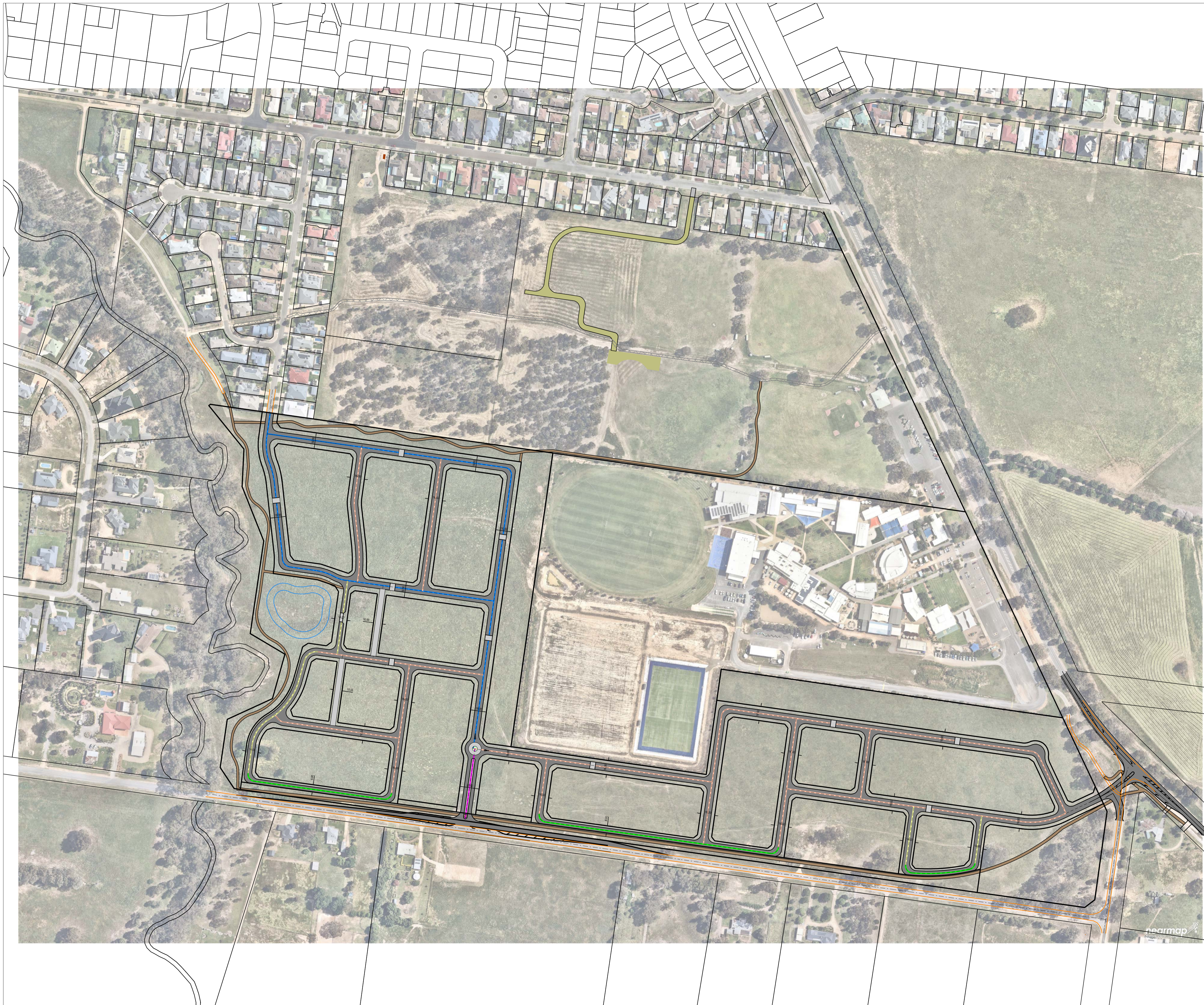


OVERALL MOVEMENT NETWORK PLAN



Legend

- Residential lots (7)**
Typically 300 - 450m² small residential lots
- Residential lots (112)**
Typically 500 - 540m² small residential lots
- Residential lots (48)**
550 - 590m² standard residential lots
- Residential lots (38)**
600 - 640m² large residential lots (some with potential for further subdivision)
- Residential lots (16)**
650 - 700m² large residential lots (some with potential for further subdivision)
- Residential lots (9)**
> 700m² large residential lots (some with potential for further subdivision)
- Medium density housing lots (3)**
> 700m² large residential lots (some with potential for further subdivision)
- Unencumbered Open Space**
POS = 2.47 ha (10%) (excludes flood encumbered land)
ROAD ACQUISITION = 0.462 ha (1.88%)
Total = 24.58 ha
- 30m setback
- 1% AEP FLOOD LEVEL
- BAL12.5 SETBACK
- LSI0
- Existing title boundaries
- Stage boundaries
- Shared path
- Footpath
- Gravel Access
- Indigenous trees
- Indigenous trees to be retained but considered lost
- Indigenous trees to be removed
- Dead tree to be removed
- Non Indigenous trees to be removed
- Tree Protection Zone Indigenous Trees (TPZ)
