



This plan has been prepared for review and comment only and should not be used for any other purpose without the written consent of Reeds Consulting Pty Ltd. The plan is subject to survey, title and easement verification, engineering design, recommendations / management of the hydrological assessment and approval from council and all other relevant authorities. All landscape and paving detail shown hereon is indicative only. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land.

For Numbered Trees - Refer to Galbraith & Associates Report of 17 June 2011 for additional information relating to trees proposed for retention.

Landscaping and kerbs shown hereon are indicative only. The location of substations is indicative only and will be confirmed once the staging of the subdivision has been determined.

The locations of bicycle lanes, shared paths, footpaths, driveway links and bus stops are indicative only and subject to engineering design and referral authority approval.

Stage numbers are descriptive only and may not indicate the sequence of the subdivision. Stage 17 is in separate ownership to Stages 1-16, so the timing of this stages is dependent upon the adjoining land owner.

Turning areas provided at no-through roads will be designed to meet the GAA Engineering Construction and Design Manual for Subdivisions.

The Subject Site is comprised of two Certificates of Title, being Lots A and B on PS7332705. This plan has been prepared in support of planning permit 12/0281C.

Superlots B, C, E, F, G and J will be subject to future planning permit applications for subdivision and development.

The locations of the potential remaining areas of contamination shown are based on aerial photography from the Golder Associates reports.

STAGE 17 IS IN SEPARATE OWNERSHIP AND IS NOT PROPOSED TO BE SUBDIVIDED WITH STAGES 1-16 (INTRAPAC PROPERTY).

OVERALL STATISTICS (STAGES 1-17)	
Site Area :	48.92 ha
Tree Reserves :	1.540 ha
Encumbered Open Space (Drainage) :	3.291 ha
Passive Open Space :	2.150 ha
Medium Density Sites :	2.561 ha
Net Developable Area :	39.38 ha
Area of Subdivision Roads :	14.05 ha
Area of Residential Land :	25.33 ha
Lot Yield (Conventional) :	569 No.
Anticipated Yield of Medium Density :	TBA No.
Total Lot Yield :	TBA No.
Average Lot Area (Conventional) :	445 sq. m
Lots per hectare (Conventional) :	14.4 No.

INTRAPAC ONLY STATISTICS (STAGES 1-16)	
Site Area :	45.92 ha
Tree Reserves :	1.540 ha
Encumbered Open Space (Drainage) :	3.274 ha
Passive Open Space :	2.020 ha
Medium Density Sites :	2.561 ha
Net Developable Area :	36.53 ha
Area of Subdivision Roads :	13.20 ha
Area of Residential Land :	23.32 ha
Lot Yield (Conventional) :	530 No.
Anticipated Yield of Medium Density :	TBA No.
Total Lot Yield :	TBA No.
Average Lot Area (Conventional) :	440 sq. m
Lots per hectare (Conventional) :	14.5 No.

NOTATIONS	
	SUBJECT SITE
	SIGNALISED INTERSECTION
	CONVENTIONAL LOTS (STAGES 1-16)
	CONVENTIONAL LOTS (STAGE 17)
	FUTURE MEDIUM DENSITY LOTS
	UNENCUMBERED OPEN SPACE
	ENCUMBERED OPEN SPACE
	TREE RESERVE
	SHARED PATHWAY
	SIGNIFICANT TREES TO BE RETAINED
	TREES TO BE RETAINED (WHERE PRACTICABLE)
	TREES TO BE REMOVED
	POTENTIAL REMAINING CONTAMINATION