

SUBDIVISION DEVELOPMENT

CHAMBERS FLAT ROAD
PARK RIDGE
LOT 531-539

FOR

SOUTHERN PACIFIC
DEVELOPMENT PTY LTD

ORIGINAL SCALE BEFORE REDUCTION
A1 0 10 20 30 40 50mm.

H	PAD MOUNT ADDED	01-12-17
G	ROUNDBOUT AMENDED	10-08-17
F	LOTS 1-8 BOUNDARY AMENDMENTS	28-06-17
E	MINOR AMENDMENTS	23-03-17
D	MINOR AMENDMENTS	21-03-17
C	MINOR AMENDMENTS	28-02-17
B	LAYOUT AMENDED	24-02-17
A	ORIGINAL ISSUE	02-12-16
VER.	DESCRIPTION	APPR. DATE

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PROJECT:
**531 CHAMBERS FLAT ROAD,
PARK RIDGE**

DRAWING TITLE:
MASTER PLAN

DEVEL. APPLIC. No.: DATE: 29-11-17

PROJECT LEADER: MARK MORRIS

DESIGNER: MARK MORRIS

DRAFTSPERSON: JEREMY FLYNN

CHECKED: MARK MORRIS

APPROVED FOR AND ON BEHALF OF
BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

RPEQ No.:

SCALE: AS NOTED DATUM: AHD FULL SIZE: A1

PROJECT No.: DRAWING No.: VERSION:

BE150230 POD-01 H

EXISTING DEVELOPMENT UNDER CONSTRUCTION

EXISTING DEVELOPMENT UNDER CONSTRUCTION

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

TEMPORARY STORMWATER MANAGEMENT AREA
24.24m²

MASTER PLAN

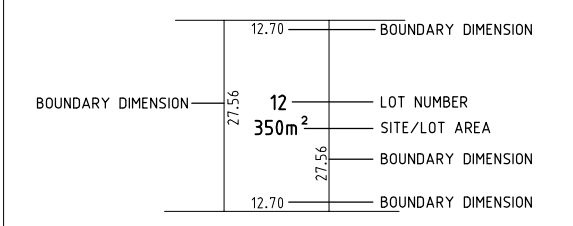
SCALE 1 : 750 (FULL SIZE)

DEVELOPMENT SUMMARY

TOTAL SITE AREA:	4.641 ha
TOTAL AREA OF NEW ROAD:	0.483ha
LENGTH OF NEW ROAD:	657 metres
TOTAL AREA OF TEMPORARY STORMWATER MANAGEMENT AREA:	0.242 ha
NET DEVELOPMENT AREA:	3.356 ha
NET SITE DENSITY:	23.2 DWELLINGS/ha

LOT DESCRIPTION	NO. OF LOTS	NO. OF DWELLINGS
TYPICAL ALLOTMENTS	30	30
ZERO LOT ALIGNMENTS	48	48
TOTAL	78	78

LOT KEY



LEGEND :

- TYPICAL ALLOTMENTS
- ZERO LOT ALIGNMENTS
- TEMPORARY STORMWATER MANAGEMENT AREA (2,424m²). LAND FOR USE AS OPEN SPACE AND STORMWATER TREATMENT
- DENOTES ZERO LOT ALIGNMENT

YIELD BREAKDOWN

TYPICAL SIZE	No. ON LOTS
340 - 399m ²	23
400 - 449m ²	22
450 - 499m ²	19
500 - 550m ²	14
TOTAL	78

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