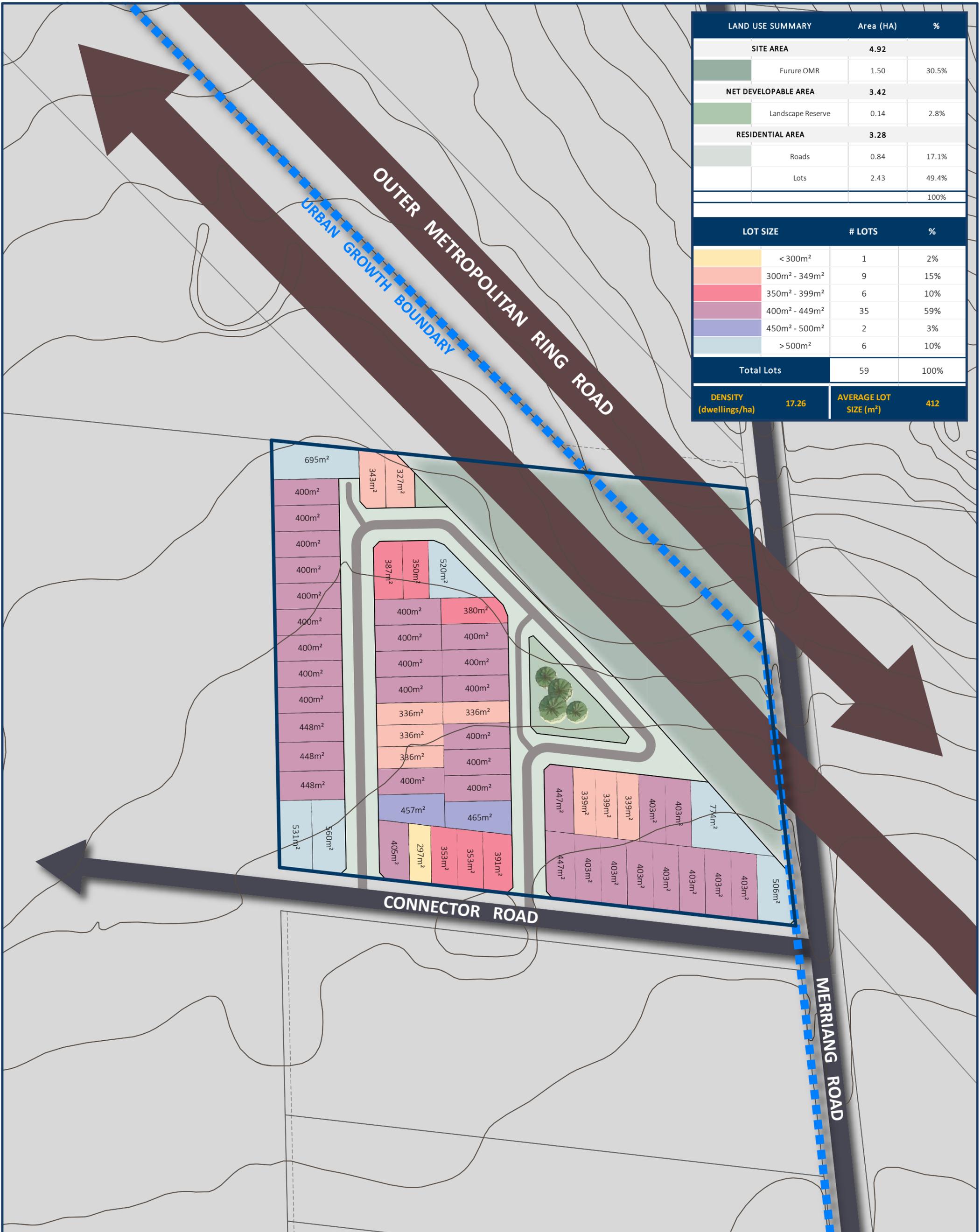


LAND USE SUMMARY		Area (HA)	%
SITE AREA		4.92	
	Future OMR	1.50	30.5%
NET DEVELOPABLE AREA		3.42	
	Landscape Reserve	0.14	2.8%
RESIDENTIAL AREA		3.28	
	Roads	0.84	17.1%
	Lots	2.43	49.4%
			100%
LOT SIZE		# LOTS	%
	< 300m ²	1	2%
	300m ² - 349m ²	9	15%
	350m ² - 399m ²	6	10%
	400m ² - 449m ²	35	59%
	450m ² - 500m ²	2	3%
	> 500m ²	6	10%
Total Lots		59	100%
DENSITY (dwellings/ha)	17.26	AVERAGE LOT SIZE (m²)	412



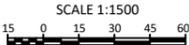
NOTE: This is an indicative plan only based on the Planning Zones/Overlays and the PSP Guidelines (VPA). This plan and areas shown are subject to survey. The Donnybrook Woodstock PSP requires 80% retention of medium, large and very large River Red Gums. This plan has been prepared based on the site aerial. An Arboricultural Report is required to determine whether any scattered trees located on the site are River Red Gums and their Diameter at Breast Height to determine the size. The north-east portion of the site is affected by Public Acquisition Overlay (PAOG) for the purpose of acquiring land to deliver the future Outer Metropolitan Ring Road. Further liaison with VicRoads is required in order to determine the requirements of the development interface.



Concept Plan


 Job No: 18-002443
 Drawing No: 18-002443CPAA
 Version: A
 Created by: DSC
 Date: 01.10.18
 Sheet Size: A3

SCALE 1:1500



1145 & 1165 Merriang Road
 Woodstock
 Whittlesea City Council, Vic

