



Reserve Nos.1 & 5	0.687ha	5.9%
Point Cook Road Council Reserve	405.8m ²	0.35%
Subdivisional Roads	4.412ha	37.9%
Residential Area	6.492ha	55.8%

Overall: 145 Lots @ 12.5 Lots/ha
Stage 1: 54 Lots @ 8.8 Lots/ha
Stage 2: 33 Lots @ 17.2 Lots/ha
Stage 3: 25 Lots @ 16.6 Lots/ha
Stage 4: 33 Lots @ 15.8 Lots/ha
Future Stages Density: 18.4 Lots/ha

Lot Table By Frontage/Depth

	Stage 1	Stage 2	Stage 3	Stage 4	Total:
8.5 x 28	0	2	0	0	2
10 x 28	0	4	0	0	4
10.5 x 28	0	0	3	0	3
10.5 x 32	2	6	2	4	14
11.5 x 28	0	1	0	0	1
12.5 x 28	0	3	1	0	4
12.5 x 32	15	3	3	9	30
14 x 28	0	0	3	0	3
14 x 32	13	2	5	8	28
14 x 36	0	1	0	0	1
15 x 30	0	2	0	0	2
15 x 32	3	0	1	2	6
15.5 x 28	0	1	0	0	1
16 x 16	2	2	2	0	6
16 x 28	0	0	2	0	2
16 x 32	14	0	2	8	24
16 x 36	0	1	0	0	1
16.5 x 32	0	1	0	0	1
17 x 30	0	2	0	0	2
17 x 32	1	0	0	2	3
17.5 x 32	0	1	0	0	1
18+ x 32	4	1	1	0	6
Total:	54	33	25	33	145

LOTS BY DENSITY

	Stage 1	Stage 2	Stage 3	Stage 4	TOTAL:
Conventional (>700m ²)	2	0	1	0	3
Medium (<300m ² ->700m ²)	50	25	22	33	130
High (<300m ²)	2	8	2	0	12
TOTAL:	54	33	25	33	145

NOTE: NO EXISTING TREES ON SITE