

- Legend**
- Site Boundary
 - Proposed 18m Road
 - Proposed 14m Road
 - Driveway
 - Future Connection
 - Duplex Allotment
 - Active Open Space
 - Passive Open Space
 - Detention Open Space

Disclaimer
 The contents of this plan are conceptual only, for discussion purposes. All areas and dimensions are approximate only subject to relevant studies, Survey, Engineering and Council approval.

Development Statistics

Total Site Area	47.444 ha
Total Area of Creditable Open Space	2.406 ha
Total Area of Detention Open Space	2.372 ha
Total Length of New Road	4765m
Total Length of New 14m Wide Road	4765m
Total Length of New 18m Wide Road	2100m
Total Number of 20m x 30m (600m ² +) Allotments	401
Total number of 30m x 30m (900m ² +) Duplex Allotments	38 (76 dwellings)
Total Number of Allotments	439
Total Number of Dwellings	477

Open Space Requirements

Total Area of Creditable Open Space Required	2.3722 ha (5%)
Detention Open Space Requirements	
Total Area of Part A	9.57 ha
Total Area of Detention Required for Part A	2200m
Total Area of Part B	37.874 ha
Total Area of Detention Required for Part B	1.894ha (5%)
Area of Lot 34 Sp130692	4.61ha
Area of Detention Required	2305m ² (5%)
Total Area of Detention Required for Part A & Part B (Excluding Lot 34 SP 130692 Detention)	2.114 ha
Total Area of Detention Required for Part A & Part B (Including Lot 34 SP-130692 Detention)	2.344 ha

