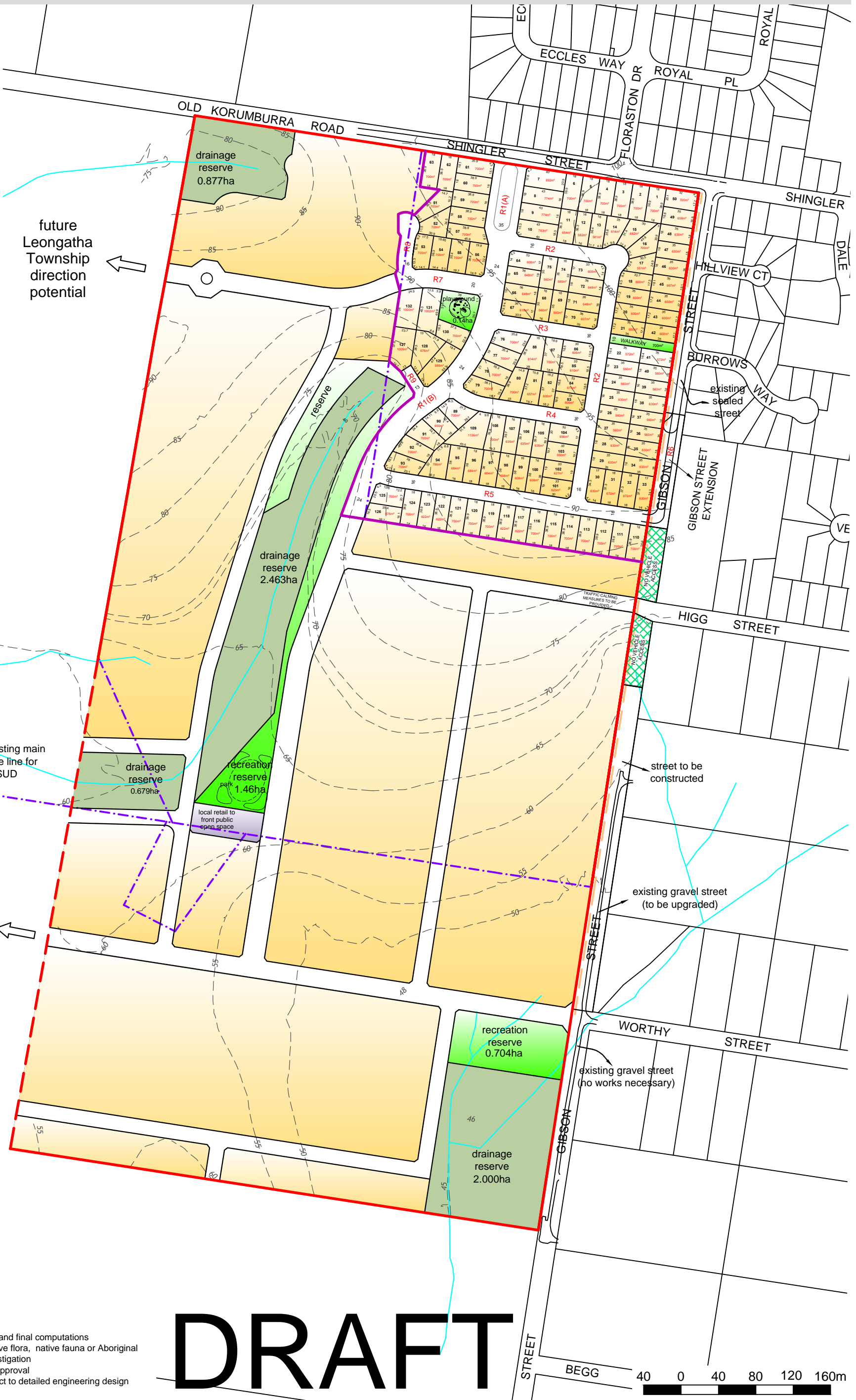


LEGEND

- SITE BOUNDARY
- TITLE BOUNDARY
- INTERNAL TITLE BOUNDARY
- RESIDENTIAL AREA (SOME INTERNAL ROADS NOT SHOWN)
- LOCAL RETAIL
- UNENCUMBERED OPEN SPACE
- WETLANDS / DRAINAGE RESERVE
- EXISTING CONTOURS (5m INTERVAL)
- INDICATIVE WATERCOURSE
- INITIAL DEVELOPMENT BOUNDARY
- PROPOSED FOOTPATH (subject to Council approval)



future Leongatha Township direction potential

future Leongatha Township direction potential

utilise existing main drainage line for WSUD

INITIAL DEVELOPMENT SITE LOT YIELD

Area of Initial Development Site (approx)	12.017ha
Area of Residential Lots	8.862ha
Number of Residential Lots (initial dev site)	132
Average Lot Size	671m ²
Area of Road Reserve	2.943ha
Area of Public Open Space	0.142ha
Area of Walkway	0.070ha

- Notes :**
- 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
 - access/egress to the site is subject to Council approval
 - drainage areas are approximate only and subject to detailed engineering design
 - Park / playground concept is indicative only

DRAFT

Outline Development Plan 'Shamrock Springs' Shingler Street, Leongatha

Murphy

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