

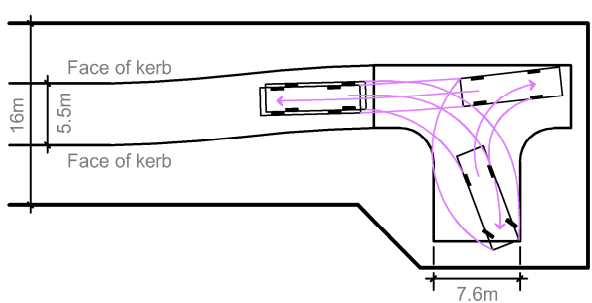
Town Centre Catchment - Secondary:

8.04ha

(Indicative Density)

Total No. of Conventional Lots: 126
Average Lot Size: 427.4m²
Total No. of Medium Density Lots (at 100 Dwellings/Ha): 57
(Includes the Medium Density Site North of Government Road)
Total Dwelling Units: 183
Density: 22.7 Dwellings/ha

Garbage Truck Turning Manoeuvre



(Dimensions per GAA Standard Drg. Fig.005)



THIS PLAN IS PRODUCED WITHOUT
PREJUDICE TO ANY LAND ACQUISITION AND
COMPENSATION MATTERS FOR THIS
PROPERTY.

Site Information

Total Permit Area:	97.92ha
Total Arterial Road Area:	5.50ha
Government Education:	8.40ha
Community Centre:	0.40ha
Encumbered Land	
Waterway & Drainage	
Creek	5.60ha
Water Quality Treatment Basin	2.42ha
Plantation Reserve	0.68ha
Total	8.70ha
Transport	
Railway Buffer	0.25ha
Total	0.25ha
Total Encumbered	8.95ha
Unencumbered Land	
Active Open Space	11.38ha
Passive Open Space	2.03ha
Total	13.41ha
Net Developable Area (NDA) :	61.26ha
Total No. of Lots:	874
Average Lot Size:	457.8m ²
Total No. of Medium Density Lots (at 30-100 lots/Ha):	75
Total Dwelling Units:	949
Lot Density:	15.5 Lots/ha

Notations

Contour Intervals are 0.25m

The permit application dated 16th January 2013 and supporting plans are subject to change pending the resolution of reasonable noise treatment to be implemented on the land the subject of the permit application

Total Area excludes section of Government Road with an area of 1.31ha.

Legend

- Permit Boundary
- Q 100 Year Floodline
- Melbourne Water Boundary
- Arterial Road (Proposed)
- Local Access Road
- Encumbered Open Space
- Active Open Space
- Passive Open Space
- Rail Buffer
- Residential Land
- Medium Density
- 400m Walkable Catchment (from edge)
- Signalised Intersection
- Fully directional, ultimately Left in / Left out vehicle access
- Metropolitan Trail Network
- Off Road Shared Trail (3m)
- Existing remnant dry stone wall to be retained
- Phase 4 80dB Lmax from Regional Rail Link Section 2 Noise Impact Management Report 9th December 2010
- Skeleton Creek escarpment artefact scatter
- Town Centre Catchment - Secondary

Note - Refer to LMP06 for further details on Pedestrian and bicycle network

Project Name: Leakes Pty Ltd, Derrimut Road, Tarnait
NORTHERN S96A PLANNING PERMIT
APPLICATION PLAN

Co-ordinate Datum: MGA94
Scale: A1
1:2500
25 0 25 50 75
Lengths are in metres

Date: 05/06/2013
Drawing No: 136345P40
CAD Ref: F:\136345\136345-SUB\DWG
Drawn By: KGM
Checked By: TM

REV AMENDMENT APPROVED DATE