

LOT MIX

Product	Area Within The Buffer		Area Out of The Buffer		Total	
	Number of Lots	Percentage	Number of Lots	Percentage	Number of Lots	Percentage
16m x 32m	2	1.8%	10	3.8%	12	3.2%
14m x 32m	6	5.4%	17	6.4%	23	6.1%
12.5m x 32m	3	2.7%	12	4.5%	15	4.0%
Total	11	9.9%	39	14.7%	50	13.3%
16m x 28m	4	3.6%	19	7.2%	23	6.1%
14m x 28m	13	11.7%	42	15.8%	55	14.6%
12.5m x 28m	7	6.3%	32	12.1%	39	10.4%
10.5m x 28m	0	0.0%	2	0.8%	2	0.5%
Total	24	21.6%	95	35.8%	119	31.6%
14m x 25m	27	24.3%	45	17.0%	72	19.1%
12.5m x 25m	17	15.3%	24	9.1%	41	10.9%
10.5m x 25m	0	0.0%	6	2.3%	6	1.6%
Total	44	39.6%	75	28.3%	119	31.6%
14m x 21m	14	12.6%	22	8.3%	36	9.6%
12.5m x 21m	10	9.0%	21	7.9%	31	8.2%
10.5m x 21m	1	0.9%	0	0.0%	1	0.3%
Total	25	22.5%	43	16.2%	68	18.1%
Rear Loaded	7	6.3%	6	2.3%	13	3.5%
Irregular	0	0.0%	7	2.6%	7	1.9%
TOTAL	111	100%	265	100%	376	#REF!

LEGEND & LAND BUDGET

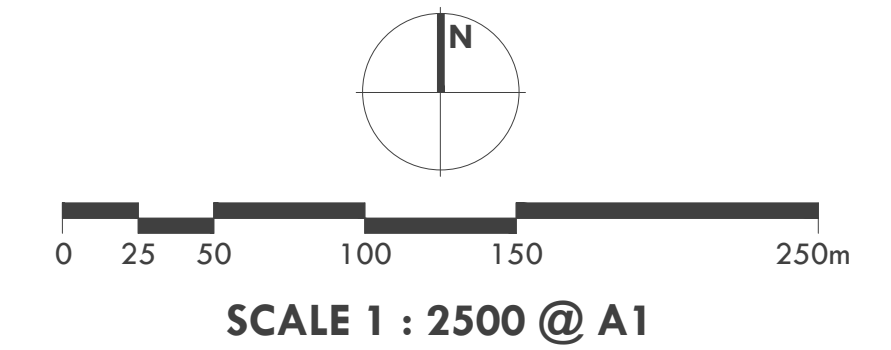
	* Area 1	** Area 2	Total Site
Site	5.56Ha	34.79Ha	40.35Ha
TRANSPORT			
Arterial Road / Intersection Flaring	0.02Ha	-	0.02Ha
SERVICE OPEN SPACE			
Conservation Area	-	0.18Ha	0.18Ha
Waterway in Conservation Area	-	19.30Ha	19.30Ha
Landscape Value	-	0.02Ha	0.02Ha
CREDITED OPEN SPACE			
Local Park	-	0.75Ha	0.75Ha
Total Net Developable Area (NDA)	5.54Ha	14.54Ha	20.08Ha
RESIDENTIAL			
Total Net Residential Area	3.83Ha	9.94Ha	13.77Ha
Number of Lots	111 Lots	265 Lots	376 Lots
Average Lots Size	345m ²	375m ²	366m ²
Dwelling Density (Dw/NDAHa)	20.5 Dw	18.2 Dw	18.7 Dw
Landscape Reserve	0.06Ha	0.06Ha	0.12Ha
Internal Road Network Area	1.65Ha	4.54Ha	6.19Ha

* Area inside Quarry Buffer Zone
** Area outside Quarry Buffer Zone

Arterial Road (6 Lane_Bus Capable_59.8m)	
Connector Street (Bus Capable_25m)	
Local Access_Conservation Area Interface (14.8m)	
Local Access Level 1 (14-16m)	
Bike Path (Off-Road)	
Shared Path (Off-Road)	
Quarry Buffer (500m)	
Organic Waste Facility Buffer (1.3Km)	
400m Walkable Catchment Area	
Signalised Intersection	
Left-In / Left-Out Intersection	

REVISIONS

2	08-10-2019	LAYOUT UPDATED.	MA
1	04-10-2019	ORIGINAL DRAWING	MA
VER	DATE	COMMENTS	CKD



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.

