

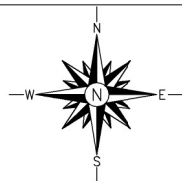
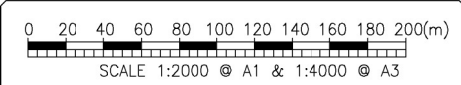
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FILE LOCATION Z:\1217 Beer Road, Moama\A-Cad

10			
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4	LAYOUT OPTION - REV-D	DSJ	05/06/23
3	LAYOUT OPTION - REV-C	DSJ	03/05/23
2	LAYOUT OPTION - REV-B	DSJ	02/05/23
1	LAYOUT FOR REVIEW	SP	17/04/23

DEVELOPMENT OUTCOMES PTY LTD, PO BOX 640, WODONGA, VIC, 3689, ABN 32 164 621 005
Ph 0478 022 556, stuart@developmentoutcomes.com.au, www.developmentoutcomes.com.au

WARNING
BEWARE OF UNDERGROUND SERVICES
DIAL BEFORE YOU DIG
THE LOCATION OF UNDERGROUND SERVICES, WHERE SHOWN
ARE APPROXIMATE ONLY.

ALL AUTHORITIES MUST BE CONTACTED PRIOR TO
CONSTRUCTION TO DETERMINE THE EXACT LOCATION
OF ALL UNDERGROUND SERVICES



**BEER ROAD - MOAMA
LAYOUT MASTER PLAN**

EXISTING CONDITIONS



DESIGN BY: ENG	DRAWN BY: ENG	CHECKED BY: ENG DD/MM/YY	PLOT DATE: 05/06/2023	DWG: 1217_LayoutPlan.dwg	SHEET: 1 OF 4	SHEET SIZE: A1	REV: 4
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LOTS	197,861
RESERVE	36,775
ROADS	86,269
TOTAL	320,905

LOT SIZE	LOT COUNT
300-399	25
400-499	9
600-699	1
700-799	41
800-899	108
900-999	46
1000+	13
TOTAL	243

AVERAGE LOT AREA 806sq.m

DRAINAGE RESERVE A
NORMAL WATER LEVEL 90.00-92.00 = 10,810cu.m (@ 6,860sq.m)
1:100 DETENTION VOLUME 92.00-94.50 = 22,580cu.m (@ 11,200sq.m)

DRAINAGE RESERVE B
NORMAL WATER LEVEL 90.00-92.00 = 4,918cu.m (@ 3,480sq.m)
1:100 DETENTION VOLUME 92.00-94.50 = 12,800cu.m (@ 6,780sq.m)

TOTAL 1:100 DETENTION VOLUME 35,380cu.m

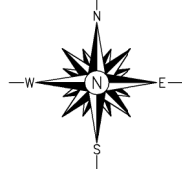
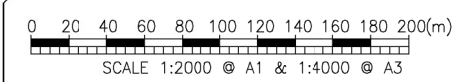
D
243 LOTS

FILE NAME 1217_LayoutPlan.dwg LAYOUT NAME 02
FILE LOCATION Z:\1217 Beer Road, Moama\A-Cad

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4	LAYOUT OPTION - REV-D	DSJ	05/06/23
3	LAYOUT OPTION - REV-C	DSJ	03/05/23
2	LAYOUT OPTION - REV-B	DSJ	02/05/23
1	LAYOUT FOR REVIEW	SP	17/04/23

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**BEER ROAD - MOAMA
LAYOUT MASTER PLAN**

LAYOUT OPTION
LOT COUNT



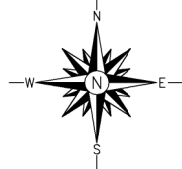
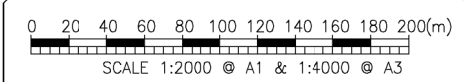
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4	LAYOUT OPTION - REV-D	DSJ	05/06/23
3	LAYOUT OPTION - REV-C	DSJ	03/05/23
2	LAYOUT OPTION - REV-B	DSJ	02/05/23
1	LAYOUT FOR REVIEW	SP	17/04/23

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DESIGN BY: ENG DRAWN BY: ENG CHECKED BY: ENG DD/MM/YY PLOT DATE: 05/06/2023

**BEER ROAD - MOAMA
LAYOUT MASTER PLAN**

LOT LAYOUT
PART B

DWG: 1217_LayoutPlan.dwg SHEET: 4 OF 4 SHEET SIZE: A1 REV: 4



D
243 LOTS