



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 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
- 200m OPEN WIND BUFFER

PROPERTY DESCRIPTION
 LOT 9370 ON S901068
 TOTAL AREA 51.17 ha

PLANNERS
 URBAN DESIGNERS
 SURVEYORS
 ENGINEERS
 LANDSCAPE ARCHITECTS

MN OVERALL PROPOSAL PLAN X: 200m OPEN WIND BUFFER - STAGES 1 & 2
 544 LEE POINT ROAD, LEE POINT, DARWIN
 DEFENCE HOUSING AUSTRALIA

JOB NUMBER: M2737P MN_Proposal X Buffer 1
 ISSUE: NORTH:
 SCALE: 1:5000 @ A3
 DATE: 1st February 2019