

**LEGEND**

**LAND**


- SUBJECT SITE
- PROPERTY BOUNDARIES
- CONVENTIONAL RESIDENTIAL LOTS
- MEDIUM DENSITY LOTS
- OPEN SPACE (UNENCUMBERED)
- OPEN SPACE (ENCUMBERED)
- BASIN / CREEK RESERVE (ENCUMBERED)
- CHURCH SITE
- TELSTRA SITE

**ROAD TYPES**

- CONNECTOR ROAD
- ACCESS STREET
- ACCESS STREET ADJOINING OPEN SPACE

Rev.	Revision	Date
-	-	-

TGM Group  
1/27-31 Myers Street (PO Box 1137)  
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www.tgmgroup.com



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DEVELOPMENT ANALYSIS			
TOTAL SITE AREA	39.53 ha	TOTAL LOTS	494
ENCUMBERED RESERVES	1.262 ha	LOTS PER DEVELOPABLE HA	14
ENCUMBERED OPEN SPACE	2.425 ha		
ROAD RESERVE	0.414 ha		
TELSRA SITE	0.078 ha		
PUMP STATION	0.023 ha		
TOTAL	4.262 ha		
TOTAL DEVELOPABLE AREA	35.33 ha		
PUBLIC OPEN SPACE (UNENCUMBERED)	5.926 ha (16.77%)		

**OVERALL DEVELOPMENT PLAN**

MOLLERS LANE, LEOPOLD

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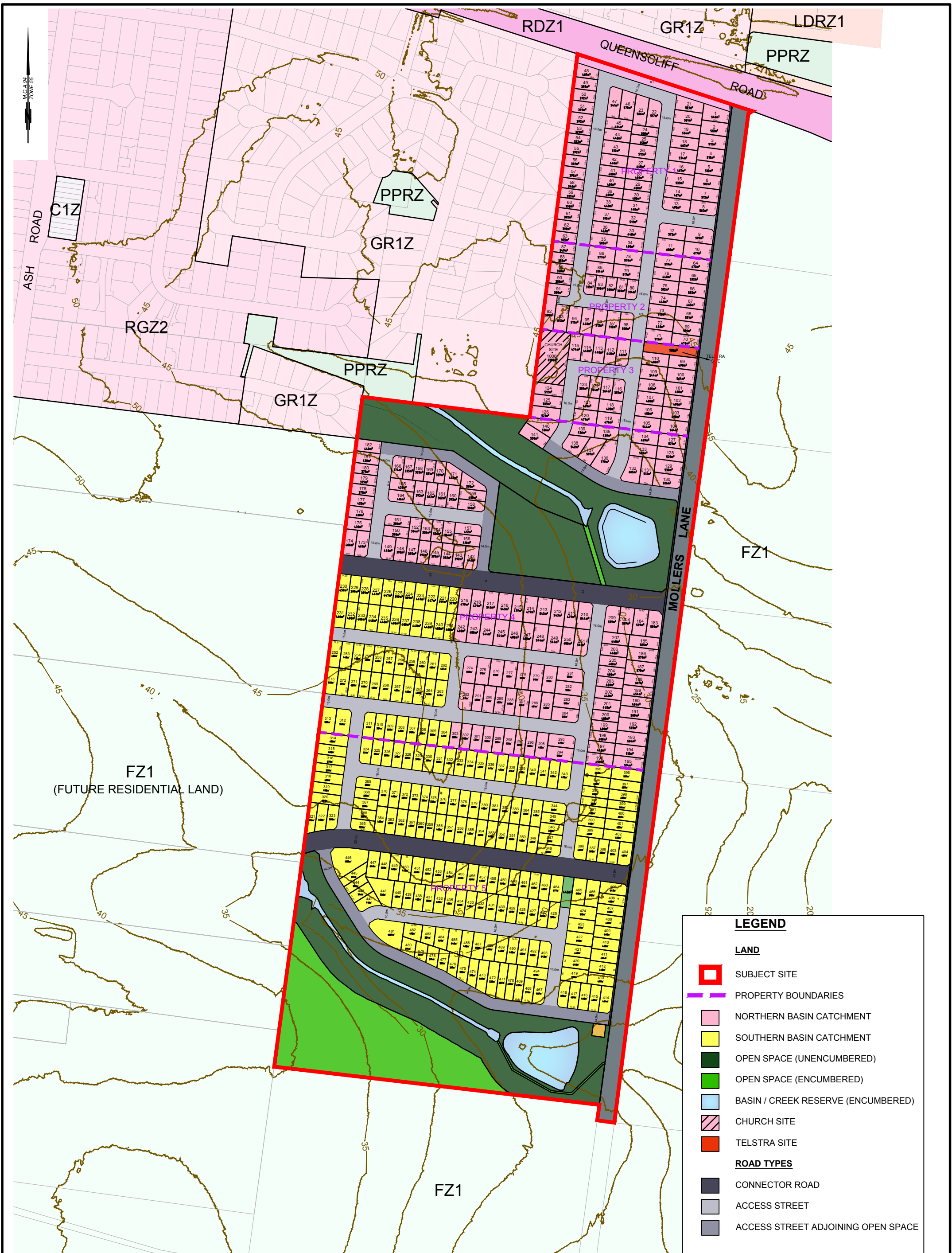
Job Number: 15196-100	Date of Issue: 14/12/2017
Sheet: 1 of 1	
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SCALE 1:2000

