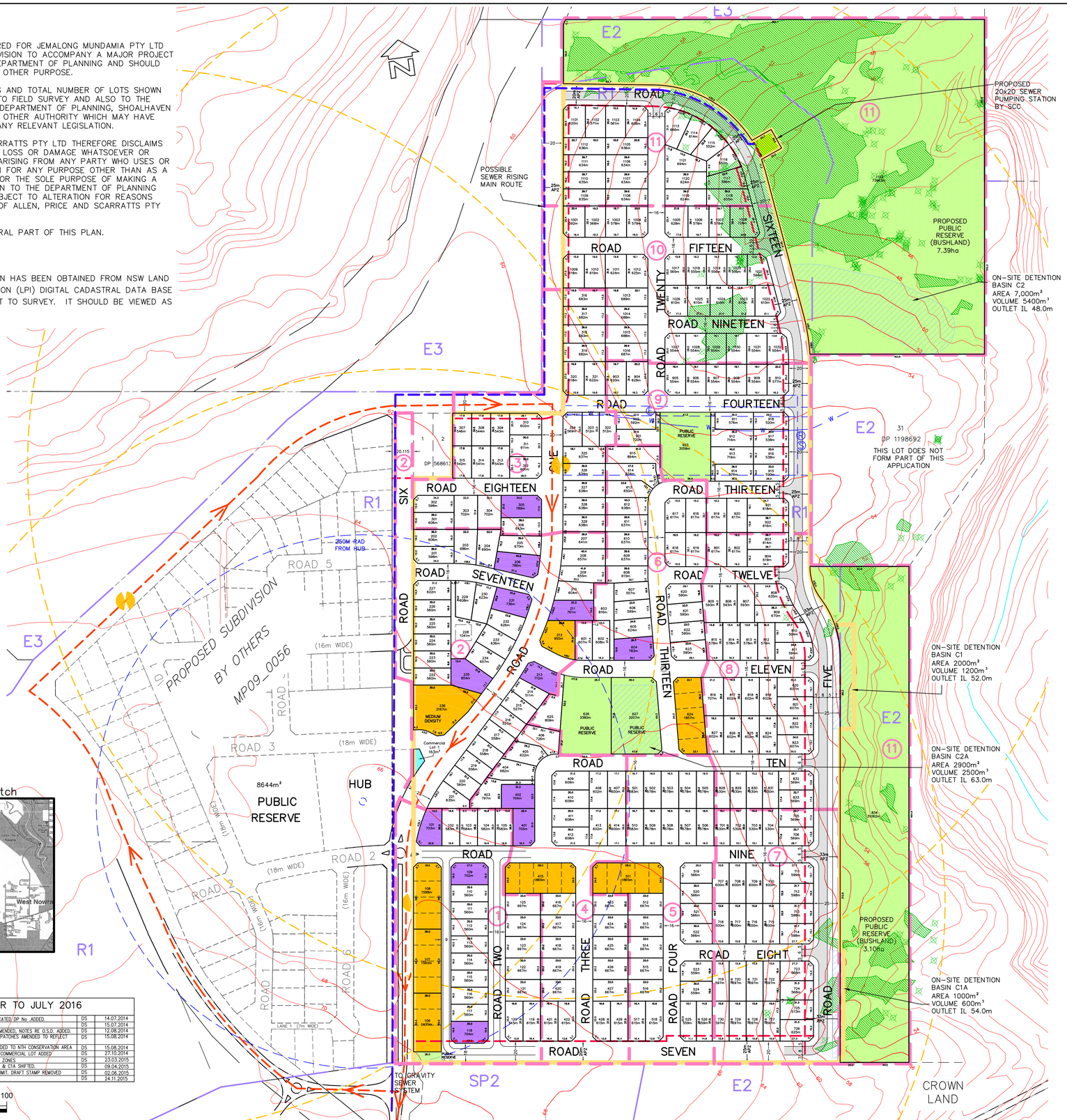
THIS PLAN WAS PREPARED FOR JEMALONG MUNDAMIA PTY LTD AS A PROPOSED SUBDIVISION TO ACCOMPANY A MAJOR PROJECT APPLICATION TO THE DEPARTMENT OF PLANNING AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

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 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.



