

LOT 1 ON PS404789Y
AREA: 8094m²

LOT 2 ON PS404789Y
AREA: 3.369ha

LOT 1 ON PS910046B
AREA: 6295m²

LOT 2 ON PS910046B
AREA: 3.356ha

LOT 1 ON LP82142
CROWN ALLOTMENT 5 SECTION B
TOWNSHIP OF HEYFIELD PARISH
OF TINAMBA
VOL:7613 FOL:149
AREA: 767m²

CROWN ALLOTMENT 4 SECTION B
TOWNSHIP OF HEYFIELD PARISH
OF TINAMBA
VOL:09967 FOL:626
AREA: 3.407ha

CROWN ALLOTMENT 6 SECTION B
TOWNSHIP OF HEYFIELD PARISH
OF TINAMBA
VOL:09239 FOL:040
AREA: 3.366ha

NOTE:
NON-COMBUSTIBLE FENCING ALONG THE WESTERN
BOUNDARY OF THE SITE.

-  EXISTING HOUSE LOT
-  ROAD RESERVE
-  RESERVE DRAINAGE
-  RESERVE
-  BUILDING EXCLUSION ZONE
-  DEVELOPMENT PLAN AREA
-  EXISTING TITLE BOUNDARY
-  NO ACCESS PERMITTED
-  RETAIN EPBC VEGETATION WHERE POSSIBLE
-  PLANTED VEGETATION
-  RETAIN NATIVE VEGETATION WHERE POSSIBLE
-  CONNECTION TO EXISTING ROAD
- 

DIMENSIONS HEREON ARE SUBJECT TO SURVEY.
THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY
AUTHORITIES.
PROPERTY BOUNDARIES SHOWN HEREON ARE DERIVED FROM THE
VICMAP DIGITAL PROPERTY INFORMATION SUPPLIED TO MILLAR AND
MERRIGAN UNDER LICENSE AGREEMENT FROM LAND VICTORIA.
THE ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED BY THIS
OFFICE.

LAND BUDGET			
	DP AREA	15.01ha	
	LAND USES	AREA	% NET DEV. AREA
	LOCAL ROADS	1.48ha	10%
	RESERVE	1.15ha	8%
	DRAINAGE RESERVE	0.91ha	6%
	5 EXISTING HOUSE LOTS	3.29ha	22%
	70 RESIDENTIAL LOTS	8.18ha	55%
	TOTAL AREA	15.01ha	100%

OVERALL AREA 15.01ha
76 Lots @ 1111m² average
5.2 Lots per ha

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: Licola Road East

DATE: 2 August 2024
SIGNED: Miriam Turner
OFFICER TITLE: Strategic Planner

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LICOLA ROAD EAST DEVELOPMENT PLAN

Licola Road, Mustons Lane & Tyson Road, Heyfield
Wellington Shire Council

27317DP1
Version 3
Date : July 2024



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