



LEGEND	
TOTAL SITE AREA:	52.48ha
Existing Powerline	
Transport	
Arterial Road (1.40ha)	
Road Widening (2ha)	
Open Space	
Encumbered Reserve (7ha)	
Unencumbered Reserve (0.76ha)	
Future Application Area (8.52ha)	
Net Developable Area	32.8ha
Local Streets Network	9.7ha
Net Residential Area	23.10ha

DESIGN STATISTICS		
LOT RANGE	NO. LOTS	LOTS %
200 - 299m²	58	10.4%
300 - 349m²	74	13.3%
350 - 399m²	53	9.5%
400 - 449m²	222	39.8%
450 - 499m²	42	7.5%
500 - 549m²	95	17%
550 - 599m²	11	2.0%
> 600	3	0.5%
Total Lots	558	100%
Average Lot Size	414m²	

NOTES

SURROUNDING CADASTRAL TITLE BOUNDARIES ARE DERIVED FROM VICMAP DIGITAL DATA.

ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE RESPONSIBLE AUTHORITY.

PROPOSED LOT BOUNDARIES AND AREAS SHOWN ARE SUBJECT TO FINAL SITE SURVEY.

THIS PLAN IS PRODUCED FOR YIELD AND COSTING PURPOSES ONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESPONSIBLE AUTHORITIES.

LOT MIX		
14 X 34	2 Lots	0.4%
12.5 X 34	4 Lots	0.7%
16 X 32	111 Lots	19.9%
14 X 32	128 Lots	22.9%
12.5 X 32	102 Lots	18.3%
10.5 X 32	47 Lots	8.4%
8.5 X 32	23 Lots	4.1%
16 X 28	4 Lots	0.7%
14 X 28	20 Lots	3.6%
12.5 X 28	18 Lots	3.2%
10.5 X 28	2 Lots	0.4%
10 X 23-26	10 Lots	1.8%
14 X 23-26	28 Lots	5.0%
12.5 X 23-26	35 Lots	6.3%
10.5 X 23-26	13 Lots	2.3%
14 X 20	6 Lots	1.1%
12.5 X 20	3 Lots	0.5%
Irregular	2 Lots	0.4%
558 LOTS		100%

REVISIONS		
9	06-06-13	Minor amendment
9	31-05-13	Layout amendment
8	29-04-12	Layout amendment
7	22-04-12	Layout amendment
6	12-04-12	Layout amendment
5	04-10-13	Layout amendment
4	06-12-12	Layout amendment
3	02-11-12	Layout amendment
2	24-08-12	Layout changed
1	24-08-12	ORIGINAL DRAWING
VER	DATE	COMMENTS
CKD	APP	

SCALE @ A1 1:2500

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Date: 06-05-13  
Drawn by: MA  
Project No. 8432

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