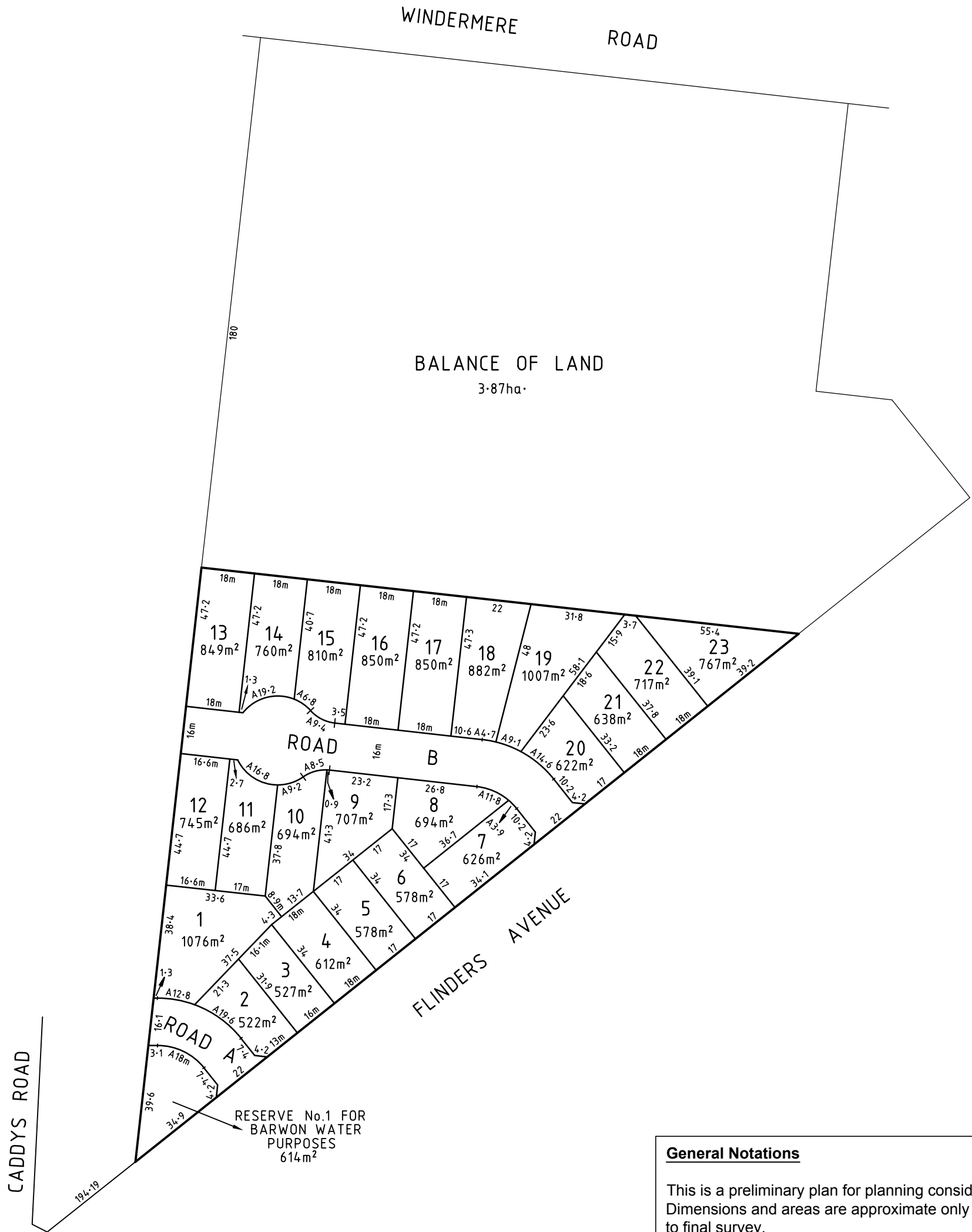


M.G.A.94
ZONE 55



General Notations

This is a preliminary plan for planning consideration. Dimensions and areas are approximate only and are subject to final survey.

PRELIMINARY

Rev.	Revision	Date
2	BALANCE LOT INCL. COURT BOWL DEL	17-08-16
3	COURT BOWL ADDED, RESERVE MOVED	08-09-16
4	COURT BOWL MIRRORING ADJOINING	09-09-16

TGM Group
1/27-31 Myers Street (PO Box 1137)
Geelong Vic 3220
T 03 5202 4600
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ABN 11 125 568 461
www.tgmgroup.com



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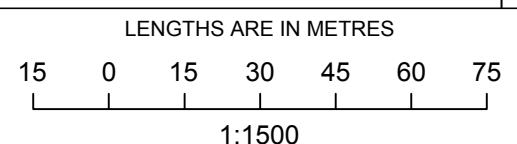
JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001

**PLAN OF PROPOSED
SUBDIVISION**

FLINDERS AVENUE,
LARA, 3212.

L. BISINELLA DEVELOPMENTS

Job Number: 4986-108	Date of Issue
Sheet: 1 of 1	09/09/16
Date of Survey: -	



**At Size
A3**

Survey: -	Drawn: RD	Checked: CM
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DWG: 4986-108-PP01V2 **REV: 4**

OVERALL DEVELOPMENT PLAN 143-179 FLINDERS AVENUE LARA

SCALE 1:2000 (@A3)
DATE 09/09/2016
VERSION 1

PROPERTY INFORMATION

LOT AREAS

500-599m ²	17%	(4 Lots)
600-699m ²	29%	(7 Lots)
700-799m ²	21%	(5 Lots)
800m ² -1ha	29%	(7 Lots)
1ha+	4%	(1 Lot)
TOTAL	100%	(24 Lots)

LEGEND

- 500-599m² AREA RANGE
- 600-699m² AREA RANGE
- 700-799m² AREA RANGE
- 800m²+ AREA RANGE
- 0.306ha ROADS
- 0.061ha BARWON WATER RESERVE
- PROPOSED SUBDIVISION AREA

5.920ha TOTAL SITE AREA

RESTRICTION:

NO CAT RESTRICTION APPLIES TO ALL PROPOSED LOTS ON THIS PLAN.



Engineering | Survey | Planning

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J:\004866 (CADDYS ROAD, LARA)\108-SS (COOKS)\DWG\4866-108-ODP-V1.DWG

SERENDIP SANCTUARY
251.79ha

PIRRA HOMESTEAD

SERENDIP SANCTUARY
251.79ha

WINDERMERE ROAD

180

24

3.871ha.

RURAL LIVING ZONE (RLZ)
(NOT PROPOSED OF REZONING)

200m FROM SERENDIP

SPOONBILL COURT

13 14 15 16 17 18 19 20 21 22 23

CADDYS ROAD

FIRETAIL WAY

1 2 3 4 5 6 7 8 9 10 11 12

RESERVE No.1 FOR
BARWON WATER
PURPOSES
614m²

LARA PRIMARY SCHOOL

AERIAL SITE ANALYSIS

143-179 FLINDERS AVENUE LARA

SCALE 1:2500 (@A3)
DATE 09/09/2016
VERSION 1

LEGEND

- 500-599m² AREA RANGE
- 600-699m² AREA RANGE
- 700-799m² AREA RANGE
- 800m²+ AREA RANGE
- 3.87ha. - BALANCE LOT 24
- BARWON WATER RESERVE
0.061ha
- PROPOSED SUBDIVISION AREA



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