

DEVELOPMENT PLAN 01

145 Rossiter Road Koo Wee Rup

LEGEND

- RESIDENTIAL LOTS & ROAD RESERVE
- RESIDENTIAL VILLAGE - SUBJECT TO FUTURE PLANNING PERMIT APPLICATION
- VEGETATION PROTECTION RESERVE (12m WIDE)
- LANDSCAPE BUFFER (10m WIDE)
- HABITAT RESERVE (BANDICOOT CORRIDOR AND GROWLING GRASS FROG POND)
- DRAINAGE RESERVE (WETLAND/RETARDING BASIN)
- OPEN SPACE RESERVE
- DEFENDABLE SPACE BUFFER
- GROWLING GRASS FROG WETLAND

PARCEL DETAILS

	AREA	SITE %
TOTAL SITE AREA:	24.37ha	
RESIDENTIAL LAND:	9.75ha	40.0%
RESIDENTIAL VILLAGE LAND:	7.419ha	30.4%
VEGETATION PROTECTION RESERVE:	2948m ²	1.2%
LANDSCAPE BUFFER:	5645m ²	2.3%
HABITAT AREA:	4.121ha	17.0%
DRAINAGE RESERVE:	1.418ha	5.8%
PUBLIC / OPEN SPACE:	8000m ²	3.3%

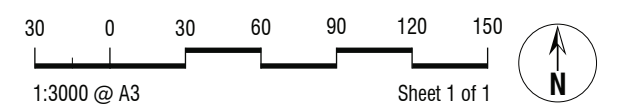
* TITLE INFORMATION SHOWN HEREON IS BASED ON PLAN DIMENSIONS ONLY.

PROPOSED DEVELOPMENT SUBJECT TO FURTHER INVESTIGATION ON SITE CONSTRAINTS RELATING TO ENVIRONMENTAL AND SERVICEABILITY.

KLM SPATIAL CAN THEREFORE ACCEPT NO RESPONSIBILITY FOR RELIANCE ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND.

Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.1 Version: 3 Date: 20-07-2026



MASTER PLAN 02
145 Rossiter Road Koo Wee Rup

- LEGEND**
- RESIDENTIAL LOTS
 - ROAD RESERVE
 - WETLAND
 - DRAINAGE RESERVE
 - VEGETATION PROTECTION RESERVE
 - BANDICOOT CORRIDOR
 - PUBLIC OPEN SPACE
 - LANDSCAPE BUFFER
 - GROWLING GRASS FROG HABITAT
 - RESIDENTIAL VILLAGE INDICATIVE LAYOUT - SUBJECT TO FUTURE PLANNING PERMIT APPLICATION
 - PRECINCT BOUNDARY
 - LOT BOUNDARY
 - STAGE BOUNDARY
 - 3m WIDE SHARED PATH
 - 2.5m WIDE SHARED PATH
 - 1.8m WIDE FOOTPATH
 - EXISTING DRAINAGE ALIGNMENT
 - PROPOSED DRAIN CONNECTION
 - MIN MAINTENANCE ACCESS - (SUBJECT TO DETAIL DESIGN)
 - PROPOSED RESIDENTIAL VILLAGE FOOTPATH
 - INDENTED PARKING

PARCEL DETAILS	AREA	SITE %
TOTAL SITE AREA:	24.37ha	
RESIDENTIAL VILLAGE AREA:	7.419ha	30.4%
VEGETATION PROTECTION RESERVE:	2948m ²	1.2%
LANDSCAPE BUFFER:	5645m ²	2.3%
HABITAT AREA:	4.121ha	16.9%
DRAINAGE RESERVE:	1.418ha	5.8%
PUBLIC / OPEN SPACE:	8000m ²	3.3%
ROAD RESERVES:	3.06ha	12.6%
SALEABLE LAND:	6.69ha	27.5%
N.D.A.:	17.17ha	70.5%
LOT YIELD:	87	
AVERAGE LOT SIZE:	769m ²	

NOTE:
STAGE 0 EPBC WORKS TO BE DONE IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT PLAN REPORT NO. 22058.02 (2.9), PREPARED BY NATURE ADVISORY (JULY 2025) AS PART OF EPBC DECISION 2023/09694.

