

INDICATIVE SUBDIVISION CONCEPT

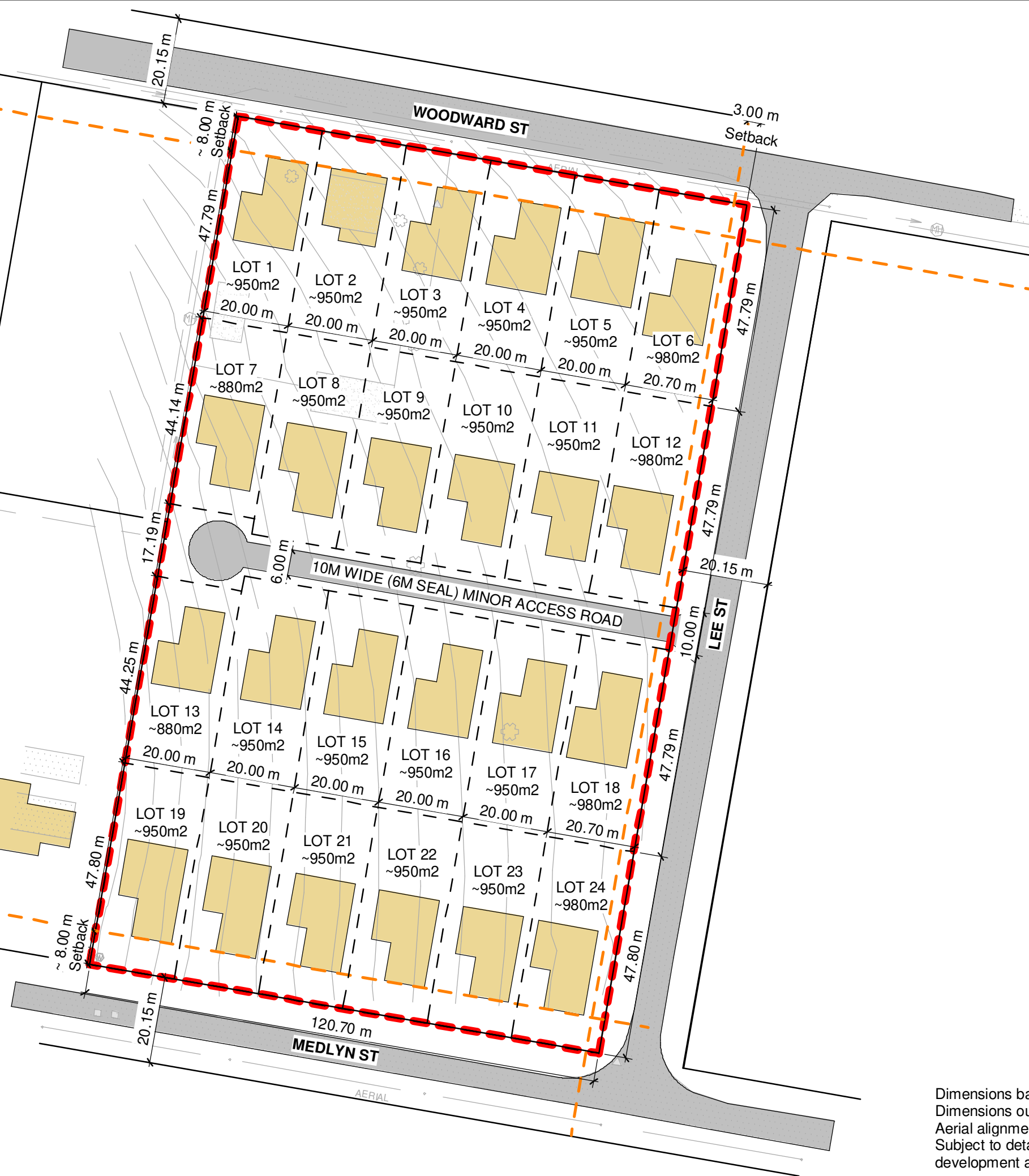
(Subject to Future Application)

Planning Proposal seeks:

- Urban Residential Zone (e.g. Zone R1)
- Minimum Lot Size of 600-800m²
(prop. average lot size ~900-950m²)

Summary of development outcomes:

- Yield - Approximately 24 Lots.
- New internal access road from Lee St provides future connection to land to west (temporary cul-de-sac).
- All lots with road frontage (no battle-axe 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.



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

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