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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
- STAGING
- DEVELOPABLE AREA
- DENOTES EASEMENTS OF DP 1198692 TO BE PROGRESSIVELY EXPUNGED AS WORKS PROGRESS
- DENOTES NEIGHBOURHOOD SAFER PLACE
- 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	34 LOTS + P.R. + D.R.
2	27 LOTS
3	29 LOTS
4	30 LOTS
5	26 LOTS
6	24 LOTS
7	30 LOTS
8	33 LOTS
9	22 LOTS + P.R.
10	32 LOTS
11	21 LOTS + 2xP.R.
TOTAL 308 LOTS + 4xP.R. + D.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	6,437m ²
SCC PUBLIC RESERVE (FUTURE)	8,644m ²
TOTAL	15,081m ²
RESERVE AREA REQUIRED	
JEMALONG	
346 DWELLINGS x 2.5 People x 12m ² = 10,380m ²	
SCC	
103 LOTS x 2.5 People x 12m ² = 3,090m ²	
TOTAL	13,470m ²
PUBLIC RESERVE (CENTRAL)	3,380m ²
PUBLIC RESERVE (NORTHERN)	3,058m ²
PUBLIC RESERVE (BUSHLAND)-NTH	73,900m ²
PUBLIC RESERVE (BUSHLAND)-STH	31,000m ²
TOTAL	111,338m ² (11.13ha)

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

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	KEMB BEHAL ADDED ROAD 5, DET. BASINS C1 & C2A SHIFED.	DS	08.04.2015
9	DEVELOPABLE AREA MOVED TO DET. BASIN LIMIT. DRAFT STAMP REMOVED.	DS	02.06.2015
10	STAGING/LOT NUMBERS AMENDED.	DS	24.11.2015



RATIO:
1:2000
(AT A1 ORIGINAL)

DATUM:
ORIGIN:
DATE OF PLAN: 25 FEB 2014

SURVEY
DESIGN MJP
DRAWN DGS
CHECK'D

REV
DESCRIPTION
11 LOT LAYOUT REVISED. SHEET AMENDED
12 STAGE 6 LOTS REVISED. ROADS NUMBERED
13 STAGE 1 LOTS REVISED. 9M LANE ADDED.
14 TIMING OF DEDICATION OF 3.1 ha RESERVE AMENDED
15 PUB. RES. INCREASED. LAYOUT AMENDED
16 SPS & SRM LOCATION & STAGING REVISED.
17 ROAD 10 WIDE ADDED & RESERVES AMENDED
18 STAGING/LOT NUMBERS AMENDED

BY
DATE
DS 06.07.2016
DS 14.07.2016
DS 10.11.2016
DS 09.01.2017
DS 20.02.2017
DS 11.04.2017
DS 19.07.2017
DS 10.04.2019

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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
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