

(a) SERVICES:

(i) Water Supply:-

This is to be provided by a comprehensive system utilising the natural water supply available and is discussed further in the Engineering Report.

(ii) Effluent Disposal:-

The average lot size is two acres and the lot density is three lots per 8 acres of site area and it is intended that all effluent from on site septic tanks be disposed of within the curtilage of each allotment. Note that the current M.M.B.W. and State Rivers minimum area for on site absorption is one acre.

(iii) Electricity and Telecom Facilities:-

These are available and will be installed as road construction progresses and as building development demands.

(b) ROADS:

The major east-west road through the property, Melville Drive, is to be set aside as a Public Road, will become a public highway when constructions is completed, and is included at the Council's request to open the land to the east for future development if required, although the eastern end of the road is not intended to be constructed at this stage. This road will enable council and other service vehicles to enter the development if required for such purposes as garbage collection, mail and milk delivery, maintenance and fire fighting.

The Cluster Courts running off Melville Drive are private access roads, are maintained by the Body Corporate, and are normally constructed to a standard only sufficient to cater for the number of lots being served from each road. It is envisaged that these roads would be gravel and will wind through the existing trees and generally not intrude upon the environment to the extent of fully constructed public roads.

(c) OPEN SPACE - COMMON PROPERTY:

Approximately 25% (30 acres) of the total site area is to be set aside as Private Open Space and will incorporate the following features:-

(i) The Open Space system will act as a unifying link tying the development together and providing pedestrian access to all parts of the common property and providing an excellent jogging track for those so inclined.

(ii) The Common Property will include the storage dam and this can be used for recreational purposes such as fishing, swimming and sunbaking on the sand beach created for this purpose.

(iii) Recreational areas including a childrens playground, tennis courts and a picnic area with mowed lawns adjacent to the storage reservoir are to be included in the scheme of development.

(iv) A large portion of the Open Space, approximately 25 acres, is to be left in its natural state and by limiting the access and intrusion into this area it is intended that the roos will become accustomed to human habitation and remain in loco, but this matter is covered more fully in a later section.

(d) THE BODY CORPORATE:

The Body Corporate is created by virtue of the Cluster Titles Act and is a legally constituted body charged with the administration and maintenance of the Common Property, the enforcement of any by-laws or regulations, the payment of any rates and levies, and is empowered to collect funds from lot owners on a pro-rata basis of lot liability.

Note that Council are not responsible for maintenance of roads or services in a Cluster Subdivision and it is intended that when fully operational the Body Corporate will appoint a live-in manager who will be responsible for duties such as mowing lawns, maintenance of common property, organising garbage collection, monitoring the level and cleanliness of the storage reservoir and liaising with council and other authorities when required. This position could be filled by a gentleman or lady in semi-retirement and would include a small retainer and live in accommodation as remuneration.

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