

- LEGEND**
- - - - Site Boundary
 - Stage Boundary
 - - - - Mollers Lane Application
 - ▨▨▨▨ Barwon Water Easement
 - - - - 5m buffer to 1:100 Inundation Line
 - Encumbered Open Space
 - Drainage Reserve
 - Unencumbered Open Space
 - ▨▨▨▨ Split Lots
 - Roundabout
 - 1m contours

146-158 And 160-172
Ash Road
Overall Development Plan
(By Others)

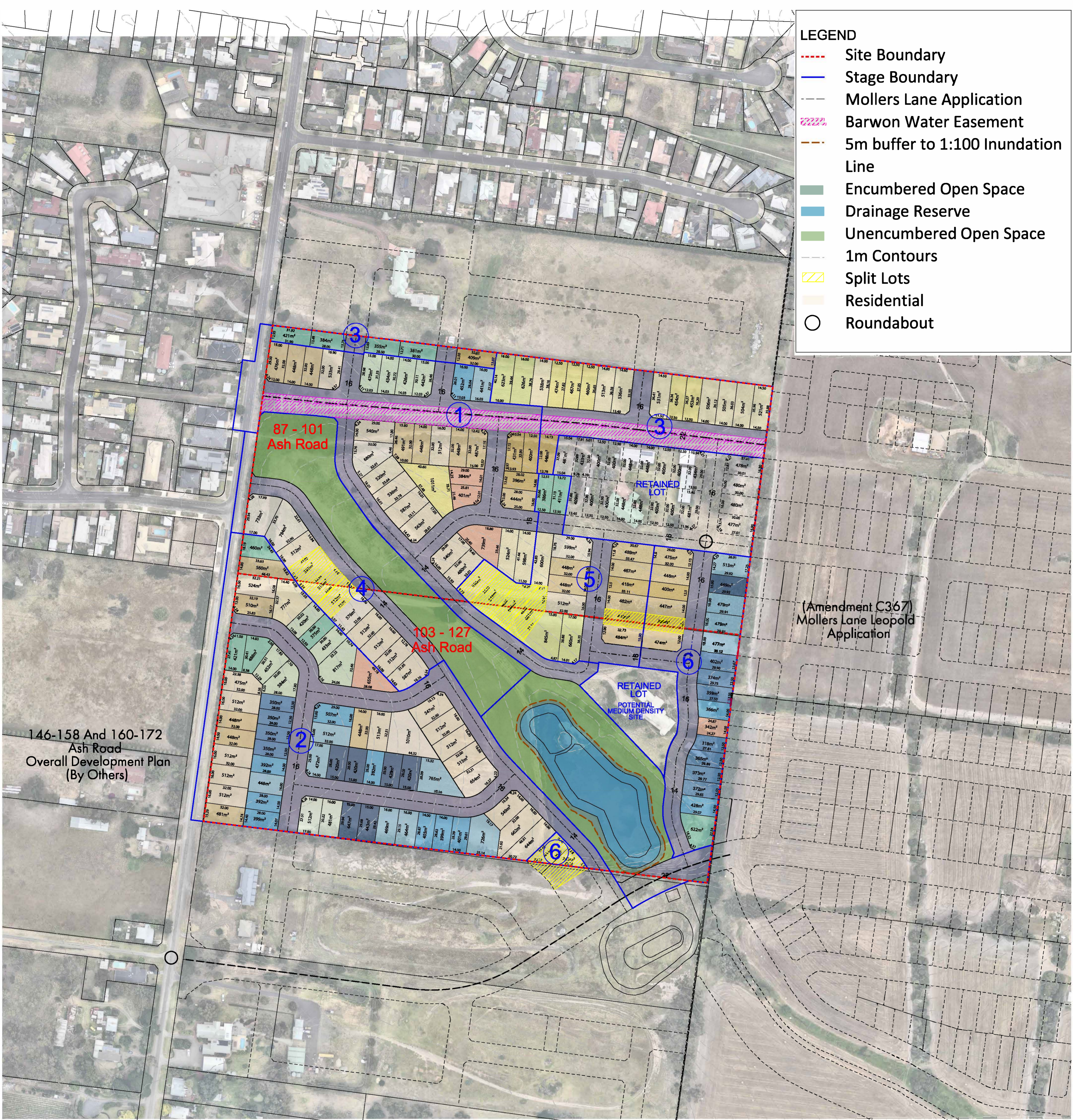
(Amendment C367)
Mollers Lane Leopold
Application

