

SITE ANALYSIS

Lot 1 (Property No 43-3)

Lot Yield:	164 (6.51ha)
Conventional	113 lots (av451m ²)
Medium Density_Rear Loaded	16 lots (av226m ²)
Medium Density_Front Loaded	35 lots (av302m ²)

Lot 2 (Property No 43-2 & 43-2a)

Lot Yield:	168 (7.45ha)
Conventional	168 lots (av443m ²)
Future Residential Development	(0.8ha)

Lot 5 (Property No 43-7)

Lot Yield:	170 (7.1ha)
Conventional	161 lots (av420m ²)
Medium Density_Front Loaded	9 lots (av352m ²)

Total Lot Yield: 502

NOTE:
THIS PLAN IS SUBJECT TO CHANGE AND MAY ALTER UPON ISSUE OF AN APPROVED CULTURAL HERITAGE MANAGEMENT PLAN.

ISPT SUPER PROPERTY
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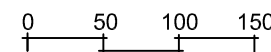
LEGEND

- Conventional Allotments
- Rear Loaded Medium Density
- Front Loaded Medium Density
- Unencumbered Passive Open Space
- Encumbered Open Space
- Road Widening
- Level 2 Town Centre
- Local Town Centre
- Proposed School
- Proposed Community Centre
- Existing Tree
- Arterial Road
- Connector Road (Potential Bus Route)
- Connector Road
- Local Access Street (Level 1)
- Shared Path

TOTAL SITE AREA : 37.51 ha

SUBDIVISION CONCEPT PLAN

DATE: 28 November 2011
 REF: 8022 001
 DWG: 8022UDAL



scale 1:5000 @ A3

PLAN 4
ALFRED ROAD WERRIBEE WEST