

Land Budget				
Land Use	Stage 2A		Stage 3A	
	Area	Area	Area	Overall
Area of Subject Site	0.059 ha	0.818 ha	0.877 ha	Percentage
Saleable Area				100.0%
Residential Allotments	0.052 ha	0.280 ha	0.333 ha	37.9%
Total Area of Allotments	0.052 ha	0.280 ha	0.333 ha	37.9%
Road				
Local Roads	—	0.115 ha	0.115 ha	13.1%
Pedestrian	0.007 ha	—	0.007 ha	0.8%
Connections-Thresholds	0.007 ha	—	0.007 ha	0.8%
Total Area of New Road	0.007 ha	0.115 ha	0.122 ha	13.9%
Open Space				
Detention / Open Space	—	0.423 ha	0.423 ha	48.2%
Total Open Space	—	0.423 ha	0.423 ha	48.2%
Road Lengths				
Road Type	Length	Length	Length	
4m Wide Access Strip	17m	—	17m	
7m Wide Road Reserve	—	117m	117m	
Total Length of New Road	17m	117m	134m	



DEVELOPMENT STATISTICS			
Allotment Type	Total Allotments	Total Dwellings	
Single Family Dwellings	13	13	
Urban Lot 10	5	5	
Terrace Allotment	1	1	
Premium Courtyard Allotment	1	1	
TOTAL	19	19	

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineers design.
Proposal drawing is based on layout provided by Cardno.

Legend
Detention Basin
Indicative 1.5m Footpath
7m Wide New Road Reserve

PLANS AND DOCUMENTS
Referred to in the ULDA
APPROVAL dated 21/3/12



CLIENT
URBAN LAND DEVELOPMENT AUTHORITY

PROJECT
HILLCLOSE HARVEY ROAD, CLINTON

SUBDIVISION LAYOUT - STAGE 2A & 3A
CANCELLING LOTS 37, 38, 49-56 & 2000
ON RPS PLAN REF: 102361-35B

Level Datum
Origin

Date
06 December 2011

Comp By
KCH/TJE

DWG Name
102361-43-PRO

Local Authority
URBAN LAND DEVELOPMENT AUTHORITY

Locality
CLINTON

Job Reference
102361

Scale
1 : 500

Plan Ref
102361-43

Rev
B

Sheet
A2

REVISION
A: Amend layout
B: Add Eml's

urban land development authority

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