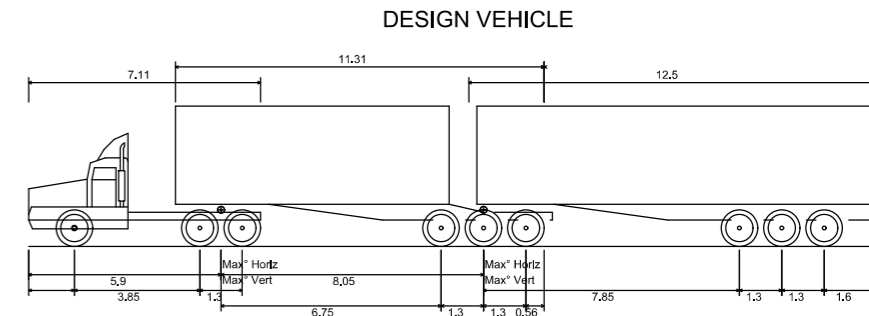
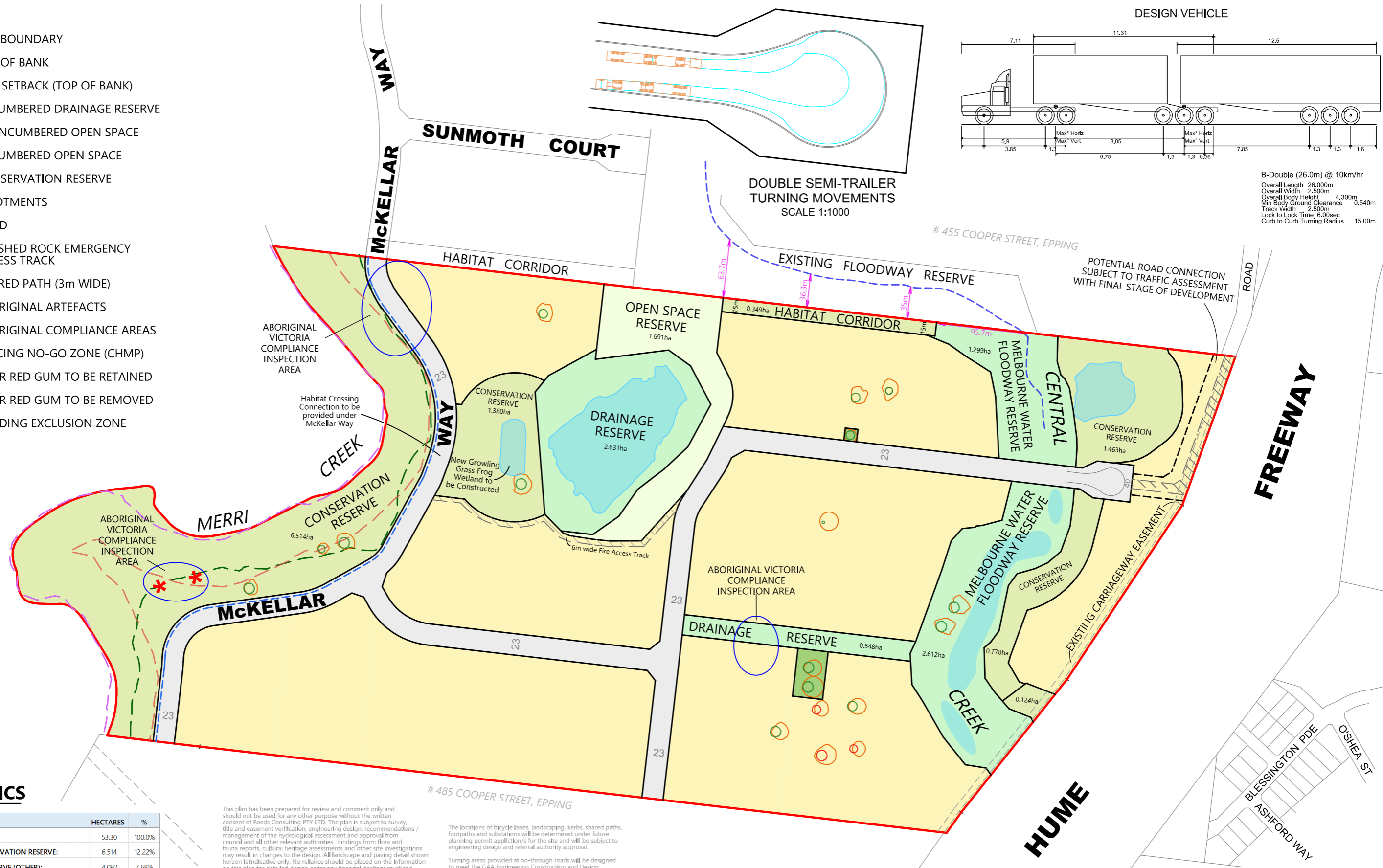
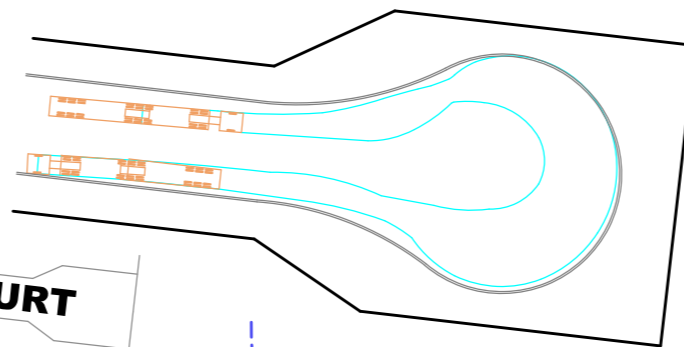


