

Land Budget					
Land Use	Precinct 1	Precinct 2	Precinct 3	Overall	
	(DA Layout)	(DA Layout)	(Concept Layout)		
	Area	Area	Area	Area	%
Area of Subject Site	17.547 ha	53.836 ha	9.366 ha	80.749 ha	100.0%
Saleable Area					
Residential Allotments	6.384 ha	16.949 ha	2.807 ha	26.140 ha	32.4%
Balance Allotments	0.694 ha	—	—	0.694 ha	0.9%
Local Centre	0.917 ha	—	—	0.917 ha	1.1%
Total Area of Allotments	7.995 ha	16.949 ha	2.807 ha	27.751 ha	34.4%
Road					
Collector Streets	1.564 ha	2.627 ha	—	4.191 ha	5.2%
Existing Road Reserve (Collector)	—	1.248 ha	—	1.248 ha	1.5%
Local Streets	2.063 ha	5.877 ha	0.950 ha	8.890 ha	11.0%
Existing Road Reserve (Local)	—	0.112 ha	—	0.112 ha	0.1%
Total Area of Road	3.627 ha	9.864 ha	0.950 ha	14.441 ha	17.9%
Open Space					
Local Park	3.409 ha	3.646 ha	—	7.055 ha	8.7%
Linear Open Space	2.516 ha	23.377 ha	5.609 ha	31.502 ha	39.0%
Total Open Space	5.925 ha	27.023 ha	5.609 ha	38.557 ha	47.7%

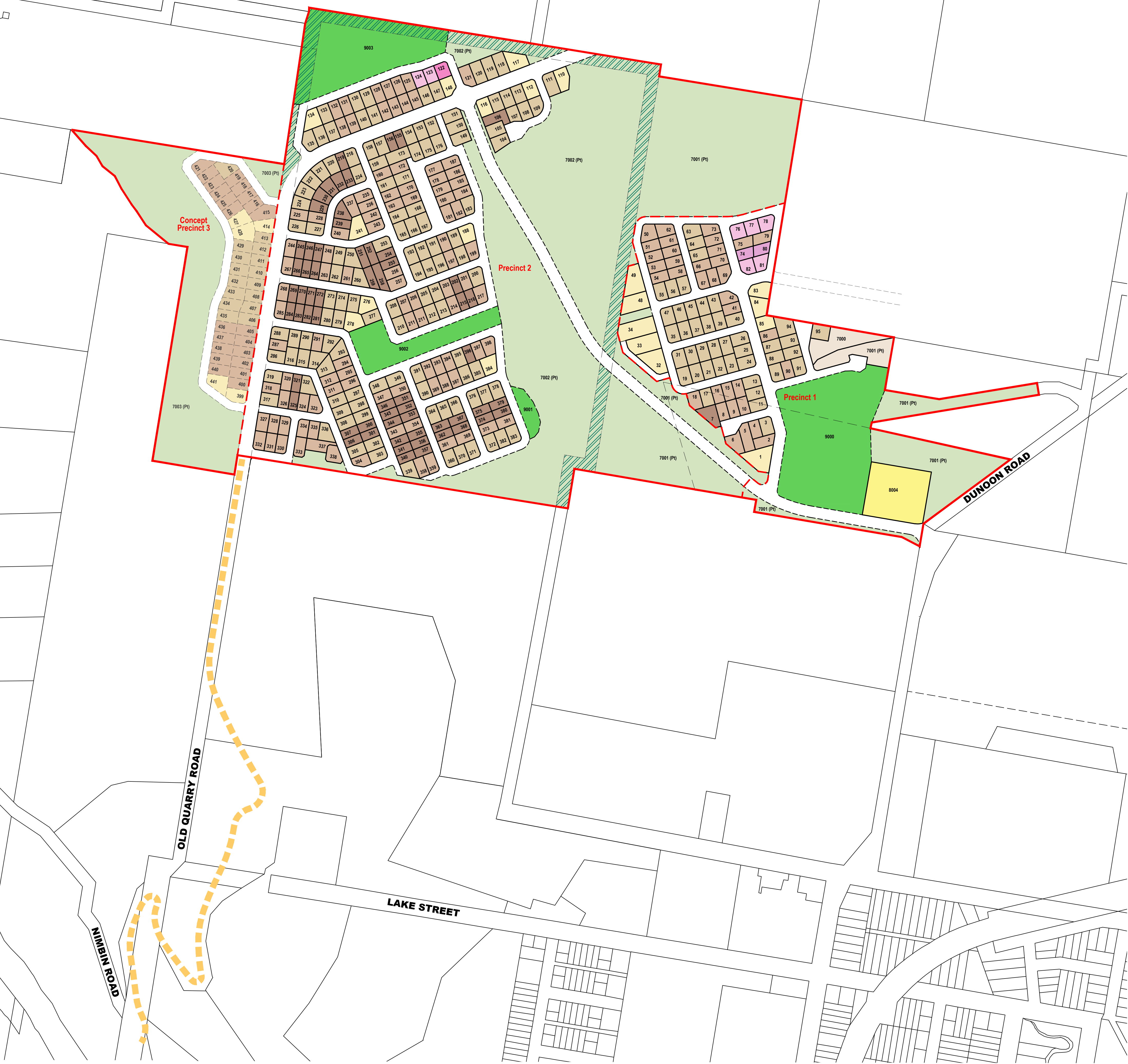
Product		Yield				
		Precinct 1	Precinct 2	Precinct 3	Overall Yield	
		(DA Layout)	(DA Layout)	(Concept Layout)		
Lots Less than 30m Deep						
Residential Allotment Type	Typical Lot Width	Lots	Lots	Lots	Overall	%
Premium Courtyard	18m	2	—	—	2	0.5%
Traditional	20m	5	2	—	7	1.6%
Premium Traditional	22m	—	1	—	1	0.2%
Sub-Total		7	3	—	10	2.3%
Lots 30m Deep and Greater						
Residential Allotment Type	Typical Lot Width	Lots	Lots	Lots	Overall	%
Courtyard	15m	1	61	—	62	14.3%
Premium Courtyard	18m	35	99	22	156	36.0%
Traditional	20m	43	121	16	180	41.6%
Premium Traditional	22m	9	11	5	25	5.8%
Sub-Total		88	292	43	423	97.7%
TOTAL		95	295	43	433	100.0%

