

Legend

- Site Boundary
- Existing vehicle access
- 1m Contours
- Level Crossing (Railway)
- External noise sources (Refer Marshall Day Acoustic Report)

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Date: 15 Feb 2018
Ref: 31896 000
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Site Analysis Plan 1
44-50 Old Calder Hwy, Diggers Rest



Legend

- Site Boundary
- 1m Contours
- Proposed Residential Lots
- Proposed Superlots (Future multi-dwelling applications)
- Drainage Reserve
- Landscape Reserve
- Local access street

Minimum Garden Area

Lot Area Range	%*
< 400sqm	25
400sqm to 500sqm	25
501sqm to 650sqm	30
> 650sqm	35

* In accordance with Clause 32.08-4 of the Melton Planning Scheme
Each residential allotment must achieve a minimum garden area as a percentage of the relevant lot size as stated in this Table.

Lot Mix

Lot Area Range	No	%
< 300sqm	0	0
300sqm to 350sqm	50	54.3
350sqm to 450sqm	25	27.2
450sqm to 550sqm	7	7.6
> 550sqm	10	10.9
Total	92	100%

Superlots 1
(Future multi-dwelling medium-density applications)

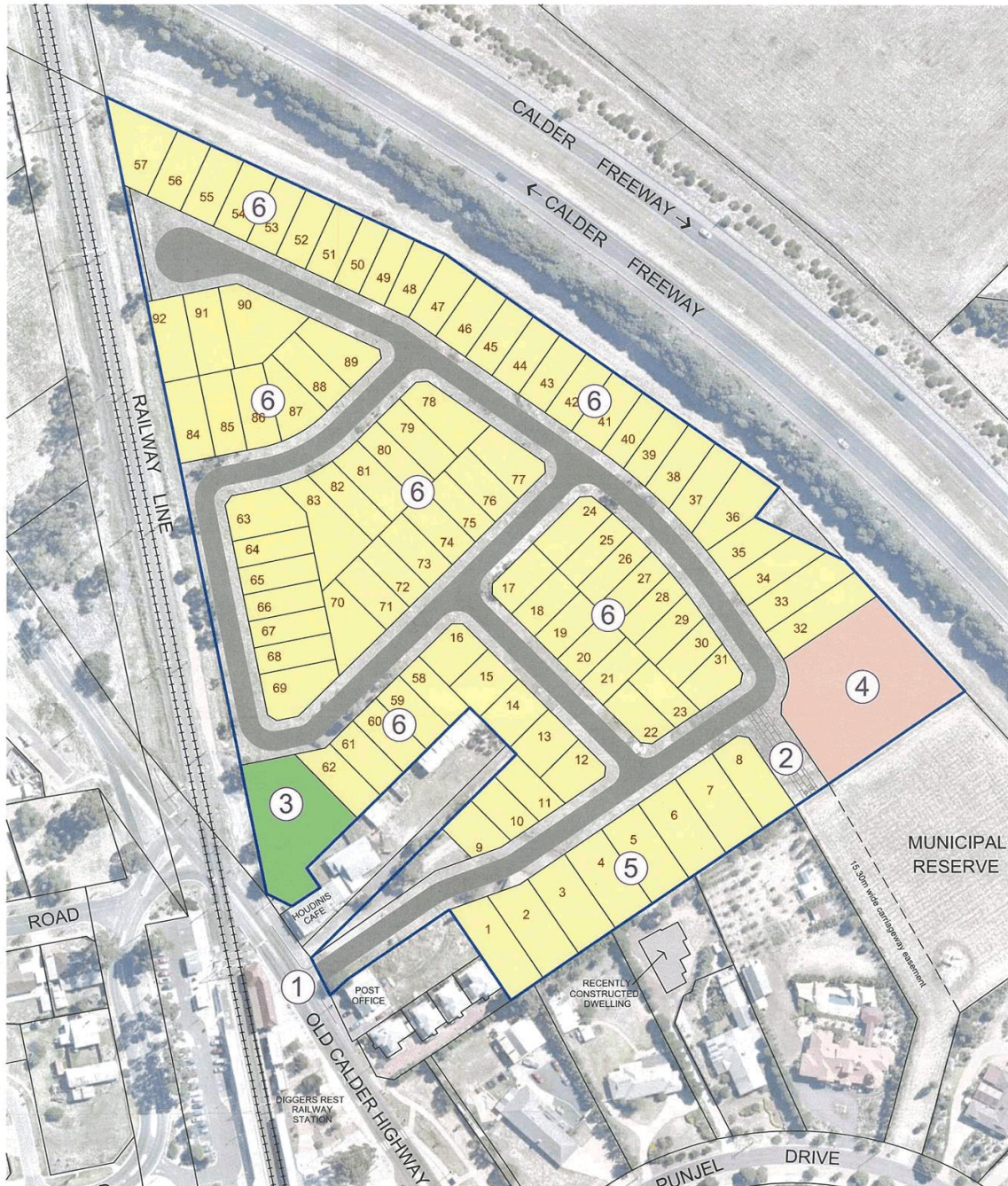
Land Budget

Drainage reserve:	0.152 ha
Residential:	3.877 ha
Street Network:	1.610 ha
Landscape reserves:	0.055 ha
Total Site Area:	5.694 ha
Net Density (based on 5.414 ha):	17 / ha
92 lots @ 390 sqm average	
Conventional Residential:	3.594 ha
Medium Density Residential:	0.28 ha
Potential Net Density:	39/ ha
11 dwellings @ 260sqm average	
<small>(Subject to future multi-dwelling medium-density approvals)</small>	



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Subdivision Masterplan
44-50 Old Calder Hwy, Diggers Rest



Legend

- ① Local street access/exit to Old Calder Highway located at appropriate distance from railway crossing. (Refer Traffic Group report)
- ③ Reserve for stormwater management purposes. 1580sqm (Refer DPM engineering report)
- ⑤ Increased lot depths to provide transition to adjoining larger lots.
- ② Emergency access/exit with removable bollards. Utilising carriageway easement through local park to Punjel Drive.
- ④ Superlots for further residential development. Subject to future subdivision applications.
- ⑥ Residential lots above 300sqm consistent with the purpose of the General Residential Zone under Clause 32.08 of the Melton Planning Scheme.

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Design Response Plan

44-50 Old Calder Hwy, Diggers Rest