



Town Centre Catchment - Secondary: 4.71ha

(Indicative Density)

Total No. of Conventional Lots: 80
Average Lot Size: 405.3m²
Total No. of Medium Density Lots (at 100 Dwellings/Ha): 18
Total Dwelling Units: 98
Density: 20.8 Dwellings/ha

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

Site Information

Total Permit Area:	74.87ha
Total Arterial Road Area:	6.28ha
Encumbered Land	
Creek Corridor	1.31ha
Water Quality Treatment Basin	0.87ha
Drainage	4.12ha
Plantation Reserve	0.93ha
Total	7.23ha
Transport	
Railway Buffer	0.84ha
Total	0.84ha
Total Encumbered	8.07ha
Unencumbered Land	
Active Open Space	1.39ha
Passive Open Space	0.95ha
Total	2.34ha
Net Developable Area (NDA) :	58.18ha
Total No. of Conventional Lots:	833
Average Lot Size:	489.6m ²
No. of Medium Density Dwellings:	17 (at 30 Dwellings/Ha)
No. of Medium Density Dwellings:	18 (at 100 Dwellings/Ha)
Total Dwelling Units:	868
Density:	14.9 Lots/Ha

Notations

Contour Intervals are 0.25m

The permit application dated 6 September 2012 and supporting plans are subject to change pending the resolution of reasonable noise treatment to be implemented on the land subject of the permit application

Total Area includes section of Government Road to be closed with an area of 0.42ha.

Legend

- Permit Boundary
- Regional Rail Line Acquisition
- Q 100 Year Floodline
- Melbourne Water Boundary
- Arterial Road (Proposed)
- Local Access Road
- Government Road Closure
- Encumbered Open Space
- Active Open Space
- Passive Open Space
- Acoustic Buffer
- Residential Land
- Medium Density
- 400m Walkable Catchment (from edge)
- Signalised Intersection
- Signalised Intersection
- T Intersection
- Fully directional, ultimately Left in / Left out vehicle access
- Left in / Left Out Intersection
- Pedestrian Signal (future potential)
- Metropolitan Trail Network
- Off Road Shared Trail (3m)
- Existing dry stone wall to be retained
- Phase 4 80dB Lmax from Regional Rail Link Section 2 Noise Impact Management Report 9th December 2010
- Pipe track road crossing
- Town Centre Catchment - Secondary

Note - Refer to LMP07 for further details on Pedestrian and bicycle network

Project Name: Leakes Pty Ltd
S96A SOUTHERN PERMIT APPLICATION PLAN
Derrimut Road, Tarnet

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

Date: 06/06/2013
Drawing No.: 136345P02
CAD Ref.: F:\13\136345\136345-SUB\DWG
Drawn By: KGM
Checked By: TM

REV	AMENDMENT	APPROVED	DATE

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