

BAR treatments and street lights to be provided for all four proposed intersections onto Bennett Road and McGregor Road. Street light position shown indicatively.

Sheds on 128 Bennett Road to be relocated as necessary.

Roadside swales to terminate at lowpoints in road and allow overland drainage to watercourse. Locations are shown indicatively.

Combined maintenance and and CFA emergency access track adjacent to escarpment. To be detailed under permit application.

30m offset from drainage centreline shown in cyan. Proposed drainage reserve/creek (black) generally follows 30m offset from centreline other than where shown. Existing dams in the drainage line are to be decommissioned. See cross sections A to D on SHEET 4 for details.

Maximum of 6 lots for 134 McGregor Road superlot subject to detailed land capability assessment, avoidance of rock outcrops to maximum extent and setback of building envelopes from the waterway reserve. Building envelopes for all lots to be setback minimum 20m from reserve boundaries.

Indicative proposed road alignment along top of escarpment. See cross section E on SHEET 5.

Culvert crossing of watercourse to be detailed in future engineering design. See cross section F on SHEET 5.

Connection under proposed permit PLN 2018541.

Reserve, maintenance track, lots and building envelopes within 88 Bennett Road are subject to detailed review.

- ### NOTES
- * Contours shown represent approximate existing surface.
 - * Contour interval 1m.
 - * Road alignment to be clarified under permit application.
 - * Drainage line/creek 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.
 - * Dams in watercourse are to be decommissioned. All other dams are to be considered at subdivision stage for any decommissioning.
 - * 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.
 - * Pedestrian paths along watercourse - see landscape plan. To be determined under permit applications at time of subdivision.
 - * Staging of development proposed from the north-west.
 - * See Servicing and Utilities Infrastructure Report for details on servicing and infrastructure provision to development sites. It outlines that all infrastructure cost within and adjoining development parcels and any required extension of roads and other infrastructure is to be borne by each development parcel.
 - * Lot yield and lot configuration of 94 McGregor Road to be subject to detailed review.
 - * Original sheet size is A1.

BUILDING ENVELOPES

RECOMMENDED 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 to address the most sensitive land adjacent to the drainage line.

* Envelope areas are shown in brackets.

- ### LEGEND
- Trees within road reserve
 - Indicative rock outcrops
 - Dwelling
 - Outbuilding
 - Dam
 - Drainage line
 - Building envelope (only illustrated adjacent to drainage line)
 - Drainage line escarpment: low to moderate slope
 - Drainage line escarpment: greater slope
 - Drainage line buffer (30m as shown)
 - CFA and maintenance track
 - Rural pedestrian path/bike track
 - Existing titles
 - BAR (Basic Right-Turn) Treatment
 - Indicative drainage outfall location
 - Proposed street light at intersection

| SITE AREA AND YIELD | | |
|--------------------------|----------------|-----------|
| SUBDIVISION CONCEPT SITE | AREA | LOTS |
| 88 Bennett Road | 16.2ha | 6 |
| 128 Bennett Road | 25.8ha | 12 |
| 168 Bennett Road | 16.6ha | 8 |
| 15 McGregor Road | 11.1ha | 5 |
| 94 McGregor Road | 31.9ha | 12 |
| 134 McGregor Road | 27.7ha | 10 |
| TOTAL | 129.3ha | 53 |

Subdivision Concept Development Plan and Subdivision Concept commissioned by 128 & 168 Bennett Road, and 134 McGregor Road. A concept for the remaining area is provided as sought by DP018 (as shown dashed).

