

----DISCLAIMER---

The information and associated plans provided by Holmes Dyer Pty Ltd and Swan Hill Rural City Council are provided for general information purposes only and are commercial in confidence. The plans should not be distributed to third parties without prior approval of the author/distributor.

The information is provided in good faith, for the express purpose of supporting a high-level conversation with the broader investor/builder market on opportunities and constraints relating to housing development in Robinsale, Victoria

These plans should be read as high-level concept plans only and does <u>not</u> represent:

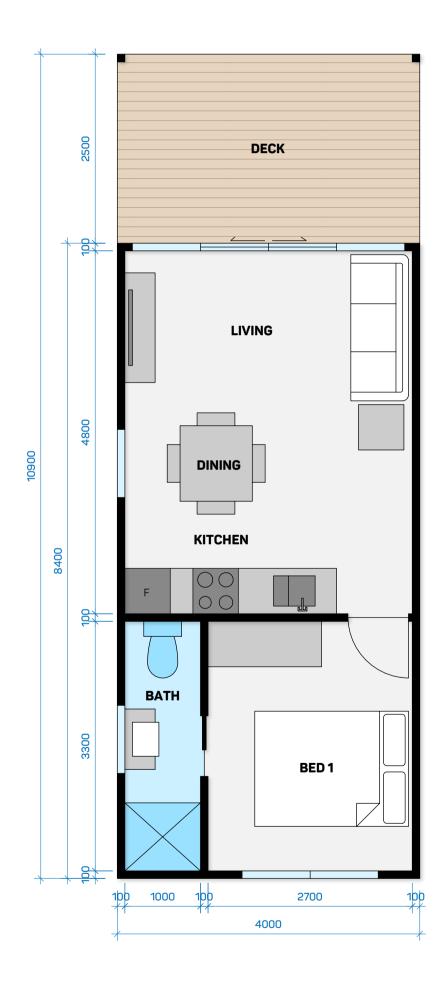
- Any commitment of Swan Hill Rural City Council to any future sale of the land at 56-76 Herbert Street, Robinvale which will be subject to a separate market/procurement strategy yet to be determined by Swan Hill Rural City Council.
- Any commitment on the future of the Robinvale Resource Centre which will be subject to future negotiation and decision by Swan Hill Rural City Council.
- Any commitment that the housing form and position represented by the different concept plans represent a form of development on the site is compliant with the Commercial 1 Zoning.

Area calculations

Dwelling floor area 33.6m²

Deck area 10.0m²

Total floor area 43.6m²





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Area calculations

Dwelling floor area 60.2m²
Deck area 16.1m²
Total floor area 76.3m²







Area calculations

Ground floor area 64.3m²
First floor area 28.6m²
Carport floor area 19.7m²
Total floor area 112.5m²