- Proposed location of storm water detention and WSD treatment basin landscaped to form a feature of the site

Encumbered Total = 0.44 ha
Total Site Area = 24.58ha
Total yield 233 lots (ave 586m²)

Note: All dimensions and areas shown on this plan are subject to Council approval and survey

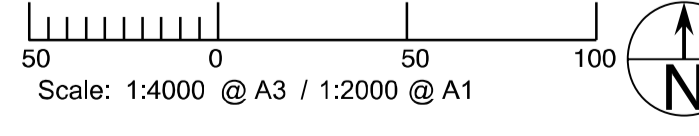
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26-5-23	For Planning	3
9-5-23	For Planning	2
29-7-22	For Planning	1

NORTH EAST SURVEY DESIGN

ASB 83 127 459 357
PO Box 882
Wangaratta VIC 3676
Mobile 0407 216 710
Fax 03 5721 6701
matt@nesd.com.au
www.nesd.com.au

For: **BISLAKE PTY LTD**
At: **CLARKES LANE WANGARATTA**
ROAD NETWORK PLAN

Project No: **M6801** Version: **4**
Drawn by: **MS** Checked/Signed By: **MB**



Status: **FOR COMMENT**


Print Date: \$DATES
Drawing Name: \$MODELS
File Name: \$FILES

CLARKES LANE INTERSECTION PLAN



Note: All dimensions and areas shown on this plan are subject to Council approval and survey

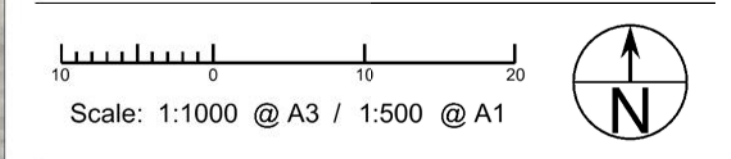
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28-5-23	For Comment	2
29-7-22	For Comment	1

NORTH EAST

SURVEY DESIGN

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 matt@nesd.com.au
 www.nesd.com.au