Bennett Road Development Plan: Subdivision Concept Plan

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

Notes/Legend

TERRACO
 Civil Engineers
 Project Managers
 Development Consultants

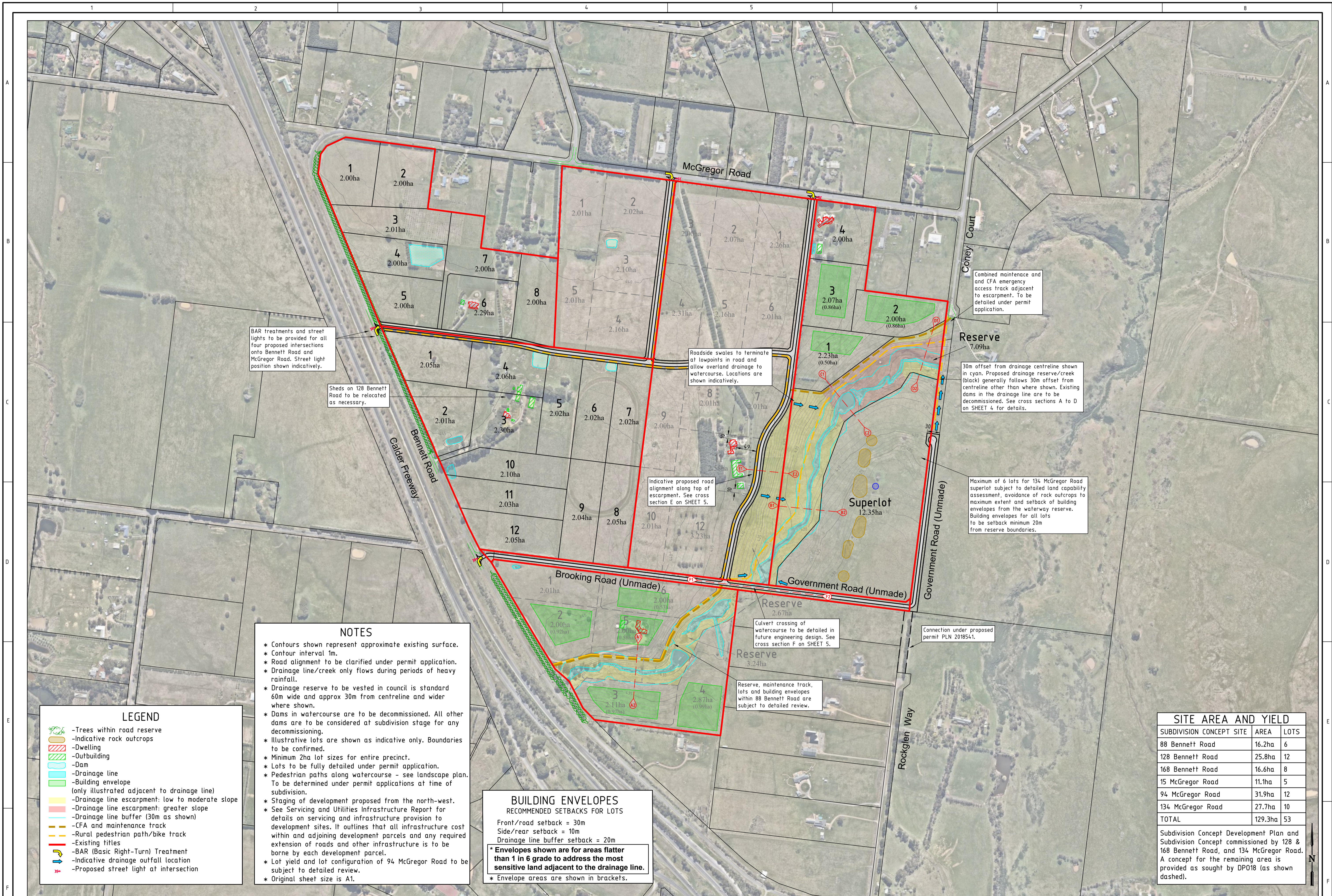
Terraco P/L
 ABN 12 681 695 776
 9 Jewell Court
 East Bealiba, VIC 3558
 Ph: 03 5442 5799
 Fax: 03 5442 5586
 E: info@terraco.com.au
 Web: www.terraco.com.au

Scale (m) 1:14,000

Macedon Ranges Shire Council - Gisborne

Bennett Road Precinct

Drawing file: 17085 Concept V23.dwg
 LTO Ref: -
 Council Ref: -
 Water Auth. Ref: -
 Our Ref: 17085
 Version: 23
 Sheet: 1 of 6



BAR treatments and street lights to be provided for all four proposed intersections onto Bennett Road and McGregor Road. Street light position shown indicatively.

