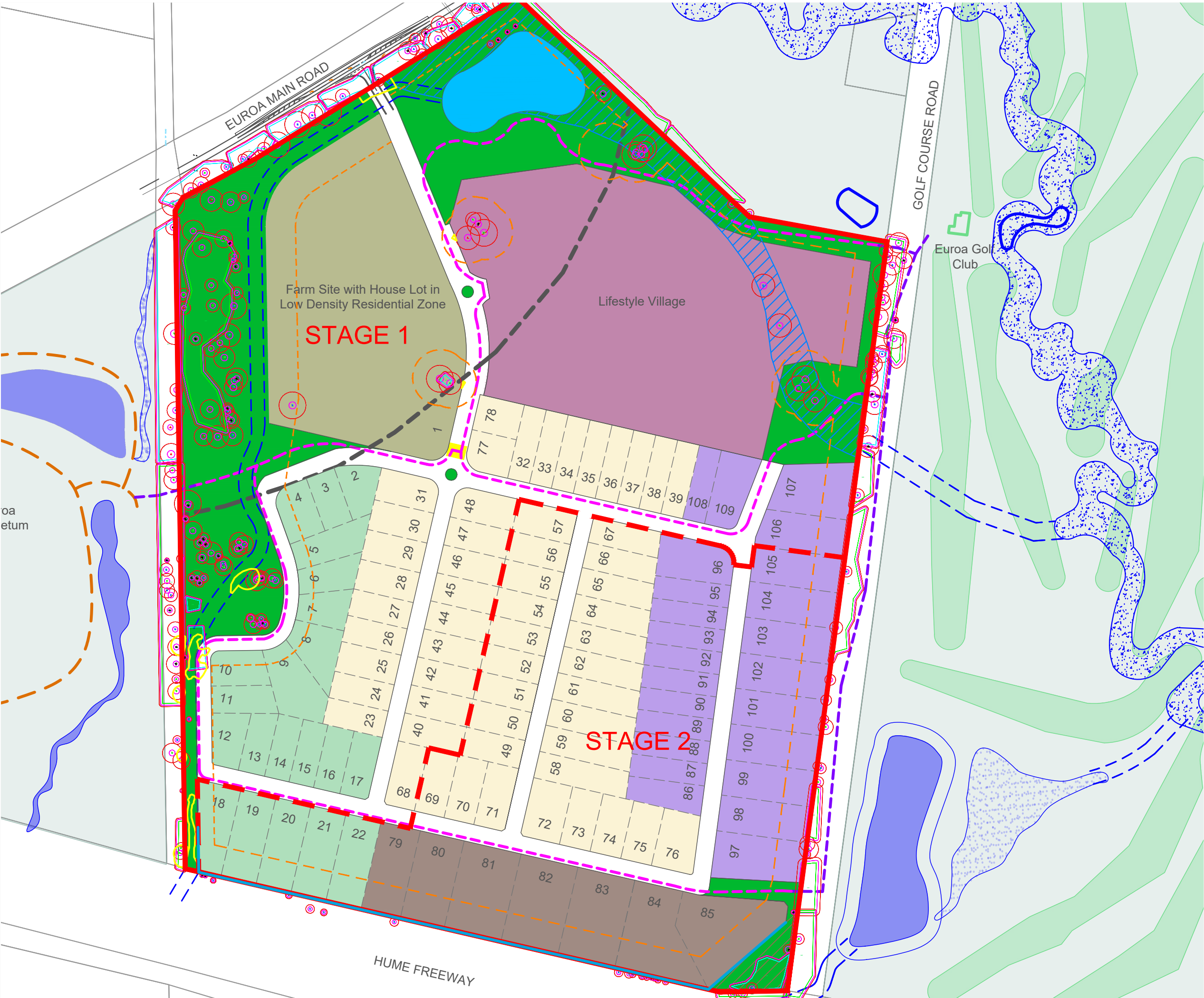


Subdivision Plan: 72 Golf Course Road, Euroa



LEGEND

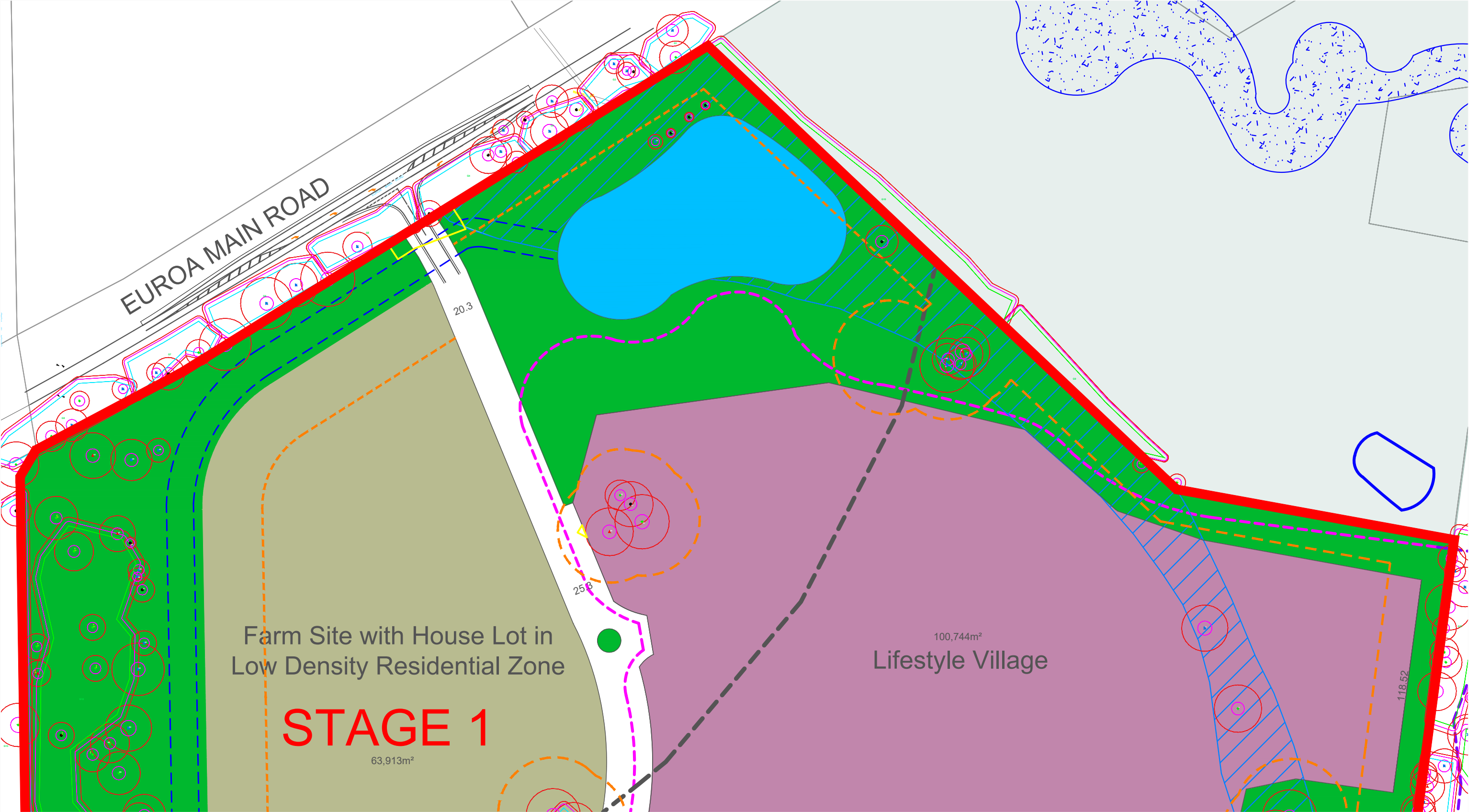
- Site Boundary
- Farm Lot
- Lifestyle Village
- Residential - Golf Lots
- Residential - Low Density Lots
- Residential - Lifestyle Lots
- Residential - Arboretum Lots
- Open Space Precinct
- Urban Floodway
- Building Exclusion Setback for Bushfire Risk
- New Sealed Shared Path 3m
- New Gravel Shared Path
- Raised Pedestrian Crossing
- Wastewater Treatment Facility Buffer
- Tree SRZ and TPZ (Arboricultural Assessment)
- Native Vegetation Impact Area
- Open Drainage Channel
- Stage Boundary
- Acoustic Fence (Southern Boundary)