STAGE 4 CAN BE COMMENCED ANY TIME AFTER THE COMPLETION OF STAGE 2.

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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.2 Version: 3 Date: 20-07-2026
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1:3000 @ A3 Sheet 1 of 1



INDICATIVE LOT LAYOUT 03

145 Rossiter Road Koo Wee Rup

LEGEND

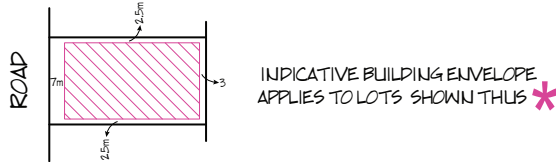
- SALEABLE LAND
- ROAD RESERVE
- WETLAND
- DRAINAGE RESERVE
- VEGETATION PROTECTION RESERVE
- BANDICOOT CORRIDOR
- PUBLIC OPEN SPACE
- LANDSCAPE BUFFER
- GROWLING GRASS FROG HABITAT
- DEFENDABLE SPACE BUFFER
- TITLE BOUNDARY
- LOT BOUNDARY
- STAGE BOUNDARY
- 3m WIDE SHARED PATH
- 2.5m WIDE SHARED PATH
- 1.8m WIDE FOOTPATH
- PROPOSED DRAIN CONNECTION
- MIN MAINTENANCE ACCESS (SUBJECT TO DETAIL DESIGN)
- IMPUTED PARKING

PARCEL DETAILS

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TOTAL SITE AREA:	24.37ha	
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N.P.A.:	17.17ha	70.5%
LOT YIELD:	87	
AVERAGE LOT SIZE:	769m ²	

RESIDENTIAL NOTES:

ONLY ONE CROSSOVER PER LOT.
FRONT FENCES TO BE NO MORE THAN 1.2m IN HEIGHT.
FENCES ON SECONDARY ROAD FRONTAGE OR WITH SIDE BOUNDARY ADJACENT TO OPEN SPACE TO BE 1.8m TALL FOR NO MORE THAN 50% OF BOUNDARY LENGTH. BALANCE OF FENCE TO BE LESS THAN 1.2m. AS PER TYPICAL DESIGN GUIDELINES APPLIED BY MCP. ACCESS FOR LOT 2 ON PS321029K AND ADJACENT PUBLIC OPEN SPACE TO BE DELIVERED AS PART OF DEVELOPMENT. EXISTING HV LINES TO BE RELOCATED UNDERGROUND.



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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.3 Version: 3 Date: 20-07-2026
30 0 30 60 90 120 150
1:3000 @ A3 Sheet 1 of 6



SEE SHEET 6

STAGE 4

RESIDENTIAL VILLAGE

7.419ha

INDICATIVE LOT LAYOUT 03

145 Rossiter Road Koo Wee Rup

LEGEND

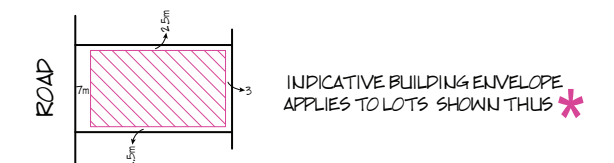
	SALEABLE LAND		TITLE BOUNDARY
	ROAD RESERVE		LOT BOUNDARY
	WETLAND		STAGE BOUNDARY
	DRAINAGE RESERVE		3m WIDE SHARED PATH
	VEGETATION PROTECTION RESERVE		2.5m WIDE SHARED PATH
	BANDICOOT CORRIDOR		1.8m WIDE FOOTPATH
	PUBLIC OPEN SPACE		TYPICAL BUILDING ENVELOPE APPLIES
	LANDSCAPE BUFFER		INDENTED PARKING
	GROWING GRASS FROG HABITAT		
	DEFENDABLE SPACE BUFFER		