Sheds on 128 Bennett Road to be relocated as necessary.

Roadside swales to terminate at lowpoints in road and allow overland drainage to watercourse. Locations are shown indicatively.

Combined maintenance and CFA emergency access track adjacent to escarpment. To be detailed under permit application.

30m offset from drainage centreline shown in cyan. Proposed drainage reserve/creek (black) generally follows 30m offset from centreline other than where shown. Existing dams in the drainage line are to be decommissioned. See cross sections A to D on SHEET 4 for details.

Maximum of 6 lots for 134 McGregor Road superlot subject to detailed land capability assessment, avoidance of rock outcrops to maximum extent and setback of building envelopes from the waterway reserve. Building envelopes for all lots to be setback minimum 20m from reserve boundaries.

Indicative proposed road alignment along top of escarpment. See cross section E on SHEET 5.

Culvert crossing of watercourse to be detailed in future engineering design. See cross section F on SHEET 5.

Connection under proposed permit PLN 2018541.

Reserve, maintenance track, lots and building envelopes within 88 Bennett Road are subject to detailed review.

NOTES

- * Contours shown represent approximate existing surface.
- * Contour interval 1m.
- * Road alignment to be clarified under permit application.
- * Drainage line/creek 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.
- * Dams in watercourse are to be decommissioned. All other dams are to be considered at subdivision stage for any decommissioning.
- * 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.
- * Pedestrian paths along watercourse - see landscape plan. To be determined under permit applications at time of subdivision.
- * Staging of development proposed from the north-west.
- * See Servicing and Utilities Infrastructure Report for details on servicing and infrastructure provision to development sites. It outlines that all infrastructure cost within and adjoining development parcels and any required extension of roads and other infrastructure is to be borne by each development parcel.
- * Lot yield and lot configuration of 94 McGregor Road to be subject to detailed review.
- * Original sheet size is A1.

BUILDING ENVELOPES
RECOMMENDED 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 to address the most sensitive land adjacent to the drainage line.**
* Envelope areas are shown in brackets.

LEGEND

- Trees within road reserve
- Indicative rock outcrops
- Dwelling
- Outbuilding
- Dam
- Drainage line
- Building envelope (only illustrated adjacent to drainage line)
- Drainage line escarpment: low to moderate slope
- Drainage line escarpment: greater slope
- Drainage line buffer (30m as shown)
- CFA and maintenance track
- Rural pedestrian path/bike track
- Existing titles
- BAR (Basic Right-Turn) Treatment
- Indicative drainage outfall location
- Proposed street light at intersection

SITE AREA AND YIELD

| SUBDIVISION CONCEPT SITE | AREA | LOTS |
|--------------------------|----------------|-----------|
| 88 Bennett Road | 16.2ha | 6 |
| 128 Bennett Road | 25.8ha | 12 |
| 168 Bennett Road | 16.6ha | 8 |
| 15 McGregor Road | 11.1ha | 5 |
| 94 McGregor Road | 31.9ha | 12 |
| 134 McGregor Road | 27.7ha | 10 |
| TOTAL | 129.3ha | 53 |

Subdivision Concept Development Plan and Subdivision Concept commissioned by 128 & 168 Bennett Road, and 134 McGregor Road. A concept for the remaining area is provided as sought by DP018 (as shown dashed).