DEVELOPMENT PLAN SUMMARY

Site Area:	669,098m ²
Farm Site:	63,913m ²
Lifestyle Village:	100,774m ²
Open Space:	131,070m ²
Golf Lots:	132
Standard Lots:	132
Lifestyle Lots:	18
Arboretum Lots:	132
Total Lots:	109

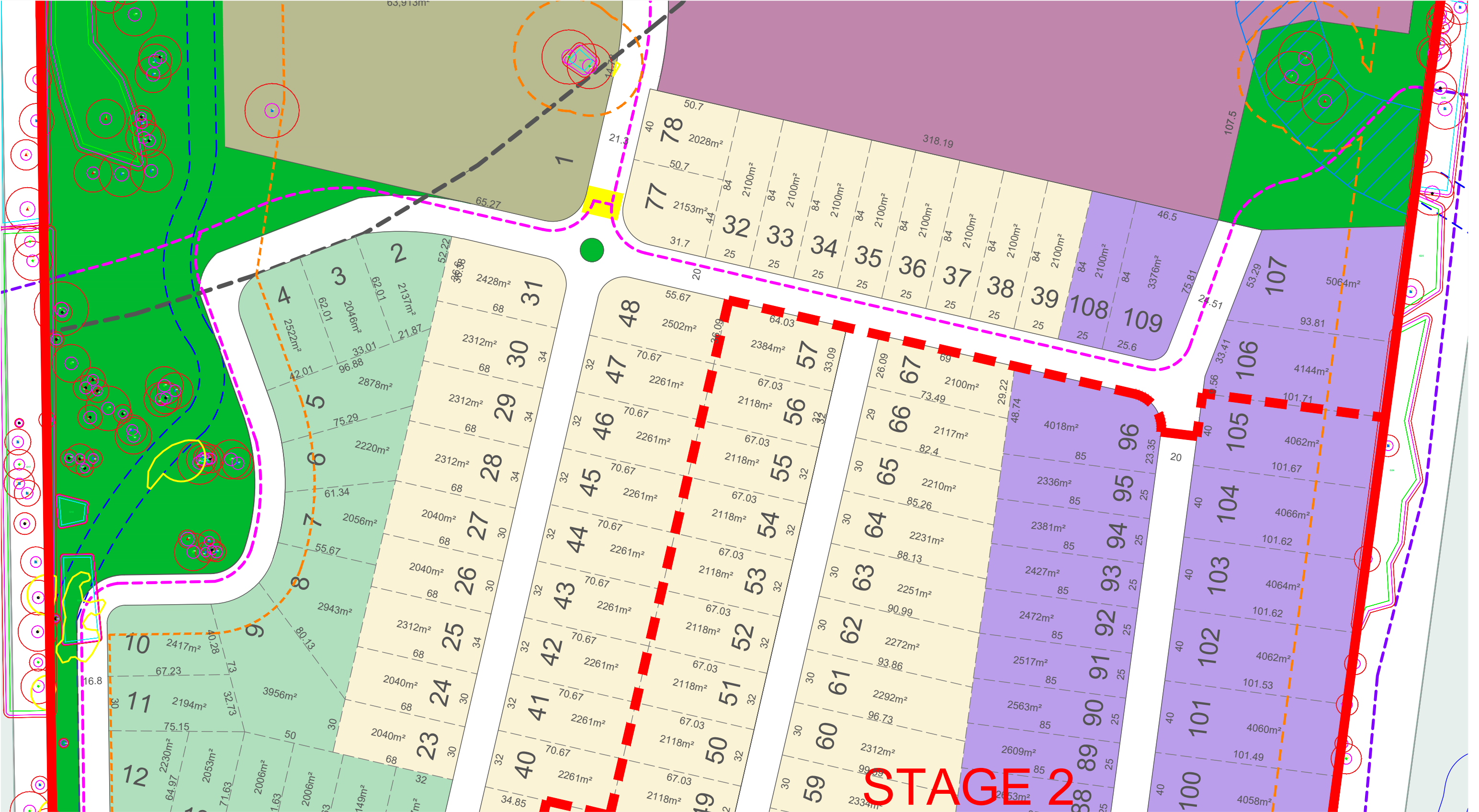
- NOTES**
- The Farm Site is a single property. The southeast corner of the property is within the residential area and may contain a dwelling.
 - The open space includes drainage reserves and native vegetation reserves along with unencumbered land. A detailed landscape plan for these areas will define the areas once functional designs of the infrastructure are available.
 - Impacted native vegetation is based on indicative infrastructure requirements. This will be refined subject to more detailed engineering.
 - Stage 1 can be constructed without the need for the Acoustic Treatment or drainage through the Euroa Golf Course.
 - Lifestyle Village is subject to a separate permit application.
 - The building exclusion setback is 19m from the northern property boundary east of the entry road, 33m from the other property boundaries, 33m from the native vegetation reserves in teh west and 16m from any retained vegetation within the site.
 - 3m high acoustic treatment at the interface with the Hume Freeway will be required as per the approved Development Plan. This includes a return of 50m at the western end and 114m at the eastern end.

