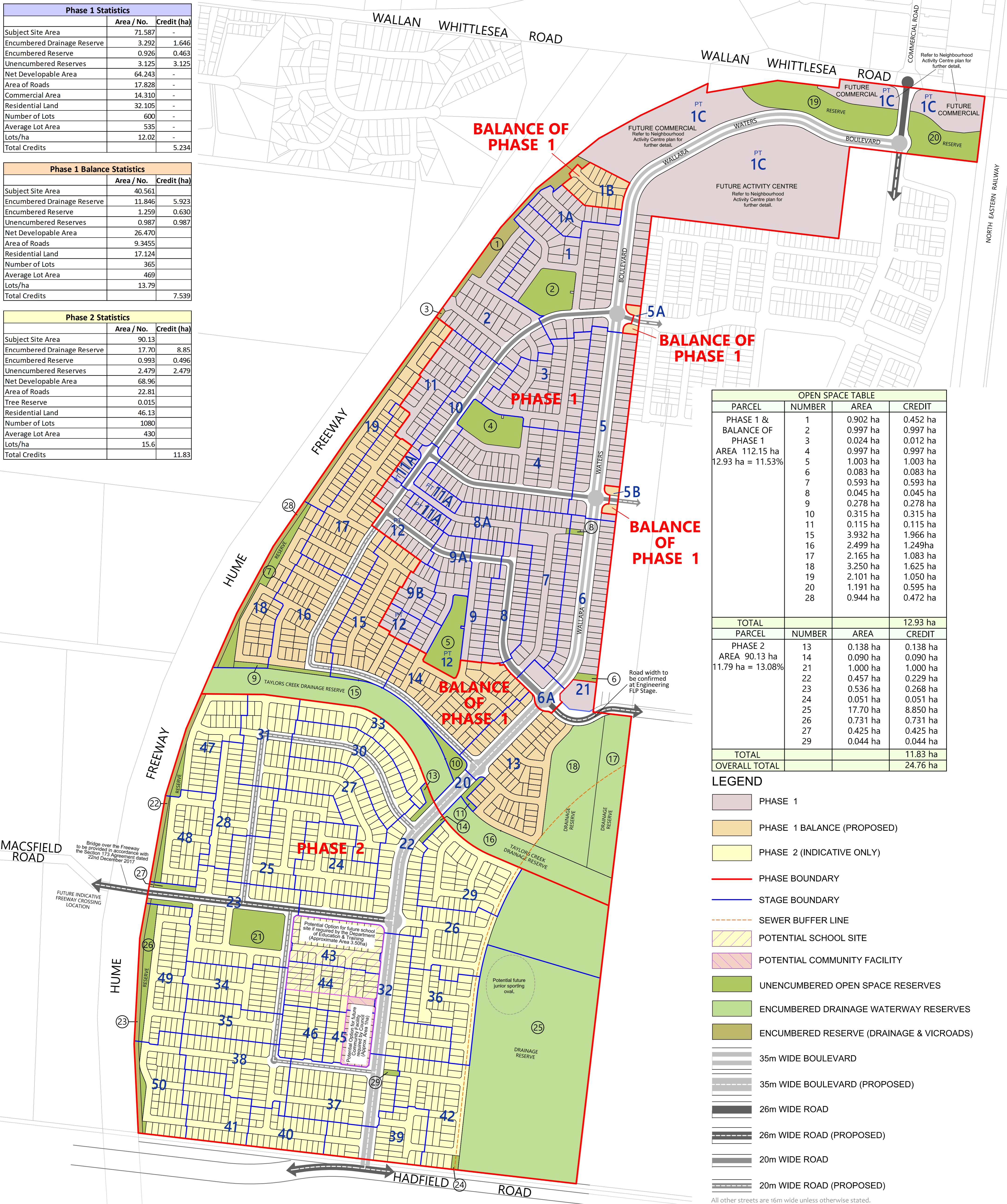


| Phase 1 Statistics | | |
|-----------------------------|------------|-------------|
| | Area / No. | Credit (ha) |
| Subject Site Area | 71.587 | - |
| Encumbered Drainage Reserve | 3.292 | 1.646 |
| Encumbered Reserve | 0.926 | 0.463 |
| Unencumbered Reserves | 3.125 | 3.125 |
| Net Developable Area | 64.243 | - |
| Area of Roads | 17.828 | - |
| Commercial Area | 14.310 | - |
| Residential Land | 32.105 | - |
| Number of Lots | 600 | - |
| Average Lot Area | 535 | - |
| Lots/ha | 12.02 | - |
| Total Credits | | 5.234 |

