

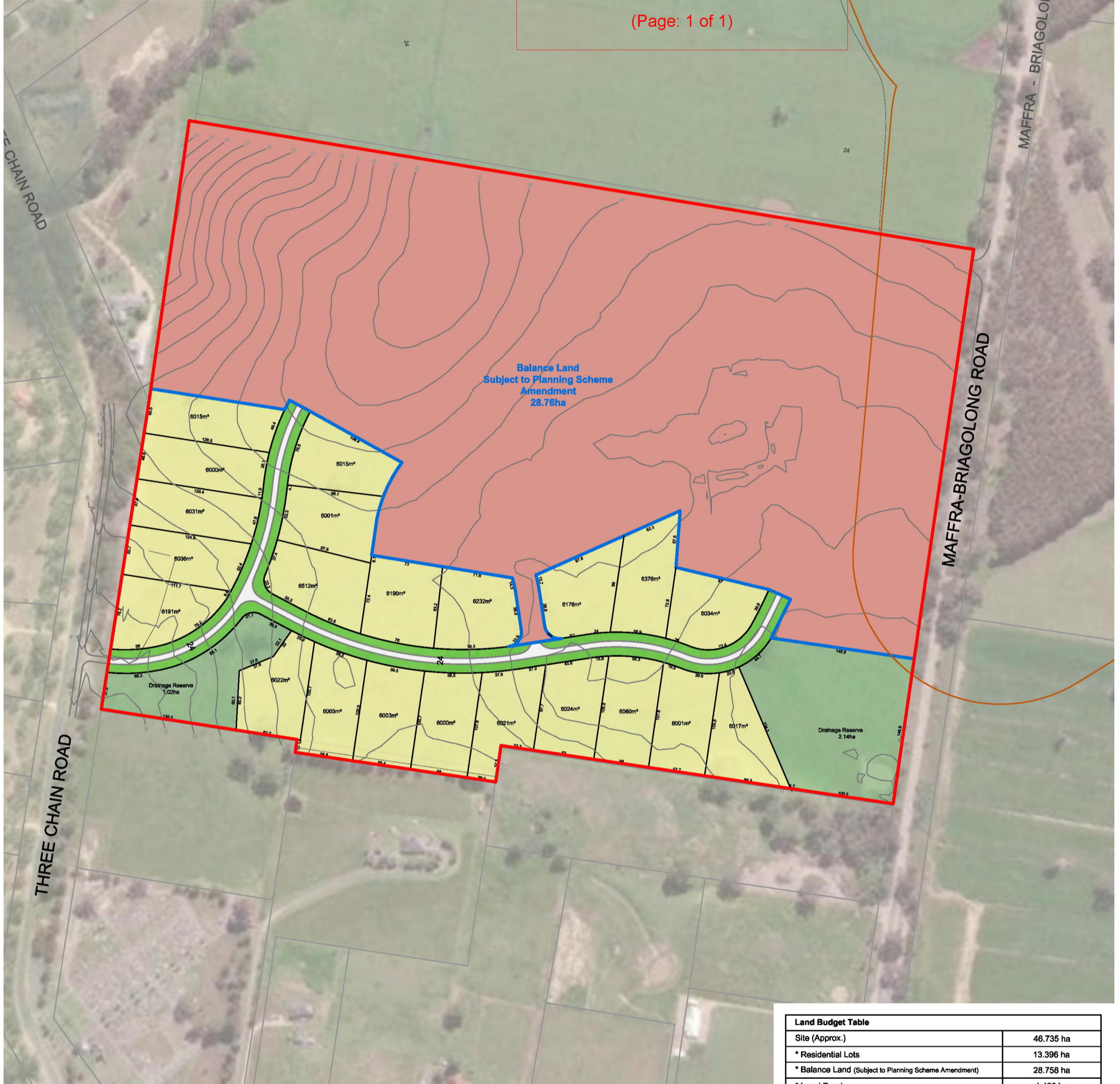
- LEGEND**
-  Title boundary
  -  Site Boundary
  -  Drainage Easement
  -  Existing contours (1m interval)
  -  Residential Lots
  -  Naturestrip (indicative)
  -  Road pavement (indicative)
  -  Drainage reserve
  -  Bushfire Management Overlay
  -  Balance Land (subject to planning scheme amendment)

**APPROVED DEVELOPMENT PLAN  
PLANNING AND ENVIRONMENT ACT 1987  
WELLINGTON PLANNING SCHEME  
Clause 43.04 Schedule 1**

DP NAME: DPO1 - Maffra North

DATE: 15 June 2026  
SIGNED: Caragh Button  
OFFICER TITLE: Strategic Planner

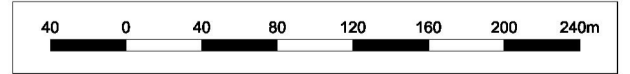
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Balance Land  
Subject to Planning Scheme  
Amendment  
28.78ha

Land Budget Table	
Site (Approx.)	46.735 ha
* Residential Lots	13.396 ha
* Balance Land (Subject to Planning Scheme Amendment)	28.758 ha
* Local Roads	1.426 ha
Drainage Reserve	3.155 ha
Net Developable Area	43.580 ha
Lot Yield (Overall)	22 lots @ 1.5 lots per ha 6089m <sup>2</sup> 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
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		
19	26.04.2026	Amended drainage reserve		

Date: 26.04.2026  
Version No: **19**  
Job No: 2102640  
Scale (A1): 1:2000  
(A3): 1:4000