Subdivision Plan: 72 Golf Course Road, Euroa (NORTH)



LEGEND			
	Site Boundary		Open Space Precinct
	Farm Lot		Urban Floodway
	Lifestyle Village		Building Exclusion Setback for Bushfire Risk
	Residential - Golf Lots		New Sealed Shared Path 3m
	Residential - Low Density Lots		New Gravel Shared Path
	Residential - Lifestyle Lots		Raised Pedestrian Crossing
	Residential - Arboretum Lots		Wastewater Treatment Facility Buffer
			Tree SRZ and TPZ (Arboricultural Assessment)
			Native Vegetation Impact Area
			Open Drainage Channel
			Stage Boundary
			Acoustic Fence (Southern Boundary)

Subdivision Plan: 72 Golf Course Road, Euroa (CENTRAL)

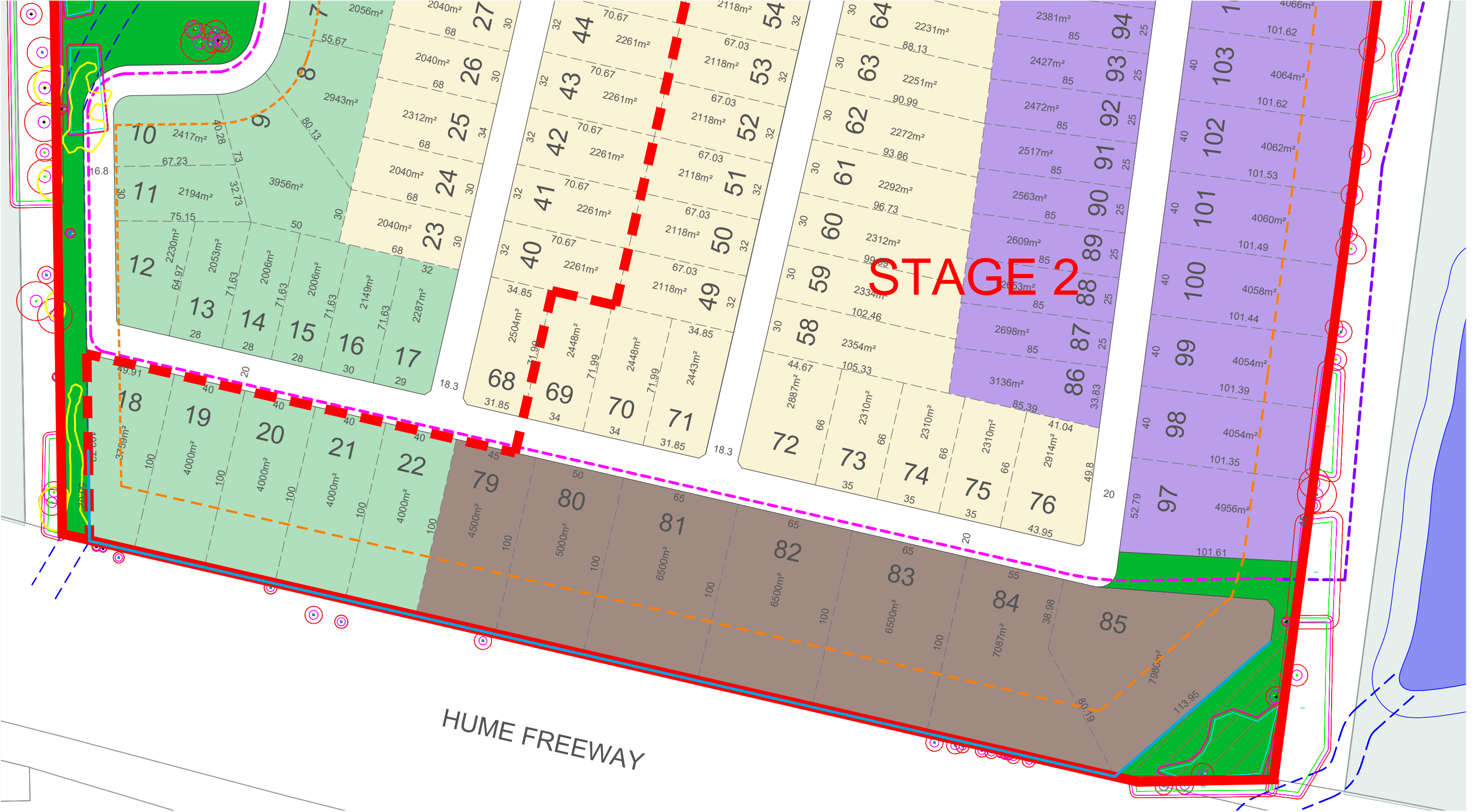


STAGE 2

- LEGEND

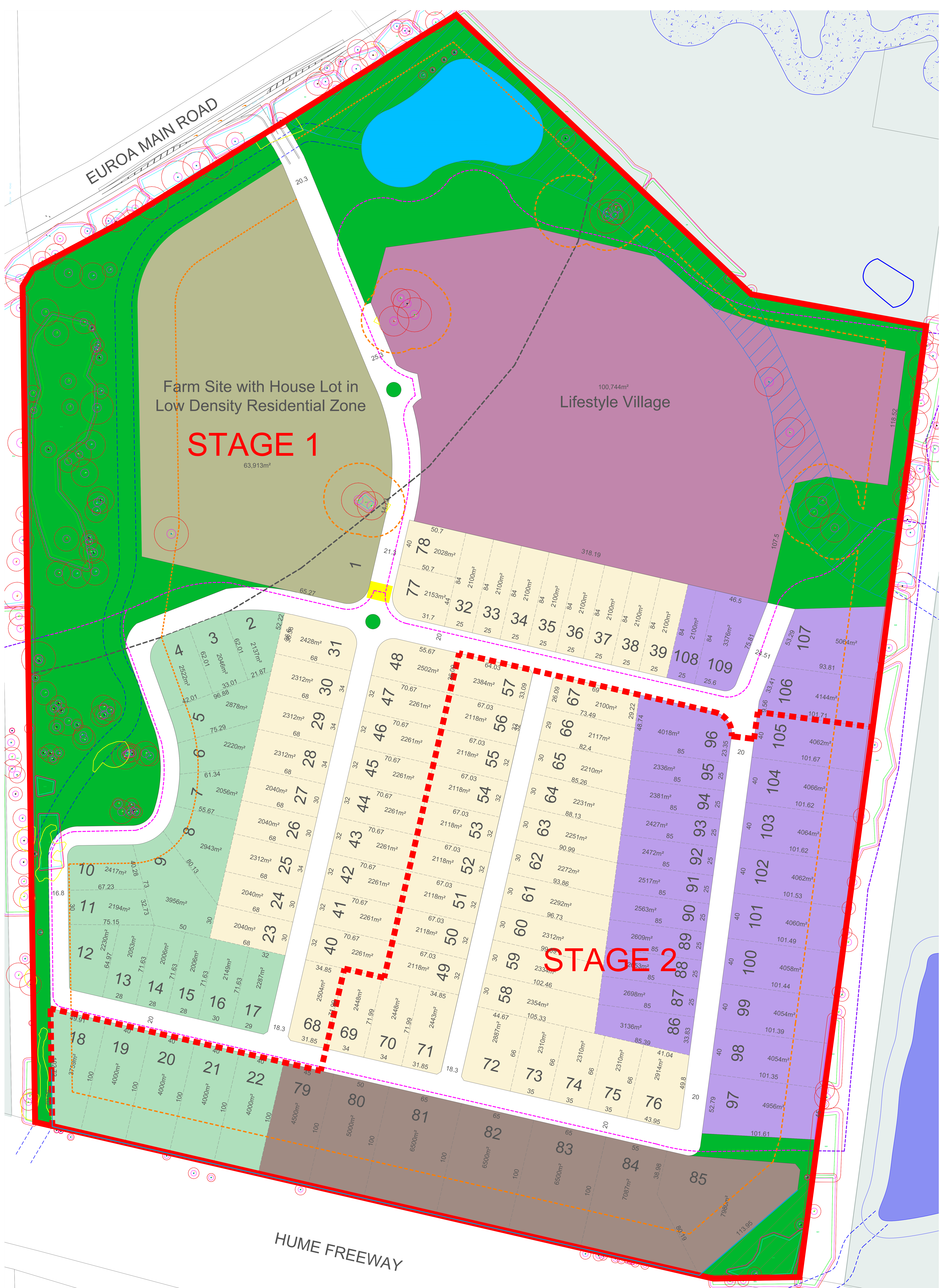
 - Site Boundary
 - Farm Lot
 - Lifestyle Village
 - Residential - Golf Lots
 - Residential - Low Density Lots
 - Residential - Lifestyle Lots
 - Residential - Arboretum Lots
 - Open Space Precinct
 - Urban Floodway
 - Building Exclusion Setback for Bushfire Risk
 - New Sealed Shared Path 3m
 - New Gravel Shared Path
 - Raised Pedestrian Crossing
 - Wastewater Treatment Facility Buffer
 - Tree SRZ and TPZ (Arboricultural Assessment)
 - Native Vegetation Impact Area
 - Open Drainage Channel
 - Stage Boundary
 - Acoustic Fence (Southern Boundary)

Subdivision Plan: 72 Golf Course Road, Euroa (SOUTH)



LEGEND

Site Boundary	Open Space Precinct	Wastewater Treatment Facility Buffer
Farm Lot	Urban Floodway	Tree SRZ and TPZ (Arboricultural Assessment)
Lifestyle Village	Building Exclusion Setback for Bushfire Risk	Native Vegetation Impact Area
Residential - Golf Lots	New Sealed Shared Path 3m	Open Drainage Channel
Residential - Low Density Lots	New Gravel Shared Path	Stage Boundary
Residential - Lifestyle Lots	Raised Pedestrian Crossing	Acoustic Fence (Southern Boundary)
Residential - Arboretum Lots	Wastewater Treatment Facility Buffer	



Subdivision Plan: 72 Golf Course Road, Euroa