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LENGTHS ARE IN METRES

At Size  
**A1**

Survey: --	Drawn: J.S.	Checked: P.P.
DWG: 15196-100 OPT U	VERSION: U	



**LEGEND**

**LAND**

- SUBJECT SITE
- PROPERTY BOUNDARIES
- NORTHERN BASIN CATCHMENT
- SOUTHERN BASIN CATCHMENT
- OPEN SPACE (UNENCUMBERED)
- OPEN SPACE (ENCUMBERED)
- BASIN / CREEK RESERVE (ENCUMBERED)
- CHURCH SITE
- TELSTRA SITE

**ROAD TYPES**

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**CATCHMENT PLAN**

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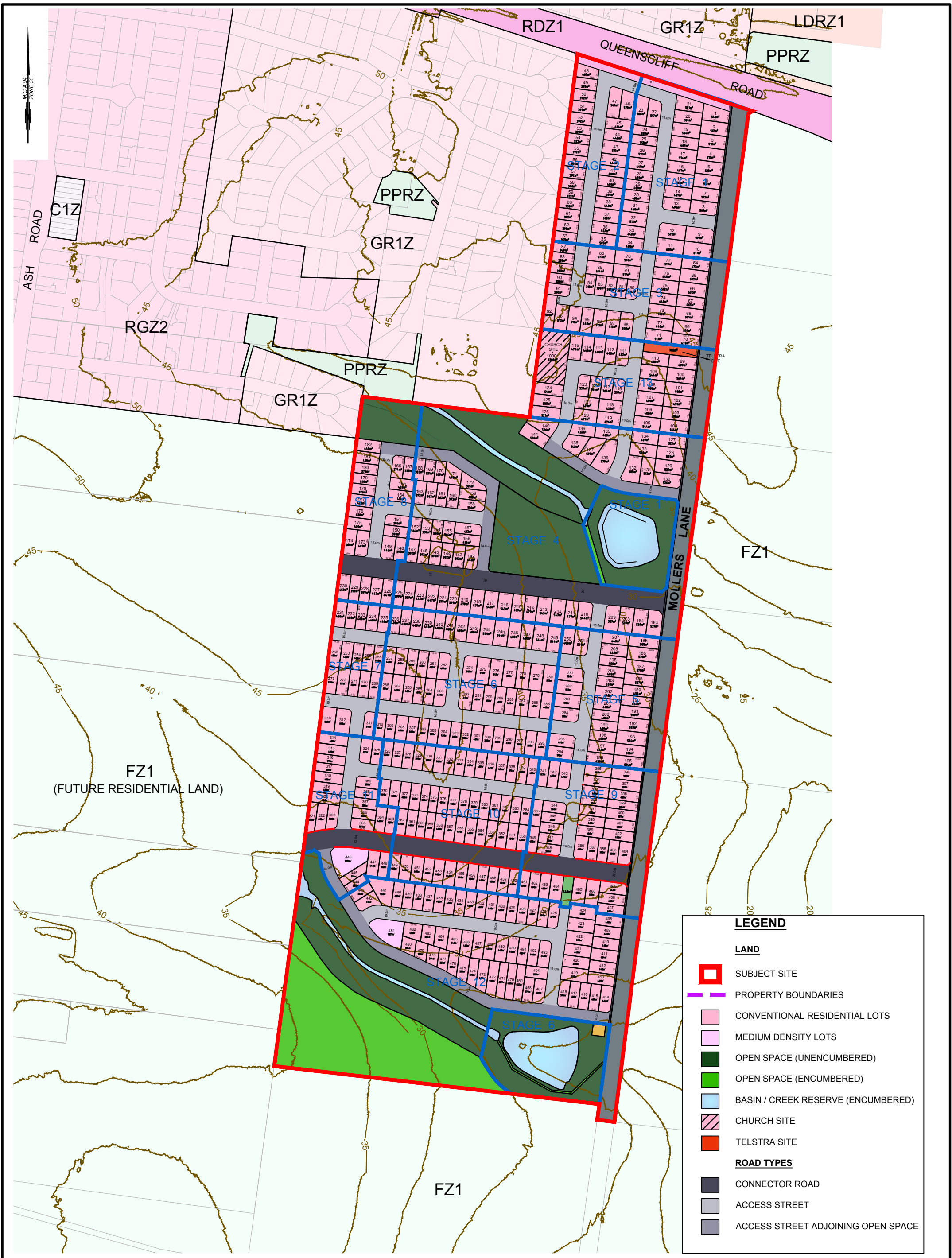
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**LAND**