For: BISLAKE PTY LTD
 At: CLARKES LANE WANGARATTA
 CLARKES LANE INTERSECTION PLAN

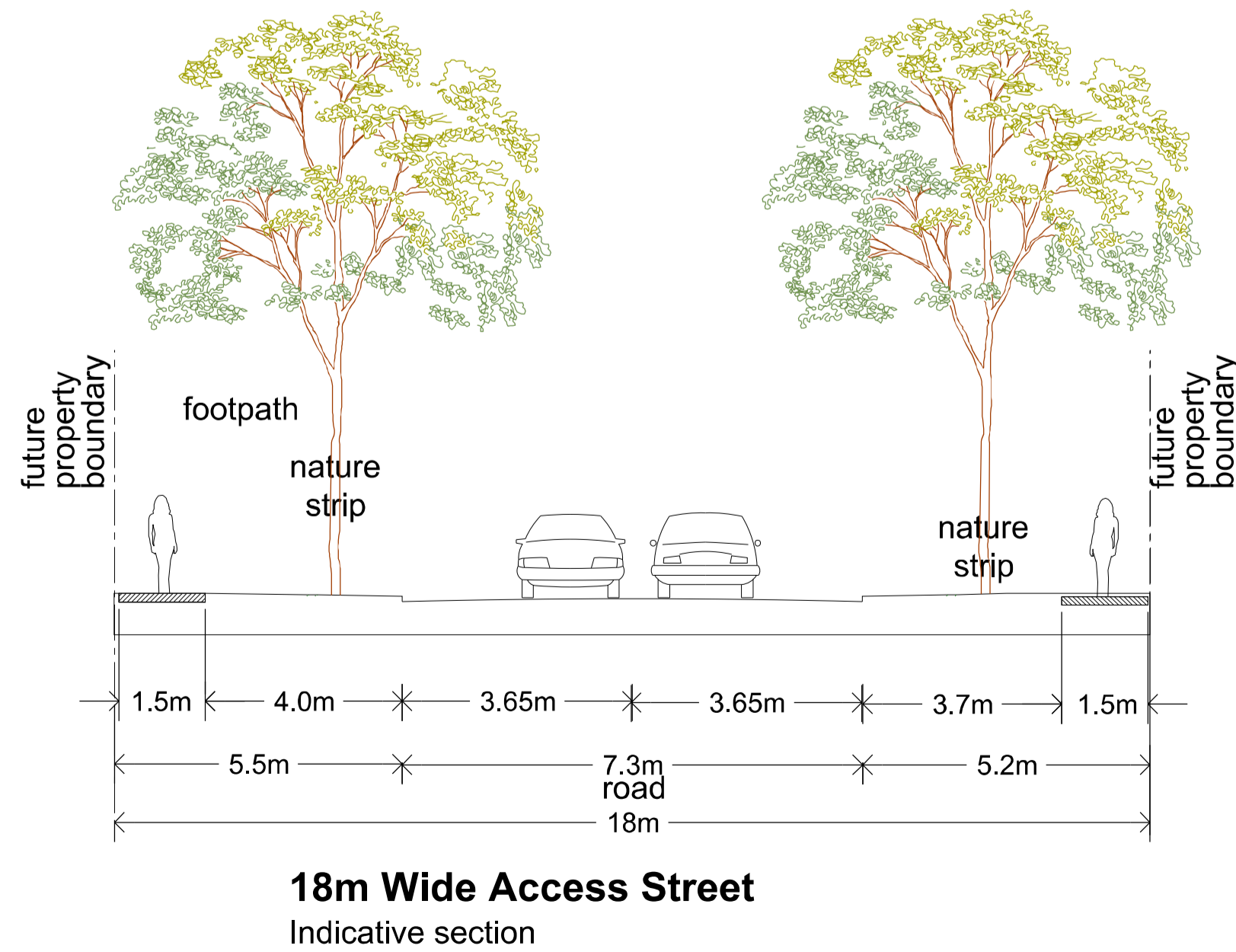
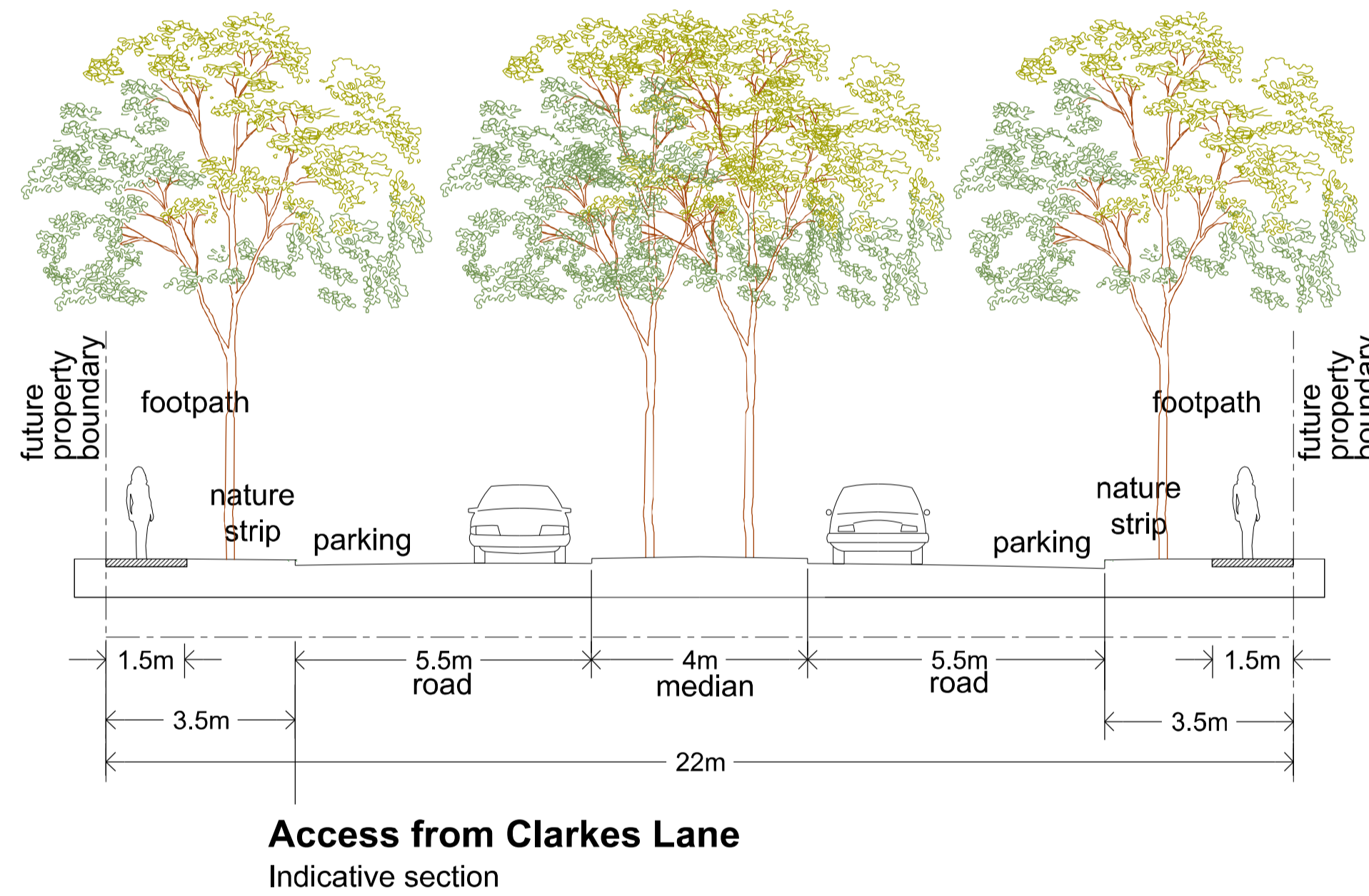
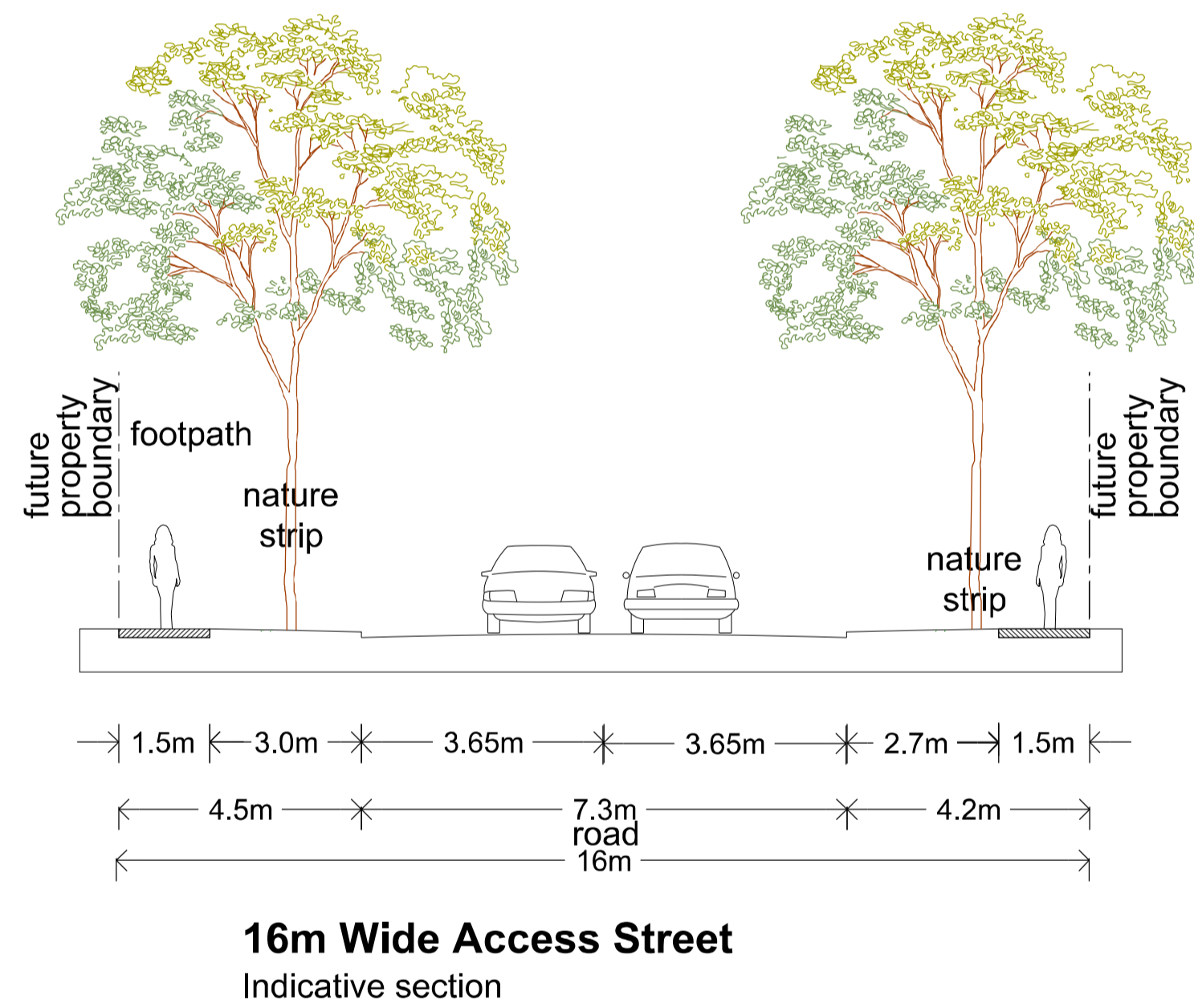
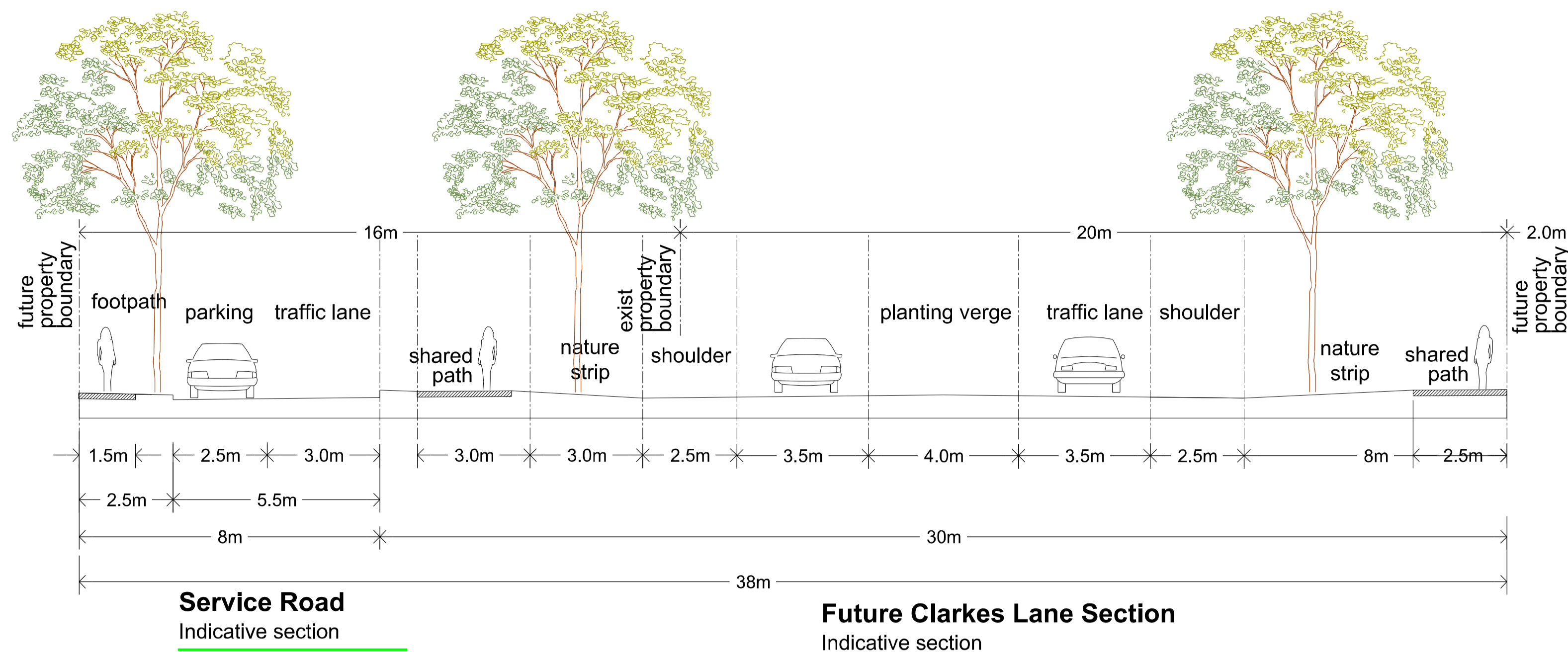
