PARKLANE GARDENS ESTATE 504 - 530 BALLAN ROAD, WYNDHAM VALE DEVELOPMENT SUMMARY (STAGES 2 to 8) LOTS BELOW 300m² TO BE DEVELOPED WITH DWELLINGS COMPLYING WITH THE SMALL LOT HOUSING CODE. ■ 12.5m x 2lm (APPROX.) ▲ I6m x I6m (APPROX.) * FORMAL ACCESS TO EXISTING DWELLING LOT (PART OF STAGE 3) LOTS LARGER THAN 300m² TOTAL SITE SUMMARY (STAGES 2 TO 8) OPEN SPACE * 4m WIDE POSTIE ROAD AND MAXIMUM I·2m HIGH VISUALLY PERMEABLE FENCE ALONG NORTH SIDE, TO BE INSTALLED AS PART OF ANY FUTURE DEVELOPMENT OF EXISTING DWELLING LOT GROSS SITE AREA 9.623ha NET SITE AREA 8.196ha NET DENSITY 21•96dw/ha * TEMPORARY ACCESS ROAD (PART OF STAGE 2) TO BE REMOVED AND REPLACED WITH A 4m WIDE POSTIE ROAD AS PART OF ANY FUTURE DEVELOPMENT OF THE EXISTING DWELLING LOT <u>NOTES</u> * SECTION 173 AGREEMENTS, RELATING TO THESE MATTERS, TO BE REGISTERED ON TITLE STAGE 8 THIS PLAN TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT STRATEGY DEVELOPED FOR THIS SUBDIVISION EXISTING DWELLING 4261m² STAGE 9 I•088ha STAGE 3 SUPERLOT FOR FUTURE MIXED USE DEVELOPMENT IN ACCORDANCE WITH BALLAN ROAD PSP RESERVE I•000ha STAGE I•193ha EXISTING MEDICAL CENTRE

PLAN OF PROPOSED DEVELOPMENT

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ORIGINAL SCALE SCALE 10 0 10 20 30 40 1:1000 LENGTHS ARE IN METRES

SURVEYOR'S REFERENCE REF 9855/1/05 SHEET VERSION 10 SIZE ΑI 9855105v10.lcd

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CONSULTING LAND SURVEYORS & TOWN PLANNERS Level I 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079 PHONE 94784933 FAX 94975266 A.C.N. 004 963 884



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