INDICATIVE SUBDIVISION CONCEPT (Subject to Future Application) Planning Proposal seeks: Urban Residential Zone (e.g. Zone R1) Minimum Lot Size of 600-800m² (prop. average lot size ~900-950m²) Yield - Approximately 24 Lots.

Summary of development outcomes:

- New internal access road from Lee St provides future connection to land to west (temporary cul-de-sac).
- All lots with road frontage (no battleaxe lots).
- Primary access to lots from Woodward, Medlyn & new internal road (limit tree removal Lee St).
- Lots range from 880-950m².
- Lot size good transition from smaller urban lots (West) to large lot residential. (East).
- Min 18-20m lot width/road frontage.
- Good lot size/dimensions for range of dwelling sizes / front & rear setbacks / private open space/passive solar orientation.
- Fully serviced lots (reticulated sewer/water/electricity). /
- Good gravity sewer/drainage to Lee St then Woodward St.
- Drain down Woodward St to railway drainage corridor to Goobang Creek.
- Extend existing utilities in Woodward & Medlyn Streets to service Site.

WOODWARD ST -3.00 m Setback LOT 2 ~950m2 ~950m2 LOT 3 20.00 m LOT 4 ~950m2 20.00 m ~950m2 LOT 5 20.00 m ~950m2 LOT 6 20.00 m 1 ~980m2 20.00 m 20.70 m LOT 8 ~880m2 LOT 9 ~950m2 LOT 10 ~950m2\ ~950m2 LOT 11 LOT 12 ~950m2 ~980m2 7. 10M WIDE (6M SEAL) MINOR ACCESS ROAD 20.15 m 15 10.00 LOT 13 LOT 14 ~880m2 LOT 15 ~950m2 LOT 16 ~950m2 20.00 m LOT 17 ~950m2 20.00 m LOT 18 ~950m2 20.00 m ~980m2 20.00 m **LOT 19** 20.70 m LOT 20 ~950m2 LOT 21 ~950m2 LOT 22 ~950m2 ~950m2 LOT 23 LOT 24 ~950m2 ~980m2 120.70 m **MEDLYN ST**

> Dimensions based on Survey (+/- 1%). Dimensions outside Site approx. only. Aerial alignment estimate only. Subject to detailed design & development approval.



Planning & Development Solutions

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All dimensions/areas are approximate/conceptual only and subject to detail design & survey by a registered surveyor. Aerial photo alignment estimated. Subject to Development Approval. All drawings may not be reproduced or distributed without prior permission from the consultant.

DANIEL/STEVE/CHESTER MANSLEY

PROJECT 109 WOODWARD ST, PARKES NSW (CNR MEDLYN & LEE STREETS)

DRAWING INDICATIVE SUBDIVISION CONCEPT

Date Issued: JUNE 202 Scale @A3:





