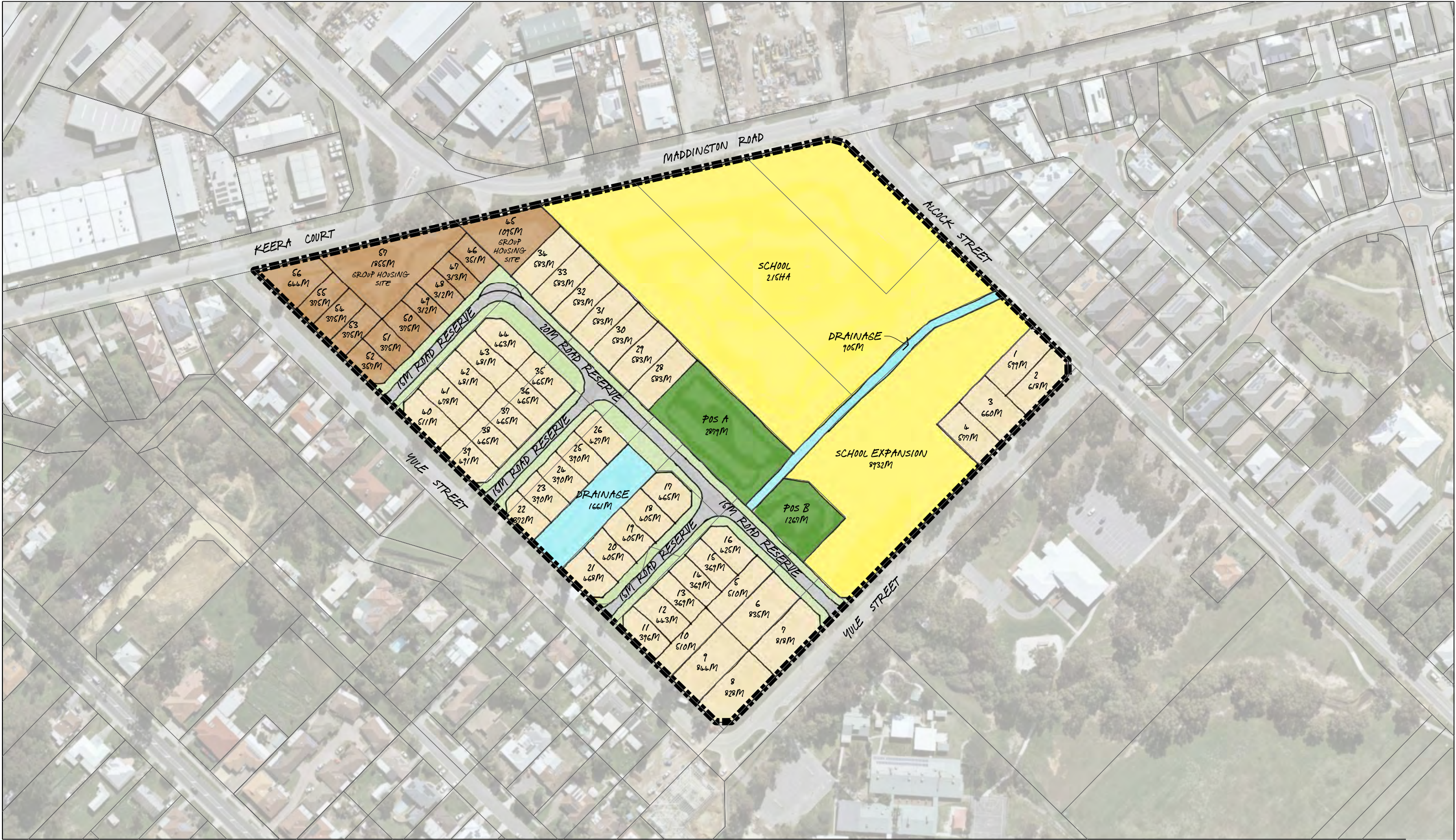


DRAFT

SUBDIVISION CONCEPT PLAN
VARIOUS LOTS ALCOCK STREET & YULE STREET

NOTE:
Base Data supplied by Landgate
Aerial Photo - Jan 2024
Projection - MGA94 Zone50
Areas and dimensions shown are subject to final
survey calculations.

A	6/08/25	Initial Issue

LEGEND

- APPLICATION BOUNDARY
- RESIDENTIAL R20
- RESIDENTIAL R25
- SCHOOL SITE
- POS
- DRAINAGE

LOT YIELD R20			LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area
320m² - 449m²	14	32.56%	396m²	25.10%	5555m²
450m² - 499m²	11	25.58%	471m²	23.44%	5187m²
500m² - 549m²	3	6.98%	510m²	6.92%	1531m²
550m² - 599m²	8	18.60%	582m²	21.05%	4658m²
600m² - 699m²	3	6.98%	625m²	8.48%	1877m²
800m² - 899m²	4	9.30%	831m²	15.02%	3325m²
Total Number of Lots	43				
Minimum Lot Size 389m²			Average Lot Size 514m²		
Maximum Lot Size 844m²			Total Lot Area 22133m²		

LOT YIELD - R25			LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area
236m² - 319m²	3	23.08%	312m²	13.17%	937m²
320m² - 449m²	7	53.85%	389m²	36.31%	2583m²
600m² - 699m²	1	7.69%	644m²	9.05%	644m²
900m²+	2	15.38%	1475m²	41.47%	2950m²
Total Number of Lots	13				
Minimum Lot Size 312m²			Average Lot Size 547m²		
Maximum Lot Size 1855m²			Total Lot Area 7114m²		

RESIDENTIAL DEVELOPMENT AREA	4,146ha
DEDICATED POS	
POS A	2879m²
POS B	1267m²
TOTAL POS	4146m² (10.0%)

: CLIENT
A3@1:2,000 : SCALE
7 AUGUST 2025 : DATE
MAD-1-001 : PLAN No
A : REVISION
N.G. : PLANNER
B.L. : DRAWN

