

PLANNING & ENVIRONMENT ACT 1987  
LATROBE CITY COUNCIL

Endorsed by Council

Sheet 1 of 1 sheet(s)

Date: 25/08/2025

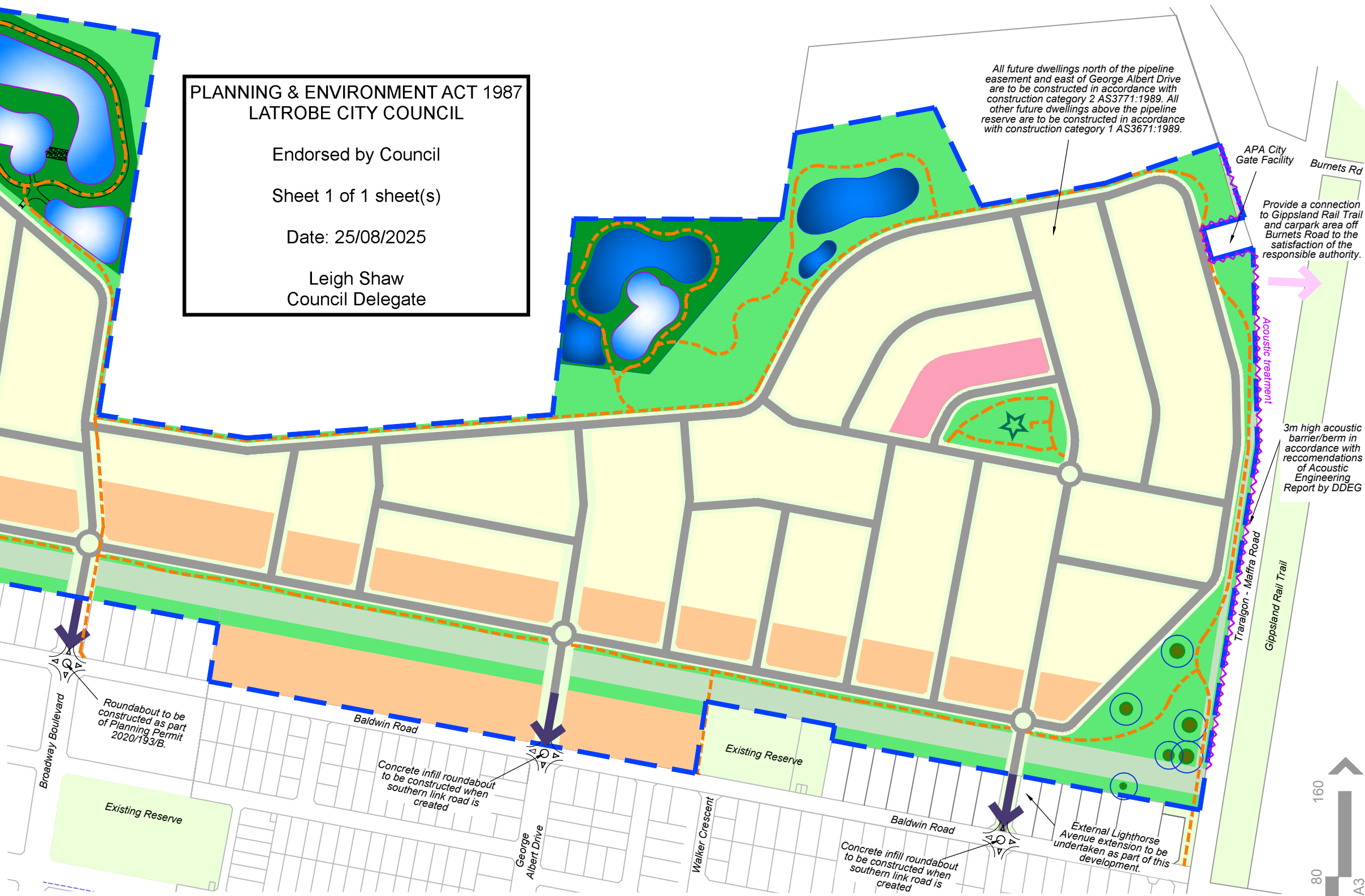
Leigh Shaw  
Council Delegate

All future dwellings north of the pipeline easement and east of George Albert Drive are to be constructed in accordance with construction category 2 AS3771:1989. All other future dwellings above the pipeline reserve are to be constructed in accordance with construction category 1 AS3671:1989.

APA City Gate Facility  
Provide a connection to Gippsland Rail Trail and carpark area off Burnets Road to the satisfaction of the responsible authority.

3m high acoustic barrier/berm in accordance with recommendations of Acoustic Engineering Report by DDEG

LAND BUDGET			
DEVELOPMENT PLAN AREA	59.78ha		
OPEN SPACE	AREA	% SITE	
PROPOSED OPEN SPACE	10.11ha	16.91%	
PIPELINE EASEMENT	3.60ha	6.03%	
EXISTING DRAINAGE RESERVES	4.83ha	8.08%	
TOTAL	18.54ha	31.02%	
NET DEVELOPABLE AREA	41.24ha		
LAND USES		% NET DEV. AREA	
LOCAL ROADS	12.07ha	29.27%	
RESIDENTIAL LOTS <500m²	0.56ha	1.37%	
RESIDENTIAL LOTS 500- 900m²	20.40ha	49.47%	
RESIDENTIAL LOTS > 900m²	8.21ha	19.90%	
TOTAL AREA	41.24ha	100.00%	



- Site Boundary
- Existing Water Sensitive Urban Design
- Proposed Water Sensitive Urban Design
- Pipeline Easement
- Play Space & Community Facility
- DPO11 Boundary
- Indigenous Tree to be Retained (with Tree Protection Zone)
- Indigenous Tree to be Removed
- Roundabout
- Road connection
- Shared Path Network
- External roundabout (Indicative)

FOR APPROVAL

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