

EASEMENT OF WAY,  
DRAINAGE,  
SEWERAGE SUPPLY,  
OF WATER,  
ELECTRICITY AND  
TELECOMMUNICATIONS

Pedestrian link  
to neighbouring  
subdivision.

**Legend**

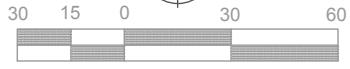
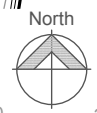
- Tree to be retained
- TPZ: tree protection zone
- Tree to be removed
- Pedestrian link
- Stage boundary

57 Stock Route (Lot B on PS905370V) = 6.285ha  
& Part 104 Dead Horse Lane Area = 2.023ha  
185 Unit sites @ 260m<sup>2</sup> average  
Childcare Centre Lot = 4021m<sup>2</sup>  
Community Centre = 8194m<sup>2</sup>

LAND BUDGET			
	<b>SITE AREA</b>	8.308ha	
	<b>LAND USES</b>		<b>% NET DEV. AREA</b>
	INTERNAL ROADS & COMMON AREAS	2.17ha	26.2%
	COMMUNITY CENTRE	0.82ha	9.9%
	CHILDCARE CENTRE	0.41ha	4.9%
	144 UNIT SITES WITH 12.5m WIDTHS	3.66ha	44.1%
	41 UNIT SITES WITH 15m WIDTHS	1.25ha	15.0%
	<b>TOTAL AREA</b>	8.308ha	100%

4.	Layout amendment	JSLY		September 2025
3.	T16 & T28 retained	ME		August 2025
2.	Layout amended to cater for stormwater detention	ME		August 2025
1.	Submitted to council as part of planning application	JSLY	ME	May 2025
No.	Revision Description	Drawn	Checked	Date

Road link not required.



1:1500  
Original sheet size A3

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Civil Engineering  
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Structural Engineering

**MASTER PLAN**  
PROPOSED LIFESTYLE VILLAGE

57 Stock Route Road, Mansfield &  
Part 104 Dead Horse Lane, Mansfield  
Mansfield Shire Council

32495P3  
Version 4  
Sheet 1 of 1

**FOR APPROVAL**