

**PROPOSED STAGING**  
**STAGE 1 - 30 LOTS**  
**STAGE 2 - 15 LOTS**  
**STAGE 3 - 4 LOTS**  
**TOTAL 49 LOTS**

STAGE 3  
 DEVELOPABLE AREA  
 8726m<sup>2</sup>

#### LAND USE BUDGET

|                        |          |          |
|------------------------|----------|----------|
| Site & NDA             | 4.1335ha |          |
| LAND USES              | AREA     | % of NDA |
| Total Local Roads      | 0.6747ha | 16.32%   |
| Residential Lots (50)  | 3.4588ha | 83.68%   |
| Total Development Area | 4.1335ha | 100.0%   |

#### TOTAL NUMBER OF LOTS : 49

|                                             |    |                               |       |
|---------------------------------------------|----|-------------------------------|-------|
| LOTS LESS THAN 300m <sup>2</sup>            | 10 | AVERAGE: 238.3m <sup>2</sup>  | 20.5% |
| LOTS 300m <sup>2</sup> TO 400m <sup>2</sup> | 23 | AVERAGE: 372.4m <sup>2</sup>  | 47%   |
| LOTS 400m <sup>2</sup> TO 500m <sup>2</sup> | 9  | AVERAGE: 416.2m <sup>2</sup>  | 18.5% |
| LOTS 500m <sup>2</sup> TO 600m <sup>2</sup> | 2  | AVERAGE: 555.0m <sup>2</sup>  | 4%    |
| LOTS GREATER THAN 600m <sup>2</sup>         | 5  | AVERAGE: 3753.4m <sup>2</sup> | 10%   |

#### NOTATIONS

NATIVE VEGETATION  
 PROTECTION AREA  
 AS SHOWN IN THE  
 OFFICER NATIVE VEGETATION  
 PRECINCT PLAN



NATIVE VEGETATION  
 PROTECTION AREA  
 AS MAPPED BY  
 NATURE ADVISORY



30m BUFFER FROM NATIVE VEGETATION  
 TO BE PROTECTED AND RETAINED  
 APPLIES TO THE RELEVANT LOT(S)  
 THAT CONTAIN THE NATIVE VEGETATION



PROPOSED BUILDING ENVELOPES ON  
 ON LOTS 1000m<sup>2</sup> OR MORE

LOT FRONTAGE 8-5m  
 LOT FRONTAGE 12-5m  
 LOT FRONTAGE 14m

#### PARCEL PARTICULARS

Last Plan Ref:  
 LOT 1 TP9514, LOT 2 PS413102,  
 LOT 1 PS508060, LOT 2 PS508060  
 LAND SUBJECT TO EASEMENT  
 See relevant certificates of title

#### 228-240 RIX ROAD BEACONSFIELD

FOR  
**Banriar Developments Pty Ltd**  
**DESIGN RESPONSE PLAN**

|                         |                                            |
|-------------------------|--------------------------------------------|
| REF. NO<br>2539TP       | VERSION<br>9                               |
| DATE DRAWN<br>2/02/2023 | SCALE 1:750                                |
| ORIGINAL SHEET SIZE A2  | 7.5 0 7.5 15 22.5<br>LENGTHS ARE IN METRES |
| SHEET 1 OF 1            |                                            |

