

ROL 4: PRECINCT 101 & 102



CLIENT



SITE ADDRESS
HOMESTEAD DRIVE, MONARCH GLEN

RP DESCRIPTION
Lot 1-3 on SP351245

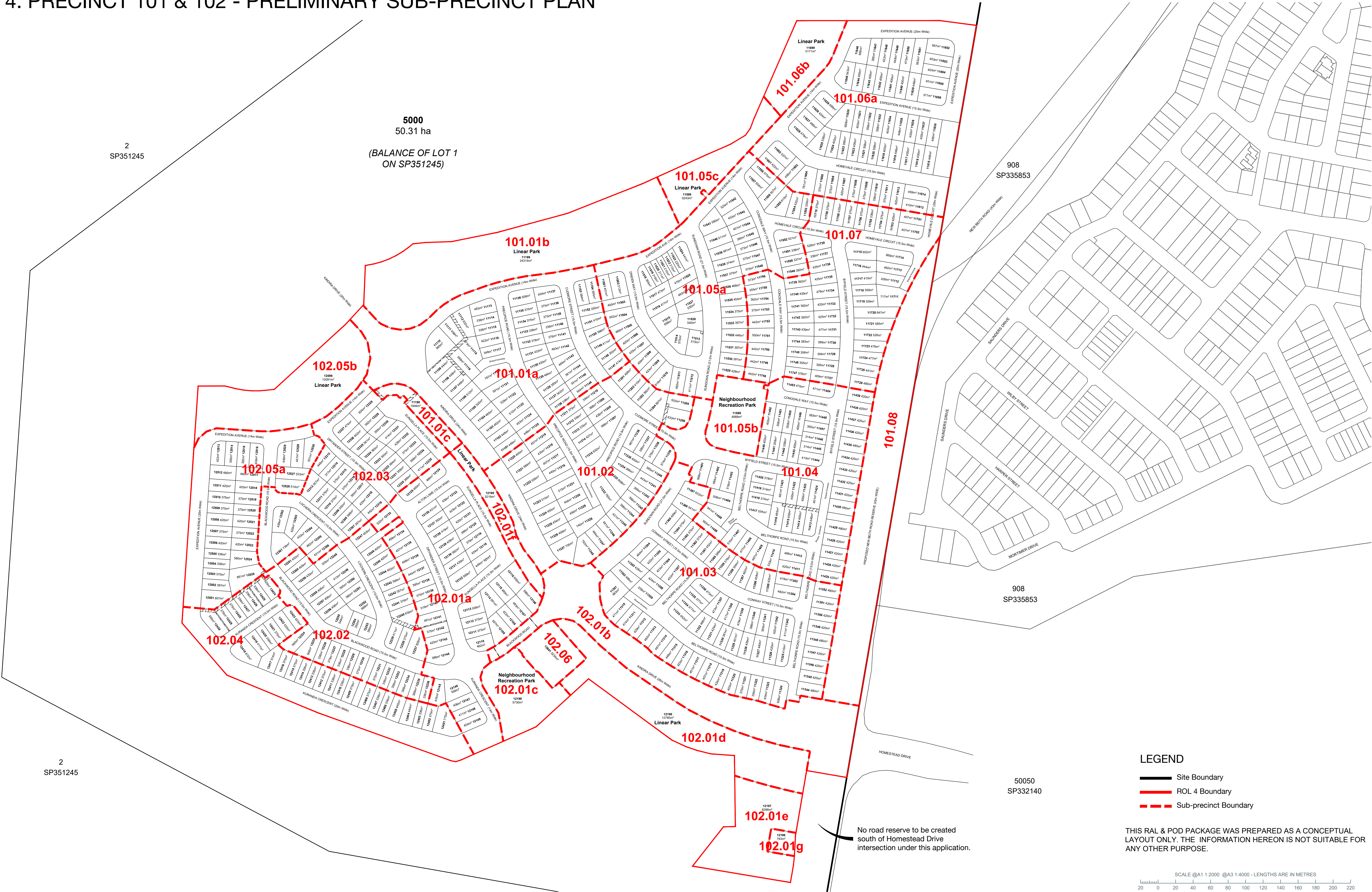
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DRAWING NO.
11731 P 27 Rev O - PRO 01

DATE
22/01/2026



ROL 4: PRECINCT 101 & 102 - PRELIMINARY SUB-PRECINCT PLAN



LEGEND

- Site Boundary
- ROL 4 Boundary
- Sub-precinct Boundary

THIS RAL & POD PACKAGE WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. THE INFORMATION HEREON IS NOT SUITABLE FOR ANY OTHER PURPOSE.

SCALE @A1 1:2000 @A3 1:4000 - LENGTHS ARE IN METRES



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ROL 4: RECONFIGURATION OF A LOT PLAN



LEGEND

Site Boundary

ROL 4 Boundary

Sub-precinct Boundary

Proposed Services Easement

Conservation Area

Indicative Bin Pad location

Indicative PMT / RMU Site

DEVELOPMENT STATISTICS

RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area	
25m Deep Lots					
Villa	V25	11.2m	1	0.2%	0.059 ha
Courtyard	C25	14m	2	0.4%	0.089 ha
Premium Courtyard	PC25	16m	1	0.2%	0.038 ha
Sub Total		4	0.7%	0.186 ha	
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area	
28m Deep Lots					
Terrace - Front Loaded	T28	7.5m	7	1.2%	0.191 ha
Villa	V28	11.2m	4	0.7%	0.126 ha
Premium Villa	PV28	12.5m	16	2.8%	0.597 ha
Courtyard	C28	14m	31	5.4%	1.346 ha
Premium Courtyard	PC28	16m	16	2.8%	0.822 ha
Traditional	TD28	18m	4	0.7%	0.263 ha
Premium Traditional	PT28	20m	1	0.2%	0.066 ha
Sub Total		79	13.9%	3.411 ha	
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area	
30m Deep Lots					
Villa	V30	11.2m	48	8.4%	1.650 ha
Premium Villa	PV30	12.5m	134	23.5%	5.349 ha
Courtyard	C30	14m	118	20.7%	5.268 ha
Premium Courtyard	PC30	16m	52	9.1%	2.677 ha
Traditional	TD30	18m	6	1.1%	0.399 ha
Premium Traditional	PT30	20m	5	0.9%	0.336 ha
Sub Total		363	63.7%	15.679 ha	
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area	
32m Deep Lots					
Villa	V32	11.2m	9	1.6%	0.332 ha
Premium Villa	PV32	12.5m	56	9.8%	2.432 ha
Courtyard	C32	14m	42	7.4%	2.086 ha
Premium Courtyard	PC32	16m	13	2.3%	0.787 ha
Traditional	TD32	18m	1	0.2%	0.059 ha
Premium Traditional	PT32	20m	1	0.2%	0.076 ha
Sub Total		122	21.4%	5.772 ha	
Multiple Residential	MR (2 dwellings)	2	0.4%	0.124 ha	
Total Allotments		570	100%	25.172 ha	
Total Dwellings		572			
Land Budget		Area (Ha)	%		
Area of Subject Site / Stage		50.487 ha	—		
Net Residential Allotments		25.172 ha	49.9%		
Linear Park / Pedestrian Linkage		6.847 ha	13.6%		
Neighbourhood Recreation Park		1.073 ha	2.1%		
Local Road Areas		11.067 ha	21.9%		
Major Road Areas		5.096 ha	10.1%		
Special Use Lot 12601		0.324 ha	0.6%		
Balance Lot 12196		0.079 ha	0.2%		
Balance Lot 12197		0.829 ha	1.6%		
Total Area		50.487 ha	100%		
Average Lot Size (m²)		441.6 m²			
Net Density (dw/ha)		15.3 dw/ha			

SCALE @A1 1:2000 @A3 1:4000 - LENGTHS ARE IN METRES

20

0

20

40

60

80

100

120

140

160

180

200

220

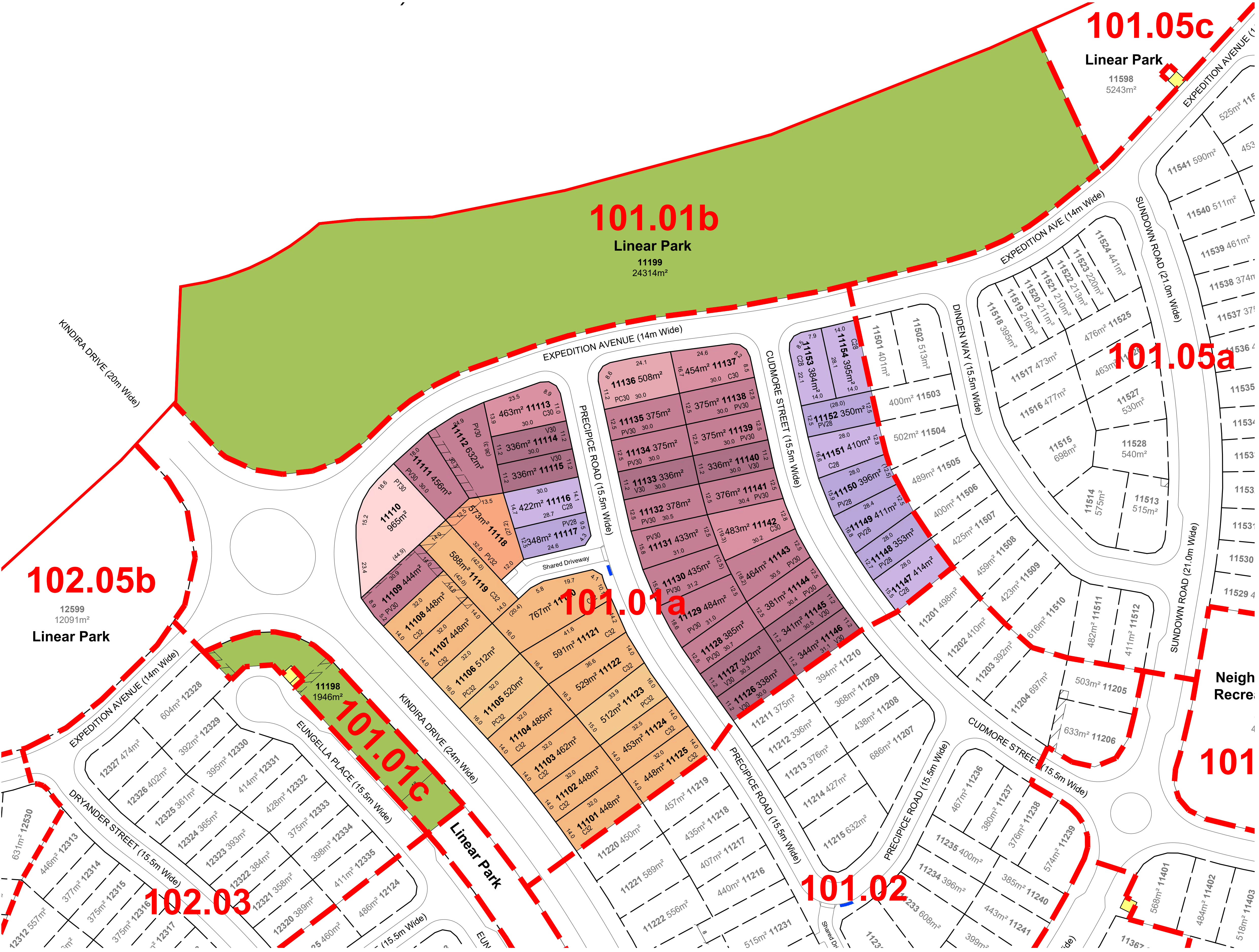
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Net residential density means the total number of dwellings divided by the combined area of residential lots, Neighbourhood Recreation Parks, internal local roads and half the width of local roads bordering the site.

Average net residential density means net residential density calculated for a whole neighbourhood.

