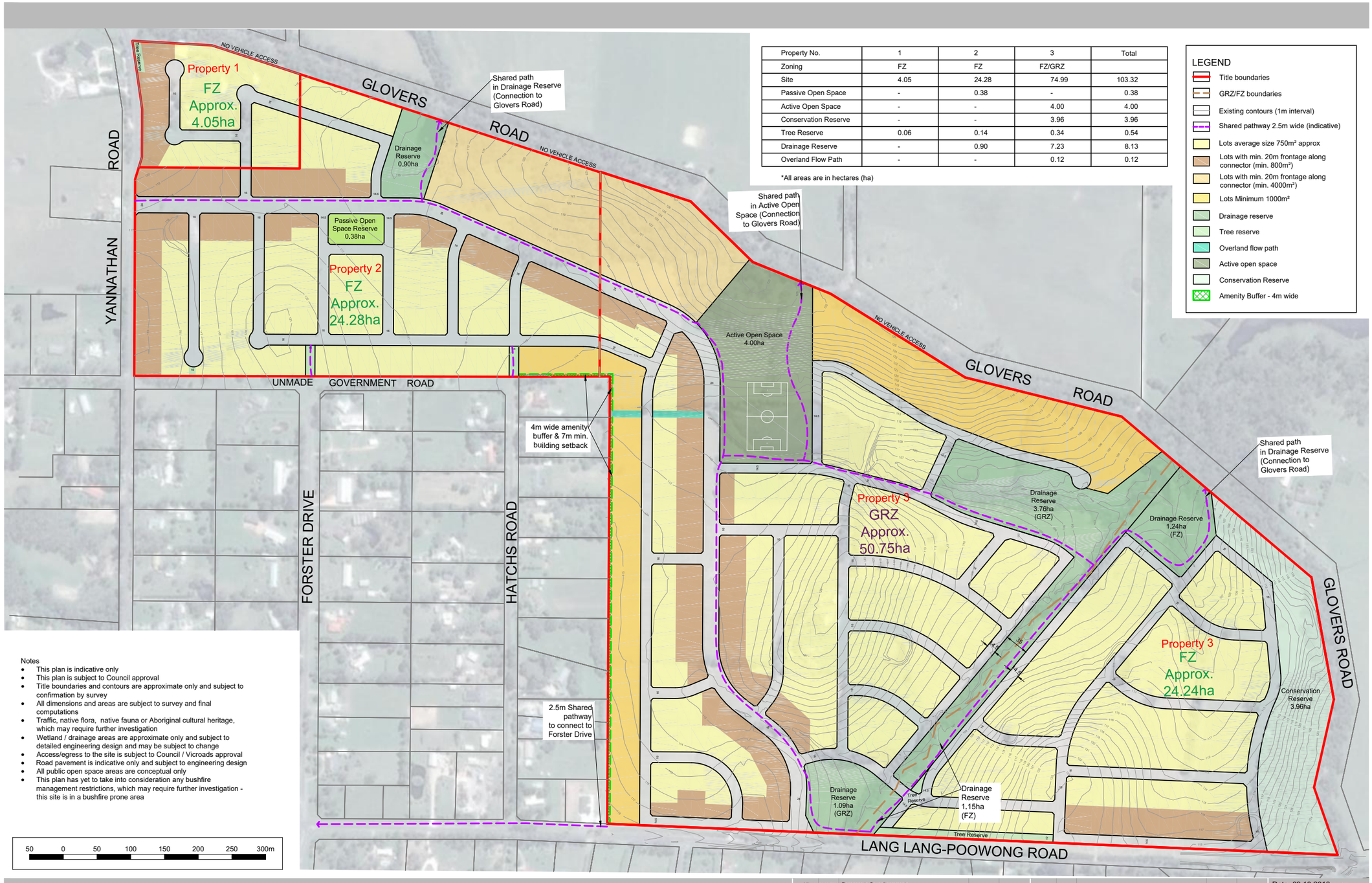

Property No.	1	2	3	Total
Zoning	FZ	FZ	FZ/GRZ	
Site	4.05	24.28	74.99	103.32
Passive Open Space	-	0.38	-	0.38
Active Open Space	-	-	4.00	4.00
Conservation Reserve	-	-	3.96	3.96
Tree Reserve	0.06	0.14	0.34	0.54
Drainage Reserve	-	0.90	7.23	8.13
Overland Flow Path	-	-	0.12	0.12

*All areas are in hectares (ha)

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

Indicative Development Plan

Lang Lang-Poowong Road, Nyora

Wallis Watson Nyora Pty Ltd

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Version	Date	Description	Drafted	Approved
07	24.11.2014	Response to Council comments		
08		Plan amended	TG	DRAFT
09	03.09.2018	Plan amended	TG/KT	DRAFT
10	21.09.2018	Plan amended	TG	
10	09.10.2018	Plan amended	TG	
06	21.11.2014	Response to Council comments		

Date: 09.10.2018
Version No: 10
Job No: 0900659
Scale (A1):1:2500
(A3):1:5000

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