

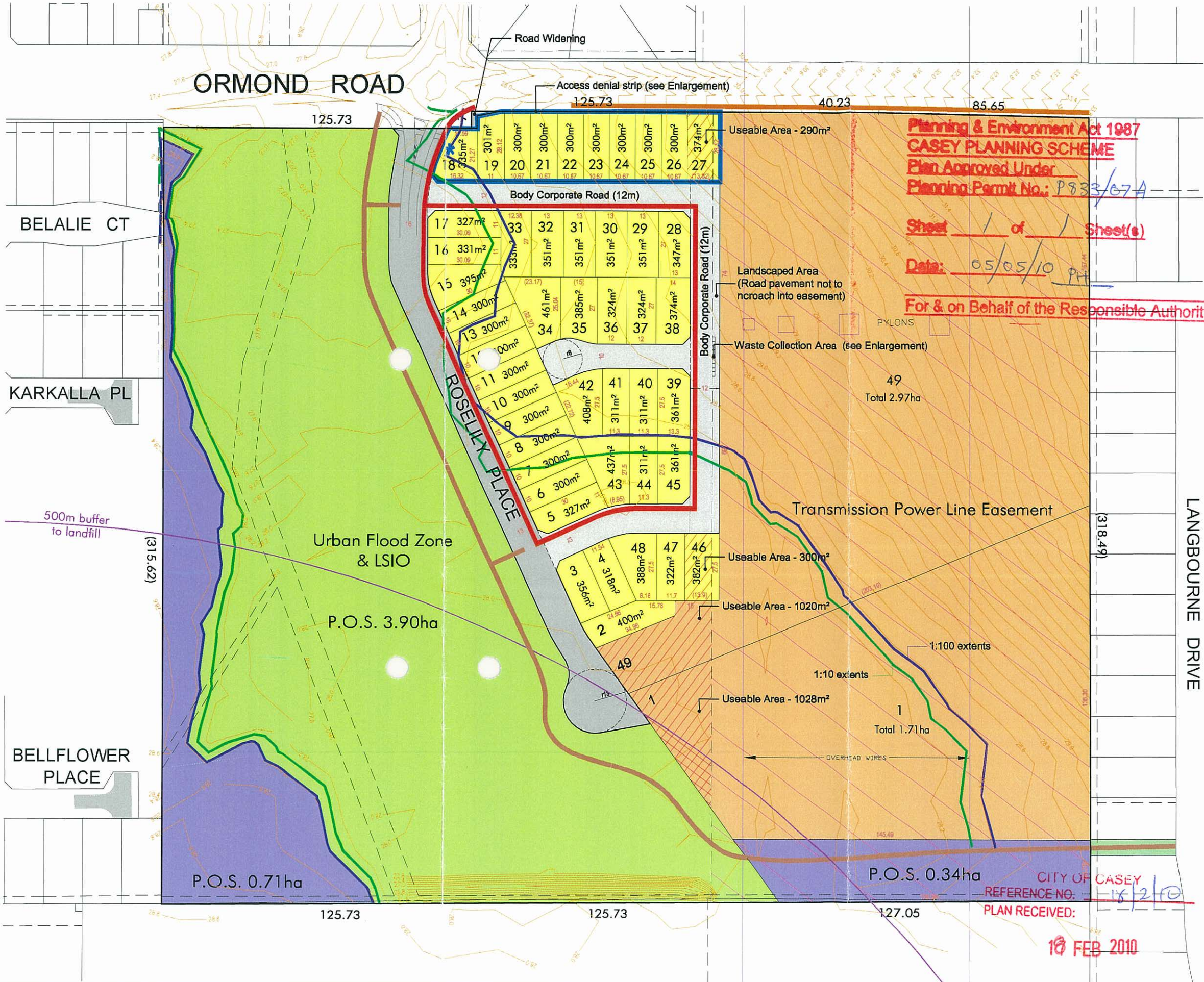
ENLARGEMENTS
Not to Scale



Site Area:	12.05ha
49 Lots @ 1278m ² average	
- 47 Lots @ 336m ² average	
- 1 Lot @ 2.97ha	
- 1 Lot @ 1.71ha	
Open Space:	3.896ha (32.3%)
Open Space Not Encumbered:	1.052ha (8.7%)
Road Reserve:	0.399ha (3.3%)
Body Corp Road Reserve	0.447ha (3.7%)
Net Lot Area:	6.260ha (52.0%)
Lot Range: 300m ² - 2.97ha	12.05ha 100%

- Legend**
- Useable Area Lots 1, 27, 46 & 49
 - No habitable dwelling within this area Lot 1
 - * - Possible site specific dwelling
 - Houses to front Ormond Road
 - Shared path required (2.5m wide concrete)
 - Footpath required
 - Q10 Flood Extent
 - Q100 Flood Extent
 - Open Space Not Encumbered
- Note - All other lots subject to Standard Building Envelope

- PLAN NOTES**
- Surrounding boundary information derived from Vicmap data.
 - The proposed development is subject to approval by Casey City Council and relevant servicing authorities.
 - Boundaries and areas shown are subject to survey and design changes may be required to consider onsite features, engineering & consultants advice.
 - Plan is preliminary only and has not yet had Council feedback or approval.
 - Layout & lot yield may change as a result of strategic planning outcomes yet to be undertaken / finalized by council.
 - Extent of UFZ / LSIO is derived from PS5411225 and the location of any roads within it is subject to MW advice and approval.
 - Site is zoned R1Z & UFZ and is affected by DCPO2, DPO1 & LSIO overlays.



Planning & Environment Act 1987
CASEY PLANNING SCHEME
Plan Approved Under
Planning Permit No.: P833/07A

Sheet 1 of 1 Sheet(s)

Date: 05/05/10 PH

For & on Behalf of the Responsible Authority

CITY OF CASEY
REFERENCE NO.: 16/210
PLAN RECEIVED:
18 FEB 2010