



## Cluster 3A Lot Prices

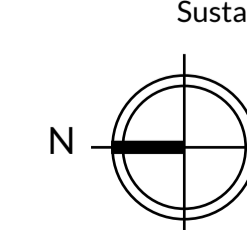
Lot #	Lot Size	EUA Size	Total Area (Lot + EUA)	Lot Type	Price
1	513	126	639	Cottage	\$175,000
2	504	116	620	Cottage	\$175,000
3	504	120	624	Cottage	\$185,000
4	450	122	572	Cottage	\$190,000
5	450	108	558	Cottage	\$185,000
6	450	115	565	Cottage	\$165,000
7	450	117	567	Cottage	\$165,000
8	517	139	656	Cottage	\$170,000
9	1014	179	1193	Family	\$255,000
10	1014	171	1185	Family	\$255,000
11	1014	157	1171	Family	\$255,000
12	1014	164	1178	Family	\$255,000
13	1057	182	1239	Family	\$255,000
14	1098	177	1275	Family	\$255,000
15	303	93	396	Groupie	\$120,000
16	336	78	414	Groupie	\$122,000
17	360	80	440	Groupie	\$122,000
18	384	80	464	Groupie	\$122,000
19	408	80	488	Groupie	\$130,000
20	902	170	1072	Family	\$295,000
21	911	140	1051	Family	\$260,000
22	911	159	1070	Family	\$245,000
23	911	168	1079	Family	\$245,000
24	911	167	1078	Family	\$245,000
25	911	164	1075	Family	\$245,000
26	911	180	1091	Family	\$245,000
27	911	168	1079	Family	\$245,000

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.

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 document library for further information:  
<https://www.ecovillage.net.au/library/document-library/>





# 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 curved 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 Existing trees
- ⑲ Electrical microgrid infrastructure (battery and switchboard)

- Family Lots
- Cottage Lots
- Groupie Lots
- Sewer inspection Lid
- Microgrid Switchboard
- ▨ Sewer Easement

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

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

**Common Property Total Area 13,477m<sup>2</sup>**

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