- SUBJECT SITE
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- CONVENTIONAL RESIDENTIAL LOTS
- MEDIUM DENSITY LOTS
- OPEN SPACE (UNENCUMBERED)
- OPEN SPACE (ENCUMBERED)
- BASIN / CREEK RESERVE (ENCUMBERED)
- CHURCH SITE
- TELSTRA SITE

**ROAD TYPES**

- CONNECTOR ROAD
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TELSRA SITE	0.078 ha		
PUMP STATION	0.023 ha		
TOTAL	4.262 ha		
TOTAL DEVELOPABLE AREA	35.33 ha		
PUBLIC OPEN SPACE (UNENCUMBERED)	5.926 ha (16.77%)		

**PLAN OF PROPOSED SUBDIVISION & STAGING**

MOLLERS LANE, LEOPOLD

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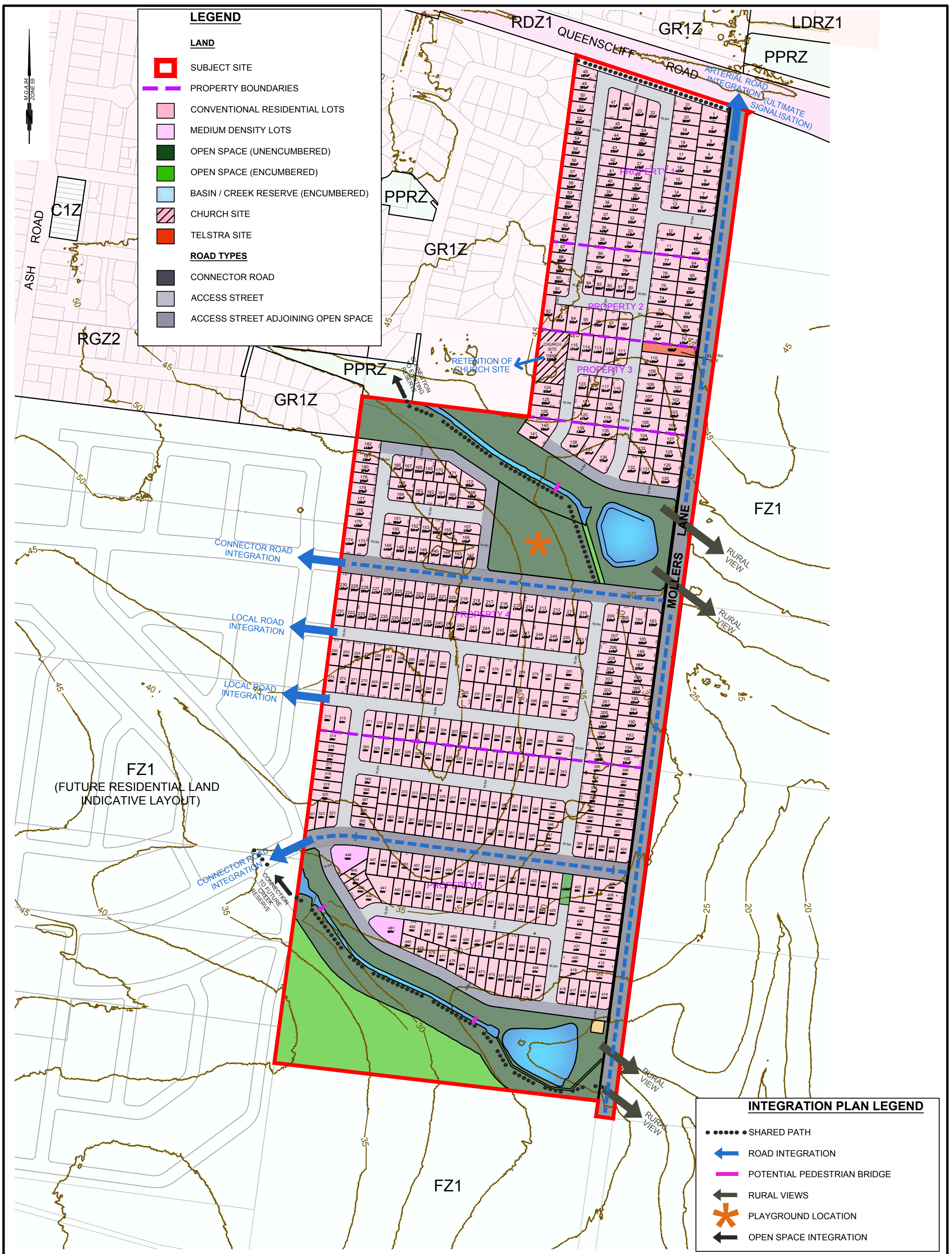
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LENGTHS ARE IN METRES

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**LEGEND**

**LAND**

- SUBJECT SITE
