NOT FOR SALE

Notes:
- Title boundaries are indicative only and subject to verification by survey.
- Access/egress to the site is subject to Council/Vicroads approval.
- Road pavements shown are indicative only and subject to detailed engineering design.
- T-intersections are subject to Council guidelines and may not appear exactly as shown.
- The T-intersection with left and right turn lanes between the site access and Bank Street is indicative only and subject to detailed engineering design.
- For boundaries shown with a future fence along the boundary of the proposed lot must be no higher than 1.2m for 30% of the length of the fence and the remainder to be no higher than 1.8m.

- Lot Yield 14.9 lots per ha (ex. existing residence)
- Average conventional lot size 626m² (ex. existing residence)
- Public open space percentage 7.1% of site
- A native vegetation offset management plan will be required through any planning permit to cover the loss of native grasses through the development.
- A Stormwater Management Plan and an Environmental Management Plan must be submitted with any application for planning permit to subdivide the land.

LEGEND
- Site boundary
- Standard Density Residential Lots
- Medium density site
- Open space
- Wetland / drainage function
- Shared Path
- Indicative Bus Stop Location

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Yield</td>
<td>14.9 lots</td>
</tr>
<tr>
<td>Average conventional lot size</td>
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Beveridge Williams
Development & Environment Consultants

Emerald Waters, Bank Street, Traralgon
Lurganare Pty Ltd