

LOT SIZE & DENSITY

DESCRIPTION	AREA (Ha)	NUMBER OF LOTS	PERCENTAGE	AVERAGE LOT SIZE
Low Density Lots (Over 1500m ²)*	4.46	29	4.7%	1538
Conventional Lots (500-1500m ²)*	35.86	545	88.6%	658
Medium Density Lots (Under 500m ²)*	1.4	41	6.7%	341
Total	41.72	615	100.0%	678

*See Gisborne Outline Development Plan (Section 15.6.5)

AVERAGE LOT SIZE CATEGORIES

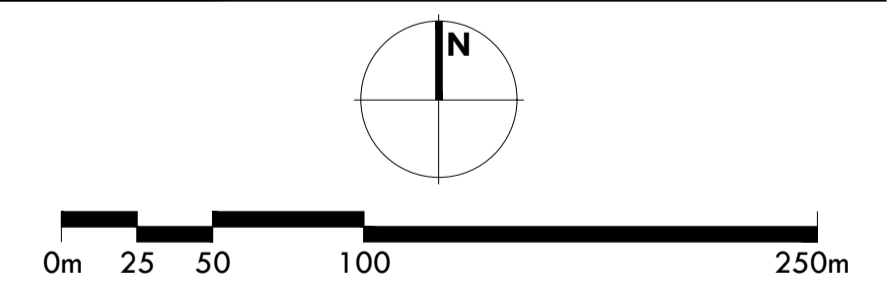
DESCRIPTION	AREA (Ha)	NUMBER OF LOTS	PERCENTAGE	AVERAGE LOT SIZE
Type 1: Low Density & Conventional Lots (over 500m ²)	40.32	574	93.3%	702
Type 2: Medium Density Lots (under 500m ²)	1.2	30	4.9%	400
Type 3: Townhouse (under 300m ²)	0.2	11	1.8%	182
Total	41.72	615	100.0%	678

LEGEND & LAND BUDGET

Total Site Area	75.72Ha
Waterway/Drainage Reserve	8.21Ha
Noise Attenuation Landscape Reserve	2.24Ha
Public Open Space	4.11Ha
School Site	3.50Ha
Net Developable Area (NDA)	57.66Ha
RESIDENTIAL	
Low Density Lots (Over 1500m ²)	4.46Ha
Number of Low Density Lots	29 Lots
Average Lots Size	1538m ²
Conventional Lots along Calder Freeway (800-1500m ²)	2.26Ha
Number of Conventional Lots	24 Lots
Average Lots Size	942m ²
Conventional Lots (500-1500m ²)	33.60Ha
Number of Conventional Lots	521 Lots
Average Lots Size	645m ²
Medium Density Lots (Under 500m ²)	1.20Ha
Number of Medium Density Lots	30 Lots
Average Lots Size	400m ²
Townhouses (Under 300m ²)	0.20Ha
Number of Medium Density Lots	11 Lots
Average Lots Size	182m ²
Total Net Residential Area	41.72Ha
Total Number of Lots	615 Lots
Average Lots Size	678m²
Dwelling Density (Dw/NDAHa)	10.7 Dw
Road Network Area	
Connector Road_Bus Route (20.9-24m)	
Local Access Street_Level 2 (22m)	
Local Access Street_Level 1 (14-18m)	
Shared Path Network	
400m Walkable Catchment Area	
Trees to be retained	
Trees to be retained potentially	
Trees to be retained potentially (subject to road upgrade detail)	
Native Trees to be removed	

NOTES

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

39 WILLOWBANK ROAD GISBORNE

SUBDIVISION LAYOUT PLAN

Project No. 9987
 Drawing Ref. 9987_UD_SLP02_V25

BREESE PITT DIXON

CIVIL ENGINEERS
 LAND SURVEYORS
 TOWN PLANNERS
 URBAN DESIGNERS
 LANDSCAPE ARCHITECTS

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

REVISIONS

25-05-2019	LOT MIX AMENDED	AJ	
24-03-2019	PLAN AMENDED IN ACCORDANCE WITH VCAT'S COMMENTS	AJ	
23-01-2019	NEW DRAINAGE RESERVES & TREE RESERVES ADDED	AJ	
22-16-08-2019	LOTS ALONG CONNECTOR ROADS ADDED ON LOT MIX	AJ	
21-23-07-2019	LAYOUT/LOT MIX AMENDED	JC DS	
20-20-07-2019	LAYOUT/LOT MIX AMENDED	MO DS	
19-08-07-2019	LAYOUT/LOT MIX AMENDED TO DECREASE THE DENSITY	AJ GWH	
18-27-06-2019	DENSITY & AVERAGE LOT SIZE TABLES AMENDED.	AJ GWH	
17-26-06-2019	NOISE ATTENUATION LANDSCAPE RESERVE ADDED/ ADDITIONAL RESERVE PROVIDED FOR HERITAGE	AJ GWH	
16-24-06-2019	RESERVE PROVIDED DUE TO THE CULTURAL HERITAGE REQUIREMENTS/ LAYOUT & LOT MIX AMENDED	AJ GWH	
15-21-06-2019	20m ROADS WIDENED/ LOT MIX & TABLES UPDATED/ TREES 5, 6, 72 & 73 TO BE RETAINED POTENTIALLY.	AJ GWH	
14-27-02-2019	TREES 5 & 6 TO BE REMOVED	AJ GWH	
13-22-02-2019	LAYOUT AMENDED ON EASTERN SIDE TO REMOVE NOISE ATTENUATION LANDSCAPE RESERVE AND ADD A SOUND WALL ALONG THE FREEWAY.	AJ GWH	
12-14-12-2018	LOT DENSITY RANGES AMENDED ON PLAN & TABLE	AJ GWH	
11-13-12-2018	LAYOUT AMENDED	AJ GWH	
10-04-12-2018	LAYOUT REVISED	AJ GWH	
9-13-11-2018	LAYOUT AMENDED TO RETAIN MORE TREES	AJ GWH	
8-09-10-2018	LAYOUT AMENDED FOR EXTRA RESERVE ON WETLAND	AJ GWH	
7-31-07-2018	PLAN & TABLE AMENDED.	AJ GWH	
6-24-07-2018	TREE #86 REMOVED FROM PLAN	AJ GWH	
5-23-07-2018	ROAD NETWORK HIERARCHY AMENDED	AJ GWH	
4-20-07-2018	PARK RELOCATED TREES TO BE RETAINED AMENDED	AJ GWH	
3-03-05-2018	LOT MIX & AREAS ADDED	AJ GWH	
2-02-05-2018	LAYOUT AMENDED & LOT YIELD ADDED.	AJ GWH	
1-27-04-2018	ORIGINAL DRAWING	AJ GWH	
VER	DATE	COMMENTS	CKD APP

