

LEGEND

- Site boundary (approx.)
- Internal title boundary (approx.)
- Existing contours (1m interval)
- Stage boundary
- Stage numbers
- Lots <600m²
- Lots 600m² min
- Lots >700m²
- Naturestrip (indicative)
- Road pavement (indicative)
- Unencumbered public open space
- Shared path 2.5m wide
- Concrete footpath
- Road to be discontinued
- Drainage Reserve

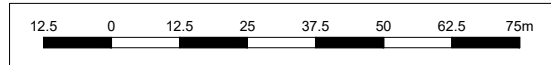
TOTAL number of lots	
Stage 1	21
Stage 2	23
Total	44



- Notes:**
- This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - Existing dams located within construction areas will be filled during construction.
 - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - All roads are 16m local access level 1 unless noted otherwise
 - Road pavement is indicative only and subject to detailed engineering design.
 - Arc dimensions shown are length of arc (not chord)
 - Lot 39 has been omitted

	Area	% of site
Site (Approx.) - includes 0.020ha road to be discontinued	3.892ha	
* Standard Density Lots (44 Lots)	2.986ha	
* Roads (includes part of road not being discontinued)	0.683ha	
Area of external road reserves to be constructed	0.166ha	
Drainage Reserve	0.112ha	
Unencumbered Passive Open Space	0.111ha	2.9%
Net Developable Area	3.669ha	
Lot Yield	44 Lots @ 12.0 lots per ha 679m² average lot size	
Total number of lots	44 lots	

* Indicates inclusion in NDA



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Indicative Subdivision & Staging Plan
18A Davis Street, Nyora
Kufner Textiles (Australia) P/L

Version	Date	Description	Drafted	Approved
03	22.11.2021	Plan amended as requested by Council	T. Guy	
04	08.03.2022	Drainage reserve added. Lots 16, 36 to 41 amended	T. Guy	
05	16.08.2022	Lots 16, 17, 37, 38, 39 & drainage reserve amended	T. Guy	
06	06.12.2022	Lots 16-20, 33-39 & drainage reserve amended	T. Guy	
07	03.02.2023	Drainage Reserve amended, lot 39 removed, lots 37, 38, 40 & 41 amended.	T. Guy	

Date: 03.02.2023
Version No: **07**
Job No: 1601444
Scale (A1): n/a
(A3): 1:1250