

Scale (A3) 1:2500

LEGEND

- Site boundary
- Section 96a Application boundary
- Easement
- Residential lots
- Medium density superlots
- Unencumbered passive open space
- Encumbered passive open space
- Drainage reserve
- Tree reserve
- Primary arterial road
- Secondary arterial road
- Connector street
- Access street level 2



- Notes**
- This plan is indicative only and is intended for discussion purposes only
 - This plan is subject to change during the Council - GAA precinct structure plan preparation process
 - All dimensions and areas are subject to survey and final computations
 - This plan has yet to take into consideration native flora, native fauna or Aboriginal cultural heritage, which may require further investigation
 - Wetland / Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the precinct structure plan preparation process
 - Access/egress to the site is subject to Council / Vicroads approval
 - Road pavement is indicative only and subject to engineering design
 - All public open space areas are conceptual only and subject to change during the precinct structure plan preparation process

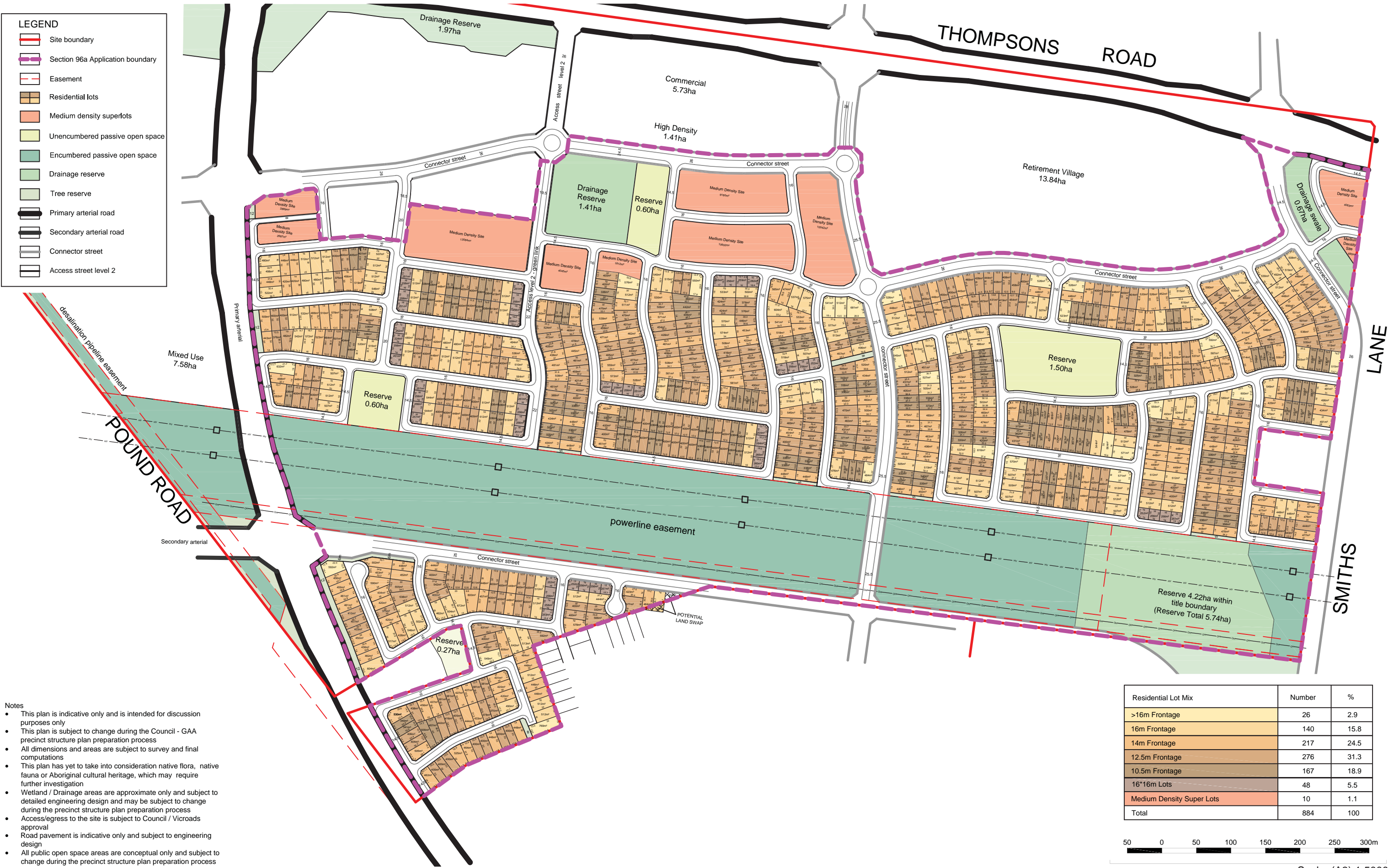
| | |
|---|--|
| RESIDENTIAL ESTATE | 95.154ha |
| Residential lots | 37.752ha |
| Medium Density Superlots (10) | 5.959ha |
| Non Arterial Roads | 23.249ha |
| Drainage Reserve | 6.298ha |
| Powerline Easement | 18.591ha |
| Tree Reserve | 0.604ha |
| Unencumbered Passive Open Space | 2.701ha (4.05% NDA) |
| Net Developable Area (NDA) for application area | 66.960ha |
| Estimated Lot Yield (excluding 10 superlots) | 874 lots @ 15.11 lots per ha 432m ² average lot size |
| Estimated Total Number of Residential Lots (includes 10 Medium Density Superlots) | 884 lots |



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| Residential Lot Mix | Number | % |
|---------------------------|--------|------|
| >16m Frontage | 26 | 2.9 |
| 16m Frontage | 140 | 15.8 |
| 14m Frontage | 217 | 24.5 |
| 12.5m Frontage | 276 | 31.3 |
| 10.5m Frontage | 167 | 18.9 |
| 16*16m Lots | 48 | 5.5 |
| Medium Density Super Lots | 10 | 1.1 |
| Total | 884 | 100 |

