



Legend

- Extent of DPO
- Possible retention of existing dwelling on larger lot
- Standard residential density
- Future place of worship
- Potential area for WSUD
- Existing shared trail
- Existing access to shared trail
- Potential future access to shared trail
- Potential future road connection
- Flood affected land (encumbered)
- Proposed road network
- Consider retention of significant native vegetation
- Existing title boundary
- Waterway

1:4000@A3

LAND BUDGET			
	SITE AREA	14.93ha	
	ENCUMBERED LAND	1.069ha	7.16%
	GROSS DEVELOPABLE AREA	13.86ha	92.84%
	NET DEVELOPABLE AREA	13.86ha	92.84%
	LAND USES		% NET DEV. AREA
	LOCAL ROADS	2.32ha	16.7%
	STANDARD RESIDENTIAL LOTS	6.76ha	48.8%
	EXISTING HOUSE LOTS	3.57ha	25.8%
	PLACE OF WORSHIP	1.22ha	8.8%
	TOTAL AREA	13.86ha	100.00%
RESIDENTIAL LOTS = 9 LOTS PER HA (excluding larger lots with potential to retain existing dwellings and the possible place of worship)			

DEVELOPMENT PLAN

Haigh Street Development Plan
Haigh Street, Newborough
Latrobe City Council
19999 DP2_V3
Sheet 1 of 1
May 2017

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