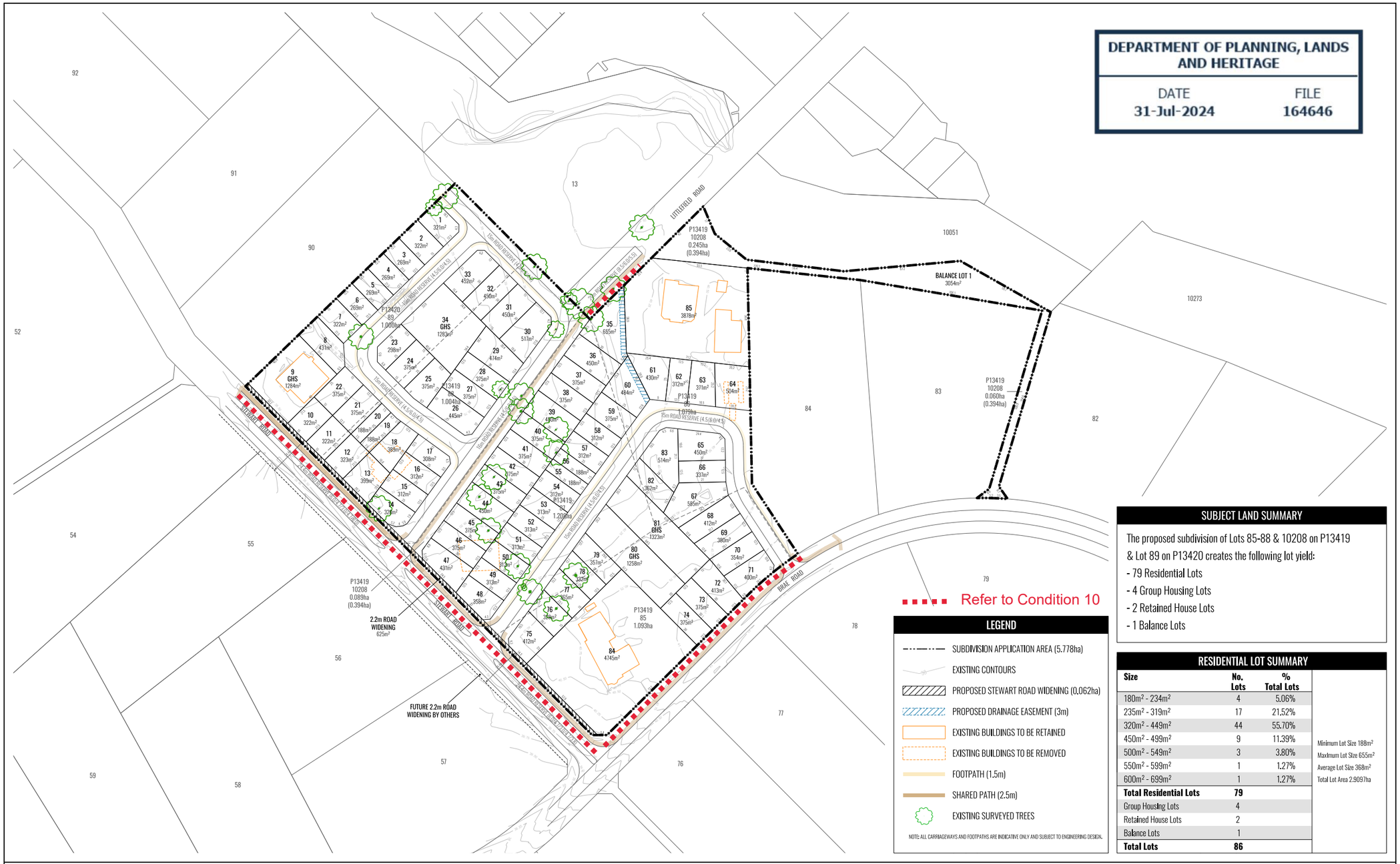
DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE
31-Jul-2024
FILE
164646
UTLEAND ROAD
STEWART ROAD
BRAE ROAD
BALANCE LOT 1
3054m²
P13419
10208
0.245ha
(0.394ha)
P13419
10208
0.060ha
(0.394ha)
P13419
10208
0.089ha
(0.394ha)
2.2m ROAD WIDENING
625m²
FUTURE 2.2m ROAD WIDENING BY OTHERS
P13420
89
1.000ha
P13419
86
1.004ha
P13419
82
1.210ha
P13419
85
1.093ha
Refer to Condition 10
LEGEND
SUBDIVISION APPLICATION AREA (5.778ha)
EXISTING CONTOURS
PROPOSED STEWART ROAD WIDENING (0.062ha)
PROPOSED DRAINAGE EASEMENT (3m)
EXISTING BUILDINGS TO BE RETAINED
EXISTING BUILDINGS TO BE REMOVED
FOOTPATH (1.5m)
SHARED PATH (2.5m)
EXISTING SURVEYED TREES
NOTE: ALL CARRIAGEWAYS AND FOOTPATHS ARE INDICATIVE ONLY AND SUBJECT TO ENGINEERING DESIGN.
SUBJECT LAND SUMMARY
The proposed subdivision of Lots 85-88 & 10208 on P13419
& Lot 89 on P13420 creates the following lot yield:
- 79 Residential Lots
- 4 Group Housing Lots
- 2 Retained House Lots
- 1 Balance Lots
RESIDENTIAL LOT SUMMARY
Size | No. Lots | % Total Lots
180m² - 234m² | 4 | 5.06%
235m² - 319m² | 17 | 21.52%
320m² - 449m² | 44 | 55.70%
450m² - 499m² | 9 | 11.39%
500m² - 549m² | 3 | 3.80%
550m² - 599m² | 1 | 1.27%
600m² - 699m² | 1 | 1.27%
Total Residential Lots | 79
Group Housing Lots | 4
Retained House Lots | 2
Balance Lots | 1
Total Lots | 86
Minimum Lot Size 188m²
Maximum Lot Size 655m²
Average Lot Size 368m²
Total Lot Area 2.9097ha
PROPOSED SUBDIVISION PLAN
Lots 85 & 86 Brae Road & Lots 87, 88, 89 & 10208 Stewart Road, HIGH WYCOMBE
A HW Land Estate Pty Ltd Project
NORTH
Scale: 1:2000 @ A3
0 20 40 60m
PLAN: MPCHW-3-003
REVISION: G
DATE: 29/07/2024
DRAWN: JP
PROJECTION: PCG 2020
PLANNER: CM
DATUM: AHD
CHECK: CH
cdp
Town Planning & Urban Design
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