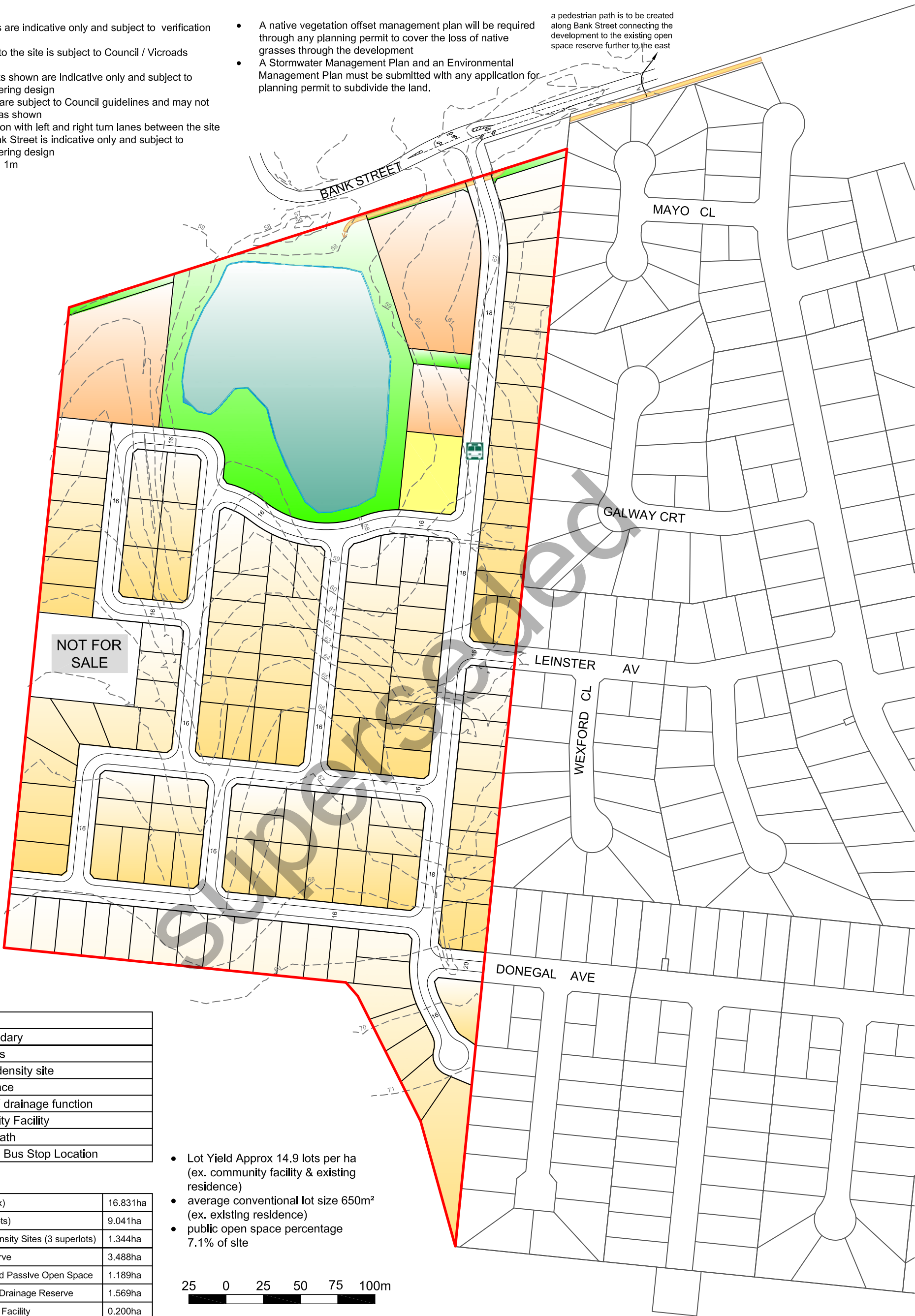


Notes

- 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
- Contour interval 1m

- 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.

a pedestrian path is to be created along Bank Street connecting the development to the existing open space reserve further to the east



LEGEND	
	Site boundary
	Allotments
	Medium density site
	Open space
	Wetland / drainage function
	Community Facility
	Shared Path
	Indicative Bus Stop Location

Area of Site (approx)	16.831ha
Area of Lots (134 lots)	9.041ha
Area of Medium Density Sites (3 superlots)	1.344ha
Area of Road Reserve	3.488ha
Area unencumbered Passive Open Space	1.189ha
Area of Wetlands / Drainage Reserve	1.569ha
Area of Community Facility	0.200ha

- Lot Yield Approx 14.9 lots per ha (ex. community facility & existing residence)
- average conventional lot size 650m² (ex. existing residence)
- public open space percentage 7.1% of site

