

Plan Approved  
Sheet 2 of 2 sheet(s)  
Date: 22/03/2019

Danielle Simpson  
Council Delegate



PUBLIC OPEN SPACE		
NET DEVELOPABLE AREA	23.36 ha	
5% NET DEVELOPABLE AREA	1.17 ha	
		% NET DEV. AREA
CENTRAL RESERVE	0.51 ha	2.2%
SOUTHERN CORNER RESERVE	0.11 ha	0.5%
PEDESTRIAN LINKS	0.10 ha	0.4%
UNENCUMBERED O/SPACE	0.72 ha	3.1 %
SEWER EASEMENT	0.88 ha	
STORMWATER TREATMENT *	0.60 ha	2.574 %
ENCUMBERED O/SPACE	1.48 ha	
TOTAL OPEN SPACE^	2.2 ha	9.42%

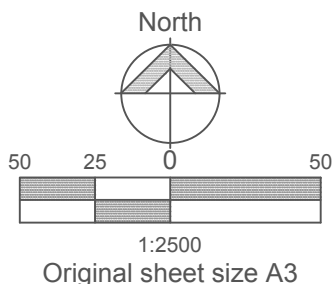
# Open space will either be provided as land or a cash contribution or a combination of both.  
\* Area of encumbered open space is subject to detailed engineering design.  
^ Total open space shown as a % of the total site area.

**Legend**

- Study area
- Lower density residential (1000sqm)
- Standard residential (average 650sqm)
- Medium density residential
- Open space
- Retarding basin/wetland
- Shared pedestrian/cycle path
- Roundabout

NOTE:  
The Development Plan will not exceed 11 lots per developable hectare.

Millar & Merrigan authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.  
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To Be Approved

# DEVELOPMENT PLAN

DEVELOPMENT PLAN  
FRANKLIN PLACE  
Traralgon, 3844  
Latrobe City Council  
16547 DP1      Version 8  
Date : March 2019

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