



LAND BUDGET	
Legend	APPROXIMATE AREAS ONLY
	Total site area 38.71ha
	Total number of lots 483
	Proposed unencumbered p.o.s. 11.5% 3.48ha
	Proposed encumbered p.o.s. 16% 4.86ha
	Proposed combined p.o.s. 27.5% 8.34ha
	Net Developable area 30.37ha
	Suitability for subdivision to be confirmed with further drainage design
	Views of Creek/open space
	Views of rural landscape
	Native vegetation to be retained

Rev.	Revision	Date
-	-	-

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 www.tgmgroup.com
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General Notations

This is a preliminary plan for planning consideration. Dimensions and areas are approximate only and are subject to final survey.

PRELIMINARY

OVERALL DEVELOPMENT PLAN- PLAN 7

321-359 IBBOTSON STREET,
ST. LEONARDS, 3223.

COSTA PROPERTY NINE PTY. LTD.

Job Number: GP-005636-100	Date of Issue: 11/08/15
Sheet: 1 of 6	
Date of Survey: -	
LENGTHS ARE IN METRES	
1:2000	
Survey: -	Drawn: RD
Checked: RD	
DWG: 5636-100-ODP-PLAN 7 REV: 1	

M.G.A.94
ZONE 55

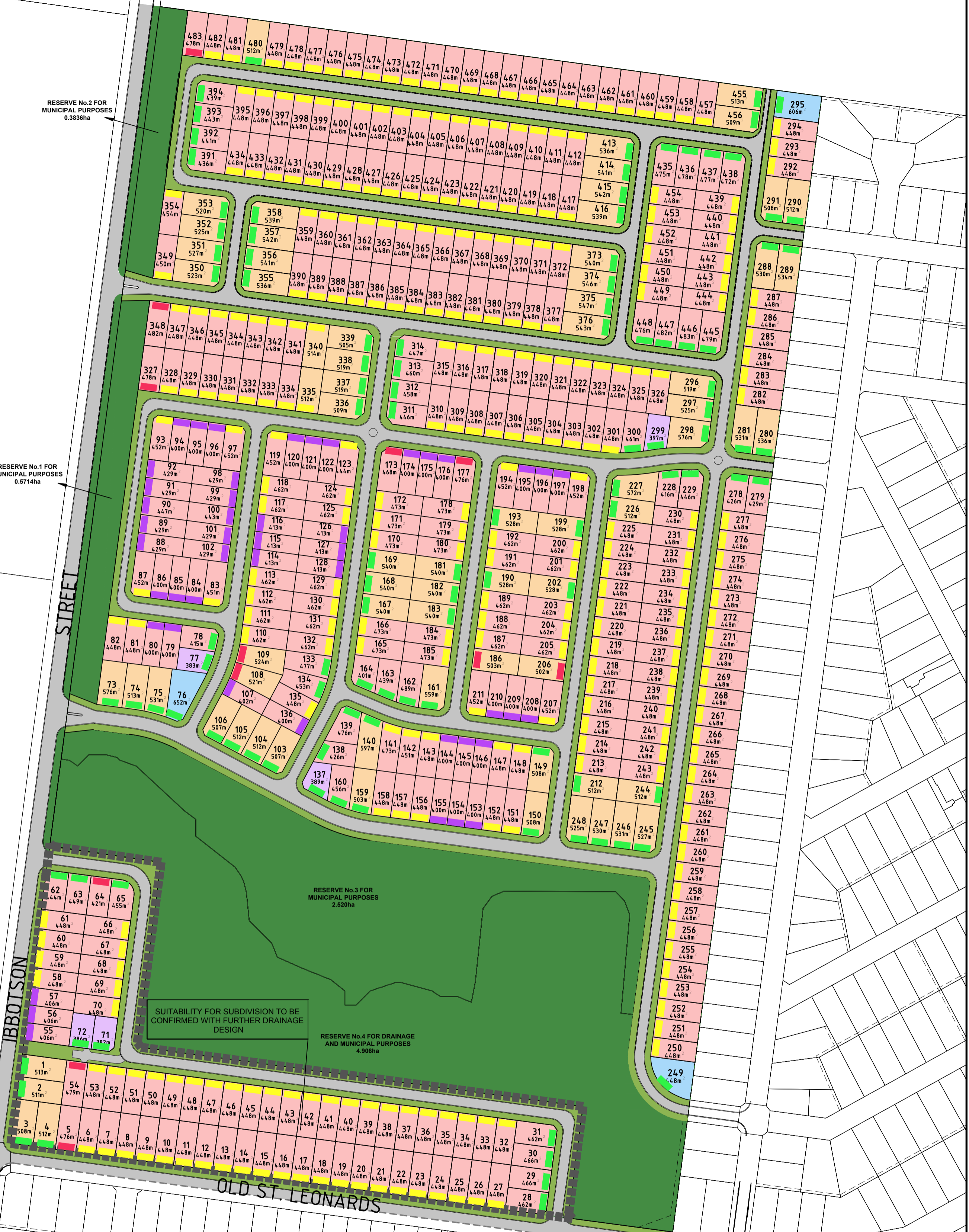
RESERVE No.2 FOR
MUNICIPAL PURPOSES
0.3836ha

