

Topography



Vegetation

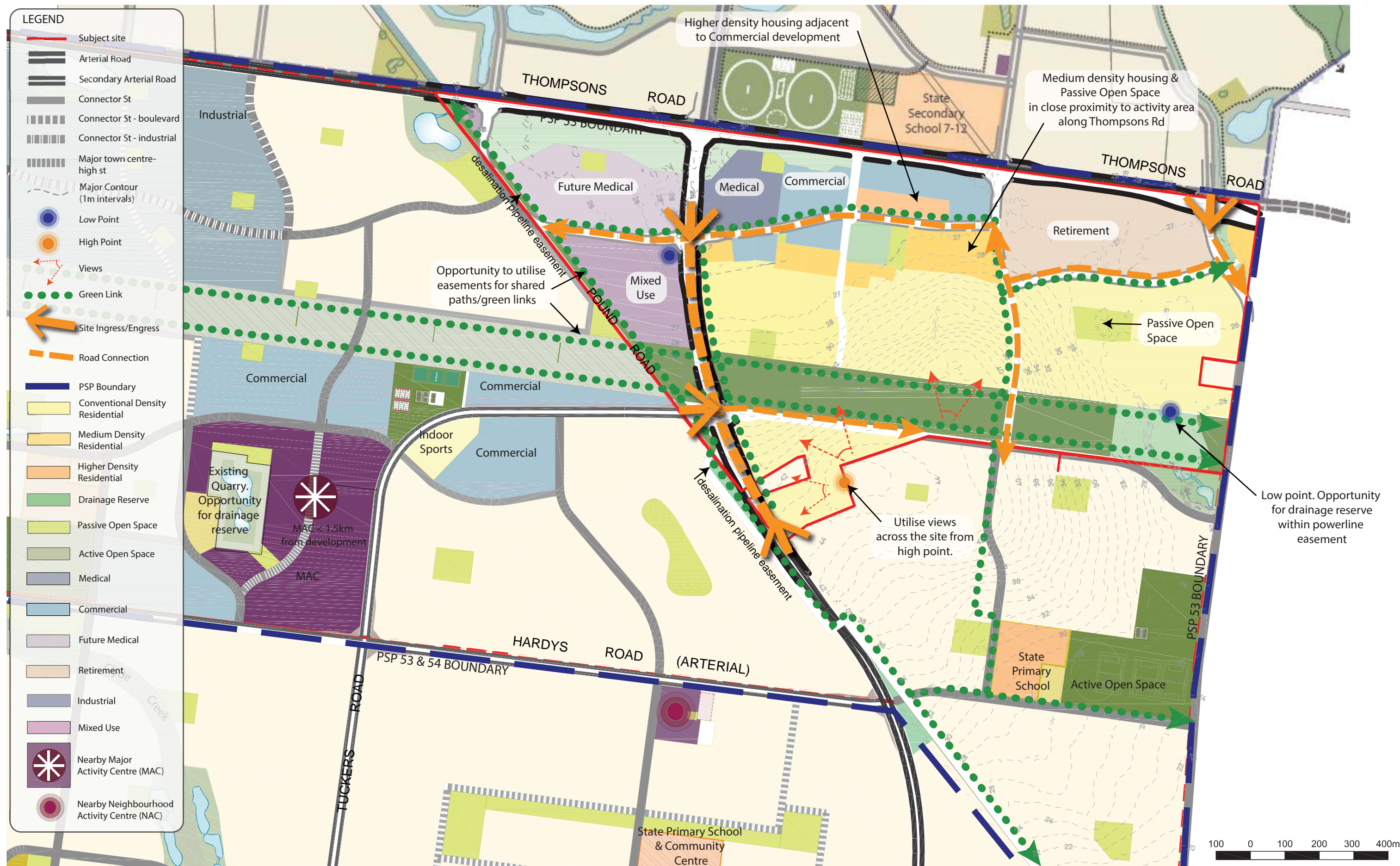


Roads



Subject Site





LEGEND

Site boundary (title)

Title boundary (internal of site)

Existing contours (1m interval)

