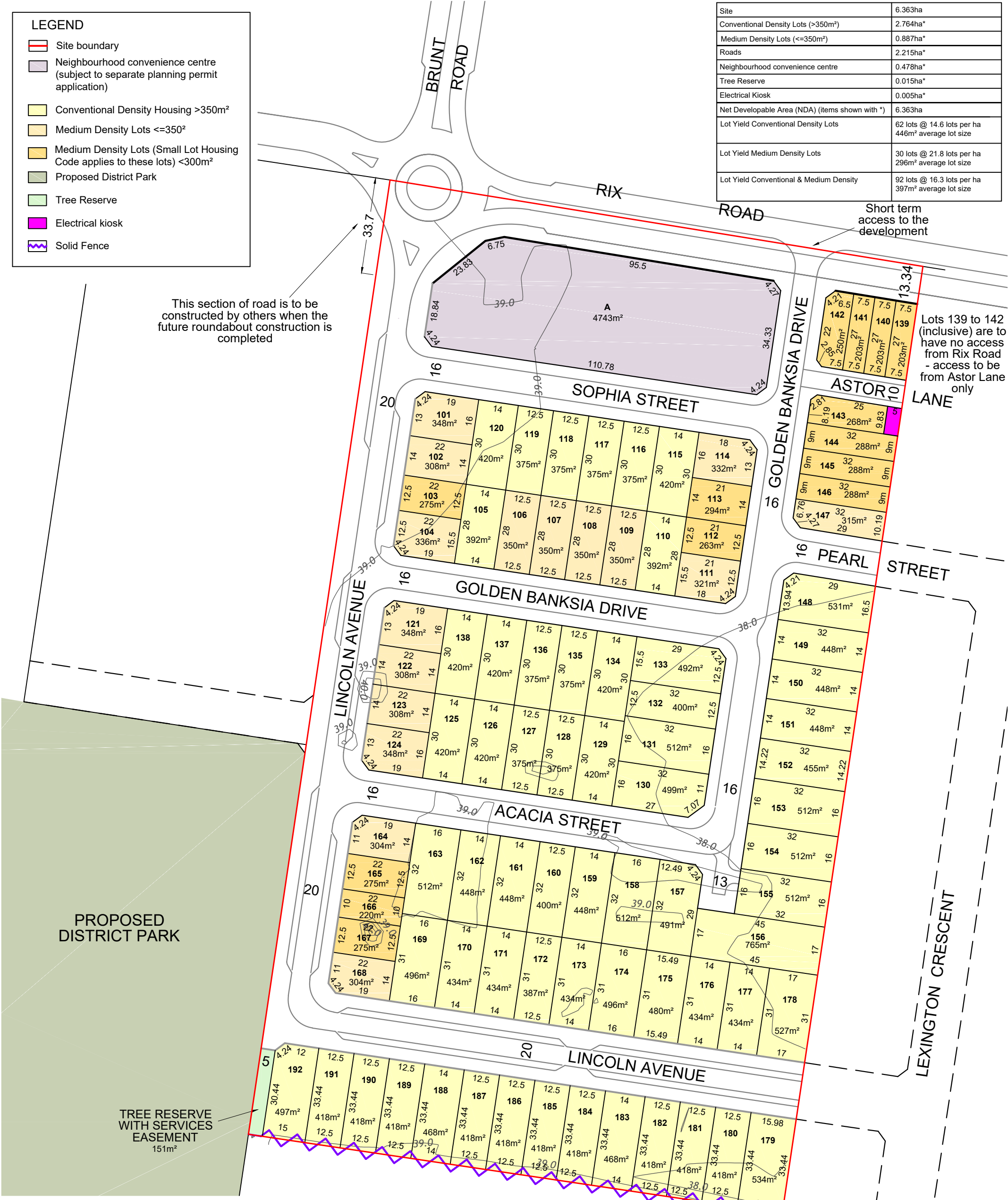


LEGEND

-  Site boundary
-  Neighbourhood convenience centre (subject to separate planning permit application)
-  Conventional Density Housing >350m²
-  Medium Density Lots <=350m²
-  Medium Density Lots (Small Lot Housing Code applies to these lots) <300m²
-  Proposed District Park
-  Tree Reserve
-  Electrical kiosk
-  Solid Fence

Site	6.363ha
Conventional Density Lots (>350m ²)	2.764ha*
Medium Density Lots (<=350m ²)	0.887ha*
Roads	2.215ha*
Neighbourhood convenience centre	0.478ha*
Tree Reserve	0.015ha*
Electrical Kiosk	0.005ha*
Net Developable Area (NDA) (items shown with *)	6.363ha
Lot Yield Conventional Density Lots	62 lots @ 14.6 lots per ha 446m ² average lot size
Lot Yield Medium Density Lots	30 lots @ 21.8 lots per ha 296m ² average lot size
Lot Yield Conventional & Medium Density	92 lots @ 16.3 lots per ha 397m ² average lot size



This section of road is to be constructed by others when the future roundabout construction is completed

Short term access to the development

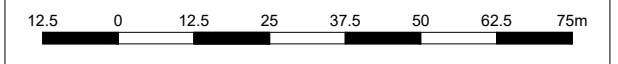
Lots 139 to 142 (inclusive) are to have no access from Rix Road - access to be from Astor Lane only

PROPOSED DISTRICT PARK

TREE RESERVE WITH SERVICES EASEMENT
151m²

PRINCES FREEWAY SERVICE CENTRE

- Notes :
- this plan is subject to council approval
 - all dimensions and areas are subject to survey and final computations
 - road pavement is indicative only and subject to engineering design
 - a contribution will be required in lieu of providing public open space
 - road design is subject to engineering design and grading for overland flow
 - this plan has yet to take into consideration Aboriginal cultural heritage, which may require further investigation
 - access/egress to the site is subject to Council approval
 - the neighbourhood convenience centre will be subject to a separate permit application
 - The Small Lot Housing Code forming part of the Officer Precinct Structure Plan (September 2011) applies to the lots indicated on this plan.
 - A solid fence of minimum height 1.8m along the entire southern boundary of the site is to be provided in accordance with Vicroads condition 90 of the permit.



Indicative Subdivision Plan
185 Rix Road, Officer
AA Holdings Pty Ltd

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Version	Date	Description
13	16.05.2016	Banksia Drive changed to Golden Banksia Drive
12	10.05.2016	Lot 143, kiosk and Lincoln Avenue extent of works amended
11	04.03.2016	Lots 143-147, 175-179 & 192 kiosk & notes amended
10A	28.01.2016	Lots 164, 166 and 168 amended
10	15.12.2015	Neighbourhood convenience centre amended

Drafted By: T. GUY
Checked By: N. FAULKNER
Drawing Ref: 1200095 ISP
Version No: 13
Date: 16.05.2016
Initial Issue:
Scale (A1): N/A
Scale (A3): 1:1250