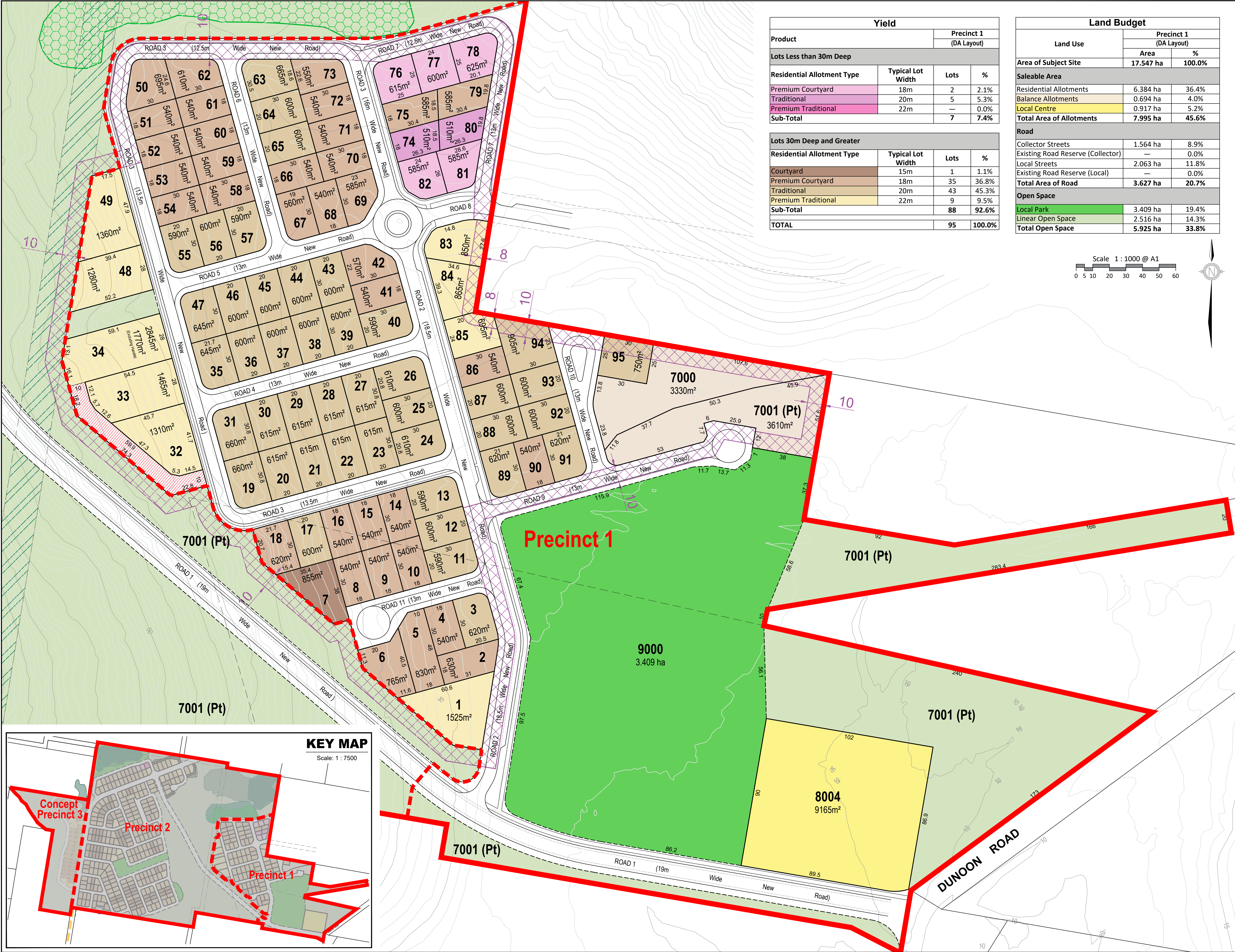
For detailed Precinct Proposal Plans, please refer to plans 117312-30A Precinct One, Two & Three

Legend

- Site Boundary
- Proposed Precinct Boundary
- Existing Road Reserve
- Zoning Line
- Proposed Fire Access Track

