

PROJECT APPLICATION YIELD TABLE

Lot Size Range	No. of Dwellings	% of Total
Multiple Dwellings <450m ²	61	16.0%
<450m ²	17	4.5%
450-550m ²	74	19.4%
550-650m ²	150	39.4%
>650m ²	79	20.7%
Total	381	100%

Note: Total Area 29.3 Ha @ 13 Dwellings per Ha

Item	Description
1	Existing 7(a) wetland zone (to be further protected as community land).
2	Existing 7(b) wetland buffer zone (to be further protected as community land).
3	Water management & open space corridors.
4	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.
5	Community pocket parks.
6	Extended lake area for water detention & water quality management (2.0 Ha).
7	Existing detention and water quality lake.
8	New fresh water quality management & detention ponds.
9	Precinct community facilities. Refer to R.C. -31, R.C. -32, R.C. -33, & R.C. -34
10	Future precinct community facilities.
11	Site area currently owned by Great Lakes Council.
12	Super Lots for future development.
13	Proposed residential lot development to be developed under community title.
14	Extent of project application.
15	Establishment of upper catchment. Dry & wet basins, as well as swales.
16	Augmentation & management of wildlife movement corridor.
17	Temporary works required in these areas to establish drainage & diversions (refer to engineering drawings).
18	Existing residential development
19	Existing drain outlet to Myall River
20	Existing drain to Myall River to be extended to connect with existing lake



Edges of proposed water body

New foreshore reserve to edge of existing residential development with public pedestrian access

Link to existing foot way network

New fresh water water management ponds

Existing residential development

Generally, larger lots in this precinct to accommodate inclusion of home based businesses (allows for additional off street car parking & establishment of home offices)

Culvert road crossing to allow for pond overflow

Edges of proposed water body



Combined pedestrian cycleway

Drainage corridor

Off street pedestrian access way

Wetland buffer zone 7(b) to be further protected as community association land

Duplex lots (located on corners to allow dual access)

Perimeter road & swale to provide required APZ, clear of conservation area

Infiltration swale

Water quality treatment basins to pretreat storm water runoff prior to discharge

Medium density housing site - 6 houses each in townhouse or cluster form

Community facility to be shared by precinct owners, refer to R.C. -32, R.C. -33 , R.C. -34, & R.C. -35 for further details. Specific home based business support facilities proposed



Junction with existing lake

Lot Size Range	No. of Dwellings	% of Total
Multiple Dwellings <450m ²	17	23.9
<450m ²	0	0
450-550m ²	7	9.9
550-650m ²	26	36.6
>650m ²	21	29.6
Total	71	100%

Note: Total Area 5.45 Ha @ 13 Dwellings per Ha

Seating & rubbish bin locations: X



Larger lots fronting primary access roads to allow greater front set backs & reduce number of accessways



Barbeques, seating & rubbish bins

Variety of lot sizes to cater for varying family units



Drainage corridors completer with ponds, swales, walkway/cycleways, BBQ facilities & children's play equipment

Small lots with rear lane access & front green spaces

Pocket park with children's play equipment

Visitor parking for community facilities

Visitor car parking

Barbeques, seating and rubbish bins

Active recreation area - mown grass



Lot Size Range	No. of Dwellings	% of Total
Multiple Dwellings <450m ²	44	16.1%
<450m ²	17	6.2%
450-550m ²	49	17.9%
550-650m ²	108	39.6%
>650m ²	55	20.2%
Total	273	100%

Note: Total Area 21 Ha @ 13 Dwellings per Ha

Seating & rubbish bin locations: X

- Wildlife movement corridor
- Duplex lots (located on corners to allow dual access)
- Combined pedestrian cycleway
- Pocket park with children's play equipment
- Dry rock lined drainage swales
- Small lots with rear lane access adjacent parks for greater amenity & surveillance
- Perimeter road & swale to provide required APZ, clear of conservation area
- Water quality treatment pond
- Combined pedestrian cycleway
- Community tennis courts & open space + BBQs
- Water quality treatment pond
- Proposed future community facilities building to future detail
- Drainage corridor
- Walkway/cycleway around ponds





Lot Size Range	No. of Dwellings	% of Total
Multiple Dwellings <450m²	0	0
<450m²	0	0
450-550m²	18	48.6%
550-650m²	16	43.2%
>650m²	3	8.2%
Super Lots for future development.	-	-
Total	37	100%

Note: Total Area 2.85 Ha @ 13 Dwellings per Ha

Seating & rubbish bin locations: X



Total site area (exclusive of roads) available for commercial retail expansion = 40 000m²





Various treatments of water management & open space corridors.