- PROPERTY BOUNDARIES
- CONVENTIONAL RESIDENTIAL LOTS
- MEDIUM DENSITY LOTS
- OPEN SPACE (UNENCUMBERED)
- OPEN SPACE (ENCUMBERED)
- BASIN / CREEK RESERVE (ENCUMBERED)
- CHURCH SITE
- TELSTRA SITE

**ROAD TYPES**

- CONNECTOR ROAD
- ACCESS STREET
- ACCESS STREET ADJOINING OPEN SPACE

**INTEGRATION PLAN LEGEND**

- SHARED PATH
- ROAD INTEGRATION
- POTENTIAL PEDESTRIAN BRIDGE
- RURAL VIEWS
- PLAYGROUND LOCATION
- OPEN SPACE INTEGRATION

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DEVELOPMENT ANALYSIS		
TOTAL SITE AREA	39.53 ha	TOTAL LOTS 494
ENCUMBERED RESERVES	1.262 ha	LOTS PER DEVELOPABLE HA 14
ENCUMBERED OPEN SPACE	2.425 ha	
ROAD RESERVE	0.414 ha	
TELSTRA SITE	0.078 ha	
PUMP STATION	0.023 ha	
TOTAL	4.202 ha	
TOTAL DEVELOPABLE AREA	35.33 ha	
PUBLIC OPEN SPACE (UNENCUMBERED)	5.926 ha (16.77%)	