PARCEL DETAILS

	AREA	SITE %
TOTAL SITE AREA:	24.37ha	
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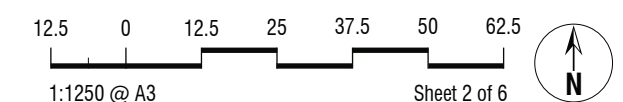
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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.4 Version: 3 Date: 20-07-2026



INDICATIVE LOT LAYOUT 03

145 Rossiter Road Koo Wee Rup

STAGE 4 RESIDENTIAL VILLAGE 7.419ha

LEGEND

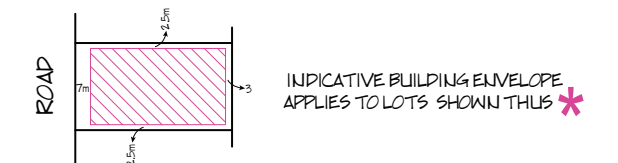
	SALEABLE LAND		TITLE BOUNDARY
	ROAD RESERVE		LOT BOUNDARY
	WETLAND		STAGE BOUNDARY
	DRAINAGE RESERVE		3m WIDE SHARED PATH
	VEGETATION PROTECTION RESERVE		2.5m WIDE SHARED PATH
	BANDICOOT CORRIDOR		1.8m WIDE FOOTPATH
	PUBLIC OPEN SPACE		TYPICAL BUILDING ENVELOPE APPLIES
	LANDSCAPE BUFFER		
	GROWING GRASS FROG HABITAT		
	DEFENDABLE SPACE BUFFER		

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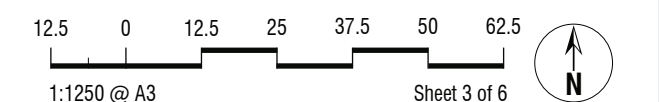
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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.5 Version: 3 Date: 20-07-2026



LANDSCAPE BUFFER
(10m WIDE)
5641m²

SHEPTON MALLET
DRIVEWAY

VEGETATION PROTECTION
(12m WIDE)

ROSSITER

PUBLIC
OPEN SPACE
4000m²

STAGE 1
R-1
3.06ha

SEE SHEET 4

SEE SHEET 6

SEE SHEET 2

INDICATIVE LOT LAYOUT 03

145 Rossiter Road Koo Wee Rup

LEGEND

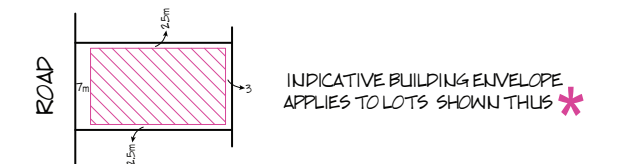
	SALEABLE LAND		TITLE BOUNDARY
	ROAD RESERVE		LOT BOUNDARY
	WETLAND		STAGE BOUNDARY
	DRAINAGE RESERVE		2.5m WIDE SHARED PATH
	VEGETATION PROTECTION RESERVE		1.8m WIDE FOOTPATH
	BANDICOOT CORRIDOR		TYPICAL BUILDING ENVELOPE APPLIES
	PUBLIC OPEN SPACE		PROPOSED DRAIN CONNECTION
	LANDSCAPE BUFFER		MIN MAINTENANCE ACCESS - (SUBJECT TO DETAIL DESIGN)
	GROWLING GRASS FROG HABITAT		
	DEFENDABLE SPACE BUFFER		

PARCEL DETAILS

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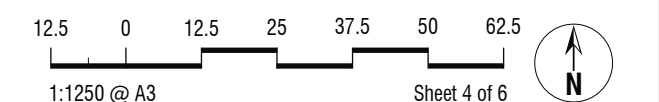
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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.6 Version: 3 Date: 20-07-2026