Existing tree to be removed

Existing planted wind break to be removed

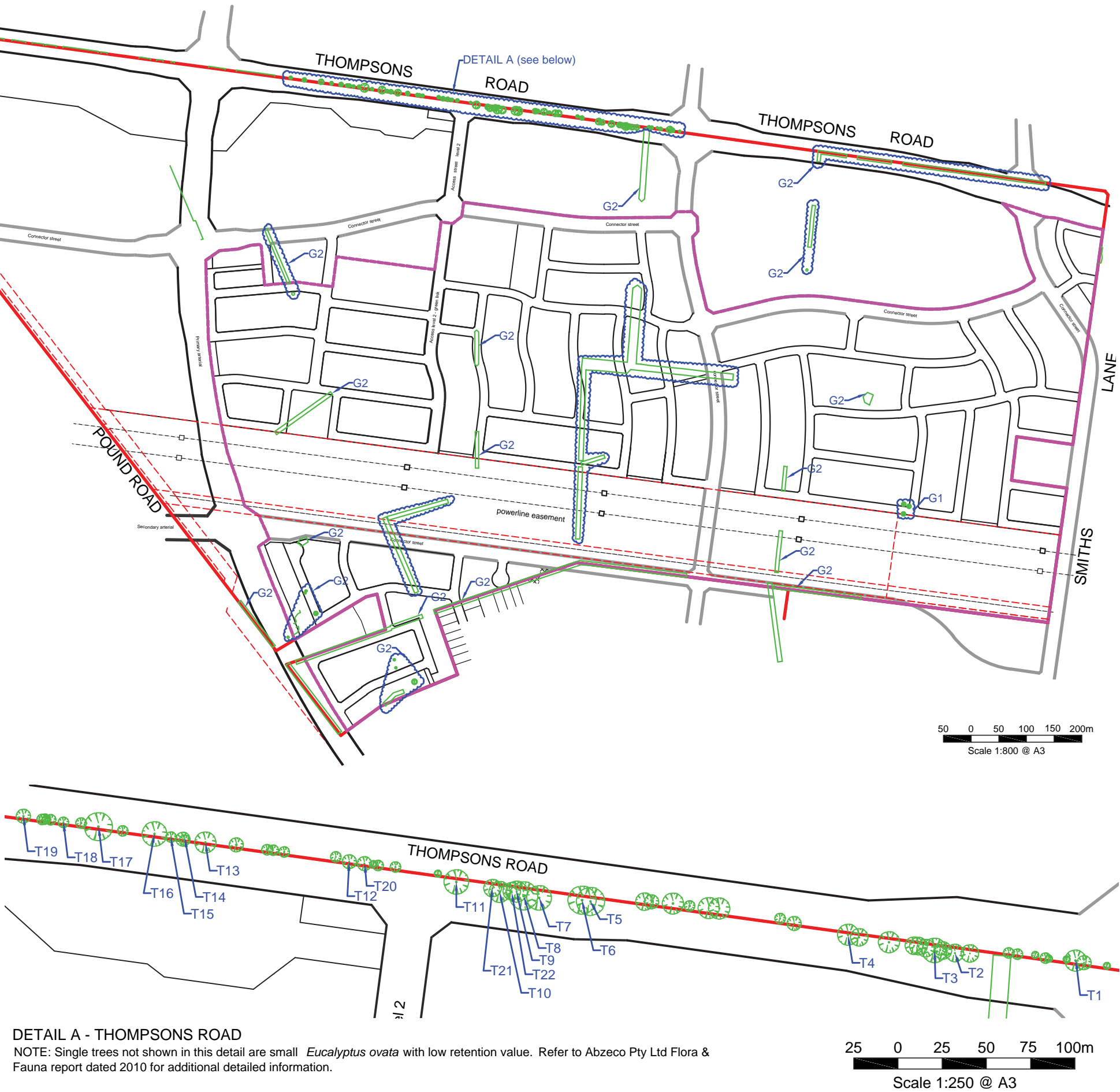
Primary arterial road

Secondary arterial road

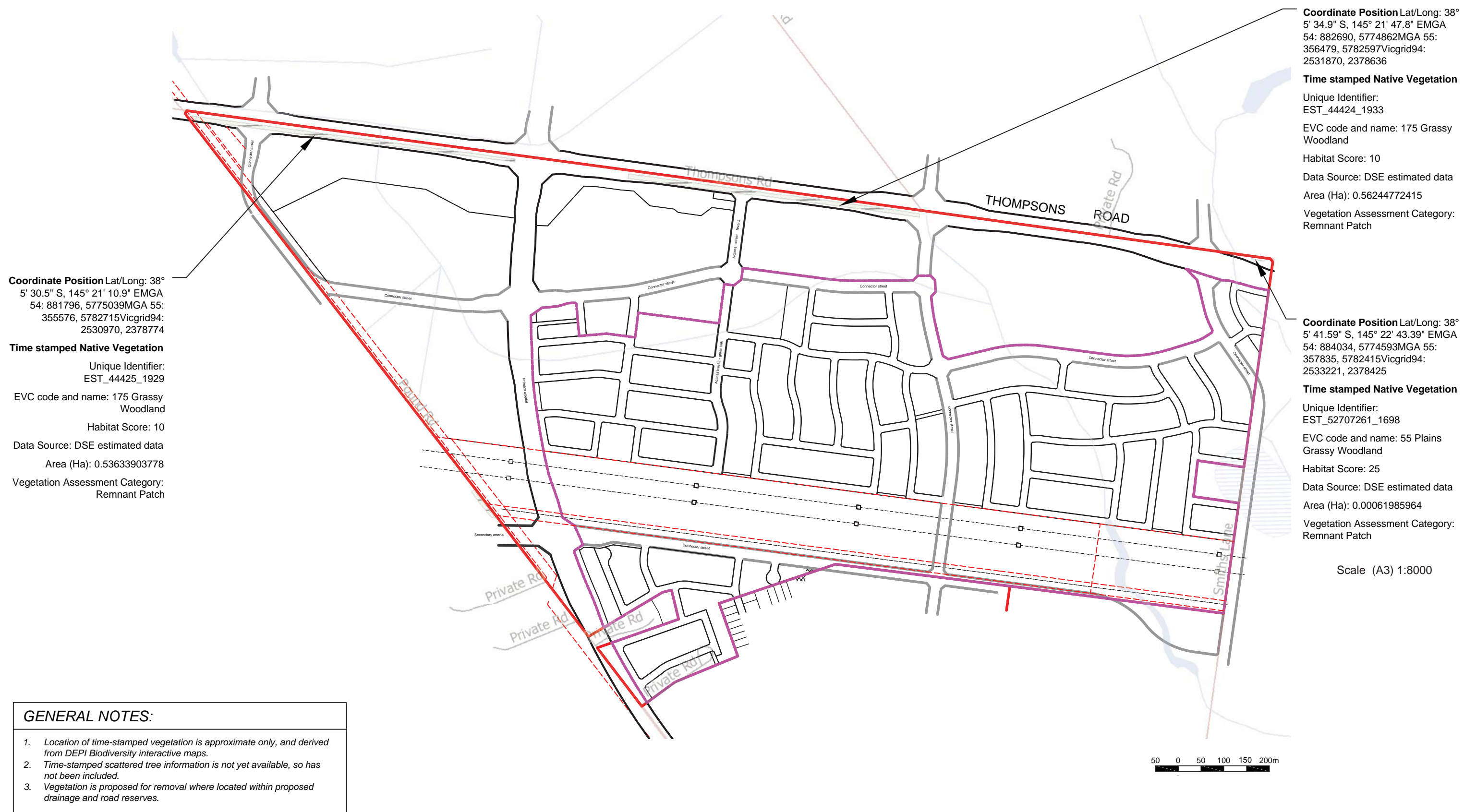
Access street level 2

No.	Botanic Name	Common Name	DBH (cm)	Size class	Environmental significance	Notes	Retention value	Retain
T1	<i>Eucalyptus ovata</i>	Swamp Gum	95	Medium-old	Medium	Indigenous	Medium	N
T2	<i>Eucalyptus ovata</i>	Swamp Gum	77	Large-old	High	Indigenous	High	N
T3	<i>Eucalyptus ovata</i>	Swamp Gum	69	Medium-old	Medium	Indigenous	Medium	N
T4	<i>Eucalyptus ovata</i>	Swamp Gum	80	Large-old	High	Indigenous	High	N
T5	<i>Eucalyptus ovata</i>	Swamp Gum	73	Medium-old	Medium	Indigenous	Medium	N
T6	<i>Eucalyptus ovata</i>	Swamp Gum	102	Large-old	High	Indigenous	High	N
