**Development Plan**

Lurganare Pty Ltd

100 & 101 Cairnbrook Road, Glengarry

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**LEGEND**

- Site boundary (approx)
- Existing contours (1m interval)
- Standard density residential lot
- Low-density residential lot
- Public Open Space
- Road reserve
- Existing creek invert (indicative)
- 50m waterway buffer
- 1 in 100 year flood extent
- Drainage reserve (encumbered open space)
- Aboriginal Cultural Heritage Area
- 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 areas 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 re-alignment 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 1.88 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.

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**Table:**

<table>
<thead>
<tr>
<th>Site</th>
<th>21.05ha (approx)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Density</td>
<td>11.61ha</td>
</tr>
<tr>
<td>Low Density Residential Lot</td>
<td>2.173ha</td>
</tr>
<tr>
<td>Roads</td>
<td>3.629ha</td>
</tr>
<tr>
<td>Drainage Reserve</td>
<td>2.095ha</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>1.052ha</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>17.14ha</td>
</tr>
<tr>
<td>Lot Yield (Standard density lots only)</td>
<td>129 Lots @ 8.5 Lots per ha 900m² Average Lot Size</td>
</tr>
</tbody>
</table>

* Indicates inclusion in NDA

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**Drawn by:** T. GUY

**Checked by:**

**Scale (A1):** N/A

**Date:** 13.11.2018

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**Version:**

**05:** Design plan updated as requested by Council

**06:** Plan amended

**06A:** Plan updated as requested by Council

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**Copyright:** Beveridge Williams development & environment consultants August 2018

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