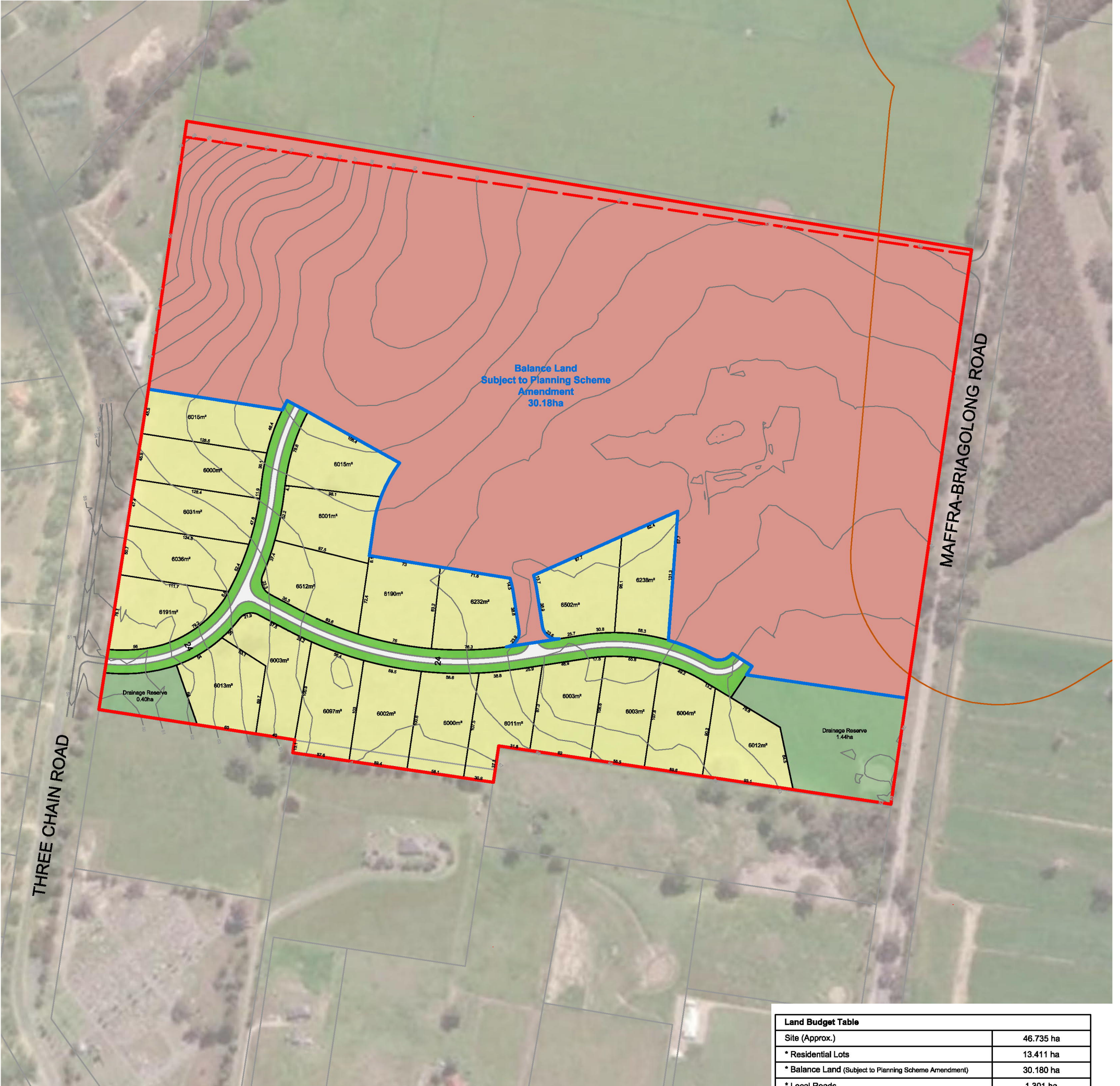


LEGEND	
	Title boundary
	Site Boundary
	Drainage Easement
	Existing contours (1m Interval)
	Residential Lots
	Naturestrip (Indicative)
	Road pavement (Indicative)
	Drainage reserve
	Bushfire Management Overlay
	Balance Land (subject to planning scheme amendment)



Balance Land
Subject to Planning Scheme
Amendment
30.18ha

MAFFRA-BRIAGOLONG ROAD

THREE CHAIN ROAD

Land Budget Table	
Site (Approx.)	46.735 ha
* Residential Lots	13.411 ha
* Balance Land (Subject to Planning Scheme Amendment)	30.180 ha
* Local Roads	1.301 ha
Drainage Reserve	1.843 ha
Net Developable Area	44.892 ha
Lot Yield (Overall)	22 lots @ 1.5 lots per ha 6096m ² average lot size
Total Number of Lots	22

- Notes:
- This plan was prepared as a **PROPOSAL** only and should not be used for any other purpose.
 - This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - The layout and area required will be subject to engineering detail design and Council approval.
 - Existing drainage directions shown are approximate only and subject to a detailed storm water management investigation.
 - 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.
 - Road pavement is indicative only and subject to detailed engineering design.
 - NO ALLOWANCE** has been made for Public Open Space within this development.
 - Arc dimensions shown are length of arc (not chord)
 - 25m building exclusions to be applied to trees to be retained.



Master Plan - Phase 1 (Development Plan)
Maffra-Briagolong Road, Maffra

Version	Date	Description	Drafted	Approved
14	12.08.2025	Amended as per comments		
15	25.11.2025	Amended stage boundary		
16	27.11.2025	Amended stage boundary		
17	04.03.2026	Amended to Internal/Council comments		
18	11.03.2026	Amended to Client/Internal/Council comments		

Date: 11.03.2026
Version No: **18**
Job No: 2102640
Scale (A1): 1:2000
(A3): 1:4000

