

LEGEND

Revegetation Management Areas  
(Refer to Final Arboricultural Consultation for Details)

Trees Nominated For Removal

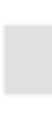
Example of 15m x 12m Dwelling Envelopes on  
Constrained Lots

Contours (10m Interval)

Future Small Strata Lots

Existing Residential Zoned Lands (R2)

Future Dedicated Road Reserve 16m Wide



Drawing notes

1. The steep nature of the site will require the installation of some retaining walls associated with the creation of the new road. Such walls will typically be located upon and within future lots (ie not road reserve). Adjustment to lot boundaries to accommodate retaining wall design will be required.
2. Details contained within this drawing are not to be relied upon for detailed design purposes and boundaries are subject to adjustment.
3. The location of service easements for general infrastructure servicing have not been determined.
4. Any areas shown are subject to change once final survey boundaries are defined.

North Point



Scale at A3:  
Date: May 2023 Datum: AHD Survey: Lister & Canty's

**SDS Civil Enterprises**

A.B.N. 56 656 467 255

**461 Hinterland Way, Knockrow NSW**

m 0438 725 414 e peterw@sdscivil.com.au

**Indicative Subdivision Layout  
With Contribution Assessment Areas**

Project Lands

Lot 261 DP1262316 &  
Lot 11 DP807867

Rankin Drive, Bangalow

Revision

Drawing No  
**1910 - RZ-600 (Areas)**

**Pre-Gateway Affordable Housing Contribution Assessment  
Areas**

**EXISTING Zoned Lands 9960m<sup>2</sup>  
Less Future Road Reserve 1220m<sup>2</sup>  
NET RED = 8740m<sup>2</sup>**

Hinterland Way

**Upzone North of New Road 18872m<sup>2</sup>  
Less 1006m<sup>2</sup> Part Stormwater Reserve  
Less 230m<sup>2</sup> Sewer Pump Station  
NET GREEN = 17636m<sup>2</sup>**

**Upzone North of Rankin Drive  
and Internal Area  
NET DARK GREY = 7741m<sup>2</sup>**

**All Road Reserve Area  
GREY HATCH = 4787m<sup>2</sup>**

Existing Zone R2 = RED 8740 m<sup>2</sup> + GREY HATCH 1220 m<sup>2</sup> = 9960 m<sup>2</sup>

Upzone	=	DARK GREY	7741 m <sup>2</sup> +	GREY HATCH	556 m <sup>2</sup> =	8297 m <sup>2</sup>
Upzone	=	GREEN	18872 m <sup>2</sup> +	GREY HATCH	3011 m <sup>2</sup> =	21883 m <sup>2</sup>
			Less Stormwater	1006 m <sup>2</sup>		
			Less Pump Station	230 m <sup>2</sup>		
TOTAL NET UPZONE =						25351 m <sup>2</sup>
20% Contribution =						5072 m <sup>2</sup>
Road Reserve =						4787 m <sup>2</sup> Total 40140 m <sup>2</sup>
CONTRIBUTION TO COUNCIL LOT 21						6450 m <sup>2</sup> of which net area is 5645 m <sup>2</sup>

Rev Date Amendment

A		
B		
C		
D		

North Point



Scale at A3:  
0 7.5 15 30 45

Date: Jan 2025    Datum: AHD    Survey: Lidar & Canty's

## SDS Civil Enterprises

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m 0438 725 414    e peterw@sdscivil.com.au

### Indicative Subdivision Layout

### With Contribution Assessment Areas

Project Lands

Lot 261 DP1262316 &

Lot 11 DP807867

Rankin Drive, Bangalow

Drawing No

Revision

1910 - RZ-600 (Areas)    A

#### Drawing notes

- The steep nature of the site will require the installation of some retaining walls associated with the creation of the new road. Such walls will typically be located upon and within future lots (ie not road reserve). Adjustment to lot boundaries to accomodate retaining wall design will be required.
- Details contained within this drawing are not to be relied upon for detailed design purposes and boundaries are subject to adjustment.
- The location of service easements for general infrastructure servicing have not been determined.
- Any areas shown are subject to change once final survey boundaries are defined.
- Boundaries and lot sizes are subject to change or amalgamation and confirm no DA documentation lodged as at Jan 2025.

#### LEGEND

- Revegetation Management Areas  
(Refer to Peter Parker Environmental Consultants for Details)
- Trees Nominated For Removal
- Example of 15m x 12m Dwelling Envelopes on Constrained Lots
- Contours (10m Interval)
- Future Small Strata Lots
- Existing Residential Zoned Lands (R2)
- Future Dedicated Road Reserve 16m Wide

EXISTING Zoned Lands 9960m2  
Less Future Road Reserver 1220m2  
NET RED = 8740m2 incl Part Lot 13

Hinterland Way

Upzone of R3 Lands Incl part Lot 13 = 11,424m2  
Less 1073m2 Rous Water / Substation Hatched  
Less 2055m2 Road Reserve Hatched  
Less 515m2 Battle Axe Handle Hatched  
NET CYAN on LOTS = 7,781m2

Lot 1 1405 m<sup>2</sup>  
Lot 2 955 m<sup>2</sup>  
Lot 3 930 m<sup>2</sup>  
Lot 4 765 m<sup>2</sup>  
Lot 5 1040 m<sup>2</sup>  
Lot 6 1150 m<sup>2</sup>  
Lot 7 1080 m<sup>2</sup>  
Lot 8 1015 m<sup>2</sup>  
Lot 9 1250 m<sup>2</sup>  
Lot 10 1420 m<sup>2</sup>  
Lot 11 1250 m<sup>2</sup>  
Lot 12 2485 m<sup>2</sup>  
( Less 455 m2 Rous Water )  
Lot 13 2445 m<sup>2</sup>  
( Less 585 m2 Rous Water )  
Lot 14 2780 m<sup>2</sup>  
Lot 15 950 m<sup>2</sup>  
Lot 16 1135 m<sup>2</sup>  
Lot 17 885 m<sup>2</sup>  
Lot 18 1155 m<sup>2</sup>  
Lot 19 1140 m<sup>2</sup>  
Lot 20 1190 m<sup>2</sup>  
Lot 21 7345 m<sup>2</sup> Incl 515m2 Handle  
( 5594 m<sup>2</sup> Net When Excl Stormwater Reserve / Pump Station / Access Handle )

Upzone North of Rankin Drive and Internal Area  
DARK GREY = 12,909m2  
Less hatched ROUS of 503m2  
Less hatched ROAD of 1511m2

All Road Reserve Area  
GREY HATCH = 4787m2

Existing Zone R2 = RED 8740 m<sup>2</sup> + EXIST R2 Road HATCH 1220 m<sup>2</sup> = 9960 m<sup>2</sup>

Upzone = DARK GREY 12,909 m<sup>2</sup> Less GREY Rous / Road 2014 m<sup>2</sup> = 10,895 m<sup>2</sup>  
Upzone = CYAN 11,424 m<sup>2</sup> + Less GREY Rous / Road / Handle 3643m2 = 7,781m2

TOTAL NET UPZONE =  
20% Contribution =

18,676 m<sup>2</sup>  
3,735m<sup>2</sup>

Rev	Date	Amendment
A	Jan 2025	Areas Recalc For Rezone Changes / Easements / Battle Axe
B		
C		
D		