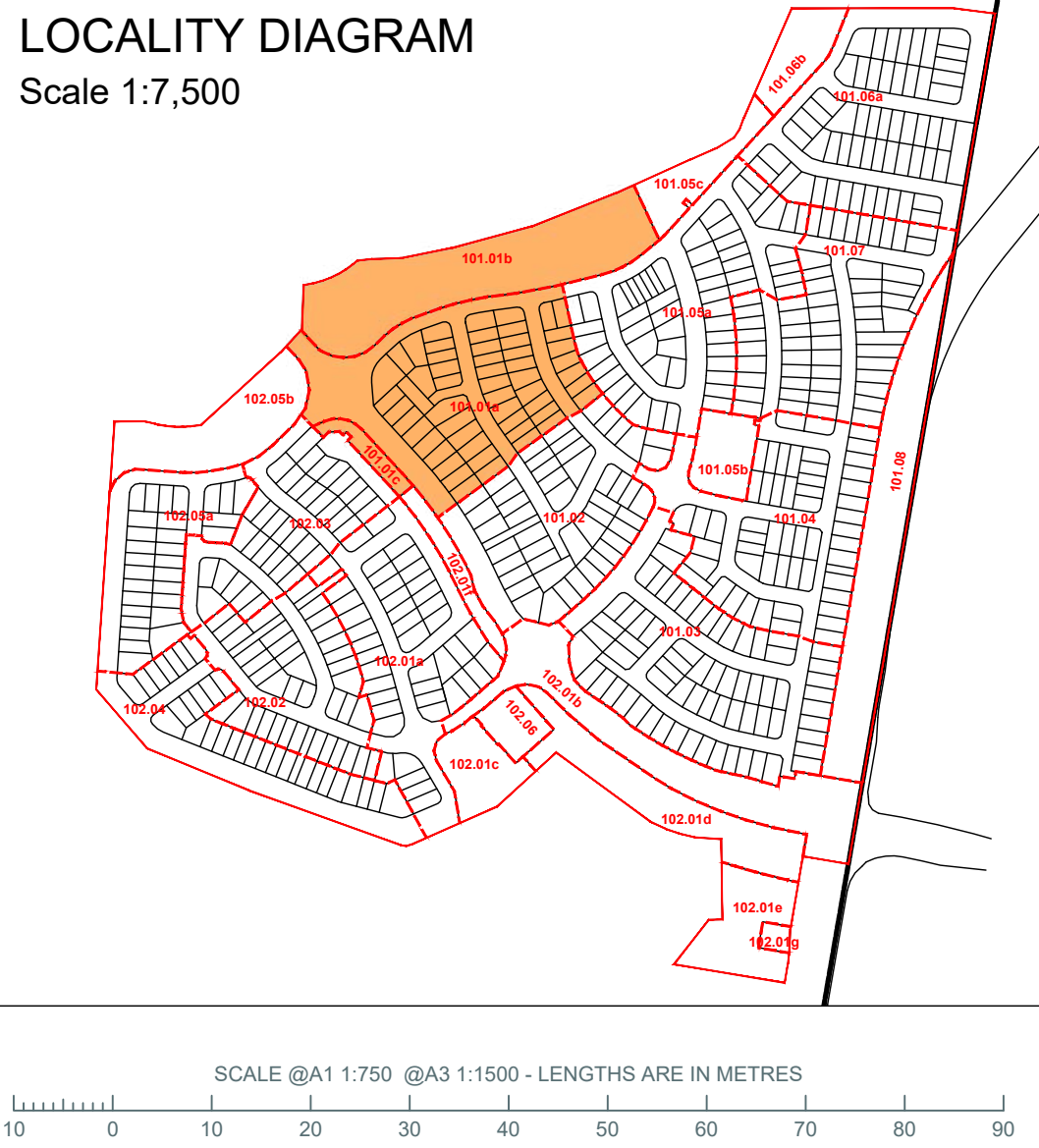


ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.01

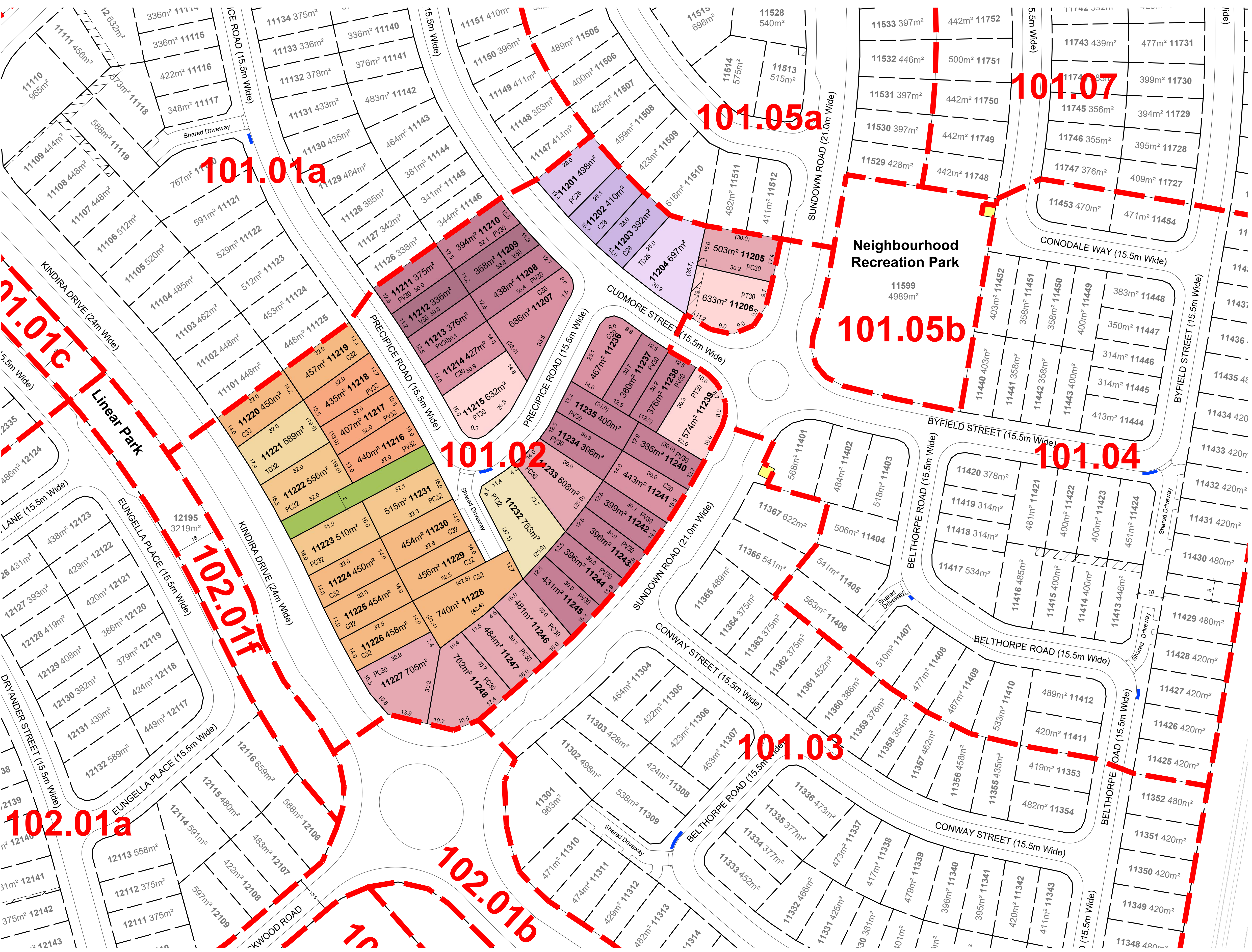


- LEGEND
- ROL 4 Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Indicative Bin Pad location
 - Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	5	9.3%	0.186 ha
Courtyard	C28	14m	5	9.3%	0.202 ha
Sub Total			10	18.5%	0.388 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	8	14.8%	0.271 ha
Premium Villa	PV30	12.5m	15	27.8%	0.637 ha
Courtyard	C30	14m	3	5.6%	0.140 ha
Premium Courtyard	PC30	16m	1	1.9%	0.051 ha
Premium Traditional	PT30	20m	1	1.9%	0.096 ha
Sub Total			28	51.9%	1.195 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	1	1.9%	0.057 ha
Courtyard	C32	14m	12	22.2%	0.612 ha
Premium Courtyard	PC32	16m	3	5.6%	0.154 ha
Sub Total			16	29.6%	0.823 ha
Total Allotments			54	100%	2.406 ha
Land Budget					
Area of Subject Site / Stage		Area (Ha)	%		
Net Residential Allotments		2.406 ha	36.4%		
Linear Park / Pedestrian Linkage		2.626 ha	39.7%		
Local Road Areas		0.760 ha	11.5%		
Major Road Areas		0.818 ha	12.4%		
Total Area		6.610 ha	100%		



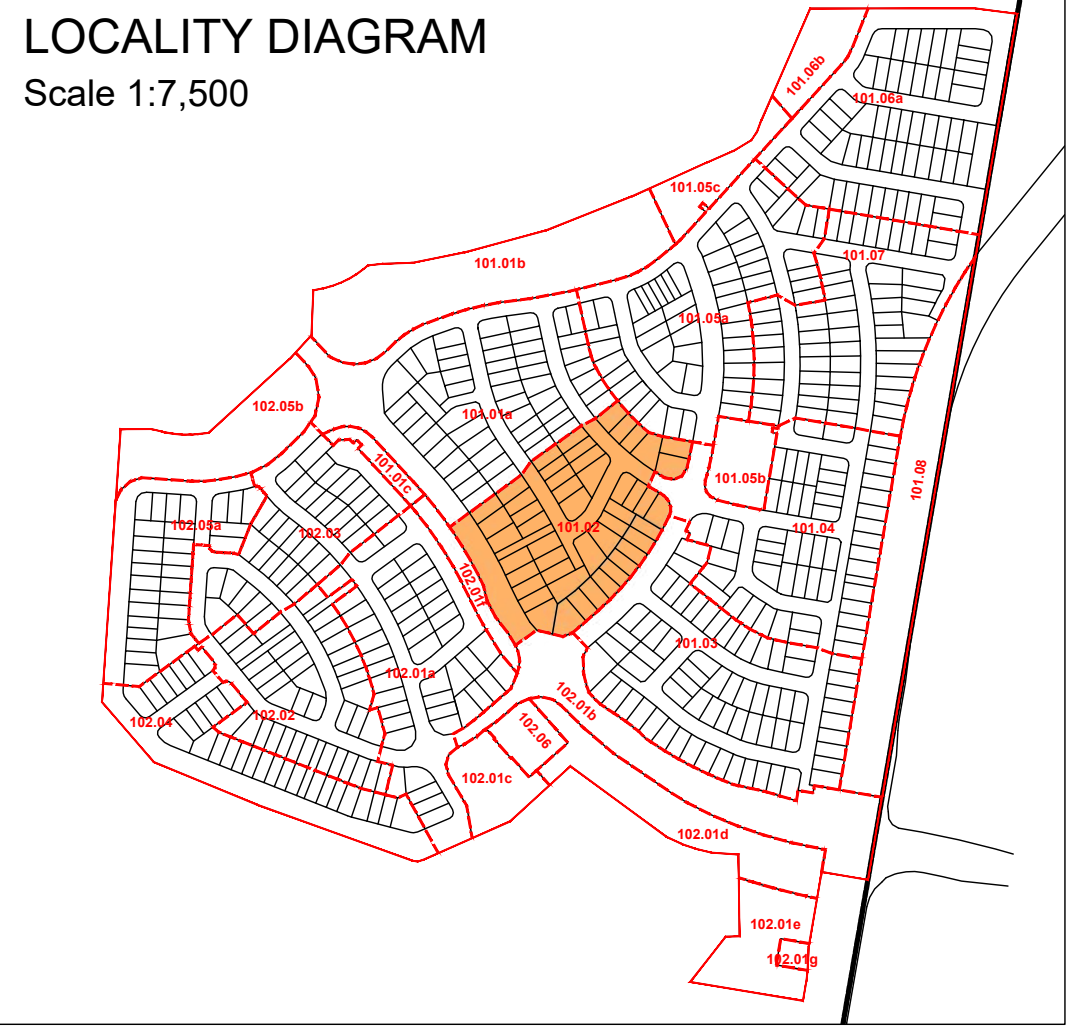
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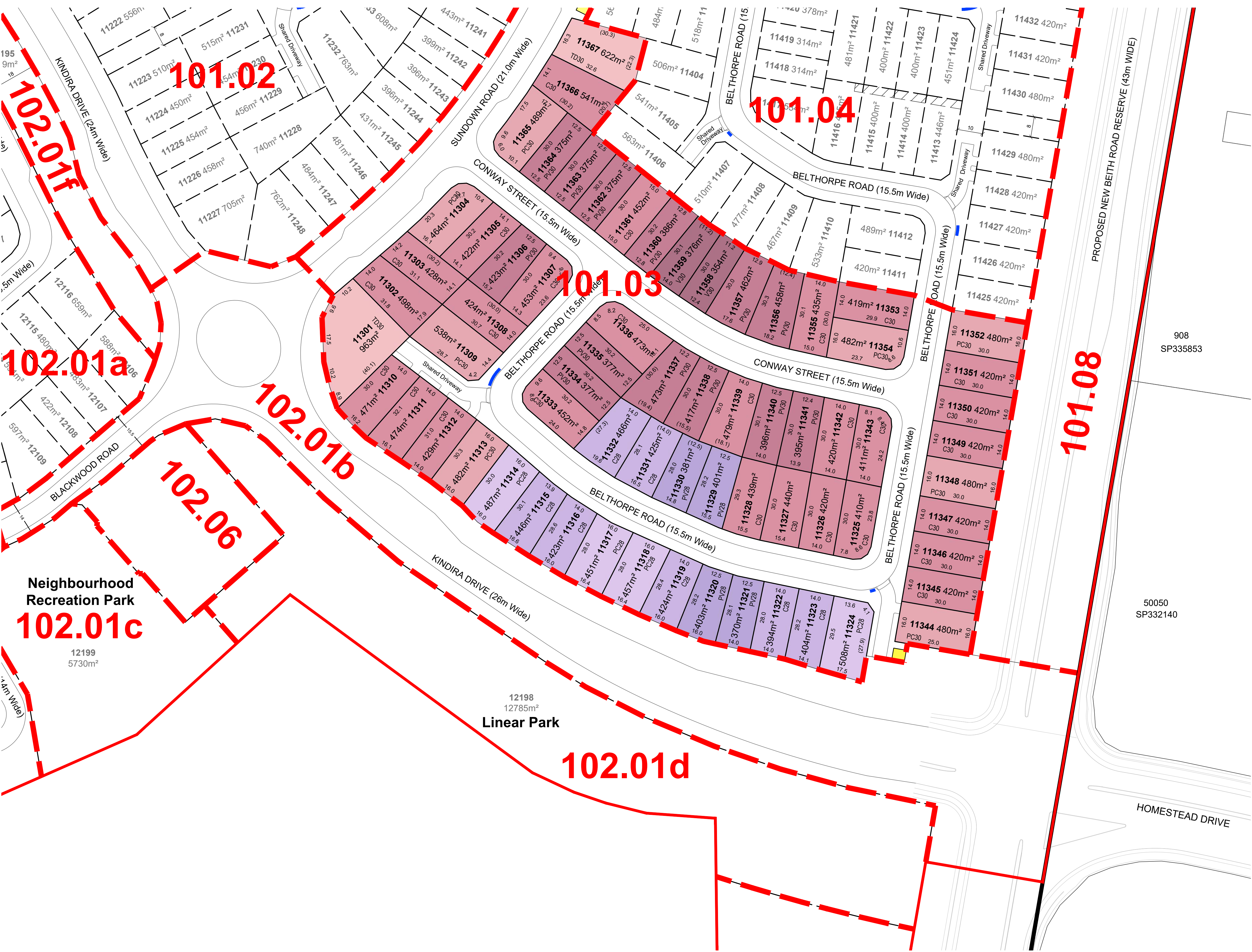
LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
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DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Courtyard	C28	14m	2	4.2%	0.080 ha
Premium Courtyard	PC28	16m	1	2.1%	0.050 ha
Traditional	TD28	18m	1	2.1%	0.070 ha
Sub Total			4	8.3%	0.200 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	2	4.2%	0.070 ha
Premium Villa	PV30	12.5m	13	27.1%	0.515 ha
Courtyard	C30	14m	4	8.3%	0.203 ha
Premium Courtyard	PC30	16m	6	12.5%	0.355 ha
Premium Traditional	PT30	20m	3	6.3%	0.184 ha
Sub Total			28	58.3%	1.327 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	3	6.3%	0.128 ha
Courtyard	C32	14m	8	16.7%	0.392 ha
Premium Courtyard	PC32	16m	3	6.3%	0.158 ha
Traditional	TD32	18m	1	2.1%	0.059 ha
Premium Traditional	PT32	20m	1	2.1%	0.076 ha
Sub Total			16	33.3%	0.813 ha
Total Allotments			48	100%	2.340 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			3.148 ha	—	
Net Residential Allotments			2.340 ha	74.3%	
Local Road Areas			0.422 ha	13.4%	
Major Road Areas			0.335 ha	10.6%	
Total Area			3.148 ha	100%	

