

LAND BUDGET

	Area (ha)	% of Gross Site Area	% of Net Developable Area
Site Area	53.34	100%	
Open Space	13.85	25.96%	35.07%
Unencumbered Open Space	9.72	18.21%	24.61%
Encumbered Open Space	4.13	7.75%	10.46%
Net Developable Area (NDA)	39.49	74.04%	100%
Residential	26.71	50.08%	67.64%
Roads	12.78	23.96%	32.36%

RESIDENTIAL LOT MIX

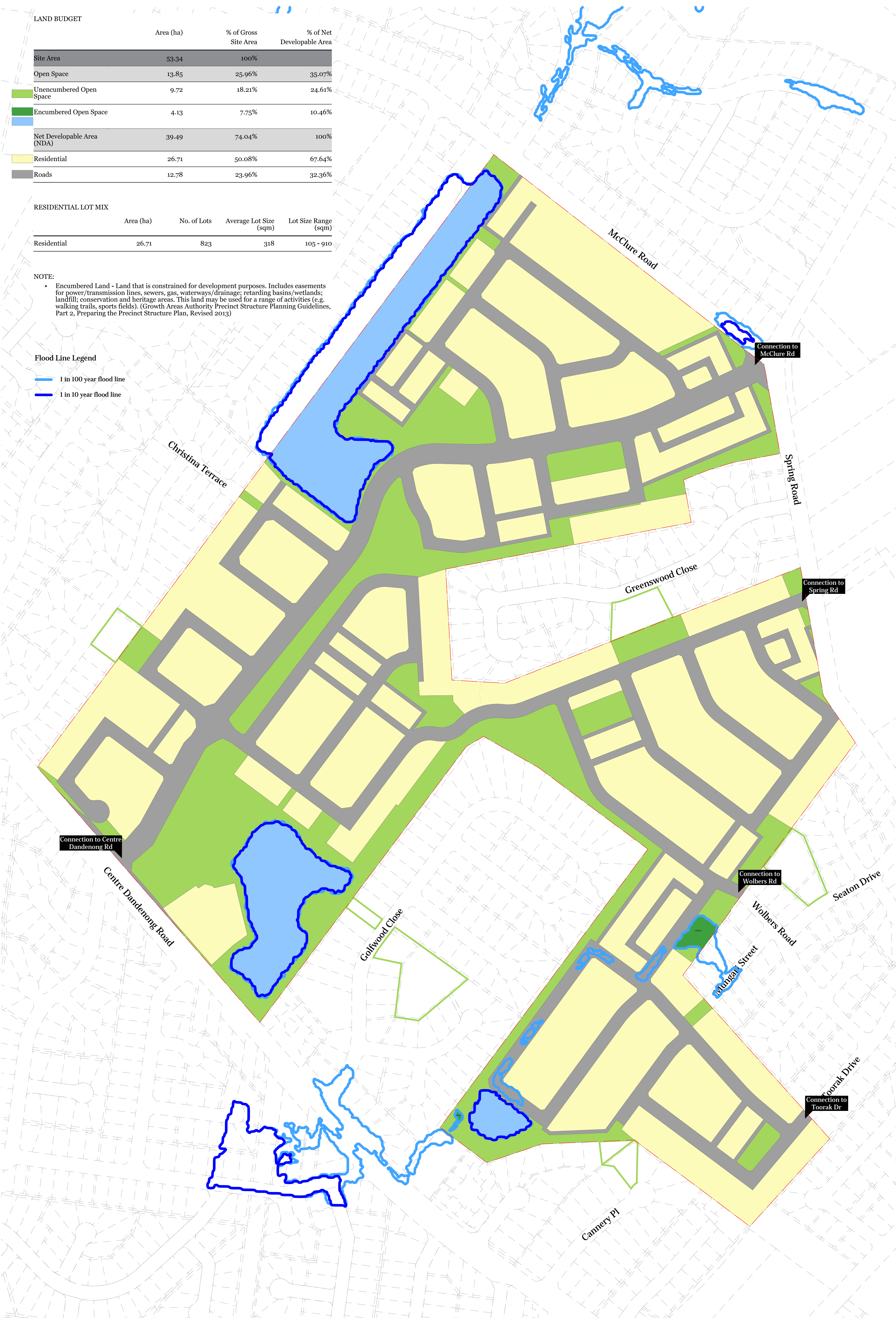
	Area (ha)	No. of Lots	Average Lot Size (sqm)	Lot Size Range (sqm)
Residential	26.71	823	318	105 - 910

NOTE:

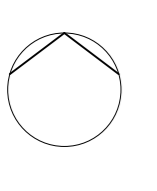
- Encumbered Land - Land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields). (Growth Areas Authority Precinct Structure Planning Guidelines, Part 2, Preparing the Precinct Structure Plan, Revised 2013)

Flood Line Legend

- 1 in 100 year flood line
- 1 in 10 year flood line



Rev.	Date	By	Ckd	Description



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Project Name	Project Address	Former Kingswood Golf Course	Project Number
799 Centre Road	Dandenong, VIC 3175	799 Centre Road	0001101
			Land Budget Plan
			12/2000
			Monday, 26 October 2020

Drawing Number **A.02**

Land Budget Plan
 1:2000