

Land Use Table	
Gross Area	42.80 ha
Encumbered Open Space	
Local Sports Reserve	7.40 ha
Drainage Reserve	3.74 ha
Passive Open Space	3.04 ha
Tree Reserve	0.11 ha
Easement Reserve	0.10 ha
Future Montbeliard Road	1.33 ha
Future Road Widening	0.86 ha
Net Developable Area 26.22 ha	
Residential Area	14.12 ha
Medium Density Sites	2.80 ha
Heritage Lot	0.74 ha
Local Roads	8.54 ha
Electrical kiosk	0.02 ha
Residential Lots 360 Lots	
Average Lot Size	392 m ²
Lots per ND hectare	13.7 Lots

Product Dimensions	Area (m ²)	Lot Count
21 x 14	294	4 1%
22 x 16	352	4 1%
25 x 10.5	263	5 1%
25 x 12.5	313	7 2%
25 x 14	350	5 1%
25 x 16	400	4 1%
28 x 10.5	294	16 4%
28 x 12.5	350	39 11%
28 x 14	392	51 14%
28 x 16	448	8 2%
30 x 10.5	315	13 4%
30 x 12.5	375	43 12%
30 x 14	420	13 4%
30 x 16	480	2 1%
32 x 10.5	336	12 3%
32 x 12.5	400	41 11%
32 x 14	448	59 16%
32 x 16	512	21 6%
Irregular	12	3%
Other	1	1%
		360 100%

- LEGEND**
- Site Boundary
 - Stage Boundary
 - - - Indicative shared path subject to detailed design
 - Arterial Road
 - 1 in 100 Year Flood Culvert
 - Dry Stone Wall to be retained
 - Dry Stone Wall to be removed
 - Major Contour (1m)
 - ▨ Drainage Assets
 - ▨ Native Vegetation to be retained
 - CHMP Artefact
 - CHMP Artefact to be relocated into Passive Open Space Reserve as per CHMP
 - ⊗ Trees for Retention
 - Tree to be Removed
 - Tree Canopy
 - Tree Protection Zone (TPZ)
 - Tree Protection Zone affected by Developable Area
- *Note: value is less than 10% of total TPZ area


Stage Analysis				
Stage	Lots	Stage Area (ha)	Residential / Lot Area	Non-Residential / Lot Area
A	0	1.33	0.00	1.33
B	0	0.86	0.00	0.86
C	0	3.74	0.00	3.74
1	62	4.02	2.43	1.59
2	67	5.40	2.57	2.83
3	61	3.39	2.26	1.12
4	60	5.43	2.24	3.19
5	63	4.31	2.74	1.56
6	47	14.33	2.61	11.71
TOTAL	360	42.80	14.86	27.94

Scale 1:4000

- Notes:**
- Reserve fencing will be supplied where necessary between the drainage reserve and active open space area.
 - Southern local road adjacent to lots 147 to 150 and MD lots in Stage 1 will contain 600mm freeboard to the 1 in 100 year flood level.
 - Heritage Superlot future use to be confirmed pending the outcomes of the Heritage Conservation Management Plan.
 - Tree Protection Zones are to be calculated in accordance with Section 4.4 of the Wollert Precinct Structure Plan and will be fully contained within open space and will not overhang private lots or reserves.
 - The layout of the Active Open Space is indicative and will be subject to further detailed design.

STONEFIELDS - MASTERPLAN

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This plan and information shown must only be used by the client for its intended purpose. This plan is subject to approval from Referral Authorities and engineering design. Boundary dimensions and areas are subject to survey.