

DEVELOPMENT STATISTICS

STAGE 1A (LOTS 2 - 16)	
Total Stage Area.....	4.78 ha
Area of Open Space.....	1.712 ha
Water Quality (Lot 16).....	1.767 ha
Flood Relieved Overland Flow Path.....	9
Total No. of Residential Allotments.....	5
450 - 479.....	1
540.....	3 (6 Dwellings)
duplex 600.....	1
Future Integrated Housing Site.....	1
Local Shops Site.....	1
Area of New Road.....	5064 m ²
Length of New Road.....	291 m
15.0m Wide Road.....	44 m

STAGE 1B (LOTS 91-103 & 157-163)

Total Stage Area.....	5.71 ha
Total No. of Residential Allotments.....	20
510 - 539.....	19
540.....	1
Area of New Road.....	48364 m ²
Length of New Road.....	334 m
15.0m Wide Road.....	
STAGE 2A (LOTS 58 - 90)	
Total Stage Area.....	2.48 ha
Total No. of Residential Allotments.....	32
450 - 479.....	5
480 - 509.....	2
510 - 539.....	5
540.....	18
duplex 600 m.....	1 (2 Dwellings)
Area of New Road.....	4844 m ²
Length of New Road.....	333 m
15.0m Wide Road.....	

STAGE 2B (LOTS 104-112 & 147-156 & 164)

Total Stage Area.....	9.75 ha
SEPP 14 Wetland Conservation (Lot 164).....	6.48 ha
Total No. of Residential Allotments.....	19
540.....	19
Area of New Road.....	65884 m ²
Length of New Road.....	392 m
15.0m Wide Road.....	

STAGE 3A (LOTS 17 - 57)

Total Stage Area.....	2.79 ha
Area of Open Space.....	227 m ²
Park and Recreation (Lot 57).....	31
Total No. of Residential Allotments.....	17
450 - 479.....	1
480 - 509.....	0
510 - 539.....	4
540.....	9 (15 Dwellings)
duplex 600 m.....	6443 m ²
Area of New Road.....	81.5 m
Length of New Road.....	349 m
15.0m Wide Road.....	

STAGE 3B (LOTS 112 - 146 & 165 - 166)

Total Stage Area.....	6.48 ha
Area of Open Space.....	5165 m ²
Park and Recreation (Lot 166).....	3832 m ²
Water Quality (Lot 165).....	34
Total No. of Residential Allotments.....	34
540.....	9750 m ²
Area of New Road.....	516 m
Length of New Road.....	69 m
15.0m Wide Road.....	

10m ROAD WIDENING

8746 m²

LEGEND

- Stage Boundaries
- Building Location Envelope
- Park and Recreation / Water Quality
- SEPP 14 Wetland Conservation
- SEPP 14 Wetland 50m Buffer
- SEPP 14 Wetland 20m APZ Buffer
- 10m Wide Road Widening
- Right of Way Access
- Proposed Bin Pad Locations
- Proposed Bus Stop
- Proposed Footpath
- Entry Road Flood Relieved Overland Flow Path
- Overland Flow / Drainage Reserve
- Duplex Lots
- Proposed Midden Site
- Proposed Road Traffic Noise Acoustic Barrier

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineers design. Contours and SEPP 14 Wetland information sourced from B&P Surveys, Plan T14246-12045 E

FIGURE 4: PROPOSED MODIFICATION LAYOUT



NOTES: RESIDENTIAL LOT SUMMARY

Type	No Lots	No of Dwellings
Detached	132	132
Duplex	13	26
TOTAL	145	158