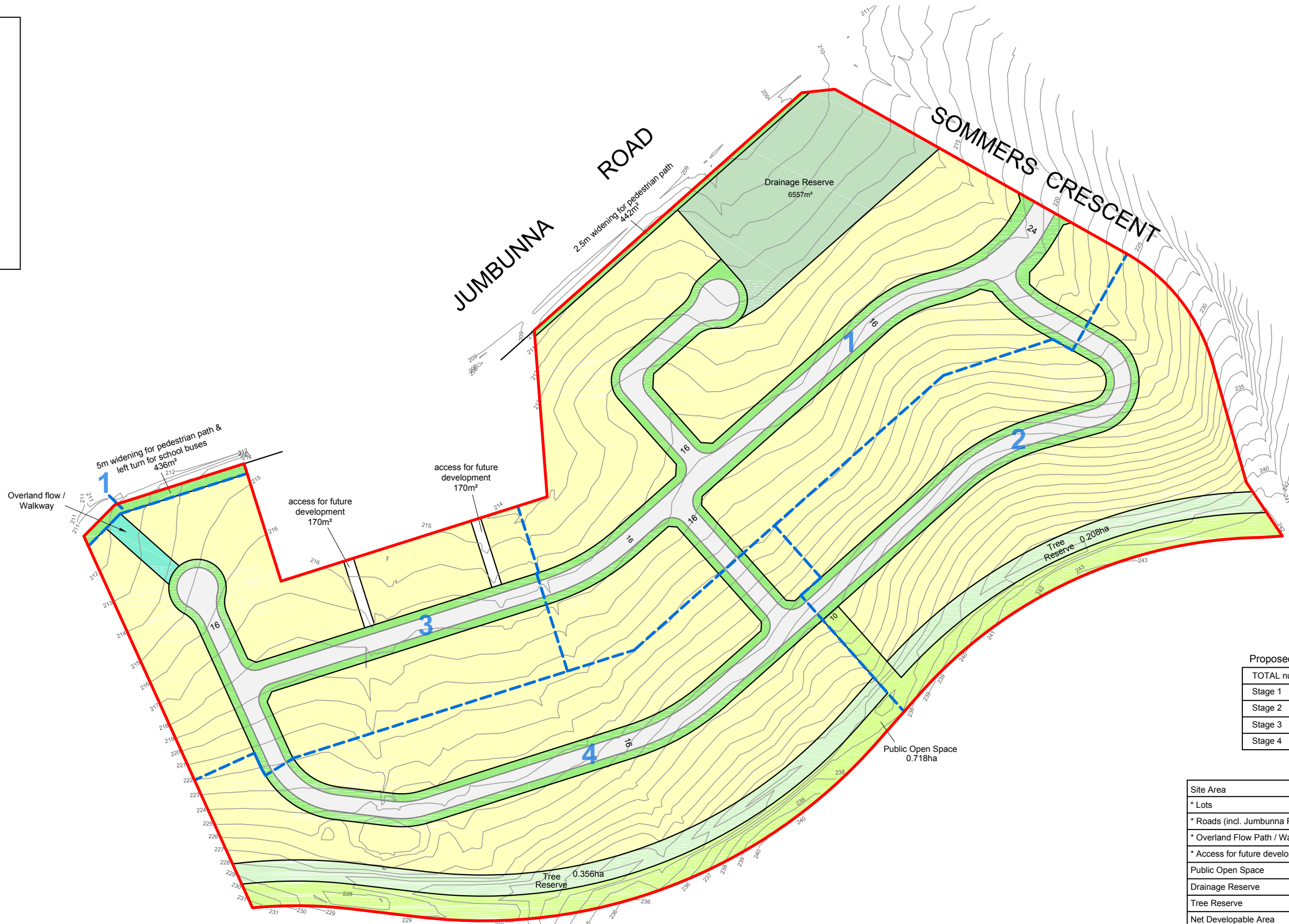


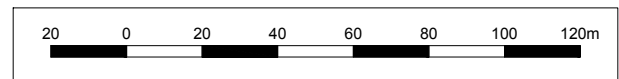
LEGEND	
	Title boundary
	Stage boundary
	Stage numbers
	Existing contours (1m interval)
	Lots
	Naturestrip (indicative)
	Road pavement (indicative)
	Public Open Space
	Drainage reserve
	Overland flow path / Walkway
	Tree Reserve



Proposed Order of Staging		
TOTAL number of lots	105	Area (ha)
Stage 1	36	4.202
Stage 2	20	2.557
Stage 3	22	2.057
Stage 4	27	3.338

Site Area	12.154ha
* Lots	7.856ha
* Roads (incl. Jumbunna Rd widening)	2.287ha
* Overland Flow Path / Walkway	0.039ha
* Access for future development	0.034ha
Public Open Space	0.718ha
Drainage Reserve	0.656ha
Tree Reserve	0.564ha
Net Developable Area	10.216ha
Lot Yield	105 lots @ 10.3 lots per ha 748m <sup>2</sup> average lot size

\* Indicates inclusion in NDA



- Notes:
- This plan is subject to Council approval.
  - All dimensions and areas are subject to survey and final computations.
  - The drainage area is subject to engineering detail design and Council approval.
  - Dimensions of arcs are arc lengths.
  - Further investigation may be required for vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
  - Road pavement is indicative only and subject to detailed engineering design.
  - All roads are 16m wide access streets unless noted otherwise

**Development Plan**  
**Jumbunna Road, Korumburra**  
 Kufner Textiles (Australia) Pty Ltd

**BW** Beveridge Williams  
 development & environment consultants  
 Melbourne ph : 03 9524 8888  
 www.beveridgewilliams.com.au

Version	Date	Description	Drafted	Approved
01	11.07.17	Initial issue	CK	LN
02	13.10.2017	Tables updated	TG	

Date: 13.10.2017  
 Version No: 02  
 Job No: 7074  
 Scale (A1): 1:1000  
 (A3): 1:2000