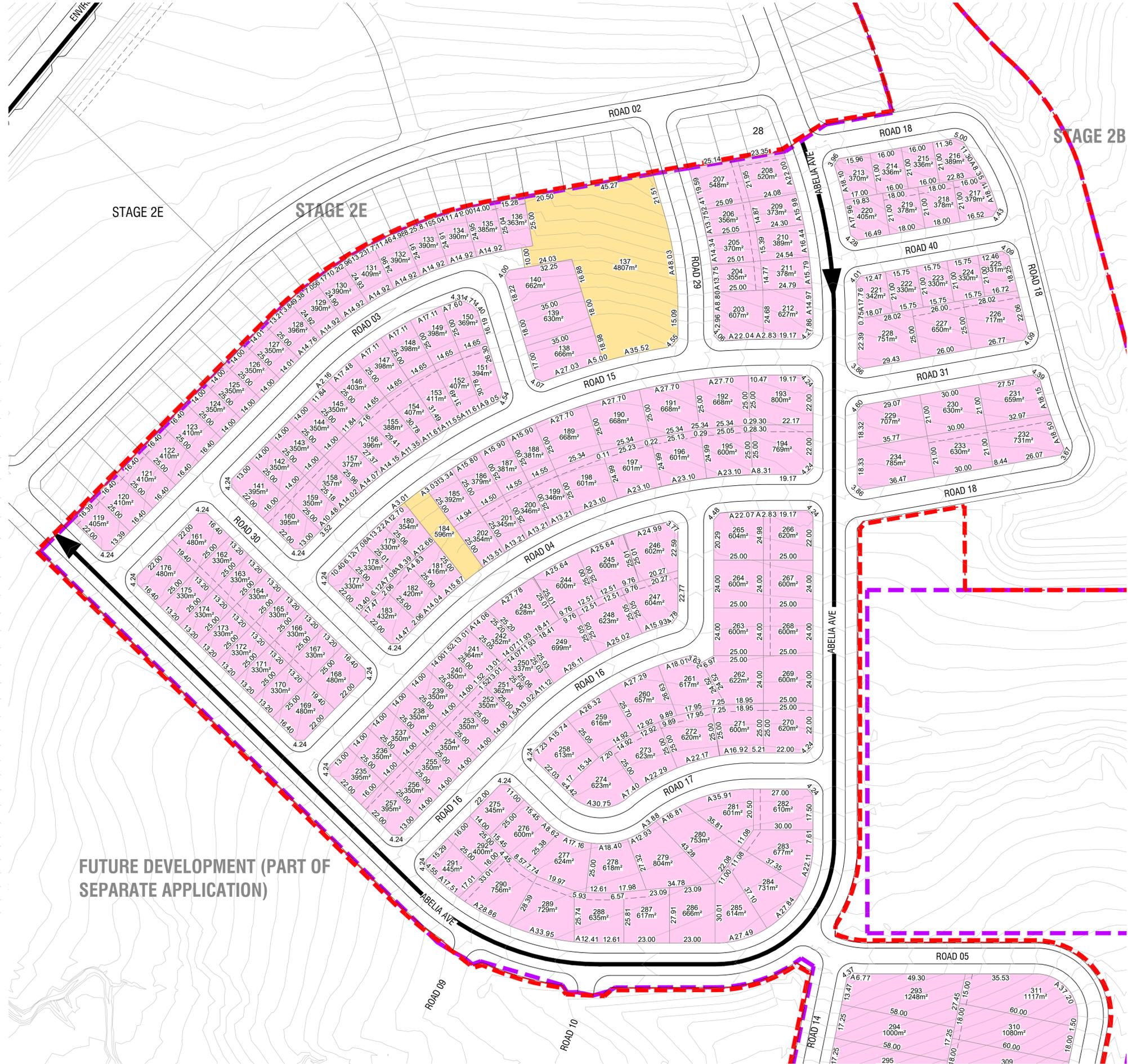
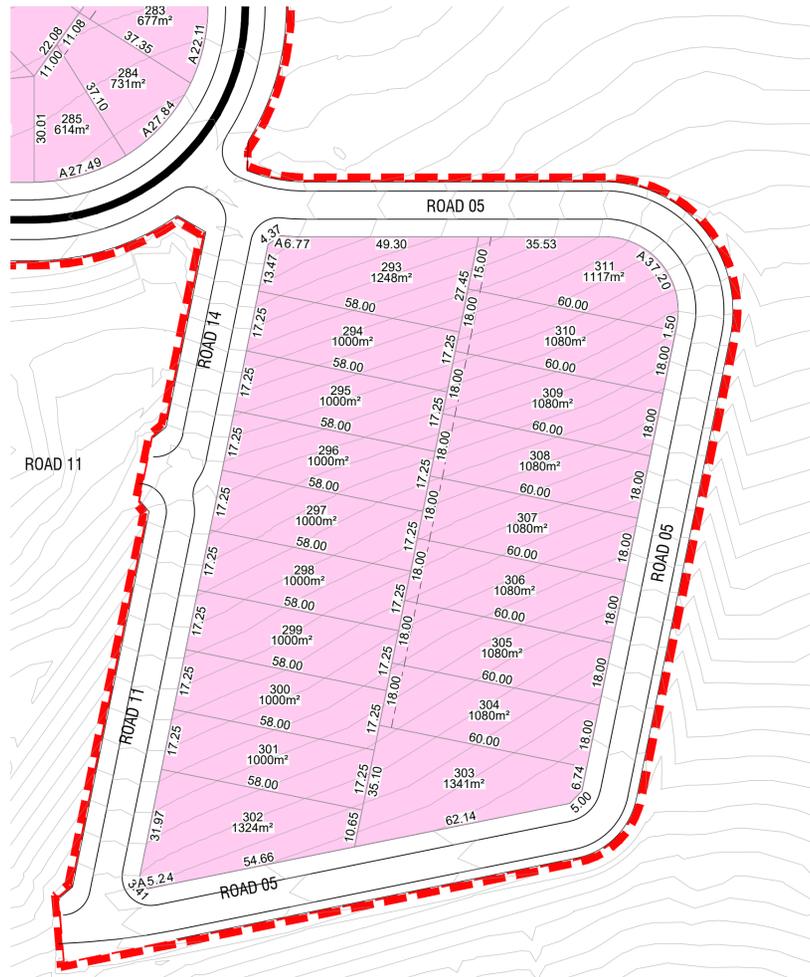


