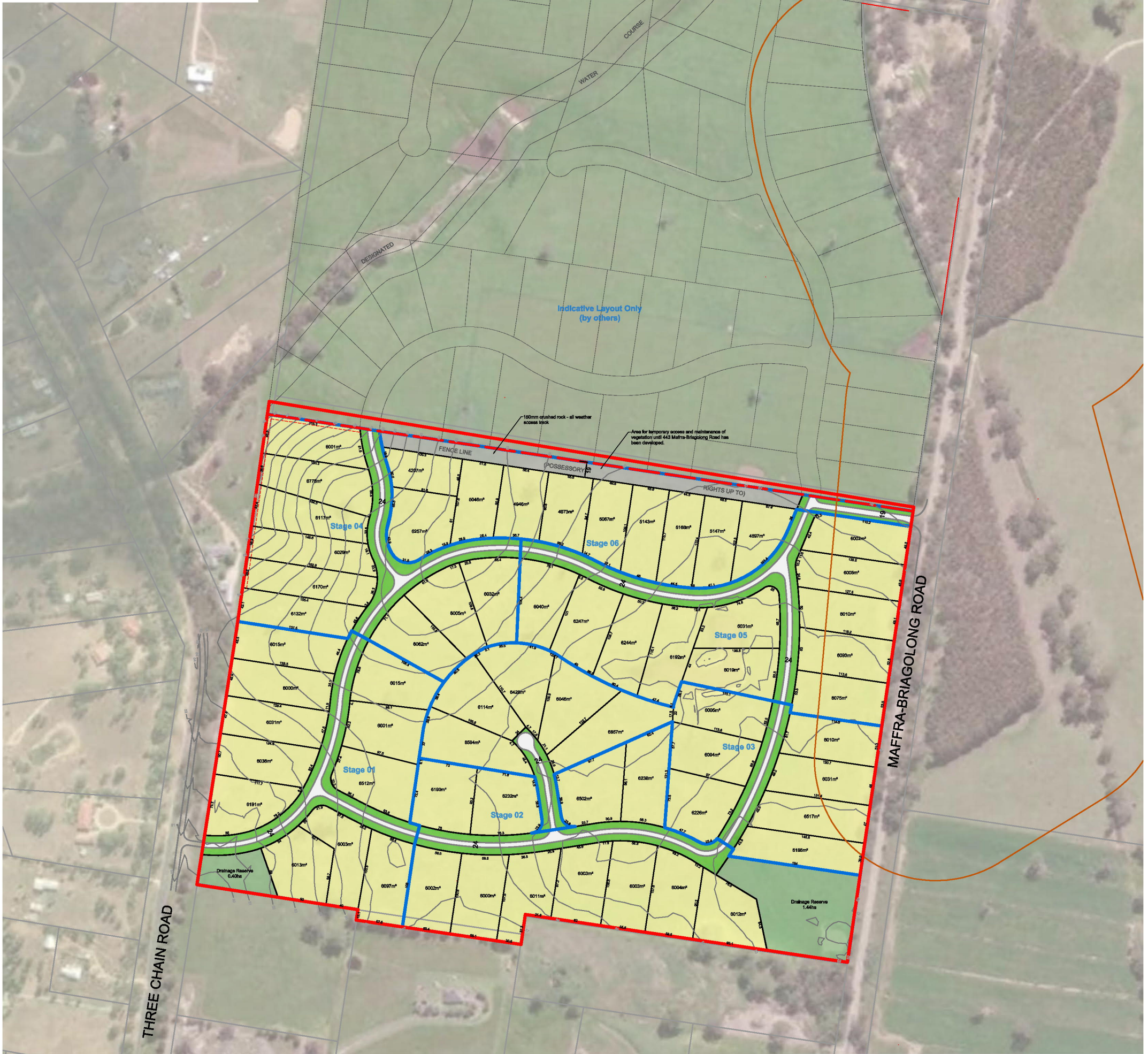


**LEGEND**

- Title boundary
- Site Boundary
- Drainage Easement
- Existing contours (1m interval)
- Residential Lots
- Naturestrip (Indicative)
- Road pavement (Indicative)
- Drainage reserve
- Bushfire Management Overlay
- Common Property



THREE CHAIN ROAD

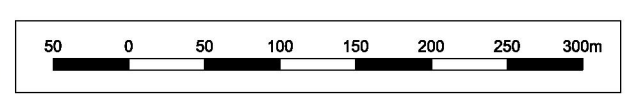
MAFFRA-BRIAGOLONG ROAD

Indicative Layout Only  
(by others)

- 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.

Site	46.735 ha
* Residential Lots	38.216 ha
* Common Property	0.995 ha
* Non-Arterial Roads	5.682 ha
Drainage Reserve	1.843 ha
Net Developable Area	44.892 ha
Lot Yield (Overall)	64 lots @ 1.4 lots per ha 5971m <sup>2</sup> average lot size
Total Number of Lots	64

\* Indicates inclusion in NDA



**Master Plan - Phase 3 (Indicative only / Not to be approved)**  
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): (A3):