










### YIELD BREAKDOWN

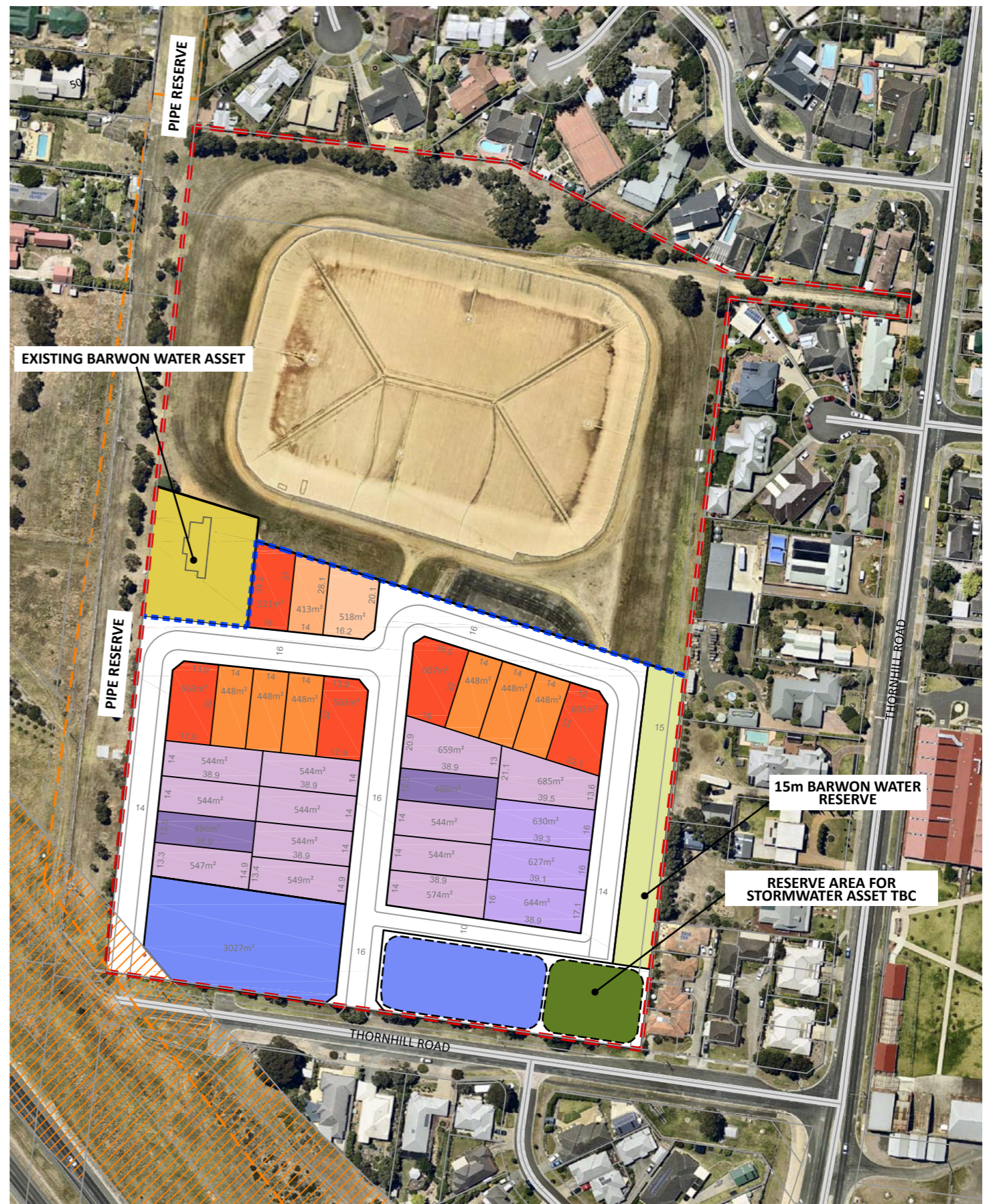
Lot Width (38.0 depth)	
16m	3
14m	12
12.5m	2
Lot Width (32 depth)	
16m	5
14m	6
Lot Width (28 depth)	
14m	1
Lot Width (21 depth)	
18m	1
Total Lots	30
Avg lot size	539
LOTS PER NDA/HA	10
<b>Superlot</b>	
	2

### LEGEND

-  Property Boundary
-  Stage Boundary
-  Retarding Basin
-  Barwon Water Asset - Pump Station
-  Open Space (encumbered)
-  Existing brick building to be retained
-  Existing Gas Pipeline
-  Existing Transmission Easement
-  Contours (1m intervals)

### LAND BUDGET

Total Precinct Area	3.42		
DESCRIPTION	AREA (Ha)	% Precinct	& NDA
Encumbered Land			
Retarding Basin	T.B.C.		
Open space (encumbered)	0.18	5.18%	
Net Developable Area	3.11	91.02%	
Roads	0.98	28.66%	31.49%
Conventional Density Residential	1.62	47.34%	52.01%
Superlots	0.51	15.02%	16.50%



**Subdivision Concept Plan**  
122A Thornhill Road, Highton



ref.: 30048000F  
date: 11 October 2016  
rev.: L  
drawn: NP  
checked: CD

please note:  
This plan is based on preliminary information only  
and may be subject to change as a result of formal  
Council/Authority advice, detailed site investigations  
and confirmation by survey

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