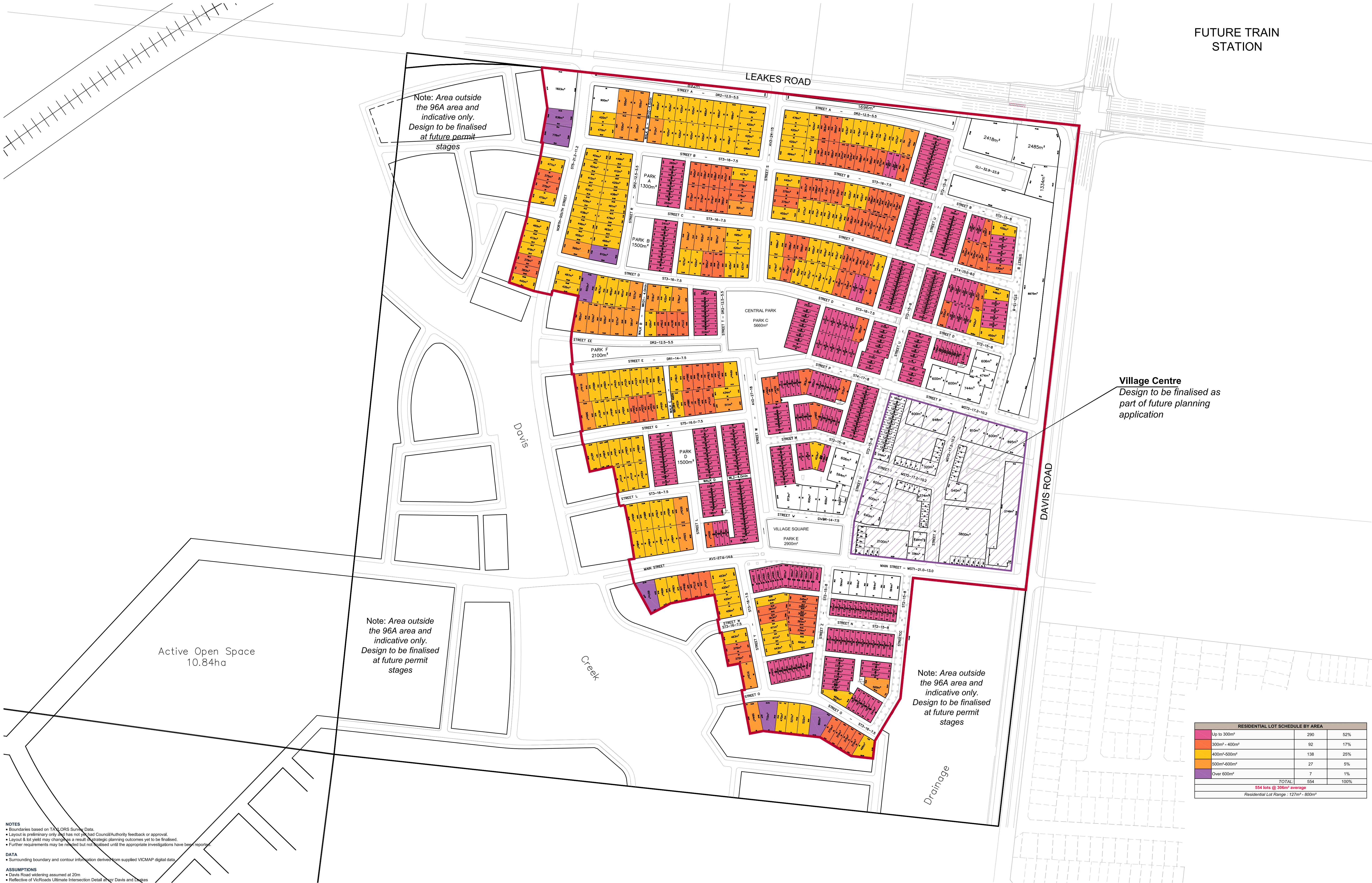


FUTURE TRAIN
STATION



Village Centre
Design to be finalised as
part of future planning
application

NOTES

- Boundaries based on TAYLORS Survey Data.
- Layout is preliminary only and has not yet had Council/Authority feedback or approval.
- Layout & lot yield may change as a result of strategic planning outcomes yet to be finalised.
- Further requirements may be needed but not called until the appropriate investigations have been reported.

DATA

- Surrounding boundary and contour information derived from supplied VICMAP digital data.

ASSUMPTIONS

- Davis Road widening assumed at 20m
- Reflective of VicRoads Ultimate Intersection Detail at Leakes and Davis

RESIDENTIAL LOT SCHEDULE BY AREA		
Up to 300m²	290	52%
300m² - 400m²	92	17%
400m²-500m²	138	25%
500m²-600m²	27	5%
Over 600m²	7	1%
TOTAL:	554	100%
554 lots @ 306m² average		
Residential Lot Range : 127m² - 800m²		



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YOURLAND RIVERDALE VILLAGE
Leakes and Davis Road, Tarnait
JOB CODE: 1003
CONCEPT 10

DATE: 17/05/2013
DRAFT: ROS

Scale 1:2000 @ A1
0 40 80 160