LEGEND

- STAGING
- LOTS 4000m² & larger (40m frontage min.)
- LOTS 600-750m² (20m x 30-31m)
- LOTS 540-599m² (18-19m x 30-31m)
- LOTS 450-539m² (15-17m x 30-31m)
- LOTS 360-449m² (12-14m x 30-31m)
- COMMUNITY USES
- PARK/OPEN SPACE
- DRAINAGE RESERVE
- CONSERVATION AREA
- LC — LOCAL CENTRE
- TP — TOURISM PRECINCT
- MU — MIXED USE RESIDENTIAL
- GU — MEDIUM DENSITY RESIDENTIAL
- POSSIBLE WATER FEATURE
- WWII HERITAGE AREA
- PROPOSED MOUNTAIN BIKE TRAIL
- ACCESS TO BEACH
- MILITARY HERITAGE SITE (KONFRONTASI)
- TELECOMMUNICATION TOWER
- DETENTION STORAGE
- MONSOON RAINFOREST
- SEWER

PROPERTY DESCRIPTION

LOT 4873 ON S78/107 &
LOT 9370 ON S901068
TOTAL AREA 132.5 ha

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.

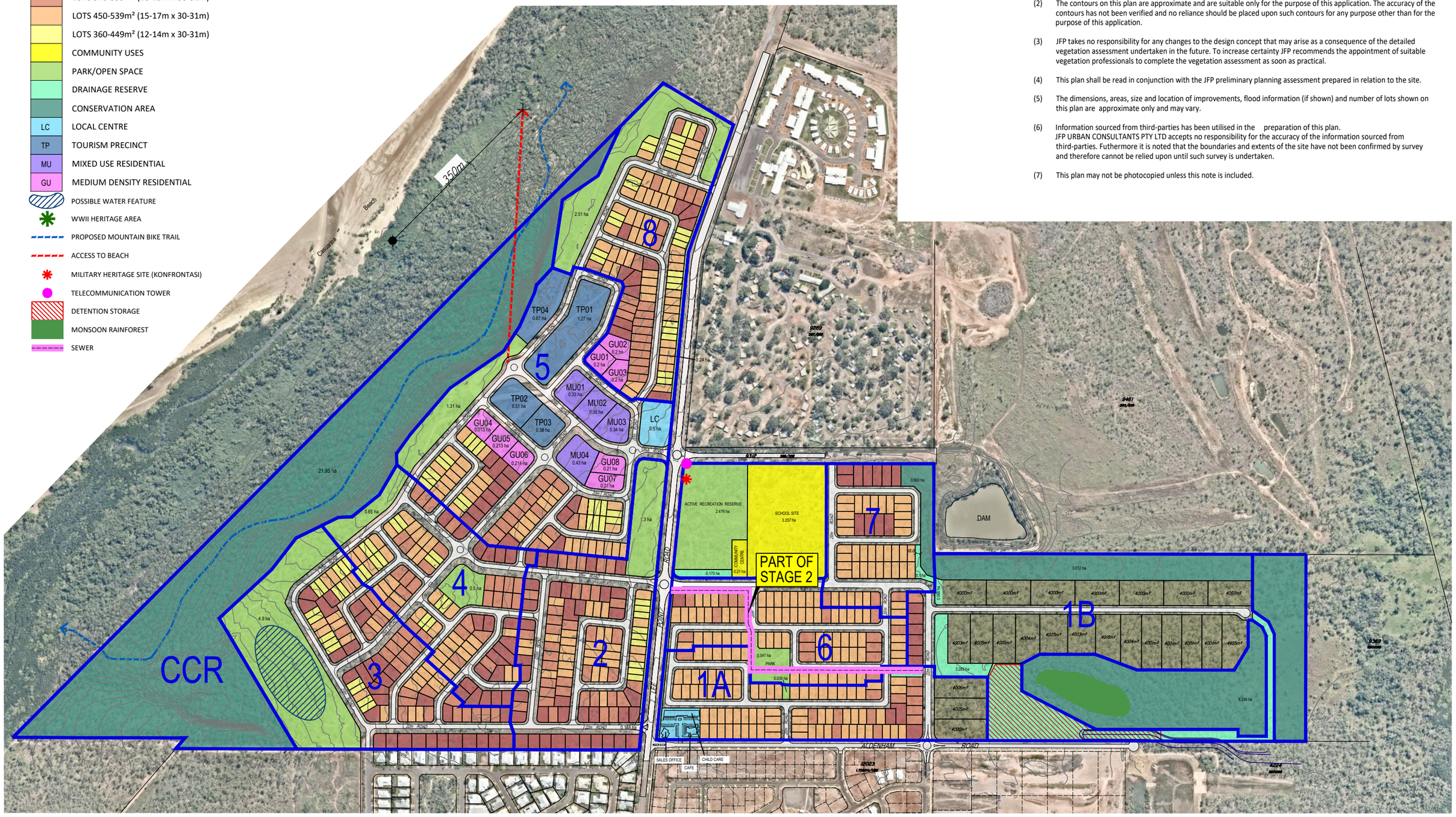
(3) JFP takes no responsibility for any changes to the design concept that may arise as a consequence of the detailed vegetation assessment undertaken in the future. To increase certainty JFP recommends the appointment of suitable vegetation professionals to complete the vegetation assessment as soon 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. Futhermore 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.



PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

OVERALL CONCEPT PLAN AD

LEE POINT ROAD, LEE POINT, DARWIN
DEFENCE HOUSING AUSTRALIA

JOB NUMBER: M2737P_Overall Concept AD
ISSUE:
NORTH:
SCALE: 1:7000 @ A3
DATE: 25th May 2023

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