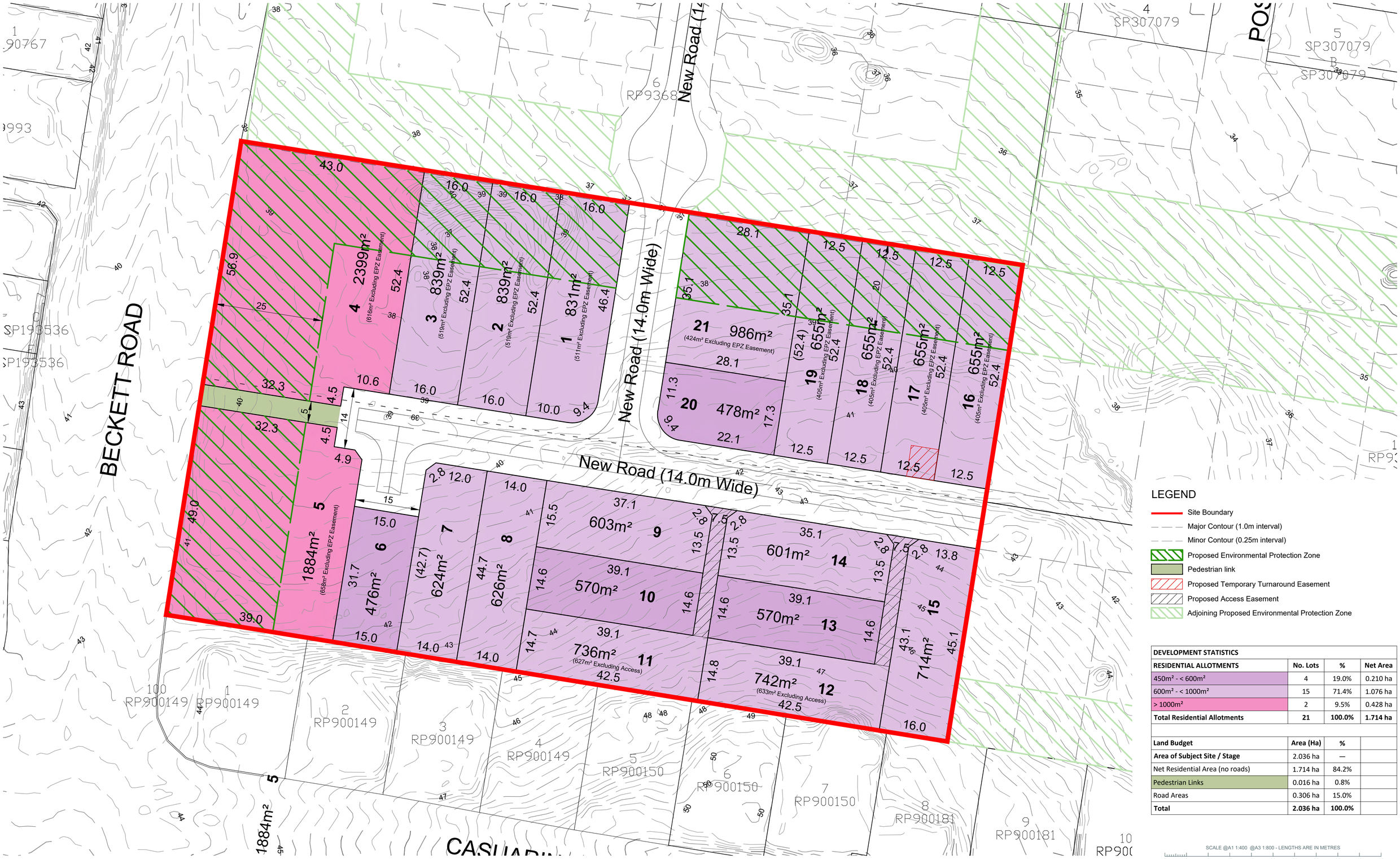
CONCEPT PLAN



LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)
- Proposed Environmental Protection Zone
- Pedestrian link
- Proposed Temporary Turnaround Easement
- Proposed Access Easement
- Adjoining Proposed Environmental Protection Zone

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
450m² - < 600m²	4	19.0%	0.210 ha
600m² - < 1000m²	15	71.4%	1.076 ha
> 1000m²	2	9.5%	0.428 ha
Total Residential Allotments	**21**	**100.0%**	**1.714 ha**

Land Budget	**Area (Ha)**	**%**
Area of Subject Site / Stage	2.036 ha	—
Net Residential Area (no roads)	1.714 ha	84.2%
Pedestrian Links	0.016 ha	0.8%
Road Areas	0.306 ha	15.0%
Total	**2.036 ha**	**100.0%**

SCALE @A1 1:400 @A3 1:800 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS

BCC DS
RECEIVED
20/07/2026
APPLICATION REF
A006698906

N

CLIENT
STEVE BROWN CONSTRUCTIONS PTY LTD & MEI WAH WONG

SITE ADDRESS
BECKETT ROAD, BRIDGEMAN DOWNS

RP DESCRIPTION
LOT 7 & 8 ON RP93687

DRAWN
MM

DATE
10/06/2026

DRAWING NO.
12152 P 03 Rev F - CON 02