

DESIGN STATISTICS

LOT RANGE	NO. LOTS	LOTS %
0 - 299m²	155	15.7%
300m² - 349m²	88	8.9%
350m² - 399m²	309	31.3%
400m² - 499m²	315	32.0%
500m² - 599m²	104	10.5%
600m² +	14	1.4%
Medlum Density Sites	2	0.2%
Total	987	100%

NOTES

Total Site Area	75ha
Road Widening (Hogans Road)	0.8ha
Open Space Drainage Reserve Passive Open Space Landscaping Reserve	13.0ha 3.18ha 0.70ha
Total Net Developable Area Residential Allotments Medium Density Site	57.32ha 37.95ha 2.41ha

CONTOURS SHOWN AT 1m INTERVAL AREAS ROUNDED TO NEAREST 10m²

CONTOUR LOCATIONS AND VOLUMES ARE APPROXIMATE ONLY ARE DERIVED FROM THE MELBOURNE WATER MAP BASE.

SURROUNDING CADASTRAL TITLE BOUNDARIES ARE DERIVED FROM VICMAP DIGITAL DATA.

ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE RESPONSIBLE AUTHORITY.

PROPOSED LOT BOUNDARIES AND AREAS SHOWN ARE SUBJECT TO FINAL SITE SURVEY.

THIS PLAN IS PRODUCED FOR YIELD AND COSTING PURPOSESONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESPONSIBLE AUTHORITIES.

Stage	Area (ha)	Lots
Stage 1	2.91	31
Stage 2	3.14	46
Stage 3	1.9	33
Stage 4	1.3	27
Stage 5	1.57	34
Stage 6	1.7	34
Stage 7	2.22	45
Stage 8	2	34
Stage 9	2.4	25
Stage 10	3.3	35
Stage 11	3.36	27
Stage 12	3.6	34
Stage 13	1.8	31
Stage 14	1.92	35
Stage 15	2.3	34
Stage 16	1.79	34
Stage 17	2	33
Stage 18	2.2	42
Stage 19	2.14	41
Stage 20	1.9	35
Stage 21	2.93	41
Stage 22	2.22	45
Stage 23	1.63	35
Stage 24	1.8	37
Stage 25	1.91	41
Stage 26	2.03	41
Stage 27	1.93	32
Stage 28	1.3	25
	61.2	987

LEGEND



GGF Conservation Area

100 Year Flood Line + 30m Buffer Shared Path

REVISIONS

VER	DATE	COMMENTS	CKD	APP
1	29/11/12	ORIGINAL DRAWING	MA	SC
2	05/12/12	The layout has been amended.	MA	SC
3	05/12/12	The layout has been amended.	MA	SC
4	10/12/12	The layout has been amended.	MA	_
5	23/01/13	The layout has been amended.	MA	_
6	12/02/13	The layout has been amended.	MA	_
7	13/02/13	The layout has been amended.	MA	_
8	13/03/13	The layout has been amended.	MA	_
9	18/04/13	The layout has been amended.	MA_	_
10	22/04/13	The layout has been amended.	MA_	_
10	16/05/13	The plan has been amended.	MA	_

SCALE @ A1: 1:2500



PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001

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