

LEGEND

Proposed subdivision boundary (approx.)

Proposed DPO boundary (approx.)

1

Lot number

Proposed subdivision

Existing / approved subdivision

Existing single dwelling lot

Existing road network

Proposed / approved road network

Existing tree within Redbank Road Reserve

Proposed visitor car parking

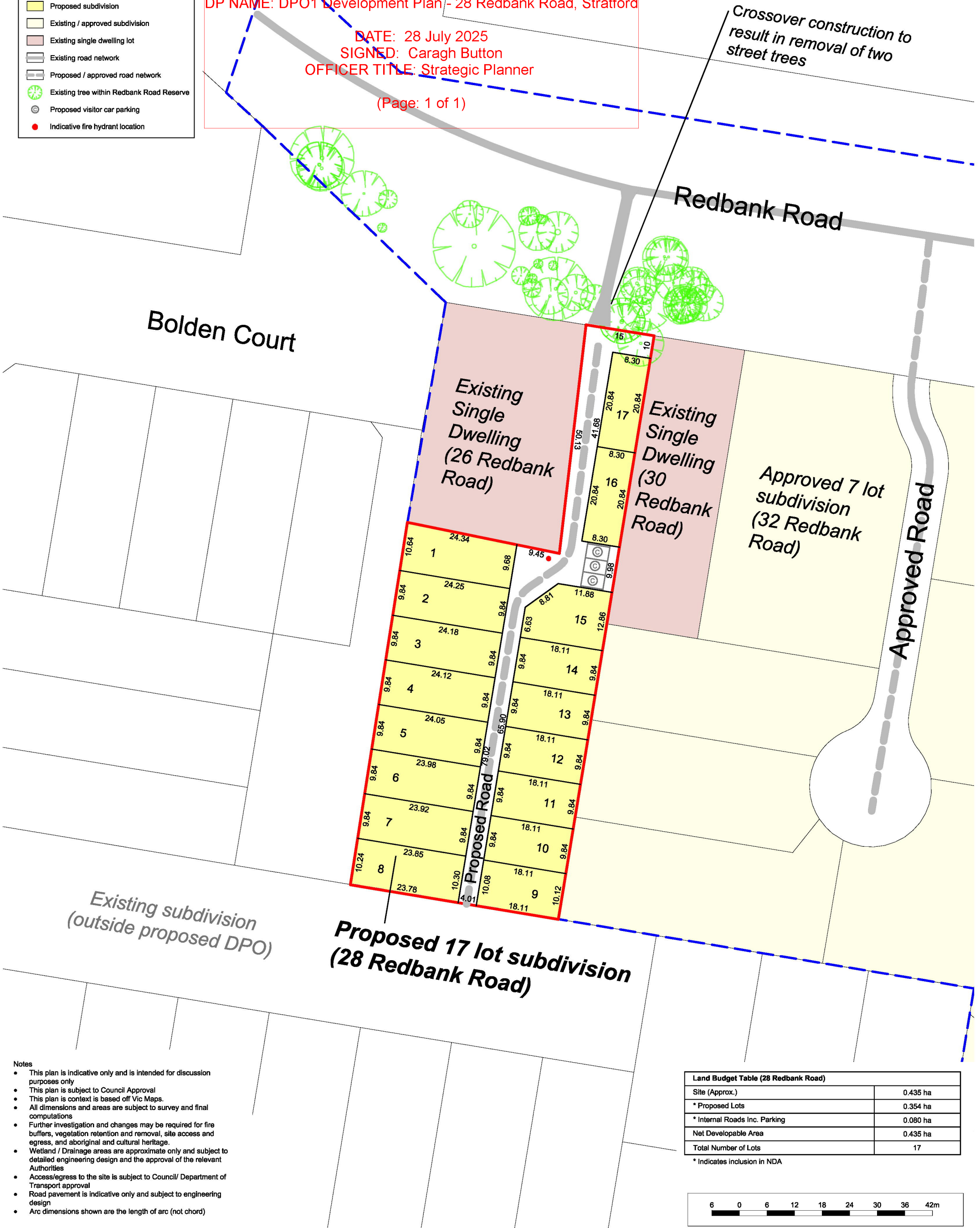
Indicative fire hydrant location

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

DP NAME: DPO1 Development Plan - 28 Redbank Road, Stratford

DATE: 28 July 2025  
SIGNED: Caragh Button  
OFFICER TITLE: Strategic Planner

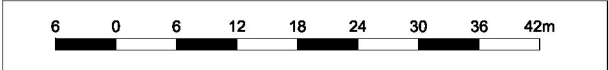
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- Notes
- This plan is indicative only and is intended for discussion purposes only
  - This plan is subject to Council Approval
  - This plan is context is based off Vic Maps.
  - All dimensions and areas are subject to survey and final computations
  - Further investigation and changes may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
  - Wetland / Drainage areas are approximate only and subject to detailed engineering design and the approval of the relevant Authorities
  - Access/egress to the site is subject to Council/ Department of Transport approval
  - Road pavement is indicative only and subject to engineering design
  - Arc dimensions shown are the length of arc (not chord)

Land Budget Table (28 Redbank Road)	
Site (Approx.)	0.435 ha
* Proposed Lots	0.354 ha
* Internal Roads Inc. Parking	0.080 ha
Net Developable Area	0.435 ha
Total Number of Lots	17

\* Indicates inclusion in NDA



Version	Date	Description	Drafted	Approved
01	06.12.2024	First Issue		