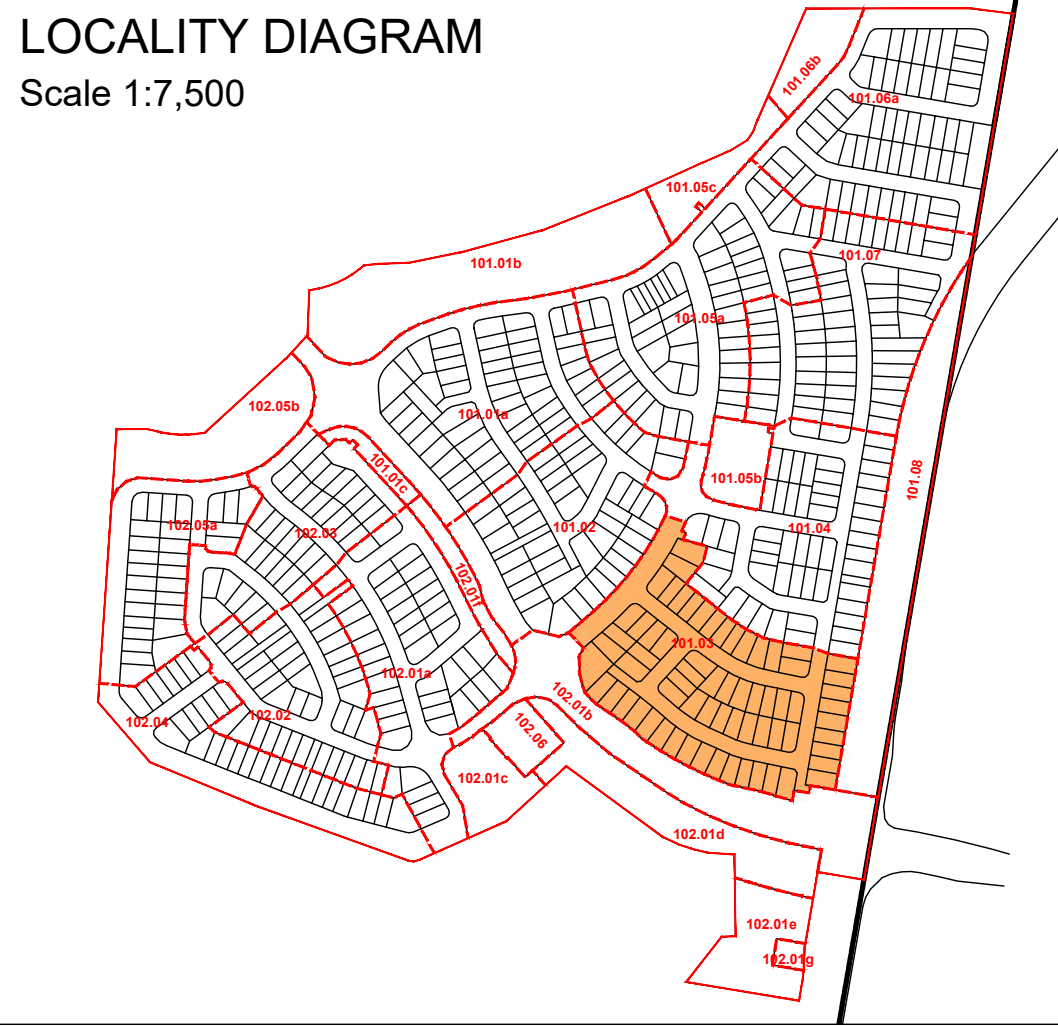


ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.03

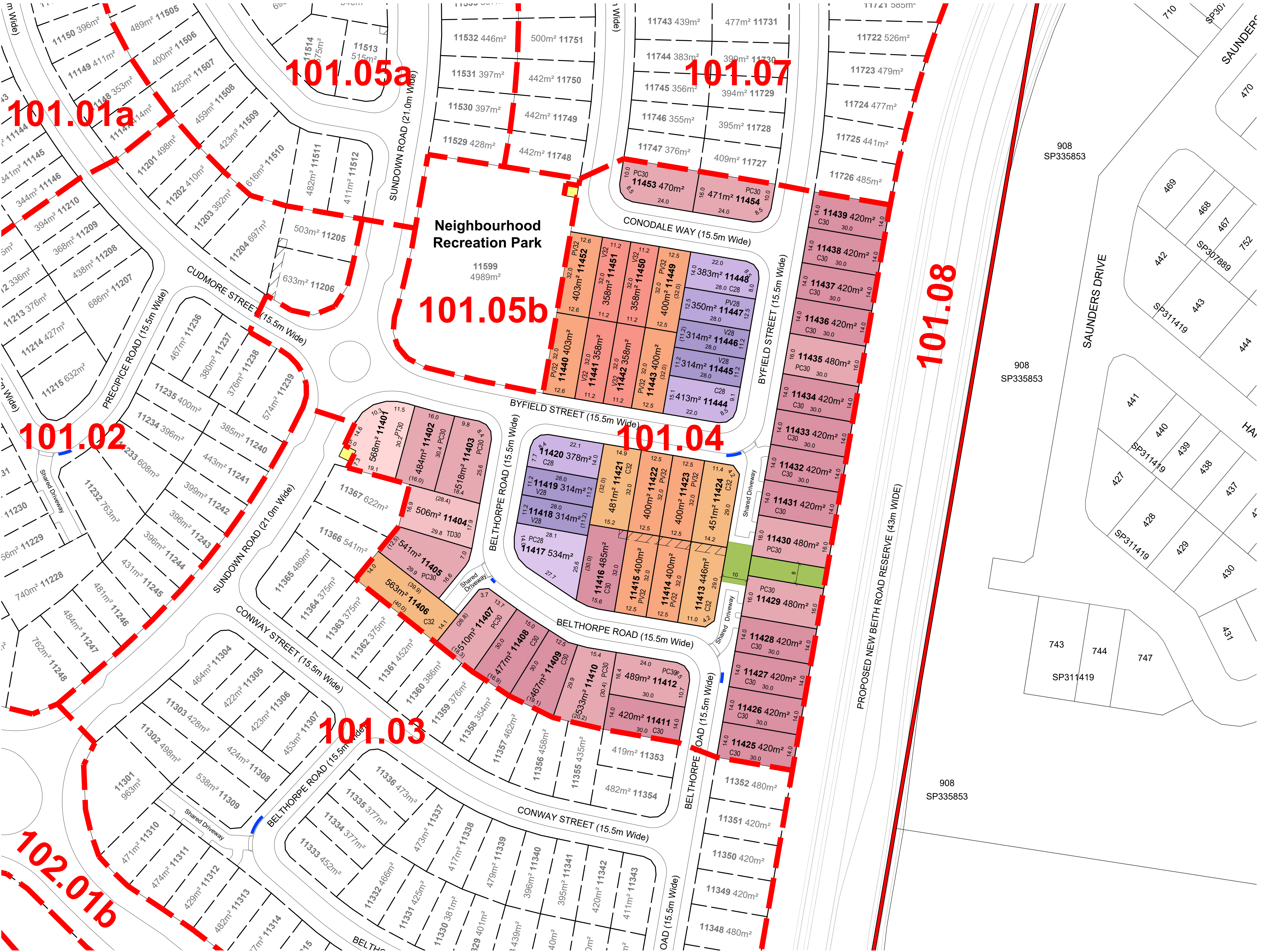


- LEGEND
- Site Boundary
 - ROL 4 Boundary
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DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	4	6.0%	0.155 ha
Courtyard	C28	14m	7	10.4%	0.298 ha
Premium Courtyard	PC28	16m	4	6.0%	0.190 ha
Sub Total			15	22.4%	0.643 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	2	3.0%	0.073 ha
Premium Villa	PV30	12.5m	13	19.4%	0.529 ha
Courtyard	C30	14m	27	40.3%	1.191 ha
Premium Courtyard	PC30	16m	8	11.9%	0.390 ha
Traditional	TD30	18m	2	3.0%	0.159 ha
Sub Total			52	77.6%	2.342 ha
Total Allotments			67	100%	2.985 ha
Land Budget					
Area of Subject Site / Stage		Area (Ha)	%		
Net Residential Allotments		2.985 ha	0.706 ha		
Local Road Areas		1.245 ha	29.4%		
Total Area		4.230 ha	100%		



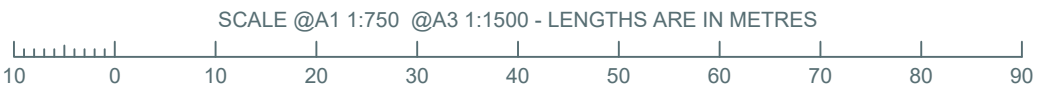
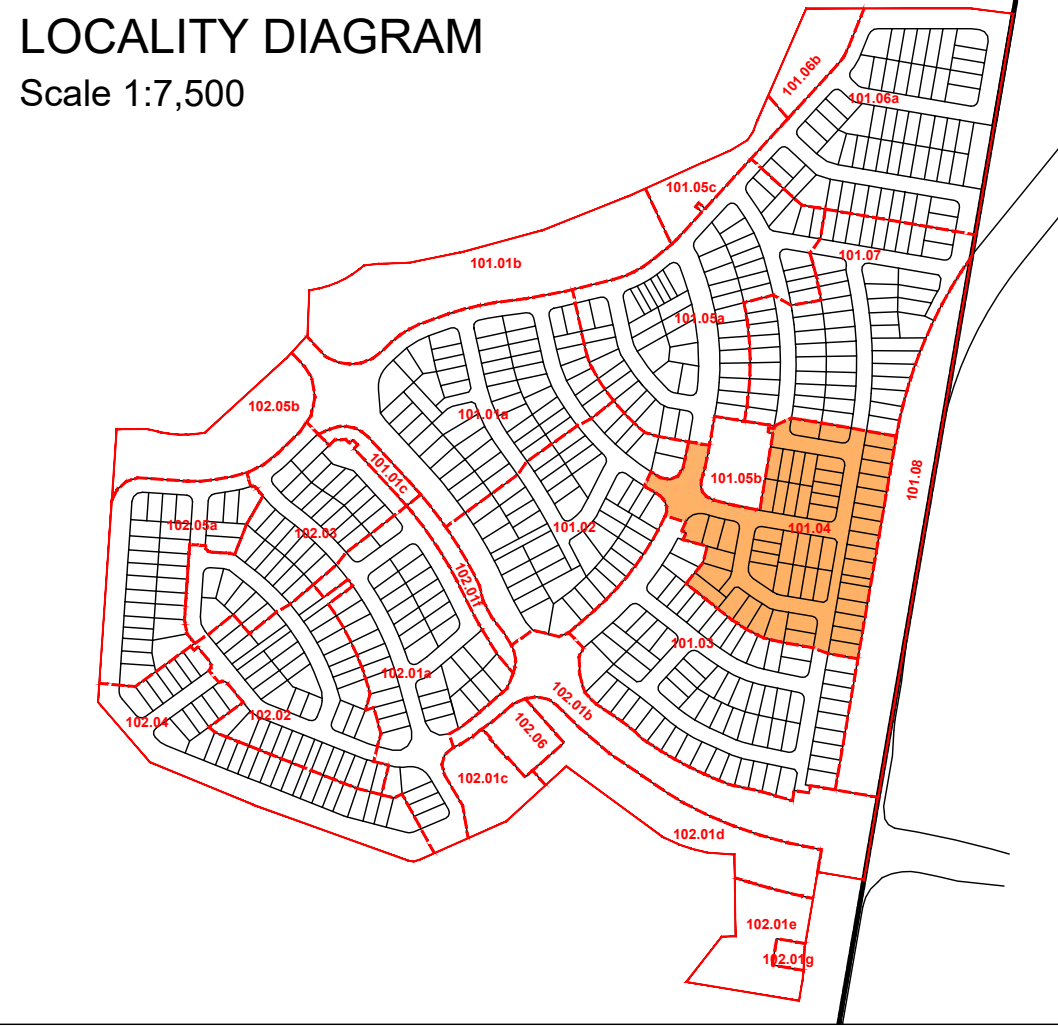
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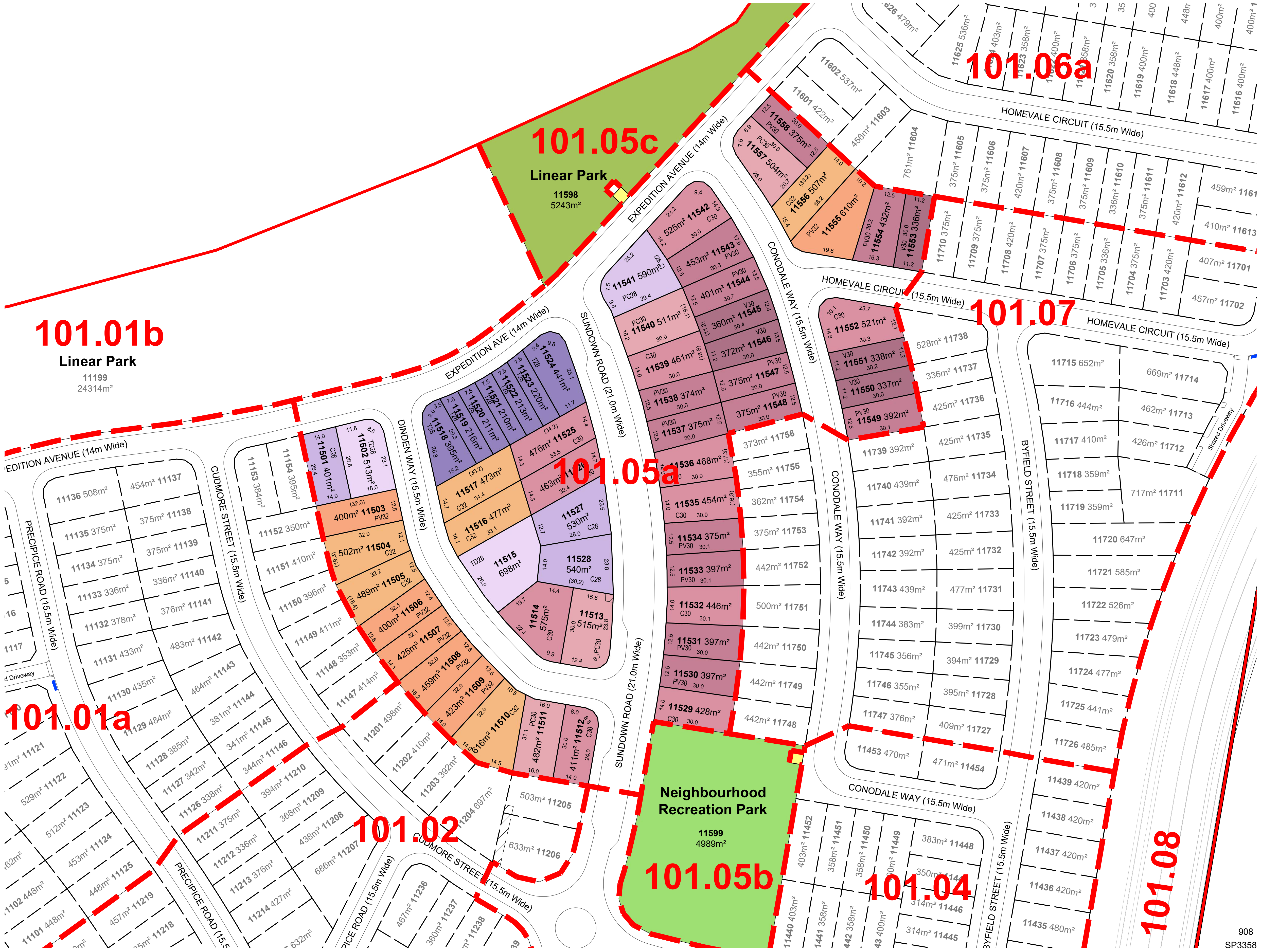
LEGEND