Bennett Road Development Plan: Subdivision Concept Plan with Aerial

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

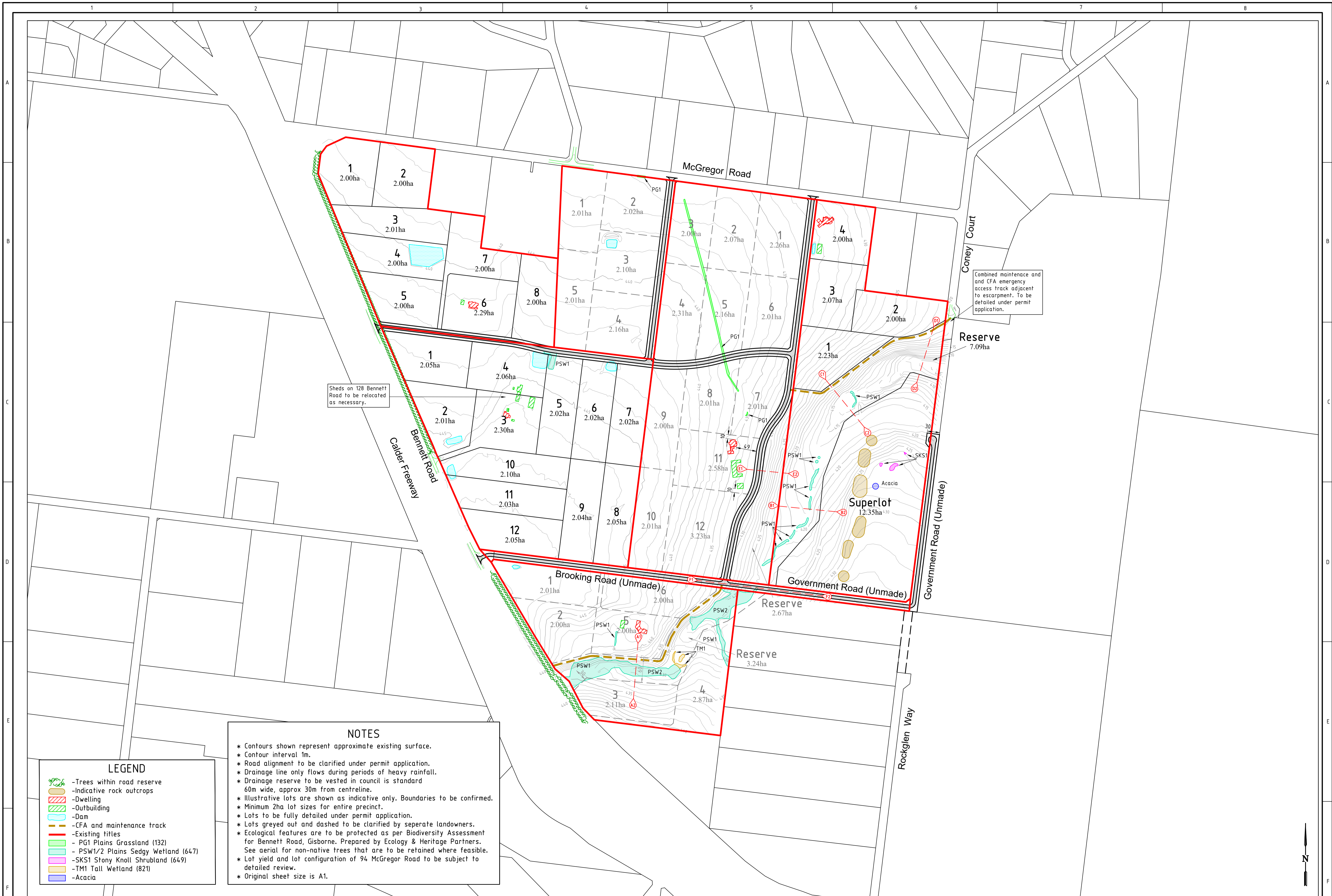
Notes/Legend

TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 12 681 695 776
9 Jewell Court
East Bendigo, VIC 3550
Ph: 03 5442 5399
F: 03 5442 5566
E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m) 1:14,000
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A1)

| | | | | | | |
|---|----------|--------------|------------------|----------|---------|--------|
| Macedon Ranges Shire Council - Gisborne | | | | | | |
| Bennett Road Precinct | | | | | | |
| Drawing file: | LTO Ref: | Council Ref: | Water Auth. Ref: | Our Ref: | Version | Sheet |
| 17085 Concept V23.dwg | - | - | - | 17085 | 23 | 2 of 6 |



Sheds on 128 Bennett Road to be relocated as necessary.

Combined maintenance and CFA emergency access track adjacent to escarpment. To be detailed under permit application.

