



- Legend**
- Site Boundary
  - - - Proposed Stage Boundary
  - ▭ Proposed Future Open Space
  - ▭ Proposed Access Easement
  - ▭ Indicative Footpath Location
  - Potential 66kVA powerline location

**Yield Breakdown**

| Residential Allotments               | Typical Allotment Size |            | Access Configuration  |                  |          |             | Total Allotments        |
|--------------------------------------|------------------------|------------|-----------------------|------------------|----------|-------------|-------------------------|
|                                      | Area                   | Dimensions | Conventional Frontage | Laneway Frontage |          |             |                         |
|                                      |                        |            | Lot Code              | No. of Lots      | Lot Code | No. of Lots |                         |
| Urban Allotment                      | 160m <sup>2</sup>      | 10 x 16m   | U                     | 9                | LU       | —           | 9                       |
| Freehold Duplex                      | 240m <sup>2</sup>      | 7.5 x 32m  | FD                    | —                | LFD      | 8           | 8                       |
| Terrace Allotment 28                 | 210m <sup>2</sup>      | 7.5 x 28m  | TER28                 | 14               | LTER28   | —           | 14                      |
| Villa Allotment Type 1               | 320m <sup>2</sup>      | 10 x 32m   | V1                    | 16               | LV1      | —           | 16                      |
| Villa Allotment Type 2               | 250m <sup>2</sup>      | 10 x 25m   | V2                    | 11               | LV2      | —           | 11                      |
| Premium Villa Allotment Type 1       | 400m <sup>2</sup>      | 12.5 x 32m | PV1                   | 22               | LPV1     | —           | 22                      |
| Premium Villa Allotment Type 2       | 310m <sup>2</sup>      | 12.5 x 25m | PV2                   | 10               | LPV2     | 2           | 12                      |
| Courtyard Allotment Type 1           | 480m <sup>2</sup>      | 15 x 32m   | C1                    | 22               | LC1      | —           | 22                      |
| Courtyard Allotment Type 2           | 375m <sup>2</sup>      | 15 x 25m   | C2                    | 9                | LC2      | 2           | 11                      |
| Traditional Allotment Type 1         | 575m <sup>2</sup>      | 18 x 32m   | T1                    | 4                | LT1      | —           | 4                       |
| Traditional Allotment Type 2         | 450m <sup>2</sup>      | 18 x 25m   | T2                    | 7                | LT2      | —           | 7                       |
| Premium Traditional Allotment Type 1 | 640m <sup>2</sup>      | 20 x 32m   | PT1                   | 5                | LPT1     | —           | 5                       |
| <b>TOTAL</b>                         |                        |            |                       | <b>129</b>       |          | <b>12</b>   | <b>141</b>              |
| <b>Net Residential Density</b>       |                        |            |                       |                  |          |             | <b>14.2 dw/ha</b>       |
| <b>Super Lots</b>                    |                        |            |                       |                  |          |             | <b>Total Allotments</b> |
| Balance Allotment                    |                        |            |                       |                  |          |             | <b>1</b>                |

**REVISION**  
 A: 29/02/2012 Amend Staging Boundaries  
 B: 21/03/2012 Amend Lots & Coding  
 C: 22/03/2012 Amend Lots and Coding  
 D: 29/03/2012 Amend Roads and Paths  
 E: 29/05/2012 Amend to Lotcalls & Engineering

Not part of this approval

Not part of this approval

Not part of this approval

Not part of this approval

Not part of this approval

**Land Budget**

| Land Use                                 | Overall          |               |
|--|------------------|---------------|
|  | Area             | Percentage    |
| <b>Area of Subject Site</b>              | <b>10.691 ha</b> | <b>100.0%</b> |
| <b>Saleable Area</b>                     |                  |               |
| Residential Allotments                   | 5.183 ha         | 48.5%         |
| Balance Allotments                       | 0.705 ha         | 6.6%          |
| Service Allotments                       | 0.036 ha         | 0.3%          |
| <b>Total Area of Allotments</b>          | <b>5.924 ha</b>  | <b>55.4%</b>  |
| <b>Road</b>                              |                  |               |
| Local Roads                              | 2.598 ha         | 24.3%         |
| <b>Total Area of New Road</b>            | <b>2.598 ha</b>  | <b>24.3%</b>  |
| <b>Open Space</b>                        |                  |               |
| Active Park                              | 0.159 ha         | 1.5%          |
| Neighbourhood and Linear Park            | 1.898 ha         | 17.8%         |
| Pedestrian Linkage / Landscape Treatment | 0.112 ha         | 1.0%          |
| <b>Total Open Space</b>                  | <b>2.169 ha</b>  | <b>20.3%</b>  |

**Road Lengths**

| Street Type                     | Length       |
|---------------------------------|--------------|
| 4m Wide New Footpath            | 376m         |
| 6.5m Wide New Laneway           | 121m         |
| 14m Wide New Road               | 38m          |
| 16m Wide New Road               | 902m         |
| 28m Wide New Road               | 449m         |
| <b>Total Length of New Road</b> | <b>1886m</b> |

**Note:**  
 All 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 5m<sup>2</sup>. 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.  
 Contours: RPS Lidar

**CLIENT**  
**URBAN LAND DEVELOPMENT AUTHORITY**

**PROJECT**  
**TANNUM SANDS**

**PLAN OF SUBDIVISION STAGE 1-3 OVER LOTS 6 & 7 ON SP 228432 & LOT 133 ON CTN 1953**

Level Datum  
 Origin

Date 29 May 2012  
 Comp. By. WNW / KCH  
 DWG Name. 107142 - 26 - PRO  
 Local Authority. URBAN LAND DEVELOPMENT AUTHORITY  
 Locality. TANNUM SANDS  
 Job Reference. 107142

Scale 1 : 1000 Sheet A1  
 Plan Ref 107142 - 26 Rev E

**PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 10/8/12**

A MENDED IN RED D

10 AUG 2012

By: KMcGill (name)  
 of the ULDA