INDICATIVE LOT LAYOUT 03

145 Rossiter Road Koo Wee Rup

LEGEND

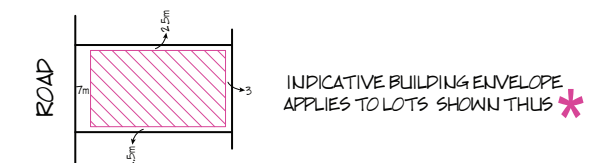
	SALEABLE LAND		TITLE BOUNDARY
	ROAD RESERVE		LOT BOUNDARY
	WETLAND		STAGE BOUNDARY
	DRAINAGE RESERVE		2.5m WIDE SHARED PATH
	VEGETATION PROTECTION RESERVE		TYPICAL BUILDING ENVELOPE APPLIES
	BANDICOOT CORRIDOR		
	PUBLIC OPEN SPACE		
	LANDSCAPE BUFFER		
	GROWING GRASS FROG HABITAT		
	DEFENDABLE SPACE BUFFER		

PARCEL DETAILS

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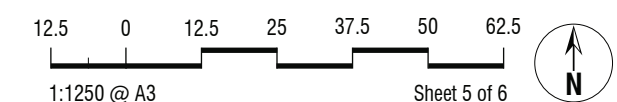
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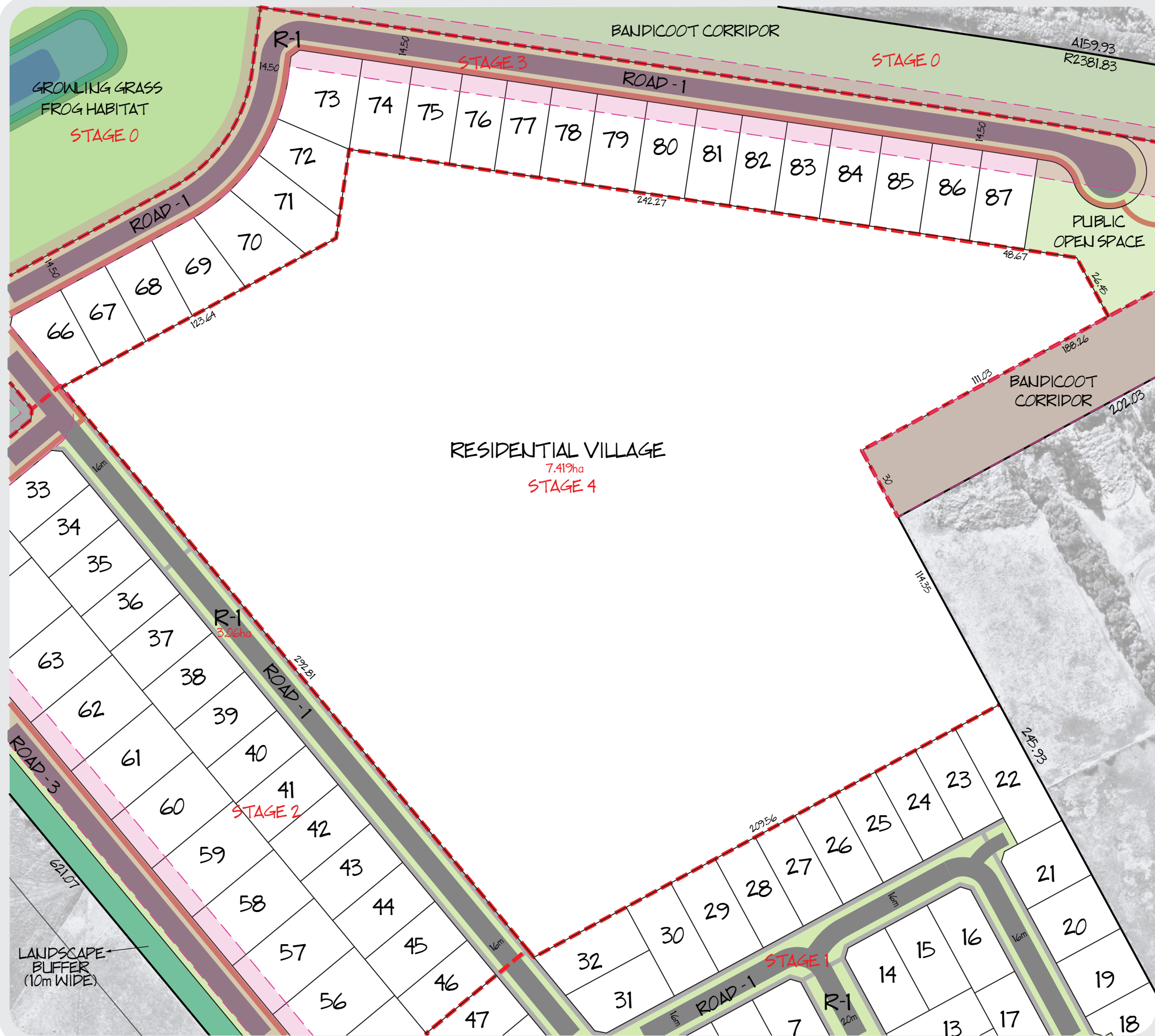
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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.7 Version: 3 Date: 20-07-2026