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, approx 30m from centreline.
- * 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.
- * Lots greyed out and dashed to be clarified by separate landowners.
- * Ecological features are to be protected as per Biodiversity Assessment for Bennett Road, Gisborne. Prepared by Ecology & Heritage Partners. See aerial for non-native trees that are to be retained where feasible.
- * Lot yield and lot configuration of 94 McGregor Road to be subject to detailed review.
- * Original sheet size is A1.

LEGEND

- Trees within road reserve
- Indicative rock outcrops
- Dwelling
- Outbuilding
- Dam
- CFA and maintenance track
- Existing titles
- PG1 Plains Grassland (132)
- PSW1/2 Plains Sedgy Wetland (647)
- SKS1 Stony Knoll Shrubland (649)
- TM1 Tall Wetland (821)
- Acacia

Bennett Road Development Plan: Subdivision Concept Plan with Ecological Features

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

Notes/Legend

TERRACO
 Civil Engineers
 Project Managers
 Development Consultants

Terraco P/L
 ABN 12 681 695 776
 9 Jewell Court
 East Bendigo, VIC 3550
 Ph: 03 5442 5399
 Fax: 03 5442 5066
 E: info@terraco.com.au
 www.terraco.com.au

Scale (m) 1:14,000

All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A1)

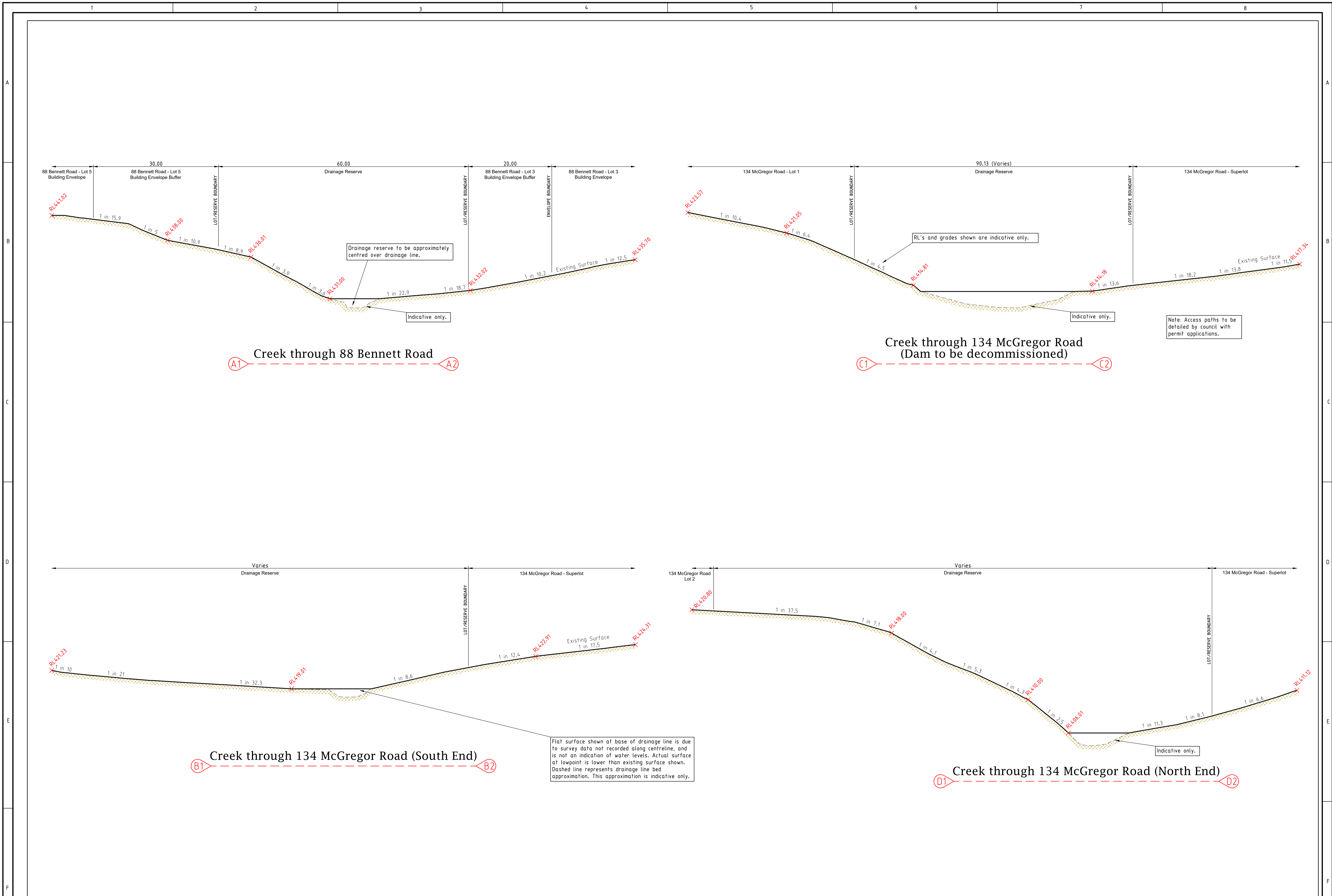
Drawing file: 17085 Concept V23.dwg

Macedon Ranges Shire Council - Gisborne

Bennett Road Precinct

Council Ref: - Water Auth. Ref: - Our Ref: 17085 Version: 23 Sheet: 3 of 6

Printed: 2021-10-11 9:56:08



Drainage reserve to be approximately centred over drainage line.

Indicative only.

RL's and grades shown are indicative only.

Indicative only.

Note: Access paths to be detailed by council with permit applications.

Flat surface shown at base of drainage line is due to survey data not recorded along centreline, and is not an indication of water levels. Actual surface at lowpoint is lower than existing surface shown. Dashed line represents drainage line bed approximation. This approximation is indicative only.

Bennett Road Development Plan: Drainage Line Cross Sections

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

Notes/Legend

TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 12 681 695 776
9 Jewell Court
Epsom, Vic 3550
Ph: 03 5442 5799
E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m)

| | | |
|----------|---|---|
| H 1:4000 | 0 | 4 |
| V 1:2000 | 0 | 4 |

All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A0)

