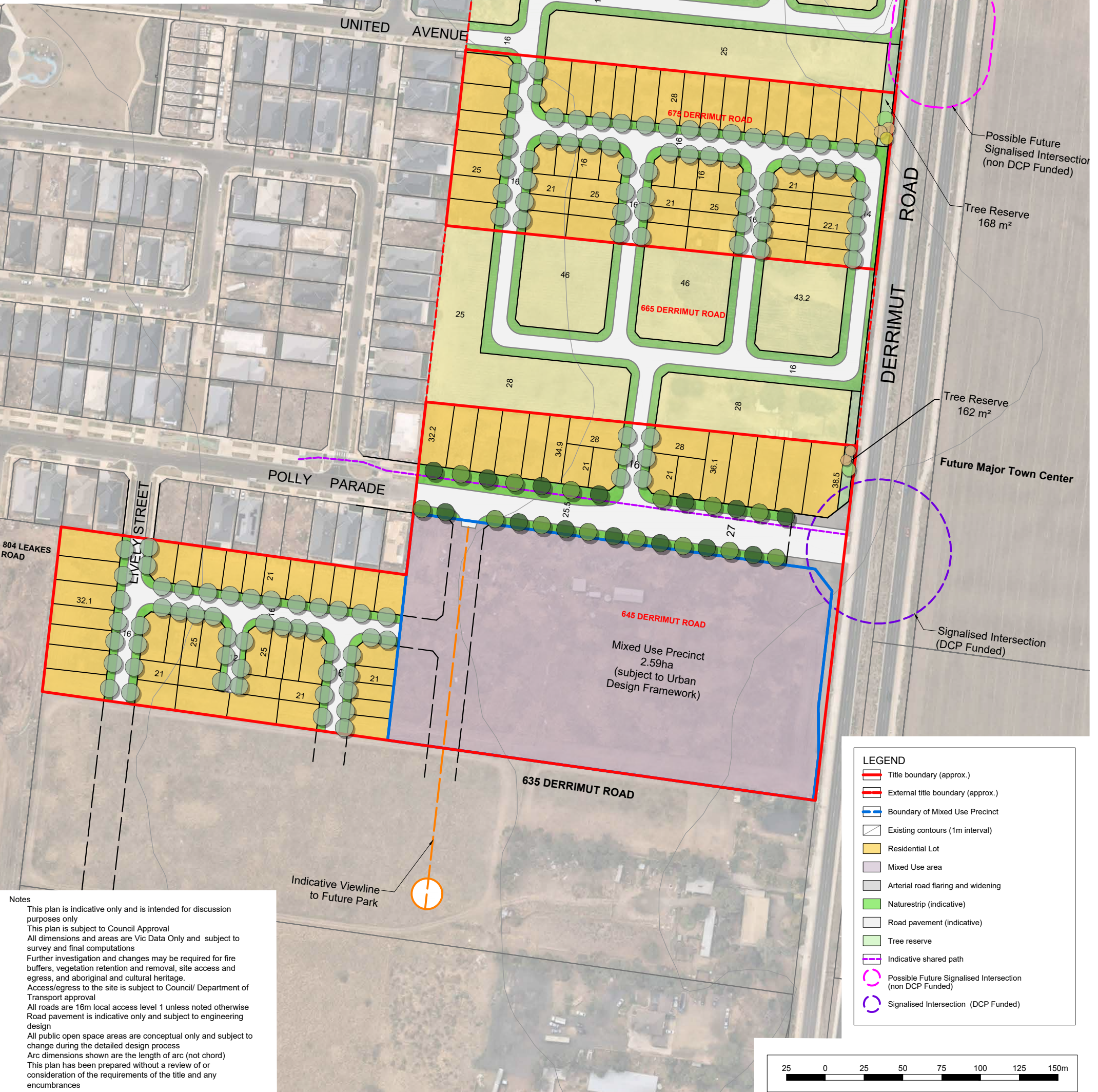


645 DERRIMUT ROAD	
Site (Approx.)	5.547 ha
* Residential Lots	1.779 ha
* Tree Reserve	0.016 ha
* Mixed Use (NAC)	2.588 ha
* Non-Arterial Roads	1.036 ha
Arterial Roads	0.128 ha
Net Developable Area	5.419 ha
Net Developable Area (excl. Commercial / Mixed Use)	2.832 ha
**Estimated Lot Yield (Overall)	56 lots @ 19.8 lots per ha 318m ² average lot size
Total Number of Lots	56

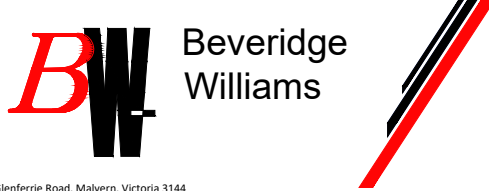
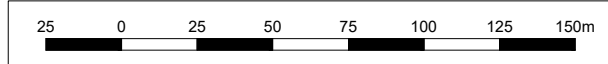
675 DERRIMUT ROAD	
Site (Approx.)	2.040 ha
* Residential Lots	1.353 ha
* Tree Reserve	0.017 ha
* Non-Arterial Roads	0.661 ha
Arterial Roads	0.009 ha
Net Developable Area	2.031 ha
**Estimated Lot Yield (Overall)	52 lots @ 25.6 lots per ha 260m ² average lot size
Total Number of Lots	52

* Indicates inclusion in NDA



Notes
 This plan is indicative only and is intended for discussion purposes only
 This plan is subject to Council Approval
 All dimensions and areas are Vic Data Only and subject to survey and final computations
 Further investigation and changes may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 Access/egress to the site is subject to Council/ Department of Transport approval
 All roads are 16m local access level 1 unless noted otherwise
 Road pavement is indicative only and subject to engineering design
 All public open space areas are conceptual only and subject to change during the detailed design process
 Arc dimensions shown are the length of arc (not chord)
 This plan has been prepared without a review of or consideration of the requirements of the title and any encumbrances

LEGEND	
	Title boundary (approx.)
	External title boundary (approx.)
	Boundary of Mixed Use Precinct
	Existing contours (1m interval)
	Residential Lot
	Mixed Use area
	Arterial road flaring and widening
	Naturestrip (indicative)
	Road pavement (indicative)
	Tree reserve
	Indicative shared path
	Possible Future Signalled Intersection (non DCP Funded)
	Signalled Intersection (DCP Funded)



Indicative Development Plan
 645 and 675 Derrimut Road Tarneit
 Country Land Australia

DRAFT
 FOR DISCUSSION PURPOSES ONLY

Version	Date	Description	Drafted	Approved
01	08.05.2023	First Issue	OX	WEB
02	31.05.2023	Updated based on comments	OX	WEB
03	30.06.2023	Updated based on comments	OX	WEB

Date: 30.06.2023
 Version No: 03
 Job No: 2300174
 Scale (A1): 1:1250
 (A3): 1:2500