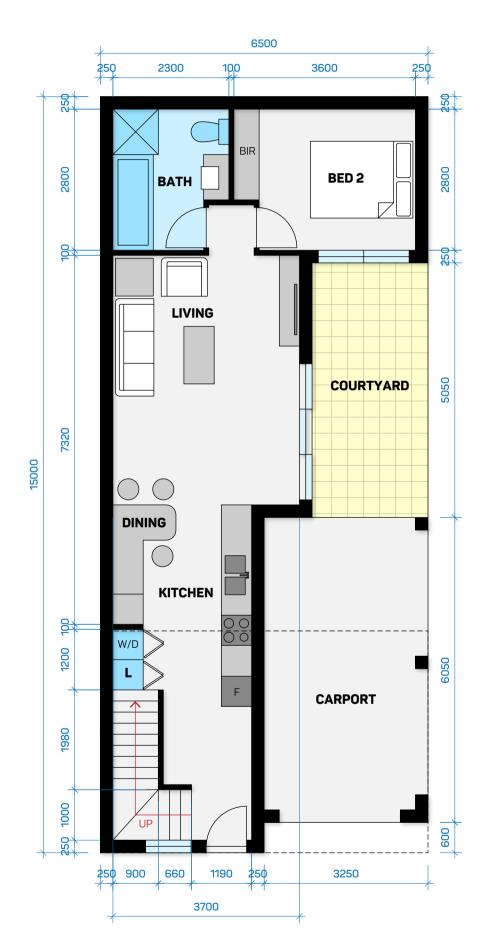
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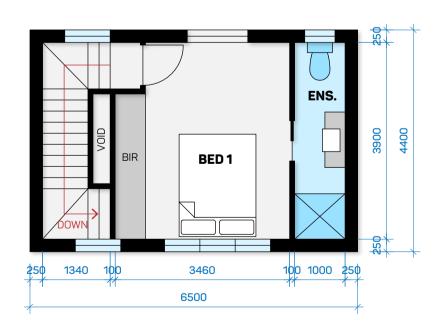
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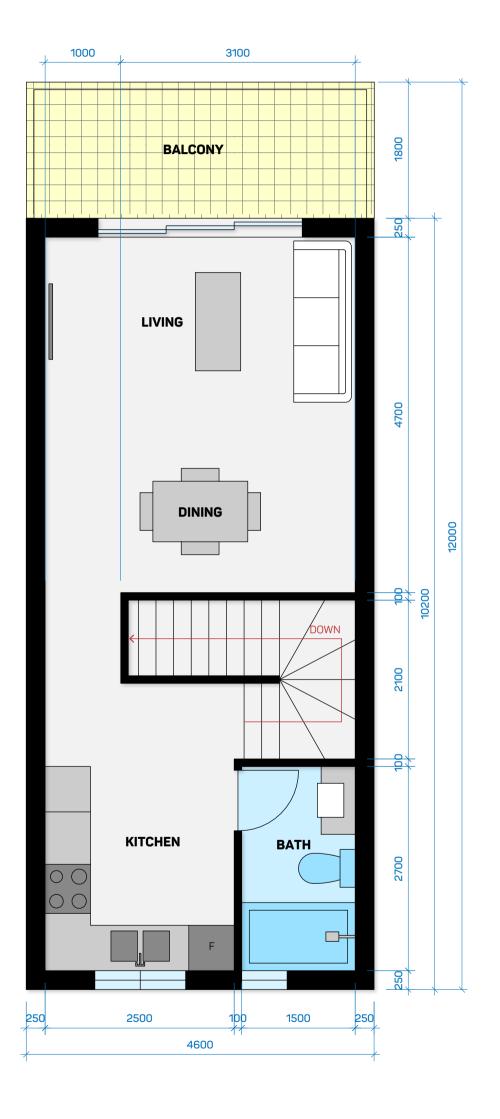
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BED 1 **ENSUITE** W/D **LDRY** SINK BED 2 1000 3000 250 4600

Area calculations

Dwelling floor area 93.8m²
Balcony 8.3m²
Carport (not shown) 19.8m²
Total 121.9m²







