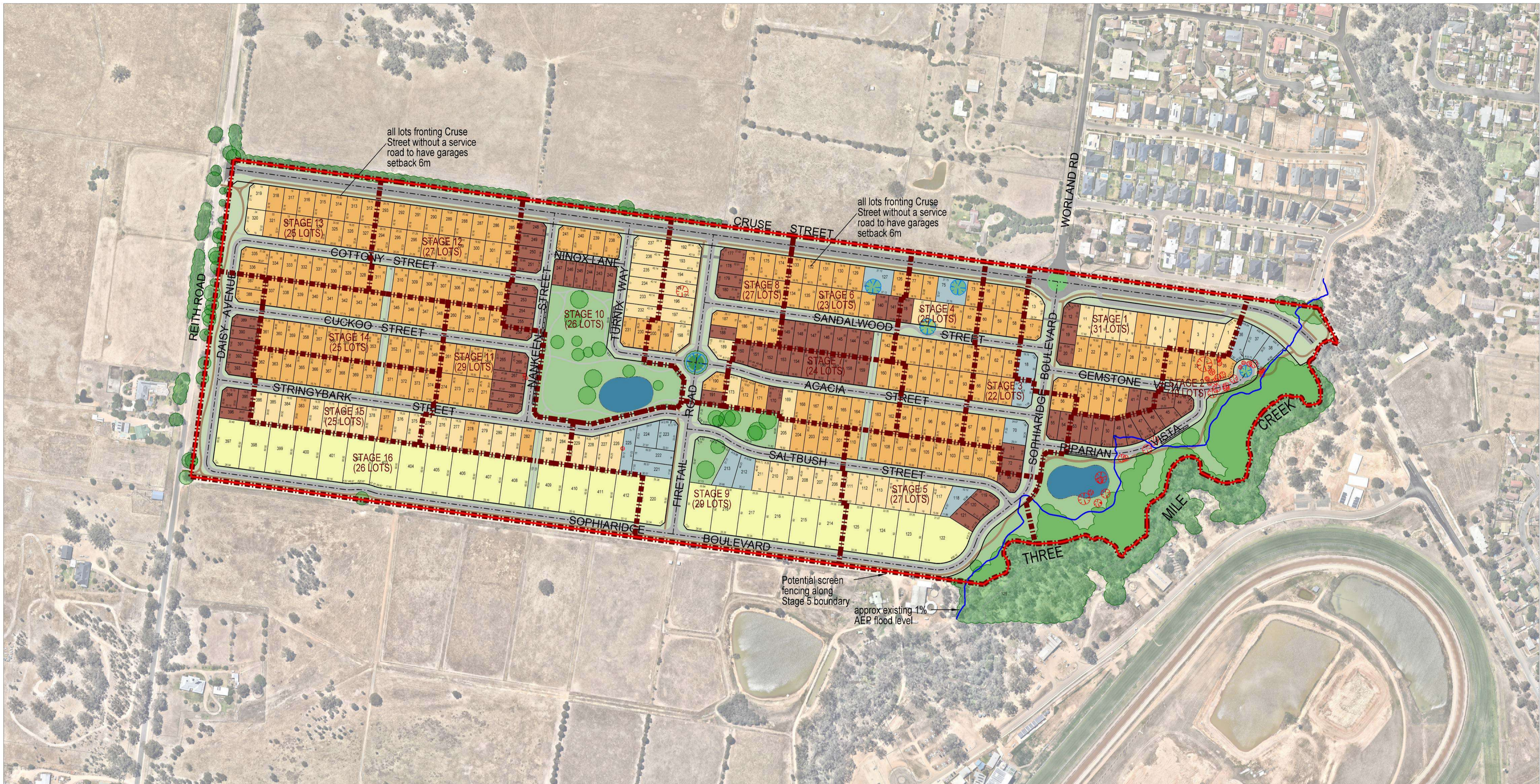


# PRECINCT DEVELOPMENT PLAN



Property Specific Land Budget	Actual	DCP
Total Area (ha)	51.06(ha)	50.80(ha)
Land below 1% Flood Level	2.60(ha)	3.20(ha)
Drainage (retardation basin)	0.53(ha)	0.25(ha)
Vegetation to be Retained	1.20(ha)	1.50(ha)
Land for collector Roads	4.10(ha)	3.90(ha)
Passive Open Space	2.04(ha)	1.70(ha)
Total Net Developable Area (ha)	40.68(ha)	40.30(ha)
Low Density	5.55(ha)	6.10(ha)
Standard Density	35.13(ha)	34.2(ha)

### Legend

- Residential lots  
Typically 500 - 600m<sup>2</sup> small residential lots
  - Residential lots  
600 - 700m<sup>2</sup> standard residential lots
  - Residential lots  
700 - 800m<sup>2</sup> standard residential lots
  - Residential lots  
800 - 2000m<sup>2</sup> large residential lots (some with potential for further subdivision)
  - Residential lots  
2,000m<sup>2</sup> + low density residential lots
  - Open Space
  - Precinct site boundary
  - Stage boundaries
  - Shared path
  - Indigenous trees
  - Indigenous trees to be retained but considered lost
  - Indigenous trees to be removed
  - Approx 1% AEP flood level
  - Proposed location of storm water detention and WSUD treatment basin landscaped to form a feature of the site
- Total yield 410 lots

DATE	DESCRIPTION / VERSION	REVISION STATUS
07-09-20	For Approval	5
28-05-20	For Approval	4
05-03-20	For Approval	3
11-11-19	For Approval	2
13-06-18	For Comment	1

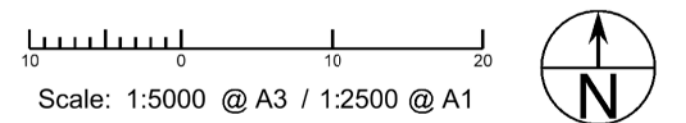
**NORTH EAST SURVEY DESIGN**

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DEVELOPMENT PLAN - PRECINCT 3  
PROPOSED SUBDIVISION PLAN

Project No: M1170 Version: 5  
Drawn by: MB Checked/Signed By: KW



Status: **FOR APPROVAL**

Drawing Date: 13th June 2019  
File Name: \$FILES