



- Legend**
- Site Boundary
 - Stage Boundary
 - Fig Tree Location (Canopy indicative only)
 - Environmental Covenant
 - No build zone - retention of vegetation and/or response to Quarry Buffer.
 - In the case of lots 44-55, native canopy species to be retained and understorey to be managed in accordance with an approved Bushfire Management Plan.
 - Managed Vegetation
 - Quarry Buffer
 - SEQRP Urban Footprint
 - Bushfire Constraints
 - 20m Asset Protection Zone
 - Fire Access Track (min. 6m)
 - Radiant Heat Flux 29

Note:
 All Lot Numbers, 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 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
 Site boundaries: Vision Survey.
 Adjoining information: Vision Survey.
 Contours: Vision Survey.
 Environment constraints: Saunders Havill.

Yield Breakdown				
Residential Allotments			Stage 1	
Allotment Type	Typical Size	Typical Area	Lots	%
32m Deep Product				
Traditional	16m x 32-35m	512m ²	5	10%
Premium Traditional	18m x 32-35m	576m ²	10	20%
Premium Lifestyle 1	20m x 32-35m	640m ²	9	18%
Premium Lifestyle 2	22m x 32-35m	704m ²	7	14%
Subtotal			31	62%
50m-70m Deep Product				
Premium Lifestyle 3	25m x 50m	1250m ²	2	4%
Premium Lifestyle 4	30m+ x 50-70m	1500m ² +	10	20%
Subtotal			12	24%
185m+ Deep Product				
Rural	43m+ x 185m+	7470m ² +	7	14%
Subtotal			7	14%
Total Residential Allotments			50	100%

Land Budget				
Land Use	Stage 1	Balance	Overall	
			Area	Percentage
Site Area	12.306 ha	366.956 ha	379.262 ha	3.2%
Developable Area				
Residential Allotments	10.280 ha	—	10.280 ha	2.7%
Total Area of Allotments	10.280 ha		10.280 ha	2.7%
Road				
Local Road	0.951 ha	—	0.951 ha	0.3%
Total Area of Road	0.951 ha		0.951 ha	0.3%
Open Space				
Managed Open Space	1.075 ha	—	1.075 ha	0.3%
Total Area of Open Space	1.075 ha		1.075 ha	0.3%
Balance				
Balance Allotment	—	366.959 ha	366.959 ha	96.8%
Total Area of Balance Allotment	—	366.959 ha	366.959 ha	96.8%

PLAN REF: **134535 - 33A**
 Rev No: —
 DATE: 21 APRIL 2020
 CLIENT: DHA
 DRAWN BY: JLS
 CHECKED BY: MD

0 20 40 60 80 100 1:2,000 @ A2

**MOUNT LOFTY
 STAGE ONE
 PLAN OF SUBDIVISION**

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