

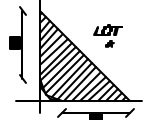
#### NOTES

1. REQUIREMENTS OF INDIVIDUAL SERVICE PROVIDERS FOR STORMWATER, SEWERAGE, GAS AND ELECTRICITY SHOULD BE INCORPORATED AND COORDINATED WITH THE EARTHWORKS PLAN PRIOR TO FINALISATION OF THE CIVIL DESIGN INCLUDING EASEMENTS AND SPACE ALLOCATION FOR INSTALLATION OF ALL SERVICES.
2. DEPENDING ON THE FINAL LAYOUT SOME LOTS AND HOUSE TYPES SHOWN IN THIS PLAN OF DEVELOPMENT WILL BE AFFECTED IN TERMS OF SIZE, EASEMENTS AND SETBACKS & OTHER RESTRICTIONS ON DESIGN.
3. THE FINAL HOUSE DESIGNS WILL DEPEND ON THE FOLLOWING:  
A) FINISHED BULK EARTHWORKS LEVELS AND CONTOURING OF THE SITE.  
B) RESTRICTIONS ON EACH LOT (SETBACKS & EASEMENTS);  
C) ENVIRONMENTAL FACTORS;  
D) COUNCIL, BCA & OTHER APPLICABLE REGULATIONS.
4. SPECIFIC SETBACK DIMENSIONS ARE SHOWN ON EACH LOT.
5. LOTS MARKED WITH REPRESENT BUILD TO BOUNDARY.
6. BUILD TO THE BOUNDARY LINE. THE LENGTH OF WALL BUILT TO THIS BOUNDARY SHOULD NOT EXCEED THE GREATER OF 50% OF THE BOUNDARY LENGTH, UNLESS SPECIFIED IN THE BUILDING COVENANTS.
7. SETBACKS TO ALL FRONTAGES ARE REDUCED BY 1m FOR A VERANDAH, PORCH, COVERED FIRST FLOOR BALCONY OR ENTRY PORTICO.
8. UNLESS, SPECIFIED OTHERWISE ON THIS PLAN OF DEVELOPMENT, OR IN BUILDING CODE SETBACKS, CARPARKING AND OTHER DEVELOPMENT REQUIREMENTS SHALL BE SET OUT IN THE RELEVANT SECTION OF I.C.C. TOWN PLANNING SCHEME.
9. A MINIMUM OF 5.5m MUST BE PROVIDED FROM THE GARAGE LIFT UP DOOR TO THE STREET FRONTAGE.
10. PRIVATE RECREATION SPACE WHERE PROVIDED AT GROUND LEVEL MUST HAVE A MINIMUM OF 35m<sup>2</sup> WITH A MINIMUM DIMENSION OF 3m;
11. PRIVATE RECREATION SPACE WHERE PROVIDED ABOVE GROUND LEVEL MUST CONTAIN A BALCONY OR VERANDAH WITH A MINIMUM AREA OF 8m<sup>2</sup> WITH A MINIMUM DIMENSION OF 2.4m.

\*SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS.

- NOTE:**
1. CONSTRUCTION / ACOUSTIC FENCING TO BE IN ACCORDANCE WITH NOISE PROVISIONS OF BUILDING DEVELOPMENT REQUIREMENTS.
  2. NO BUILDING ALLOWED IN SHADED AREA.

SKETCH NOT TO SCALE



**NOTE:**

THIS PLAN WAS PREPARED BY DEVINE LIMITED FOR DESIGN PURPOSES & SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

THE TITLE BOUNDARIES SHOWN ON THIS PLAN WERE NOT SURVEYED AND THE CADASTRAL INFORMATION IS COMPILED FROM SP111468 AND SP 111469 IS AN INDICATIVE REPRESENTATION ONLY.

ANY DESIGN SHOWN IS SUBJECT TO CONSTRAINTS AND LOCAL AUTHORITY APPROVAL

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

**ADDITIONAL DEVELOPMENT REQUIREMENTS CAN BE FOUND IN THE BUILDING COVENANTS CONTAINED WITHIN THE PLANNING APPROVAL**

#### LOT SUMMARY

STAGE	No. OF LOTS
2B	6
2C	4
2D	3
3	32
4	42
5	43
TOTAL	130

STAGE	LOTS<450M <sup>2</sup>	LOTS>450M <sup>2</sup>	No. OF LOTS
2B	3	3	6
2C	1	3	4
2D	2	1	3
3	7	25	32
4	16	25 + 1 POSSIBLY FUTURE GENERAL STORE	42
5	16	27	43
No. OF LOTS	45 (35%)	85 (65%)	130

#### DEVELOPMENT SUMMARY

TOTAL SITE AREA - 9.69 ha  
TOTAL PARK AREA (EXISTING & FOCAL) 3.27 ha  
TOTAL AREA OF LOTS - 6.81 ha  
TOTAL No. OF LOTS (STAGES 2B, 2C, 2D, 3, 4 & 5) - 130

MIN. LOT SIZE - 324m<sup>2</sup>  
MAX. LOT SIZE - 1159m<sup>2</sup>  
AVG. LOT SIZE - 523m<sup>2</sup>

GROSS DENSITY - 13.3 dw/ha  
NET DENSITY - 13.8 dw/ha

LENGTH OF NEW ROAD - 1.62Km

- Single garage dwellings option only with external vehicle parking
- Single or double/tandem garage dwelling options with external vehicle parking
- Double garage & alternative frontage option with external vehicle parking

#### KEY

- 600m+ BLOCKS
- 12.5m+ FRONTAGE
- 11-12.49m FRONTAGE
- PARK AREA
- APPROVED LOTS
- STAGING
- TOTAL SITE AREA
- POSSIBLE FUTURE GENERAL STORE
- BUILDING ENVELOPE
- 9mx15m RECTANGLE