



LEGEND

- RESIDENTIAL - R20
- MEDIUM DENSITY RESIDENTIAL - R25, R30 & R40
- SPECIAL RESIDENTIAL - R2/R5
- PUBLIC OPEN SPACE
- COMMUNITY PURPOSE
- CENTRE ZONE
- SCHOOL USE
- TELSTRA SITE
- DRAINAGE
- 500m POULTRY FARM AREA OF INFLUENCE

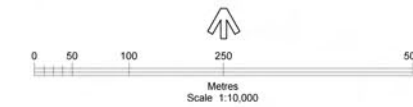
Public Open Space Distribution

	Lot No.	Crown Res.
Public Open Space Area A	13,3755 ha	Lot 542 Plan 20284
Public Open Space Area B	0.5545 ha	Lot 760 Diagram 5724
Public Open Space Area C	0.4650 ha	Lot 309 Diagram 8997
Public Open Space Area D	5.1585 ha	Lot 15378 DP 38255
Public Open Space Area E	0.8053 ha	Lot 14736 DP 34525
Public Open Space Area F	0.4574 ha	Lot 1709 DP 30368
Public Open Space Area G	0.6869 ha	Lot 789 DP 4328
Public Open Space Area H	4.948 ha	Lot 14667 DP 25358
Public Open Space Area I* (5572m2 swale)	0.9576 ha	Lot 2940 DP 4226
Public Open Space Area J	0.925 ha	Lot 15260 DP 3732
Public Open Space Area K	0.5884 ha	Lot 298 DP 4328
Public Open Space Area L	0.848 ha	Lot 378 DP 47854
Public Open Space Area M	2.7029 ha	Lot 3789
Local Centre Community Purpose Site (I)	0.5002 ha	Lot 2485 DP 38255
District Centre Community Purpose Site (Part)	0.5000 ha	nominal area/not designed
PDS to be provided	32.3746 ha	

Land Distribution for Carramar Golf Course Project

Gross Area of Original Lot 2579	377.9078 ha
Closed Portion of Carramar Road	0.3032 ha
Portion of Carramar Road still to be closed	0.7426 ha
Portion of Carramar Road abutting Lot 162	0.0910 ha
Total Area	376.5506 ha
Portion District Centre within ASP 21B	5.6278 ha
Local Centre (NCS) - Lot 2485	2.2885 ha
Service Station Site	0.4000 ha
School Sites	19.0024 ha
UG Drainage Sumps	3.4670 ha
Sewerage Pumping Station	0.1750 ha
Arterial Roads and Widening	2.6368 ha
Telstra Site - Lot 2169	0.9500 ha
Special Residential Area	6.6296 ha
Net Residential Area	320.4475 ha
Public Open Space Required @ 10 %	32.0447 ha
* PDS Contribution for Special Residential Lots (5 %)	0.3315 ha
Total Public Open Space Required @ 10 %	32.3762 ha

* Area marked with asterisk is net and excludes 50 % of drainage swale



Peet & Company ATF the Yatala Unit Trust
Agreed Structure Plan No. 21B
Carramar Golf Course Project
John Chapman Town Planning Consultant
 Modified 22 June 2010

PLAN 2

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