



# 649 - 671 TORQUAY RD MOUNT DUNEED DEVELOPMENT PLAN

**Lyssna**  
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**GBL**  
 PROPERTY CONSULTANTS

LOT AREA TABLE	
Lot Area	No.
0m <sup>2</sup> - 299m <sup>2</sup>	8
300m <sup>2</sup> - 399m <sup>2</sup>	37
400m <sup>2</sup> - 499m <sup>2</sup>	135
500m <sup>2</sup> - 599m <sup>2</sup>	19
600m <sup>2</sup> - 699m <sup>2</sup>	3
<b>Total</b>	<b>202</b>

Land Use Table	
Gross Area	15.47 ha
Residential Area	8.44 ha
Public Open Space (unencumbered)	0.75 ha 4.8%
Drainage Reserve (encumbered)	0.03 ha
Local Roads	4.45 ha
Superlot	1.79 ha
Electrical Kiosk	0.01 ha
<b>Residential Lots</b>	<b>202 Lots</b>
Average Lot Size	418 m <sup>2</sup>
Lots per ND hectare	13.1 Lots

**LEGEND**  
 Site Boundary

Scale 1:2000  
 0 20 40 60

Drawing Date 16/01/25  
 Job Number AA0237  
 Drawing Number UD00AT  
 Drawn By MC

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.