

125-135 AUSTIN STREET, WINCHELSEA, 3241

PLAN OF SURVEY:

EASTERN
RESERVE
(EXISTING)

EASTERN
RESERVE
(EXTENSION)

WITCOMBE

TO PRINCES
HIGHWAY

GLADMAN STREET

Mountable roundabout
generally in accordance
with Traffix Group
concept RevB,
25th August 2026

DEVELOPMENT PLAN

125-135 AUSTIN STREET
WINCHELSEA

SITE AREA 9.928 HA

ENCUMBERED OPEN SPACE

Power Reserve 0.012 HA

Drainage Reserve 0.485 HA

TOTAL 0.497 HA

NET DEVELOPABLE AREA 9.431 HA

Road Reserves 2.595 HA

LOT AREAS

100m ² - 200m ²	0
200m ² - 300m ²	0
300m ² - 400m ²	81
400m ² - 500m ²	67
500m ² - 600m ²	10
600m ² - 700m ²	0
700m ² - 800m ²	1
800m ² +	1

TOTAL 160

LOT DENSITY (PER NDA) 16.97

AVERAGE LOT SIZE 392m²

NOTE: Lot B excluded from average lot size.

STAGE	AREA	LOTS
1	1.601 HA	18
2	1.006 HA	12
3	1.202 HA	19
4	0.764 HA	11
5	1.268 HA	26
6A	0.295 HA	7
6B	0.545 HA	1
7	1.190 HA	23
8	1.214 HA	23
Little Precinct	0.843 HA	20

- STAGE BOUNDARIES
- MEDIUM DENSITY SITE
- RESIDENTIAL LOT (APPROVED)
- RESERVE - POWERCOR
- RESERVE - BASIN
- ROAD TO BE CONSTRUCTED AS PART OF ADJOINING DEVELOPMENT WORKS
- TRAFFIC MANAGEMENT MEASURE
- PROPOSED 1.5m WIDE PATH
- PROPOSED 2.5m WIDE PATH

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086-2
Date: 1/10/2026 Sheet No: 1 of 2

Digitally Signed by the Responsible Authority
Mathew Mertuszka

THIS IS NOT A BUILDING APPROVAL

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 info@swansonsurveying.com.au
www.swansonsurveying.com.au

FILE REF: 13079 ODP01V16B

CLIENT: ANTHONY ROBERT GRANT PTY LTD
DATE OF SURVEY: -
SURVEYOR: -
DRAFTED: LPM

SHEET 1 OF 2

SCALE 1:2000
@ A3

20 0 20 40 60 80
LENGTHS ARE IN METRES

HEIGHT DATUM: -
CO-ORDINATE DATUM: MGA2020 ZONE 55
CONTOUR INTERVAL: N/A
QA: MA

NOTATIONS

This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres

**Swanson
Surveying**

125-135 AUSTIN STREET, WINCHELSEA, 3241

PLAN OF SURVEY:

EASTERN
RESERVE
(EXISTING)

EASTERN
RESERVE
(EXTENSION)

WITCOMBE

TO PRINCES
HIGHWAY

GLADMAN STREET

Mountable roundabout
generally in accordance
with Traffix Group
concept RevB,
25th August 2026

STREET

FUTURE
ROAD

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Development Plan complies with the requirements of Clause
43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086-2
Date: 1/10/2026 Sheet No: 2 of 2

Digitally Signed by the Responsible Authority
Mathew Mertuszka

THIS IS NOT A BUILDING APPROVAL

ROAD HIERARCHY PLAN

125-135 AUSTIN STREET
WINCHELSEA

- CONNECTOR ROAD (20.4m WIDE)
- LOCAL ROAD (16m WIDE)
- RESERVE ROAD (14m WIDE)
- COMMON PROPERTY ROAD
TO SERVICE 125 AUSTIN STREET
(11m WIDE)
- TRAFFIC MANAGEMENT MEASURE
- PROPOSED 1.5m WIDE PATH
- PROPOSED 2.5m WIDE PATH

STEPHENSON
STREET

TO PRINCES
HIGHWAY(450m)

AUSTIN
STREET

BATSON STREET

STREET

LANDSCAPE DESIGN AND PASSIVE
RECREATION OPPORTUNITIES TO BE
PROVIDED AS REQUIRED BY A
PLANNING PERMIT ONCE THE
FUNCTIONAL DESIGN HAS BEEN
RESOLVED.

MGA2020
ZONE 55



SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 info@swansonsurveying.com.au
www.swansonsurveying.com.au

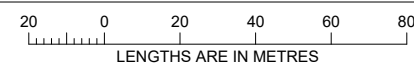
FILE REF: 13079 ODP01V16B

CLIENT: ANTHONY ROBERT GRANT PTY LTD
DATE OF SURVEY: -
SURVEYOR: -
DRAFTED: LPM

SHEET 2 OF 2

HEIGHT DATUM: -
CO-ORDINATE DATUM: MGA2020 ZONE 55
CONTOUR INTERVAL: N/A
QA: MA

SCALE 1:2000
@ A3



NOTATIONS

This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres