

LEGEND

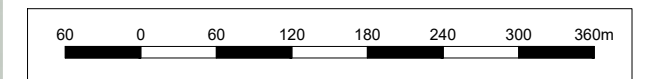
- Title boundary (approx.)
- Existing Contours (1m interval)
- Lots
- Defendable space boundary
- Existing vegetation patch to be protected under a section 69 agreement
- Existing vegetation patch to be protected under a section 173 agreement
- Lightly scattered vegetation to be retained
- Existing scattered trees to be retained (No building within 1m of canopy)
- Existing scattered tree to be removed
- All scattered trees within 2m of proposed boundaries. Developer to fence all boundaries as part of subdivision. No trees are to be removed for fencing purposes.
- Proposed 20m wide biolink
- Building and effluent envelope
10m setback from roads
5m setback from side boundaries
30m setback from dams
1m setback from tree canopies
- Building envelope (no effluent)
- Stage boundary
- Stage numbers



Modified 'T' junction to be constructed as per Austroads Guide to Traffic Management Part 8 Figure 7.23

Scattered trees to be removed on site (red)	13
Scattered trees within 2m of proposed boundaries - assumed loss (blue)	12

Site (Approx.)	136.595ha
* Lots	117.734ha
* Roads (including future roads)	5.977ha
* Portion of Lot 32 subject to Section 69 agreement	12.885ha
Net Developable Area (NDA) (items shown with *)	136.595ha
Lot Yield	58 lots @ 0.4 lots per ha 22520m ² average lot size



- Notes:**
- This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - Further investigation may be required for vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - No allowance has been made for Public Open Space within this development.
 - Arc dimensions shown are length of arc (not chord).
 - Unless shown as a blue colour, all trees are located greater than 2m clear of proposed fence lines.

Indicative Subdivision and Staging Plan
660 Lynnes Road, Wattle Bank
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Version	Date	Description	Drafted	Approved	Version	Date	Description	Drafted	Approved
13	23.01.2019	Biolink Hatch amended to match Legend	LN	LN	08	10.09.2018	Building envelopes and bio link added	AM	AM
14	25.02.2018	Amendments as per Council/Client comments	LN	LN	09	12.09.2018	boundary - lots 15/16 amended, tree removal	AM	AM
15	26.02.2019	Amendments as per client comments	LN	LN	10	01.11.2018	Amendments to retain additional vegetation and trees	LN	LN
16	27.02.2019	Amendments as per client comments	LN	LN	11	07.11.2018	Amendments per comments	KT/LN	LN
17	12.03.2019	Amendments to match arborist report	LN	LN	12	26.11.2018	Fire Buffers Amended	LN	LN

Date: 12.03.2019
Version No: 17
Job No: 1701411
Scale (A1): 1:3000
(A3): 1:6000