- Site Boundary
- ROL 4 Boundary
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- Indicative Bin Pad location
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DEVELOPMENT STATISTICS				
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
28m Deep Lots				
Villa	V28	11.2m	4	7.4% 0.126 ha
Premium Villa	PV28	12.5m	1	1.9% 0.035 ha
Courtyard	C28	14m	3	5.6% 0.117 ha
Premium Courtyard	PC28	16m	1	1.9% 0.054 ha
Sub Total		9	16.7%	0.332 ha
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
30m Deep Lots				
Courtyard	C30	14m	16	29.6% 0.689 ha
Premium Courtyard	PC30	16m	11	20.4% 0.545 ha
Traditional	TD30	18m	1	1.9% 0.051 ha
Premium Traditional	PT30	20m	1	1.9% 0.056 ha
Sub Total		29	53.7%	1.341 ha
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
32m Deep Lots				
Villa	V32	11.2m	4	7.4% 0.143 ha
Premium Villa	PV32	12.5m	8	14.8% 0.321 ha
Courtyard	C32	14m	4	7.4% 0.194 ha
Sub Total		16	29.6%	0.658 ha
Total Allotments		54	100%	2.331 ha
Land Budget				
Area of Subject Site / Stage		Area (Ha)	%	
Net Residential Allotments		2.331 ha	66.5%	
Linear Park / Pedestrian Linkage		0.040 ha	1.1%	
Local Road Areas		1.134 ha	32.4%	
Total Area		3.505 ha	100%	



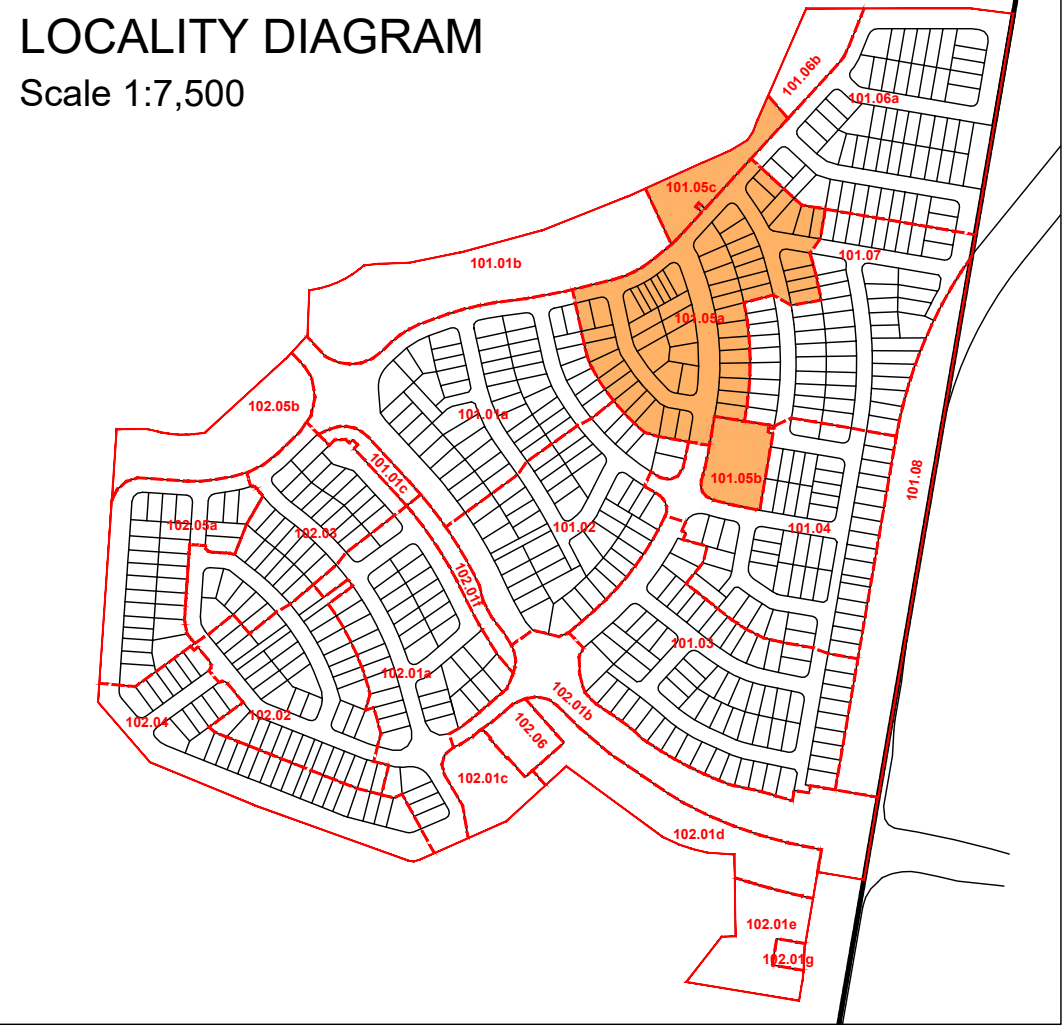
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.05



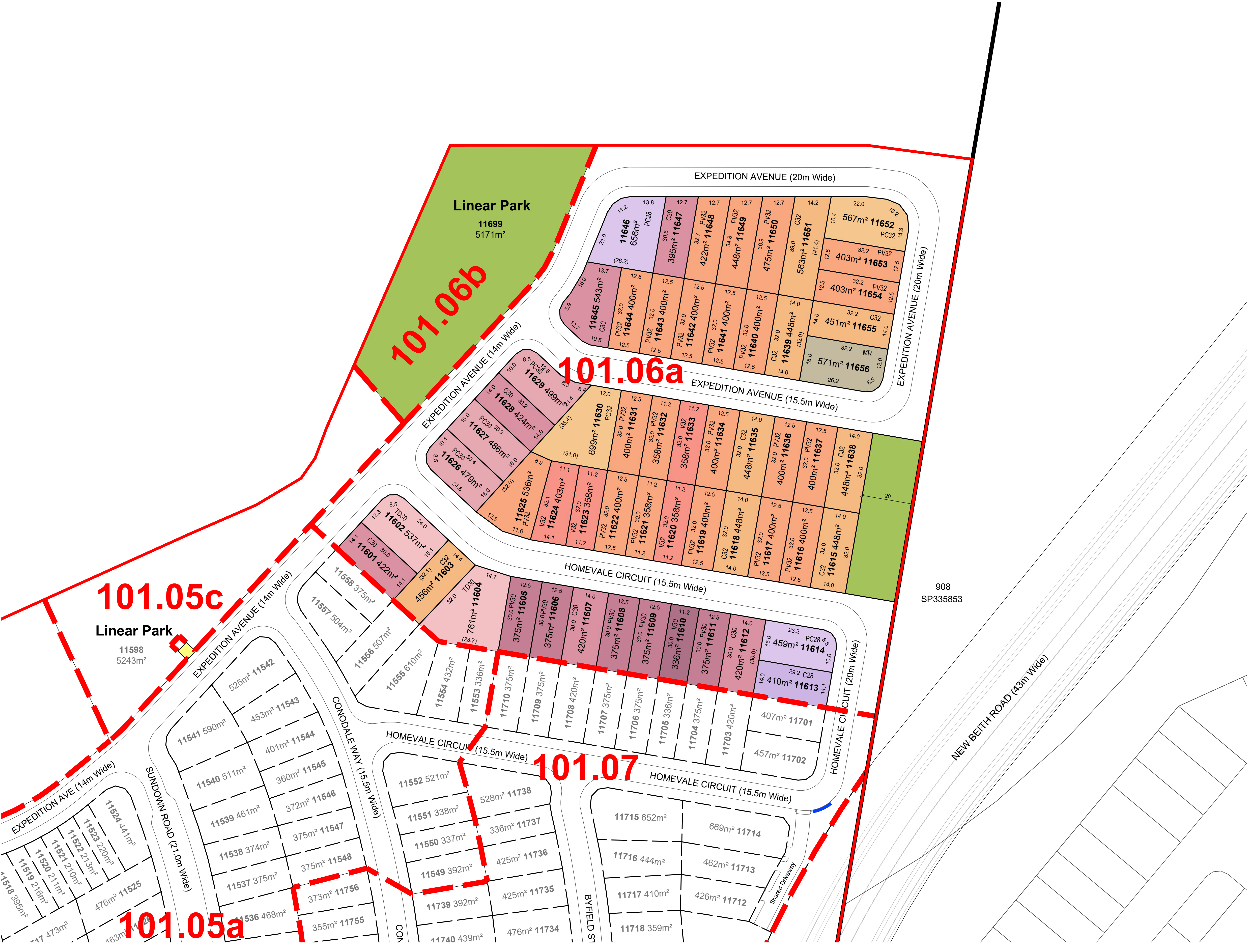
LEGEND

- Site Boundary
- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Terrace - Front Loaded	T28	7.5m	7	12.1%	0.191 ha
Courtyard	C28	14m	3	5.2%	0.147 ha
Premium Courtyard	PC28	16m	1	1.7%	0.059 ha
Traditional	TD28	18m	2	3.4%	0.121 ha
Sub Total			13	22.4%	0.518 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	5	8.6%	0.174 ha
Premium Villa	PV30	12.5m	13	22.4%	0.511 ha
Courtyard	C30	14m	11	19.0%	0.523 ha
Premium Courtyard	PC30	16m	4	6.9%	0.201 ha
Sub Total			33	56.9%	1.409 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	6	10.3%	0.272 ha
Courtyard	C32	14m	6	10.3%	0.307 ha
Sub Total			12	20.7%	0.579 ha
Total Allotments			58	100%	2.506 ha
Land Budget					
Area of Subject Site / Stage			4.754 ha	—	
Net Residential Allotments			2.506 ha	52.7%	
Linear Park / Pedestrian Linkage			0.526 ha	11.1%	
Neighbourhood Recreation Park			0.500 ha	10.5%	
Local Road Areas			1.222 ha	25.7%	
Total Area			4.754 ha	100%	



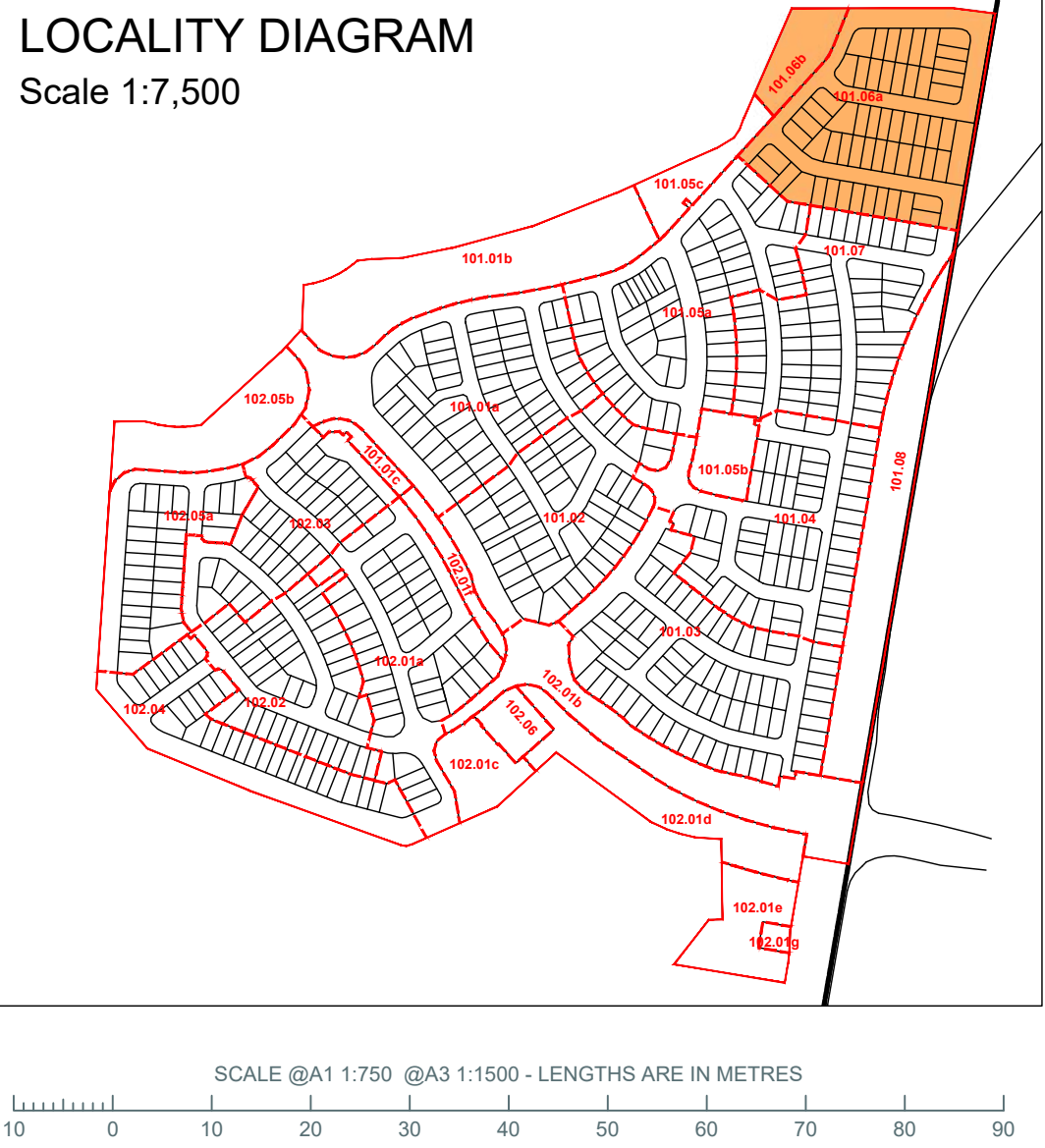
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.06



