



CLUSTER 4A LEGEND

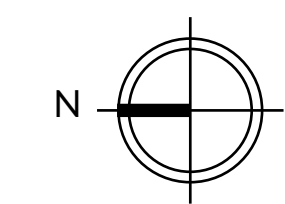
- ① 1.8m wide concrete path
 - ② Yard for deliveries, etc.
 - ③ Electric vehicle charger
 - ④ Site main switchboard
 - ⑤ Drainage swales with native wetland planting providing habitat and to filter site stormwater back into the Ecovillage dams.
 - ⑥ Netted orchard - with fine wildlife friendly netting. The covered orchard is divided into 6 x 6m bays with an aisle to allow rotational access for poultry.
 - ⑦ Chicken yard - permanent yard area for chooks. This yard has access to the netted orchard aisle.
 - ⑧ Chicken coop - nesting boxes and roosting coop and a small storage space for chicken food and supplies
 - ⑨ Timber boardwalk over swale
 - ⑩ Play space
 - ⑪ Lawn area
 - ⑫ Local granite curved sitting wall with fire pit
 - ⑬ Community shed - providing a space to gather and hold social events and tool storage for the community.
 - ⑭ Potable water tank for community shed.
 - ⑮ 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 dams.
 - ⑯ Western Power supply point
- Family Lots
 - Cottage Lots
 - Groupie Lots
 - Sewer connections
 - Sewer inspection lid
 - Electrical pit
 - Future communication conduit
 - NBN pit
 - Electrical supply (green dome)
 - Electrical easement
 - Lighting bollard
 - Surface drainage

Each lot has been assigned an Exclusive Use Area (EUA) within the Community Garden, which is its irrigated plot for food production.

Common Property Total Area 9,015m²



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





CLUSTER 4A LOT PRICING

Lot #	Lot Type	Lot Size (sqm)	Groupie Lot Area (excl. driveway)	EUA Size	Total Area (Lot + EUA)	Lot Price	*Strata Levies
1	Cottage	590		138	728	\$225,000	*\$800pa
2	Cottage	513		118	631	\$215,000	*\$800pa
3	Cottage	475		107	582	\$215,000	*\$800pa
4	Cottage	465		107	572	\$245,000	*\$800pa
5	Cottage	465		126	591	\$245,000	*\$800pa
6	Cottage	465		112	577	\$225,000	*\$800pa
7	Cottage	465		112	577	\$210,000	*\$800pa
8	Cottage	510		164	674	\$215,000	*\$800pa
9	Family	906		160	1,066	\$285,000	*1,200pa
10	Family	906		153	1,059	\$285,000	*1,200pa
11	Family	906		167	1,073	\$285,000	*1,200pa
12	Family	906		190	1,096	\$285,000	*1,200pa
13	Family	906		189	1,095	\$285,000	*1,200pa
14	Family	944		190	1,134	\$285,000	*1,200pa
15	Groupie	535	**535	96	631	\$150,000	*\$600pa
16	Groupie	392	**366	77	469	\$140,000	*\$600pa
17	Groupie	416	**366	77	493	\$140,000	*\$600pa
18	Groupie	439	**366	77	516	\$140,000	*\$600pa
19	Groupie	601	**488	108	709	\$175,000	*\$600pa
20	Family	902		156	1,058	\$330,000	*\$1,200pa
21	Family	912		127	1,039	\$295,000	*\$1,200pa
22	Family	912		130	1,042	\$295,000	*\$1,200pa
23	Family	912		127	1,039	\$295,000	*\$1,200pa
24	Family	912		117	1,029	\$295,000	*\$1,200pa
25	Family	912		127	1,039	\$295,000	*\$1,200pa
26	Family	912		146	1,058	\$295,000	*\$1,200pa

- Lot size is in square meters.
- EUA = Exclusive Use Garden Area.
- *Strata levies are estimates only and may be subject to change. Accurate levies for individual lots will be available in the sales contract.
- All lot pricing includes a solar battery.
- Groupie dwelling maximum size is 100sqm and maximum occupancy is three people due to rainwater catchment provisions.
- Purchase of a Groupie lot is subject to financial [eligibility criteria](#).
- **Groupie lot sizes include the battle-axe driveway easement but we have also noted useable lot area for site planning purposes.

Scan this QR code to see which lots are still available for sale in this cluster.

