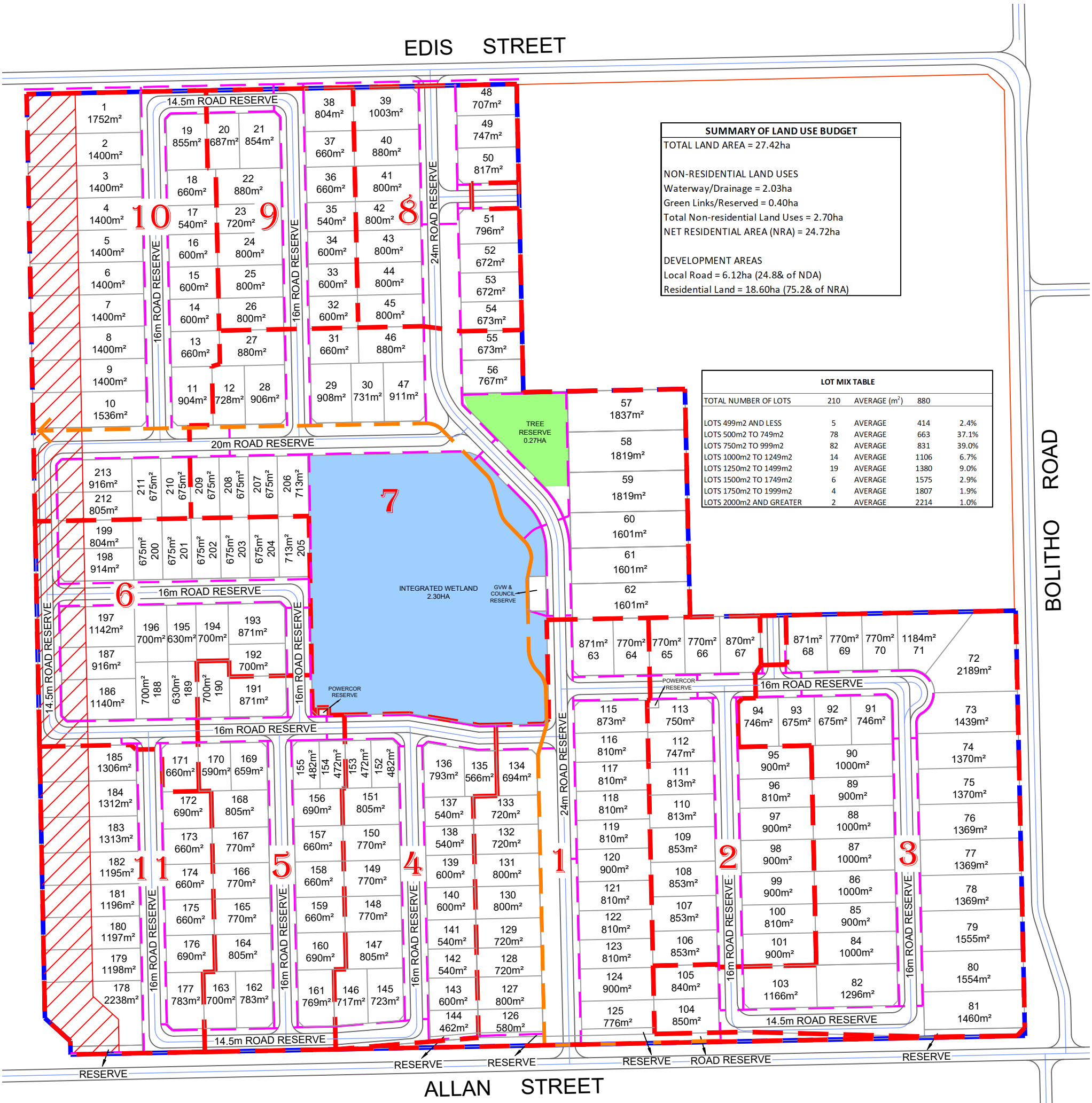

SUMMARY OF LAND USE BUDGET

TOTAL LAND AREA = 27.42ha

NON-RESIDENTIAL LAND USES
Waterway/Drainage = 2.03ha
Green Links/Reserved = 0.40ha
Total Non-residential Land Uses = 2.70ha
NET RESIDENTIAL AREA (NRA) = 24.72ha

DEVELOPMENT AREAS
Local Road = 6.12ha (24.8& of NDA)
Residential Land = 18.60ha (75.2& of NRA)

LOT MIX TABLE

TOTAL NUMBER OF LOTS	210	AVERAGE (m^2)	880	
LOTS 499m2 AND LESS	5	AVERAGE	414	2.4%
LOTS 500m2 TO 749m2	78	AVERAGE	663	37.1%
LOTS 750m2 TO 999m2	82	AVERAGE	831	39.0%
LOTS 1000m2 TO 1249m2	14	AVERAGE	1106	6.7%
LOTS 1250m2 TO 1499m2	19	AVERAGE	1380	9.0%
LOTS 1500m2 TO 1749m2	6	AVERAGE	1575	2.9%
LOTS 1750m2 TO 1999m2	4	AVERAGE	1807	1.9%
LOTS 2000m2 AND GREATER	2	AVERAGE	2214	1.0%

Notes:

1. Building Envelopes as per Condition 4 (b) on Planning Permit PLN113/2020 within Lots 152 to 155 inclusive are to be attended to at the appropriate stage.
2. Measurements and areas (where shown) are approximate only and are subject to survey and may be amended on the plan of subdivision submitted for certification.
3. Road pavements, footpaths & landscaping shown are conceptual only and subject to detailed engineering design and Council approval.
4. Rear and side boundaries of lots interfacing an external road include sensitive and attractive boundary treatment (such as semi-permeable or permeable fencing type and/or planting) to the satisfaction of the Responsible Authority.
5. Landscaping is indicative only and subject to detailed design and final Landscape Plan aligned with Councils landscape species manual.
6. All roads, footpaths and other infrastructure is to be designed in accordance with the IDM at the post-permit stage.
7. Shared path and drainage areas are indicative only and final alignments are subject to detailed design.

Legend

Site Boundary
Stage Boundary
Lot Boundary
Integrated Footpath
Shared Path
30m Offset to GM Water Channel

APPROVED COMPANY ISO 9001 Quality Management Systems
QMS Certification Services

8	Revised Lots in Stage 8 & Staged Boundaries 8A	24/08/22	All
7	Revised Stage Boundary Between 2 & 3	12/04/22	All
6	Revised Lots	15/02/22	All
5	Revised Lots	30/11/22	All
4	Revised Lot Layout (Lots 112 & 113)	05/11/21	All
3	Revised Lot Layout	14/10/21	All
2	Additional Information	26/08/21	All
REVISION		DATE	ZONE

0 25 50 75
Scale 1:2500 @ A3

Chris Smith & ASSOCIATES PTY LTD
SPECIALISING IN SUBDIVISION PROJECT MANAGEMENT AND DESIGN
L1/135 FRYERS STREET, SHEPPARTON PH. (03)58207 700 FAX. (03)5822 4878

Designed
Drawn Brad Sanders 12th July 2021
Checked Brad Sanders 24th August 2022
Approved

441 Allan Street Pty. Ltd.
Edge Kyabram
441 Allan Street
Kyabram VIC 3620
Overall Layout Plan

Drawing No. 20185/03 Rev. 8
Sheet No. 1 of 1 2018503v1.dwg
A3

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