T7	<i>Eucalyptus ovata</i>	Swamp Gum	64	Medium-old	Medium	Indigenous	Medium	N
T8	<i>Eucalyptus ovata</i>	Swamp Gum	62	Medium-old	Medium	Indigenous	Medium	N
T9	<i>Eucalyptus ovata</i>	Swamp Gum	76	Medium-old	Medium	Indigenous	Medium	N
T10	<i>Eucalyptus ovata</i>	Swamp Gum	79	Medium-old	Medium	Indigenous	Medium	N
T11	<i>Eucalyptus ovata</i>	Swamp Gum	78	Medium-old	Medium	Indigenous	Medium	N
T12	<i>Eucalyptus ovata</i>	Swamp Gum	71	Medium-old	Medium	Indigenous	Medium	N
T13	<i>Eucalyptus ovata</i>	Swamp Gum	80	Large-old	High	Indigenous	High	N
T14	<i>Eucalyptus ovata</i>	Swamp Gum	75	Medium-old	Medium	Indigenous	Medium	N
T15	<i>Eucalyptus ovata</i>	Swamp Gum	61	Medium-old	Medium	Indigenous	Medium	N
T16	<i>Eucalyptus ovata</i>	Swamp Gum	98	Large-old	High	Indigenous	High	N
T17	<i>Eucalyptus ovata</i>	Swamp Gum	80	Large-old	High	Indigenous	High	N
T18	<i>Eucalyptus ovata</i>	Swamp Gum	77	Medium-old	Medium	Indigenous	Medium	N
T19	<i>Eucalyptus ovata</i>	Swamp Gum	68	Medium-old	Medium	Indigenous	Medium	N
T20	<i>Eucalyptus ovata</i>	Swamp Gum	-	Small	Low	Indigenous	Low	N
T21	<i>Eucalyptus ovata</i>	Swamp Gum	-	Small	Low	Indigenous	Low	N
T22	<i>Eucalyptus ovata</i>	Swamp Gum	-	Small	Low	Indigenous	Low	N
T23	<i>Eucalyptus ovata</i>	Swamp Gum	-	Small	Low	Indigenous	Low	N
G1	<i>Eucalyptus cladocalyx</i>	Sugar Gum	-	Small	Low	Native	None	N
G2	Planted Cypress macrocarpa & Pinus radiata	Cypress & Pines	-	-	None	Planted wind break	None	N

Individual trees ('Txx') are as shown and assessment details are as per Abzeco Pty Ltd Flora & Fauna report dated 2010.

