



Lot Schedule by Area		
10.5m wide:	71	35%
12.5m wide:	58	29%
14m wide:	46	23%
16m wide x 32m deep:	16	8%
varying widths x 25m deep:	11	5%
Total:	202	100%
202 Lots @ 413m² average		
Net Residential Density: 19 Lots per ha		

Site Area: 12.00ha		
202 Lots @ 413m² average		
Open Space:	0.07ha	1%
Collector Road:	1.39ha	12%
Local Road:	2.19ha	18%
Lot Area:	8.36ha	70%
Lot Range: 313m² to 753m²		

PLAN NOTES

- Vicmap contour interval is 1.0m
- All/Surrounding boundary information derived from Vicmap data.
- Boundaries and areas shown are subject to survey and design changes may be required to consider onsite features, engineering & consultants advice.
- Plan is preliminary only and has not yet had Council feedback or approval.
- Layout & lot yield may change as a result of strategic planning outcomes yet to be undertaken / finalized by council.