

North Point



Scale at A3:
Date: April 2021 Datum: AHD Survey: Lidar & Canby's

SDS Civil Enterprises

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Proposed Residential And Layout Plan (Area Calculations)

Project Lands

Lot 261 DP1262316 &
Lot 11 DP807867

Rankin Drive, Bangalow

Drawing No
1910 - RZ-500

Revision
B

- 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.
 3. Details contained within this drawing are not to be relied upon for detailed design purposes and boundaries are subject to adjustment.
 4. The location of easements for infrastructure servicing have not been determined.
 5. Any areas shown are subject to change once final survey boundaries are defined.

LEGEND

1.688Ha

R2 - RESIDENTIAL ZONE - LARGE LOTS TO BE REZONED
(Excluding Road Reserve Area)

0.898Ha

R2 - RESIDENTIAL ZONE - SMALL LOTS TO BE REZONED
(Excluding Stormwater Management & Sewer Pump Station Area)

0.990Ha

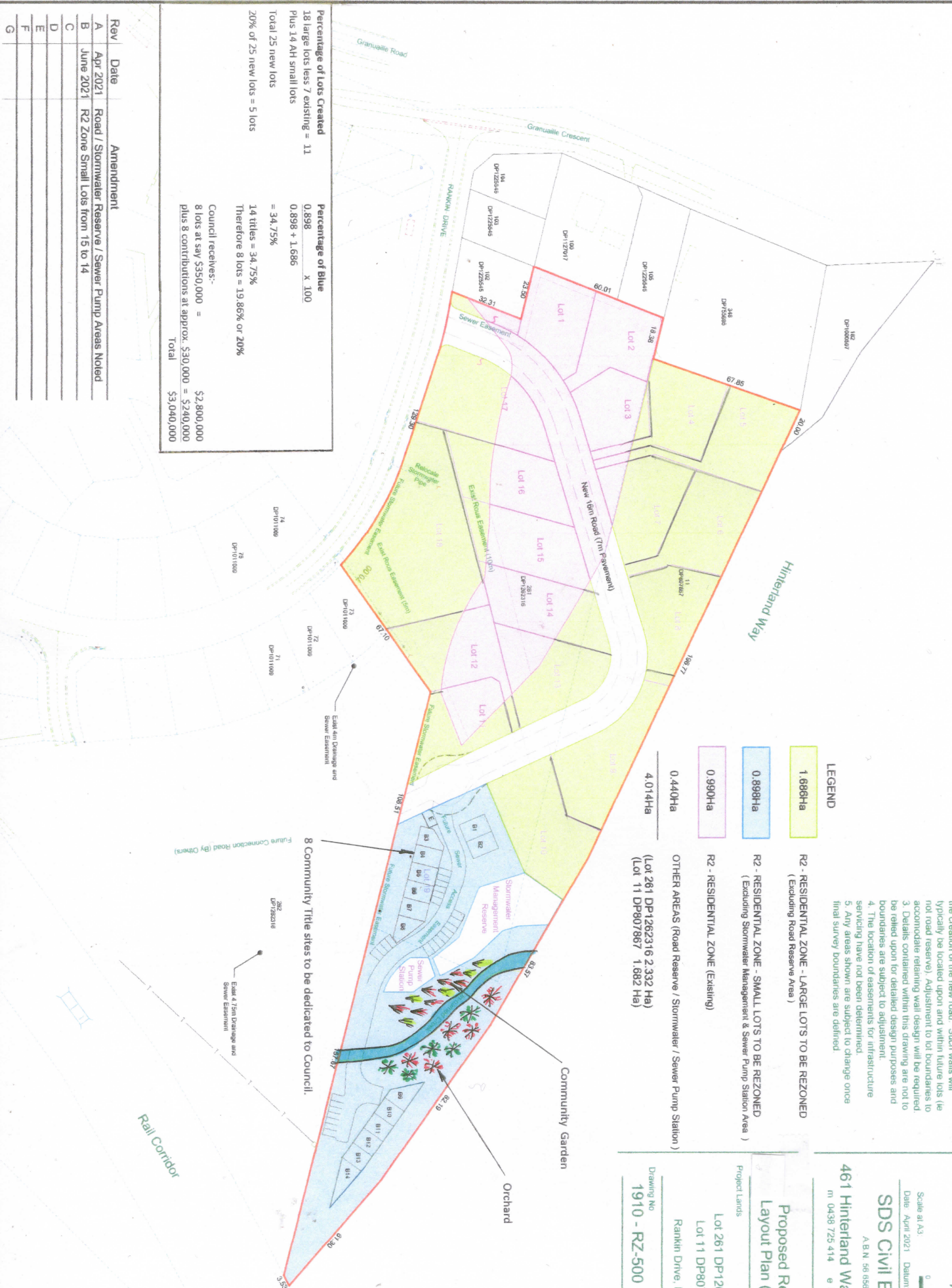
R2 - RESIDENTIAL ZONE (Existing)

0.440Ha

OTHER AREAS (Road Reserve / Stormwater / Sewer Pump Station)

4.014Ha

(Lot 261 DP1262316 2.332 Ha)
(Lot 11 DP807867 1.682 Ha)



8 Community Title sites to be dedicated to Council.

Rev	Date	Amendment
A	Apr 2021	Road / Stormwater Reserve / Sewer Pump Areas Noted
B	June 2021	R2 Zone Small Lots from 15 to 14
C		
D		
E		
F		
G		

Percentage of Lots Created	Percentage of Blue
18 large lots less 7 existing = 11	0.898 x 100
Plus 14 AH small lots	0.898 + 1.686
Total 25 new lots	= 34.75%
20% of 25 new lots = 5 lots	14 titles = 34.75%
	Therefore 8 lots = 19.86% or 20%
	Council receives:-
	8 lots at say \$350,000 = \$2,800,000
	plus 8 contributions at approx. \$30,000 = \$240,000
	Total \$3,040,000