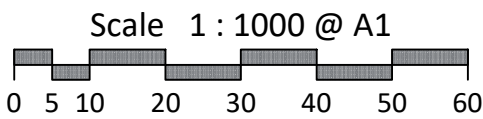
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCCDB.
Existing Contours: RPS Lidar Survey
Design Contours: Planit Engineering
Environment constraints: BCA Check Pty Ltd/Peter Parker





Yield			
Product		Precinct 1	
		(DA Layout)	
Lots Less than 30m Deep			
Residential Allotment Type	Typical Lot Width	Lots	%
Premium Courtyard	18m	2	2.1%
Traditional	20m	5	5.3%
Premium Traditional	22m	—	0.0%
Sub-Total		7	7.4%
Lots 30m Deep and Greater			
Residential Allotment Type	Typical Lot Width	Lots	%
Courtyard	15m	1	1.1%
Premium Courtyard	18m	35	36.8%
Traditional	20m	43	45.3%
Premium Traditional	22m	9	9.5%
Sub-Total		88	92.6%
TOTAL		95	100.0%

Land Budget		
Land Use	Precinct 1 (DA Layout)	
	Area	%
Area of Subject Site	17.547 ha	100.0%
Saleable Area		
Residential Allotments	6.384 ha	36.4%
Balance Allotments	0.694 ha	4.0%
Local Centre	0.917 ha	5.2%
Total Area of Allotments	7.995 ha	45.6%
Road		
Collector Streets	1.564 ha	8.9%
Existing Road Reserve (Collector)	—	0.0%
Local Streets	2.063 ha	11.8%
Existing Road Reserve (Local)	—	0.0%
Total Area of Road	3.627 ha	20.7%
Open Space		
Local Park	3.409 ha	19.4%
Linear Open Space	2.516 ha	14.3%
Total Open Space	5.925 ha	33.8%



REVISION

A: 14/02/18 Adjust APZs, add fire trail
B: 14/03/18 Add road numbering/letters
C: 31/05/18 Amend road numbering/letters
D: 26/07/18 Respond to RFI

Note:
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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Existing Contours: RPS Lidar Survey
Design Contours: Plant Engineering
Environment constraints: BCA Check Pty Ltd/Peter Parker

Legend

- Site Boundary
- Proposed Precinct Boundary
- Existing Road Reserve
- Bushfire APZ
- Hairy Joint Grass Biodiversity Certification Conservation Site
- Existing Contours (5m)
- Existing Contours (1m)
- Zoning Line
- Proposed Fire Access Track

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PROJECT
NORTH LISMORE PLATEAU

PLAN OF SUBDIVISION
PRECINCT ONE
ALLOTMENT
LAYOUT

Date.	8 AUGUST 2018
Comp By.	JLS
Checked By.	PHE
DWG Name.	117312-30E Proposal Plan
Job Ref.	117312
Local Authority.	LISMORE CITY COUNCIL
Locality.	LISMORE
Scale	1:1000
Plan Ref	117312-30
Sheet	A1
Rev	D

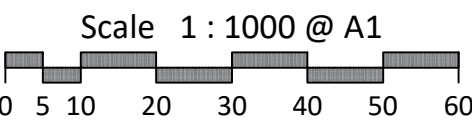
RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

T+61 7 3124 9300
F+61 7 3124 9399
W rpsgroup.com.au

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REVISION

A: 14/02/18 Adjust APZs, add fire trail
B: 14/03/18 Add road numbering/letters
C: 31/05/18 Amend road numbering/letters
D: 26/07/18 Respond to RFI

