



LOT TYPE	NUMBER	PERC
16 x 16	0	0%
17 x 9	0	0%
21 x 10.5	0	0%
21 x 12.5	0	0%
21 x 14	0	0%
21 x 18	0	0%
25 x 8.5	0	0%
25 x 10.5	1	0%
25 x 12.5	1	0%
25 x 14	3	1%
28 x 6	10	2%
28 x 8.5	4	1%
28 x 10.5	26	5%
28 x 12.5	73	14%
28 x 14	55	11%
28 x 16	10	2%
28 x 18	1	0%
28 x 20	1	0%
32 x 10.5	1	0%
32 x 12.5	29	6%
32 x 14	106	21%
32 x 16	104	21%
32 x 18	16	3%
36 x 14	15	3%
36 x 16	34	7%
36 x 18	14	3%
<b>TOTAL</b>	<b>504</b>	<b>100%</b>

		GROSS TOTAL AREA	NDA
<b>TOTAL LOT AREA</b>	23.23ha	23.23ha	23.23ha
<b>ROADS</b>		12.61ha	
Access Streets	8.51ha		8.51ha
Connector Streets	2.86ha		2.86ha
Road Widening	1.24ha		
<b>OTHER</b>		0.57ha	
Convenience Centre	0.00ha		
Child Care Centre	0.40ha		
Superlots	0.17ha		
<b>OPEN SPACES</b>		52.78ha	
Conservation Reserve	41.78ha		
Drainage Reserve	2.54ha		
Active Open Space	7.28ha		
Passive Open Space	0.75ha		0.75ha
Tree & Substation Reserves	0.43ha		0.43ha
<b>TOTAL</b>		<b>89.19ha</b>	<b>35.77ha</b>
<b>DENSITIES</b>	504 lots		lots per ha

**NOTE**  
 This concept plan is indicative only, and is not based on survey. This plan requires further planning, survey and engineering design, among other things, as well as planning approval.  
 Location of connections are based on VicMap data and Concept Plan locations. Connections will need to be confirmed at time of subdivision, may necessitate design adjustment.







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Date: 9 March 2017  
 Ref: 30232 001  
 Dwg: 3023200HZD  
 Scale @ A3 1:3000

**Bosco Jonson Pty Ltd**

**WARATAH**  
 MICKLEHAM

**villawood**  
 properties