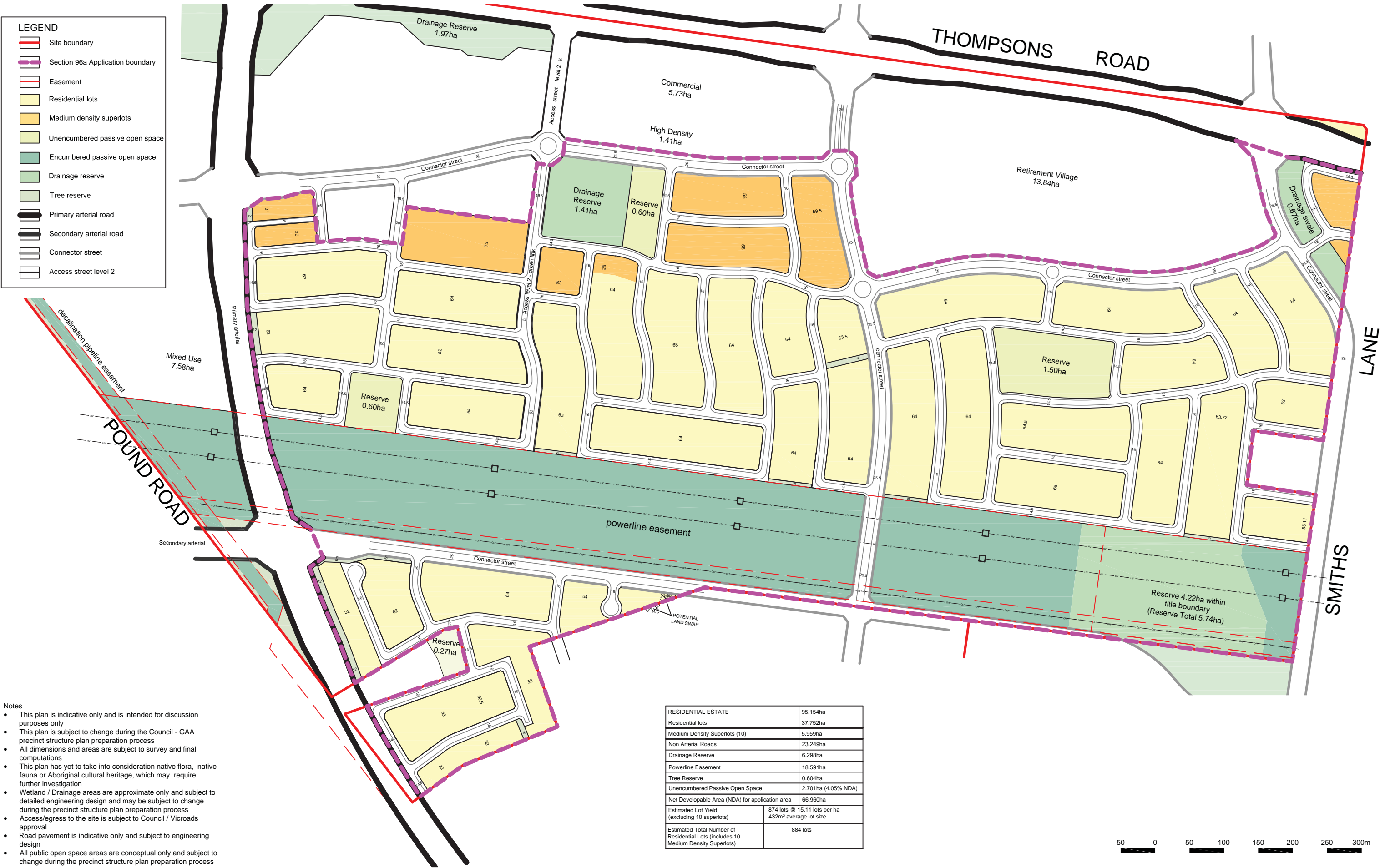


Scale (A3) 1:8000



LEGEND

- Site boundary
- Section 96a Application boundary
- Easement
- Residential lots
- Medium density superlots
- Unencumbered passive open space
- Encumbered passive open space
- Drainage reserve
- Tree reserve
- Primary arterial road
- Secondary arterial road
- Connector street
- Access street level 2



