

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

STAGE 3
DEVELOPABLE AREA
8726m²

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 ²	10	AVERAGE: 238.3m ²	20.5%
LOTS 300m ² TO 400m ²	23	AVERAGE: 372.4m ²	47%
LOTS 400m ² TO 500m ²	9	AVERAGE: 416.2m ²	18.5%
LOTS 500m ² TO 600m ²	2	AVERAGE: 555.0m ²	4%
LOTS GREATER THAN 600m ²	5	AVERAGE: 3753.4m ²	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 LOTS
THAT CONTAIN THE NATIVE VEGETATION

DEAD TREES
TO BE REMOVED

PROPOSED BUILDING ENVELOPES ON
ON LOTS 1000m² OR MORE

LOT FRONTAGE 8-5m
LOT FRONTAGE 12-5m
LOT FRONTAGE 16m

PARCEL PARTICULARS

Last Plan Ref:
LOT 1 P58413102, LOT 2 P58413102
LOT 1 P5800000, LOT 2 P5800000
LAND SUBJECT TO EASEMENT
See relevant certificates of title

228-240 RIX ROAD
BEACONSFIELD

Banriar Developments Pty Ltd
DESIGN RESPONSE PLAN

PLAN NO: 25397D	VEGARI 9
DATE DRAWN 2/02/2023	SCALE 1:750
ORIGINAL SHEET SIZE A2	75 150 225
SHEET 1 OF 1	LENGTHS ARE IN METRES