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

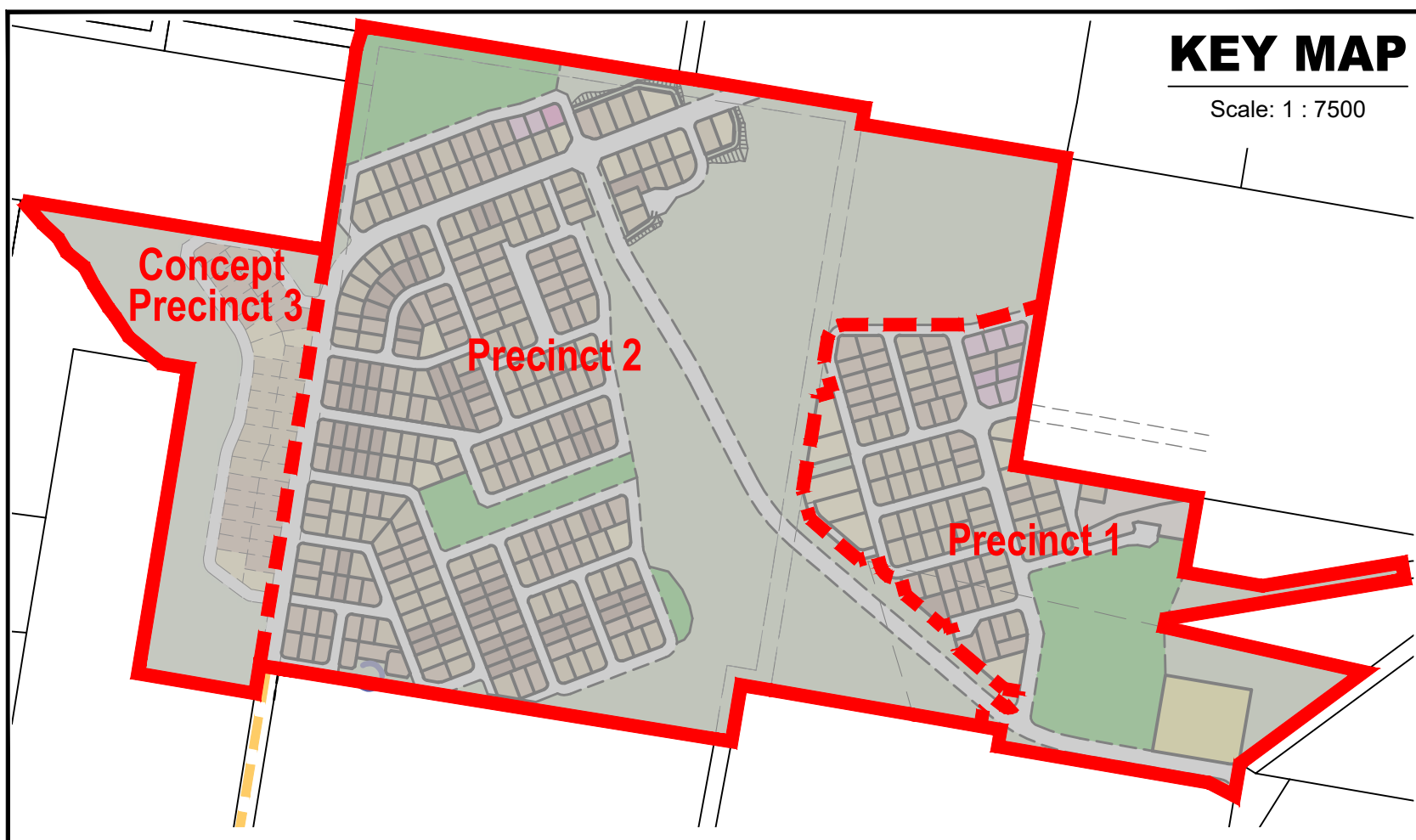
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining Information: DCDB.
Existing Contours: RPS Lidar Survey
Design Contours: Planit Engineering
Environment constraints: BCA Check Pty Ltd/Peter Parker

- Legend**
- Site Boundary
 - Proposed Precinct Boundary
 - Existing Road Reserve
 - Bushfire APZ
 - BushFire APZ
 - Hairy Joint Grass Biodiversity Certification Conservation Site
 - Dry Rainforest
 - Design Contours (5m)
 - Design Contours (1m)
 - Existing Contours (5m)
 - Existing Contours (1m)
 - Significant Trees to be Retained
 - Heritage Site
 - Exclusion Zone
 - Proposed Fire Access Track

Land Budget		
Land Use	Precinct 2 (DA Layout)	
	Area	%
Area of Subject Site	53.836 ha	100.0%
Saleable Area		
Residential Allotments	16.949 ha	31.5%
Balance Allotments	—	0.0%
Local Centre	—	0.0%
Total Area of Allotments	16.949 ha	31.5%
Road		
Collector Streets	2.627 ha	4.9%
Existing Road Reserve (Collector)	1.248 ha	2.3%
Local Streets	5.877 ha	10.9%
Existing Road Reserve (Local)	0.112 ha	0.2%
Total Area of Road	9.752 ha	18.3%
Open Space		
Local Park	3.646 ha	6.8%
Linear Open Space	23.377 ha	43.4%
Total Open Space	27.023 ha	50.2%

Note:
Local Park & Linear Open Space Area includes existing road reserve in the total area calculated.

Yield			
Product		Precinct 2	
		(DA Layout)	
Lots Less than 30m Deep			
Residential Allotment Type	Typical Lot Width	Lots	%
Premium Courtyard	18m	—	0.0%
Traditional	20m	2	0.7%
Premium Traditional	22m	1	0.3%
Sub-Total		3	1.0%
Lots 30m Deep and Greater			
Residential Allotment Type	Typical Lot Width	Lots	%
Courtyard	15m	61	20.7%
Premium Courtyard	18m	99	33.6%
Traditional	20m	121	41.0%
Premium Traditional	22m	11	3.7%
Sub-Total		292	99.0%
TOTAL		295	100.0%



