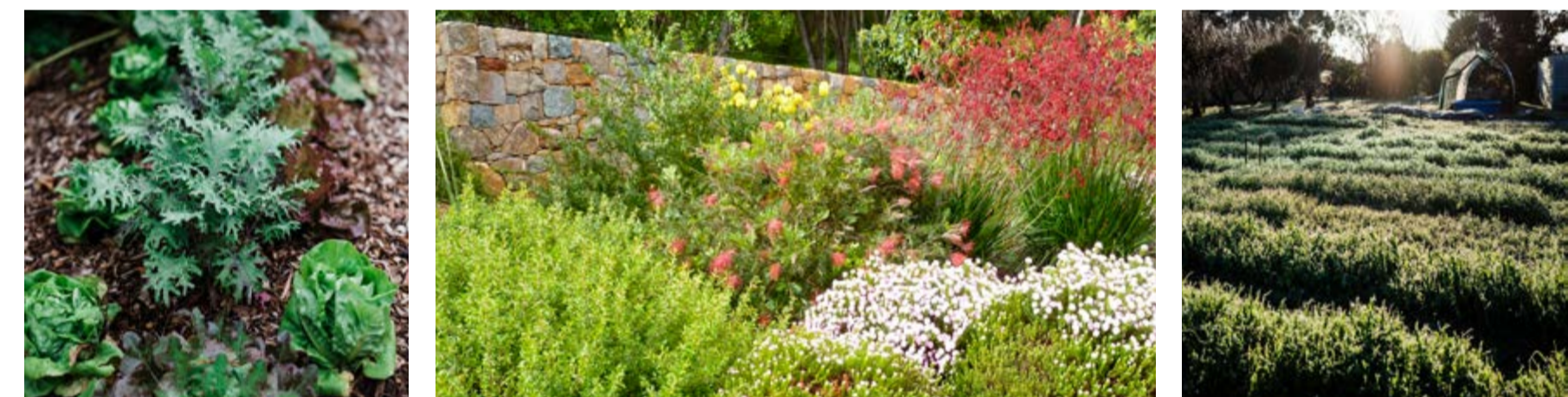


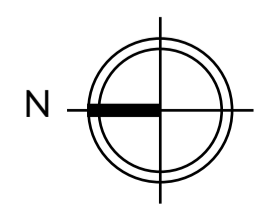


# CLUSTER 4B LEGEND

- 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 Play space
  - ⑩ Lawn area
  - ⑪ Local granite curved sitting wall with fire pit
  - ⑫ Community shed - providing a space to gather and hold social events and tool storage for the community.
  - ⑬ Potable water tank for community shed.
  - ⑭ 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.
  - ⑮ Western Power supply point
  - ⑯ Electrical transformer
  - ⑰ Solar array
  - ⑱ Pump station access
  - ⑲ Gravel walk trail
  - ⑳ Sewer pump station
- Family Lots
  - Cottage Lots
  - Groupie Lots
  - Sewer connections
  - S Sewer inspection lid
  - E Electrical pit
  - C Future communication conduit
  - NBN NBN pit
  - ES Electrical supply (green dome)
  - Electrical easement
  - Lighting bollard
  - Surface drainage
  - Contour lines 0.2m
  - Reconstituted stone retaining wall
- 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 6,550m<sup>2</sup>**



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 4B 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	654		127	775	\$306,000	*\$800pa
2	Cottage	593		121	714	\$280,000	*\$800pa
3	Cottage	555		121	676	\$265,000	*\$800pa
4	Cottage	516		118	634	\$240,000	*\$800pa
5	Cottage	493		121	614	\$210,000	*\$800pa
6	Family	1,000		166	1,166	\$333,000	*\$1,200pa
7	Family	1,000		164	1,164	\$350,000	*\$1,200pa
8	Family	1,000		197	1,164	\$330,000	*\$1,200pa
9	Groupie	381	**381	73	455	\$140,000	*\$600pa
10	Groupie	391	**366	79	463	\$140,000	*\$600pa
11	Groupie	415	**366	79	487	\$140,000	*\$600pa
12	Groupie	391	**318	109	467	\$135,000	*\$600pa
13	Groupie	533	**421	148	610	\$195,000	*\$600pa
14	Family	1,027		171	1,185	\$435,000	*\$1,200pa
15	Family	1,003		148	1,151	\$410,000	*\$1,200pa
16	Family	1,002		160	1,162	\$410,000	*\$1,200pa
17	Family	1,000		174	1,174	\$410,000	*\$1,200pa
18	Family	1,011		162	1,173	\$410,000	*\$1,200pa
19	Family	1,014		150	1,164	\$410,000	*\$1,200pa
20	Family	950		190	1,110	\$425,000	*\$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.

