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PROJECT BY:



DELIVERED BY:



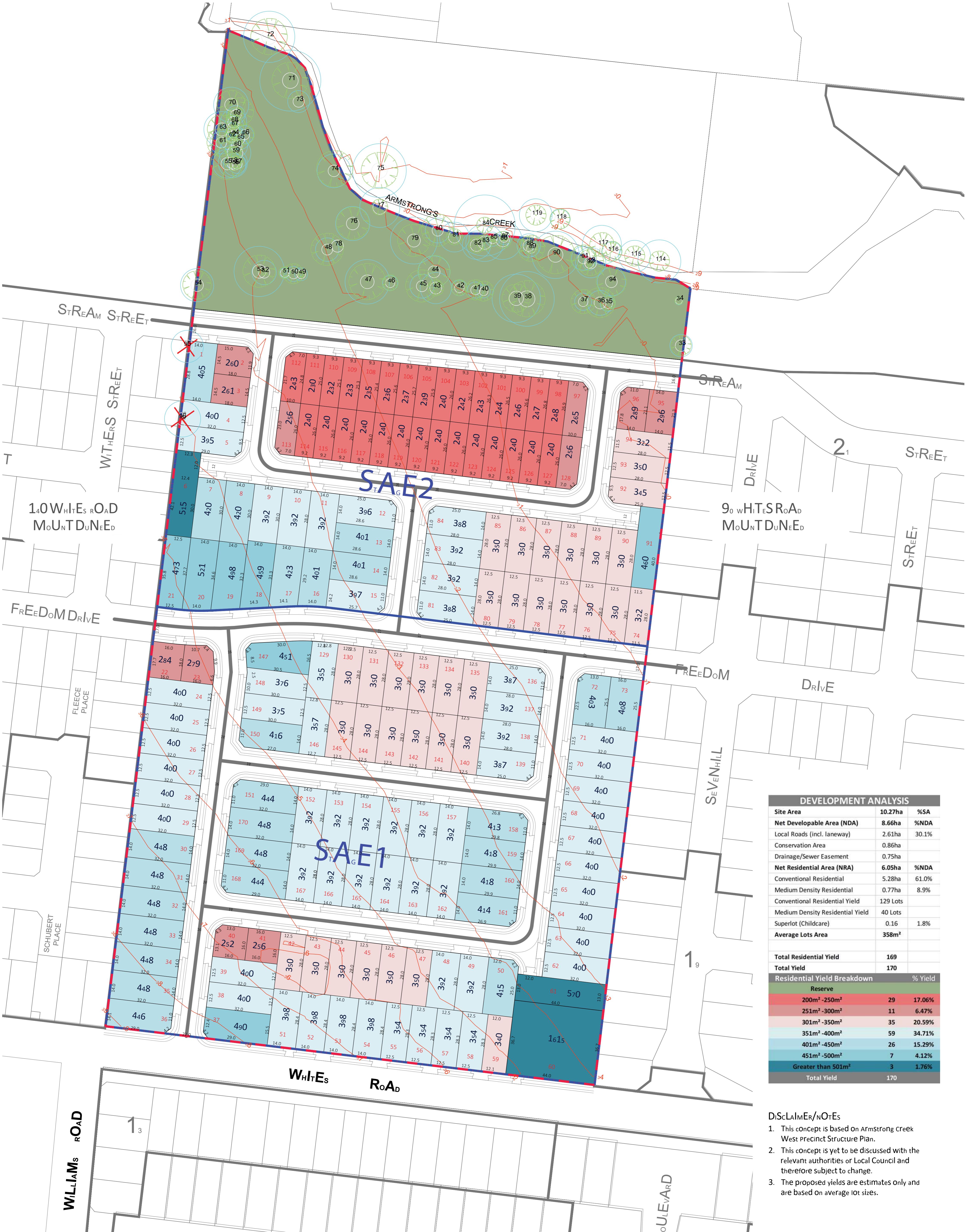
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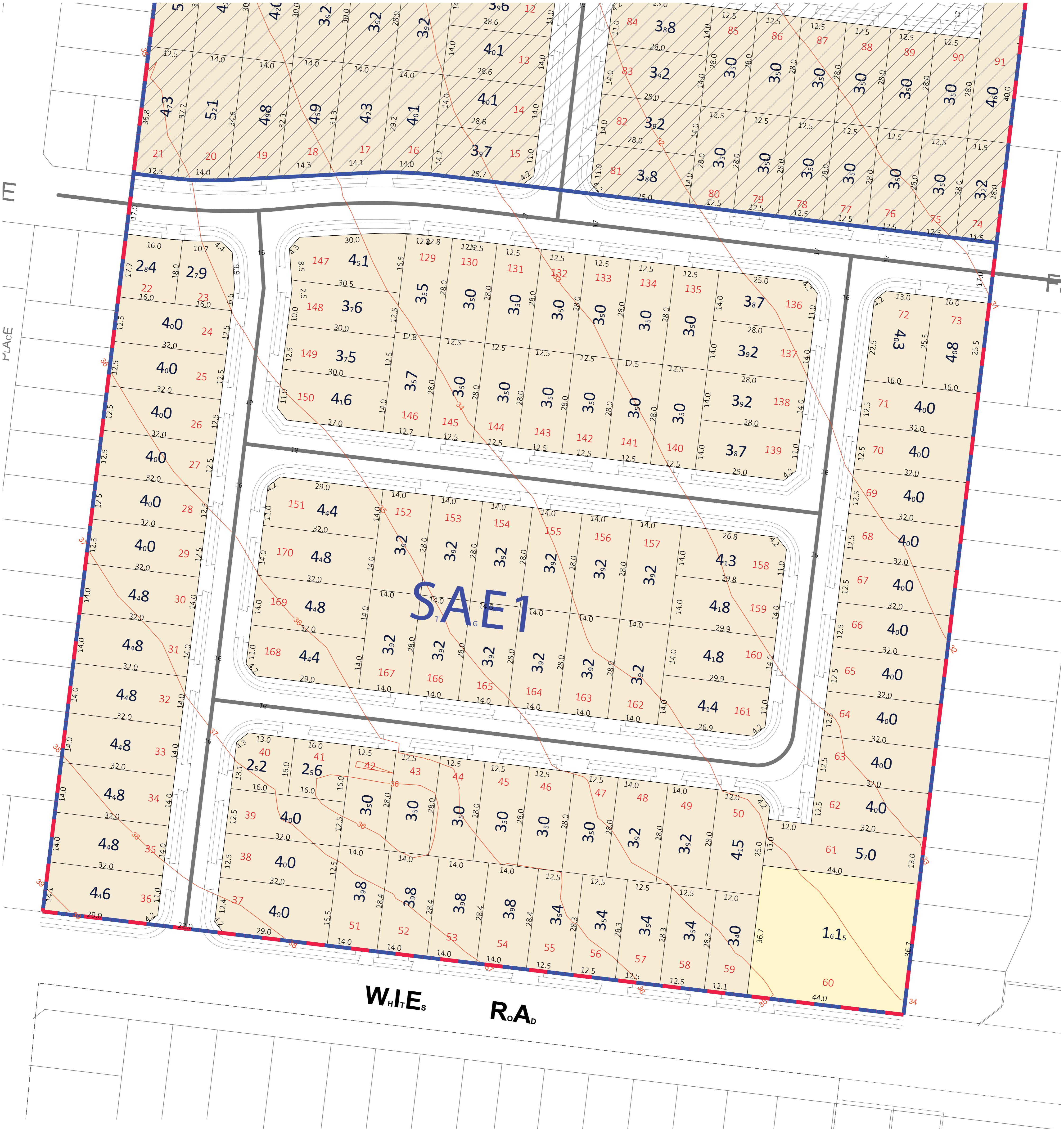






