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 risk or damage sustained thereafter arising to any person or corporation who may use or rely on this plan in contravention of the terms of this notice or disclaimer 1, 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 company JFP recommends the appointment of a suitably qualified professional to complete the vegetation assessment as soon as practicable.

4. This plan shall be read in conjunction with the JFP preliminary planning assessment prepared in relation to the site.

5. The dimensions, areas, 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 reproduced unless the notice 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)
COMMERCIAL USES
PARK/OPEN SPACE
COMMUNITY USES
COMMERCIAL USES
DETENTION STORAGE (1.85ha)
COMMUNITY CENTRE AREA
TELECOMMUNICATION TOWER
MONSOON RAINFOREST (0.88 ha)
ACTIVE RECREATION RESERVE (0.12ha)
DRAINAGE RESERVE (DRAINAGE RESERVE - CONSERVATION 0.7657 ha)
CONSERVATION
BITING INSECT BUFFER
DRAINAGE RESERVE (DRAINAGE RESERVE - CONSERVATION 0.7657 ha)
MILITARY HERITAGE SITE (KONFRONTASI)
PROPERTY DESCRIPTION
LOT 9370 ON 3901068
TOTAL AREA 51.17 ha

M2737P MN_Overall Proposal

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

544 LEE POINT ROAD, LEE POINT, DARWIN
DEFENCE HOUSING AUSTRALIA

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