



LAND BUDGET			
DEVELOPMENT PLAN AREA	59.78ha		
ENCUMBERED LAND	AREA	% SITE	
PROPOSED OPEN SPACE	8.56ha	14.32%	
PIPELINE EASEMENT	5.12ha	8.71%	
EXISTING DRAINAGE RESERVES	4.83ha	8.08%	
TOTAL		31.11%	
NET DEVELOPABLE AREA	41.27ha		
LAND USES		% NET DEV. AREA	
LOCAL ROADS	12.10ha	29.32%	
RESIDENTIAL LOTS <500m²	0.65ha	1.57%	
RESIDENTIAL LOTS 500- 900m²	20.31ha	49.21%	
RESIDENTIAL LOTS > 900m²	8.21ha	19.89%	
TOTAL AREA	41.27ha		

- Site Boundary
- Existing Water Sensitive Urban Design
- Proposed Water Sensitive Urban Design
- Pipeline Easement
- Play Space & Community Facility
- DPO11 Boundary
- Indigenous Tree to be Retained (with Tree Protection Zone)
- Indigenous Tree to be Removed
- Roundabout
- Road connection
- Shared Path Network
- External roundabout (Indicative)

**FOR APPROVAL**

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