RETAINED LOT
POTENTIAL
MEDIUM DENSITY
SITE

RESIDENTIAL LOT MIX

DESCRIPTION	Dwellings	% Dwellings
25m x 14.0m Front Loaded	5	lots 2.63%
28m x 12.5m Front Loaded	11	lots 5.79%
28m x 14.0m Front Loaded	11	lots 5.79%
28m x 15.0m Front Loaded	7	lots 3.68%
28m x 16.0m Front Loaded	12	lots 6.32%
30m x 12.5m Front Loaded	11	lots 5.79%
30m x 14.0m Front Loaded	9	lots 4.74%
30m x 15.0m Front Loaded	6	lots 3.16%
32m x 12.5m Front Loaded	20	lots 10.53%
32m x 14.0m Front Loaded	30	lots 15.79%
32m x 16.0m Front Loaded	35	lots 18.42%
32m x 18.0m Front Loaded	7	lots 3.68%
36m x 12.5m Front Loaded	6	lots 3.16%
36m x 14.0m Front Loaded	12	lots 6.32%
36m x 16.0m Front Loaded	7	lots 3.68%
Medium Density Lot	1	lots 0.53%
TOTAL	190	lots 100.00%
AVERAGE LOT SIZE (m²)	508	m²
RESIDENTIAL DENSITY (YIELD/ NDA)	14	dwgs/ha

Note: This plan may be subject to change to revise the layout of open space and surrounding subdivision, generally in accordance with Condition 1 of the draft Planning Permit No. PP-39-2019 and the Outline Development Plan contained within the draft Schedule 46 to the Design and Development Overlay.



LEGEND

- - - - Site Boundary
- Stage Boundary
- - - - Mollers Lane Application
- Barwon Water Easement
- - - - 5m buffer to 1:100 Inundation Line
- Encumbered Open Space
- Drainage Reserve
- Unencumbered Open Space
- - - - 1m Contours
- Split Lots
- Residential
- Roundabout

146-158 And 160-172
Ash Road
Overall Development Plan
(By Others)

(Amendment C367)
Mollers Lane Leopold
Application

LAND BUDGET

SUMMARY LAND USE BUDGET AND LOT YIELD

	87-101 Ash road			103-127 Ash road			Combined Parcels		
DESCRIPTION	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA
TOTAL SITE AREA (ha)	8.20	100.00%		8.23	100.00%		16.43	100.00%	
INFRASTRUCTURE									
Barwon Water Easement	0.61	0.88%	0.88%	0.00	0.00%	0.00%	0.61	3.7%	0.88%
SUB-TOTAL	0.61	7.47%	0.89%	0.00	0.00%	0.00%	0.61	3.73%	0.59%
OPEN SPACE									
CREDITED OPEN SPACE (UNENCUMBERED)									
Unencumbered Open Space	0.78	4.2%	10.1%	1.88	6.8%	15.4%	2.78	10.3%	12.2%
SERVICE OPEN SPACE (ENCUMBERED)									
Drainage Line / Wetland / Resanding	0.88	0.88%	0.88%	0.63	3.1%	1.64%	0.63	3.1%	1.64%
1:100 Flood Line + 5m Buffer	0.88	0.88%	0.88%	0.13	0.7%	1.5%	0.13	0.7%	0.9%
TOTAL OPEN SPACE	0.70	8.56%	10.18%	1.35	21.26%	27.0%	2.45	14.92%	18.34%
NET DEVELOPABLE AREA (NDA) HA	6.89	83.98%		6.48	78.74%		13.36	81.35%	
NET DEVELOPABLE AREA (NDA)									
RESIDENTIAL									
NET RESIDENTIAL AREA (NRA) HA	6.89	100.00%		6.48	100.00%		13.36	100.00%	
ROADS									
Access/Stree (including landscaping)	1.24	21.2%	25.4%	1.52	23.2%	29.0%	3.78	22.54%	27.8%
SUB-TOTAL	1.29	21.78%	25.4%	1.52	23.29%	29.58%	3.70	22.54%	27.70%
RESIDENTIAL									
Residential - Conventional Density	5.18	62.1%	74.8%	4.16	58.7%	64.3%	9.26	58.7%	69.3%
Residential - Medium Density	0.88	0.88%	0.88%	0.48	0.7%	1.1%	0.48	2.4%	1.8%
SUB-TOTAL	5.10	62.18%	74.00%	4.57	55.50%	70.49%	9.66	58.81%	72.29%
RESIDENTIAL LOT MIX									
DESCRIPTION	Area (Ha)	No. of Lots	Average Lot Size (m²)	Area (Ha)	No. of Lots	Average Lot Size (m²)	Area (Ha)	No. of Lots	Average Lot Size (m²)
Residential - Conventional Density (SIZE / AREA)	5.18	185	485	4.16	81	490	9.26	189	598
Residential - Medium Density Site	0.88	0		0.48	1	485	0.48	1	485
SUB-TOTAL	5.10	185	485	4.57	85	537	9.66	190	508

