

| LEGEND & LAND BUDGET                         |             |                   |
|--|-------------|-------------------|
| Total Site Area                              | <div></div> | 85.571Ha          |
| Drainage Reserve                             | <div></div> | 4.055Ha           |
| Conservation Reserve                         | <div></div> | 12.927Ha          |
| Public Open Space                            | <div></div> | 3.279Ha           |
| Net Developable Area                         |             | 65.310Ha          |
| Total Net Residential Area                   |             | 44.400Ha          |
| Total Number of Lots                         |             | 790 Lots          |
| Average Lot Size (Overall)                   |             | 562m <sup>2</sup> |
| Average Lot Size (Conventional Density Lots) |             | 688m <sup>2</sup> |
| Dwelling Density (Dw/NDAHa)                  |             | 12.1              |
| Childcare Centre                             | <div></div> | 0.204Ha           |
| Local Convenience Centre                     | <div></div> | 0.800Ha           |
| Landscape / Tree Reserve                     | <div></div> | 0.924Ha           |
| Landscaped Road Reserve                      | <div></div> | 0.068Ha           |
| Road Network Area                            |             | 18.916Ha          |

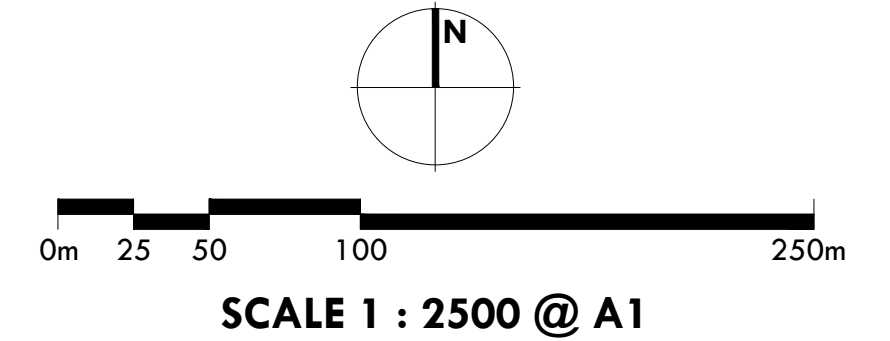
|   |                |
|---|----------------|
| Trees to be retained (Tree ID)                              | <div></div> ID |
| Trees to be retained in lot (Tree ID)                       | <div></div> ID |
| Trees to be removed (Tree ID)                               | <div></div> ID |
| Native Vegetation to be retained                            | <div></div>    |
| Potential Residential Retirement Lifestyle Living Community | <div></div>    |
| 2m High Timber Acoustic Paling Fence                        | <div></div>    |
| Exclusion Fencing SRW Land                                  | <div></div>    |
| 400m Walkable Catchment                                     | <div></div>    |
| Residential Catchment (LCC Centroid)                        | <div></div>    |
| Shared Path Network   | <div></div>    |
| Connector Road_Bus Route (24m)                              | <div></div>    |
| Local Access Street_Level 2 (18-20m)                        | <div></div>    |
| Local Access Street_Level 1 (14-18m)                        | <div></div>    |
| Contours (1m Intervals)                                     | <div></div>    |

| LOT SIZE & DENSITY                             |     |        |
|--|-----|--------|
| Townhouse (Less than 300m <sup>2</sup> )       | 178 | 22.5%  |
| Medium Density (Less than 500m <sup>2</sup> )  | 175 | 22.2%  |
| Conventional Density (500-799m <sup>2</sup> )  | 288 | 36.5%  |
| Conventional Density (800-1500m <sup>2</sup> ) | 114 | 14.4%  |
| Low Density (1500+m <sup>2</sup> )             | 35  | 4.4%   |
| Total  | 790 | 100.0% |

| REVISIONS |            |   |     |
|-----------|------------|---|-----|
| 16        | 30/01/2023 | LAYOUT AMENDED & RESIDENTIAL CATCHMENTS ADDED | JC  |
| 15.1      | 25/11/2022 | CONSERVATION RESERVE AMENDED                  | JC  |
| 15        | 23/11/2022 | LAYOUT AMENDED                                | JC  |
| 14        | 24/10/2022 | LAYOUT AMENDED                                | JC  |
| 8         | 24/05/2022 | PLAN UPDATED                                  | MA  |
| 7         | 06/04/2022 | LAYOUT AMENDED                                | JC  |
| 6         | 05/04/2022 | LAYOUT AMENDED                                | JC  |
| VER       | DATE       | COMMENTS                                      | CKD |

NOTES

- THIS PLAN IS FOR PRELIMINARY USE ONLY
- ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE RESPONSIBLE AUTHORITY.
- PROPOSED LOT BOUNDARIES AND AREAS SHOWN ARE SUBJECT TO FINAL SITE SURVEY.
- THIS PLAN IS PRODUCED FOR YIELD AND COSTING PURPOSES ONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESPONSIBLE AUTHORITIES.



# 89 ROSS WATT ROAD GISBORNE DEVELOPMENT PLAN

Project No. 7213  
Drawing Ref. 7213\_UD\_DP02\_V16

## BREESE PITT DIXON

CIVIL ENGINEERS  
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PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001

| Residential Catchments             | 200m   | 400m   | Outer  | Total  |
|------------------------------------|--------|--------|--------|--------|
| Catchment Area                     | 12.500 | 33.659 | 39.412 | 85.571 |
| Drainage Reserve                   |        |        | 4.055  | 4.055  |
| Conservation Reserve               |        | 0.641  | 12.286 | 12.927 |
| Public Open Space                  | 1.175  | 1.473  | 0.631  | 3.279  |
| Net Developable Area (NDAHa)       | 11.325 | 31.545 | 22.440 | 65.311 |
| Net Residential Area (Ha)          | 6.312  | 22.448 | 15.640 | 44.400 |
| Number of Lots                     | 172    | 400    | 218    | 790    |
| Average Lot Size (m <sup>2</sup> ) | 367    | 561    | 717    | 562    |
| Dwelling Density (Dw/NDAHa)        | 15.2   | 12.7   | 9.7    | 12.1   |