



Lot A
3.376ha

LAND BUDGET TABLE			
Stage	Area (Ha)	% of Area	(Lots/ha)
Stage 1 (0.606Ha)			
Road Reserve	0.201		
Residential (26 Lots)	0.405		
Stage 2 (1.080Ha)			
Creditable Open Space	0.454		
Road Reserve	0.330		
Residential (15 Lots)	0.292		
Electrical Reserve	0.004		
Stage 3 (0.823Ha)			
Landscape Reserve	0.019		
Road Reserve	0.424		
Residential (25 Lots)	0.380		
Stage 4 (0.869Ha)			
Landscape Reserve	0.020		
Road Reserve	0.446		
Residential (27 Lots)	0.404		
Stage 1-4 Sub Totals			
Creditable Open Space	0.454	13.4%	
Landscape Reserve	0.039		
Road Reserve	1.401		
Residential (93 Lots)	1.481		
Net Developable Area (Excl. Creditable Open Space)	2.921	86.4%	
Dwelling Density (Lot/ha)			31.84
Totals			
Total Area Stage 1-4	3.379	50.0%	
Balance of Site (Lot A)	3.376	50.0%	
Total Site Area	6.755	100%	
Creditable Open Space	0.454	6.7%	

SMALL LOT HOUSING CODE RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: All lots
BENEFITED LAND: Refer to relevant stage Plan of Subdivision for abutting lots

RESTRICTION:
 Must not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with the Small Lot Housing Code incorporated into the Cardinia Planning Scheme unless a Planning Permit is granted by the Responsible Authority for a building that does not conform with the Small Lot Housing Code.

Expiry date: 01/03/2030