Note: This plan may be subject to change to revise the layout of open space and surrounding subdivision, generally in accordance with Condition 1 of the draft Planning Permit No. PP-39-2019 and the Outline Development Plan contained within the draft Schedule 46 to the Design and Development Overlay.



146-158 And 160-172
Ash Road
Overall Development Plan
(By Others)

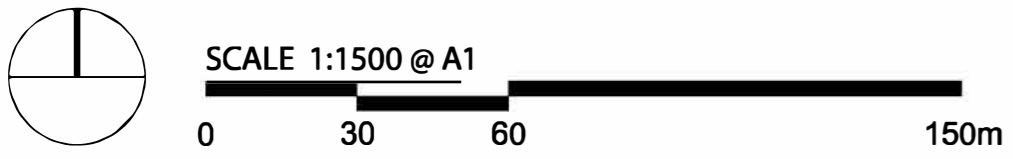
(Amendment C367)
Mollers Lane Leopold
Application

Note: This plan may be subject to change to revise the layout of open space and surrounding subdivision, generally in accordance with Condition 1 of the draft Planning Permit No. PP-39-2019 and the Outline Development Plan contained within the draft Schedule 46 to the Design and Development Overlay.

LAND BUDGET

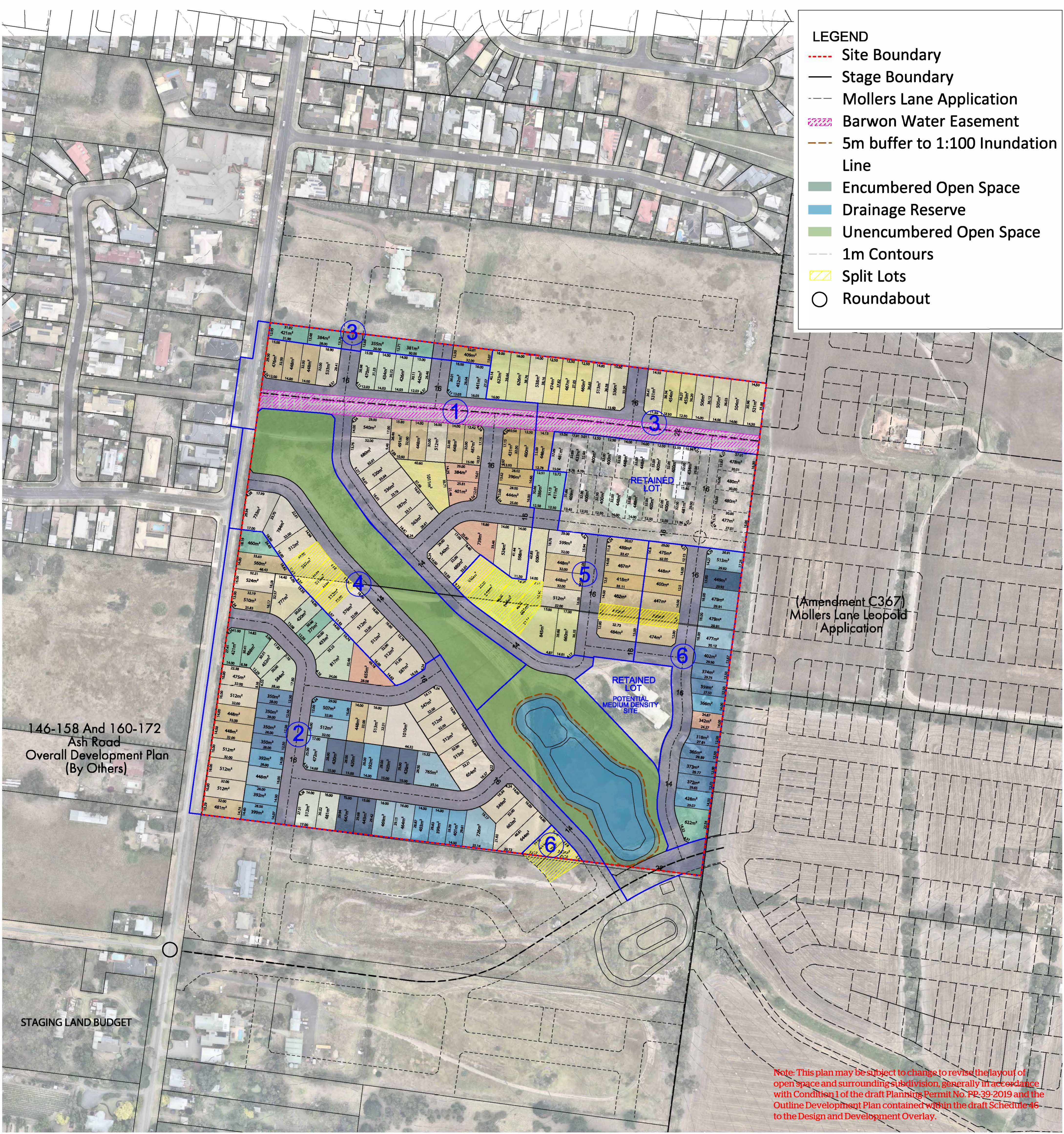
SUMMARY LAND USE BUDGET AND LOT YIELD

DESCRIPTION	Property 1			Property 2			Property 3			Property 4			Property 5			Property 6			Property 7			Total		
	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA	Area (Ha)	% of Total Site Area	% of NDA
TOTAL SITE AREA (ha)	4.22	100.00%		6.94	100.00%		1.26	100.00%		7.83	100.00%		0.40	100.00%		4.19	100.00%		4.05	100.00%		28.89	100.00%	
LAND ACQUISITION																								
Road Widening	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.01	0.03%	0.00%	0.03	0.11%	0.00%	0.04	0.14%	0.00%
TOTAL ROAD WIDENING	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.01	0.23%	0.30%	0.03	0.83%	0.00%	0.04	0.16%	0.00%
INFRASTRUCTURE																								
Barwon Water Easement	0.00	0.00%	0.00%	0.61	3.12%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.61	2.12%	0.00%
TOTAL BARWON WATER EASEMENT	0.00	0.00%	0.00%	0.61	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.61	2.49%	0.00%
OPEN SPACE																								
CREDITED OPEN SPACE (UNENCUMBERED)																								