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
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)
(E) EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP 1198692)

RESIDENTIAL STAGING

1	25 LOTS	+ P.R.
2	36 LOTS	
3	29 LOTS	
4	29 LOTS	
5	26 LOTS	
6	25 LOTS	+ 2xP.R.
7	30 LOTS	
8	33 LOTS	
9	22 LOTS	+ P.R.
10	32 LOTS	
11	21 LOTS	+ 2xP.R.
TOTAL	308 LOTS	+ 4xP.R.

LOT YIELD

RESIDENTIAL LOTS	288	
DUAL OCCUPANCY	12	(24 DWELLINGS)
MULTI DWELLING LOTS	8	(34 DWELLINGS)
TOTAL	308	(346 DWELLINGS)
PUB. RES.	4	
PUB.RES.–BUSHLAND	2	
COMMERCIAL LOT	1	

OVERALL SITE AREA	41.39 ha
OVERALL DEV. AREA	30.027 ha
JEMALONG PUBLIC RESERVE	9,905m²
SCC PUBLIC RESERVE	8,644m²
TOTAL	18,549m²

RESERVE AREA REQUIRED
JEMALONG
346 DWELLINGS x 2.5 People x 12m² = 10,380m²

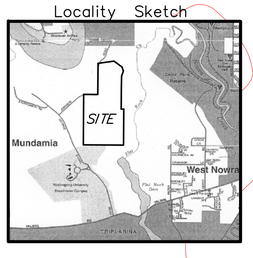
SCC
103 LOTS x 2.5 People x 12m² = 3,090m²

TOTAL 13,470m²

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

JEMALONG DEVELOPMENT AREA PER HECTARE
30.02ha/346 dwellings = 11.52 dwellings per hectare

Locality Sketch



PLAN REVISIONS PRIOR TO JULY 2016

1	MINOR AMENDMENTS TO LOT LAYOUT. ALLOCATED DP No. ADDED.	DS	14.07.2014
2	MINOR AMENDMENTS TO LOT LAYOUT.	DS	15.07.2014
3	MINOR AMENDMENTS TO LOT LAYOUT, APZ AMENDED, NOTES RE O.S.D. ADDED.	DS	12.08.2014
4	APZ's, DETENTION BASINS & HEATH MYRTLE PATCHES AMENDED TO REFLECT CONSULTANTS STUDIES.	DS	15.08.2014
5	APZ's AMENDED. BUFFER REMOVED. NOTE ADDED TO NTH 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	KERB DETAIL ADDED ROAD 5, DET.BASINS C1 & C1A SHIFTED.	DS	09.04.2015
9	DEVELOPABLE AREA MOVED TO DET. BASIN LIMIT. DRAFT STAMP REMOVED	DS	02.06.2015
10	STAGING/LOT NUMBERS AMENDED	DS	24.11.2015

0 25 50 75 100
SCALE:- 1:2000

Liability limited by a scheme approved under Professional Standards Legislation.
COVER OF EXCELLENCE

RATIO: 1:2000 (AT A1 ORIGINAL)
DATUM:
ORIGIN:
DATE OF PLAN: 25 FEB 2014

SURVEY	
DESIGN	MJP
DRAWN	DGS
CHECK'D	

REV	DESCRIPTION	BY	DATE
11	LOT LAYOUT REVISED, SHEET AMENDED	DS	06.07.2016
12	STAGE 6 LOTS REVISED. ROADS RENUMBERED	DS	14.07.2016
13	STAGE 1 LOTS REVISED. 9M LANE ADDED.	DS	10.11.2016
14	TIMING OF DEDICATION OF 3.1 ha RESERVE AMENDED	DS	09.01.2017
15	PUB. RES. INCREASED. LAYOUT AMENDED	DS	20.02.2017

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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

DRAWING STATUS
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NUMBER 25489-11
SHEET 1 OF 1
REVISION 15

M:\Projects\2000\25000s\25489\Drawings\25489-11 PROPOSED SUBDIVISION.dwg