



	Red Hill Area 1 Phases 1 & 2	Red Hill Area 2 Phases 3 & 4	Red Hill Area 2 Phase 5	Total
Linear Frontage (in metres)*				
Residential Singles 18.5 m		37		37
Residential Singles 15.9 m		79		79
Residential Singles 13.4 m & 13.5 m		617		617
Residential Singles 11.0 m & 11.1 m		1,053	70	1,123
Residential Singles 9.2m & 9.3m	1,266	768		2,034
Street Townhouses 6.0m & 6.1m	1,007	98		1,105
Rear Garage Townhouses	226			226
Medium - High Density				
Rear Lane Townhouses 6.2m		49		49
Rear Lane Townhouses 4.7m		38		38
Townhouses 5.0m		263		263
Total Linear Frontage	2,499	3,002	70	5,571

* Linear Frontage measured at R.O.W. and from projected intersection point at corners where site triangles exist

Proposed Summary Yield	Red Hill Area 1 Phases 1 & 2	Red Hill Area 2 Phases 3 & 4	Red Hill Area 2 Phase 5	Victory Ridge	Grand Total	Percentage
Residential Singles 18.5 m		2			2	0.2%
Residential Singles 15.9 m		5			5	0.5%
Residential Singles 13.4 m & 13.5 m		46			46	6.6%
Residential Singles 11.0 m & 11.1 m		96	4		100	15.5%
Residential Singles 9.2m & 9.3m	121	84			205	30.1%
Street Townhouses 6.0m & 6.1m	124	16			140	21.6%
Rear Garage Townhouses	23				23	3.2%
Medium Density				56	56	8.1%
Medium - High Density						
Rear Lane Townhouses 6.2m		8			8	0.5%
Rear Lane Townhouses 4.7m		8			8	0.5%
Townhouses 5.0m		68			68	6.4%
Residential Reserve (Part Lots)	33	9	2		44	4.1%
Total Dwelling Units	301	342	6	413	1,062	100%

Proposed Land Use	Reference	Red Hill Area 1 Phases 1 & 2 Area (Ha)	Red Hill Area 2 Phases 3 & 4 Area (Ha)	Red Hill Area 2 Phase 5 Area (Ha)	Victory Ridge Phase Two Area (Ha)	Red Hill Areas 1 & 2 Victory Ridge Area (Ha)
1-1 Residential Single 13.4m			Blocks 1-3	1.06	Block 1	0.15
1-2 Residential Single 11.0m			Blocks 4-21	7.50	Blocks A1, A7 - A10	1.41
1-3 Residential Single 9.2-9.3m	Blocks 1-14	3.50	Blocks 22-23	0.33	Blocks A2 - A6, A20 - A29	2.57
1-4 Street Townhouses 6.1m	Blocks 15-18	2.45	Blocks 24	1.08	Blocks A11 - A19	3.45
1-5 Rear Garage Townhouses 6.0m	Blocks 19-20	0.54	Blocks 25	2.30	Blocks A24 - A29	3.27
1-6 Medium Density			Blocks 26-27	3.51	Blocks A30	0.76
1-7 Medium - High Density			Blocks 28-31	4.43		1.68
1-8 Residential Reserve	Blocks 32-37, 44	6.14	Block 38	0.14	Blocks 2-4	0.36
1-9 Commercial			Block 38	0.14		0.82
1-10 Elementary School			Block 38	0.14		0.14
1-11 SWMP			Block 25	2.30	Block C	2.30
1-12 Parks (Neighbourhood)			Block 26, 27	3.51		1.05
1-13 Open Space			Block 28	2.30		2.03
1-14 Buffer			Blocks 38-41	1.47	Blocks 6-7	0.11
1-15 E.S.A.			Blocks 22-23	0.33	Blocks A, B, D, E, F, I	4.39
1-16 Easement			Blocks 34-37	10.80	Block 5	1.40
1-17 Shared Easement			Blocks 42-43	0.18		0.18
1-18 Utility Easement			Block 44	0.32	Block G	0.09
1-19 Road Widening	Blocks 35, 40	0.14	Block 45	0.13	Block H	0.09
1-20 Road Reserve	Blocks 41, 42	0.32	Blocks 46-51	0.31	Block I	0.07
1-21 Walkway	Block 43	0.34				0.03
1-22 Temporary Turning Circle	Block 45	0.35				0.03
1-23 Road Reserve			Block 52	0.25		0.25
1-24 Roads	Streets A-H	3.82	Streets A-H	5.39	Street A	0.21
TOTAL SITE AREA		11.20		38.49	Streets A-L	1.04
						6.26
						15.50
						24.05

COMPOSITE PLAN OF VICTORY RIDGE AND RED HILL SUBDIVISIONS AREAS 1 & 2 PHASES 1 - 5



Red Hill Areas 1 & 2 with Victory Ridge	Red Hill Areas 1 & 2 PH. 1 - 5 COMBINED with Victory Ridge	SCALE	N.T.S.
DESIGN: D.S.	DRAWN: D.S.	PROJECT No.	11:1790.00
APPROVED	DATE:	MAY 2, 2017	DRAWING No.
			1