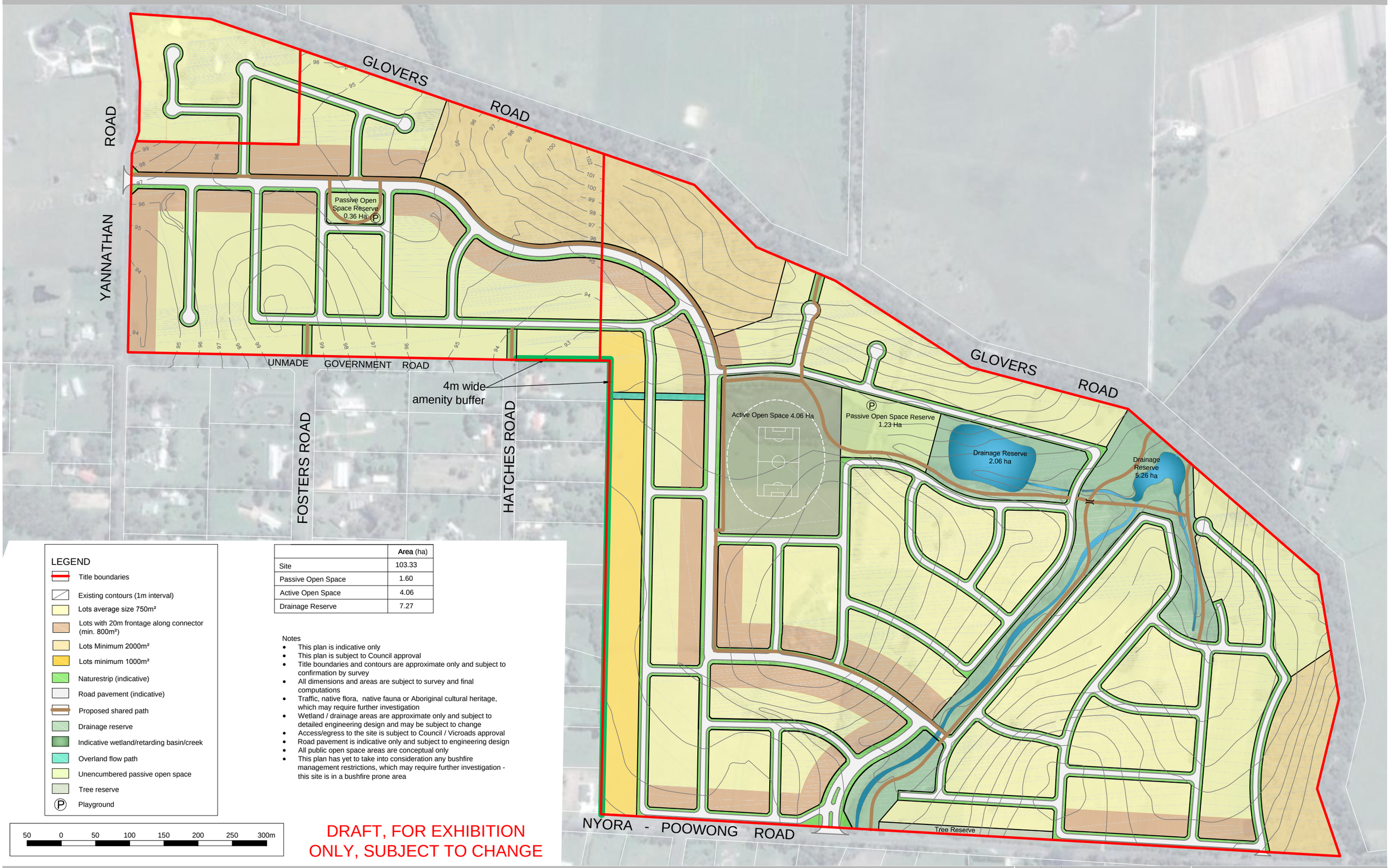

LEGEND

- Title boundaries
- Existing contours (1m interval)
- Lots average size 750m²
- Lots with 20m frontage along connector (min. 800m²)
- Lots Minimum 2000m²
- Lots minimum 1000m²
- Naturestrip (indicative)
- Road pavement (indicative)
- Proposed shared path
- Drainage reserve
- Indicative wetland/retarding basin/creek
- Overland flow path
- Unencumbered passive open space
- Tree reserve
- Playground

	Area (ha)
Site	103.33
Passive Open Space	1.60
Active Open Space	4.06
Drainage Reserve	7.27

Notes

- This plan is indicative only
- This plan is subject to Council approval
- Title boundaries and contours are approximate only and subject to confirmation by survey
- All dimensions and areas are subject to survey and final computations
- Traffic, native flora, native fauna or Aboriginal cultural heritage, which may require further investigation
- Wetland / drainage areas are approximate only and subject to detailed engineering design and may be subject to change
- Access/egress to the site is subject to Council / Vicroads approval
- Road pavement is indicative only and subject to engineering design
- All public open space areas are conceptual only
- This plan has yet to take into consideration any bushfire management restrictions, which may require further investigation - this site is in a bushfire prone area

50 0 50 100 150 200 250 300m

DRAFT, FOR EXHIBITION ONLY, SUBJECT TO CHANGE

Indicative Development Plan

Nyora-Poowong Road, Nyora

Mack Properties Pty Ltd & Wallis Watson Nyora Pty Ltd

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Version	Date	Description
07	24.11.14	Response to Council comment
06	21.11.14	Response to Council comment

Drafted By: L. NICKELS
Checked By: H. VALENTINE
Drawing Ref: 0900659
Version No: 07
Date: 24.11.2014
Initial Issue: -

Scale (A1): 1:2500
(A3): 1:5000

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