

Annexure 4

Masterplan



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CARAVAN & BOAT STORAGE
TRANSFORMER
VILLAGE CARE & MAINTENANCE TEAM WORKSHOP
CONSTRUCTION & EMERGENCY ACCESS

LEGEND

LANDSCAPING

COMMUNITY FACILITY

RECREATION FACILITY

LAND LEASE BOUNDARY

GATE & FENCE

STANDARD LOTS

POTENTIAL DUPLEX LOTS

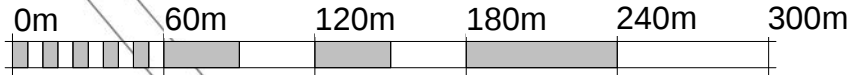
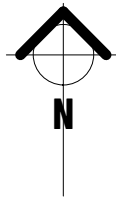
COMMUNITY ROADS

REGIONAL / PUBLIC OPEN SPACE

'LIVING STREAM'

RAVENSWOOD MASTERPLAN
FOR THE ASPEN GROUP
LOT 899 RODOREDO CRESENT

JUNE 2026
1:3000 @ A3
LAND LEASE COMMUNITY - 281 HOME SITES (14 POTENTIAL DUPLEX SITES)
TOTAL LAND LEASE COMMUNITY SITE 110,885.0m²
COMMUNITY OPEN SPACE 11,886.5m² (10.7%)



SUMMARY TABLE	
Total Site Area:	33.4389ha
Total No. of Lots:	168
Minimum Lot Area:	312m ²
Maximum Lot Area:	844m ²
Average Lot Area:	478m ²
No. of Balance Lots:	2
Total Area:	1054m ²
No. of POS Lots:	3
Total Area:	1.54ha
No. of Regional Open Space Lots:	1
Total Area:	6.77ha
No. of Group Housing Sites:	1
Total Area:	9574m ²
No. of Land Lease Lots:	1
Total Area:	11.1ha
Land Lease Community Lot Sizes (avg):	12.5m x 21m
Community Open Space Area:	1.18ha
Community Open Space percentage of Land Lease Lot Area:	10.7%
No. of Land Lease Dwelling Lots:	281
	295 (incl. duplex sites)

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