



<b>SITE AREA (via Survey)</b>		<b>5.76 ha</b>	
	AREA	% of SA	
Waterway / Drainage Reserve	0.74 ha	13%	
Employment Superlot	0.65 ha	11%	
Wetlands (WL-06 & WL-07)	0.11 ha	2%	
sub total	1.50 ha	26%	
<b>NET DEVELOPABLE AREA</b>		<b>4.263 ha</b>	
Tree Reserve	0.00 ha	0%	
Landover Road widening reserve	0.02 ha	0%	
Road Reserve	1.54 ha	27%	
Residential Lot Area	2.70 ha	47%	
sub total	4.263 ha	74%	
<b>RESIDENTIAL LOT YIELD (excludes employment)</b>			
Yield	<b>84</b>		
Average	321 m <sup>2</sup>		
Density	19.7	lots/NDA	
Range (min - max)	213 m <sup>2</sup>	432 m <sup>2</sup>	
<b>Lot Schedule by Area</b>			
0 - 299m <sup>2</sup> (SLHC)	25	30%	
300m <sup>2</sup> - 399m <sup>2</sup>	51	61%	
400m <sup>2</sup> - 499m <sup>2</sup>	8	10%	
total	<b>84</b>	<b>100%</b>	

- LEGEND**
- Tree to be removed
  - Tree to be retained ( \* )
  - PSP Tree 56 to be retained ( \* )
  - ✕ 2x PSP Pine trees, to be removed.
  - Tree outside of subject site
  - Site Boundary
  - ➔ Road connection
  - Easement to be removed
  - ## Staging
  - Shared Path
  - Quarry Buffer
- ( \* ) Trees retained only subject to detailed design and approval.  
Tree numbering via Treemap report.

**PLANNING & ENVIRONMENT ACT 1987  
WHITTLESEA PLANNING SCHEME  
Planning Permit No: 718154  
Sheet 1 of 1 Date: 28/07/2021**

This plan supersedes the previously plan endorsed on 24/08/2019

- PLAN NOTES**
- Plan is subject to Council re-approval.
- SOURCE DATA**
- Subject site contour information via supplied: Taylors Survey "21408-D1\_V4"
  - Subject site boundary derived from: Taylors Survey .
  - tree locations & spreads via supplied cad from: Taylors Survey "21408-D1\_V4".
  - mystique estate design via 20197\_concept\_taylors 20181114.dwg
- ASSUMPTIONS**
- Access to the site will be required by external connections  
A: Mystique Estate Landover Street.
  - Local road widths are as shown
  - Wetlands managed within space shown.
  - Tree 56 within creek environs and to be retained via detailed design and approval by referral authorities.
  - Trees 49 & 50 are species Pine, and to be removed.
  - Lots adjoining western boundary require access via adjoining design.
  - Wetlands WL-06 & WL-07 to be Consolidated.