BLOCK DETAILS PLAN

LEGEND

- DA BOUNDARY
- 3.5m WIDE EASEMENT FOR DUAL SERVICES (SEWER AND STORMWATER)
- FINISHED CONTOURS (1m INTERVALS)
- RESIDENTIAL LOTS
- RESIDUE LOTS
- CONNECTOR ROAD (FUTURE LOOP)



FUTURE DEVELOPMENT (PART OF SEPARATE APPLICATION)

LIMITATIONS

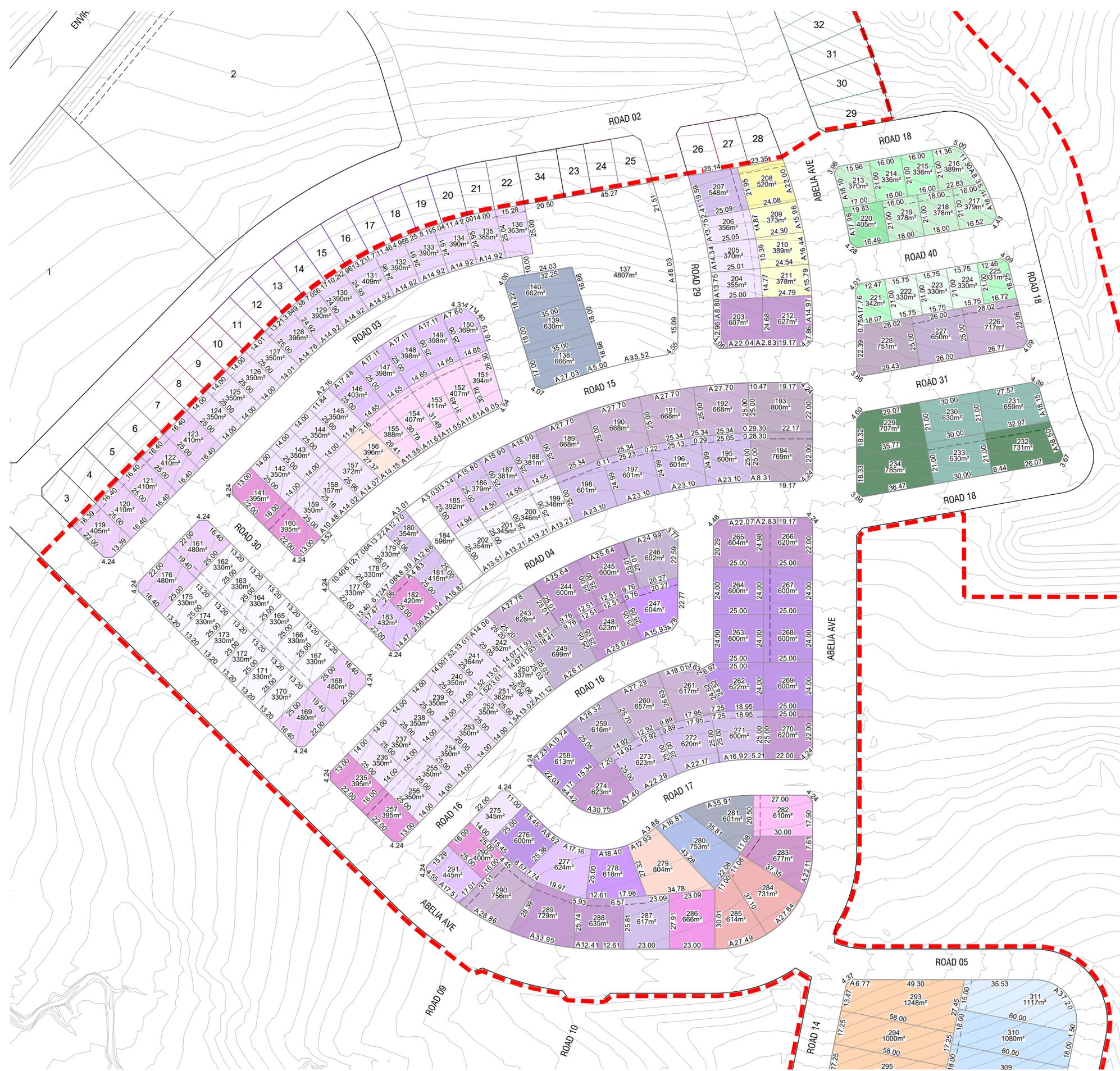
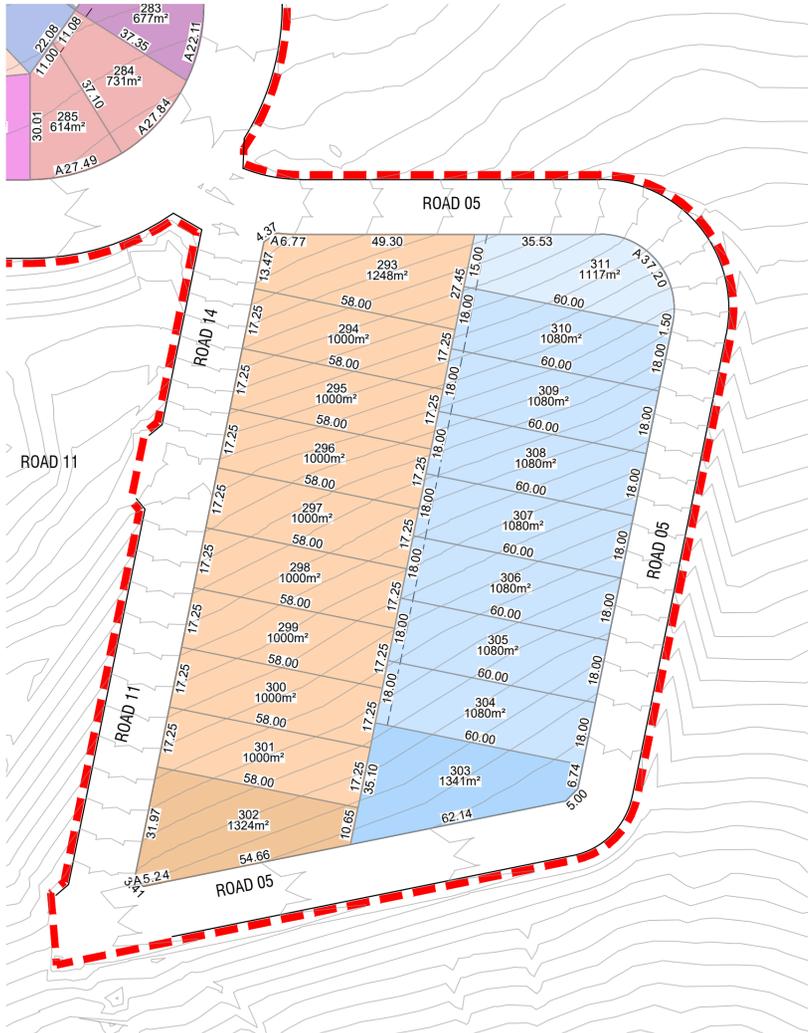
The plan is based on the QLEP South Jerrabomberra Minimum Lot Size Map which is sourced online. Survey is required to adjust final zoning areas to match the MMB R2/RE2 Boundary.