607 SUNBURY ROAD BULLA

SUBDIVISION LAYOUT PLAN

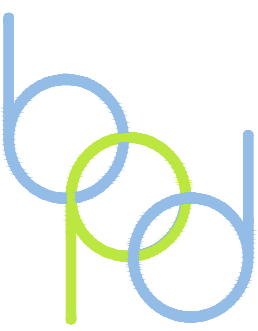
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Drawing Ref. 10281_UD_SLP01_V2

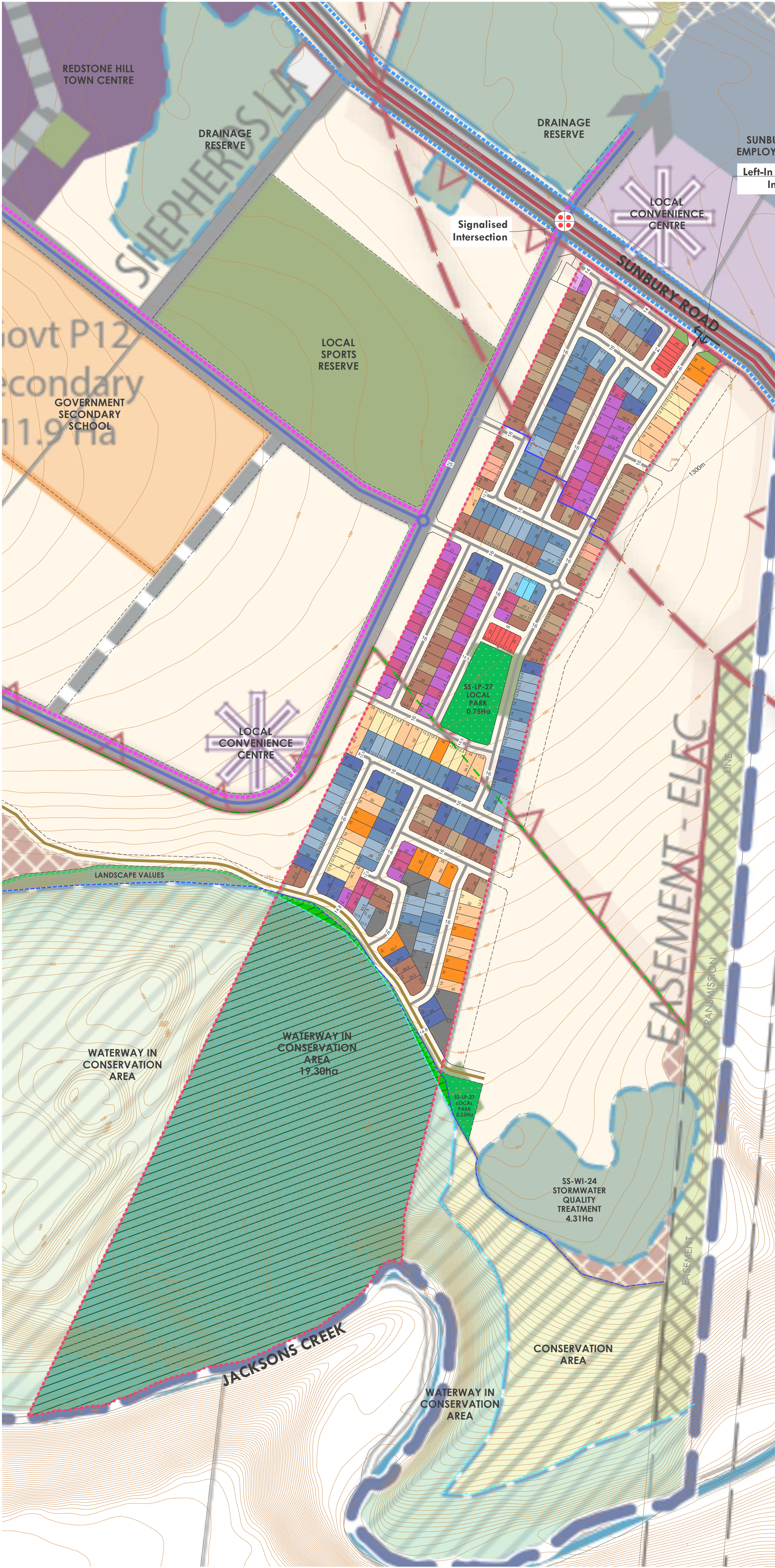
BREESE PITT DIXON

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PREPARED UNDER A QUALITY SYSTEM CERTIFIED COMPLYING WITH ISO 9001





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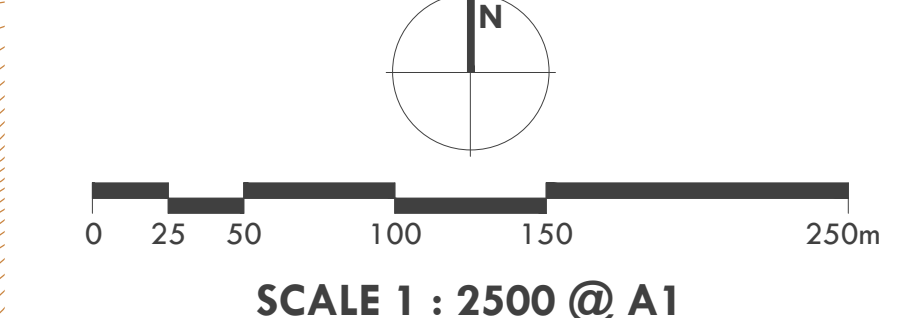
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