



**INDICATIVE LAND BUDGET TABLE**

Gross Site Area	198.45 ha
<b>EXCLUSIONS</b>	
D Discovery Centre	3.6 ha
H Hangar Heritage Area	1.0 ha
C1 Public Primary School	3.5 ha
C2 Independent School	6.0 ha
C3 Community Centre Site	0.8 ha
Encumbered Open Space - River Floodplain	1.78 ha
<b>SUBTOTAL EXCLUSIONS</b>	<b>16.68 ha</b>
Encumbered Land - Drainage	10.44 ha Total, comprising: W1 Northern Wetland 1.05 ha W2 Farm Road Wetland 0.55 ha W3 South Retention Basin/Wetland 2.31 ha W4 Floodway - Urban 4.70 ha W5 Floodway - River Terrace 1.63 ha W6 Village Green 0.2 ha (maximum)
Easements including Encumbered Open Space (Sewer & Gas)	0.5 ha sewer + 0.62 ha (under review) (gas @ 10 m)
Acoustic Berm & Bridge Abutment	0.24 ha
Tree Reserves - Old Geelong Road	2.25 ha (may be revised)
Tree Reserves - Freeway Edge	2.0 ha
Tree Reserves - Farm Road	1.74 ha
<b>TOTAL EXCLUSIONS</b>	<b>33.97 ha</b>
<b>Gross Developable Area = Gross Site Area (198.45 ha) - Exclusions</b>	<b>164.48 ha</b>
Open Space Required @ 7.5% of Gross Developable Area	12.34 ha
<b>OPEN SPACE PROVIDED</b>	
P1 Northern Local Park	0.90 ha
P2 North Central Local Park	0.88 ha
P5 Southern Local Park	0.72 ha
P4 Eastern Local Park (Carroon Local Park)	0.95 ha
P3 Village Centre Park	1.4 ha
P6 Sports/leisure Courts	4.66 ha
P7 River Front Park	4.65 ha Total, comprising: River Terrace North 3.45 ha River Terrace South Edge of Escarpment 1.20 ha
<b>TOTAL PUBLIC OPEN SPACE PROVIDED</b>	<b>14.0 ha</b>
<b>Net Developable Area = Gross Developable Area - Public Open Space</b>	<b>150.48 ha</b>
<b>Minimum Dwelling Yield @ Net Developable Area x 15</b>	<b>2,257</b>

NOTE 1 All areas are approximate and will be refined at the detailed design stage  
NOTE 2 Dashed street layout shown on Farm Road East private lands is indicative only and has no approved status

**LEGEND**

- KEY STREETS
- PROPOSED BUS ROUTE
- ALTERNATIVE BUS ROUTE SEGMENTS THAT MAY BE USED TO REDUCE ROUTE LENGTH
- PROPOSED BUS STOP
- POSSIBLE BUS ROUTE EXTENSION
- EXTERNAL EXISTING PEDESTRIAN / CYCLE ROUTE
- EXTERNAL PROPOSED PEDESTRIAN / CYCLE ROUTES
- INTERNAL MAJOR PEDESTRIAN / CYCLE NETWORK
- EXISTING BUILDINGS
- SIGNALISED INTERSECTION
- ALL TURNS INTERSECTION
- INTERSECTION WITH RIGHT TURN INTO GEELONG ROAD RESTRICTED
- ROUNDABOUT (not all are shown)
- SERVICE ROAD ARRANGEMENT
- POSSIBLE SERVICE ROAD ARRANGEMENT
- EXISTING NON-INDIGENOUS TREES LIKELY TO BE RETAINED
- TREE RESERVE
- INDIGENOUS TREES TO BE RETAINED
- ACQUACULTURE & FLOOD PRONE LAND
- ACQUACULTURE
- THIS DEVELOPMENT PLAN NO: DP0086109
- WAS APPROVED BY WYNDHAM CITY COUNCIL ON: 2 August 2010
- SIGNATURE FOR THE RESPONSIBLE AUTHORITY: VicUrban