



| PRODUCT STAGES 40 TO 42 | | |
|-------------------------|-----|------------|
| | No. | Percentage |
| Traditional | 38 | 18.7% |
| Courtyard | 88 | 43.3% |
| Premium Villa | 67 | 33.0% |
| Villa | 2 | 1.0% |
| Smart Lot | 8 | 3.9% |
| TOTAL | | 203 |
| | | 100.0% |

Stage 40 comprises 61 lots (4001 to 4061)
Stage 41 comprises 84 lots (4101 to 4184)
Stage 42 comprises 58 lots (4201 to 4258)

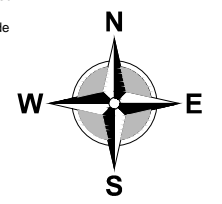
| | |
|----------------------|------------------|
| STAGE 40 | 4.7026ha |
| Lots* (61) | 2.5898ha |
| Average Lot Size* | 425m² |
| Reserve (Linear) | 0.7910ha |
| Local Roads | 0.9351ha |
| Connector Street | 0.3868ha |
| Lot Yield* | 17.3 Lots per ha |
| STAGE 41 | 5.1780ha |
| Lots* (84) | 3.4446ha |
| Average Lot Size* | 410m² |
| Reserve (Uncredited) | 0.0611ha |
| Local Roads | 1.4093ha |
| Connector Street | 0.2630ha |
| Lot Yield* | 17.3 Lots per ha |
| STAGE 42 | 3.8249ha |
| Lots* (58) | 2.5843ha |
| Average Lot Size* | 446m² |
| Reserve (Easement) | 0.1061ha |
| Reserve (Uncredited) | 0.0262ha |
| Local Roads | 1.1084ha |
| Lot Yield* | 15.7 Lots per ha |

* NOTE : The Number of Lots, Average Size and Yield Calculations exclude the Medium Density Sites



NOTES
The data contained in this plan should only be relied upon for the area shown coloured on this plan. Any additional information shown is indicative only and should be used for reference purposes only.
Dimensions and areas shown are subject to survey.
Contour interval 0.50m (from survey).
Road pavements & footpaths shown are indicative only and are subject to detailed engineering design.
For final dimensions and areas see Plans of Subdivision.

| LEGEND | |
|--------|---|
| (16) | Stage Boundaries |
| SAR | Road Reserve Widths |
| CS | Secondary Arterial Road - 2 @ 7m pavement 38m road reserve |
| AS1 | Collector Road - 7.3m pavement 20.4m road reserve |
| AP | Access Street - 7.3m pavement 14.5m, 16m & 19m road reserve |
| | Access Place - 6.0m pavement |
| | Note: Pavement width measured from invert to invert |
| | Footpaths 1.5m wide (location to be confirmed on site) |
| | Indicative Footpath to be detailed in the landscape design |
| | Cycling & Walking Path 3m wide (location to be confirmed on site) |
| | Existing Trees |



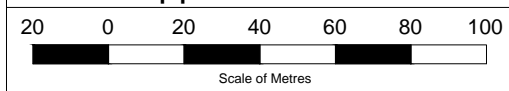
| | | |
|---|---|----------|
| B | Add Road names and indicative pavements & footpaths | 22/03/18 |
| A | Initial Release Park Edge Precinct Stages 40 to 42 | 14/03/18 |

VERSIONS DATE
CLIENT



Melbourne Survey T 9869 0813 F 9869 0901

DRAWING TITLE
Atherstone
PARK EDGE PRECINCT
Stages 40 to 42
Permit Application Plan
Permit Application No.:



Drawing No. **0611s-PE40 to 42**
Sheet 1 of 1
Version B
Scale 1:1000 (A1) 1:2000(A3)
Date 22nd March 2018
Drawn B.Canty
Checked M.Philip
CAD File 0611s-PE40 to 42 PP - Ver B.dwg