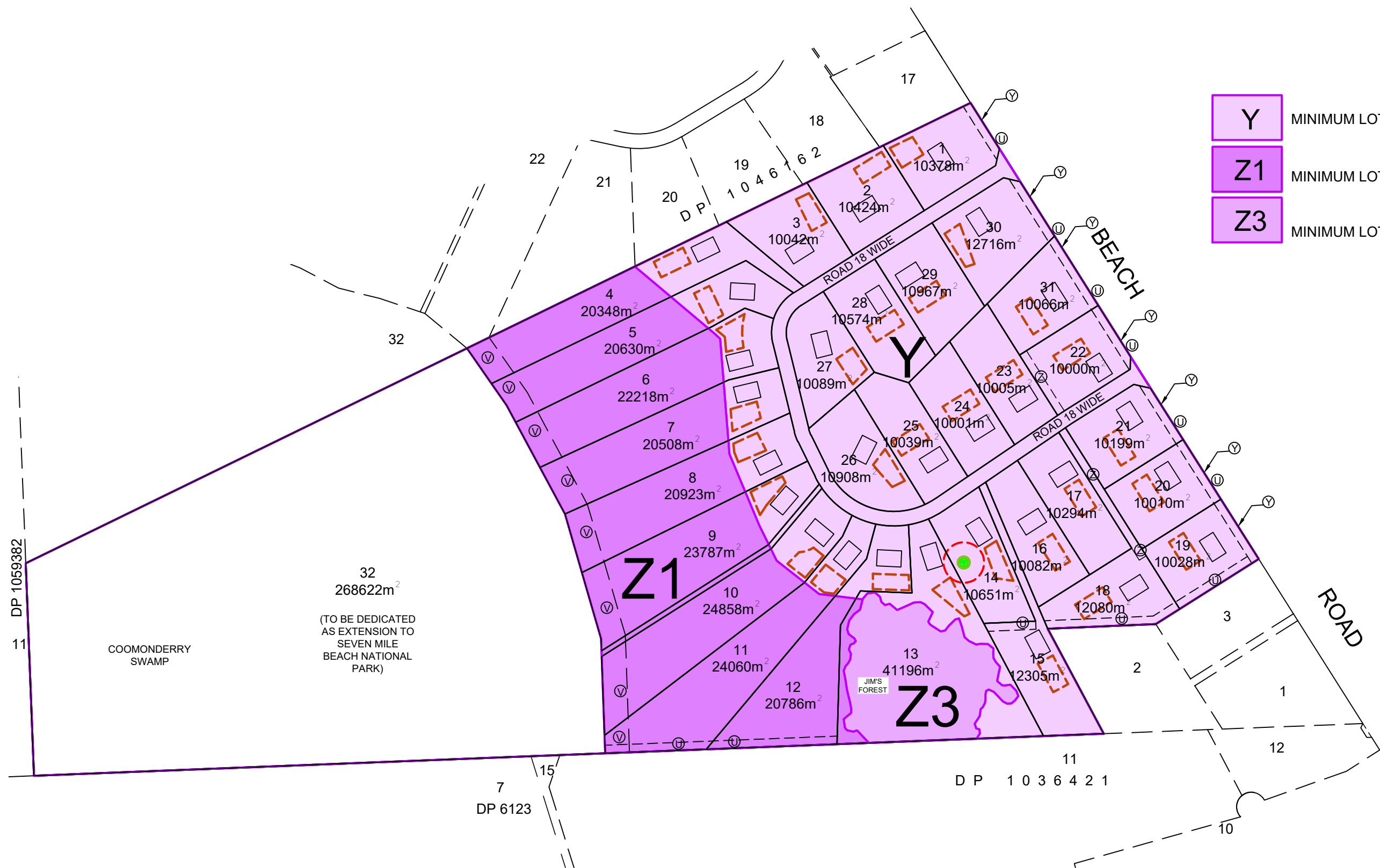
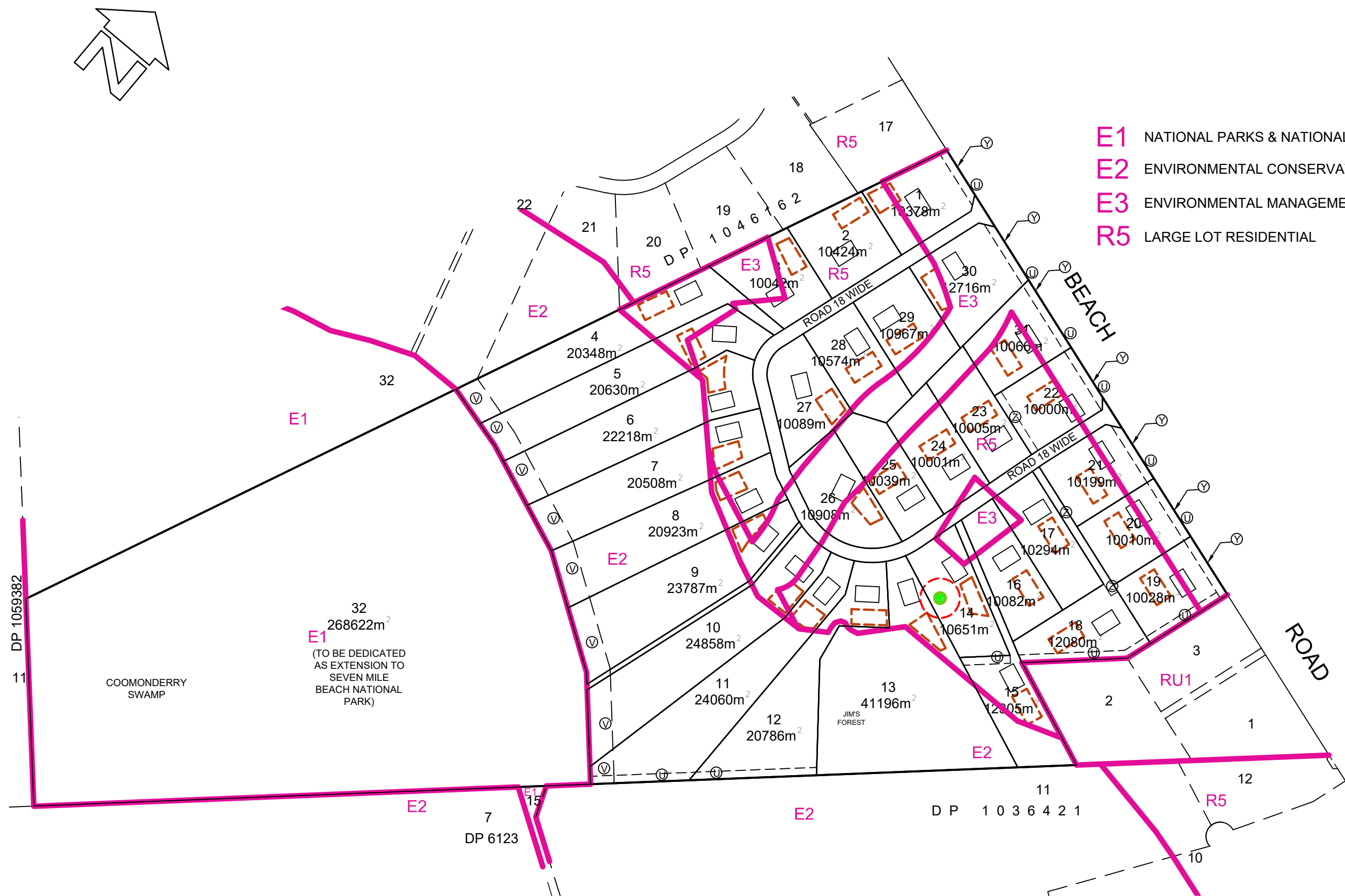