Unencumbered Open Space	0.00	0.00%	0.00%	0.70	2.63%	12.47%	0.00	0.00%	0.00%	1.00	345%	16.42%	0.00	0.00%	0.00%	0.35	1.25%	10.96%	0.30	1.05%	8.18%	2.38	8.22%	9.66%
SERVICE OPEN SPACE (ENCUMBERED)																								
Drainage Line / Wetland / Retarding	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.63	2.16%	35.77%	0.00	0.00%	0.00%	0.09	0.31%	2.72%	0.00	0.00%	0.00%	0.72	2.48%	0.00%
1:100 Years Flood Line + 5m Buffer	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.12	0.43%	2.06%	0.00	0.00%	0.00%	0.43	1.48%	12.94%	0.00	0.00%	0.00%	0.55	1.91%	2.25%
TOTAL OPEN SPACE	0.00	0.00%	0.00%	0.70	10.11%	12.47%	0.00	0.00%	0.00%	1.75	22.34%	28.77%	0.00	0.00%	0.00%	0.88	20.98%	26.63%	0.30	7.50%	8.18%	3.64	12.61%	14.81%
NET DEVELOPABLE AREA	4.22	100.00%		5.62	81.06%		1.26	100.00%		6.08	77.66%		0.40	100.00%		3.30	78.79%		3.72	91.74%		24.60	85.13%	
NET DEVELOPABLE AREA (NDA)																								
RESIDENTIAL																								
NET RESIDENTIAL AREA (NRA) HA	4.22	100.00%		5.62	100.00%		1.26	100.00%		6.08	100.00%		0.00	0.00%		3.30	100.00%		3.72	100.00%		24.60	100.00%	
ROADS																								
Access Street (including landscaping)	0.88	20.77%	20.77%	1.44	20.73%	25.57%	0.35	27.59%	27.59%	1.92	24.48%	31.52%	0.00	0.00%	0.00%	0.00	21.47%	27.25%	1.41	34.82%	37.95%	6.89	23.85%	28.01%
SUB-TOTAL	0.88	20.77%	20.77%	1.44	20.73%	25.57%	0.35	27.59%	27.59%	1.92	24.48%	31.52%	0.00	0.00%	0.00%	0.00	21.47%	27.25%	1.41	34.82%	37.95%	6.89	23.85%	28.01%
RESIDENTIAL																								
Residential - Conventional Density	3.34	79.11%	79.11%	4.18	60.33%	74.43%	0.91	72.41%	72.41%	4.16	53.17%	68.46%	0.00	0.00%	0.00%	2.99	57.13%	72.51%	2.31	56.92%	62.04%	17.30	59.88%	70.34%
Residential - Medium Density	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.40	1.38%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.40	1.39%	0.00%
SUB-TOTAL	3.34	79.11%	79.11%	4.18	60.33%	74.43%	0.91	72.41%	72.41%	4.16	53.17%	68.46%	0.40	99.88%	0.00%	2.99	57.13%	72.51%	2.31	56.92%	62.04%	17.70	61.27%	70.34%



