

GENERAL NOTES:

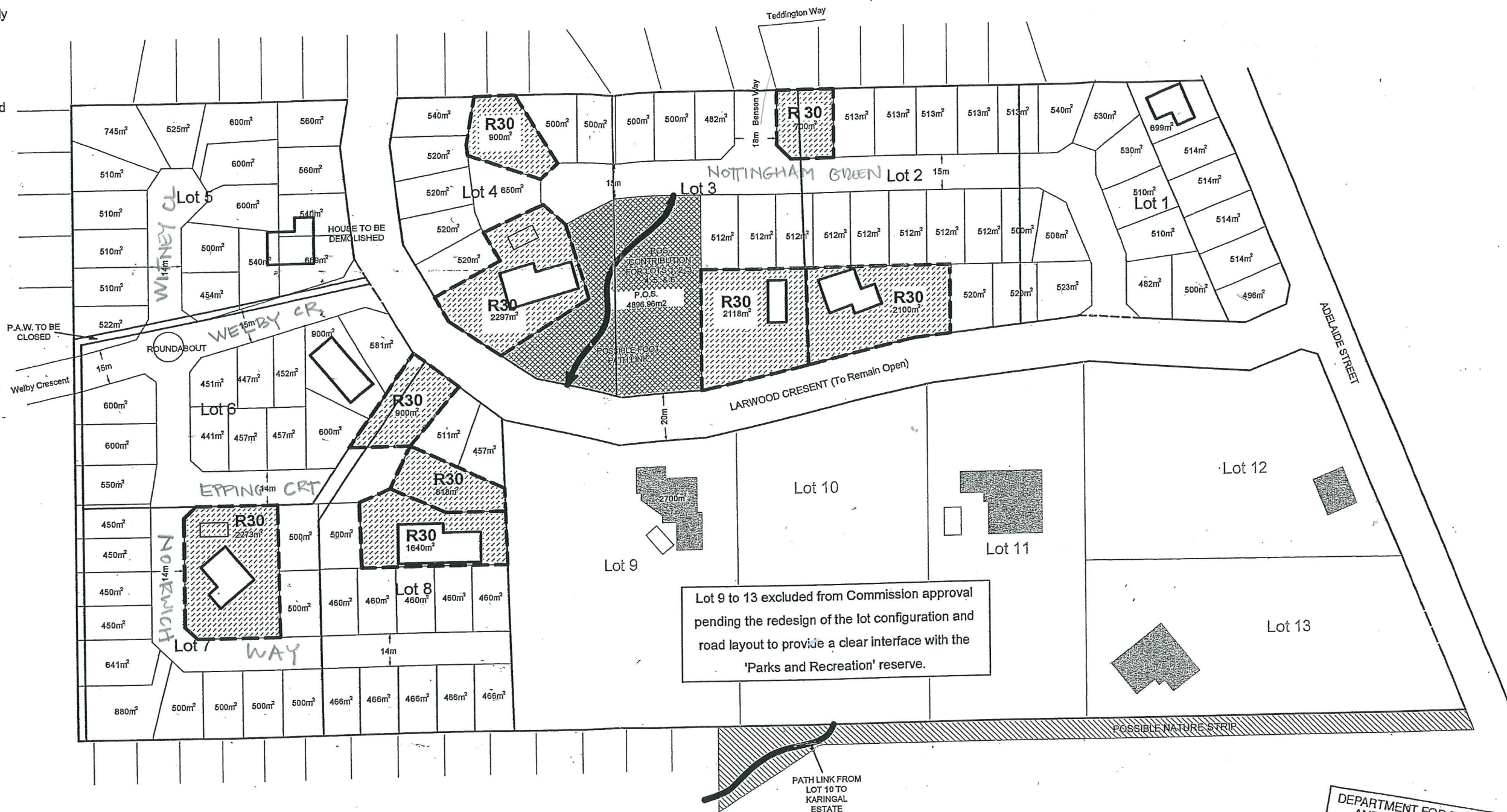
1. All areas and dimensions are approximate only and are subject to survey
2. Where residential; and grouped dwelling lots abut Public Open Space:
 - a) uniform permeable fencing is to be provided at the time of subdivision; and
 - b) development it to ensure that housing is orientated to face the open space to provide for casual surveillance.

PLAN NOTES:

1. Total Area of Precinct is 13.6290ha
2. 10% POS contribution is 1.3629ha
3. Amount of POS shown on Plan is 4896.96m²
4. Balance POS of 8732.04m² is to be given up as cash-in-lieu as agreed with the Local Authority.
5. Council to initiate closure process of the PAW linking Larwood Crescent and Kelmscott Avenue and allow land to be amalgamated into Lots 5, 6 and 7.
6. Grouped housing sites shown based upon R30 Residential Density Code. Will encourage redevelopment of older style homes in due course.

Public Open Space Schedule (Revision 4)

- Lot 1-6 Total Lot Area = 6.1212 ha
POS Contribution: 6121.2 m²
4896.96 m² (8%) in kind
1224.24 m² (2%) cash-in-lieu
- Lot 7 Lot area = 1.0422 ha
POS Contribution: 1042.2 m² (10% cash-in-lieu)
- Lot 8 Lot area = 1.1285 ha.
POS Contribution: 1128.5 m² (10% cash-in-lieu)
- Lot 9-13 POS contribution subject to future ODP design



DEPARTMENT FOR PLANNING
AND INFRASTRUCTURE
16 AUG 2005
FILE 808/2/24/4P

Revised Outline Development Plan Larwood Crescent, High Wycombe Urban Area U2



Client : Prestige Developments P/L

Date : 25 Jan 2005

Ref: 04/302/02

Revision 4 - Issue 3

DISCLAIMER:

This plan has been prepared to accompany a submission by Dykstra and Associates and should not be used for any other purpose. The dimensions, areas and number of lots are subject to survey and also to the requirements of the Local Authority and any other authorities which may have requirements under any relevant legislation.



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