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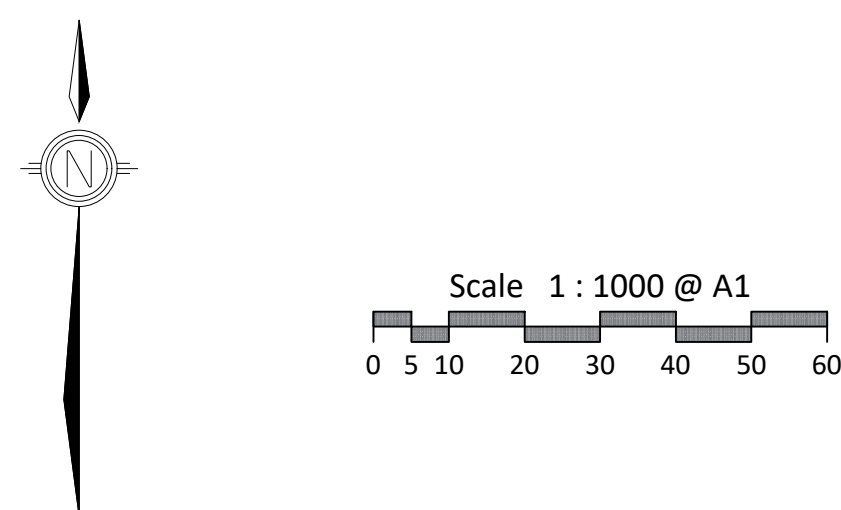
PROJECT
NORTH LISMORE PLATEAU

PLAN OF SUBDIVISION PRECINCT TWO ALLOTMENT LAYOUT

Date: 8 AUGUST 2018
Comp By: JLS
Checked By: PHE
DWG Name: 117312-30E Proposal Plan
Job Ref: 117312
Local Authority: LISMORE CITY COUNCIL
Locality: LISMORE
Scale: 1:1500
Plan Ref: 117312-30
Sheet: A1
Rev: D

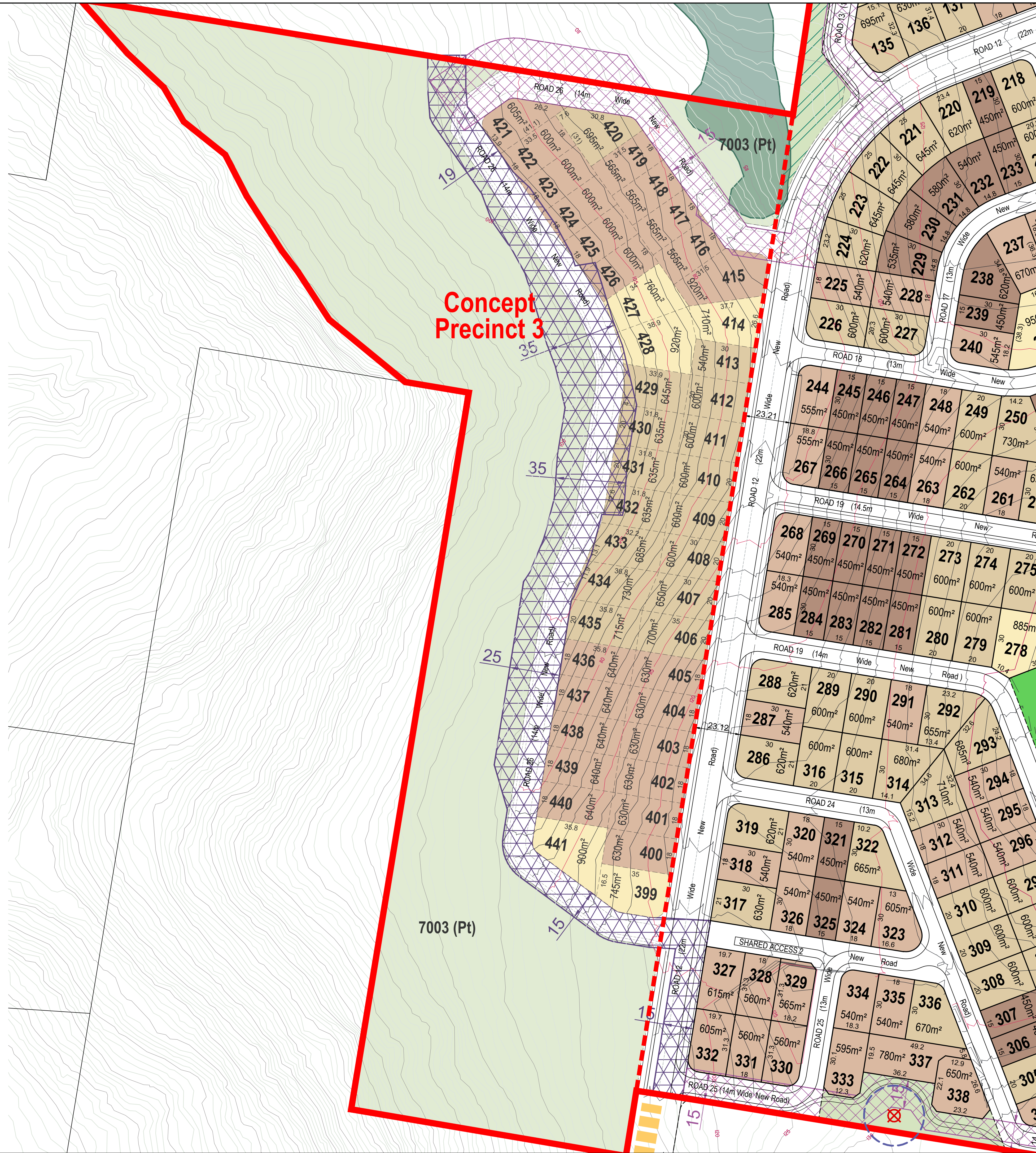
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RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
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F+61 7 3124 9399
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Land Budget		
Land Use	Precinct 3 (Concept Layout)	
	Area	%
	Area of Subject Site	9.366 ha
Saleable Area		
Residential Allotments	2.807 ha	30.0%
Balance Allotments	—	0.0%
Local Centre	—	0.0%
Total Area of Allotments	2.807 ha	30.0%
Road		
Collector Streets	—	0.0%
Existing Road Reserve (Collector)	—	0.0%
Local Streets	0.950 ha	10.1%
Existing Road Reserve (Local)	—	0.0%
Total Area of Road	0.950 ha	10.1%
Open Space		
Local Park	—	0.0%
Linear Open Space	5.609 ha	59.9%
Total Open Space	5.609 ha	59.9%