Land Budget Plan - Properties

Ash Road, Leopold



- LEGEND**
- Site Boundary
 - Stage Boundary
 - - - Mollers Lane Application
 - Barwon Water Easement
 - 5m buffer to 1:100 Inundation Line
 - Encumbered Open Space
 - Drainage Reserve
 - Unencumbered Open Space
 - 1m Contours
 - Split Lots
 - Roundabout

146-158 And 160-172
Ash Road
Overall Development Plan
(By Others)

STAGING LAND BUDGET

(Amendment C367)
Mollers Lane Leopold
Application

Note: This plan may be subject to change to revise the layout of open space and surrounding subdivision, generally in accordance with Condition 1 of the draft Planning Permit No. PR-39-2019 and the Outline Development Plan contained within the draft Schedule 46 to the Design and Development Overlay.

DEVELOPMENT ANALYSIS	STAGE 1				STAGE 2				STAGE 3				STAGE 4				STAGE 5				STAGE 6				Retained Lot 1				Retained Lot 2/ Potential MD Site				OVERALL			
	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA	ha	% TSA	% NDA						
TOTAL SITE AREA	4,410			4,480			4,235			2,053			1,263			1,444			1,243			0,461			16,410											
INFRASTRUCTURE																																				
CREATED OPEN SPACE (ENCUMBERED BY)																																				
CREATED OPEN SPACE (UNENCUMBERED BY)																																				
TOTAL OPEN SPACE	0,793	17.97%	27.48%	0,000	0,000%	0,000%	0,000	0,000%	0,000%	1,115	54.31%	18.87%	0,000	0,000%	0,000%	0,000	0,000%	0,000%	0,000	0,000%	0,000%	0,000	0,000%	0,000	0,000%	0,000%	0,000	0,000%	0,000%	1,349	63.31%	100.00%				
Net Developable Area (NDA) ha	2,735	62.02%		4,480	100.00%		1,002	23.96%		0,938	45.69%		1,263	100.00%		1,444	100.00%		1,243	100.00%		0,461	100.00%		13,349	81.31%										
RAIS																																				
RESIDENTIAL	1,473	33.40%	61.17%	3,025	67.52%	71.94%	0,816	18.27%	81.61%	0,461	10.28%	47.70%	1,214	53.84%	50.4%	1,008	44.94%	40.57%	0,912	36.44%	33.24%	0,000	0,000%	0,000%	1,349	54.94%	61.17%									
RESIDENTIAL - Medium Density	0,000	0.00%	0.00%	0,000	0.00%	0.00%	0,000	0.00%	0.00%	0,000	0.00%	0.00%	0,000	0.00%	0.00%	0,000	0.00%	0.00%	0,000	0.00%	0.00%	0,000	0.00%	0,000	0,000%	0,000%	0,000	0,000%	0,000%	0,000	0,000%	2,174	78.7%			
RESIDENTIAL - Single Residential	1,473	33.40%	61.17%	3,025	67.52%	71.94%	0,816	18.27%	81.61%	0,461	10.28%	47.70%	1,214	53.84%	50.4%	1,008	44.94%	40.57%	0,912	36.44%	33.24%	0,000	0,000%	0,000	1,349	54.94%	61.17%									
RESIDENTIAL LOT MIX																																				
TOTAL	33	0.75%	100.00%	80	1.79%	100.00%	21	0.47%	100.00%	11	0.25%	100.00%	19	0.43%	100.00%	24	0.54%	100.00%	0,000	0,000%	0,000%	1	0.02%	100.00%	21	0.47%	100.00%	1	0.02%	100.00%	190	4.24%	100.00%			
RESIDENTIAL DENSITY (Dwell/ha)	12			19			21			12			19			17			0,000			0,000			12											