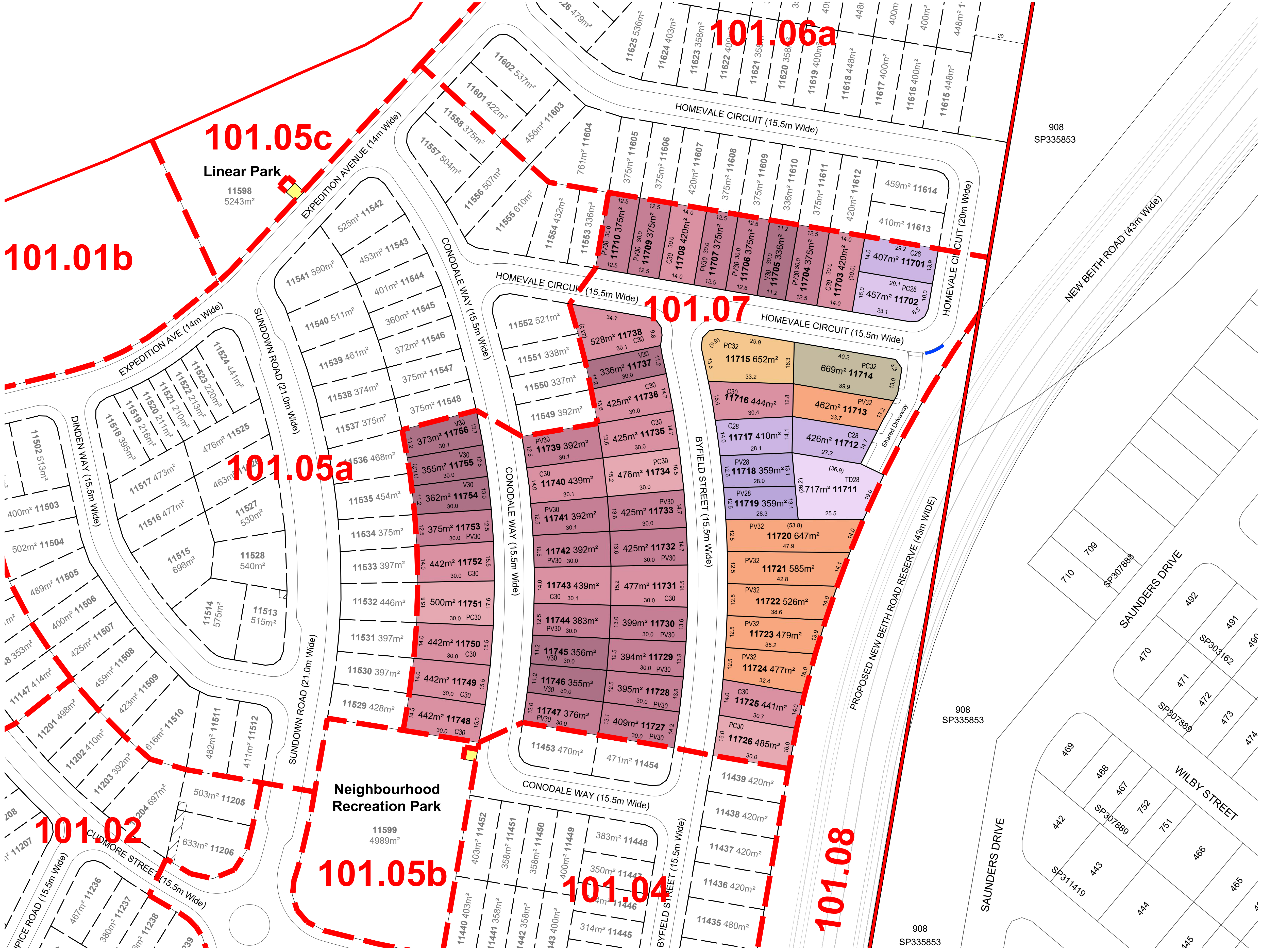
LEGEND

- Site Boundary
- ROL 4 Boundary
- Sub-precinct Boundary
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Courtyard	C28	14m	1	1.8%	0.041 ha
Premium Courtyard	PC28	16m	2	3.6%	0.111 ha
Sub Total			3	5.4%	0.152 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	1	1.8%	0.034 ha
Premium Villa	PV30	12.5m	5	8.9%	0.188 ha
Courtyard	C30	14m	6	10.7%	0.262 ha
Premium Courtyard	PC30	16m	3	5.4%	0.146 ha
Traditional	TD30	18m	2	3.6%	0.130 ha
Sub Total			17	30.4%	0.760 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Villa	V32	11.2m	4	7.1%	0.148 ha
Premium Villa	PV32	12.5m	21	37.5%	0.861 ha
Courtyard	C32	14.0m	8	14.3%	0.370 ha
Premium Courtyard	PC32	16.0m	2	3.6%	0.127 ha
Sub Total			35	62.5%	1.506 ha
Multiple Residential		MR (2 dwellings)	1	1.8%	0.057 ha
Total Allotments			56	100%	2.475 ha
Total Dwellings			57		
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			4.456 ha	—	
Net Residential Allotments			2.475 ha	55.5%	
Linear Park / Pedestrian Linkage			0.646 ha	14.5%	
Local Road Areas			1.335 ha	30.0%	
Total Area			4.456 ha	100%	



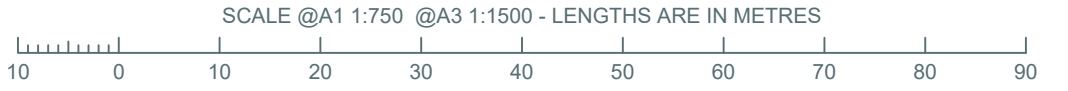
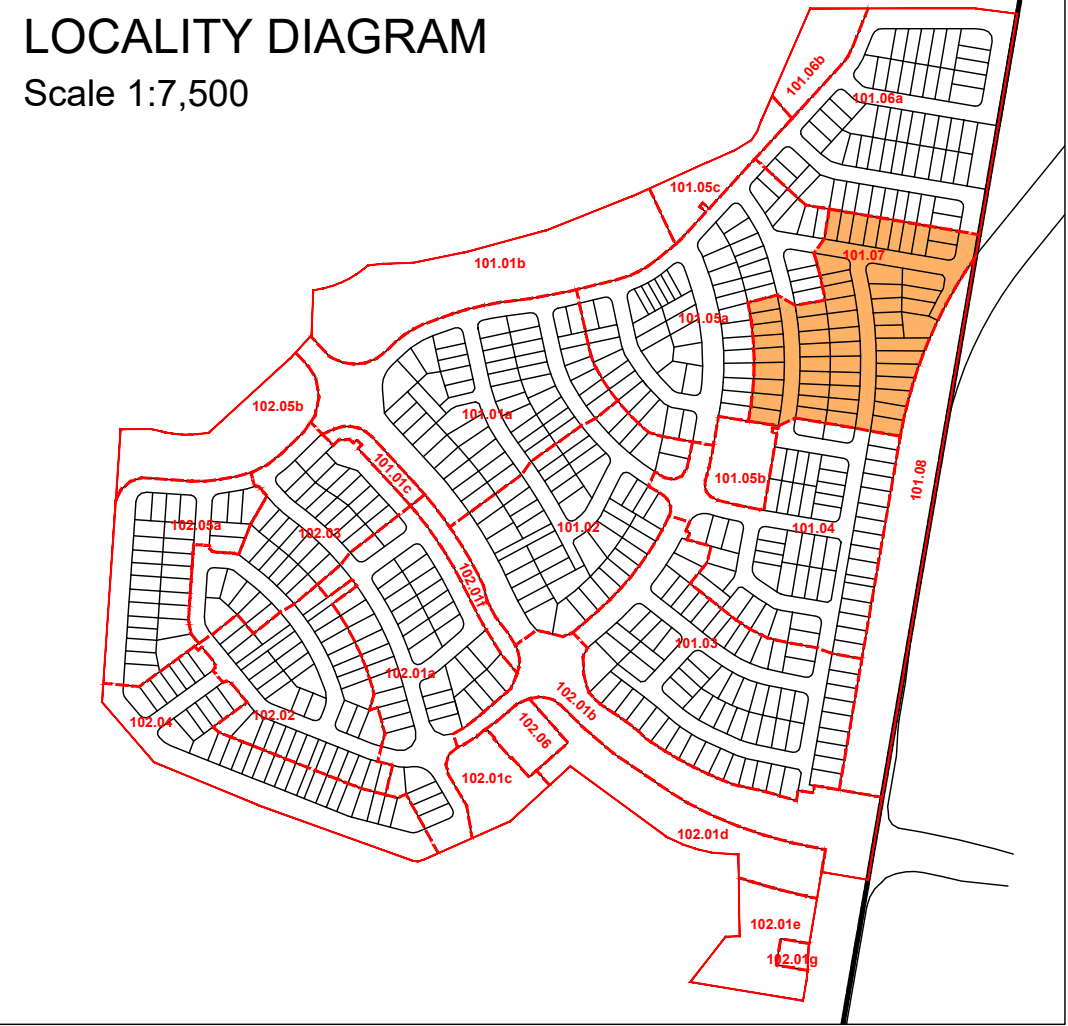
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.07



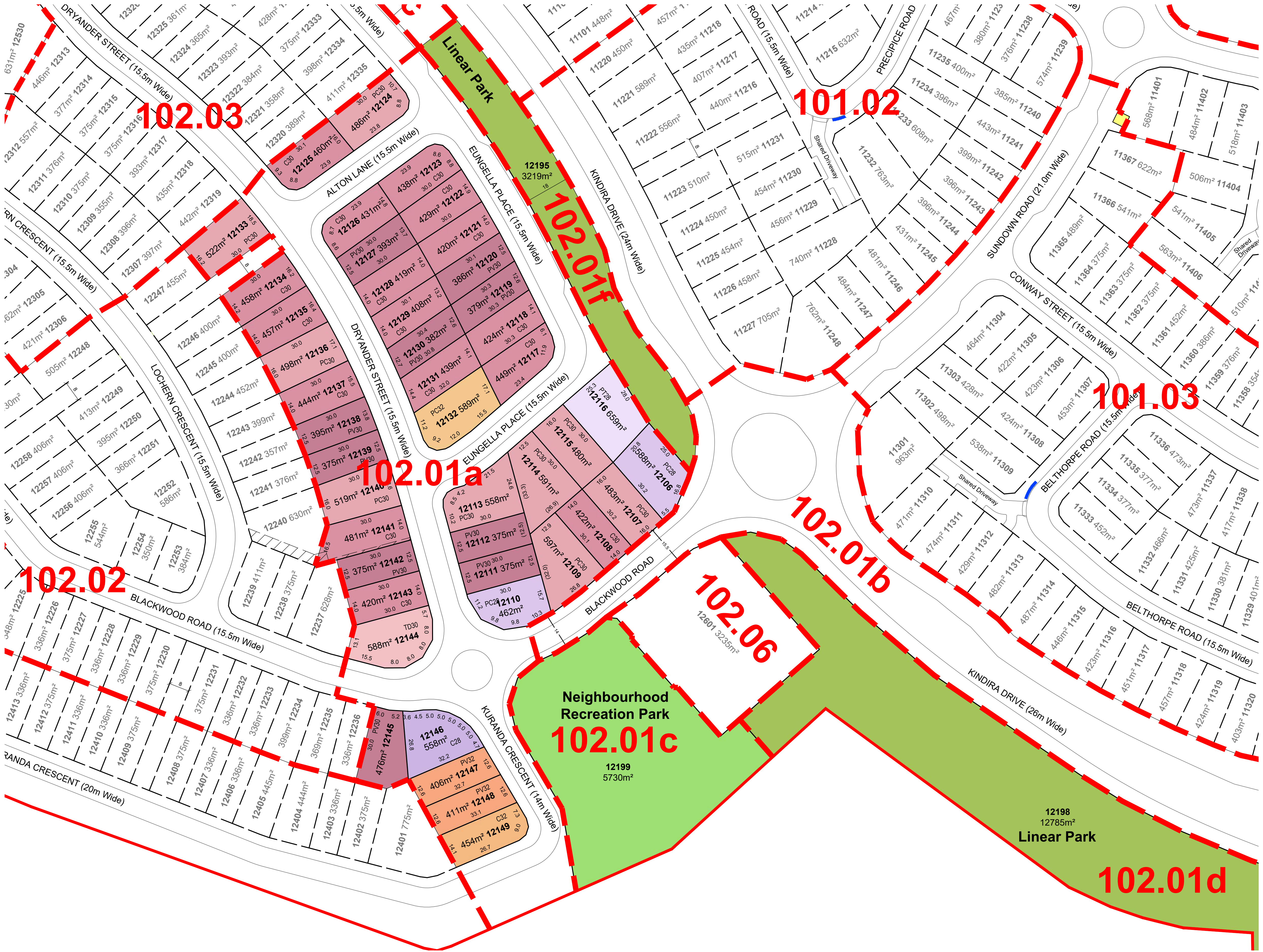
LEGEND

- Site Boundary
- ROL 4 Boundary
- Sub-precinct Boundary
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- Indicative Bin Pad location
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DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	2	3.6%	0.072 ha
Courtyard	C28	14m	3	5.4%	0.124 ha
Premium Courtyard	PC28	16m	1	1.8%	0.046 ha
Traditional	TD28	18m	1	1.8%	0.072 ha
Sub Total			7	12.5%	0.314 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	7	12.5%	0.247 ha
Premium Villa	PV30	12.5m	17	30.4%	0.663 ha
Courtyard	C30	14m	14	25.0%	0.623 ha
Premium Courtyard	PC30	16m	3	5.4%	0.146 ha
Sub Total			41	73.2%	1.679 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	6	10.7%	0.317 ha
Premium Courtyard	PC32	16m	1	1.8%	0.065 ha
Sub Total			7	12.5%	0.382 ha
Multiple Residential		MR (2 dwellings)	1	1.8%	0.067 ha
Total Allotments			56	100%	2.442 ha
Total Dwellings			57		
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			3.235 ha	—	
Net Residential Allotments			2.442 ha	75.5%	
Local Road Areas			0.793 ha	24.5%	
Total Area			3.235 ha	100%	



