



- LEGEND**
- PRECINCT 3 BOUNDARY (SITE AREA)
 - CDP ADOPTED QUARRY LIP LINE
 - VHR EXTENT OF REGISTRATION
 - Cave Hill Quarry 2015 Historical Pit Edge Line

LANDBUDGET				
SITE AREA		50.27 ha		
ENCUMBERED LAND				
RETENTION BASIN & WETLANDS		2.45 ha		
TOTAL		2.45 ha		
% OF SA		4.9%		
GROSS DEVELOPABLE AREA		47.82 ha		
PUBLIC OPEN SPACE				
NEIGHBOURHOOD PARK		1.05 ha		
LOCAL PARKS		0.21 ha		
TOTAL		1.26 ha		
% OF GDA		3%		
NET DEVELOPABLE AREA		46.56 ha		
ROAD NETWORK				
ROADS (Inc. Reserve & Pedlink)		15.55 ha		
LANEWAYS (Indicative arrangement only)		0.52 ha		
TOTAL		16.08 ha		
% OF GDA		33.6%		
NET RESIDENTIAL DEVELOPABLE AREA		30.4824 ha		
RESIDENTIAL		GROSS AREA(HA)	Av. LOT AREA	EST. YIELD (%)
Dwellings		30.4824	324 m ²	940 100%
ESTIMATED YIELD		940 DW		
TOTAL		30.4824 HA	AV. DENSITY	20 DW/HA
% OF GDA		64%		

NOTE:
PRECINCT BOUNDARY AND EXISTING DEVELOPMENT PER
REEDS (22835_E-0001-base file as of 04.04.2024.dwg)

AERIAL PHOTOGRAPHY
SOURCE: NEARMAP
YYMMDD: 240403

CADASTRAL INFORMATION
SOURCE: DATASHARE
YYMMDD: 240327
DWG REF: VHR/CDP CAD AREA BOY
PROJECTION: MGA2020 ZONE 55

L	QUARRY EDGE	250429	RG	MD
K	RES CALCS- PER INT	250404	RG	MD
J	LW AREA + QUARRY EDGE	250218	JB	MD
I	LW AREA + QUARRY EDGE	250214	JB	MD
H	LW AREA UPDATE BY INT	250211	RG	JB
G	LANEWAY UPDATE BY INT	250206	YS	RG
F	LAND BUDGET UPDATE	241002	RG	JB
E	PER INTRAPAC 22.07.24	240802	RG	MD
D	Quarry Line Overlay	240722	RG	MD
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

PRECINCT 3 - DRAFT CONCEPT PLAN (CDP Compliant)
Kinley Estate
Yarra Ranges Council

REF NO:
H-373611

DRAW NO.
DWG 001

REV.
L

INTRAPAC

HATCH | RobertsDay

REEDS
CONSULTING



1:2500
0 5 10 15 20 Metres

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY