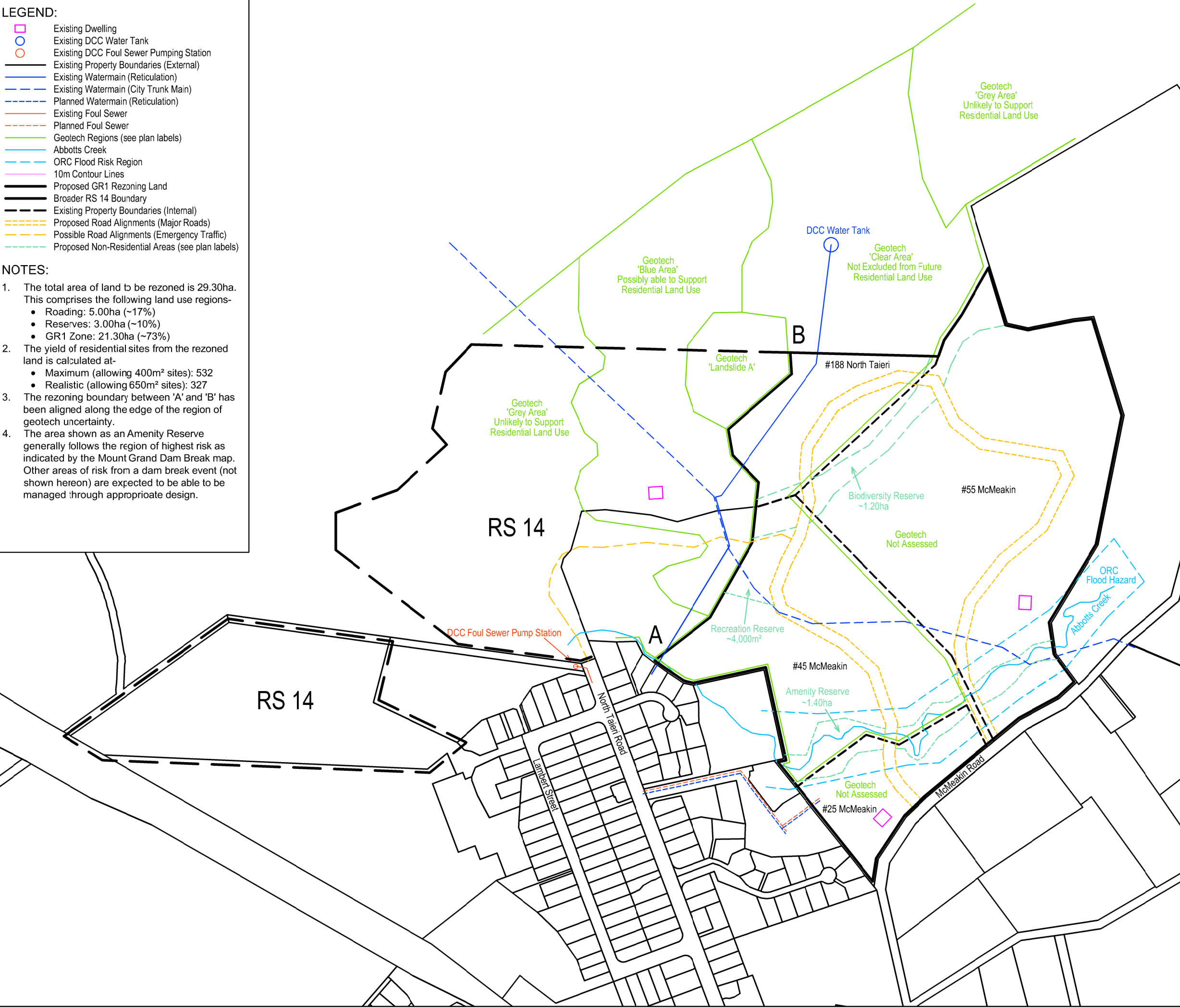


- LEGEND:
- Existing Dwelling
 - Existing DCC Water Tank
 - Existing DCC Foul Sewer Pumping Station
 - Existing Property Boundaries (External)
 - Existing Watermain (Reticulation)
 - Existing Watermain (City Trunk Main)
 - Planned Watermain (Reticulation)
 - Existing Foul Sewer
 - Planned Foul Sewer
 - Geotech Regions (see plan labels)
 - Abbotts Creek
 - ORC Flood Risk Region
 - 10m Contour Lines
 - Proposed GR1 Rezoning Land
 - Broader RS 14 Boundary
 - Existing Property Boundaries (Internal)
 - Proposed Road Alignments (Major Roads)
 - Possible Road Alignments (Emergency Traffic)
 - Proposed Non-Residential Areas (see plan labels)

- NOTES:
- The total area of land to be rezoned is 29.30ha. This comprises the following land use regions-
 - Roading: 5.00ha (~17%)
 - Reserves: 3.00ha (~10%)
 - GR1 Zone: 21.30ha (~73%)
 - The yield of residential sites from the rezoned land is calculated at-
 - Maximum (allowing 400m² sites): 532
 - Realistic (allowing 650m² sites): 327
 - The rezoning boundary between 'A' and 'B' has been aligned along the edge of the region of geotech uncertainty.
 - The area shown as an Amenity Reserve generally follows the region of highest risk as indicated by the Mount Grand Dam Break map. Other areas of risk from a dam break event (not shown hereon) are expected to be able to be managed through appropriate design.



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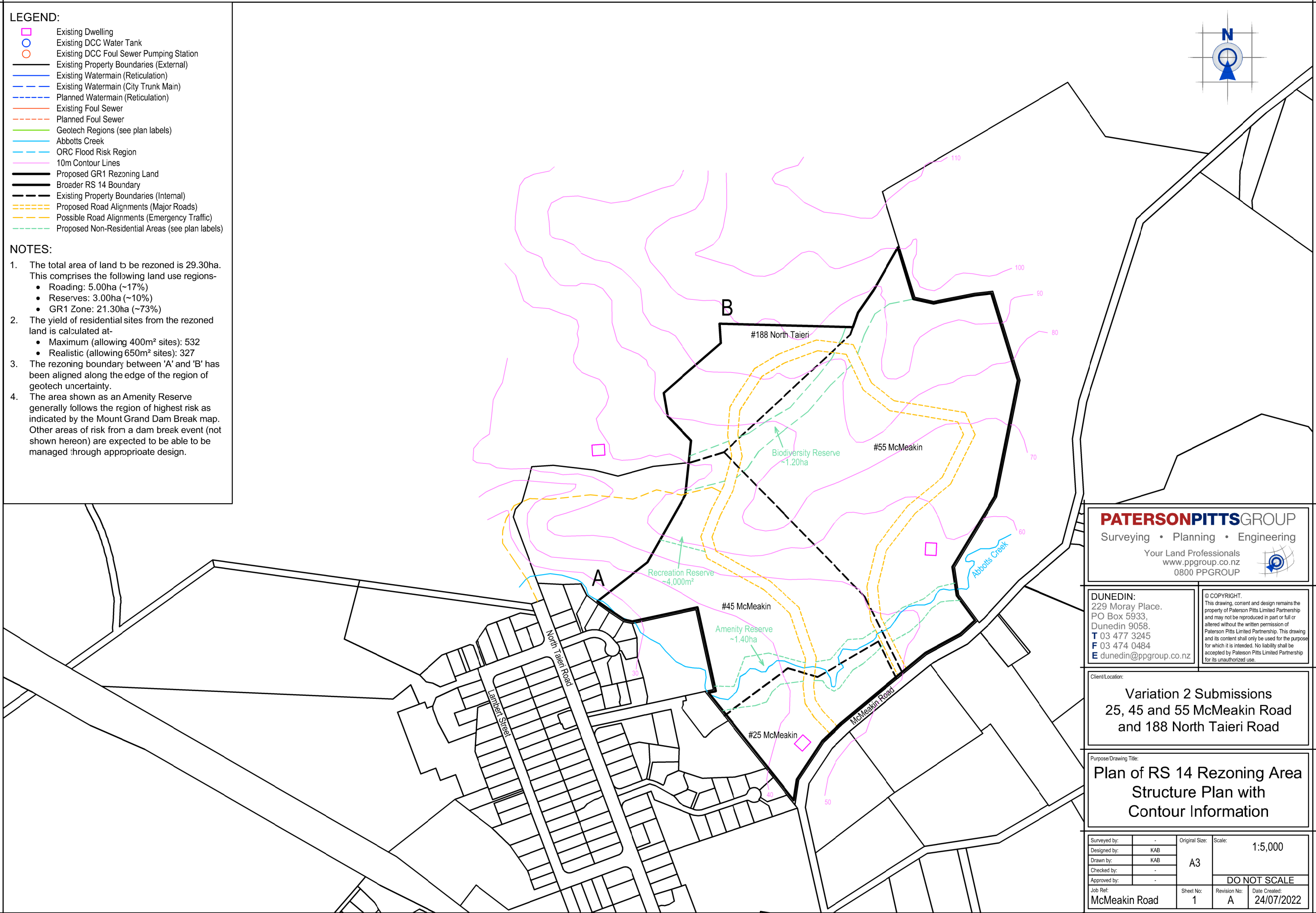
Client/Location:
Variation 2 Submissions
25, 45 and 55 McMeakin Road
and 188 North Taieri Road

Purpose/Drawing Title:
Plan of RS 14 Rezoning Area
Structure Plan with Constraint
Information

Surveyed by:	-	Original Size:	Scale:
Designed by:	KAB	A3	1:5,000
Drawn by:	KAB		
Checked by:	-		
Approved by:	-		DO NOT SCALE
Job Ref:	McMeakin Road	Sheet No:	Revision No:
		1	A
			Date Created:
			24/07/2022