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7200

3600

Area calculations

Dwelling floor area

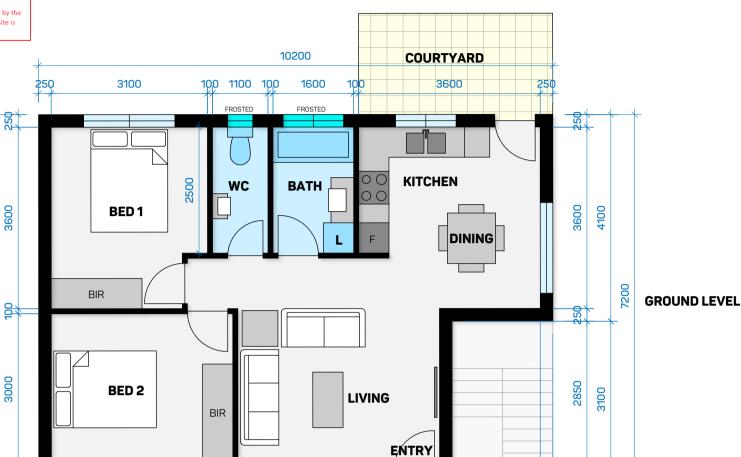
250

1750

2000

- Ground Floor 67.2m²

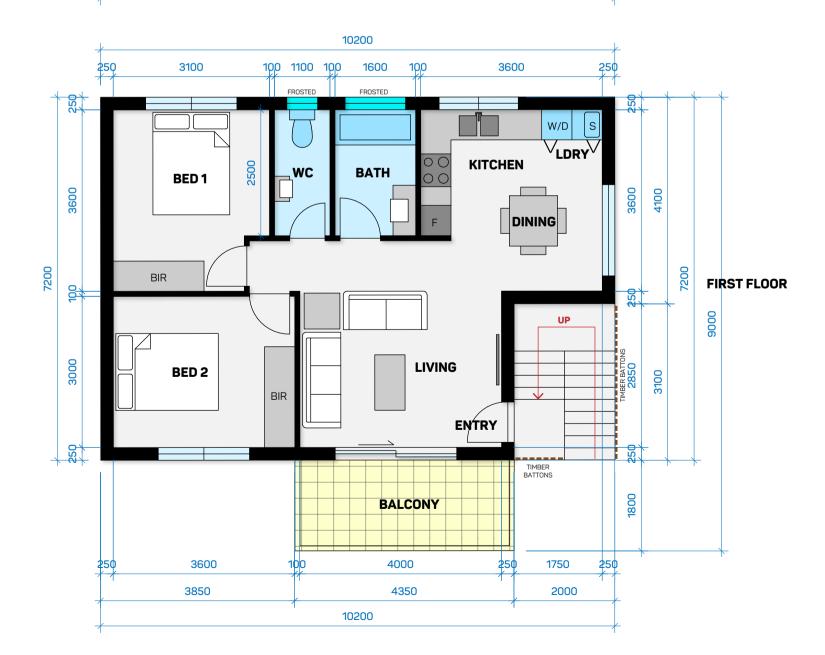
- First Floor (inc. balcony) 81.3m² Total floor area 148.5m²



4000

10200

8200





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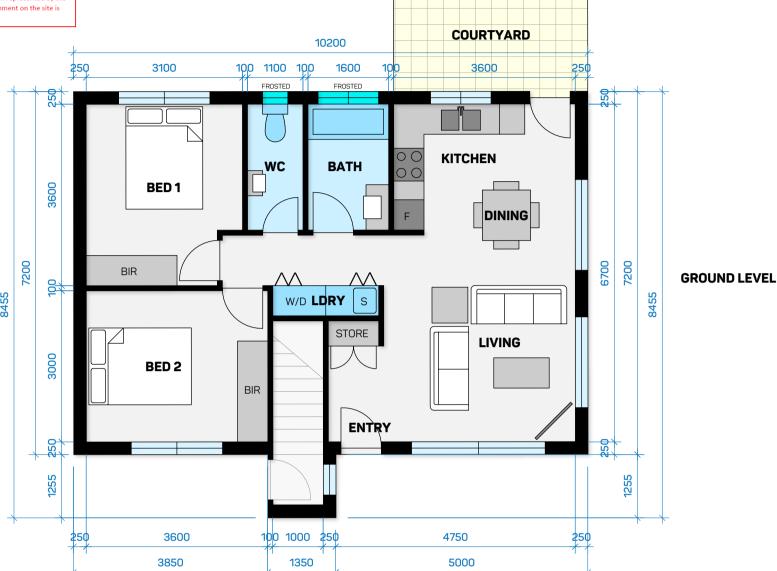
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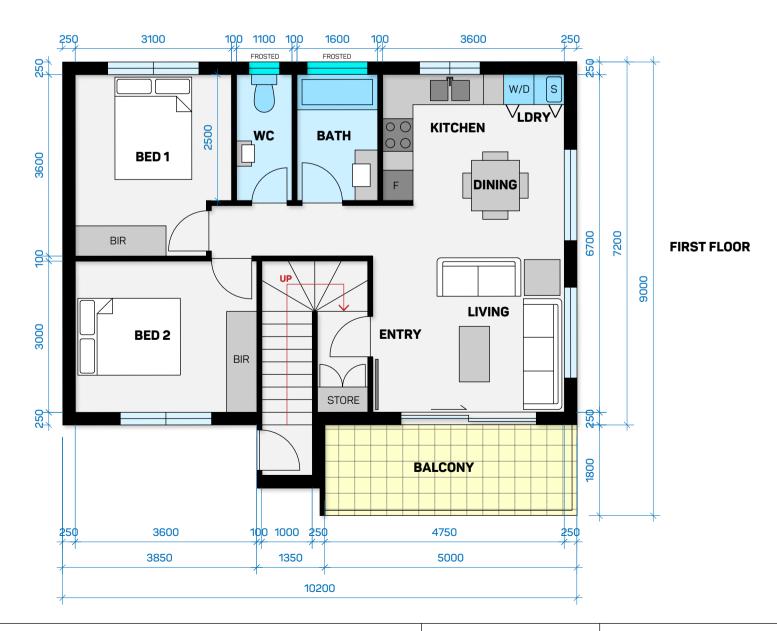
Area calculations

Dwelling floor area

- Ground Floor 70.8m²

- First Floor (inc. balcony) 84.2m² Total floor area 155.0m²









2500 900 250 1800 1800 **BATH** BED 1 DINING **KITCHEN** LIVING BALCONY 3500 250 3800

Area calculations

Dwelling floor area 33.8m²
Balcony area 6.5m²
Total floor area 40.3m²

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