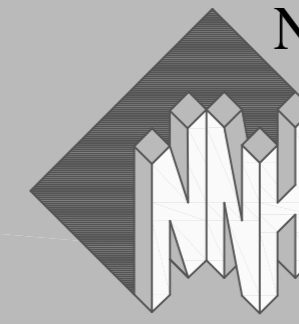
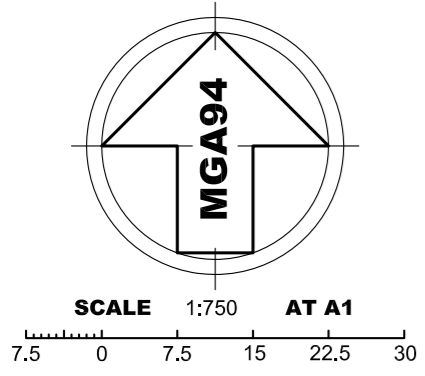


Development Plan

100 BAYVIEW ROAD, OFFICER
CRAIG McDONALD



Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
A.C.N. 067 949 615
8A Codrington Street, Cranbourne 3977
Phone (03) 5996 4133 Fax (03) 5996 6119
Email - mail@nnhsurveyors.net.au



Subdivision Area Analysis

Total Site Area - 4.047ha
(15 Lots per Hectare)
Net-Developable Area - 1.578ha
Number of Residential Lots - 24
Average Area - 447m²
Minimum Area - 375m²
Maximum Area - 510m²
Area of Road - 5035m²
Area of Encumbered Open Space - 2.469ha

 DENOTES BUILDING ENVELOPE

TEMPORARY TURNING AREA FOR
GARBAGE TRUCK, DIMENSIONS AS PER
APPROVED EDCM STANDARD DRAWING

2.5m STRIP FOR ROAD
WIDENING ALONG BAYVIEW ROAD
487m²

BAYVIEW

ROAD



N.N.H. REF. NO.	8112	SCALE:	1:500
DRAWN:	G.G.	DRAWING NO.	8112DP
CHECKED:	L.S.	REV	08
APPROVED BY:	D.J.N.	DATE:	01/10/2020
DATUM:	MGA94	SHEET	1 of 1
MELWAY REF.:	214 H1	ORIGINAL SHEET SIZE	A1