



NOTES

- (1) This plan was prepared for the purpose and exclusive use of DEFENCE HOUSING AUSTRALIA as an Investigation into the Development Potential of the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4, 5, 6 or 7 hereof.
- (2) The contours on this plan are approximate and are suitable only for the purpose of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any purpose other than for the purpose of this application.
- (3) JFP takes no responsibility for any changes to the design concept that may arise as a consequence of the detailed vegetation assessment undertaken in the future. To increase certainty JFP recommends the appointment of suitable vegetation professionals to complete the vegetation assessment as soon as practical.
- (4) This plan shall be read in conjunction with the JFP preliminary planning assessment prepared in relation to the site.
- (5) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (6) Information sourced from third-parties has been utilised in the preparation of this plan. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for the accuracy of the information sourced from third-parties. Furthermore it is noted that the boundaries and extents of the site have not been confirmed by survey and therefore cannot be relied upon until such survey is undertaken.
- (7) This plan may not be photocopied unless this note is included.

LEGEND

- STAGING
- LOTS 4000m² & larger (40m frontage min.)
- LOTS 600-800m² (18-22m x 30-44m)
- LOTS 540-599m² (17-20m x 27-35m)
- LOTS 450-539m² (15-18m x 27-35m)
- PARK/OPEN SPACE
- COMMUNITY USES
- COMMERCIAL USES
- DETENTION STORAGE (1.85ha)
- DRAINAGE RESERVE (DRAINAGE RESERVE-CONSERVATION 0.7657 ha)
- CONSERVATION
- MONSOON RAINFOREST (0.88 ha)
- 25m CONSERVATION BUFFER (1.26 ha)
- BITING INSECT BUFFER
- MILITARY HERITAGE SITE (KONFRONTASI)
- TELECOMMUNICATION TOWER
- ODOUR BUFFER LINE

PROPERTY DESCRIPTION
 LOT 9370 ON S901068
 TOTAL AREA 51.17 ha

STATISTICS	STAGE 1A	STAGE 1B	STAGE 2	STAGE 3	BALANCE	TOTAL
NO. OF LOTS						
4000m ² & larger	3	0	0	27	0	30 (11%)
600-800m ²	16	1	17	0	0	34 (13%)
540-599m ²	22	17	21	0	0	60 (22%)
450-539m ²	48	67	31	0	0	146 (54%)
TOTAL	89	85	69	27	0	270 (100%)
LENGTH OF NEW						
17m ROAD	750m	750m	495m	580m	0	2575m
20m ROAD	200m	75m	360m	0	0	635m
25m ROAD	0	285m	210m	0	0	495m
TOTAL	950m	1110m	1065m	580m	0	3705m
SCHOOL SITE AREA	0	0	0	0	3.25ha	3.25ha
COMMUNITY CENTRE AREA	0	0	0	0	0.21ha	0.21ha
ACTIVE RECREATION RESERVE AREA	0	0	0	0	2.46ha	2.46ha
DRAINAGE RESERVE AREA	0.12ha	0	3.56ha	0	0.17ha	3.85ha
PARK AREA	0.04ha	0.54ha	0	0	0	0.58ha
CONSERVATION	0	0	8.38ha	0	0	8.38ha
STAGE AREA	8.15ha	6.89ha	18.14ha	11.88ha	6.11ha	51.17ha

Note: Average residential lot size is 533m²; Average rural lot size is 4023m²

JFOP
 URBAN CONSULTANTS
 PLANNERS
 URBAN DESIGNERS
 SURVEYORS
 ENGINEERS
 LANDSCAPE ARCHITECTS

MN OVERALL PROPOSAL PLAN X
 544 LEE POINT ROAD, LEE POINT, DARWIN
 DEFENCE HOUSING AUSTRALIA

JOB NUMBER: M2737P MN_Overall Proposal X
 ISSUE: NORTH
 SCALE: 1:5000 @ A3
 DATE: 21st January 2019