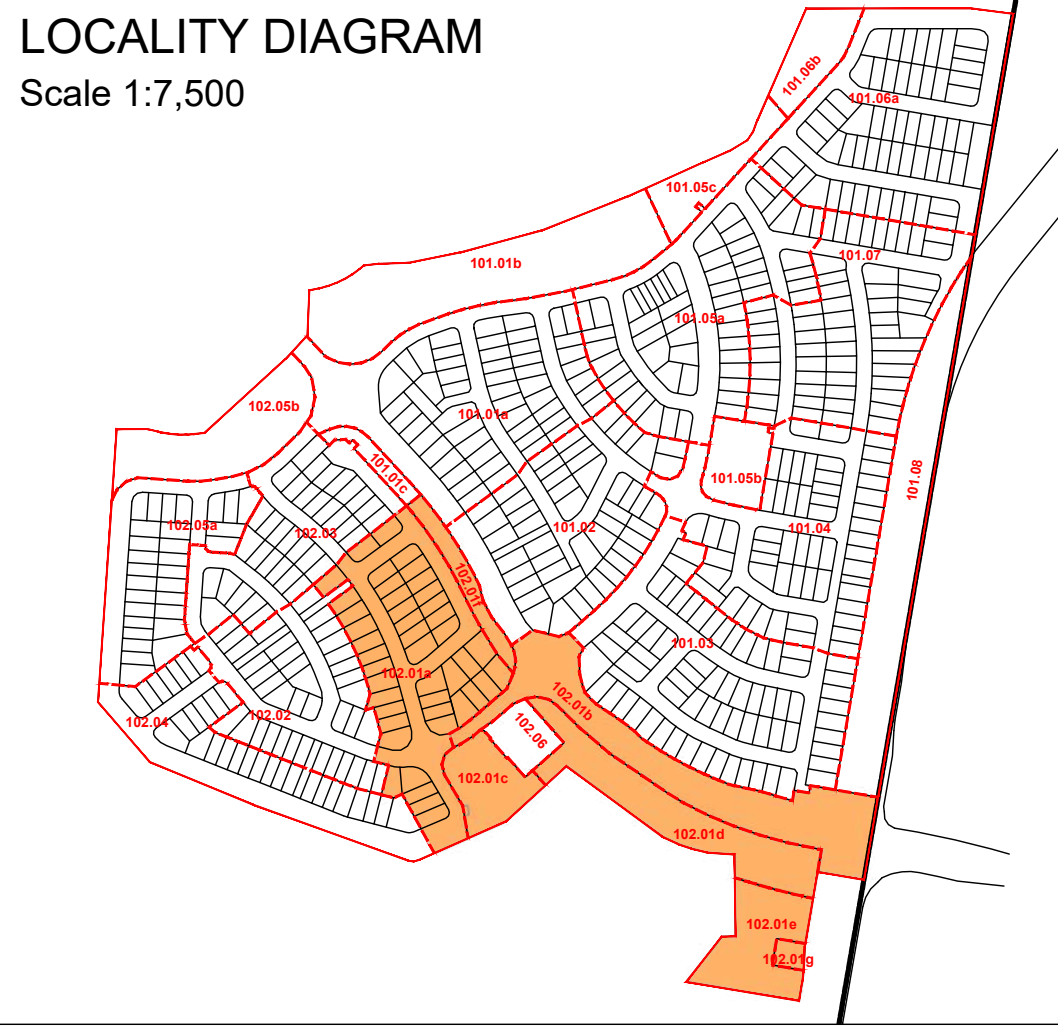
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.01



LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
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- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Courtyard	C28	14m	1	2.3%	0.056 ha
Premium Courtyard	PC28	16m	2	4.5%	0.105 ha
Premium Traditional	PT28	20m	1	2.3%	0.066 ha
Sub Total			4	9.1%	0.227 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Premium Villa	PV30	12.5m	10	22.7%	0.391 ha
Courtyard	C30	14m	16	36.4%	0.700 ha
Premium Courtyard	PC30	16m	9	20.5%	0.474 ha
Traditional	TD30	18m	1	2.3%	0.059 ha
Sub Total			36	81.8%	1.624 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	2	4.5%	0.082 ha
Courtyard	C32	14m	1	2.3%	0.045 ha
Premium Courtyard	PC32	16m	1	2.3%	0.059 ha
Sub Total			4	9.1%	0.186 ha
Total Allotments			44	100%	2.037 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			8.226 ha	—	
Net Residential Allotments			2.037 ha	24.8%	
Linear Park / Pedestrian Linkage			1.600 ha	19.5%	
Neighbourhood Recreation Park			0.573 ha	7.0%	
Local Road Areas			1.245 ha	15.1%	
Major Road Areas			1.863 ha	22.6%	
Balance Lot 12196			0.079 ha	1.0%	
Balance Lot 12197			0.829 ha	10.1%	
Total Area			8.226 ha	100%	

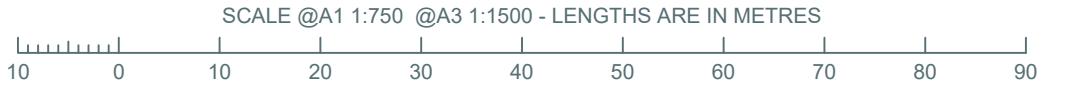
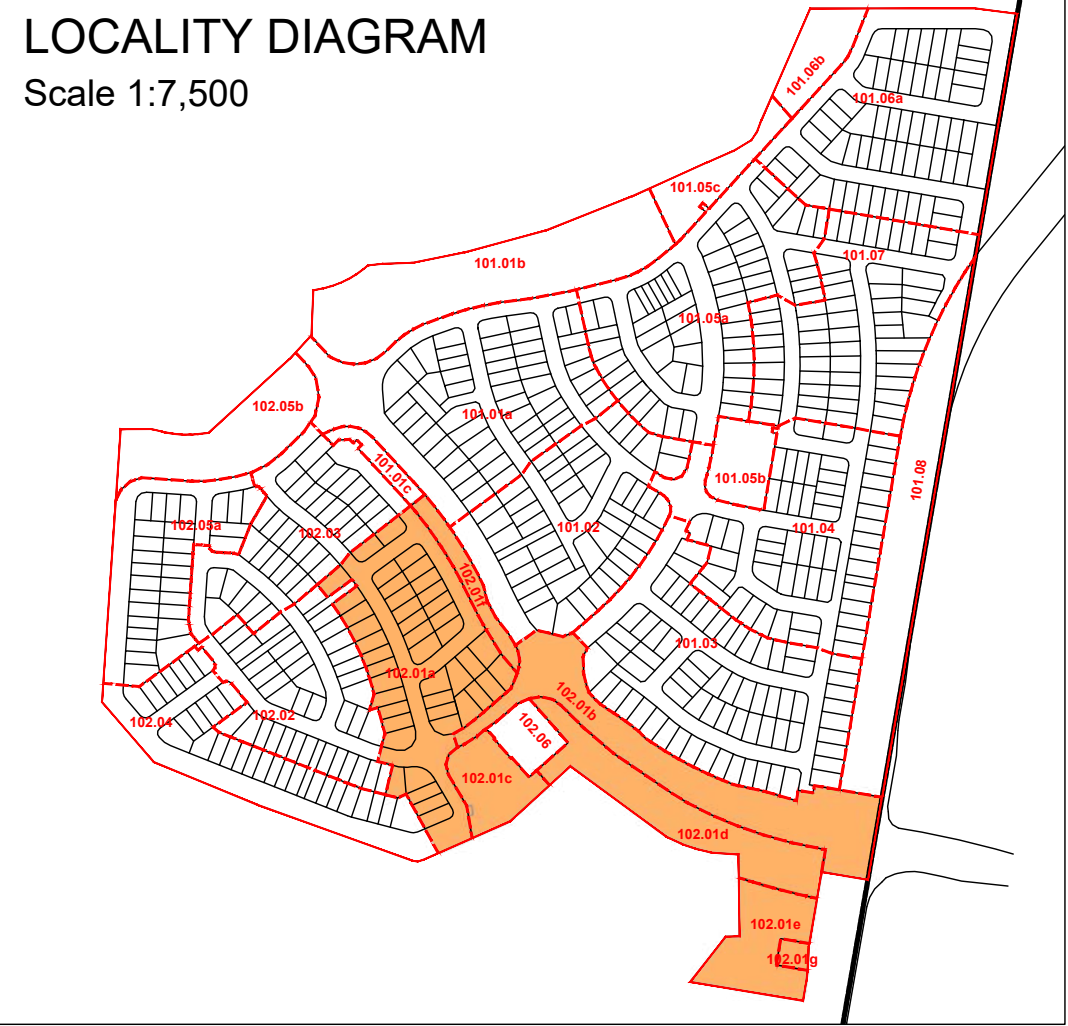


ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.01

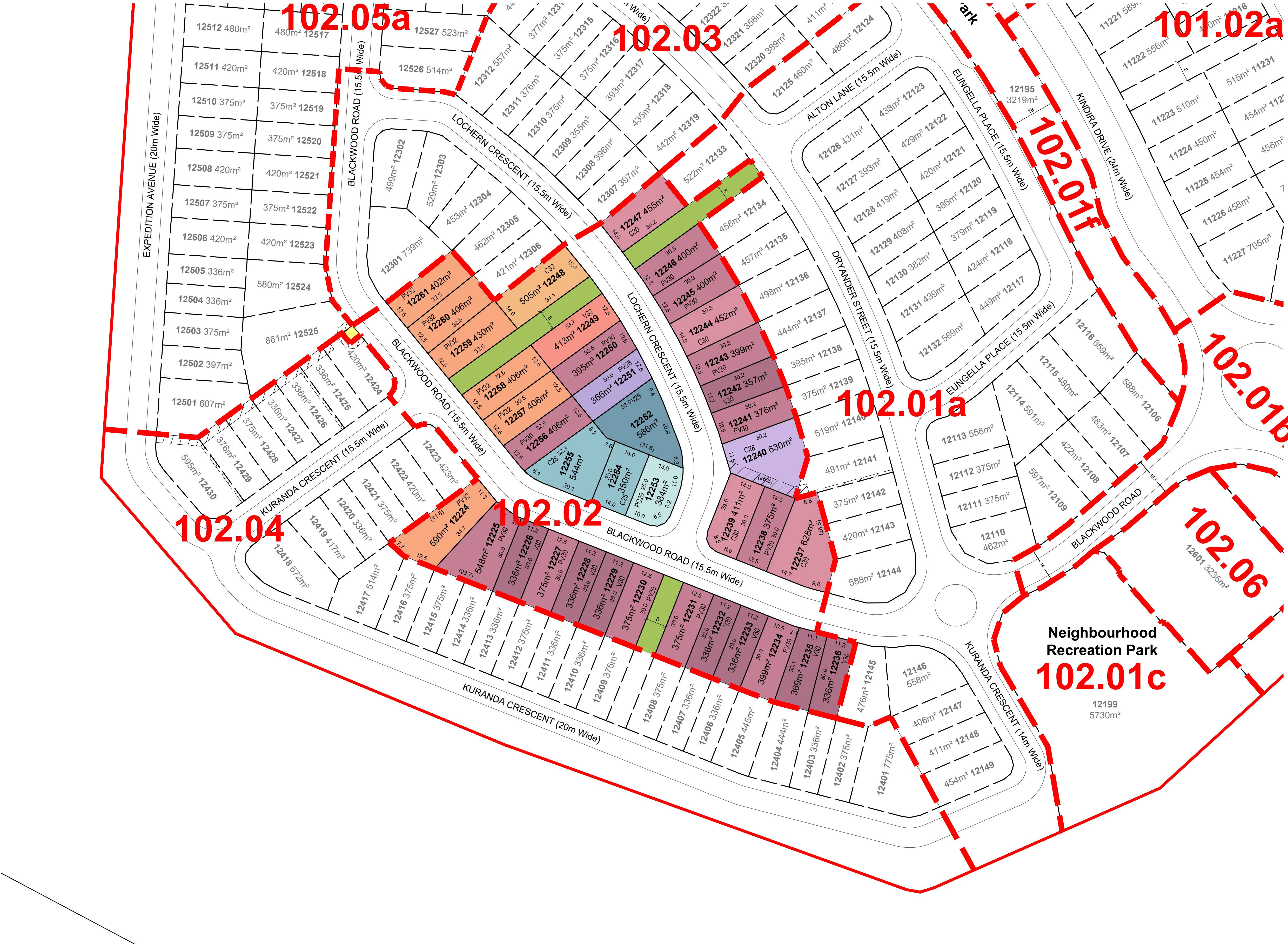


- LEGEND**
- ROL 4 Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Indicative Bin Pad location
 - Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Courtyard	C28	14m	1	2.3%	0.056 ha
Premium Courtyard	PC28	16m	2	4.5%	0.105 ha
Premium Traditional	PT28	20m	1	2.3%	0.066 ha
Sub Total			4	9.1%	0.227 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Premium Villa	PV30	12.5m	10	22.7%	0.391 ha
Courtyard	C30	14m	16	36.4%	0.700 ha
Premium Courtyard	PC30	16m	9	20.5%	0.474 ha
Traditional	TD30	18m	1	2.3%	0.059 ha
Sub Total			36	81.8%	1.624 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	2	4.5%	0.082 ha
Courtyard	C32	14m	1	2.3%	0.045 ha
Premium Courtyard	PC32	16m	1	2.3%	0.059 ha
Sub Total			4	9.1%	0.186 ha
Total Allotments			44	100%	2.037 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			8.226 ha	—	
Net Residential Allotments			2.037 ha	24.8%	
Linear Park / Pedestrian Linkage			1.600 ha	19.5%	
Neighbourhood Recreation Park			0.573 ha	7.0%	
Local Road Areas			1.245 ha	15.1%	
Major Road Areas			1.863 ha	22.6%	
Balance Lot 12196			0.079 ha	1.0%	
Balance Lot 12197			0.829 ha	10.1%	
Total Area			8.226 ha	100%	



