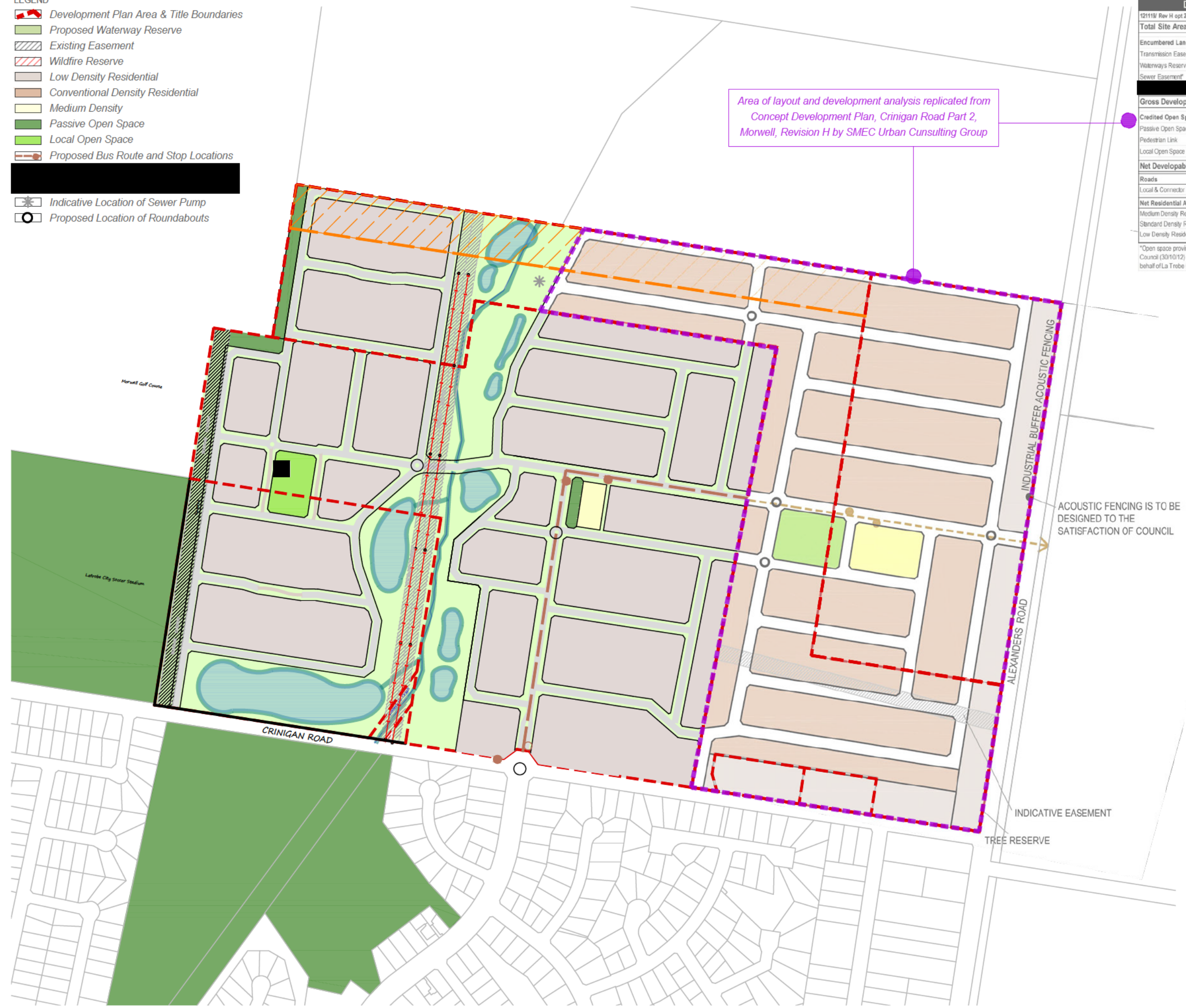


- LEGEND**
- Development Plan Area & Title Boundaries
 - Proposed Waterway Reserve
 - Existing Easement
 - Wildfire Reserve
 - Low Density Residential
 - Conventional Density Residential
 - Medium Density
 - Passive Open Space
 - Local Open Space
 - Proposed Bus Route and Stop Locations
 - Indicative Location of Sewer Pump
 - Proposed Location of Roundabouts

DEVELOPMENT ANALYSIS			
121119/ Rev H opt 2			
			%TSA
Total Site Area	80.26 ha		
Encumbered Land	11.63 ha		14%
Transmission Easement*	1.84 ha		
Waterways Reserve	8.50 ha		
Sewer Easement*	1.19 ha		
Gross Developable Area	68.63 ha	%GDA	
Credited Open Space	2.23 ha		3%
Passive Open Space	1.04 ha		2%
Pedestrian Link	0.06 ha		0%
Local Open Space	1.13 ha		2%
Net Developable Area	66.40 ha	%GDA	%NDA
Roads	19.41 ha	28%	29%
Local & Connector Streets	19.41 ha		
Net Residential Area	46.99 ha	68%	71%
Medium Density Residential	0.60 ha	1%	1%
Standard Density Residential	42.50 ha	62%	64%
Low Density Residential	4.49 ha	7%	7%

*Open space provisions as per discussions with MESH and La Trobe City Council (30/10/12) and credited Open Space plan supplied by MESH on behalf of La Trobe City Council.

Area of layout and development analysis replicated from Concept Development Plan, Crinigan Road Part 2, Morwell, Revision H by SMEC Urban Consulting Group



ACOUSTIC FENCING IS TO BE DESIGNED TO THE SATISFACTION OF COUNCIL

INDICATIVE EASEMENT
TREE RESERVE



CRINIGAN ROAD DEVELOPMENT PLAN

Amendment 1 - Jan 2014
Crinigan Road, Morwell
Latrobe City Council
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