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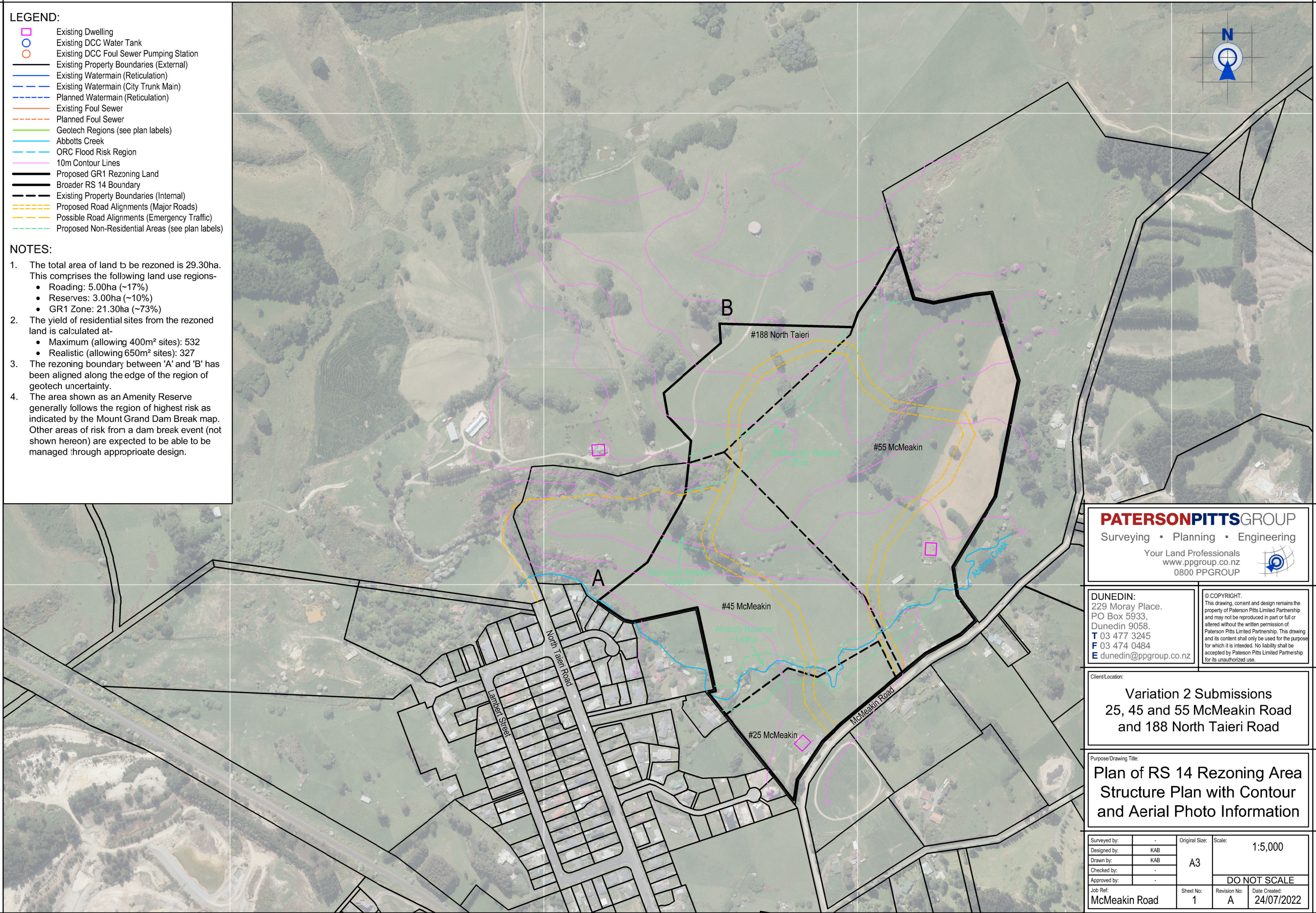
Client/Location:
Variation 2 Submissions
25, 45 and 55 McMeakin Road
and 188 North Taieri Road

Purpose/Drawing Title:
Plan of RS 14 Rezoning Area
Structure Plan with
Contour Information

Surveyed by:	-	Original Size:	Scale:
Designed by:	KAB	A3	1:5,000
Drawn by:	KAB		
Checked by:	-		
Approved by:	-		DO NOT SCALE
Job Ref:	McMeakin Road	Sheet No:	Revision No:
		1	A
			Date Created:
			24/07/2022

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Client/Location:
Variation 2 Submissions
25, 45 and 55 McMeakin Road
and 188 North Taieri Road

Purpose/Drawing Title:
Plan of RS 14 Rezoning Area
Structure Plan with Contour
and Aerial Photo Information

Surveyed by:	-	Original Size:	Scale:
Designed by:	KAB	A3	1:5,000
Drawn by:	KAB		
Checked by:	-		
Approved by:	-		DO NOT SCALE
Job Ref:	McMeakin Road	Sheet No:	Revision No:
		1	A
			Date Created:
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