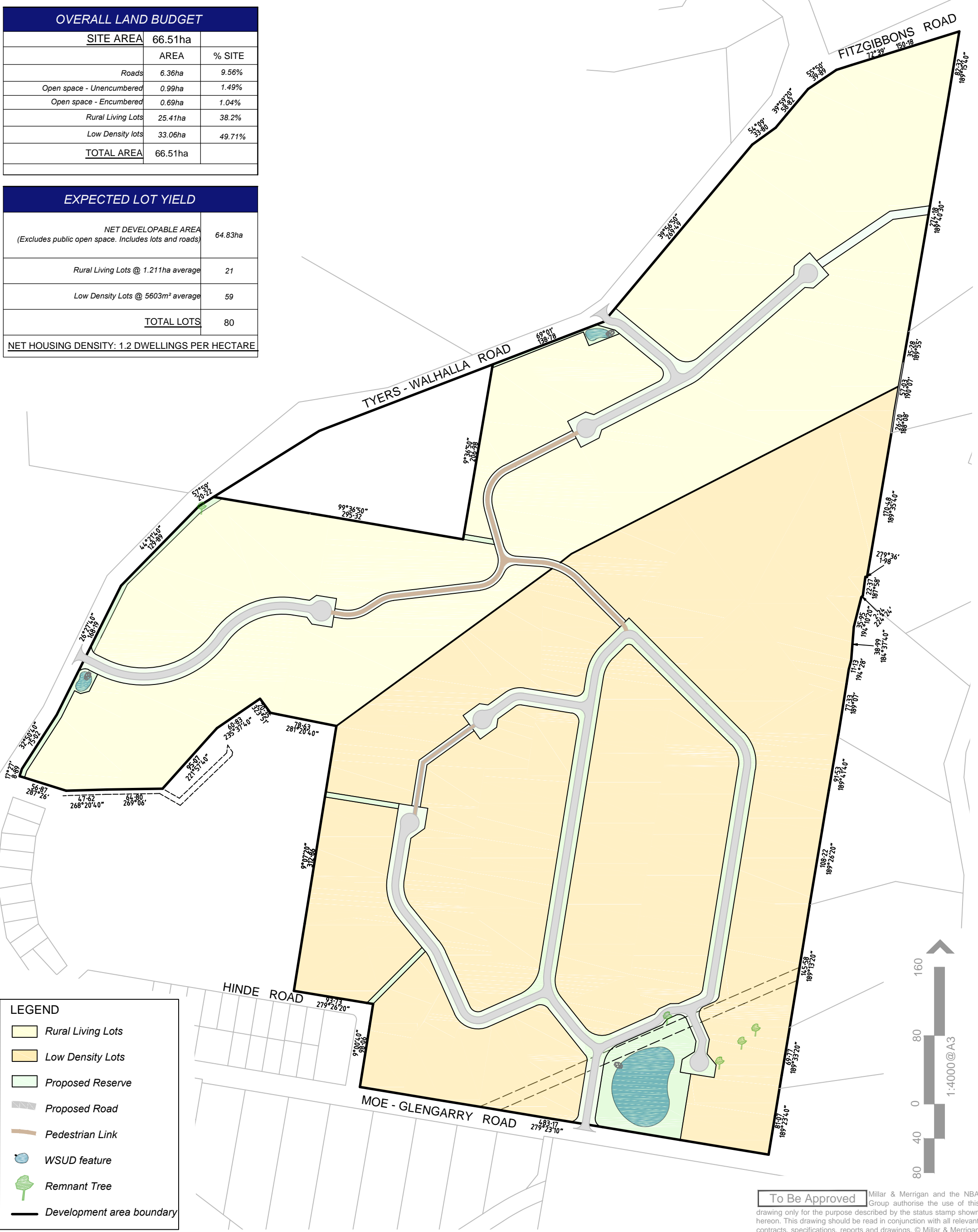
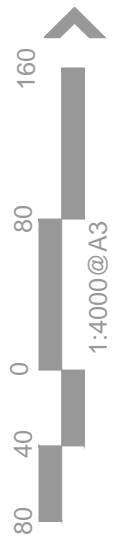


OVERALL LAND BUDGET		
SITE AREA	66.51ha	
AREA	% SITE	
Roads	6.36ha	9.56%
Open space - Unencumbered	0.99ha	1.49%
Open space - Encumbered	0.69ha	1.04%
Rural Living Lots	25.41ha	38.2%
Low Density lots	33.06ha	49.71%
<b>TOTAL AREA</b>	<b>66.51ha</b>	

EXPECTED LOT YIELD	
NET DEVELOPABLE AREA (Excludes public open space. Includes lots and roads)	64.83ha
Rural Living Lots @ 1.211ha average	21
Low Density Lots @ 5603m <sup>2</sup> average	59
<b>TOTAL LOTS</b>	<b>80</b>
NET HOUSING DENSITY: 1.2 DWELLINGS PER HECTARE	



LEGEND	
	Rural Living Lots
	Low Density Lots
	Proposed Reserve
	Proposed Road
	Pedestrian Link
	WSUD feature
	Remnant Tree
	Development area boundary



**To Be Approved** Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.

# DEVELOPMENT PLAN

The Acreage, Tyers  
Tyers - Walhalla Road, Tyers  
Latrobe City Council

15533DP2\_Version 5  
October 2015

**Millar & Merrigan Pty Ltd** ACN 005 541 668  
**Metro** 2/126 Merrindale Drive, Croydon 3136  
**Regional** 156 Commercial Road, Morwell 3840  
**Mail** PO Box 247 Croydon, Victoria 3136  
**T** (03) 8720 9500 **F** (03) 8720 9501  
**Ausdoc** DX 13608 Croydon  
 admin@millarmerrigan.com.au  
 millarmerrigan.com.au

**NBA Group Pty Ltd** ABN 194 748 327 43  
**Metro** Level 1, 1 Queens Road, Melbourne, 3004  
**Regional** 382 Raymond Street, Sale, 3850  
**Mail** 156 Commercial Road, Morwell 3840  
**M** 0418 402 240 **T** (03) 5143 0340  
**F** (03) 5143 1244  
 nick@nbagroup.com.au  
 nbagroup.com.au