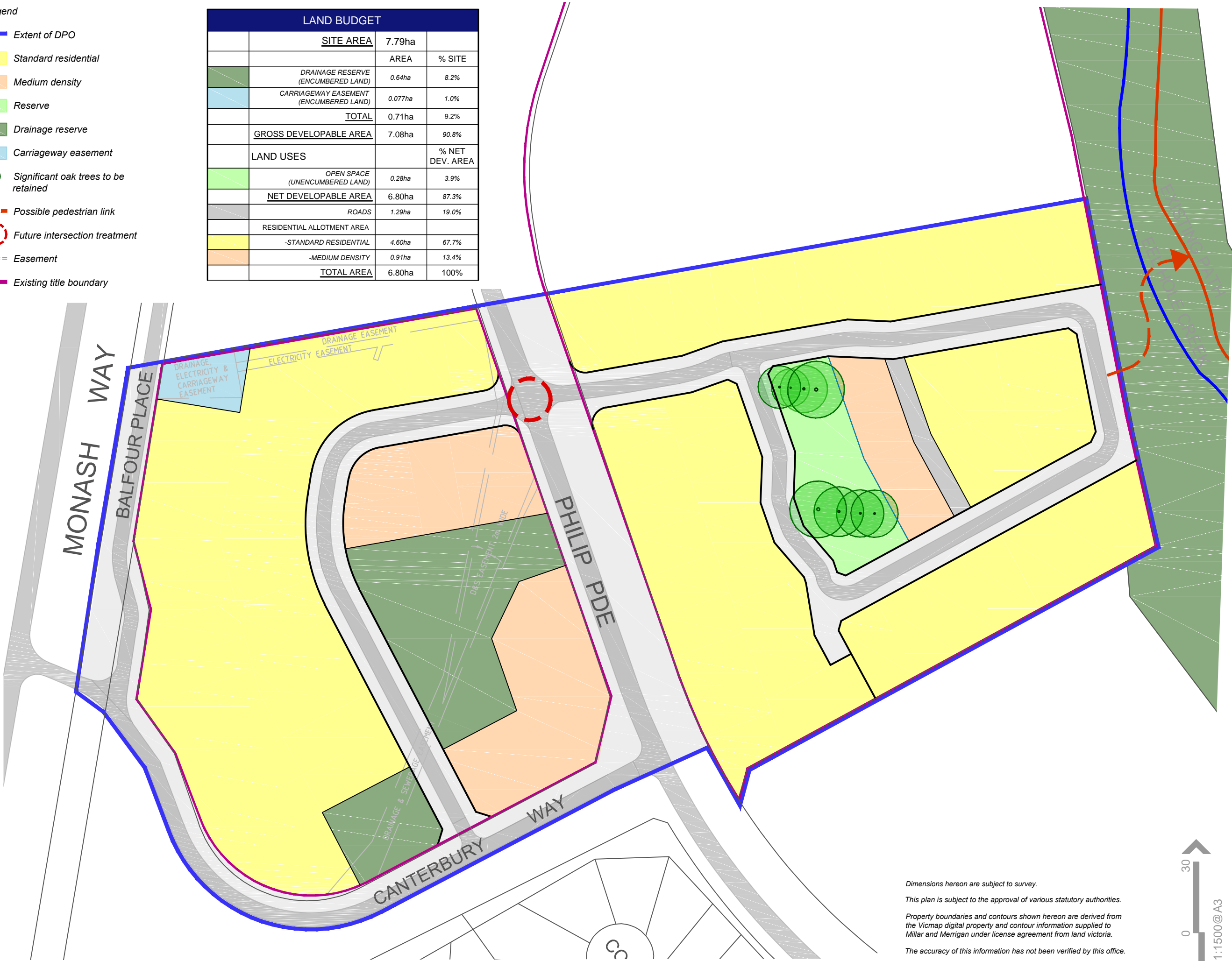


Legend

- Extent of DPO
- Standard residential
- Medium density
- Reserve
- Drainage reserve
- Carriageway easement
- Significant oak trees to be retained
- Possible pedestrian link
- Future intersection treatment
- Easement
- Existing title boundary

LAND BUDGET			
	SITE AREA	7.79ha	
		AREA	% SITE
	DRAINAGE RESERVE (ENCUMBERED LAND)	0.64ha	8.2%
	CARRIAGEWAY EASEMENT (ENCUMBERED LAND)	0.077ha	1.0%
	TOTAL	0.71ha	9.2%
	GROSS DEVELOPABLE AREA	7.08ha	90.8%
	LAND USES		% NET DEV. AREA
	OPEN SPACE (UNENCUMBERED LAND)	0.28ha	3.9%
	NET DEVELOPABLE AREA	6.80ha	87.3%
	ROADS	1.29ha	19.0%
	RESIDENTIAL ALLOTMENT AREA		
	-STANDARD RESIDENTIAL	4.60ha	67.7%
	-MEDIUM DENSITY	0.91ha	13.4%
	TOTAL AREA	6.80ha	100%



Dimensions hereon are subject to survey.

This plan is subject to the approval of various statutory authorities.

Property boundaries and contours shown hereon are derived from the Vicmap digital property and contour information supplied to Millar and Merrigan under license agreement from land victoria.

The accuracy of this information has not been verified by this office.

Location and size of stormwater treatment facilities is conceptual only.



To Be Approved

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DEVELOPMENT PLAN

Philip Parade Development Plan

Philip Parade, Churchill (Part lot 4 on PS309824 & PC350767)

Latrobe City Council

18732 DP2_V3

Nov. 2016

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