RESERVE No.1 FOR
MUNICIPAL PURPOSES
0.5714ha

RESERVE No.3 FOR
MUNICIPAL PURPOSES
2.520ha

RESERVE No.4 FOR DRAINAGE
AND MUNICIPAL PURPOSES
4.906ha

SUITABILITY FOR SUBDIVISION TO BE
CONFIRMED WITH FURTHER DRAINAGE
DESIGN



LOT AREAS TABLE

AREA RANGE	No.	AVG. AREA	%
<400m ²	5	385m ²	1.0
400m ² - 499m ²	403	449m ²	83.5
500m ² - 599m ²	72	559m ²	14.9
600m ² +	3	629m ²	0.6
TOTAL	483		100%

LOT WIDTHS TABLE

LOT WIDTH	No.
< 14m	47
14m - 14.9m	313
15m - 15.9m	12
16m +	111

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PRELIMINARY

**LOT DIVERSITY
PLAN 7**

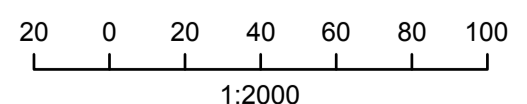
321-359 IBBOTSON STREET,
ST. LEONARDS, 3223.

COSTA PROPERTY NINE PTY. LTD.

Job Number: GP-005636-100
Sheet: 2 of 6
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At Size
A2

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4.906ha

SUITABILITY FOR SUBDIVISION TO BE
CONFIRMED WITH FURTHER DRAINAGE
DESIGN

PROPOSED
BASIN

PROPOSED
BASIN

IBBOTSON STREET
OLD ST. LEONARDS

LAND BUDGET

Legend	APPROXIMATE AREAS ONLY
Total site area	38.71ha
Total number of lots	483
Net Developable area	30.37ha
Proposed unencumbered p.o.s.	11.5% 3.48ha
Proposed encumbered p.o.s.	16% 4.86ha
Proposed combined p.o.s.	27.5% 8.34ha
Density	15 lots/ha
■ ■ ■ ■ ■ Suitability for subdivision to be confirmed with further drainage design	

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-	-	-

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PRELIMINARY

**PLAN OF
SUBDIVISION- PLAN 7**

321-359 IBBOTSON STREET,
ST. LEONARDS, 3223.

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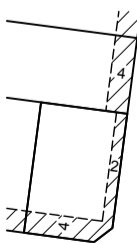
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M.G.A. 94
ZONE 55



Legend

Semi-permeable fencing required along public open space



Typical building set backs

■■■■■ Suitability for subdivision to be confirmed with further drainage design

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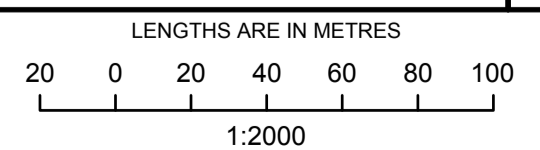
BUILDING SET BACKS & SEMI-PERMEABLE FENCING- PLAN 7

321-359 IBBOTSON STREET,
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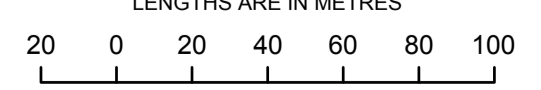
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PRELIMINARY

ACCESS & WALK/CYCLE PATHS- PLAN 7

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SUITABILITY FOR SUBDIVISION TO BE CONFIRMED WITH FURTHER DRAINAGE DESIGN



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Legend

- Staging boundary
- Water and gas connections
- Sewer connections
- Electrical connections
- Storm water
- ▨ Suitability for subdivision to be confirmed with further drainage design

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PRELIMINARY


**STAGING AND SERVICES
PLAN 7**

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