INDICATIVE LOT LAYOUT 03

145 Rossiter Road Koo Wee Rup

LEGEND	
	SALEABLE LAND
	ROAD RESERVE
	WETLAND
	DRAINAGE RESERVE
	VEGETATION PROTECTION RESERVE
	BANDICOOT CORRIDOR
	PUBLIC OPEN SPACE
	LANDSCAPE BUFFER
	GROWLING GRASS FROG HABITAT
	DEFENDABLE SPACE BUFFER
	TITLE BOUNDARY
	LOT BOUNDARY
	STAGE BOUNDARY
	2.5m WIDE SHARED PATH
	1.8m WIDE FOOTPATH

PARCEL DETAILS	AREA	SITE %
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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.8 Version: 3 Date: 20-07-2026

15 0 15 30 45 60 75

1:1500 @ A3 Sheet 6 of 6

LEGEND

- SALEABLE LAND
- ROAD RESERVE
- WETLAND
- DRAINAGE RESERVE
- VEGETATION PROTECTION RESERVE
- BANDICOOT CORRIDOR
- PUBLIC OPEN SPACE
- LANDSCAPE BUFFER
- GROWLING GRASS FROG HABITAT
- TITLE BOUNDARY
- LOT BOUNDARY
- 3m WIDE SHARED
- 2.5m WIDE SHARED
- 1.8m WIDE FOOTPATH
- SITE ACCESS - PROPOSED ROUNDABOUT
- SHEPTON MALLET DRIVEWAY
- CONNECTION TO COCHRANES PARK