- Notes**
- This plan is indicative only and is intended for discussion purposes only
 - This plan is subject to change during the Council - GAA precinct structure plan preparation process
 - All dimensions and areas are subject to survey and final computations
 - This plan has yet to take into consideration native flora, native fauna or Aboriginal cultural heritage, which may require further investigation
 - Wetland / Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the precinct structure plan preparation process
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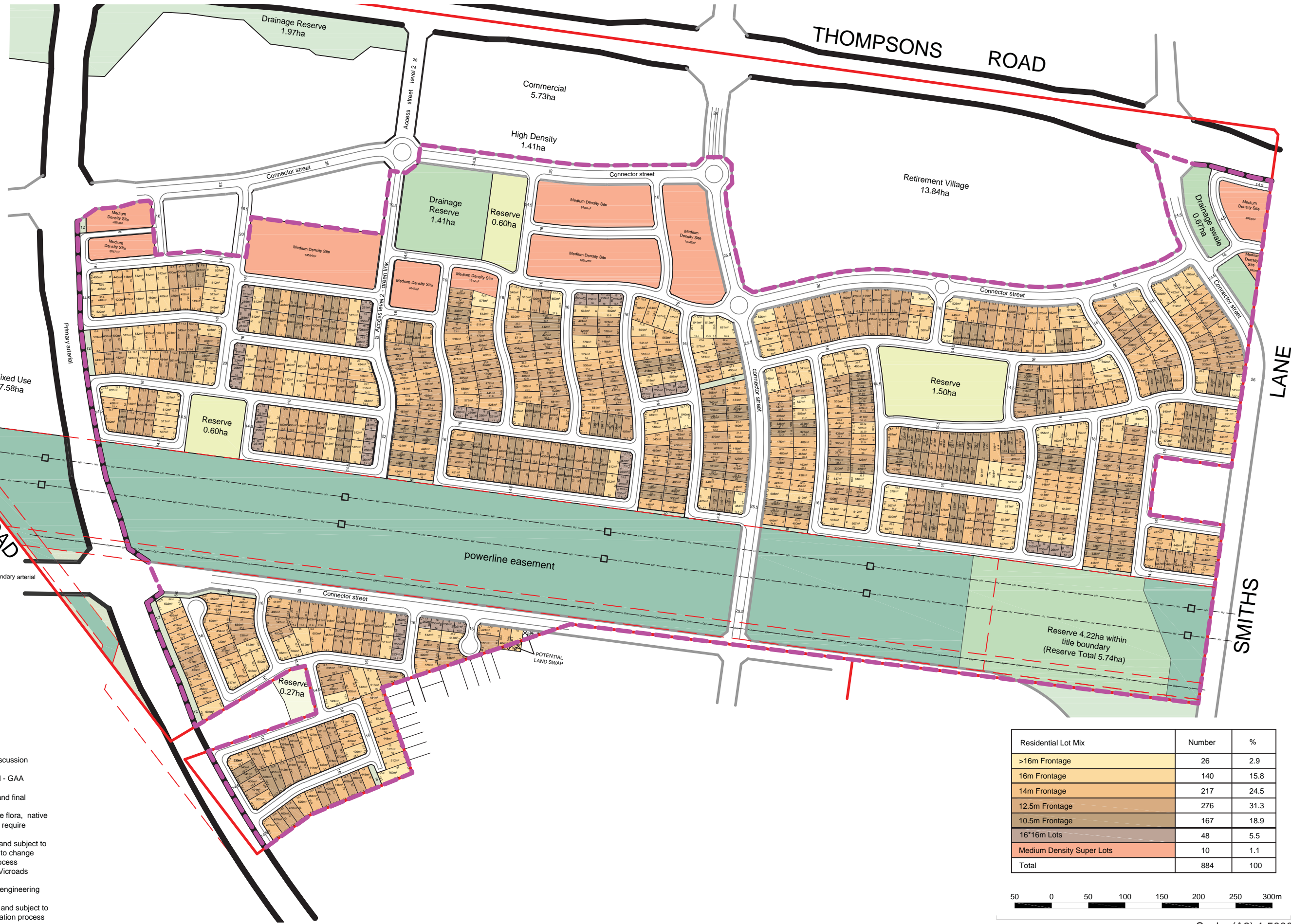
RESIDENTIAL ESTATE	95.154ha
Residential lots	37.752ha
Medium Density Superlots (10)	5.959ha
Non Arterial Roads	23.249ha
Drainage Reserve	6.298ha
Powerline Easement	18.591ha
Tree Reserve	0.604ha
Unencumbered Passive Open Space	2.701ha (4.05% NDA)
Net Developable Area (NDA) for application area	66.960ha
Estimated Lot Yield (excluding 10 superlots)	874 lots @ 15.11 lots per ha 432m ² average lot size
Estimated Total Number of Residential Lots (includes 10 Medium Density Superlots)	884 lots



