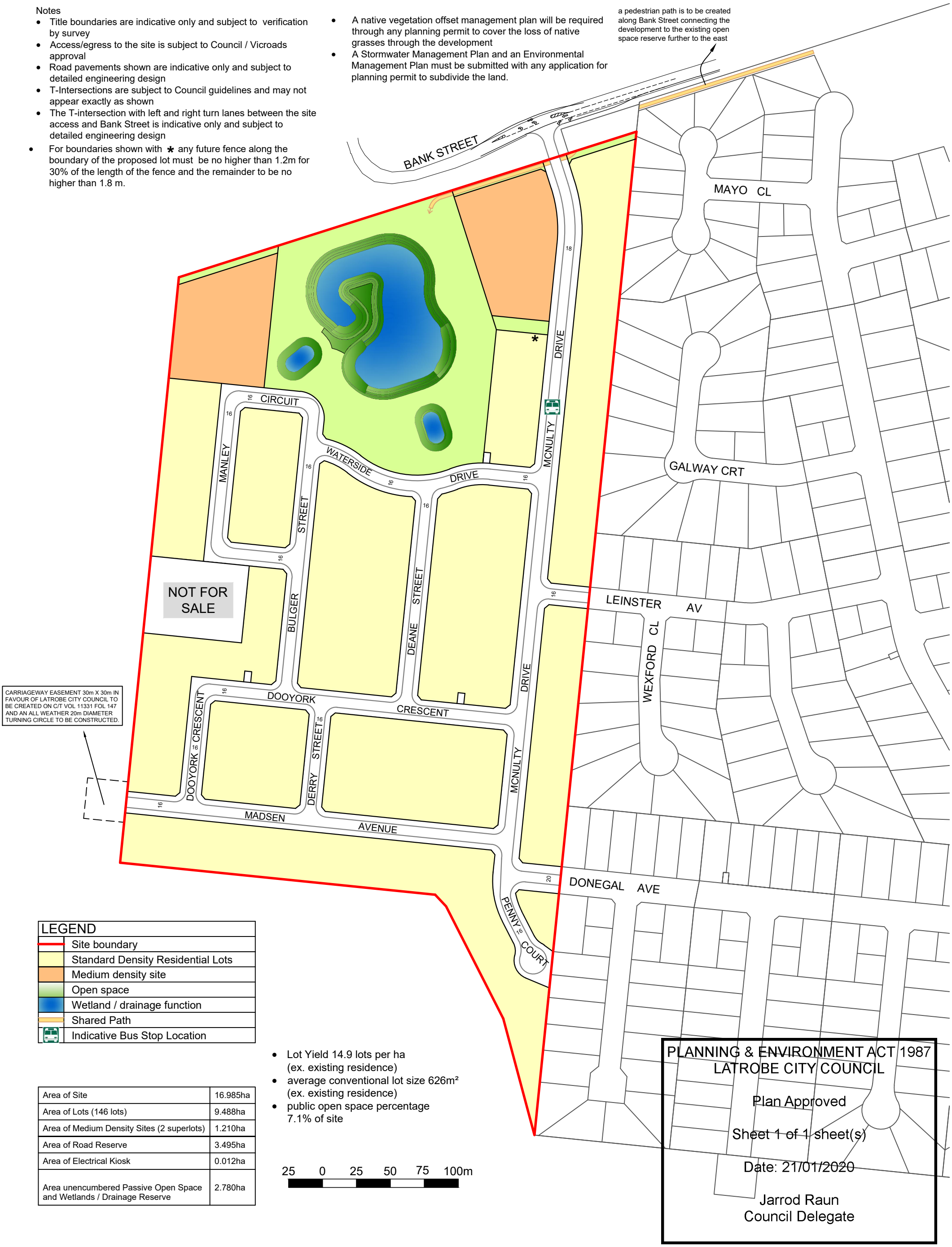
Notes

- Title boundaries are indicative only and subject to verification by survey
- Access/egress to the site is subject to Council / Vicroads approval
- Road pavements shown are indicative only and subject to detailed engineering design
- T-Intersections are subject to Council guidelines and may not appear exactly as shown
- The T-intersection with left and right turn lanes between the site access and Bank Street is indicative only and subject to detailed engineering design
- For boundaries shown with * any future fence along the boundary of the proposed lot must be no higher than 1.2m for 30% of the length of the fence and the remainder to be no higher than 1.8 m.
- A native vegetation offset management plan will be required through any planning permit to cover the loss of native grasses through the development
- A Stormwater Management Plan and an Environmental Management Plan must be submitted with any application for planning permit to subdivide the land.



CARRIAGEWAY EASEMENT 30m X 30m IN FAVOUR OF LATROBE CITY COUNCIL TO BE CREATED ON C/T VOL 11331 FOL 147 AND AN ALL WEATHER 20m DIAMETER TURNING CIRCLE TO BE CONSTRUCTED.

LEGEND	
	Site boundary
	Standard Density Residential Lots
	Medium density site
	Open space
	Wetland / drainage function
	Shared Path
	Indicative Bus Stop Location

Area of Site	16.985ha
Area of Lots (146 lots)	9.488ha
Area of Medium Density Sites (2 superlots)	1.210ha
Area of Road Reserve	3.495ha
Area of Electrical Kiosk	0.012ha
Area unencumbered Passive Open Space and Wetlands / Drainage Reserve	2.780ha

- Lot Yield 14.9 lots per ha (ex. existing residence)
- average conventional lot size 626m² (ex. existing residence)
- public open space percentage 7.1% of site

25 0 25 50 75 100m

PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved

Sheet 1 of 1 sheet(s)

Date: 21/01/2020

Jarrod Raun
Council Delegate

Indicative Development Plan

Emerald Waters, Bank Street, Traralgon

Lurganare Pty Ltd

Beveridge Williams
development & environment consultants
Traralgon ph : 03 5176 0374
www.beveridgewilliams.com.au

Drawing Ref. T011503
Version No. 18C
Date 26.11.2019
Scale (A1) N/A
(A3) 1:2500

N

C:\USERS\GUYT\DOCUMENTS\11503 - EMERALD WATERS TRARALGON_LAN\00\CAD\11503 ICP V18C 20191126.DWG