| Phase 1 Balance Statistics | | |
|-----------------------------|------------|-------------|
| | Area / No. | Credit (ha) |
| Subject Site Area | 40.561 | - |
| Encumbered Drainage Reserve | 11.846 | 5.923 |
| Encumbered Reserve | 1.259 | 0.630 |
| Unencumbered Reserves | 0.987 | 0.987 |
| Net Developable Area | 26.470 | - |
| Area of Roads | 9.3455 | - |
| Residential Land | 17.124 | - |
| Number of Lots | 365 | - |
| Average Lot Area | 469 | - |
| Lots/ha | 13.79 | - |
| Total Credits | | 7.539 |

| Phase 2 Statistics | | |
|-----------------------------|------------|-------------|
| | Area / No. | Credit (ha) |
| Subject Site Area | 90.13 | - |
| Encumbered Drainage Reserve | 17.70 | 8.85 |
| Encumbered Reserve | 0.993 | 0.496 |
| Unencumbered Reserves | 2.479 | 2.479 |
| Net Developable Area | 68.96 | - |
| Area of Roads | 22.81 | - |
| Tree Reserve | 0.015 | - |
| Residential Land | 46.13 | - |
| Number of Lots | 1080 | - |
| Average Lot Area | 430 | - |
| Lots/ha | 15.6 | - |
| Total Credits | | 11.83 |



| OPEN SPACE TABLE | | | |
|---|----------|-----------------|--|
| PARCEL NUMBER | AREA | CREDIT | |
| PHASE 1 & BALANCE OF PHASE 1 AREA 112.15 ha | | | |
| 1 | 0.902 ha | 0.452 ha | |
| 2 | 0.997 ha | 0.997 ha | |
| 3 | 0.024 ha | 0.012 ha | |
| 4 | 0.997 ha | 0.997 ha | |
| 5 | 1.003 ha | 1.003 ha | |
| 6 | 0.083 ha | 0.083 ha | |
| 7 | 0.593 ha | 0.593 ha | |
| 8 | 0.045 ha | 0.045 ha | |
| 9 | 0.278 ha | 0.278 ha | |
| 10 | 0.315 ha | 0.315 ha | |
| 11 | 0.115 ha | 0.115 ha | |
| 15 | 3.932 ha | 1.966 ha | |
| 16 | 2.499 ha | 1.249 ha | |
| 17 | 2.165 ha | 1.083 ha | |
| 18 | 3.250 ha | 1.625 ha | |
| 19 | 2.101 ha | 1.050 ha | |
| 20 | 1.191 ha | 0.595 ha | |
| 28 | 0.944 ha | 0.472 ha | |
| TOTAL | | 12.93 ha | |
| PHASE 2 AREA 90.13 ha | | | |
| 13 | 0.138 ha | 0.138 ha | |
| 14 | 0.090 ha | 0.090 ha | |
| 21 | 1.000 ha | 1.000 ha | |
| 22 | 0.457 ha | 0.229 ha | |
| 23 | 0.536 ha | 0.268 ha | |
| 24 | 0.051 ha | 0.051 ha | |
| 25 | 17.70 ha | 8.850 ha | |
| 26 | 0.731 ha | 0.731 ha | |
| 27 | 0.425 ha | 0.425 ha | |
| 29 | 0.044 ha | 0.044 ha | |
| TOTAL | | 11.83 ha | |
| OVERALL TOTAL | | 24.76 ha | |

- LEGEND**
- PHASE 1
 - PHASE 1 BALANCE (PROPOSED)
 - PHASE 2 (INDICATIVE ONLY)
 - PHASE BOUNDARY
 - STAGE BOUNDARY
 - SEWER BUFFER LINE
 - POTENTIAL SCHOOL SITE
 - POTENTIAL COMMUNITY FACILITY
 - UNENCUMBERED OPEN SPACE RESERVES
 - ENCUMBERED DRAINAGE WATERWAY RESERVES
 - ENCUMBERED RESERVE (DRAINAGE & VICROADS)
 - 35m WIDE BOULEVARD
 - 35m WIDE BOULEVARD (PROPOSED)
 - 26m WIDE ROAD
 - 26m WIDE ROAD (PROPOSED)
 - 20m WIDE ROAD
 - 20m WIDE ROAD (PROPOSED)
- All other streets are 16m wide unless otherwise stated.
The width of the 26m wide road in Stage 13 is to be confirmed at the Engineering FLP stage.
A credit of 50% applies to encumbered open space reserves.
This plan has been prepared for review and comment only and should not be used for any other purpose without the written consent of Reeds Consulting PTY LTD. The plan is subject to survey, title and easement verification, engineering design and approval from council and all other relevant authorities. Findings from flora and fauna reports, cultural heritage assessments and other site investigations may result in changes to the design. All landscape and paving detail shown hereon is indicative only. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land.

OVERALL DEVELOPMENT PLAN
WALLARA WATERS ESTATE, WALLAN

SCALE 1: 4000 SHEET A1
REF 20569/ODP VERSION N DATE 14/05/19
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