SITE PLAN - NOT TO SCALE

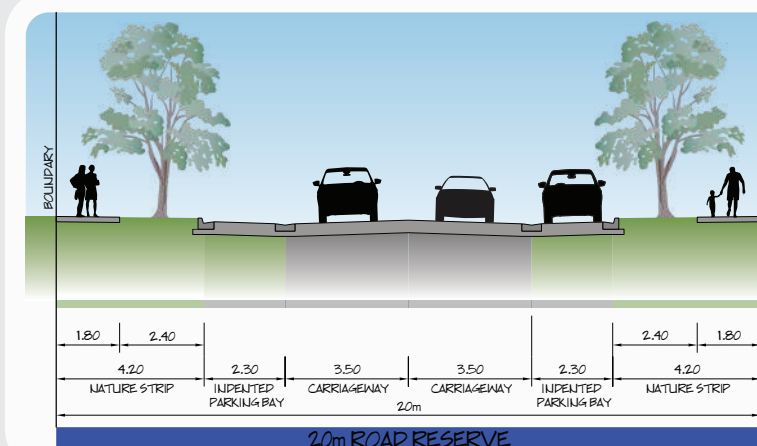
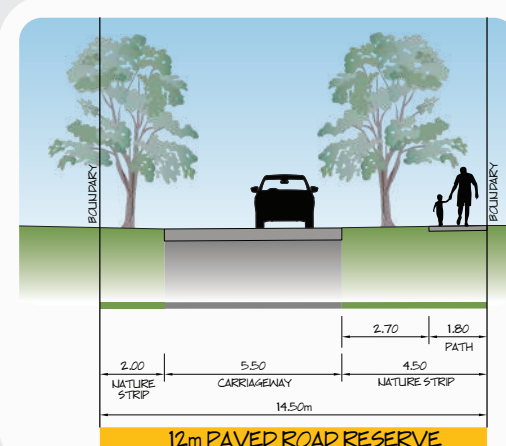
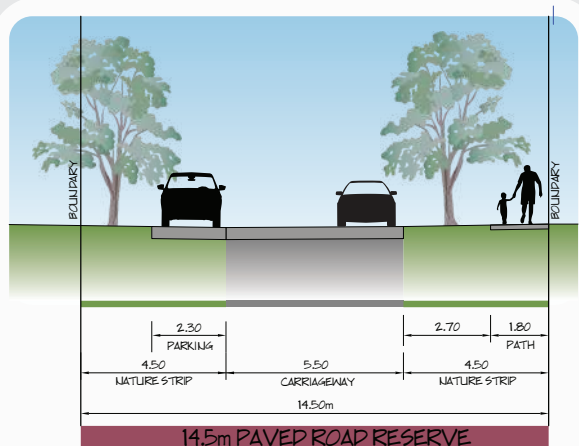
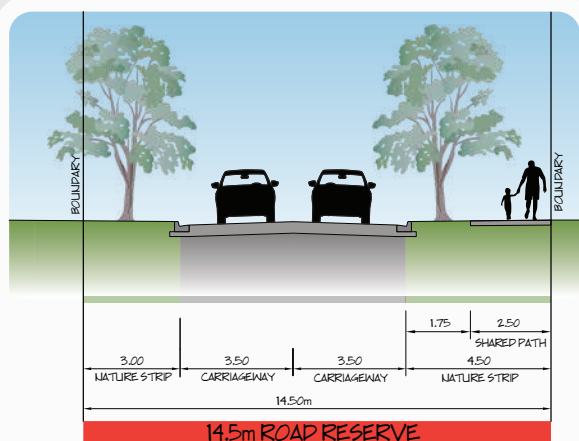
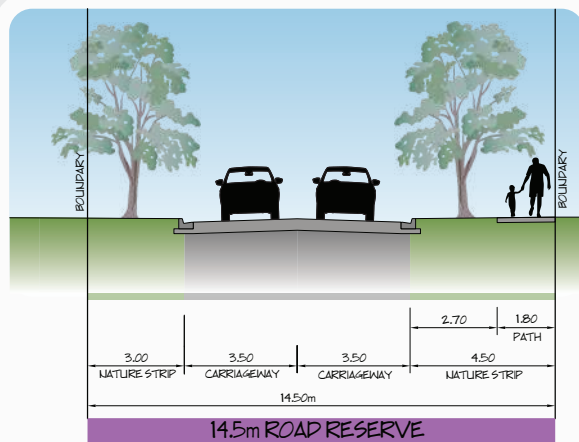
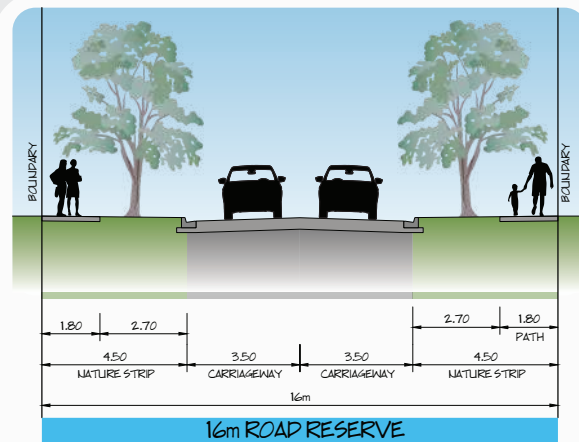
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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.9 Version: 3 Date: 20-07-2026
 1:125 @ A3 Sheet 1 of 1



