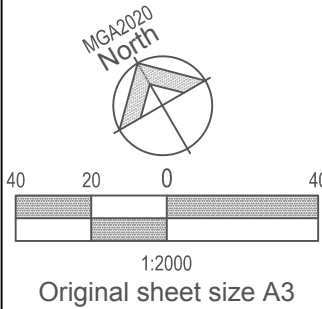


OVERALL AREA 21.19ha
250 Lots @ 510m² average

DENSITY: 14.5 LOTS/ha

LEGEND:

- Zone boundary
- Reserve
- Conservation reserve
- < 399sqm lots
- 400-499sqm lots
- 500-799sqm lots
- 800sqm + lots
- Pedestrian/buggy link
- Rear lot interface
- Indicative building footprint 16m x 25m
- Tree to be removed
- Tree to be retained



LAND BUDGET			
	SITE AREA	21.19ha	
	ENCUMBERED LAND	AREA	% SITE
	CONSERVATION RESERVE	3.24ha	15.3%
	TOTAL	3.24ha	15.3%
	NET DEVELOPABLE AREA	17.95ha	0%
	LAND USES		% NET DEV. AREA
	LOCAL ROADS	4.98ha	27.7%
	RESERVE	0.23ha	1.3%
	18 RESIDENTIAL LOTS 300-399m²	0.67ha	3.7%
	144 RESIDENTIAL LOTS 400- 499m²	6.29ha	35.0%
	72 RESIDENTIAL LOTS 500-799m²	3.98ha	22.2%
	16 RESIDENTIAL LOTS 800m²+	1.81ha	10.1%
	TOTAL AREA	17.95ha	100.0%

THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES.

DIMENSIONS SHOWN HEREON ARE SUBJECT TO SURVEY.

THE CONTOURS SHOWN HEREON HAVE BEEN INTERPOLATED FROM ON-SITE LEVELS TAKEN BY THIS COMPANY ON 27/2/2007 TO THE AUSTRALIAN HEIGHT DATUM.

CONTOUR VERTICAL INTERVAL 0.2 METRE.

Millar & Merrigan authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.

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Civil Engineering
Land Surveying
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Town Planning
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PROPOSED SUBDIVISION PLAN

LOT 32 ON DP778129
HUTSONS ROAD, TOCUMWAL
SHIRE OF BERRIGAN

12263P2

VERSION 2
SHEET 1 OF 1