

SOUTH GIPPSLAND SHIRE COUNCIL
Endorsed Development Plan 1 of 1
Nyora Urban Residential Growth Area (South of Grovers Road) - 379 Lang Lang Poowong Road Nyora
Ref No: EF/17/671
Development Plan Overlay Schedule 10
Date approved by Council at Council meeting: 23/09/2020
Date approved by VCAT: 22/10/2020
Council Officer: Amy Wagenaar
Date Approved: 15/12/2020

Farming Zone area subject to future development plan

Future road connection to Grovers Road. Road to be constructed by others when/if land to the north of Grovers Road is developed. To be used as an emergency access track via shared path in the interim

Zoning	FZ/GRZ
Site	74.99
Passive Open Space	0.09
Active Open Space	4.00
Conservation Reserve	3.09
Tree Reserve	0.02
Drainage Reserve	6.95
Overland Flow Path	0.05

*All areas are in hectares (ha)

LEGEND

- Title boundaries
- GRZ/FZ boundaries
- Indicative stage boundaries
- Existing contours (1m interval)
- Shared pathway 2.5m wide (indicative)
- Lots below 800m²
- Lots between 800-1000m²
- Lots above 1000m²
- Local Park
- Drainage reserve
- Tree reserve
- Overland flow path
- Active open space
- Conservation Reserve
- Amenity Buffer - 4m wide
- Proposed entry point

UNMADE GOVERNMENT ROAD

FORSTER DRIVE

HATCHS ROAD

GLOVERS ROAD
NO VEHICLE ACCESS

GLOVERS ROAD

4m wide amenity buffer & 7m min. building setback

Emergency Access via Shared Path

Pedestrian crossing to be constructed when farming zoned land to the east is developed

Shared will be constructed between Forster Drive and Connector Street.

No Access to Lang Lang-Poowong Road

LANG LANG-POOWONG ROAD

Channelised Right-turn intersection

Notes

- This plan is indicative only
- This plan is subject to Council approval
- Title boundaries and contours are approximate only and subject to confirmation by survey
- All dimensions and areas are subject to survey and final computations
- Traffic, native flora, native fauna or Aboriginal cultural heritage, which may require further investigation
- Wetland / drainage areas are approximate only and subject to detailed engineering design and may be subject to change
- Access/egress to the site is subject to Council / Vicroads approval
- Road pavement is indicative only and subject to engineering design
- All public open space areas are conceptual only
- This plan has yet to take into consideration any bushfire management restrictions, which may require further investigation - this site is in a bushfire prone area

Indicative Development Plan
 Lang Lang-Poowong Road, Nyora
 Wallis Watson Nyora Pty Ltd

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Version	Date	Description	Drafted	Approved	Version	Date	Description	Drafted	Approved
15	28.08.2020	Amended match ISP changes	WEB		10A	25.10.2018	Shared path amended		TG
16	09.09.2020	Amended match ISP changes	WEB		11	13.08.2019	Plan updated		TG
17	23.09.2020	Amended match ISP changes	WEB		12	26.09.2019	Plan updated		WEB
18	08.10.2020	Amended layout in response to DELWP	WEB		13	14.10.2019	Plan updated		WEB
19	19.10.2020	Amended layout in response to DELWP	WEB		14	19.11.2019	Amended road network in Property 2		WEB

Date: 19.10.2020
 Version No: 19
 Job No: 0900659
 Scale (A1): 1:2000
 (A3): 1:4000