DRG NO. **323444-001 UA001 B** REV **09/07/25** DATE **09/07/25** DES/DOC **RM** AUTH **CJC** 1:1000 SCALE @ A1

file name: 323444-001 UA001.dwg; created: 09/07/2025 2:15 PM; sheet # of # Sheets

LOT MIX PLAN SHEET 1



NOTES
 1. REFER TO SHEET 2 FOR LOT LEGEND

LEGEND
 DA BOUNDARY
 3.5m WIDE EASEMENT FOR DUAL SERVICES (SEWER AND STORMWATER)
 FINISHED CONTOURS (1m INTERVALS)



DRG NO: 323444-001 UAO02 B REV: 09/07/25 DATE: RM AUTH: CJC 1:1000 SCALE @ A1 0 10 20 30 40 50 MGA 94 ZONE 55

file name: 323444-001 UAO02.dwg, layout name: UAO02, plotted by: Jimi Zhou, file location: G:\323444\001\CA\CAD\UD Plans\plot date: 09/07/2025 2:15 PM, Sheet # of # Sheets

LOT MIX PLAN SHEET 2

	No. Lots	% Lot Breakdown
21m Depth		
15.75m	3	1.6
16m	4	2.1
18m	5	2.6
20m	1	0.6
30m	3	1.6
36m	3	1.6
Subtotal	19	9.9
24m Depth		
16m	3	1.6
22m	1	0.6
Subtotal	4	2.1
25m Depth		
13.2m	20	10.4
14m	28	14.6
14.9m	9	4.7
15.9m	5	2.6
16m	6	3.2
16.4m	10	5.2
17.1m	8	4.2
19.5m	2	1.1
23m	10	5.2
24m	8	4.2
25m	11	5.7
26m	3	1.6
27.7m	9	4.7
31m	3	1.6
Subtotal	132	68.4
27.5m Depth		
14.15m	1	0.6
16.8m	1	0.6
Subtotal	2	1.1
30m Depth		
11.5m	5	2.6
20.5m	1	0.6
23m	1	0.6
29.7m	1	0.6
Subtotal	8	4.2

