



Bennett Road Precinct Development Plan

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Ver	Revision Description	Date	Checked	Checked
23	Minor Amendments	22/09/2021	Drafted J.Sens Sep 2021	Checked P.Bowe Sep 2021
22	Addressed Council Feedback	25/06/2021		
21	Minor Amendments	29/07/2020		
20	Addressed Council Feedback	21/07/2020		
19	Amended Notations	21/02/2020	Approved	
18	Amended Notations and Layout	13/12/2019		
17	Amended Drainage Line Details	25/10/2019		

Notes/Legend



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Scale (m) NTS
 All lengths are in metres
 and all levels are to Australian Height Datum
 (Original Sheet Size is A3)
 Drawing file: 17085_00_Face_Sheet_V23.dwg

Macedon Ranges Shire Council - Gisborne

Bennett Road Precinct

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Our Ref:	Version	Sheet
17085_00_Face_Sheet_V23.dwg	-	-	-	17085	23	1 of 4



NOTES

- * Contours shown represent approximate existing surface.
- * Contour interval 1m.
- * Drainage line only flows during periods of heavy rainfall.
- * Total Area = 132.62 hectares.
- * Original sheet size is A1.

LEGEND

- Trees within road reserve
- Dwelling
- Outbuilding
- Dam
- Drainage line

Bennett Road Precinct: Site Context

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Scale (m) 1:4000 0 40 80

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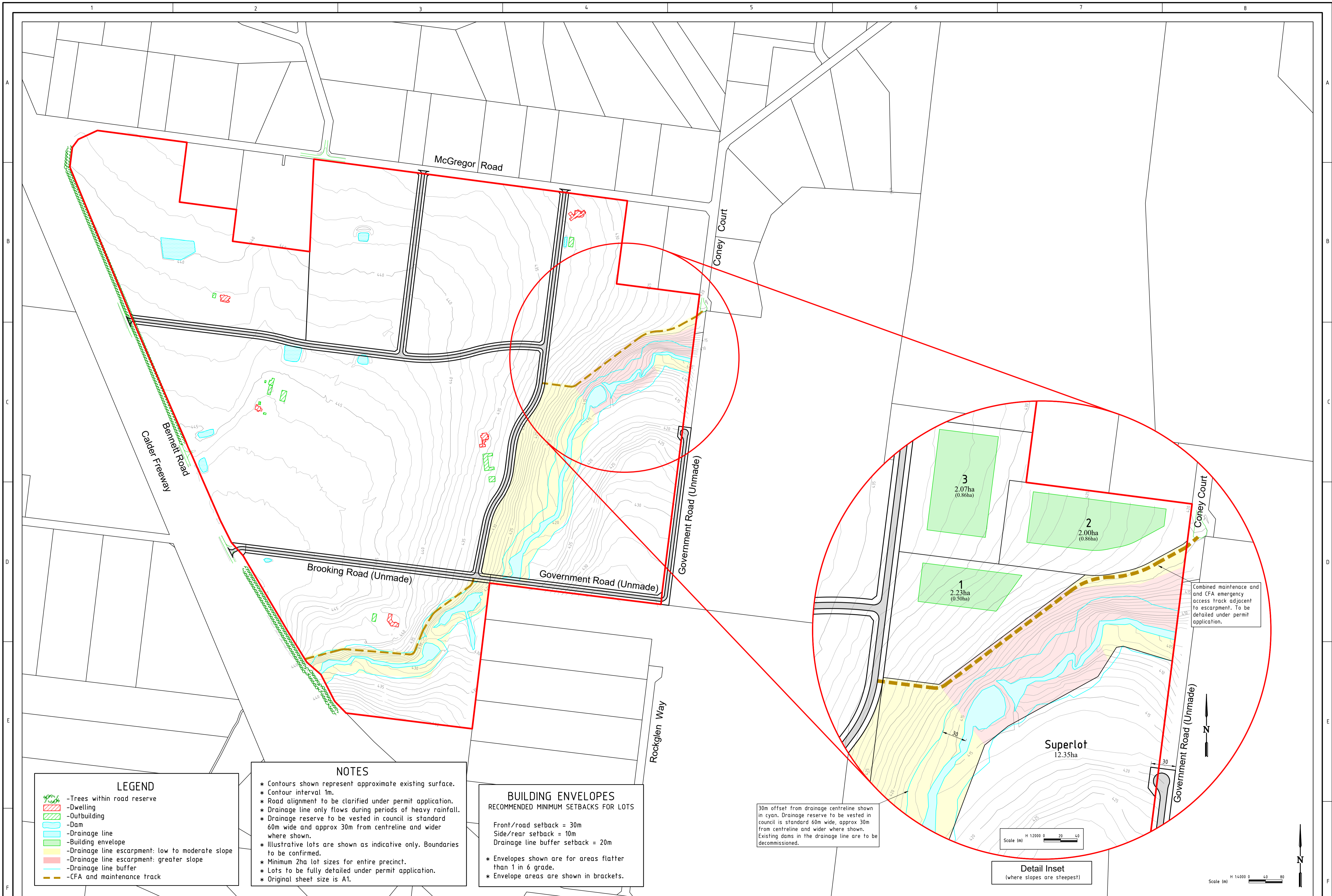
Drawing file:
17085_01_Site Context
V2.0.dwg

