

LEGEND

Title boundary (approx.)

Proposed cycleway

400m local park walkable catchment

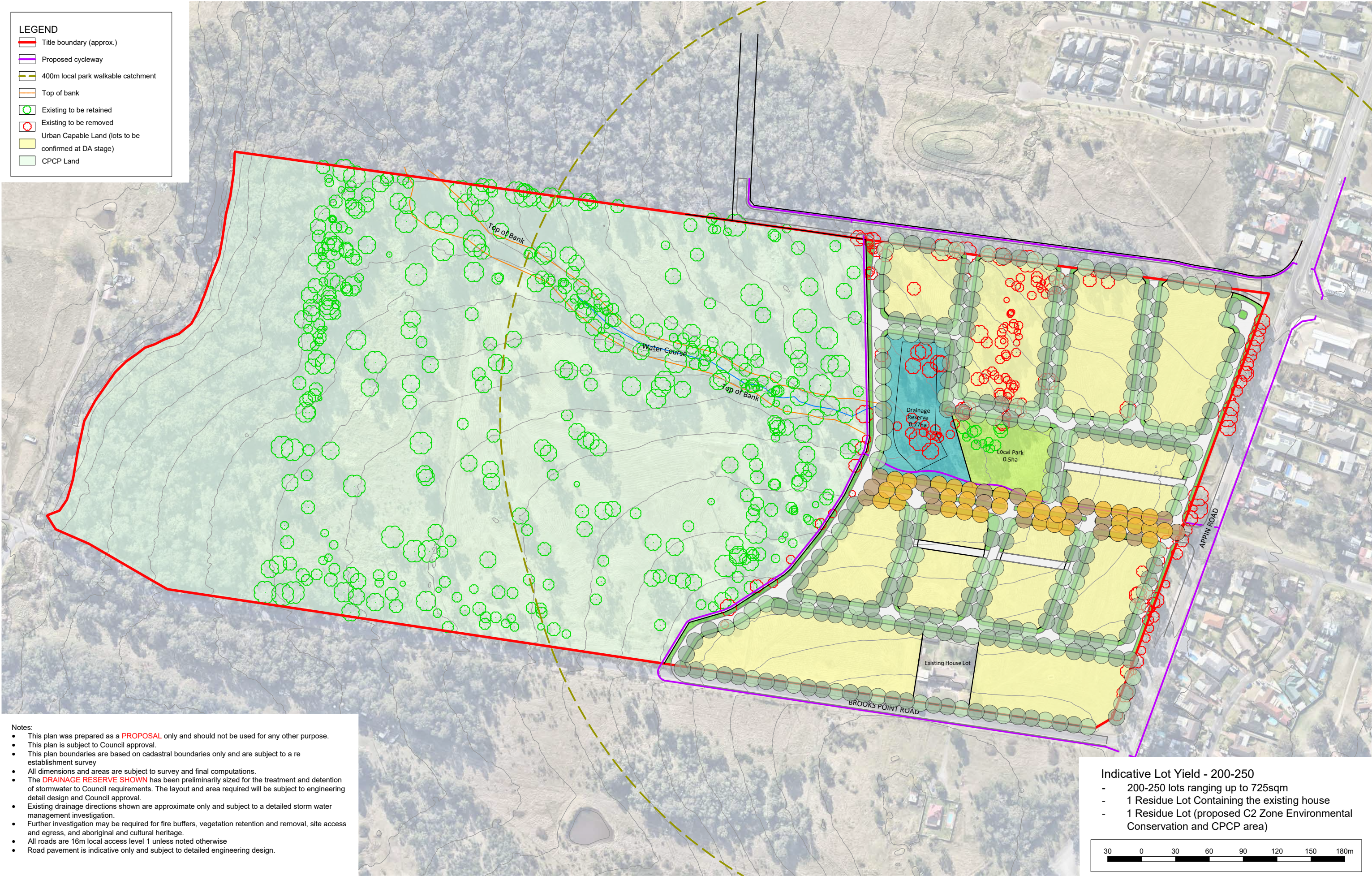
Top of bank

Existing to be retained

Existing to be removed

Urban Capable Land (lots to be confirmed at DA stage)

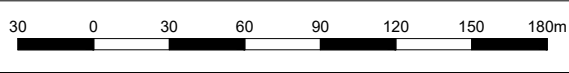
CPCP Land



- Notes:
- This plan was prepared as a **PROPOSAL** only and should not be used for any other purpose.
  - This plan is subject to Council approval.
  - This plan boundaries are based on cadastral boundaries only and are subject to a re establishment survey
  - All dimensions and areas are subject to survey and final computations.
  - The **DRAINAGE RESERVE SHOWN** has been preliminarily sized for the treatment and detention of stormwater to Council requirements. The layout and area required will be subject to engineering detail design and Council approval.
  - Existing drainage directions shown are approximate only and subject to a detailed storm water management investigation.
  - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
  - All roads are 16m local access level 1 unless noted otherwise
  - Road pavement is indicative only and subject to detailed engineering design.

Indicative Lot Yield - 200-250

- 200-250 lots ranging up to 725sqm
- 1 Residue Lot Containing the existing house
- 1 Residue Lot (proposed C2 Zone Environmental Conservation and CPCP area)



FOR PLANNING PURPOSES ONLY

08	20.10.2022	Minor amendments	WEB	DRAFT	Date: 23.05.2023	<div>Version No: <b>11A</b> Job No: 19171 Scale (A1): 1:1500 (A3): 1:3000</div> <div><div></div><div>N</div></div>
09	06.10.2022	Amendments as per the landscape assessment	WEB	DRAFT	Version No:	
10	19.10.2022	Amended drainage reserve	WEB	DRAFT	Job No: 19171	
11	22.05.2023	Amended layout based on comments	OX	WEB	Scale (A1): 1:1500	
11A	23.05.2023	Amended based on comments	OX	WEB	(A3): 1:3000	
Version	Date	Description	Drafted	Approved		

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