

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

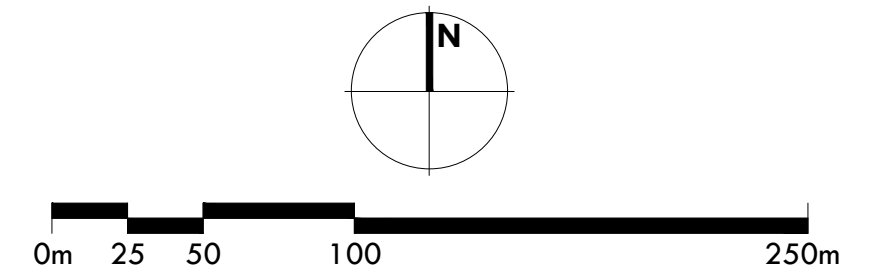
Trees to be retained (Tree ID)	ID
Trees to be retained in lot (Tree ID)	ID
Trees to be removed (Tree ID)	ID
Native Vegetation to be retained	
Potential Residential Retirement Lifestyle Living Community	
2m High Timber Acoustic Paling Fence	
Exclusion Fencing SRW Land	
400m Walkable Catchment	
Residential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

LOT SIZE & DENSITY		
Townhouse (Less than 300m ²)	178	22.5%
Medium Density (Less than 500m ²)	175	22.2%
Conventional Density (500-799m ²)	288	36.5%
Conventional Density (800-1500m ²)	114	14.4%
Low Density (1500+m ²)	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	LOT MIX ADDED 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.



SCALE 1 : 2500 @ A1

89 ROSS WATT ROAD GISBORNE

OVERALL SUBDIVISION LAYOUT PLAN

Project No. 7213
Drawing Ref. 7213_UD_ODP02_V16

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 (NDAAHa)	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 ²)	367	561	717	562
Dwelling Density (Dw/NDAAHa)	15.2	12.7	9.7	12.1

BREESE PITT DIXON

CIVIL ENGINEERS
LAND SURVEYORS
TOWN PLANNERS
URBAN DESIGNERS

1/19 CATO ST HAWTHORN EAST.
VICTORIA. 3123.
PH (03) 8823 2300
FAX (03) 8823 2310
www.bpd.com.au

PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001