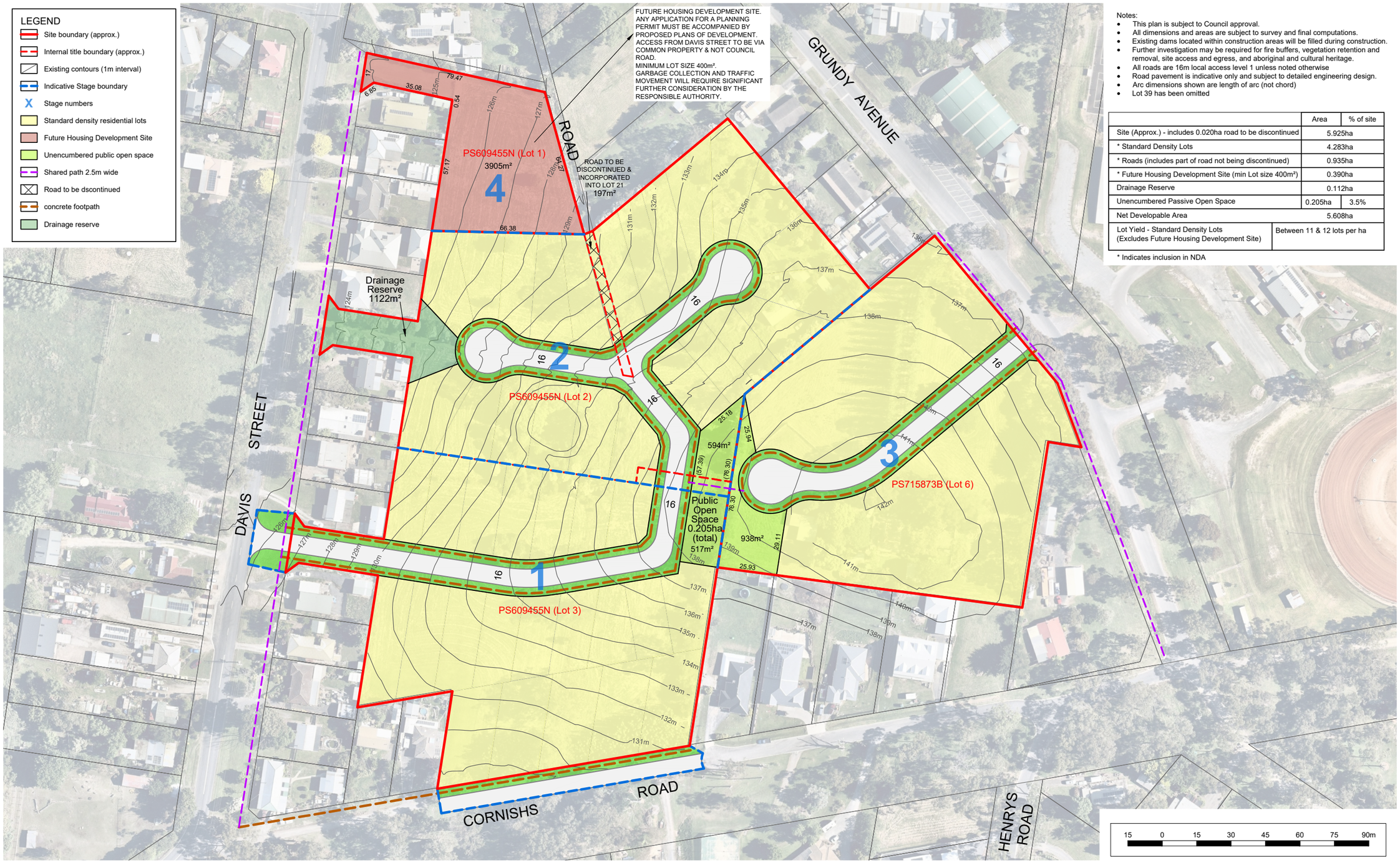

Notes:
- This plan is subject to Council approval.
- All dimensions and areas are subject to survey and final computations.
- Existing dams located within construction areas will be filled during construction.
- Further investigation may be required for fire buffers, vegetation retention and removal, 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	5.925ha	
* Standard Density Lots	4.283ha	
* Roads (includes part of road not being discontinued)	0.935ha	
* Future Housing Development Site (min Lot size 400m²)	0.390ha	
Drainage Reserve	0.112ha	
Unencumbered Passive Open Space	0.205ha	3.5%
Net Developable Area	5.608ha	
Lot Yield - Standard Density Lots (Excludes Future Housing Development Site)	Between 11 & 12 lots per ha	

* Indicates inclusion in NDA

Development Plan

18A Davis Street & 32 Grundy Avenue, Nyora

Kufner Textiles (Australia) P/L & Wayne Allen

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Version	Date	Description	Drafted	Approved
04B	28.09.2021	Plan amended as requested by Council	T. Guy	
04C	22.11.2021	Plan amended as requested by Council	T. Guy	
04D	08.03.2022	Drainage reserve added	T. Guy	
05	16.08.2022	Drainage reserve amended	T. Guy	
07	03.02.2023	Drainage reserve amended	T. Guy	
04A	30.03.2021	Plan amended	T. Guy	

Date: 03.02.2023
Version No: 07
Job No: 1601444
Scale (A1): 1:750
(A3): 1:1500

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