

LEGEND

- Site Boundary
- Shared Path
- Off Road Bike Path
- Standard Residential
- Lots under 300m² (Small Lot Housing Code)
- Drainage Reserve
- Wollahra Rise road widening (2m)
- Dry Stone Wall
- ✱ Potential duplex lots
- ☒ Bin collection point for laneway lots

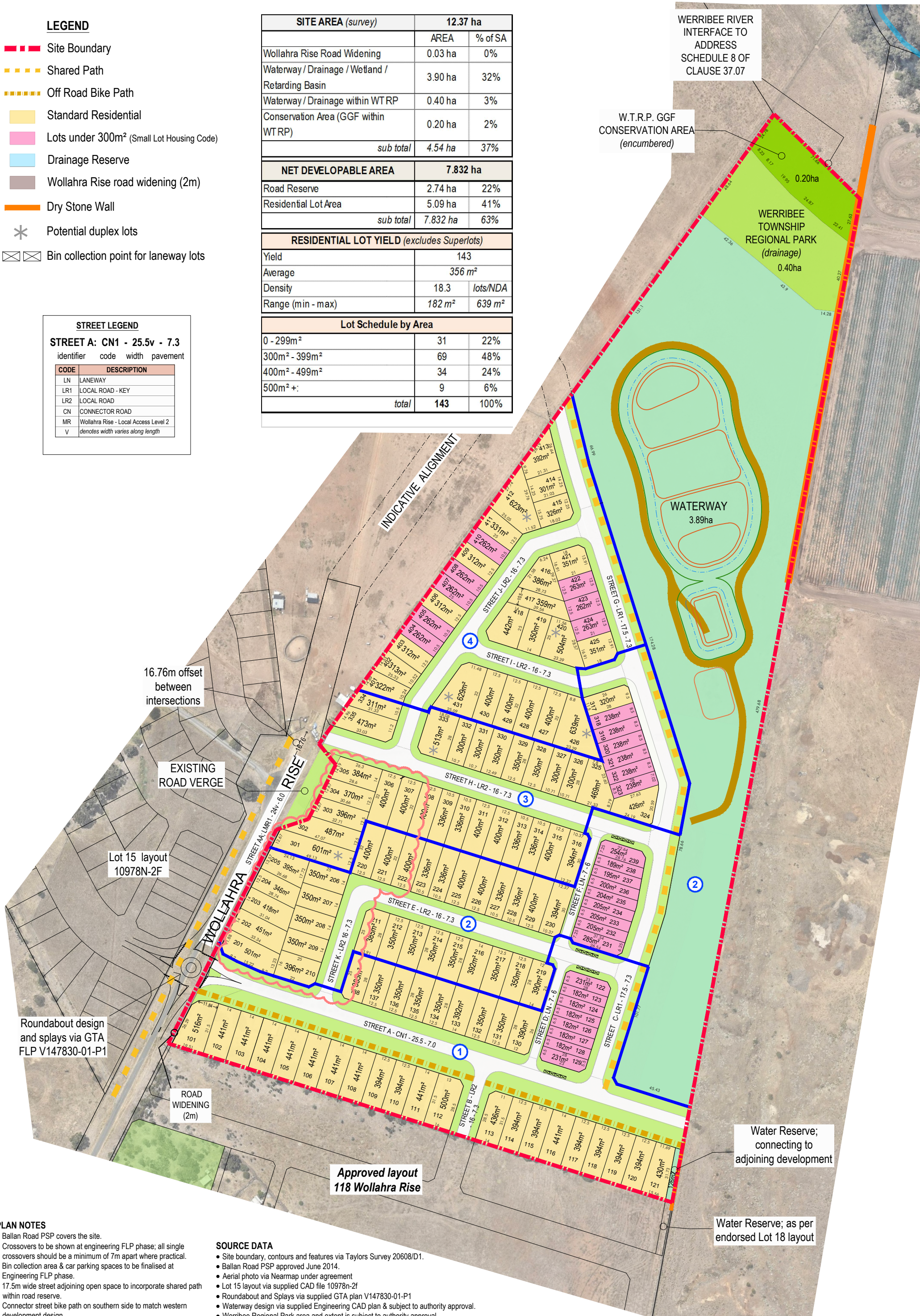
STREET LEGEND

STREET A: CN1 - 25.5v - 7.3

identifier code width pavement

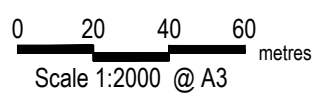
CODE	DESCRIPTION
LN	LANEWAY
LR1	LOCAL ROAD - KEY
LR2	LOCAL ROAD
CN	CONNECTOR ROAD
MR	Wollahra Rise - Local Access Level 2
V	denotes width varies along length

SITE AREA (survey)		12.37 ha	
	AREA	% of SA	
Wollahra Rise Road Widening	0.03 ha	0%	
Waterway / Drainage / Wetland / Retarding Basin	3.90 ha	32%	
Waterway / Drainage within WTRP	0.40 ha	3%	
Conservation Area (GGF within WTRP)	0.20 ha	2%	
<i>sub total</i>	4.54 ha	37%	
NET DEVELOPABLE AREA		7.832 ha	
Road Reserve	2.74 ha	22%	
Residential Lot Area	5.09 ha	41%	
<i>sub total</i>	7.832 ha	63%	
RESIDENTIAL LOT YIELD (excludes Superlots)			
Yield	143		
Average	356 m ²		
Density	18.3	lots/NDA	
Range (min - max)	182 m ²	639 m ²	
Lot Schedule by Area			
0 - 299m ²	31	22%	
300m ² - 399m ²	69	48%	
400m ² - 499m ²	34	24%	
500m ² +:	9	6%	
<i>total</i>	143	100%	



- PLAN NOTES**
- Ballan Road PSP covers the site.
 - Crossovers to be shown at engineering FLP phase; all single crossovers should be a minimum of 7m apart where practical.
 - Bin collection area & car parking spaces to be finalised at Engineering FLP phase.
 - 17.5m wide street adjoining open space to incorporate shared path within road reserve.
 - Connector street bike path on southern side to match western development design.

- SOURCE DATA**
- Site boundary, contours and features via Taylors Survey 20608/D1.
 - Ballan Road PSP approved June 2014.
 - Aerial photo via Nearmap under agreement
 - Lot 15 layout via supplied CAD file 10978n-2f
 - Roundabout and Splays via supplied GTA plan V147830-01-P1
 - Waterway design via supplied Engineering CAD plan & subject to authority approval.
 - Werribee Regional Park area and extent is subject to authority approval.



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