Various edge treatments to water detention ponds



Formal park areas



Informal seating throughout open space corridors

This area to be revegetated in accordance with environmental site management plan.

Temporary works only proposed in this area at project application stage. Refer to engineering documentation for further detail



Item	Description
— —	Project Boundary
1	Water management & open space corridors.
2	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.
3	Community pocket parks.
4	Extended lake area for water detention & water quality management (2.0 Ha).
5	Existing detention and water quality lake.
6	New fresh water water management ponds.
7	Precinct community facilities.
8	Barbeques, seating and rubbish bins
X	Seating & rubbish bins



Various treatments of pocket parks throughout site



Pedestrian and cycleways linked throughout site



LANDSCAPE KEY	
	FEATURE TREES
	LARGE TREES
	STREET TREES (REFER TO STREET TYPES FOR FURTHER DETAIL)
	MEDIUM TREES
	SMALL SHRUB TYPES
	SCREEN PLANTING
	GROUND COVERS
	GRASS
	MACROPHYTES
	TIMBER BOARDWALK
	FOOTPATH (1.5m MIN. VARIOUS TEXTURES)
	CYCLEWAY (2.4m MIN. WIDE CONCRETE)
	DRY ROCK LINED DRAINAGE SWALES
	HAND RAIL
	PICKET FENCE
	CHILDREN'S PLAY EQUIPMENT
	SOFT FALL RUBBER SAFETY SURFACES
	PLAYGROUND SHADE STRUCTURE
	SEATING AND RUBBISH BINS

**Refer to Landscaping Schedule for Species List*





Dry rock lined drainage swales

Walkway/cycleway around ponds

BBQ facilities & seating. Refer to R.C. -24

Macrophyte planting to edge of Basin

Seating and Rubbish Bins

Manicured turf play areas

Seating and rubbish bins

Water quality treatment pond

Picket fence














Children's play equipment & sunshade

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	SMALL SHRUB TYPES
	SCREEN PLANTING
	GROUND COVERS
	GRASS
	MACROPHYTES
	TIMBER BOARDWALK
	FOOTPATH (1.5m MIN. VARIOUS TEXTURES)
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	DRY ROCK LINED DRAINAGE SWALES
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	CHILDREN'S PLAY EQUIPMENT
	SOFT FALL RUBBER SAFETY SURFACES
	PLAYGROUND SHADE STRUCTURE
	SEATING AND RUBBISH BINS

**Refer to Landscaping Schedule for Species List*





LANDSCAPE KEY	
	LARGE TREES
	MEDIUM TREES
	SMALL SHRUB TYPES
	SCREEN PLANTING
	GROUND COVERS
	GRASS
	MACROPHYTES
	TIMBER BOARDWALK
	FOOTPATH (1.5m MIN. VARIOUS TEXTURES)
	CYCLEWAY (2.4m MIN. WIDE CONCRETE)
	DRY ROCK LINED DRAINAGE SWALES
	HANDRAIL
	SEATING AND RUBBISH BINS

*Refer to Landscaping Schedule for Species List

Non-slip concrete type A. 3 metres wide (typical). Kerb edges.

Timber deck with shade structure

Seating & bin enclosures

Timber poles accentuate line of decking and provides focal point

Timber deck

Proposed deciduous tree avenue (eg. *Lagerstroemia indica*)

Existing magnolia

Honed concrete type B

Seating

Sandstone Boulder Wall

Turfed terraces represent mini amphitheatre

Seating & bin enclosures

Macrophyte planting



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	MEDIUM TREES
	SMALL SHRUB TYPES
	SCREEN PLANTING
	GROUND COVERS
	GRASS
	MACROPHYTES
	TIMBER BOARDWALK
	FOOTPATH (1.5m MIN. VARIOUS TEXTURES)
	CYCLEWAY (2.4m MIN. WIDE CONCRETE)
	DRY ROCK LINED DRAINAGE SWALES
	SEATING & BIN ENCLOSURE

*Refer to Landscaping Schedule for Species List