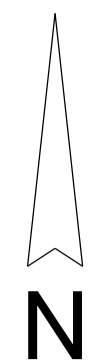
Project No: M6801 Version: 4
 Drawn by: MS Checked/Signed By: MS



Status:
FOR COMMENT

Print Date: \$DATES
 Drawing Name: \$MODELS
 File Name: \$FILES

ROAD SECTIONS



Note: All dimensions and areas shown on this plan are subject to Council approval and survey

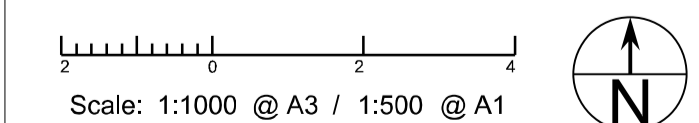
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28/5/23	For Approval	3
23/9/22	For Approval	2
29/7/22	For Approval	1

NORTH EAST SURVEY DESIGN

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For: **BISLAKE PTY LTD**
At: **CLARKES LANE WANGARATTA**
CONCEPT DEVELOPMENT PLAN

Project No: **M6801** Version: **5**
Drawn by: **MS** Checked/Signed By: **MS**



Status: **FOR COMMENT**

Print Date: \$DATE\$
Drawing Name: \$MODELS\$
File Name: \$FILES\$