**INTEGRATION PLAN**

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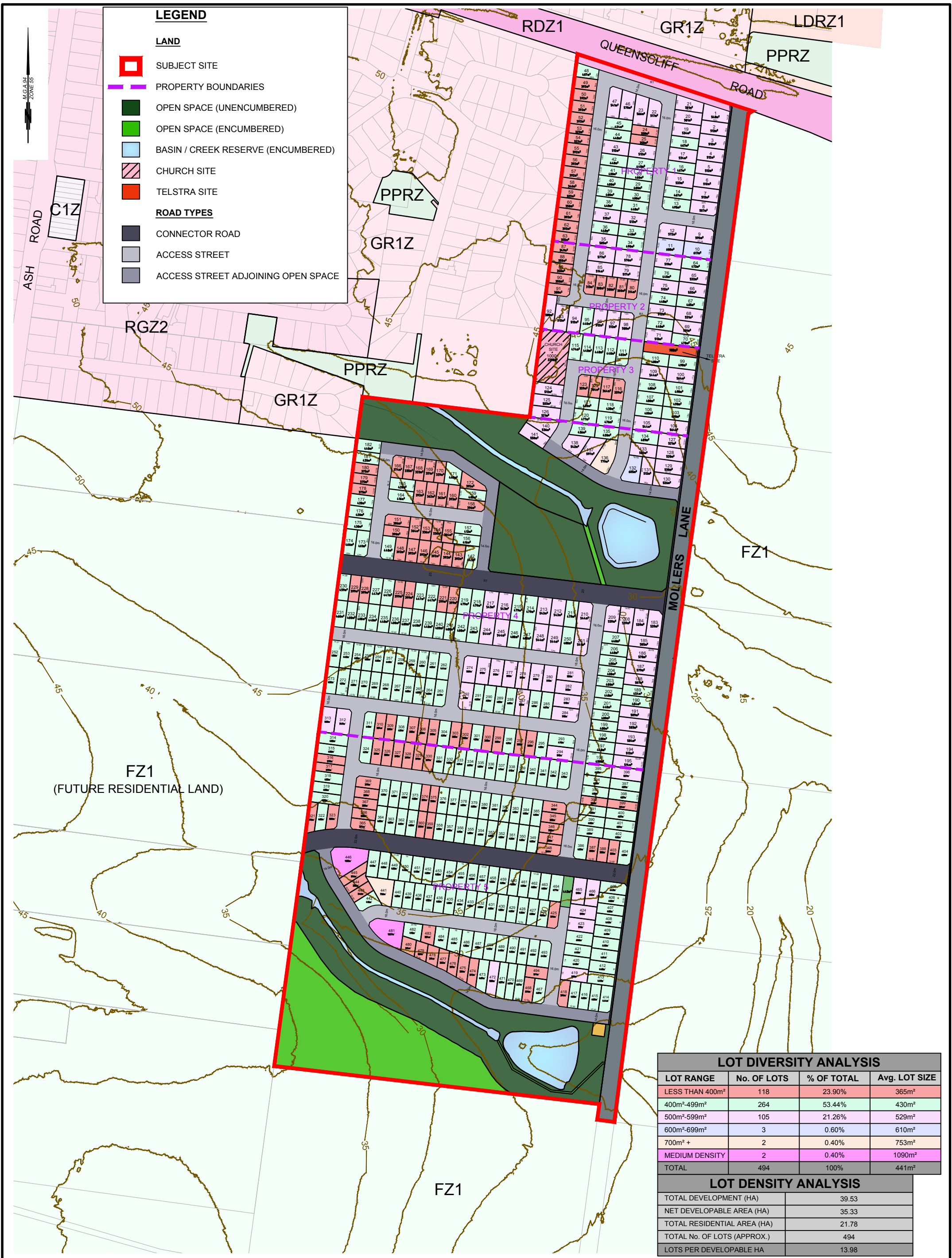
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At Size A1

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**LEGEND**

**LAND**

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- PROPERTY BOUNDARIES
- OPEN SPACE (UNENCUMBERED)
- OPEN SPACE (ENCUMBERED)
- BASIN / CREEK RESERVE (ENCUMBERED)
- CHURCH SITE
- TELSTRA SITE

