






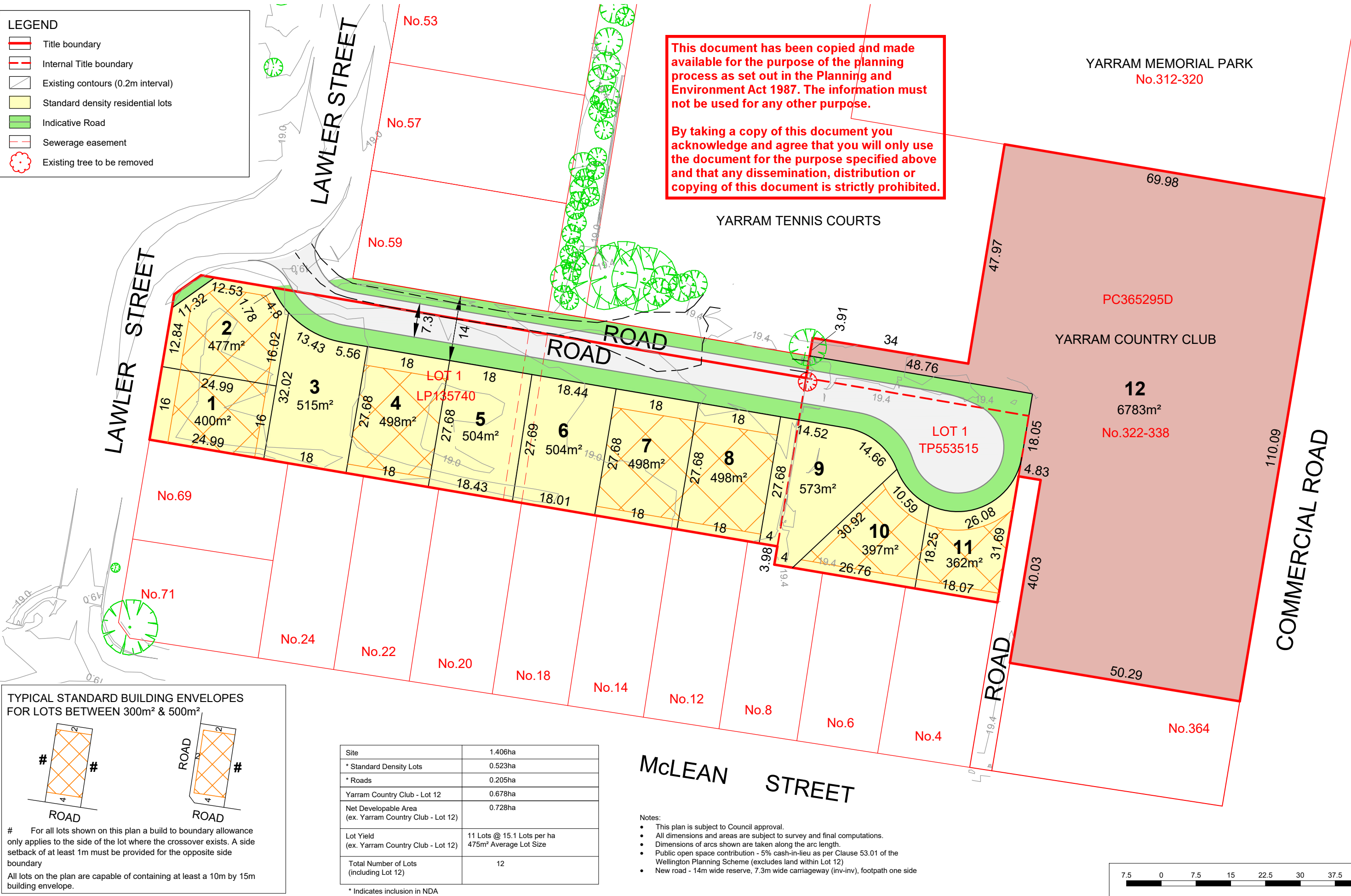


**LEGEND**

-  Title boundary
-  Internal Title boundary
-  Existing contours (0.2m interval)
-  Standard density residential lots
-  Indicative Road
-  Sewerage easement
-  Existing tree to be removed

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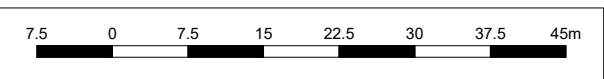
**TYPICAL STANDARD BUILDING ENVELOPES FOR LOTS BETWEEN 300m<sup>2</sup> & 500m<sup>2</sup>**

# For all lots shown on this plan a build to boundary allowance only applies to the side of the lot where the crossover exists. A side setback of at least 1m must be provided for the opposite side boundary

All lots on the plan are capable of containing at least a 10m by 15m building envelope.

Site	1.406ha
* Standard Density Lots	0.523ha
* Roads	0.205ha
Yarram Country Club - Lot 12	0.678ha
Net Developable Area (ex. Yarram Country Club - Lot 12)	0.728ha
Lot Yield (ex. Yarram Country Club - Lot 12)	11 Lots @ 15.1 Lots per ha 475m <sup>2</sup> Average Lot Size
Total Number of Lots (including Lot 12)	12

- Notes:
- This plan is subject to Council approval.
  - All dimensions and areas are subject to survey and final computations.
  - Dimensions of arcs shown are taken along the arc length.
  - Public open space contribution - 5% cash-in-lieu as per Clause 53.01 of the Wellington Planning Scheme (excludes land within Lot 12)
  - New road - 14m wide reserve, 7.3m wide carriageway (inv-inv), footpath one side



Plan of Proposed Subdivision  
 63 Lawler Street & 322-338 Commercial Road (part), Yarram  
 Yarram Country Club Inc.

Date: 12.10.2020		Version No: 01		Job No: 2000245	
01	12.10.2020	Initial release	T. Guy	Drafted	Approved
Scale (A1): n/a		Scale (A3): 1:750			