

LOT 2 ON PS308336A
Vol:10130 Fol:554

LOT 3 ON PS429755C
Vol:10526 Fol:303

LOT 1 ON TP365740G
Vol:04672 Fol:365

STAGE 1: 25 LOTS = 100 TO 124, RESERVE
STAGE 2: 27 LOTS = 200 TO 226
STAGE 3: 28 LOTS = 300 TO 327
STAGE 4: 11 LOTS = 400 TO 410
STAGE 5: 33 LOTS = 500 TO 532, RESERVE & RESERVE (PART)
STAGE 6: 32 LOTS = 600 TO 631
STAGE 7: 26 LOTS = 700 TO 725, RESERVE
STAGE 8: 33 LOTS = 800 TO 832, RESERVE
STAGE 9: 22 LOTS = 900 TO 921, RESERVE & RESERVE (PART)
STAGE 10: 11 LOTS = 1000 TO 1010, RESERVE (PART)
STAGE 11: 8 LOTS = 1100 TO 1107, RESERVE (PART)
STAGE 12: 22 LOTS = 1200 TO 1221, RESERVE (PART)
STAGE 13: 9 LOTS = 1300 TO 1308, RESERVE (PART)
STAGE 14: 17 LOTS = 1400 TO 1416, RESERVE & RESERVE (PART)
STAGE 15: LOT A = AGED CARE/ LIFE STYLE VILLAGE
TOTAL NUMBER OF LOTS = 304 RESIDENTIAL AND LOT A
304 Lots @ 792m ² average

LAND BUDGET			
SITE AREA	45.53ha		
LAND USES	AREA	% SITE	
RESERVE ENCUMBERED	2.31ha	5.1%	
LOCAL ROADS	9.90ha	21.8%	
RESERVE UNENCUMBERED	6.05ha	13.3%	
304 RESIDENTIAL BLOCKS	24.06ha	52.9%	
LOT A=AGED CARE OR LIFESTYLE VILLAGE	3.21ha	7.0%	
TOTAL AREA	45.53ha	100.0%	
RESIDENTIAL = 9 LOTS PER ha			

- TREES OUTSIDE THE SITE
- TREE TO BE REMOVED
- STRZELECKI GUM TO BE RETAINED
- STRZELECKI GUM TO BE REMOVED
- RESERVE UNENCUMBERED
- ENCUMBERED RESERVE
- POSSIBLE AGED CARE OR LIFESTYLE VILLAGE
- STAGE BOUNDARY
- RIVER

DIMENSIONS HEREON ARE SUBJECT TO SURVEY.
THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES.
FEATURES & CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM SURVEY CARRIED OUT BY MILLAR & MERRIGAN ON 18/02/2018. REF: 21892F1
CONTOUR VERTICAL INTERVAL 0.20 METRES.

No.	Revision Description	Drawn	App'd	Date
4	Updated layout, areas, and Land Budget	AHW		19/01/2021
3	Recalculated layout	AHW	GL	21/12/2020
2	Layout updated	AHW		13/10/2020
1	Prepared for town planning purposes	AHW	ME	24.01.2019
No.	Revision Description	Drawn	App'd	Date

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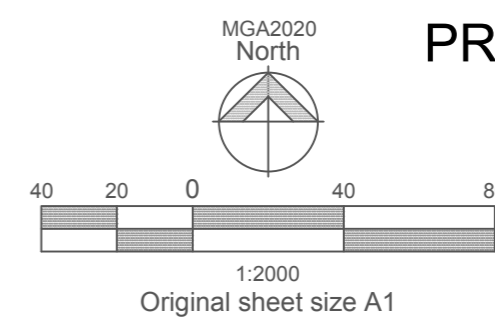
FOR APPROVAL

Millar | Merrigan

Land Development Consultants

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Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design

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PROPOSED SUBDIVISION PLAN

PART 63 YARRAGON-LEONGATHA ROAD, YARRAGON
BAW BAW SHIRE COUNCIL

21892P3
VERSION 4
SHEET 1 OF 1

