

PSP 40 Summary Land Budget

Update - 14th October 2013

DESCRIPTION	PSP 40 Ballan Road		
	Ha	% of Total PSP	% of NDA
TOTAL PRECINCT AREA (ha)	540.31	100.00%	
Transport			
6 Lane Arterial Road / Widening	1.47	0.27%	0.44%
4 Lane Arterial Road / Widening	5.79	1.07%	1.73%
Road Reserve Not Available for Development	11.59	2.15%	3.47%
Existing Road Reserve(Future OMR)			
Railway Corridors / Easements	1.45	0.27%	0.43%
Sub-total	20.30	3.76%	6.08%
Community & Education Facilities			
Community Facilities	1.40	0.26%	0.42%
Government Education	15.40	2.85%	4.61%
Non-Government Education	2.58	0.48%	0.77%
Sub-total	19.38	3.59%	5.80%
Open Space			
Encumbered Open Space Available for Recreation			
Power / Gas Easement			
Waterway / Drainage Line / Wetland / Retarding	41.89	7.75%	12.54%
Waterway / Drainage Line / Wetland / Retarding (within WRTP)	26.55	4.91%	7.95%
Heritage (Aboriginal)	0.74	0.14%	0.22%
Conservation (Tree Protection)			
Conservation Area (Werribee River Interface)	17.66	3.27%	5.29%
Conservation Area (Werribee River Interface within WRTP)	39.15	7.25%	11.72%
Sub-total Encumbered Land for Recreation	125.99	23.32%	37.71%
Unencumbered Open Space Available for Recreation			
Sportsfield (Active) Open Space	23.38	4.33%	7.00%
Local Parks (Passive) Open Space	10.01	1.85%	3.00%
Sub-total Unencumbered Land for Recreation	33.39	6.18%	9.99%
Other Land / Open Space for Recreation			
Werribee Regional Township Park (WRTP)	7.16	1.33%	2.14%
Other Open Space			
Land for Indoor Sports			
Sub-total Other Land for Recreation	7.16	1.33%	2.14%
Sub-total	166.54	30.82%	49.85%
NET DEVELOPABLE AREA (NDA) ha	334.08	61.83%	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE)	0.00	0.00%	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR)	334.08	61.83%	

Unencumbered Local Open Space Breakdown

RESIDENTIAL UNENCUMBERED OPEN SPACE EXPRESSED AS % OF			
Sportsfield (Active) Open Space	23.38	7.00%	
Local Parks (Passive) Open Space	10.01	3.00%	
EMPLOYMENT UNENCUMBERED OPEN SPACE EXPRESSED AS % OF			
Local Parks (Passive) Open Space			