



Site Analysis

Site Area	32.46ha
Stages 1 to 6 area	12.43ha
Standard Residential Lot Yield	219
Average Lot Size	406m ²
Standard Residential Lot Area	8.89ha
Superlot	0.26ha
Road Network	3.28ha

Note
Encumbered Open Space to be covered by appropriate easements on future Plans of Subdivision.

**ARMSTRONG WATERS
MASTERPLAN - Stages 1 to 6**

Legend

- Site Boundary
- Development Boundary
- Superlot
- Road Network
- Standard Residential Lots
- Open Space
- Encumbered Open Space
- Indicative Car Parking
- Non Credited Open Space

NOTE
THIS DESIGN IS CONCEPTUAL ONLY, BASED ON THE ARMSTRONGS CREEK EAST PRELIMINARY STRUCTURE PLAN (MAY 2010), AND IS SUBJECT TO FURTHER INVESTIGATION (FLORA, FAUNA, ARCHAEOLOGICAL, DRAINAGE SURVEY, TRAFFIC, ETC) AND ALSO PLANNING APPROVAL.

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Scale @ A3 1:3000

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