OPEN SPACE 05
145 Rossiter Road Koo Wee Rup

LEGEND

- SALEABLE LAND
- WETLAND
- DRAINAGE RESERVE
- VEGETATION PROTECTION RESERVE
- BANDICOOT CORRIDOR
- PUBLIC OPEN SPACE
- LANDSCAPE BUFFER
- GROWLING GRASS FROG HABITAT
- TITLE BOUNDARY
- LOT BOUNDARY
- STAGE BOUNDARY
- 3m WIDE SHARED PATH
- 2.5m WIDE SHARED PATH
- MW MAINTENANCE ACCESS - (SUBJECT TO DETAIL DESIGN)

OPEN SPACE DETAILS	AREA	SITE %
TOTAL OPEN SPACE AREA:	7.198ha	29.5%
VEGETATION PROTECTION RESERVE:	2.948m²	1.2%
LANDSCAPE BUFFER:	5.645m²	2.3%
BANDICOOT CORRIDOR:	2.276ha	9.3%
GROWLING GRASS FROG HABITAT:	1.845ha	7.6%
DRAINAGE RESERVE:	1.418ha	5.8%
PUBLIC / OPEN SPACE:	8000m²	3.3%

NOTES:

3m WIDE SHARED PATH TO BE CONSTRUCTED IN VEGETATION PROTECTION ZONE.

2.50m WIDE SHARED PATH TO BE CONSTRUCTED THROUGHOUT THE ESTATE AS SHOWN, CREATING A LINK WITH ALL OPEN SPACE AND LINKING TO COCHRANES PARK IN THE NORTH EAST.

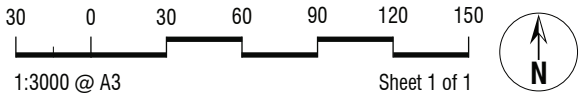
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PROPOSED DEVELOPMENT SUBJECT TO FURTHER INVESTIGATION ON SITE CONSTRAINTS RELATING TO ENVIRONMENTAL AND SERVICEABILITY.

KLM SPATIAL CAN THEREFORE ACCEPT NO RESPONSIBILITY FOR RELIANCE ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND.

Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.10 Version: 3 Date: 20-07-2026



DRAINAGE RESERVE AND HABITAT AREAS PLAN 06

145 Rossiter Road Koo Wee Rup

LEGEND:

- TITLE BOUNDARY
- LOT BOUNDARY
- 3m WIDE SHARED PATH
- 2.5m WIDE SHARED PATH
- MIN MAINTENANCE ACCESS - (SUBJECT TO DETAIL)
- 1.8m WIDE FOOTPATH
- PROPOSED DRAINAGE CONNECTION
- 50m GROWLING GRASS FROG BUFFER
- WETLAND
- DRAINAGE RESERVE
- BANDICOOT CORRIDOR
- PUBLIC OPEN SPACE
- GROWLING GRASS FROG HABITAT
- LANDSCAPE BUFFER
- LITTORAL ZONE - EMERGENT VEGETATION
- PERMANENT SHALLOW ZONE - EMERGENT VEGETATION
- DEEP ZONE (AT LEAST 1.5m DEEP) - DENSE SUBMERGENT AND FLOATING VEGETATION

NOTES:

DEFENDABLE SPACE BUFFERS WILL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH VEGETATION MANAGEMENT REQUIREMENTS OF TABLE 6 TO CLAUSE 53.02-5, THIS INCLUDES PARTS OF THE BUFFER WHICH ARE INCLUDED WITHIN HABITAT AREAS.

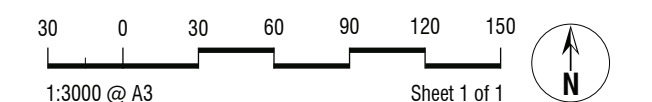
* TITLE INFORMATION SHOWN HEREON IS BASED ON PLAN DIMENSIONS ONLY.