Macedon Ranges Shire Council - Gisborne

Bennett Road Precinct

Council Ref: - Water Auth. Ref: - Our Ref: 17085 Version 23 Sheet 2 of 4

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LEGEND

- Trees within road reserve
- Dwelling
- Outbuilding
- Dam
- Drainage line
- Building envelope
- Drainage line escarpment: low to moderate slope
- Drainage line escarpment: greater slope
- Drainage line buffer
- CFA and maintenance track

NOTES

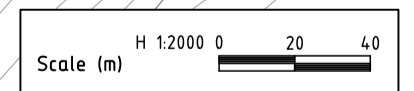
- * Contours shown represent approximate existing surface.
- * Contour interval 1m.
- * Road alignment to be clarified under permit application.
- * Drainage line only flows during periods of heavy rainfall.
- * Drainage reserve to be vested in council is standard 60m wide and approx 30m from centreline and wider where shown.
- * Illustrative lots are shown as indicative only. Boundaries to be confirmed.
- * Minimum 2ha lot sizes for entire precinct.
- * Lots to be fully detailed under permit application.
- * Original sheet size is A1.

BUILDING ENVELOPES
RECOMMENDED MINIMUM SETBACKS FOR LOTS

Front/road setback = 30m
Side/rear setback = 10m
Drainage line buffer setback = 20m

- * Envelopes shown are for areas flatter than 1 in 6 grade.
- * Envelope areas are shown in brackets.

30m offset from drainage centreline shown in cyan. Drainage reserve to be vested in council is standard 60m wide, approx 30m from centreline and wider where shown. Existing dams in the drainage line are to be decommissioned.



Detail Inset
(where slopes are steepest)



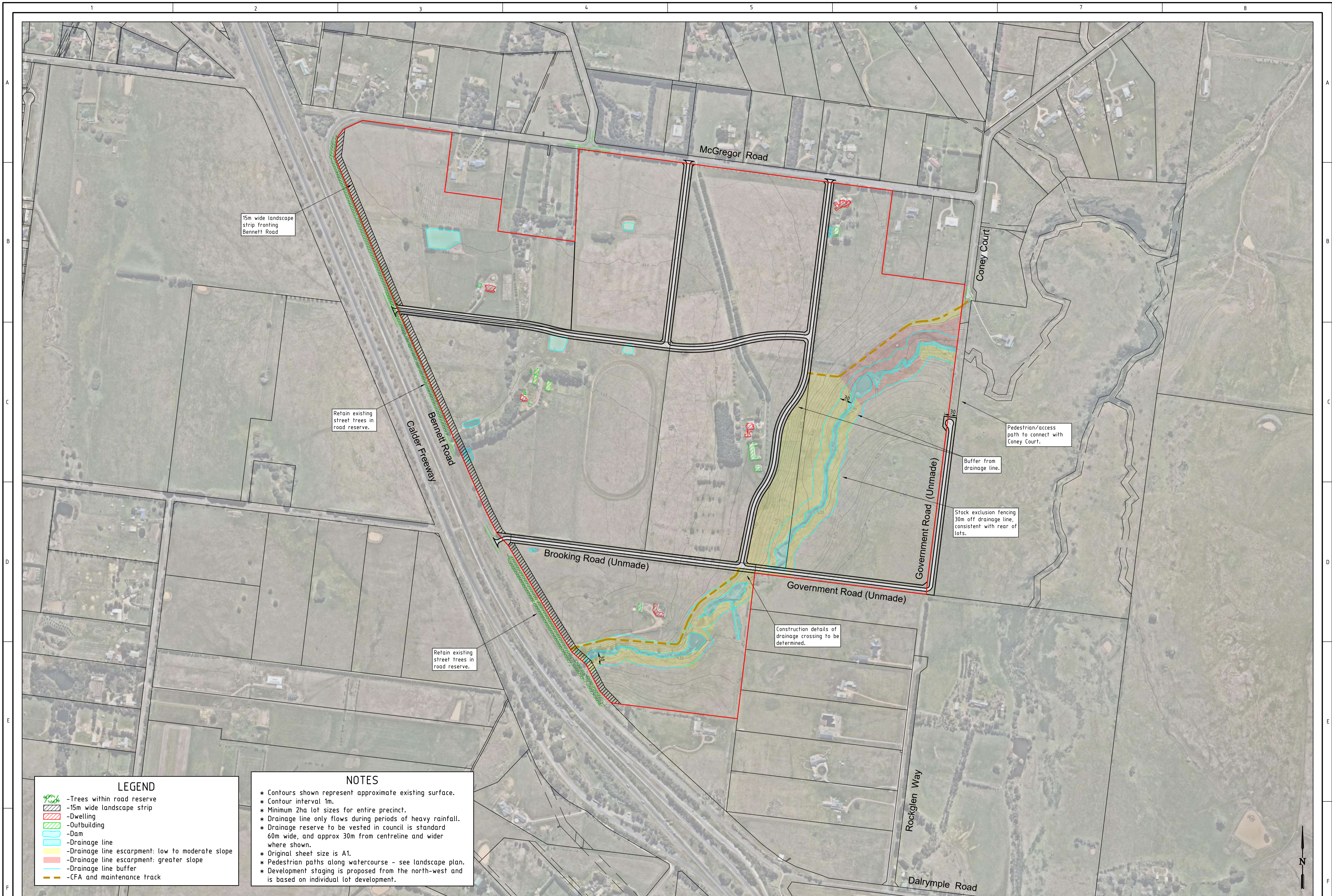
Bennett Road Precinct: Indicative Layout Concept Adjoining Drainage Line Escarpment

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Scale (m)		SCALE AS SHOWN		Macedon Ranges Shire Council - Gisborne	
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A1)				Bennett Road Precinct	
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17085 02 Layout V23.dwg	-	-	-	17085	23
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					3 of 4



LEGEND

- Trees within road reserve
- 15m wide landscape strip
- Dwelling
- Outbuilding
- Dam
- Drainage line
- Drainage line escarpment: low to moderate slope
- Drainage line escarpment: greater slope
- Drainage line buffer
- CFA and maintenance track

NOTES

- * Contours shown represent approximate existing surface.
- * Contour interval 1m.
- * Minimum 2ha lot sizes for entire precinct.
- * Drainage line only flows during periods of heavy rainfall.
- * Drainage reserve to be vested in council is standard 60m wide, and approx 30m from centreline and wider where shown.
- * Original sheet size is A1.
- * Pedestrian paths along watercourse - see landscape plan.
- * Development staging is proposed from the north-west and is based on individual lot development.

Bennett Road Precinct: Development Plan - Roads

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Drawing file: 17085_03_Development_V23.dwg

Macedon Ranges Shire Council - Gisborne

Bennett Road Precinct

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