Yield			
Product		Precinct 3	
		(DA Layout)	
Lots Less than 30m Deep			
Residential Allotment Type	Typical Lot Width	Lots	%
Premium Courtyard	18m	—	0.0%
Traditional	20m	—	0.0%
Premium Traditional	22m	—	0.0%
Sub-Total		—	0.0%
Lots 30m Deep and Greater			
Residential Allotment Type	Typical Lot Width	Lots	%
Courtyard	15m	—	0.0%
Premium Courtyard	18m	22	51.2%
Traditional	20m	16	37.2%
Premium Traditional	22m	5	11.6%
Sub-Total		43	100.0%
TOTAL		43	100.0%



REVISION

A:	14/02/18	Adjust APZs, add fire trail
B:	14/03/18	Add road numbering/letters
C:	31/05/18	Amend road numbering/letters
D:	26/07/18	Respond to RFI

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Existing Contours: RPS Lidar Survey
Design Contours: Planit Engineering
Environment constraints: BCA Check Pty Ltd/Peter Parker

Legend

-  Site Boundary
-  Proposed Precinct Boundary
-  Existing Road Reserve
-  Bushfire APZ
-  BushFire APZ
-  Hairy Joint Grass Biodiversity Certification Conservation Site
-  Dry Rainforest
-  Design Contours (5m)
-  Design Contours (1m)
-  Existing Contours (5m)
-  Existing Contours (1m)
-  Significant Trees to be Retained
-  Heritage Site
-  Exclusion Zone
-  Proposed Fire Access Track

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PROJECT	
NORTH LISMORE PLATEAU	
PLAN OF SUBDIVISION <i>CONCEPT</i> PRECINCT THREE ALLOTMENT LAYOUT	
Date.	8 AUGUST 2018
Comp By.	JLS
Checked By.	PHE
DWG Name.	117312-30E Proposal Plan
Job Ref.	117312
Local Authority.	LISMORE CITY COUNCIL
Locality.	LISMORE
Scale	Sheet 1:1000 A1
Plan Ref	Rev 117312-30 D