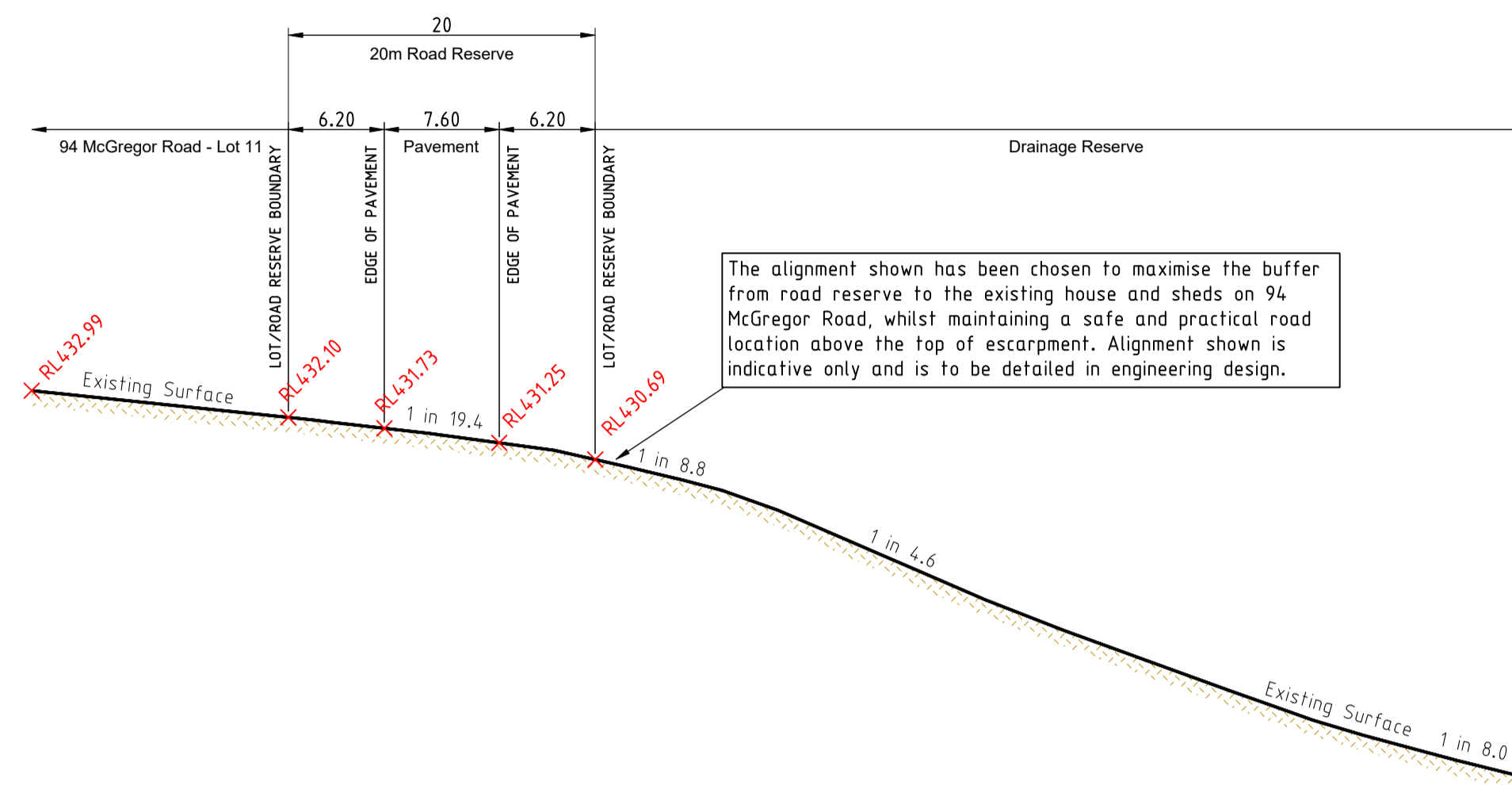
Drawing file: 17085 Concept V23.dwg

Macedon Ranges Shire Council - Gisborne

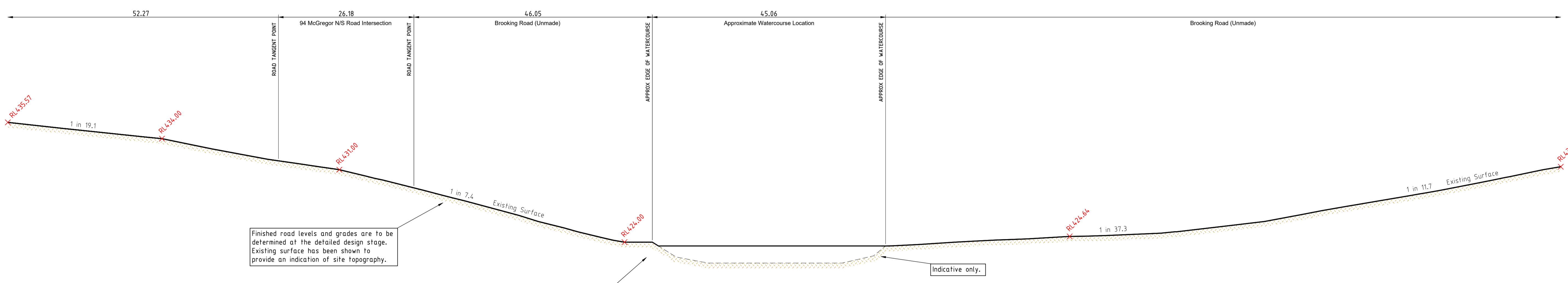
Bennett Road Precinct

| | | | | |
|--------------|------------------|----------|----------|--------|
| Council Ref: | Water Auth. Ref: | Our Ref: | Version: | Sheet: |
| - | - | 17085 | 23 | 4 of 6 |