Scale (A3) 1:5000

LEGEND

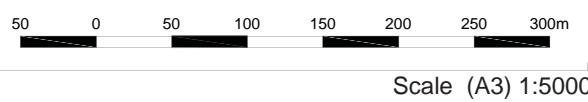
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- Easement
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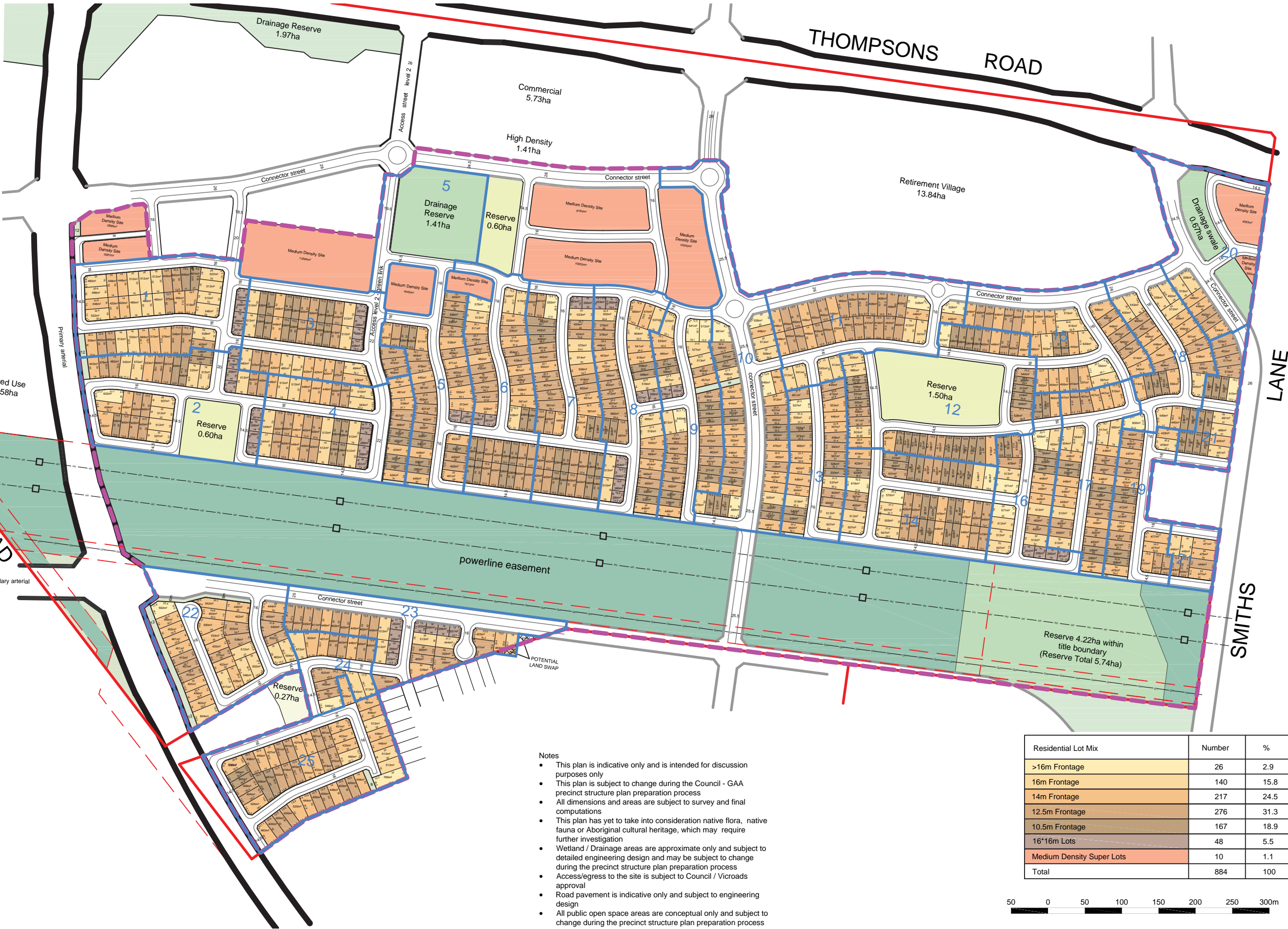
Residential Lot Mix	Number	%
>16m Frontage	26	2.9
16m Frontage	140	15.8
14m Frontage	217	24.5
12.5m Frontage	276	31.3
10.5m Frontage	167	18.9
16*16m Lots	48	5.5
Medium Density Super Lots	10	1.1
Total	884	100



LEGEND

- Site boundary
- Section 96a Application boundary
- Easement
- Residential lots
- Stage boundaries
- Stage numbers
- Medium density superlots
- Unencumbered passive open space
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TOTAL number of residential lots	
Stage 1	41
Stage 2	39
Stage 3	43
Stage 4	45
Stage 5	38
Stage 6	43
Stage 7	47
Stage 8	43
Stage 9	36
Stage 10	41
Stage 11	37
Stage 12	39
Stage 13	29
Stage 14	45
Stage 15	32
Stage 16	29
Stage 17	34
Stage 18	28
Stage 19	23
Stage 20	7
Stage 21	26
Stage 22	34
Stage 23	32
Stage 24	14
Stage 25	49



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Scale (A3) 1:5000

LEGEND

Site boundary

Section 96a Application boundary

Easement

Residential lots

Medium density superlots

Unencumbered passive open space

Encumbered passive open space

Drainage reserve

Tree reserve

Primary arterial road

Secondary arterial road

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LEGEND

- Primary Arterial - 41m
- Connector Street - 28m
- Connector Street - 26m
- Connector Street - 25m-25.5m
- Access Street Level 2 - Green Link - 22m
- Access Street Level 2 - Green Street - 19.5m
- Access Street Level 1 - 20m (extra width for servicing)
- Access Street Level 1 - 16m
- Access Street Level 1 - 14.5m
- Access Place Level 1 - 8m
- Green Link / Shared path

S1 Street Section (see street section page for more detail)

