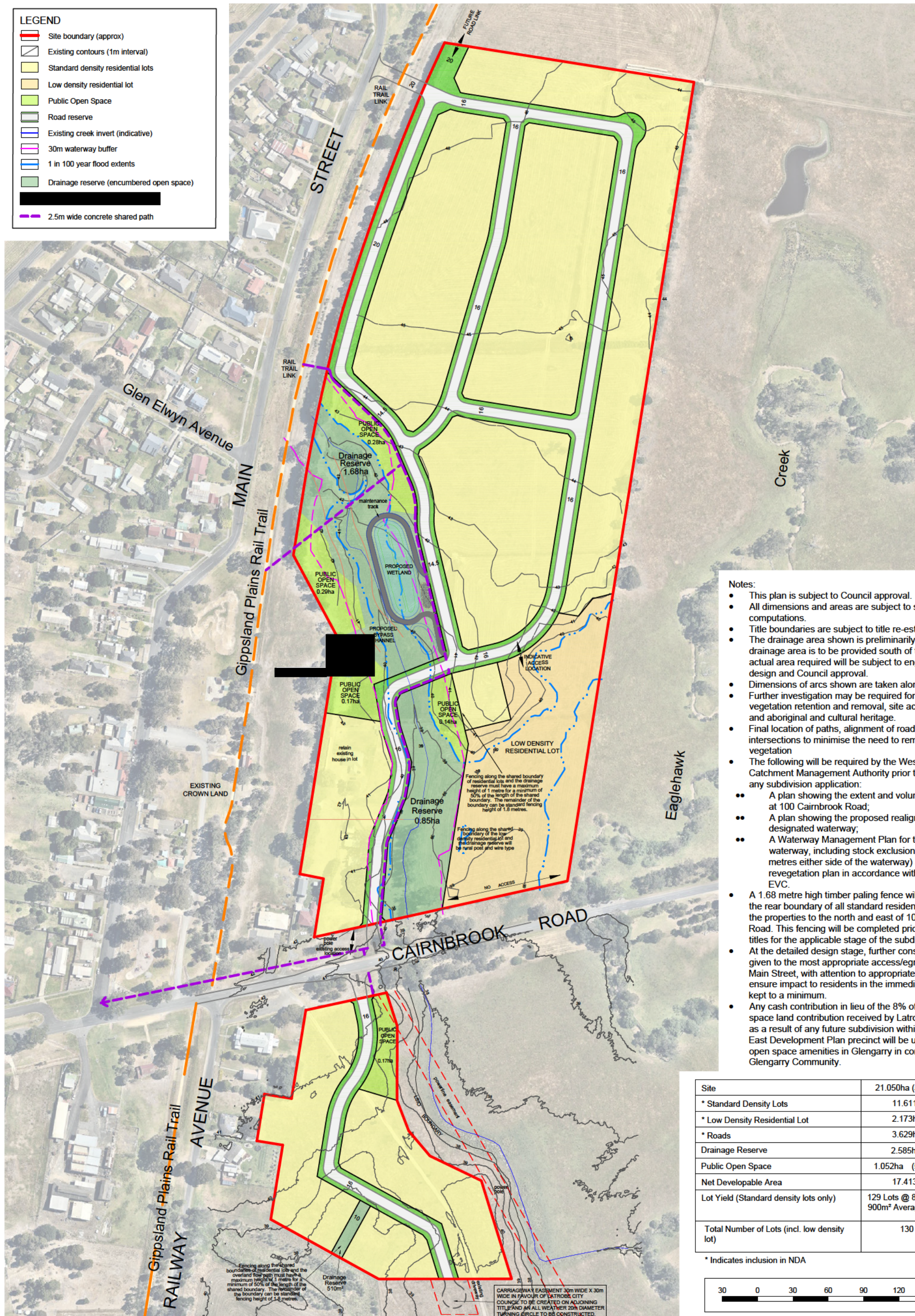


**LEGEND**

- Site boundary (approx)
- Existing contours (1m interval)
- Standard density residential lots
- Low density residential lot
- Public Open Space
- Road reserve
- Existing creek invert (indicative)
- 30m waterway buffer
- 1 in 100 year flood extents
- Drainage reserve (encumbered open space)
- 
- 2.5m wide concrete shared path

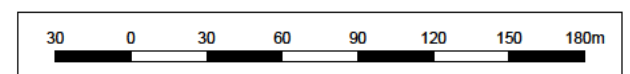


**Notes:**

- This plan is subject to Council approval.
- All dimensions and areas are subject to survey and final computations.
- Title boundaries are subject to title re-establishment
- The drainage area shown is preliminary. Additional drainage area is to be provided south of the site. The actual area required will be subject to engineering detail design and Council approval.
- Dimensions of arcs shown are taken along the arc length.
- Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
- Final location of paths, alignment of roads and position of intersections to minimise the need to remove native vegetation
- The following will be required by the West Gippsland Catchment Management Authority prior to the approval of any subdivision application:
  - A plan showing the extent and volume of fill proposed at 100 Cairnbrook Road;
  - A plan showing the proposed realignment of the designated waterway;
  - A Waterway Management Plan for the realigned waterway, including stock exclusion fencing (30 metres either side of the waterway) and a revegetation plan in accordance with the relevant EVC.
- A 1.68 metre high timber paling fence will be erected along the rear boundary of all standard residential lots abutting the properties to the north and east of 101 Cairnbrook Road. This fencing will be completed prior to the issuing of titles for the applicable stage of the subdivision.
- At the detailed design stage, further consideration be given to the most appropriate access/egress point onto Main Street, with attention to appropriate treatments to ensure impact to residents in the immediate proximity is kept to a minimum.
- Any cash contribution in lieu of the 8% of the public open space land contribution received by Latrobe City Council as a result of any future subdivision within the Glengarry East Development Plan precinct will be utilised to improve open space amenities in Glengarry in consultation with the Glengarry Community.

Site	21.050ha (approx)
* Standard Density Lots	11.611ha
* Low Density Residential Lot	2.173ha
* Roads	3.629ha
Drainage Reserve	2.585ha
Public Open Space	1.052ha (5.00% Overall Site)
Net Developable Area	17.413ha
Lot Yield (Standard density lots only)	129 Lots @ 8.5 Lots per ha 900m <sup>2</sup> Average Lot Size
Total Number of Lots (incl. low density lot)	130

\* Indicates inclusion in NDA



Glengarry East Development Plan  
Development Plan  
100 & 101 Cairnbrook Road, Glengarry

Lurganare Pty Ltd



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07	13.11.2018	Plan updated as requested by Council
06A	16.10.2018	Plan amended
06	12.10.2018	Plan amended
05	19.09.2018	Plan updated as requested by Council
04	07.06.2018	Plan updated as requested by Council
Version	Date	Description

Drafted By: T. GUY  
Checked By:  
Drawing Ref: 1600263 DP  
Version No: 07  
Date: 13.11.2018



Scale (A1): N/A  
(A3): 1:3000