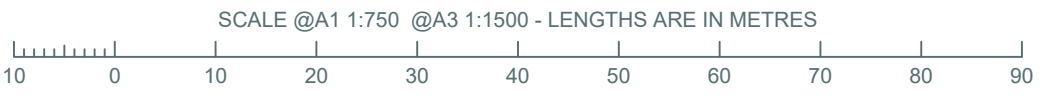
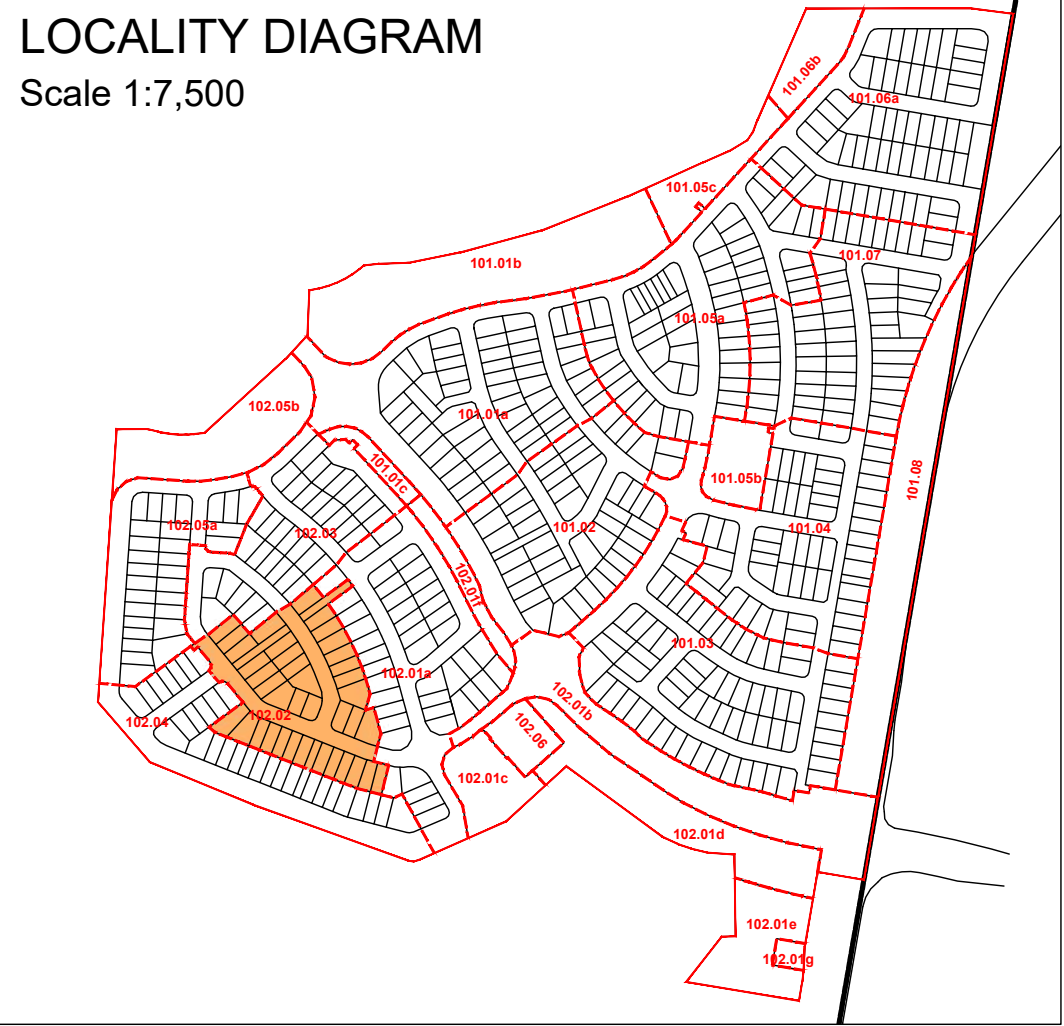
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.02



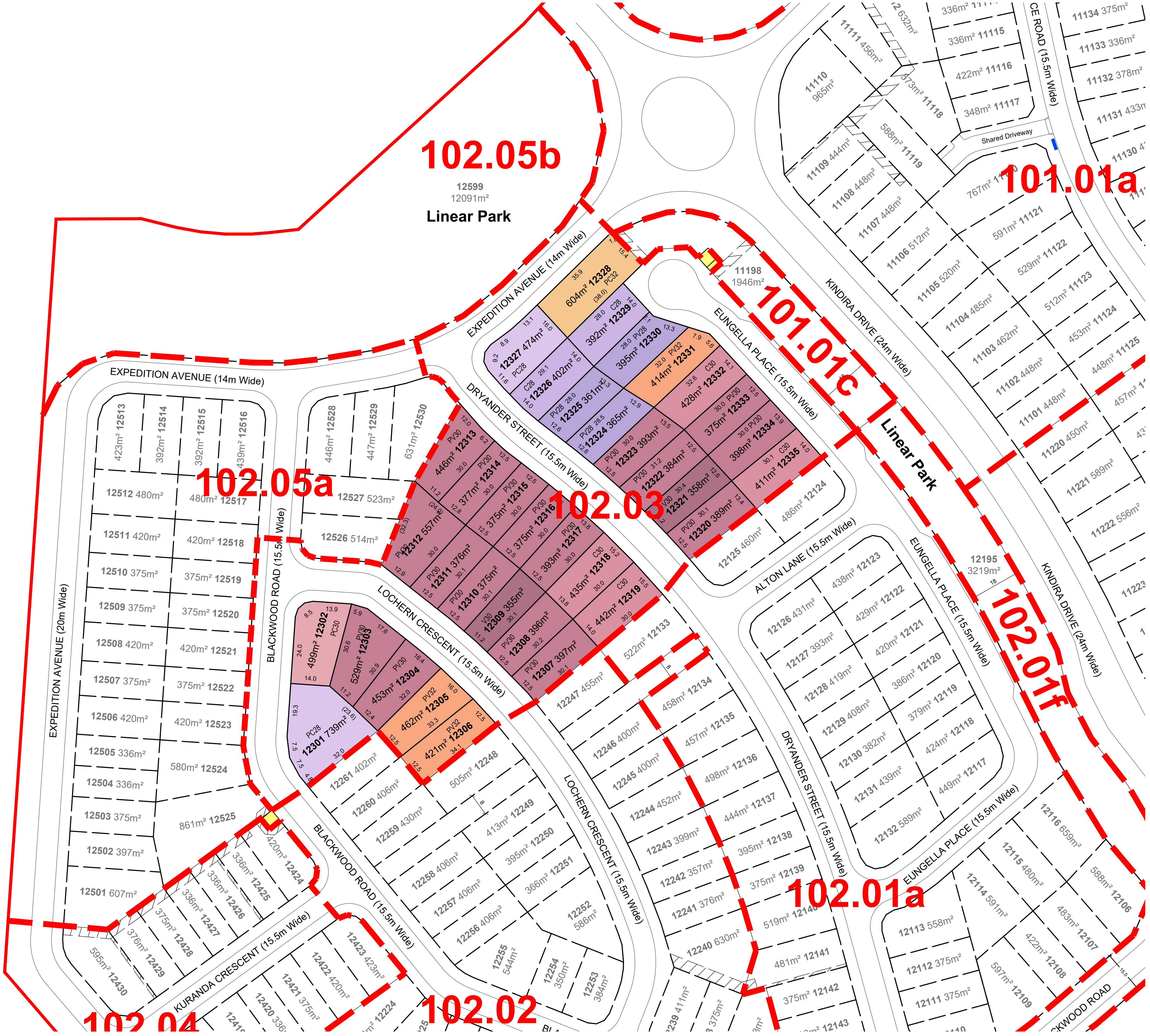
LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Neighbourhood Recreation Park
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
25m Deep Lots					
Villa	V25	11.2m	1	2.6%	0.059 ha
Courtyard	C25	14m	2	5.3%	0.089 ha
Premium Courtyard	PC25	16m	1	2.6%	0.038 ha
Sub Total			4	10.5%	0.186 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	1	2.6%	0.037 ha
Courtyard	C28	14m	1	2.6%	0.063 ha
Sub Total			2	5.3%	0.100 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	8	21.1%	0.274 ha
Premium Villa	PV30	12.5m	12	31.6%	0.482 ha
Courtyard	C30	14m	4	10.5%	0.195 ha
Sub Total			24	63.2%	0.951 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Villa	V32	11.2m	1	2.6%	0.041 ha
Premium Villa	PV32	12.5m	6	15.8%	0.264 ha
Courtyard	C32	14m	1	2.6%	0.051 ha
Sub Total			8	21.1%	0.356 ha
Total Allotments			38	100%	1.593 ha
Land Budget					
Area of Subject Site / Stage		Area (Ha)	%		
Net Residential Allotments		1.593 ha	70.1%		
Linear Park / Pedestrian Linkage		0.125 ha	5.5%		
Local Road Areas		0.553 ha	24.4%		
Total Area		2.271 ha	100%		



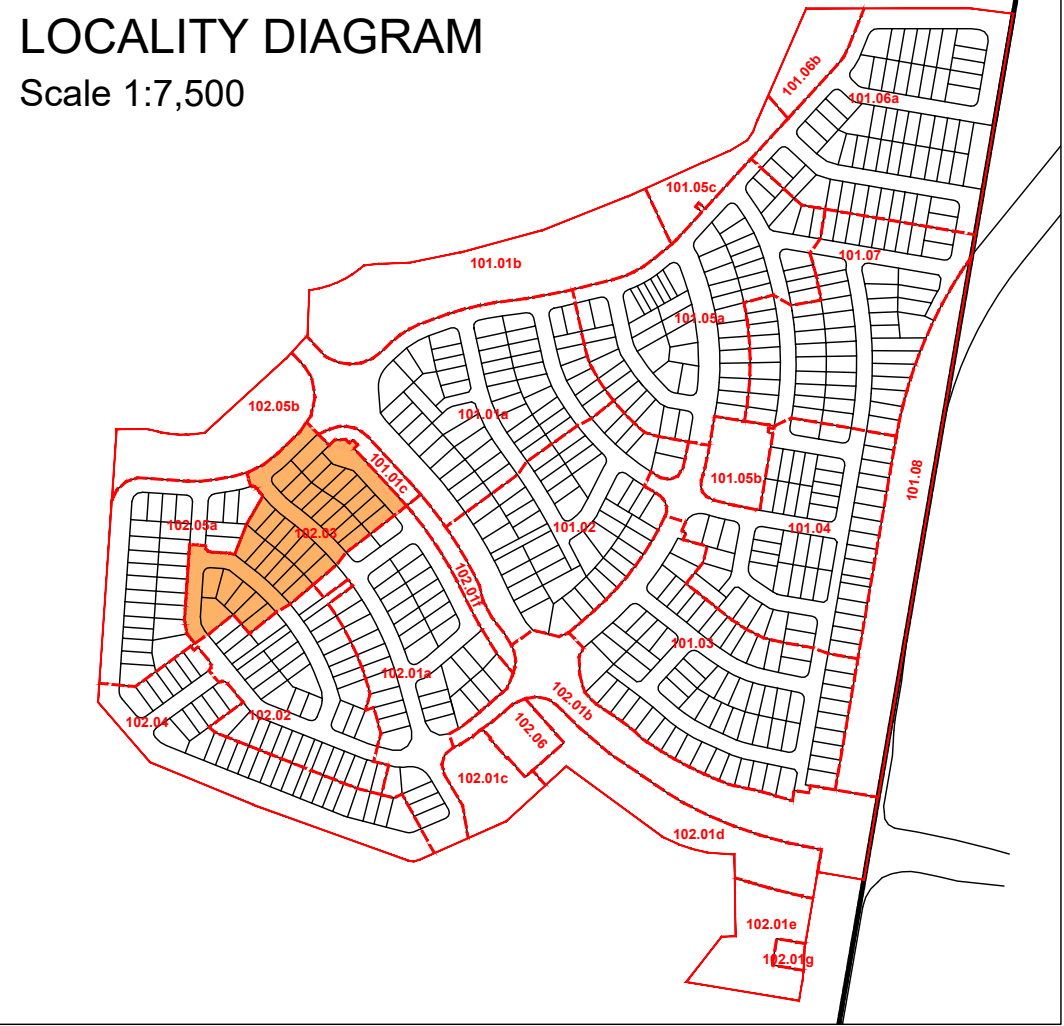
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.03



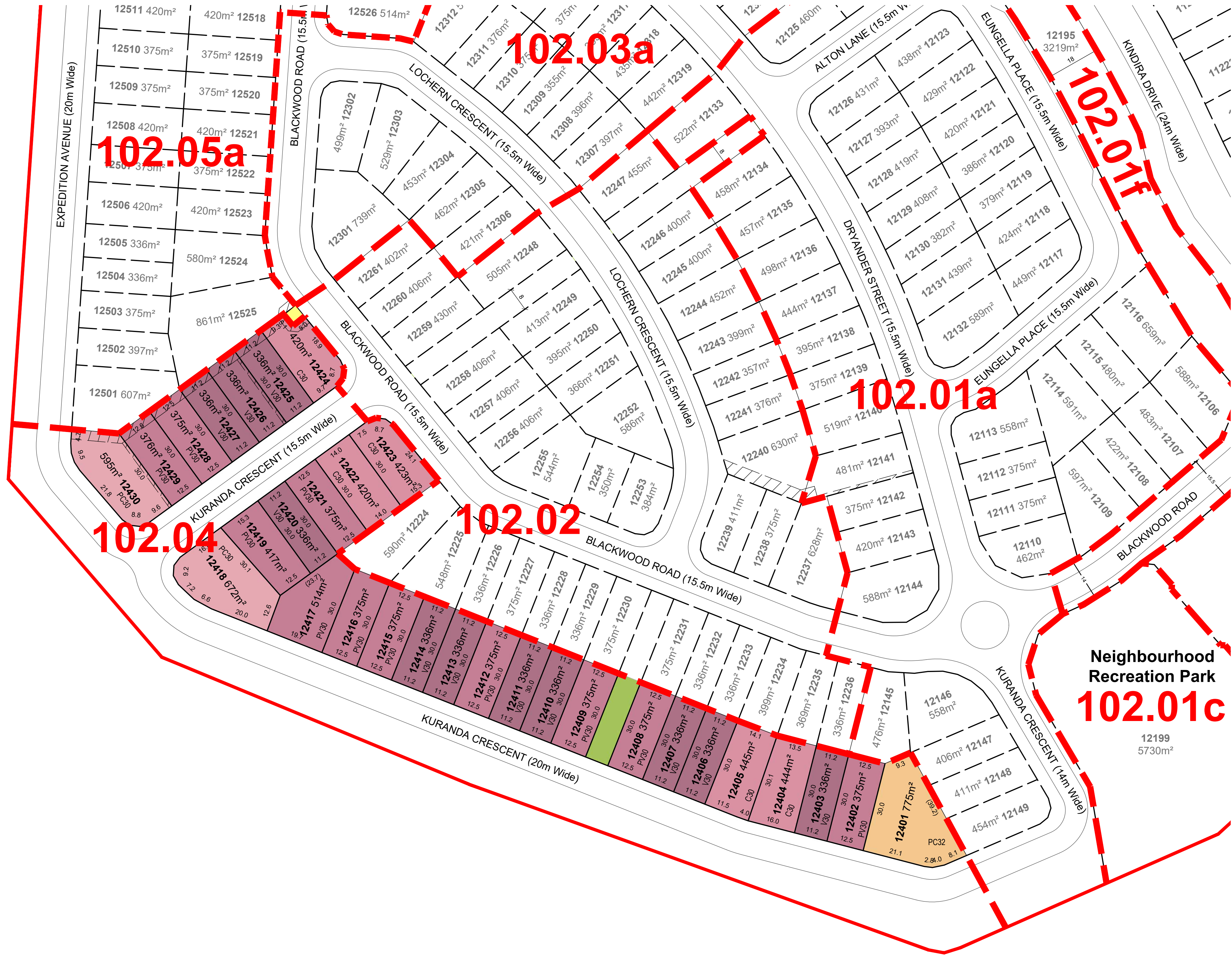
LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	3	8.6%	0.112 ha
Courtyard	C28	14m	2	5.7%	0.079 ha
Premium Courtyard	PC28	16m	2	5.7%	0.121 ha
Sub Total			7	20.0%	0.312 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	2	5.7%	0.071 ha
Premium Villa	PV30	12.5m	17	48.6%	0.700 ha
Courtyard	C30	14m	4	11.4%	0.172 ha
Premium Courtyard	PC30	16m	1	2.9%	0.050 ha
Sub Total			24	68.6%	0.993 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	3	8.6%	0.130 ha
Premium Courtyard	PC32	16m	1	2.9%	0.060 ha
Sub Total			4	11.4%	0.190 ha
Total Allotments			35	100%	1.495 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			2.262 ha	—	
Net Residential Allotments			1.495 ha	66.1%	
Local Road Areas			0.767 ha	33.9%	
Total Area			2.262 ha	100%	

