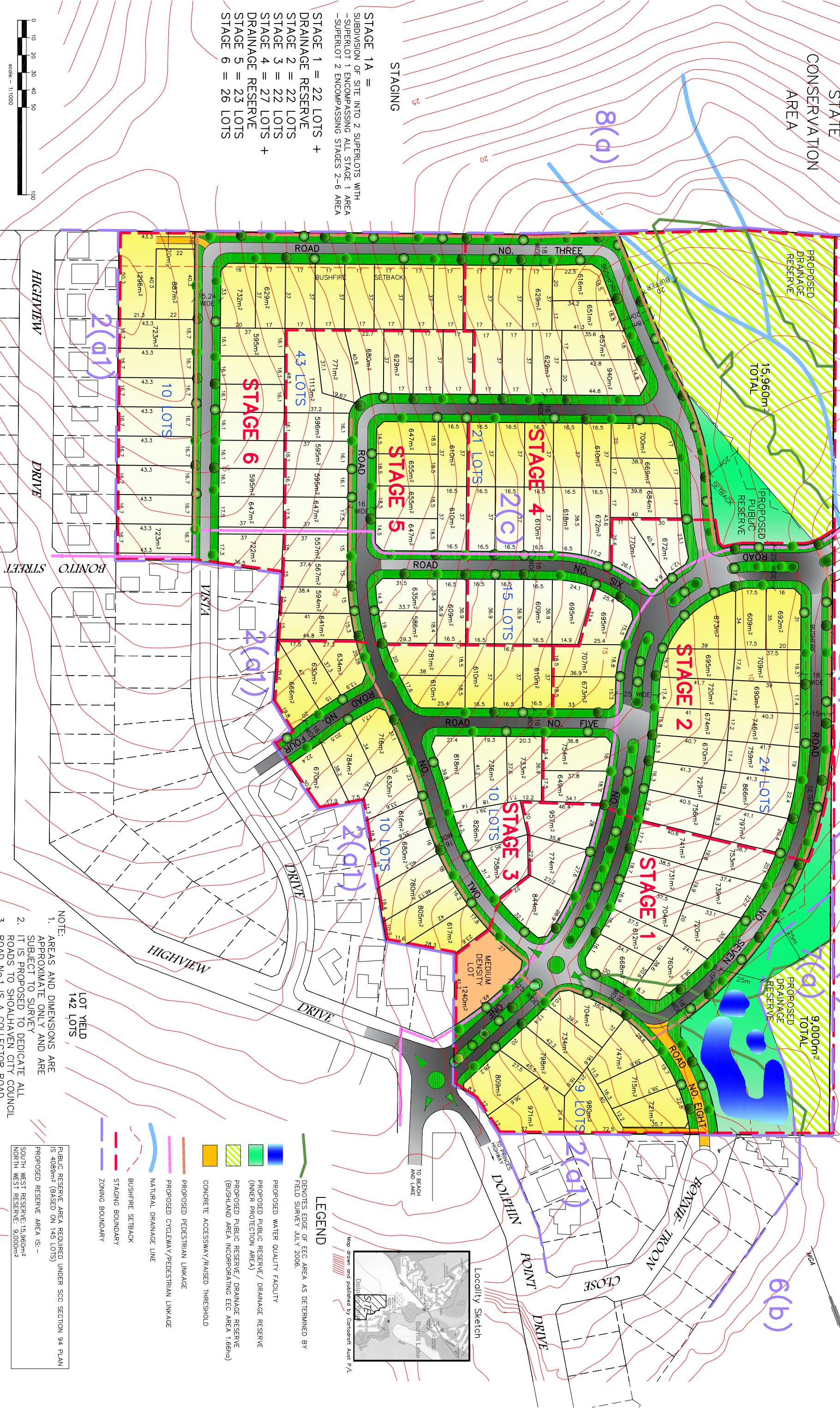


PROPOSED RESIDENTIAL SUBDIVISION

BARNUNJ
STATE
CONSERVATION
AREA

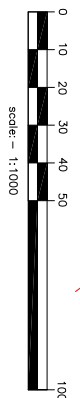
ADJOINING SUBDIVISION LAYOUT
STILL TO BE RESOLVED



STAGING

STAGE 1A =
SUBDIVISION OF SITE INTO 2 SUPERLOTS WITH
- SUPERLOT 1 ENCOMPASSING ALL STAGE 1 AREA
- SUPERLOT 2 ENCOMPASSING STAGES 2-6 AREA

STAGE 1 = 22 LOTS +
DRAINAGE RESERVE
STAGE 2 = 22 LOTS
STAGE 3 = 22 LOTS
STAGE 4 = 27 LOTS +
DRAINAGE RESERVE
STAGE 5 = 23 LOTS
STAGE 6 = 26 LOTS



RATIO:
1 : 1000 (A1)
1 : 2000 (A3)

DATE:	AUSTRALIAN HEIGHT DATUM	SURVEY:	GH	REVISION:	BY:	DATE:
ORIGIN:		DESIGN:	PWR/MJP	AMENDMENTS FROM DEPT. PLANNING	MJP	3.9.07
CHECKED:		AVS/DS				
DATE OF PLAN:	4 MAY 2007	PWR				

allen, price & associates
land and development consultants
75 plunkett street, nowra, nsw, 2541
phone:(02) 4421 6544 fax:(02) 4422 1821 DX 53110
consultants@allenprice.com.au www.allenprice.com.au

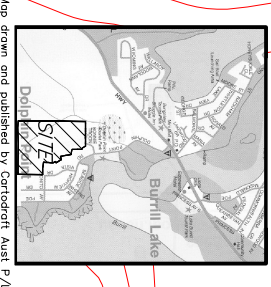
PLAN SHOWING PROJECT APPLICATION FOR
PROPOSED DEVELOPMENT OF LOT 171 DP1081810
AT HIGHVIEW DRIVE, DOLPHIN POINT
FOR MALBEC PTY LTD

- NOTE:
- AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY
 - IT IS PROPOSED TO DEDICATE ALL ROADS TO SHOALHAVEN CITY COUNCIL. ROAD No.1 IS A COLLECTOR ROAD.
 - ALL OTHER ROADS ARE LOCAL ROADS

LEGEND

- DENOTES EDGE OF EEC AREA AS DETERMINED BY FIELD SURVEY JULY 2006.
- PROPOSED WATER QUALITY FACILITY
- PROPOSED PUBLIC RESERVE / DRAINAGE RESERVE (INNER PROTECTION AREA)
- PROPOSED PUBLIC RESERVE / DRAINAGE RESERVE (BUSHLAND AREA INCORPORATING EEC AREA 1.66ha)
- CONCRETE ACCESSWAY/RAISED THRESHOLD
- PROPOSED PEDESTRIAN LINKAGE
- PROPOSED CYCLEWAY/PEDESTRIAN LINKAGE
- NATURAL DRAINAGE LINE
- BUSHFIRE SETBACK
- STAGING BOUNDARY
- ZONING BOUNDARY

PUBLIC RESERVE AREA REQUIRED UNDER SCC SECTION 94 PLAN IS 4089m² (BASED ON 145 LOTS)
PROPOSED RESERVE AREA IS:-
SOUTH WEST RESERVE:15,960m²
NORTH WEST RESERVE: 9,000m²



REF. No.	24163-03 I
SHEET	1 of 1 SHEETS
REVISION	01