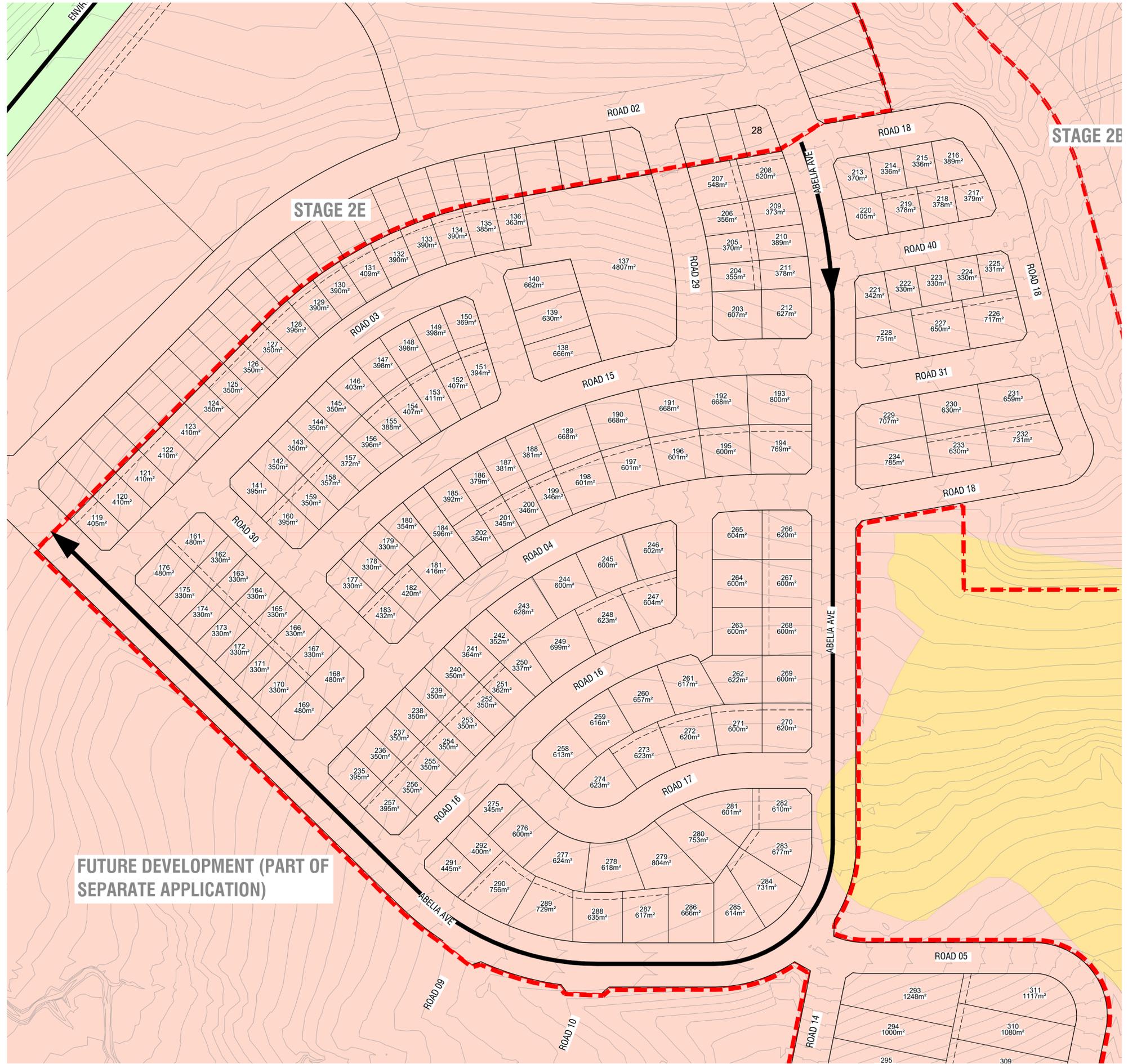
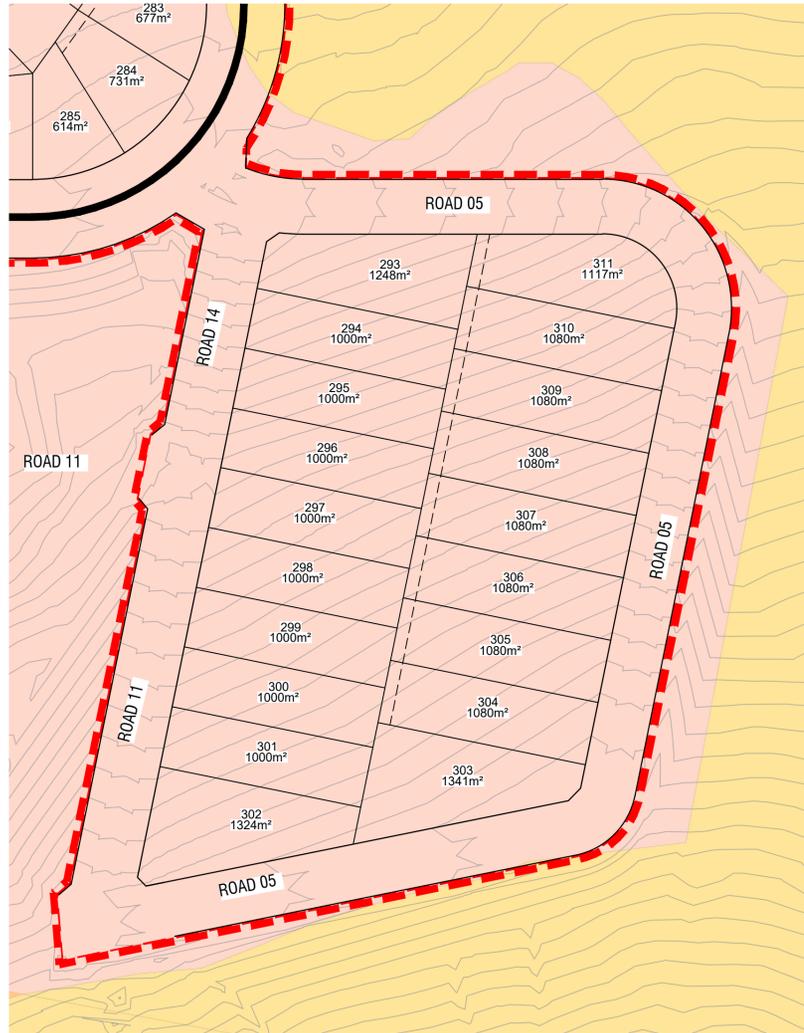
35m Depth		
16.8m	1	0.6
18m	3	1.6
35.8m	1	0.6
Subtotal	5	2.6
37m Depth		
27.8m	2	1.1
Subtotal	2	1.1
58m Depth		
17.25m	9	4.7
32m	1	0.6
Subtotal	10	5.2
60m Depth		
15m	1	0.6
18m	7	3.7
35m	1	0.6
Subtotal	9	4.7
Residue Lots		
Residue Lots	2	1.1
Subtotal	2	1.1
TOTAL	193	100

file name: 323444-001 UA002.dwg, layout name: UA002_1, plotted by: Jim Zhang, file location: G:\323444\001\Civil\CAD\UD Plans\plot date: 09/07/2025 2:19 PM, Sheet # of # Sheets

DRG NO. **323444-001 UA002 B** REV **09/07/25** DES/DOC **RM** AUTH **CJC**

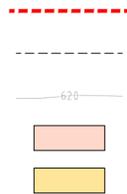
NOT TO SCALE

ZONING PLAN



LEGEND

- DA BOUNDARY
- 3.5m WIDE EASEMENT FOR DUAL SERVICES (SEWER AND STORMWATER)
- FINISHED CONTOURS (1m INTERVALS)
- RESIDENTIAL (R2 - LOW DENSITY)
- ENVIRONMENTAL CONSERVATION (E2)



DRG NO. 323444-001 UA003 B REV 09/07/25 DES/DOC RM AUTH CJC 1:1000 SCALE @ A1 0 10 20 30 40 50 MGA 94 ZONE 55