MINIMUM LOT SIZE



LAND ZONING

PROPOSED EASEMENTS

- ① PROPOSED RESTRICTION ON THE USE OF LAND (TREE PLANTING) 10 WIDE
- ② PROPOSED RESTRICTION ON THE USE OF LAND (REGENERATION BUFFER) 30 WIDE
- ③ PROPOSED RESTRICTION ON THE USE OF LAND (NO DIRECT ACCESS TO BEACH ROAD)
- ④ PROPOSED EASEMENT FOR ACCESS AND SERVICES 10 WIDE

- POTENTIAL DWELLING SITE 20m x 30m
- EFFLUENT DISPOSAL AREA 830m²
- SCARRED TREE WITH 25m EXCLUSION ZONE (LOCATION AS PER AMBS REPORT)

NOTE: CONTOURS AND DETAIL SURVEY HAVE BEEN DERIVED FROM INFORMATION PROVIDED TO ALLEN PRICE & SCARRATTS P/L BY OTHERS.

THIS SUBDIVISION DESIGN IS BASED ON FIELD WORK BY C. ROBSON AND ASSOCIATES P/L (DEC. 2019) & JMD SURVEYS (MARCH 2015) AND HAS NOT BEEN VERIFIED BY ALLEN PRICE & SCARRATTS P/L.

CONSTRAINTS HAVE BEEN DERIVED FROM CONSULTANTS REPORTS AND DRAFT SHOALHAVEN DCP DOCUMENTS.

FINAL LOT DIMENSIONS ARE SUBJECT TO SURVEY.

PROPOSED SUBDIVISION OVER DCP- CHAPTER N28 CONSTRAINTS

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RATIO: 1:5000 (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY	OTHERS	REV	DESCRIPTION	BY	DATE	 allen price & scarratts pty ltd land and development consultants Nowra Branch: 75 Plunkett Street, Nowra NSW 2541 Kiama Branch: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 fax: (02) 4422 1821 consultants@allenprice.com.au www.allenprice.com.au	PROPOSED SUBDIVISION-DCP N28 CONSTRAINTS OVER LOT 4 DP 834254 AT 510 BEACH ROAD, BERRY FOR ENID HALL (RICHARD HALL AND ROBYN BATES)	DRAWING STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
	ORIGIN: SSM RL	DESIGN								DRAWING NUMBER N27074-404	SHEET OF 2	REVISION 1 P0
	DATE OF PLAN: 21.01.2020	DRAWN	DS									
		CHECK'D	MP									