

- 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
 - 100m² to be retained for Cultural Heritage Conservation
 - 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 | | |
| Cultural Heritage Conservation Area | 0.10 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 | 0.80 ha | 1% | 1% |
| Standard Density Residential | 42.50 ha | 62% | 64% |
| Low Density Residential | 4.49 ha | 7% | 7% |

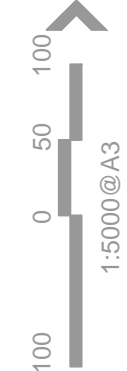
*Open space provisions as per discussions with MESH and La Trobe City Council (30/10/12) and credited Open Space plan supplied by MESH on behalf of La Trobe City Council.

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
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