**LEGEND**

- SITE BOUNDARY
- TOP OF BANK
- 50m SETBACK (TOP OF BANK)
- ENCUMBERED DRAINAGE RESERVE
- UNENCUMBERED OPEN SPACE
- ENCUMBERED OPEN SPACE
- CONSERVATION RESERVE
- ALLOTMENTS
- ROAD
- CRUSHED ROCK EMERGENCY ACCESS TRACK
- SHARED PATH (3m WIDE)
- \*\* ABORIGINAL ARTEFACTS
- ABORIGINAL COMPLIANCE AREAS
- FENCING NO-GO ZONE (CHMP)
- RIVER RED GUM TO BE RETAINED
- RIVER RED GUM TO BE REMOVED
- BUILDING EXCLUSION ZONE



B-Double (26.0m) @ 10km/hr  
 Overall Length 26,000m  
 Overall Width 2,500m  
 Overall Body Height 4,300m  
 Min Body Ground Clearance 0,540m  
 Track Width 2,500m  
 Lock to Lock Time 6,00sec  
 Curb to Curb Turning Radius 15,00m



**STATISTICS**

	HECTARES	%
SITE AREA:	53.30	100.0%
MERRI CREEK CONSERVATION RESERVE:	6.514	12.22%
CONSERVATION RESERVE (OTHER):	4.092	7.68%
ENCUMBERED OPEN SPACE (DRAINAGE):	7.102	13.32%
ENCUMBERED OPEN SPACE (TREE RESERVES):	0.189	0.355%
UNENCUMBERED OPEN SPACE RESERVES:	1.691	3.17%
TOTAL OPEN SPACE:	19.59	36.75%
AREA OF ROADS:	4.487	8.418%
AREA OF ALLOTMENTS:	29.22	54.83%

This plan has been prepared for review and comment only and should not be used for any other purpose without the written consent of Reeds Consulting PTY LTD. The plan is subject to survey, title and easement verification, engineering design, recommendations / management of the hydrological assessment and approval from council and all other relevant authorities. Findings from flora and fauna reports, cultural heritage assessments and other site investigations may result in changes to the design. All landscape and paving detail shown hereon is indicative only. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land.

The Subject Site is comprised of one Certificate of Title, being Lot 1 on PS518225N (Vol.10901 Fol.657). The title dimensions, bearings and areas are based upon the Reeds Consulting.

This plan has been prepared for endorsement under Schedule 33 to the Development Plan Overlay in the Whittlesea Planning Scheme.

Semi-permeable fencing along allotment boundaries adjoining reserves will be in accordance with the Design Guidelines for the site and to the satisfaction of the Responsible Authority.

The areas containing Aboriginal artefacts and the compliance inspection areas must be undertaken in accordance with CHMP No. 14478. If no disturbance is required to the artefacts, no salvage is required.

The locations of bicycle lanes, landscaping, kerbs, shared paths, footpaths and substations will be determined under future planning permit application/s for the site and will be subject to engineering design and referral authority approval.

Turning areas provided at no-through roads will be designed to meet the GAA Engineering Construction and Design Manual for Subdivisions.

The future subdivision will be undertaken in stages, the details of which will form part of any future planning permit application/s for the site.

The Merri Creek Conservation Reserve will be fenced along McKellar Way to the satisfaction of the Responsible Authority.

River Red Gums shown on this plan are medium sized or greater in width. River Red Gums that are deemed small in size are not shown on this plan. Refer to the Tree and Native Vegetation Retention and Removal Plan for further detail.

The top of bank along Merri Creek was surveyed by Reeds Consulting in June 2018.

The new Growing Grass Frog wetland is to be constructed in accordance with wetland specifications "Growing Grass Frog Habitat Design Standards (DELWP 2017)" to the satisfaction of DELWP.

The planting schedule and infrastructure location within habitat corridors, open space reserves, drainage reserves, floodway reserves and conservation areas must be in accordance with the "Growing Grass Frog Crossing Design Standards (DELWP 2017)" and to the satisfaction of DELWP.

The Road Crossing over Central Creek must be designed in accordance with the "Growing Grass Frog Design Standards (DELWP 2017)" and to the satisfaction of DELWP.

Habitat crossing connections at McKellar Way, must be designed as wet connections and in accordance with Growing Grass Frog Crossing Design Standards (DELWP 2017) and to the satisfaction of DELWP.



**DEVELOPMENT PLAN**  
 (SCHEDULE 33 OF DEVELOPMENT PLAN OVERLAY)  
 481 COOPER STREET, EPPING

REF 22876P  
 VERSION U  
 DATE 23/10/2021  
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**WITHOUT PREJUDICE**

PRELIMINARY

