



STAGE	AREA	LOTS
7	3.29	55
8	2.58	37
9	3.15	46
10	2.29	41
11	2.65	38
<b>TOTAL</b>	<b>13.96</b>	<b>217</b>

Product Dimensions	Area (m <sup>2</sup> )	Lot Count	
21 x 10.5	221	4	2%
21 x 12.5	263	3	1%
25 x 10.5	263	18	8%
25 x 12.5	313	20	9%
25 x 14	350	11	5%
28 x 10.5	294	5	2%
28 x 12.5	350	13	6%
28 x 14	392	11	5%
28 x 16	448	4	2%
30 x 10	300	7	3%
30 x 10.5	315	9	4%
30 x 12.5	375	19	9%
30 x 14	420	18	8%
30 x 16	480	7	3%
32 x 10.5	336	6	3%
32 x 12.5	400	29	13%
32 x 14	448	20	9%
32 x 16	512	9	4%
38 x 16	608	1	1%
40 x 14	560	1	1%
42 x 16	672	1	1%
46 x 16	736	1	1%
		<b>217</b>	<b>100%</b>

Land Use Table	
<b>Gross Area</b>	<b>32.46 ha</b>
Previous Stages	12.43 ha
<b>Encumbered Open Space</b>	
Passive Open Space	1.02 ha
Drainage Reserve	5.28 ha
Water Reserve	0.94 ha
<b>Net Developable Area</b>	<b>12.80 ha</b>
Residential Area	8.23 ha
Local Roads	4.57 ha
<b>Residential Lots</b>	<b>217 Lots</b>
Average Lot Size	379 m <sup>2</sup>
Lots per ND hectare	17 Lots

- LEGEND**
- Site Boundary
  - Stage Boundary
  - - - Existing Shared Path
  - - - Proposed 2.5m Wide Shared Path Network
  - Wetlands
  - Previous Stage Lots
  - Passive Open Space
  - Drainage Reserve
  - Water Reserve

# ARMSTRONG WATERS ESTATE CONCEPT PLAN STAGES 7 TO 11