

OVERALL LAND BUDGET*		
SITE AREA	AREA	% SITE
ROADS	11.06ha	23.7%
OPEN SPACE	6.87ha	14.7%
STANDARD RESIDENTIAL LOTS	26.28ha	56.3%
MEDIUM HOUSING SITES	2.48ha	5.3%
TOTAL AREA	46.69ha	

* Includes Moe Contour Drain (4)

OVERALL LOT YIELD	
NET DEVELOPABLE AREA (Excludes encumbered land & public open space. Includes lots and roads)	39.88ha
STANDARD RESIDENTIAL LOTS @ 600m ² average	437
MEDIUM DENSITY LOTS @ 350m ² average	70
TOTAL LOTS	507
NET HOUSING DENSITY: 13 DWELLINGS PER HECTARE	

LAND BUDGET - 1A: WESTERN PARCEL*		
SITE AREA	AREA	% SITE
ROADS	3.05ha	26.6%
ENCUMBERED LAND (DRAINAGE RESERVE)	1.43ha	12.4%
OPEN SPACE	0.03ha	0.2%
STANDARD RESIDENTIAL LOTS	7.00ha	60.9%
TOTAL AREA	11.51ha	100%

STANDARD RESIDENTIAL LOT YIELD	
Average 615m ²	114
Excluding Moe Contour Drain (4) = 3000m ²	

LAND BUDGET - 1B: WESTERN PARCEL*		
SITE AREA	AREA	% SITE
ROADS	2.12ha	20.7%
OPEN SPACE	1.89ha	18.4%
STANDARD RESIDENTIAL LOTS	3.78ha	36.8%
MEDIUM HOUSING SITE - Approx. 78 Lots @ 350m ² average	2.48ha	24.2%
TOTAL AREA	10.27ha	

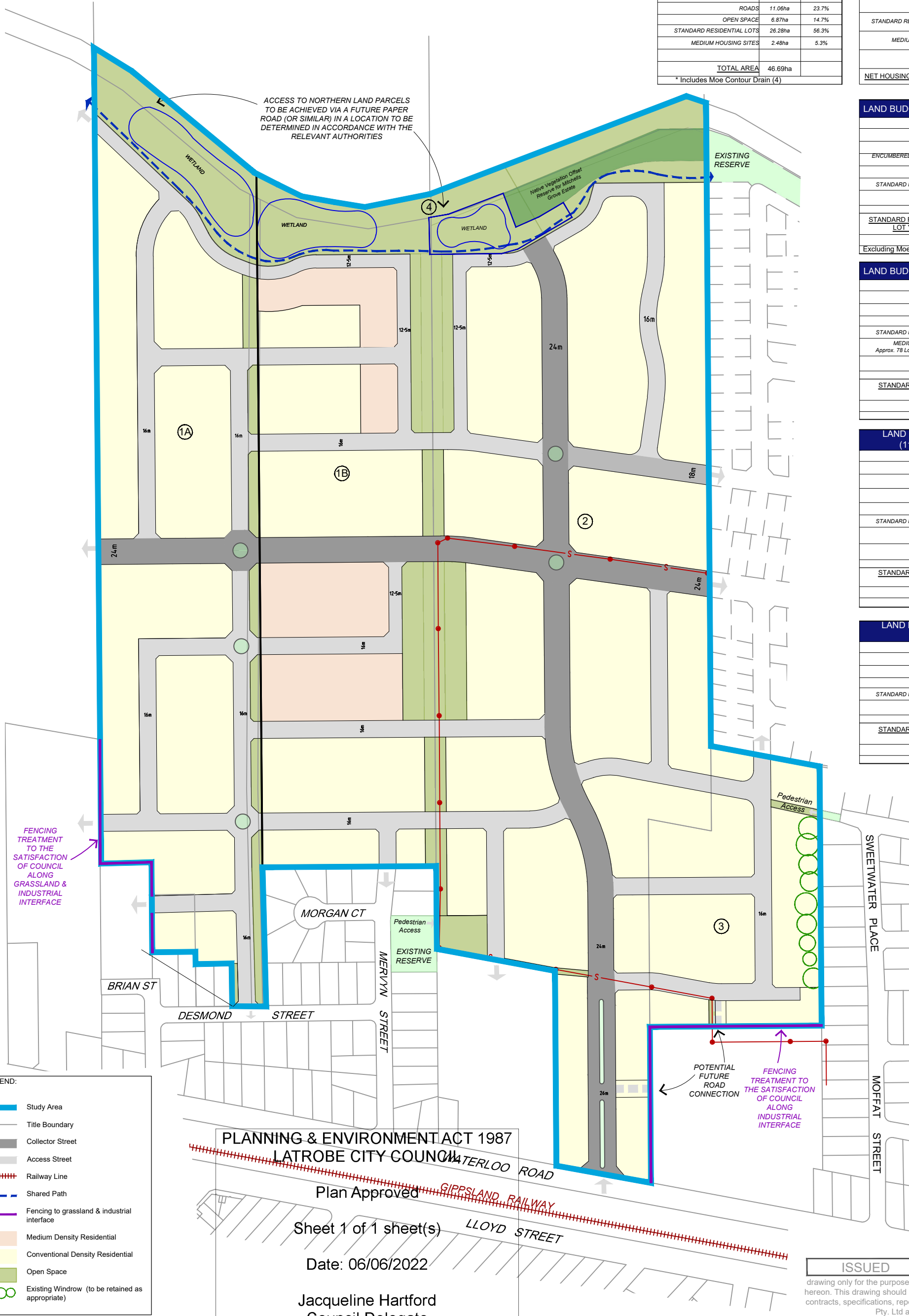
STANDARD RESIDENTIAL LOT YIELD	
Average 600m ²	63

LAND BUDGET - 2: Central Parcel (110-120 Waterloo Road)*		
SITE AREA	AREA	% SITE
ROADS	5.17ha	24.7%
OPEN SPACE	3.06ha	14.6%
STANDARD RESIDENTIAL LOTS	12.69ha	60.7%
TOTAL AREA	20.92ha	

STANDARD RESIDENTIAL LOT YIELD	
Average 600m ²	212

LAND BUDGET - 3: Eastern Parcel (98 Waterloo Road)		
SITE AREA	AREA	% SITE
ROADS	0.79ha	21.3%
OPEN SPACE	0.05ha	1.3%
STANDARD RESIDENTIAL LOTS	2.87ha	77.4%
TOTAL AREA	3.70ha	

STANDARD RESIDENTIAL LOT YIELD	
Average 600m ²	48



LEGEND:

- Study Area
- Title Boundary
- Collector Street
- Access Street
- Railway Line
- Shared Path
- Fencing to grassland & industrial interface
- Medium Density Residential
- Conventional Density Residential
- Open Space
- Existing Window (to be retained as appropriate)

PLANNING & ENVIRONMENT ACT 1987
 LATROBE CITY COUNCIL
 Waterloo Road
 Plan Approved
 Sheet 1 of 1 sheet(s)
 Date: 06/06/2022
 Jacqueline Hartford
 Council Delegate

Scale: 1:3500 @ A3
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 ISSUED
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DEVELOPMENT PLAN

Moe Urban Growth Area
 Waterloo Road, Moe
 Latrobe City Council

16315DP2
 Version 10 (Jan 2022)



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