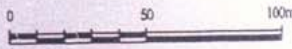


LOT 8 HAMMOND ROAD COCKBURN

LEGEND

- SUBJECT LAND
- - - WETLAND BOUNDARY (as mapped by Landform Research)
- 50m WETLAND BUFFER (as mapped by Landform Research)
- - - WETLAND BOUNDARY (as per City of Cockburn)
- 50m WETLAND BUFFER (as per City of Cockburn)
- EXISTING PARKS AND RECREATION BOUNDARY

NOTE: THIS STRUCTURE PLAN PROVIDES FOR THE FUTURE DEVELOPMENT OF ADJOINING LOTS - BUT RELATES TO LOT 8 ONLY



1:2,000 : SCALE
 14 APRIL 2003 : DATE
 2511-1-008 : PLAN No
 : REVISION
 R. DIXON : PLANNER
 M. BANCROFT : DRAWN

Areas and dimensions are subject to survey.
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Source: Bate - Water Corporation

STRUCTURE PLAN DETAILS
LOT 8
 Area: 3.965ha
 10% POS 3965m²
 20% for Wetland & buffer: 793m²
 Balance POS provided: 3172m²
 Lot yield 39 Lots (including existing residence)

ADJOINING LANDHOLDINGS (POSSIBLE LAYOUT)

- LOT 6**
 Area: 2.026ha
 less: 1.40ha (wetland and buffer)
 Development Area: 6260m²
 10% POS 626m² (cash-in-lieu)
 Lot yield 6 Lots (including existing residence)
- LOT 7**
 Area: 2.0462ha
 less: 1.14ha (wetland and buffer)
 Development Area: 9060m²
 10% POS 906m² (cash-in-lieu)
 Lot yield 9 Lots (including existing residence)
- LOT 9**
 Area: 2.0462ha
 10% POS 2046m²
 POS provided: 2046m²
 Lot yield 19 Lots (including existing residence)

PLAN REVISION:
 This plan has been amended to incorporate City of Cockburn defined buffer and required changes to road layout.

This Structure Plan was adopted on 17/06/2003
 for Director Planning & Development

subject to:
 1. 20m by 20m truncation being taken
 2. 10% Pos provision being updated.

