

----- Stage 2 Boundary
- - - - - Staging Boundary
- - - - - Powerline

LOT YIELD STAGE 2A				LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area	
300m² - 400m²	3	4.00%	375m²	2.81%	1125m²	
401m² - 500m²	18	24.00%	452m²	20.33%	8150m²	
501m² - 600m²	36	48.00%	538m²	48.35%	19384m²	
601m² - 700m²	16	21.33%	624m²	24.91%	9988m²	
701m² - 800m²	2	2.67%	724m²	3.61%	1448m²	
Total Number of Lots				75		

Minimum Lot Size 375m²
Maximum Lot Size 744m²
Average Lot Size 534m²
Total Lot Area 40095m²

LOT YIELD STAGE 2B				LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area	
300m² - 400m²	14	16.47%	378m²	12.81%	5300m²	
401m² - 500m²	33	38.82%	447m²	35.71%	14777m²	
501m² - 600m²	27	31.76%	528m²	34.45%	14256m²	
601m² - 700m²	9	10.59%	617m²	13.44%	5561m²	
701m² - 800m²	2	2.35%	743m²	3.59%	1486m²	
Total Number of Lots				85		

Minimum Lot Size 375m²
Maximum Lot Size 784m²
Average Lot Size 486m²
Total Lot Area 41380m²

LOT YIELD STAGE 2C				LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area	
300m² - 400m²	10	14.93%	378m²	11.10%	3788m²	
401m² - 500m²	20	29.85%	454m²	26.79%	9097m²	
501m² - 600m²	24	35.82%	534m²	37.75%	12820m²	
601m² - 700m²	11	16.42%	624m²	20.22%	6865m²	
701m² - 800m²	2	2.99%	703m²	4.14%	1407m²	
Total Number of Lots				67		

Minimum Lot Size 375m²
Maximum Lot Size 707m²
Average Lot Size 506m²
Total Lot Area 33957m²

LOT YIELD				LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area	
400m² - 500m²	13	22.41%	446m²	19.45%	5828m²	
501m² - 600m²	32	55.17%	538m²	54.57%	17238m²	
601m² - 700m²	9	15.52%	610m²	17.40%	5495m²	
701m² - 800m²	3	5.17%	735m²	6.98%	2206m²	
801m² - 900m²	1	1.72%	822m²	2.60%	822m²	
Total Number of Lots				58		

Minimum Lot Size 421m²
Maximum Lot Size 822m²
Average Lot Size 544m²
Total Lot Area 31589m²

Frontage	2A	2B	2C	2D	Total	%	Target
12.5m	4	26	14	2	46	16%	42
15m	19	28	26	17	90	32%	85
17m	4	15	11	14	44	15%	42
18m	38	12	11	19	80	28%	86
18m+	10	4	5	6	25	9%	28
Total	75	85	67	58	285		283

STAGE 2 CONCEPT SUBDIVISION PLAN
GREGORY HILLS