- DISCLAIMER/NOTES**
- This concept is based on Armstrong Creek West Precinct Structure Plan.
 - This concept is yet to be discussed with the relevant authorities or Local Council and therefore subject to change.
 - The proposed yields are estimates only and are based on average lot sizes.

INDICATIVE ONLY



DEVELOPMENT ANALYSIS		
Site Area	10.27ha	%SA
Net Developable Area (NDA)	8.66ha	%NDA
Local Roads (incl. laneway)	2.61ha	30.1%
Conservation Area	0.86ha	
Drainage/Sewer Easement	0.75ha	
Net Residential Area (NRA)	6.05ha	%NDA
Conventional Residential	5.28ha	61.0%
Medium Density Residential	0.77ha	8.9%
Conventional Residential Yield	129 Lots	
Medium Density Residential Yield	40 Lots	
Superlot (Childcare)	0.16	1.8%
Average Lots Area	358m²	
Total Residential Yield	169	
Total Yield	170	

Residential Breakdown_Stage 1	% Yield
Reserve	
Townhouses	0 0.00%
Residential Lots	93 98.94%
Childcare	1 1.06%
Total Yield	94

LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- CONVENTIONAL RESIDENTIAL
- TOWNHOUSES
- SUPERLOT (CHILD CARE)
- TREE RESERVE
- REMNANT TREE + TPZ - TO BE RETAINED
- REMNANT TREE + TPZ - TO BE REMOVED
- Tree ID NUMBER

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A horizontal scale bar representing a percentage or score. It features a thick black line with numerical tick marks at 0, 20, 40, and 100. Below the scale, the text "S_CA_LE 1:800 @ A₁" is centered in a large, bold, black font.

Development Manager A Tolani

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I_N D_I C_A T_I V_E O_N_L_Y

S_T_A_G_E-1_P_L_A_N

1_0 W_H_I_E_S_R_O_A_D

M_O_U_T_D_U_N_E_D



A horizontal scale with numerical markings at 0, 2, 4, and 10. Below the scale, the text "SAE1:80@A" is centered.

DvlpetMngr
ATIn

UbnDsg
A

IDCTV NY
SAE2PA
DWIE OD
MUTDNF



Thank You