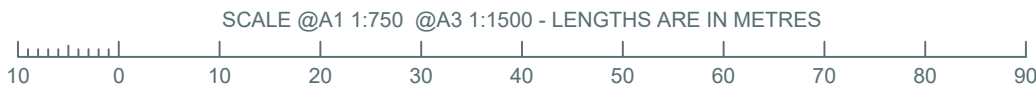
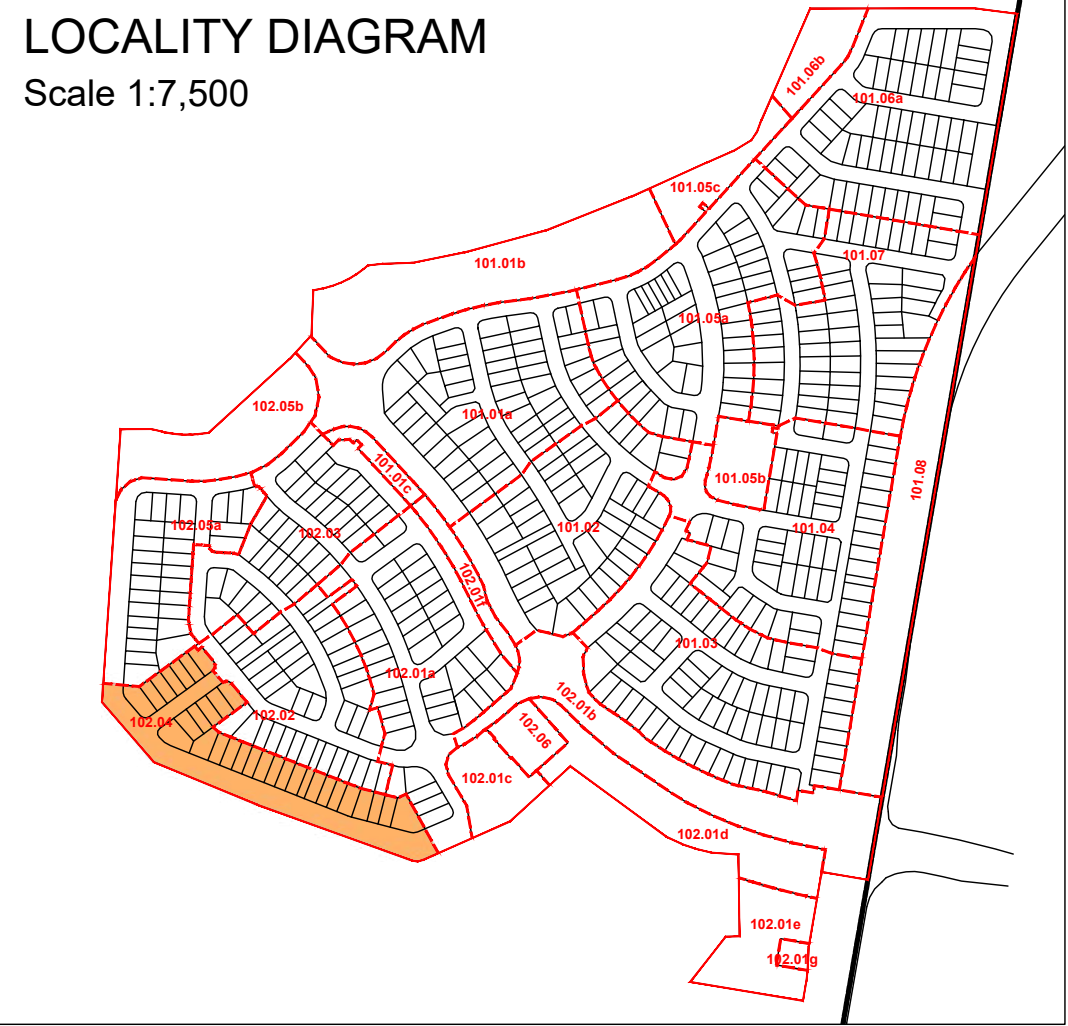


ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.04

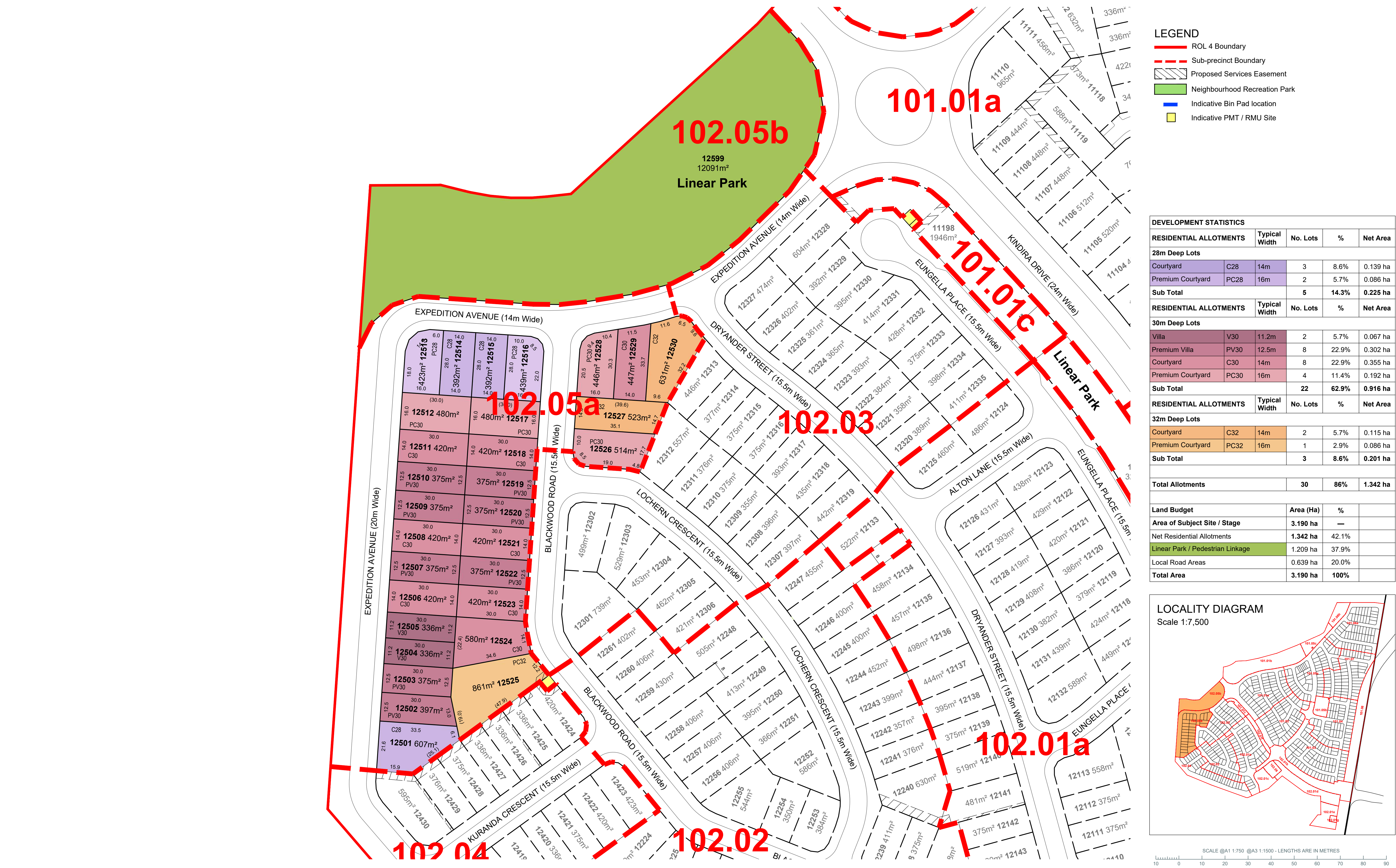


- LEGEND
- ROL 4 Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Neighbourhood Recreation Park
 - Indicative Bin Pad location
 - Indicative PMT / RMU Site

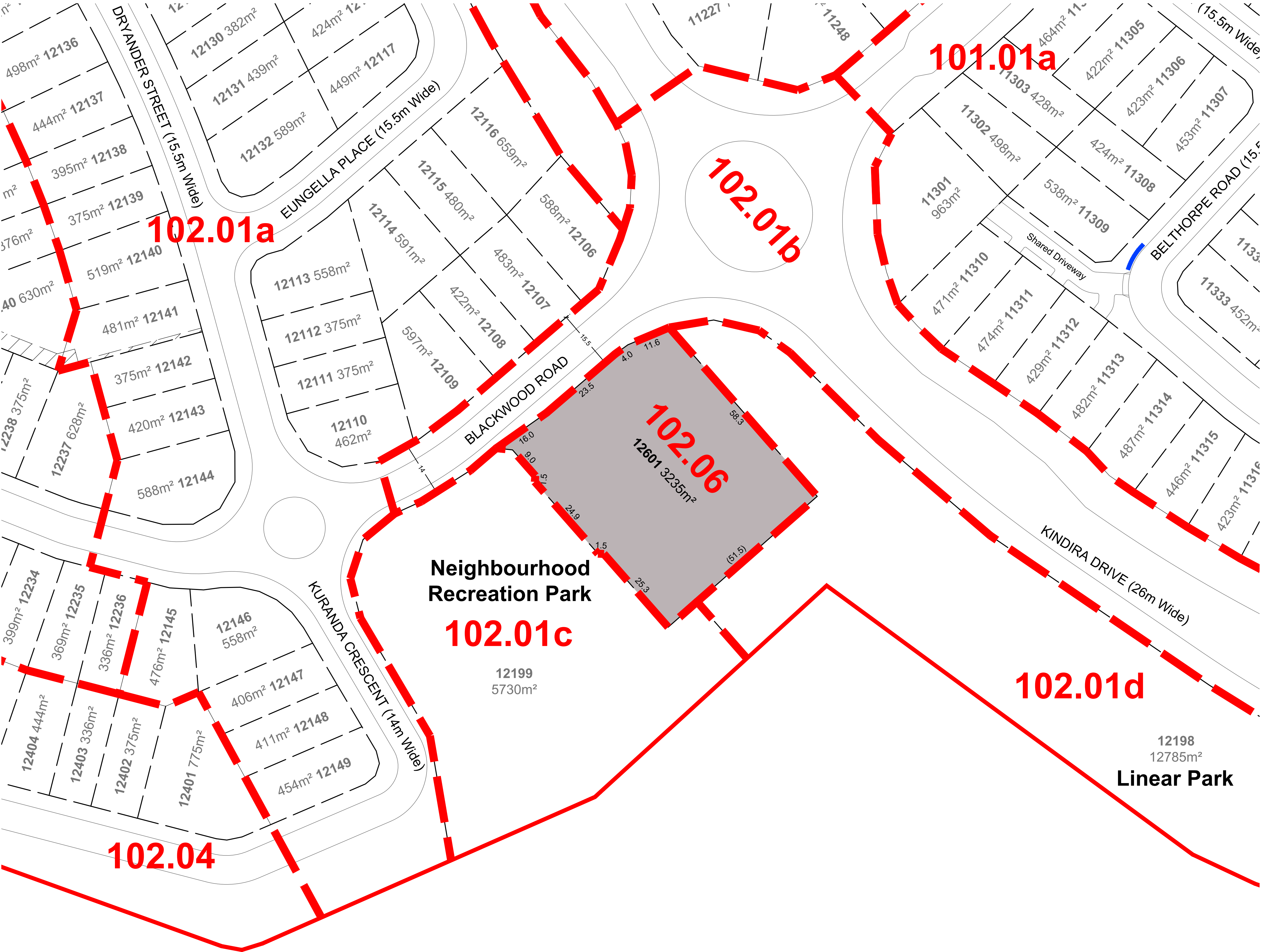
DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	11	31.4%	0.369 ha
Premium Villa	PV30	12.5m	11	31.4%	0.431 ha
Courtyard	C30	14m	5	14.3%	0.215 ha
Premium Courtyard	PC30	16m	2	5.7%	0.127 ha
Sub Total			29	82.9%	1.142 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Courtyard	PC32	16m	1	2.9%	0.078 ha
Sub Total			1	2.9%	0.078 ha
Total Allotments			30	86%	1.220 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			2.196 ha	—	
Net Residential Allotments			1.220 ha	55.6%	
Linear Park / Pedestrian Linkage			0.024 ha	1.1%	
Local Road Areas			0.952 ha	43.4%	
Total Area			2.196 ha	100%	



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.05



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.06



LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS			
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	0.324 ha	—	
Special Use Lot 12601	0.324 ha	100.0%	
Total Area	0.324 ha	100%	

