

ROL 4: PRECINCT 101 & 102 - CAR PARKING ANALYSIS PLAN

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

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Net residential density means the total number of dwellings divided by the combined area of residential lots, Neighbourhood Recreation Parks, internal local roads and half the width of local roads bordering the site.

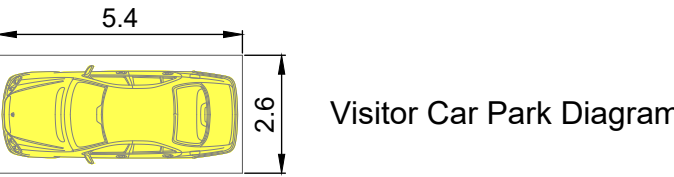
Average net residential density means net residential density calculated for a whole neighbourhood.

PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES SP351245 PROVIDED BY VERIS
DRAWING REFERENCE "402971 ROL4 LOT CALC REVISION C"
DATED 13/03/2025

LEGEND

- Site Boundary
- ROL 4 Boundary
- Sub-precinct Boundary
- Indicative Bin Pad Location

PARKING BREAKDOWN



Total On-Street Visitor Parking Spaces Provided	466
Total Residential Dwellings	575
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	432

RP DESCRIPTION: Lots 1-3 on SP351245

SCALE @A1 1:2000 @A3 1:4000 - LENGTHS ARE IN METRES