**ROAD TYPES**

- CONNECTOR ROAD
- ACCESS STREET
- ACCESS STREET ADJOINING OPEN SPACE

**LOT DIVERSITY ANALYSIS**

LOT RANGE	No. OF LOTS	% OF TOTAL	Avg. LOT SIZE
LESS THAN 400m <sup>2</sup>	118	23.90%	365m <sup>2</sup>
400m <sup>2</sup> -499m <sup>2</sup>	264	53.44%	430m <sup>2</sup>
500m <sup>2</sup> -599m <sup>2</sup>	105	21.26%	529m <sup>2</sup>
600m <sup>2</sup> -699m <sup>2</sup>	3	0.60%	610m <sup>2</sup>
700m <sup>2</sup> +	2	0.40%	753m <sup>2</sup>
MEDIUM DENSITY	2	0.40%	1090m <sup>2</sup>
<b>TOTAL</b>	<b>494</b>	<b>100%</b>	<b>441m<sup>2</sup></b>

**LOT DENSITY ANALYSIS**

TOTAL DEVELOPMENT (HA)	39.53
NET DEVELOPABLE AREA (HA)	35.33
TOTAL RESIDENTIAL AREA (HA)	21.78
TOTAL No. OF LOTS (APPROX.)	494
LOTS PER DEVELOPABLE HA	13.98

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**DEVELOPMENT ANALYSIS**

TOTAL SITE AREA	39.53 ha	TOTAL LOTS	494
ENCUMBERED RESERVES	1.262 ha	LOTS PER DEVELOPABLE HA	14
ENCUMBERED OPEN SPACE	2.425 ha		
ROAD RESERVE	0.414 ha		
TELSTRA SITE	0.078 ha		
PUMP STATION	0.023 ha		
<b>TOTAL</b>	<b>4.262 ha</b>		
<b>TOTAL DEVELOPABLE AREA</b>	<b>35.33 ha</b>		
<b>PUBLIC OPEN SPACE (UNENCUMBERED)</b>	<b>5.926 ha (16.77%)</b>		

