

# PROPOSED PLAN OF SUBDIVISION CLIFTON ESTATE LEOPOLD

BELLARINE RAIL TRAIL

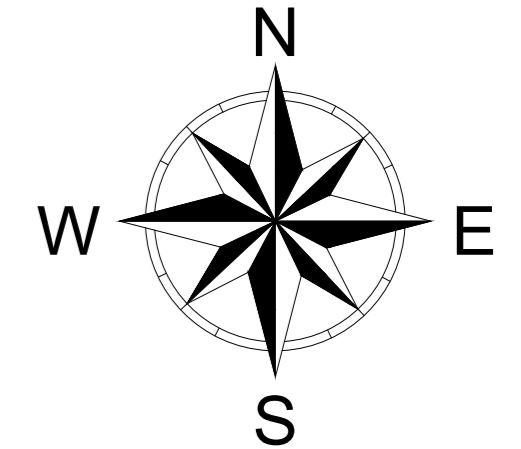
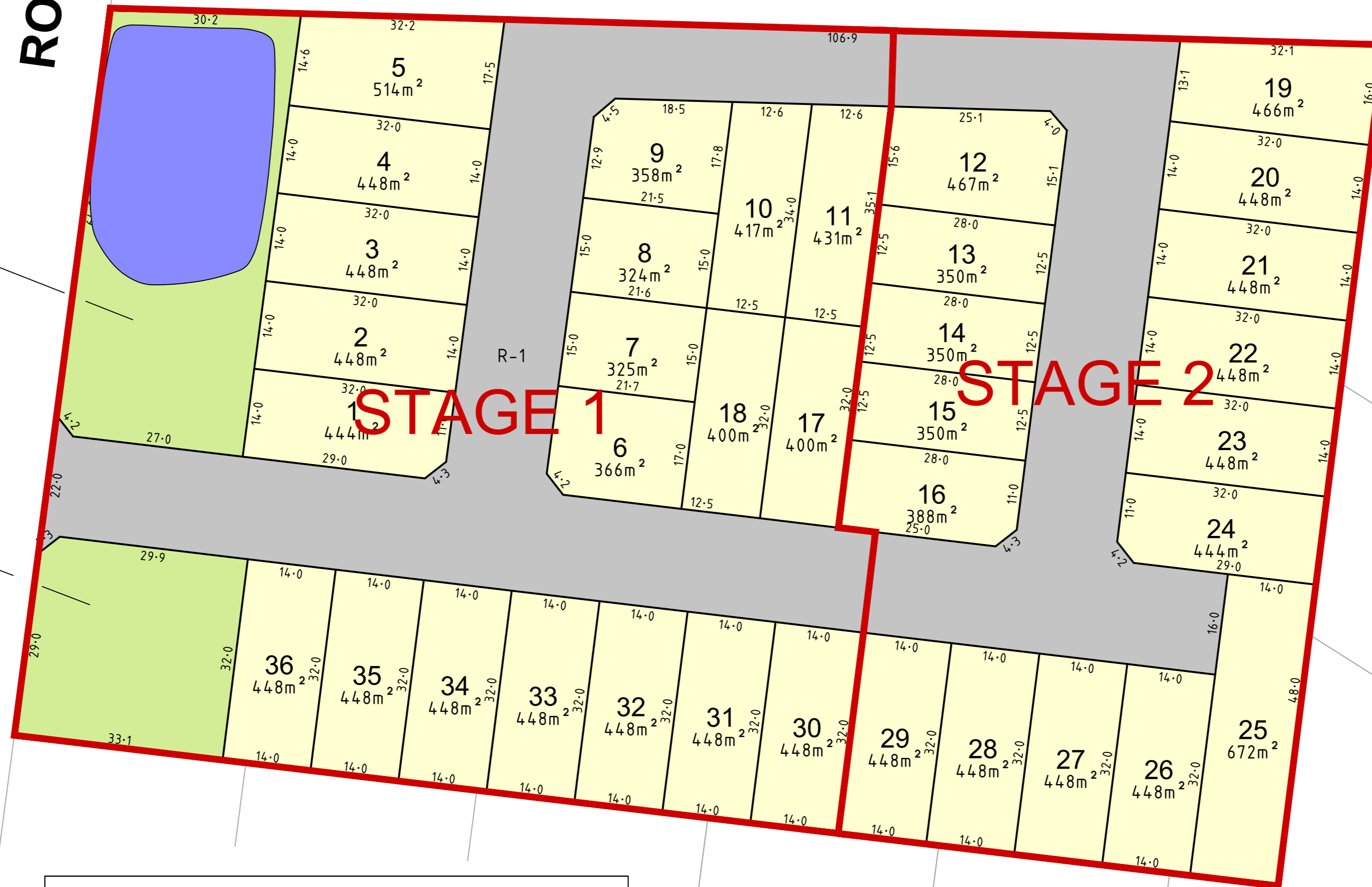
BELLARINE RAIL TRAIL

ROAD

RESERVE No.1 FOR MUNICIPAL DRAINAGE AND PIPELINES OR ANCILLARY PURPOSES  
2074m<sup>2</sup>

RESERVE No.2 FOR MUNICIPAL DRAINAGE AND PIPELINES OR ANCILLARY PURPOSES  
1053m<sup>2</sup>

MELALUKA



## OPEN SPACE ANALYSIS

LAND USE	AREA (HA.)
SITE AREA	2.508
DRAINAGE RESERVES	0.313
NET DEVELOPABLE AREA (NDA)	2.195
LOT DENSITY	16.4 LOTS/HA

SCALE 1:600 (@A2)  
DATE 22/11/2019  
VERSION C  
PLAN REF 18706-04



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