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Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.11 Version: 3 Date: 20-07-2026



LEGEND

- SALEABLE LAND
- ROAD RESERVE
- WETLAND
- DRAINAGE RESERVE
- VEGETATION PROTECTION RESERVE
- BANDICOOT CORRIDOR
- PUBLIC OPEN SPACE
- LANDSCAPE BUFFER
- GROWLING GRASS FROG HABITAT
- DEFENDABLE SPACE BUFFER
- TITLE BOUNDARY
- LOT BOUNDARY
- 3m WIDE SHARED PATH
- 2.5m WIDE SHARED PATH
- 1.8m WIDE FOOTPATH
- MIN MAINTENANCE ACCESS - (SUBJECT TO DETAIL DESIGN)



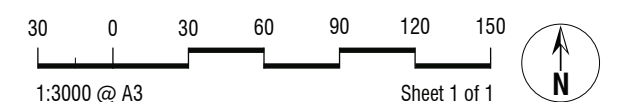
* TITLE INFORMATION SHOWN HEREON IS BASED ON PLAN DIMENSIONS ONLY.

PROPOSED DEVELOPMENT SUBJECT TO FURTHER INVESTIGATION ON SITE CONSTRAINTS RELATING TO ENVIRONMENTAL AND SERVICEABILITY.

KLM SPATIAL CAN THEREFORE ACCEPT NO RESPONSIBILITY FOR RELIANCE ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND.

Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.12 Version: 3 Date: 20-07-2026





INDICATIVE RESIDENTIAL VILLAGE 08
145 Rossiter Road Koo Wee Rup

LEGEND

- ROAD RESERVE
- WETLAND
- DRAINAGE RESERVE
- VEGETATION PROTECTION RESERVE
- BANDICOOT CORRIDOR
- PUBLIC OPEN SPACE
- LANDSCAPE BUFFER
- GROWLING GRASS FROG HABITAT
- TITLE BOUNDARY
- LOT BOUNDARY
- STAGE BOUNDARY
- 2.5m WIDE SHARED
- 1.8m WIDE FOOTPATH
- PROPOSED RESIDENTIAL FOOTPATH
- DEFENDABLE SPACE
- INDICATIVE VEGETATION

RESIDENTIAL VILLAGE INDICATIVE LAYOUTS DETAILS

TOTAL SITE AREA: 7.419ha
VILLAGE YIELD: 165

* APPROXIMATE YIELD ONLY - NUMBER OF UNITS SUBJECT TO DETAILED DESIGN.

VILLAGE NOTES:

WHERE THE VILLAGE ADJUTS ROADS AND RESIDENTIAL LOTS SETBACKS ARE AS FOLLOWS:
FRONT SETBACK TO BE 3m
SIDE SETBACK TO BE 1.2m
REAR SETBACKS RANGE FROM 3m TO 5m
GARAGES TO BE SETBACK 5m.

UNITS ADJACENT BANDICOOT CORRIDOR WILL BE DESIGNED TO PROVIDE PASSIVE SURVEILLANCE OF ADJACENT OPEN SPACE, ALSO INCLUDING LOW PERMEABLE BOUNDARY FENCING.

* TITLE INFORMATION SHOWN HEREON IS BASED ON PLAN DIMENSIONS ONLY.

PROPOSED DEVELOPMENT SUBJECT TO FURTHER INVESTIGATION ON SITE CONSTRAINTS RELATING TO ENVIRONMENTAL AND SERVICEABILITY.

KLM SPATIAL CAN THEREFORE ACCEPT NO RESPONSIBILITY FOR RELIANCE ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND.

Nearmap PHOTOMAP FLOWN: 02/08/2025

REF: 10323 DP01.13 Version: 3 Date: 20-07-2026

15 0 15 30 45 60 75

1:1500 @ A3 Sheet 1 of 1

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