Printed: 2021-10-11 9:50:08



Road Alignment in 94 McGregor Road Cross Section



Culvert Crossing of Watercourse Longitudinal Section

Bennett Road Development Plan: Road Sections

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

TERRACO
Civil Engineers
Project Managers
Development Consultants

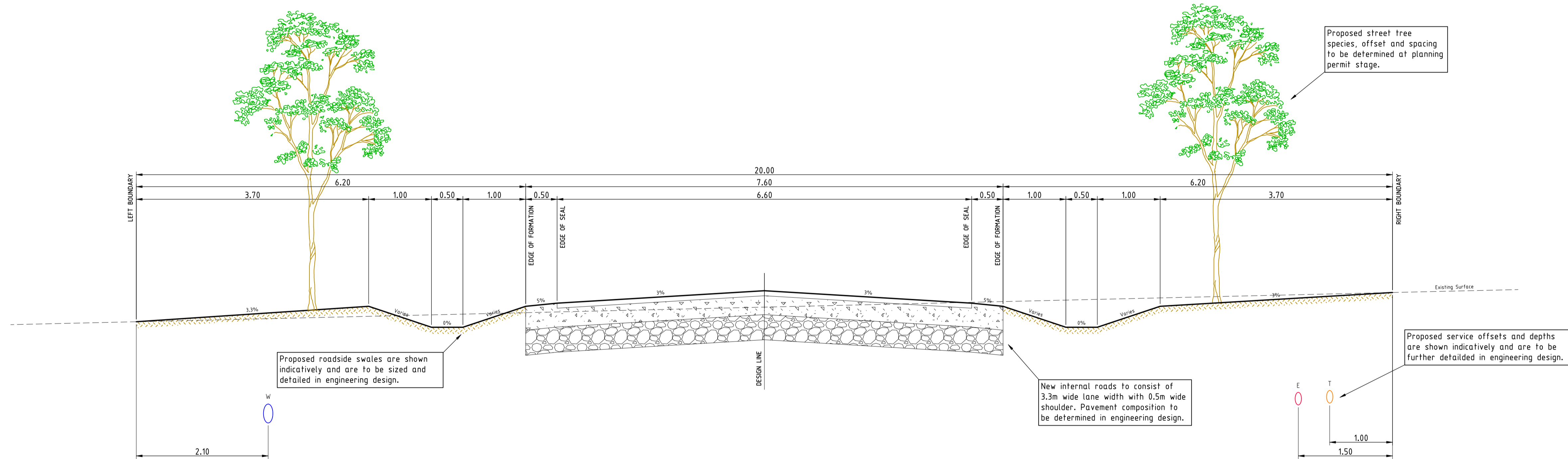
Terraco P/L
ABN 12 681 695 776
9 Jewell Court
Epsom, Vic 3550
Ph: 03 5442 5399
E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m)
H 1:4000
V 1:2000

Macedon Ranges Shire Council - Gisborne
Bennett Road Precinct

Drawing file: 17085 Concept V23.dwg
LTO Ref: -
Council Ref: -
Water Auth. Ref: -
Our Ref: 17085
Version: 23
Sheet: 5 of 6

Printed: 2021-10-11 9:04:08



Typical Cross Section - Internal Roads

Bennett Road Development Plan: Typical Road Cross Sections

| Ver | Revision Description | Date | Drafted J.Sens Sep 2021 | Checked P.Bowe Sep 2021 | Approved |
|-----|-------------------------------|------------|-------------------------------|-------------------------------|----------|
| 23 | Minor Amendments | 22/09/2021 | | | |
| 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 | | | |
| 18 | Amended Notations and Layout | 13/12/2019 | | | |
| 17 | Amended Drainage Line Details | 25/10/2019 | | | |

Notes/Legend

TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 12 681 695 776
9 Jewell Court
East Bendigo, VIC 3550
Ph: 03 5442 5399
E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m)
H 1:4000 0 4 8
V 1:20 0 0.2 0.4

All lengths are in metres
and all levels are to Australian Height Datum
(Original Sheet Size is A3)

Drawing file: LTO Ref: Council Ref: Water Auth. Ref: Our Ref: Version: Sheet

17085 Concept V23.dwg - - - 17085 23 6 of 6

Macedon Ranges Shire Council - Gisborne
Bennett Road Precinct

Printed: 2021-10-11 9:50:08