

# CLUSTER 3B LOT PRICE LIST

Lot #	Lot Size (sqm)	EUA Size (sqm)	Total Area (Lot + EUA)	Lot Type	Price
1	1154	138	1292	Cottage	\$400,000
2	680	136	816	Cottage	\$285,000
3	680	133	813	Cottage	\$280,000
4	680	137	817	Cottage	\$275,000
5	680	134	814	Cottage	\$270,000
6	680	143	823	Cottage	\$270,000
7	1051	163	1214	Family	\$295,000
8	1023	168	1191	Family	\$295,000
9	1023	179	1202	Family	\$310,000
10	1023	173	1196	Family	\$310,000
11	1023	172	1195	Family	\$310,000
12	1023	179	1202	Family	\$310,000
13	1023	185	1208	Family	\$310,000
14	1023	183	1206	Family	\$305,000
15	312	78	390	Groupie	\$125,000
16	336	75	411	Groupie	\$125,000
17	360	76	436	Groupie	\$125,000
18	384	78	462	Groupie	\$125,000
19	402	87	489	Groupie	\$145,000

- EUA (Exclusive Use Garden Area)
- Groupie dwelling maximum size is 100sqm and maximum occupancy is three people due to rainwater catchment provisions. Eligibility criteria applies to purchase of Groupie lots.
- Groupie lot sizes include the battle-axe driveway easement.



# LEGEND

- ① Primary path - 1.8m wide concrete path
- ② Secondary path - 1.5m wide concrete path
- ③ Yard for deliveries, etc.
- ④ Electric vehicle charging bays
- ⑤ Storage bays for bulk items such as mulch and compost
- ⑥ Drainage swales with native wetland planting providing habitat and to filter site storm water back into the Ecovillage dams.
- ⑦ Netted orchard - with fine wildlife friendly netting. The covered orchard is divided into 6 x 6m bays with an aisle to allow rotational access for poultry.
- ⑧ Chicken yard- permanent yard area for chooks. This yard has access to the netted orchard aisle. Fruit trees to be planted within the yard.
- ⑨ Chicken coop - nesting boxes and roosting coop and a small storage shed for chicken food and supplies.
- ⑩ Pocket garden with low native flowering vegetation, edible shrubs, herbs, fruiting trees.
- ⑪ Timber boardwalk over swale.
- ⑫ Nature playground area.
- ⑬ Lawn area for community use surrounded by feature deciduous trees to provide shade in Summer.
- ⑭ Local granite sitting wall with fire pit
- ⑮ Community Shed - providing a space to gather and hold social events and tool storage for the community.
- ⑯ Irrigation water tank to provide irrigation to the Exclusive Use Area Gardens, communal orchard, community lawn area and trees. This water supply comes from the Ecovillage Common's dams.

- ⑰ Strata opportunity for communal crops, cut flowers, annual plantings; eg, asparagus, garlic, onion, potatoes
- ⑱ Strata opportunity for additional covered orchard or green house, etc.
- ⑲ Electrical microgrid infrastructure (battery and switchboard)

- Family Lots
- Cottage Lots
- Groupie Lots
- Sewer Inspection Lid
- Microgrid Switchboard
- Shallow drainage swale
- Gravel path

EUA - Exclusive Use Area  
Each lot has been assigned an Exclusive Use Area within the Community Garden which is their irrigated plot for food production.

Lighting bollards are to be located approximately every 20m along the primary paths.

**Common Property Total Area - 12,963m<sup>2</sup>**

DISCLAIMER: This is a Concept Plan only. Locations and areas of all objects in Community Garden are indicative only and actual siting may differ to what is shown on this plan. Refer to [Document Library](#) for further information.

