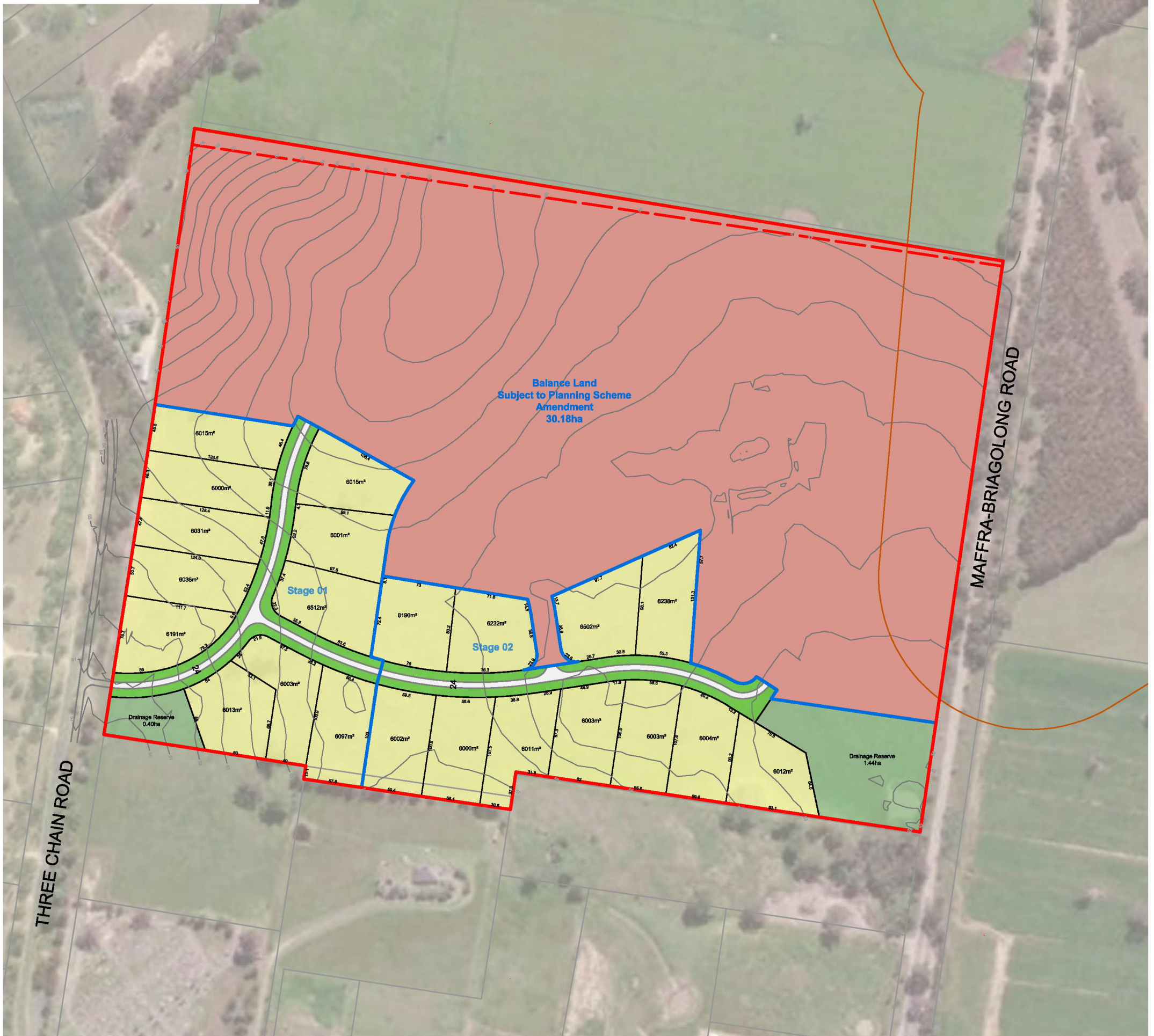
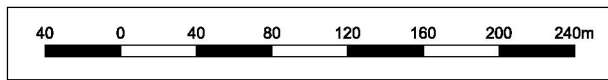


- LEGEND**
-  Title boundary
 -  Site Boundary
 -  Drainage Easement
 -  Existing contours (1m interval)
 -  Residential Lots
 -  Naturestrip (indicative)
 -  Road pavement (indicative)
 -  Drainage reserve
 -  Bushfire Management Overlay
 -  Balance Land (subject to planning scheme amendment)



- 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.

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



Master Plan - Phase 2 (Planning Permit Application for Stage 1 & 2)
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