**LOT DENSITY & DIVERSITY PLAN**

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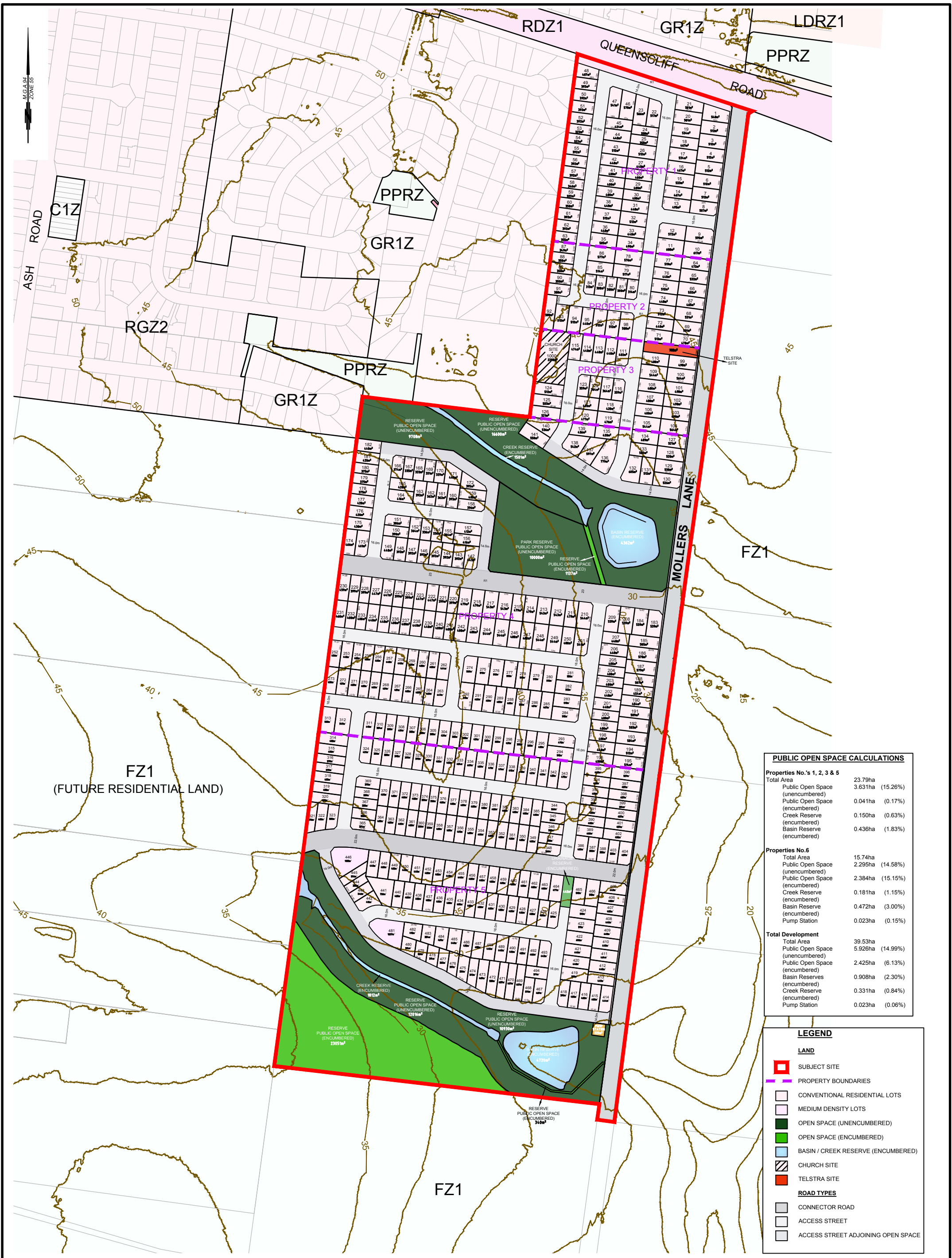
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PUBLIC OPEN SPACE CALCULATIONS	
<b>Properties No's 1, 2, 3 &amp; 5</b>	
Total Area	23.79ha
Public Open Space (unencumbered)	3.631ha (15.26%)
Public Open Space (encumbered)	0.041ha (0.17%)
Creek Reserve (encumbered)	0.150ha (0.63%)
Basin Reserve (encumbered)	0.436ha (1.83%)
<b>Properties No.6</b>	
Total Area	15.74ha
Public Open Space (unencumbered)	2.295ha (14.58%)
Public Open Space (encumbered)	2.384ha (15.15%)
Creek Reserve (encumbered)	0.181ha (1.15%)
Basin Reserve (encumbered)	0.472ha (3.00%)
Pump Station	0.023ha (0.15%)
<b>Total Development</b>	
Total Area	39.53ha
Public Open Space (unencumbered)	5.926ha (14.99%)
Public Open Space (encumbered)	2.425ha (6.13%)
Basin Reserves (encumbered)	0.908ha (2.30%)
Creek Reserve (encumbered)	0.331ha (0.84%)
Pump Station	0.023ha (0.06%)

LEGEND	
<b>LAND</b>	
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	MEDIUM DENSITY LOTS
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	OPEN SPACE (ENCUMBERED)
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	TELSTRA SITE
<b>ROAD TYPES</b>	
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	ACCESS STREET
	ACCESS STREET ADJOINING OPEN SPACE

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TOTAL	4.202 ha	
TOTAL DEVELOPABLE AREA	35.33 ha	
PUBLIC OPEN SPACE (UNENCUMBERED)	5.926 ha (16.77%)	

<b>OPEN SPACE PLAN</b>		Job Number: 15196-100	Date of Issue: 17/01/2017
MOLLERS LANE, LEOPOLD		Sheet: 1 of 1	Date of Survey: -
MOLLERS LANE DEVELOPMENTS PTY. LTD. PAMAS PROPERTY PTY. LTD.		SCALE 1:2000	At Size A1
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