

LEGEND

Title boundary (approx.)

Internal title boundary (approx.)

Indicative Stage boundary

X

Indicative Stage number

Standard Density Residential Lots

Lots <500m²

Unencumbered passive open space

Drainage reserve

Potential drainage reserve

Creek reserve

Potential tree reserve - subject to Council approval

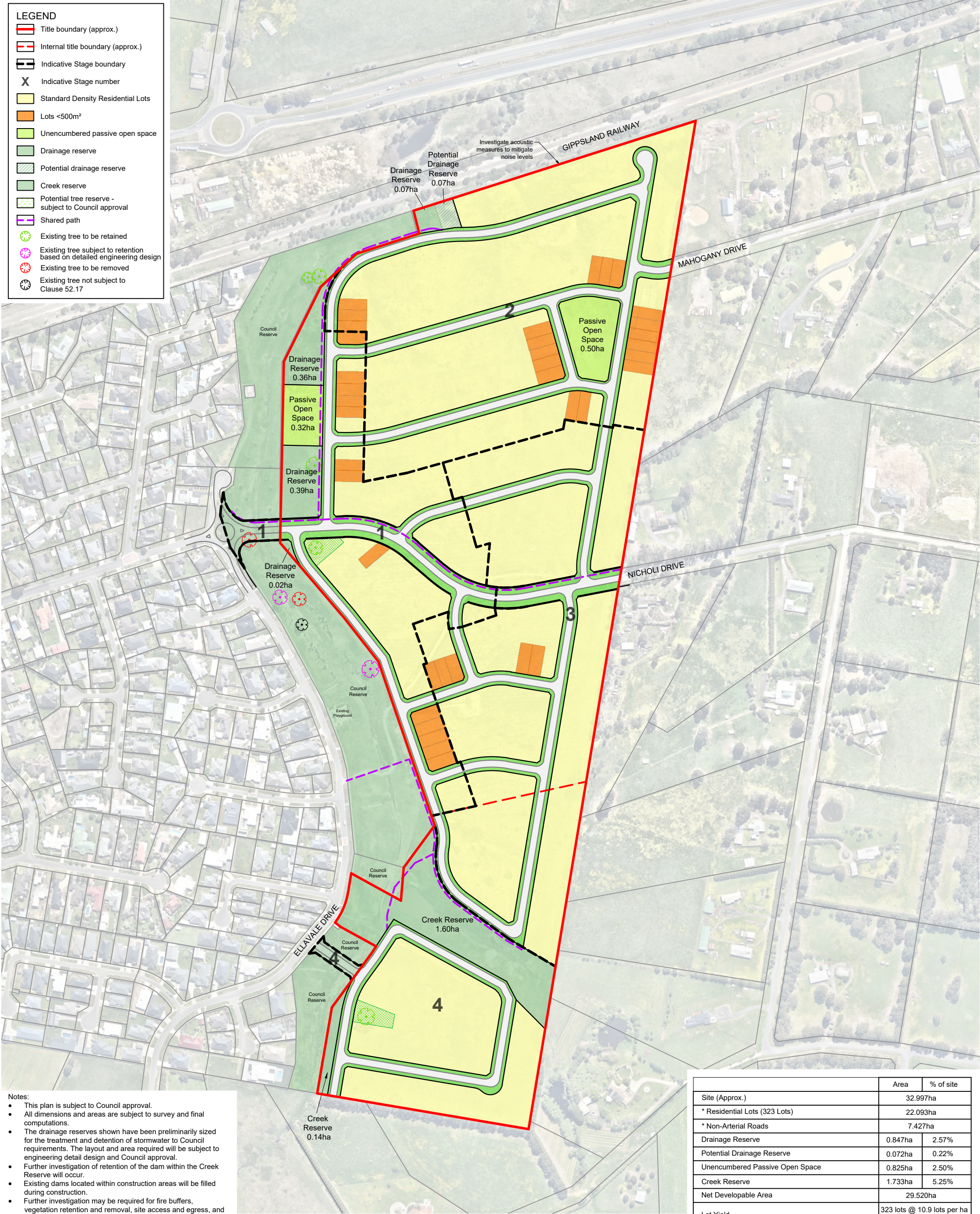
Shared path

Existing tree to be retained

Existing tree subject to retention based on detailed engineering design

Existing tree to be removed

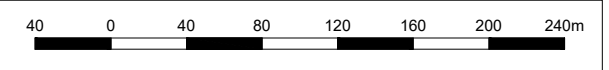
Existing tree not subject to Clause 52.17



- Notes:
- This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - The drainage reserves shown have been preliminarily sized for the treatment and detention of stormwater to Council requirements. The layout and area required will be subject to engineering detail design and Council approval.
 - Further investigation of retention of the dam within the Creek Reserve will occur.
 - Existing dams located within construction areas will be filled during construction.
 - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - All roads are 16m local access level 1 unless noted otherwise
 - Allowance has been made for Public Open Space within this development.
 - Arc dimensions shown are length of arc (not chord)
 - WGCMA has agreed that they will allow for the deletion of the end of the northern most designated waterway provided that a significant improvement in waterway health is achieved within the remaining waterway reserves.

	Area	% of site
Site (Approx.)	32.997ha	
* Residential Lots (323 Lots)	22.093ha	
* Non-Arterial Roads	7.427ha	
Drainage Reserve	0.847ha	2.57%
Potential Drainage Reserve	0.072ha	0.22%
Unencumbered Passive Open Space	0.825ha	2.50%
Creek Reserve	1.733ha	5.25%
Net Developable Area	29.520ha	
Lot Yield	323 lots @ 10.9 lots per ha	Average lot size 684m²

* Indicates inclusion in NDA



Development Plan

Ellavale Drive, Traralgon East

Englobo Properties Pty Ltd

BW

Beveridge Williams

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06A	24.06.19	Roads abutting reserves & staging amended	TG	AB	04	29.05.18	Plan updated	TG	AB
06B	25.06.19	Stage 1 reduced by 1 lot, shared path added	TG	AB	05	15.10.18	Plan updated	TG	AB
06C	01.10.19	Plan updated	KT/TG	AB	05A	25.10.18	Plan updated	TG	AB
06D	02.10.19	Plan updated	KT/TG	AB	05B	05.04.19	Nicholi Drive connection and trees amended	TG	AB
06E	03.10.19	Plan updated	KT/TG	AB	06	14.08.19	Nicholi Drive connection amended	TG	AB
Version	Date	Description	Drafted	Approved	Version	Date	Description	Drafted	Approved

Date: 03.10.19

Version No: 06E

Job No: 1600822

Scale (A1): 1:2000

Scale (A3): 1:4000

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