








Mitchell Shire Council
ENDORSED DEVELOPMENT PLAN
 Pursuant to Clause 43.04 of the Mitchell
 Planning Scheme (Schedule 8 of the
 Development Plan Overlay)
 Sheet 1 of 2
 Signed: 
 Date Approved: 15/9/17



LEGEND

---	Stage Boundary		Residential Lots
5	Stage Number		Collector Road
---	Shared Pathway Link	13	Road width
	Public Open Space		Local Convenience Centre
	Water body		No Vehicle Access

SUMMARY

- Total site area: 130 ha
- Total lots: 938
- Subdivision layout for each stage to be finalised via the planning permit process.
- Road widths, open space dimensions, pedestrian links all subject to further Council Approval

Bosco Jonson Pty Ltd
 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel (03) 9699 1400 Fax (03) 9699 5992
 Urban Design / Planning • Surveying



DATE: 11 July 2017
 REF: 31134 001
 DWG: 31134UDAE

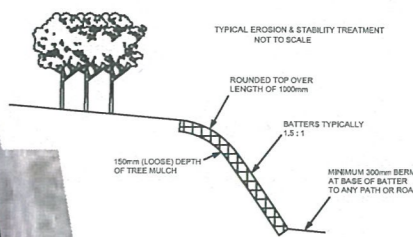
0 50 100 150
 scale 1:5000 @ A3



Amended Development Plan

**625 Northern Highway
 WALLAN**

Mitchell Shire Council
ENDORSED DEVELOPMENT PLAN
 Pursuant to Clause 43.04 of the Mitchell
 Planning Scheme (Schedule B of the
 Development Plan Overlay)
 Sheet 2 of 2
 Signed: _____
 Date Approved: 15/9/17



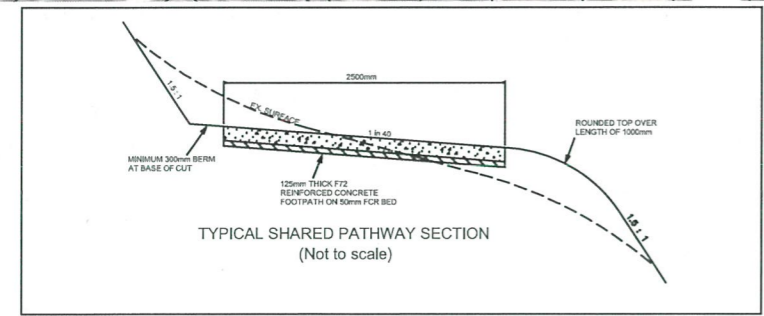
- NOTES**
- THATCHED BATTERS TO BE VEGETATED AS REQUIRED BY THE APPROVED LANDSCAPE PLANS.
 - WIRE NETTING MAY BE REQUIRED ON THATCHED BATTERS FOLLOWING ASSESSMENT OF SPECIFIC GROUND CONDITIONS.
 - BATTERS OR ESCARPMENTS STEEPER THAN 1:3.1 SHALL BE CONSIDERED ON A CASE BY CASE BASIS AND MAY REQUIRE EXCLUSION FENCING TO PREVENT PUBLIC ACCESS ALTOGETHER.
 - SELF FENCING SHALL BE PLACED AT THE TOP AND BOTTOM OF ALL STEEP BATTERS UNLESS THATCHING AND VEGETATION TREATMENTS TAKE EFFECT.
 - ALL LOTS ABUTTING PUBLIC LAND SHALL BE FENCED WITH AN APPROVED FORM OF TRANSPARENT FENCING. DETAILS OF APPROVED FENCING TYPE, DIMENSIONS AND MATERIALS WILL BE DOCUMENTED IN THE DESIGN GUIDELINES RELATING TO THIS DEVELOPMENT.

NOTES REGARDING REMOVAL OF CERTAIN TREES

THE FOLLOWING TREES ARE TO BE RETAINED UNLESS FURTHER WRITTEN APPROVAL IS ISSUED BY DEPT OF SUSTAINABILITY & ENVIRONMENT. ANY WORKS WITHIN THE CANOPY & ROOT ZONE OF THESE TREES MUST ONLY OCCUR AT THE DIRECTION & IN THE PRESENCE OF A SUITABLY QUALIFIED ARBORIST IN ACCORDANCE WITH AUSTRALIAN STANDARD 4373:2007 - PRUNING ANELECTRIC TREES.

TREE No.	EASTING	NORTHING
49	321,026	5,899,006
47	321,028	5,899,009
35	321,011	5,899,009
117	321,004	5,899,009
175	320,999	5,899,123
166	321,004	5,899,294

TREE No's ARE AS PER BRETT LANE & ASSOC REPORT.
 COORDINATES ARE TO MGA DATUM.



LEGEND

Stage Boundary & Number	Tree to be retained
Shared Pathway Link	Non-native Tree to be removed
Unencumbered Public Open Space	Native Tree to be removed
Encumbered Public Open Space	Area of Trees to be removed
No Vehicle Access	

LOT AREA CATEGORIES			LAND BUDGET	
Range	No of lots	%		Area
< 350sqm	1	0.1%	Allotments	68.2578 ha
350sqm - 399sqm	2	0.2%	Road network	25.468 ha
400sqm - 449sqm	6	0.6%	Open Space encumbered	29.960 ha
450sqm - 499sqm	7	0.7%	Open Space un-encumbered	6.0142 ha
500sqm - 599sqm	81	8.6%	Local Community Centre	0.270 ha
600sqm - 699sqm	210	22.4%		
700sqm - 799sqm	116	12.4%	TOTAL SITE AREA	129.97 ha
800sqm - 999sqm	78	8.3%		
1000sqm - 1500sqm	18	1.9%		
> 1500sqm	40	4.3%		
Existing lots and lots approved as at 25 August 2015	379	40.4%		
TOTAL	938	100%		



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Springridge Concept Plan

625 Northern Highway WALLAN