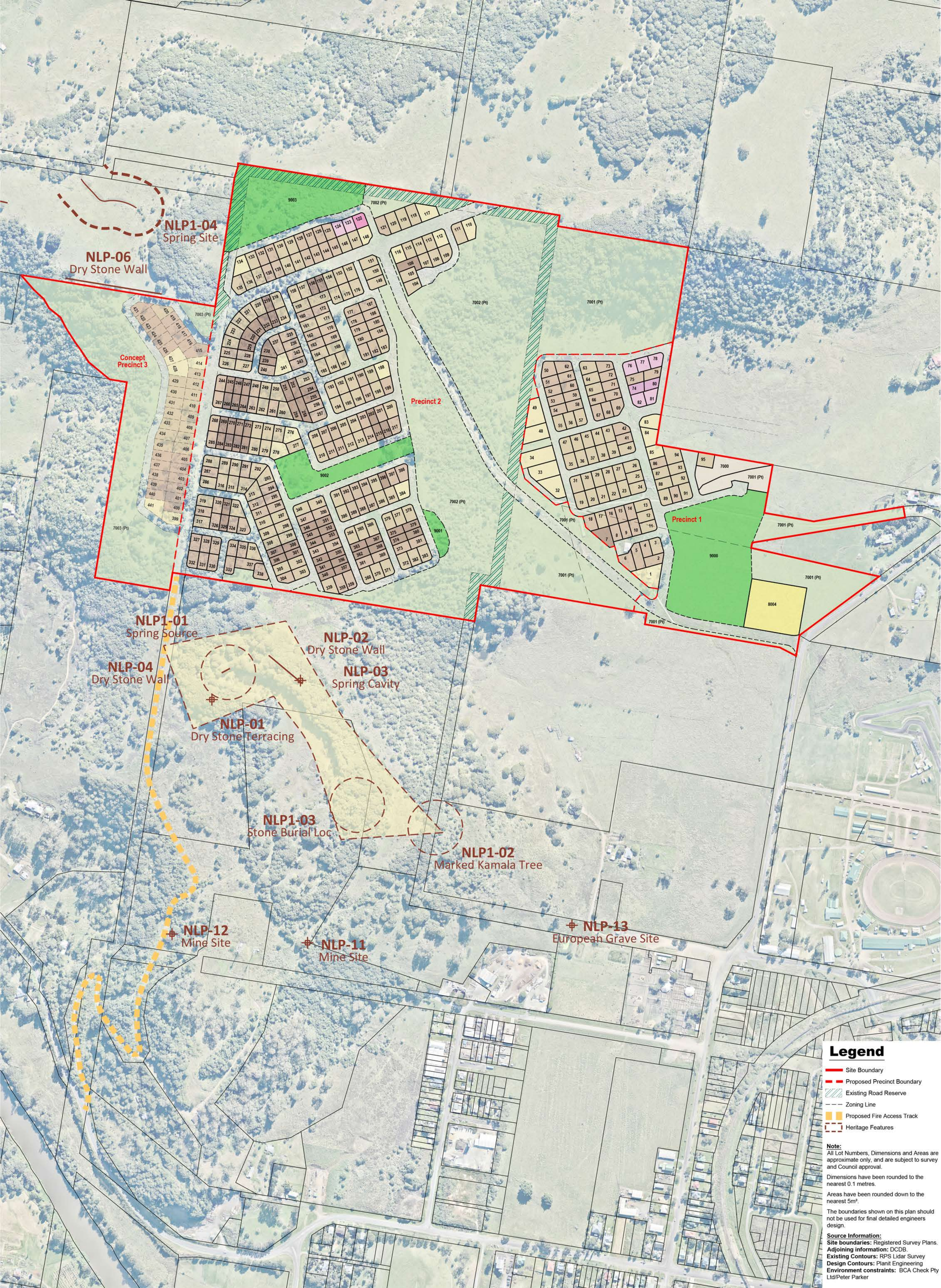
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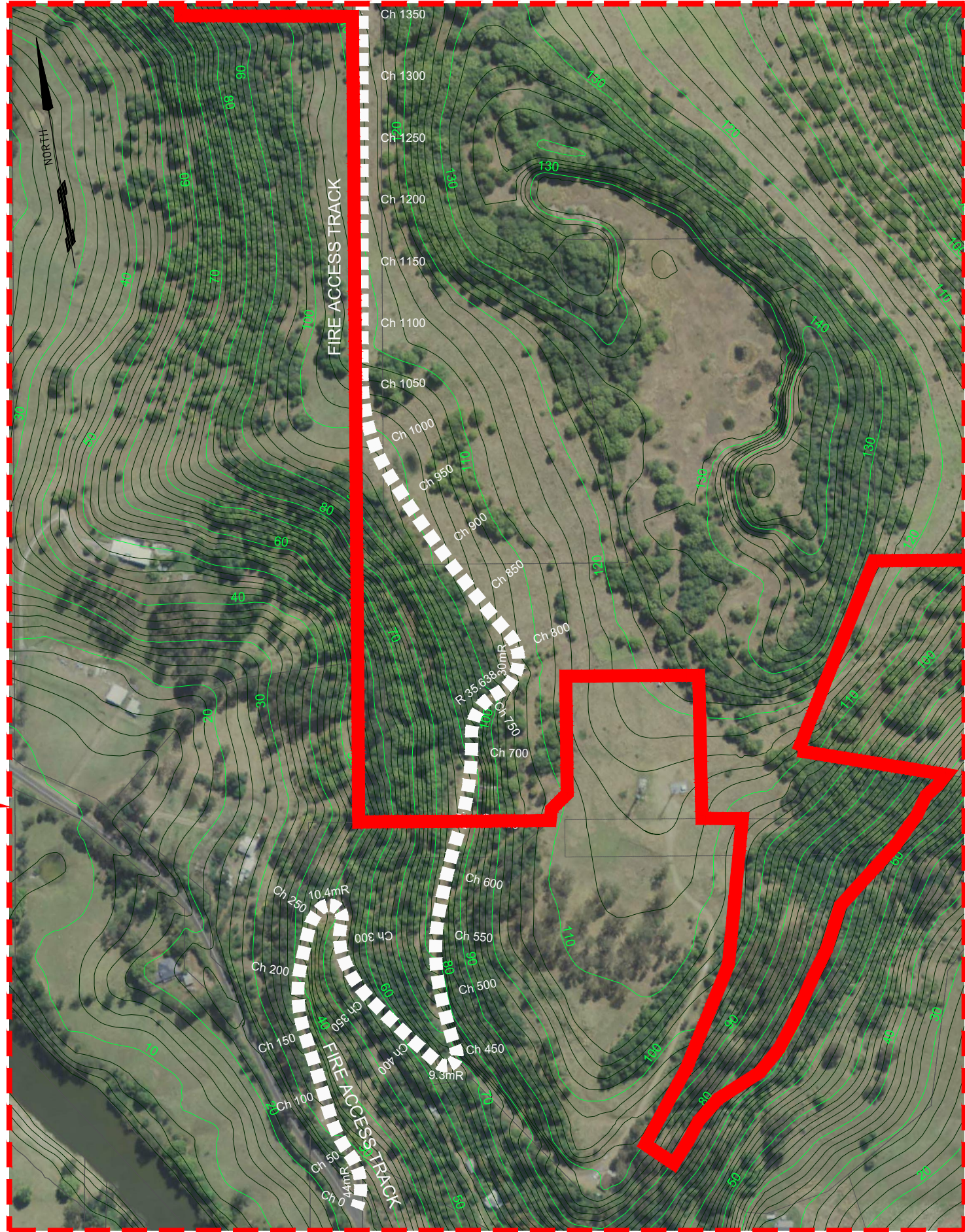
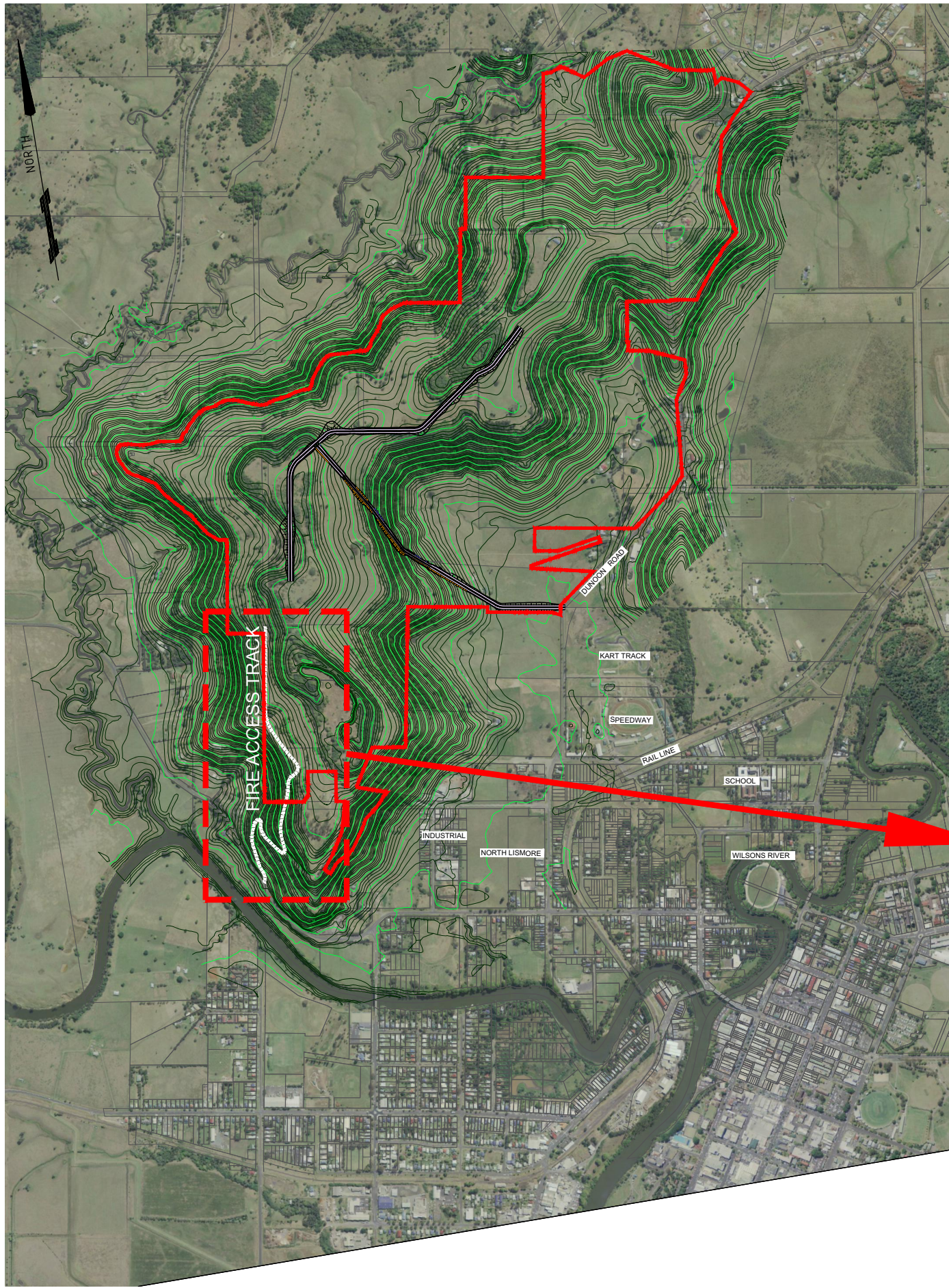
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ISSUE	ISSUED FOR	DATE	No.	AMENDMENT	DATE	DRAWN	APPROVED	DESIGNED	DATE
00	ISSUED FOR REVIEW	22/11/13						B. JOHNSON	22/11/2013
								B. JOHNSON	SCALE: 1:2,000
								TGM GEELONG	SHEET SIZE: A1
								CHECKED:	APPROVED:
								POS NO: N/A	VERSION: N/A
								PERMIT NO:	
								WORKS SHALL NOT COMMENCE UNTIL PLANS ARE SIGNED AND APPROVED FOR CONSTRUCTION.	

TGM Group Geelong
1/27-31 Myers Street
(PO Box 1137)
Geelong Vic 3220
T 03 5202 4600
F 03 5202 4691
ABN 11 125 568 461
www.tgmgroup.com



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PROJECT:
NORTH LISMORE PLATEAU
CONCEPT FIRE ACCESS TRACK

LISMORE CITY COUNCIL

CIVIL DRAWING

DRAWING TITLE:
DETAILED LAYOUT PLAN

TGM REF. No: 12188-01

SHEET: 1 OF 2 REV: 00

12188-01