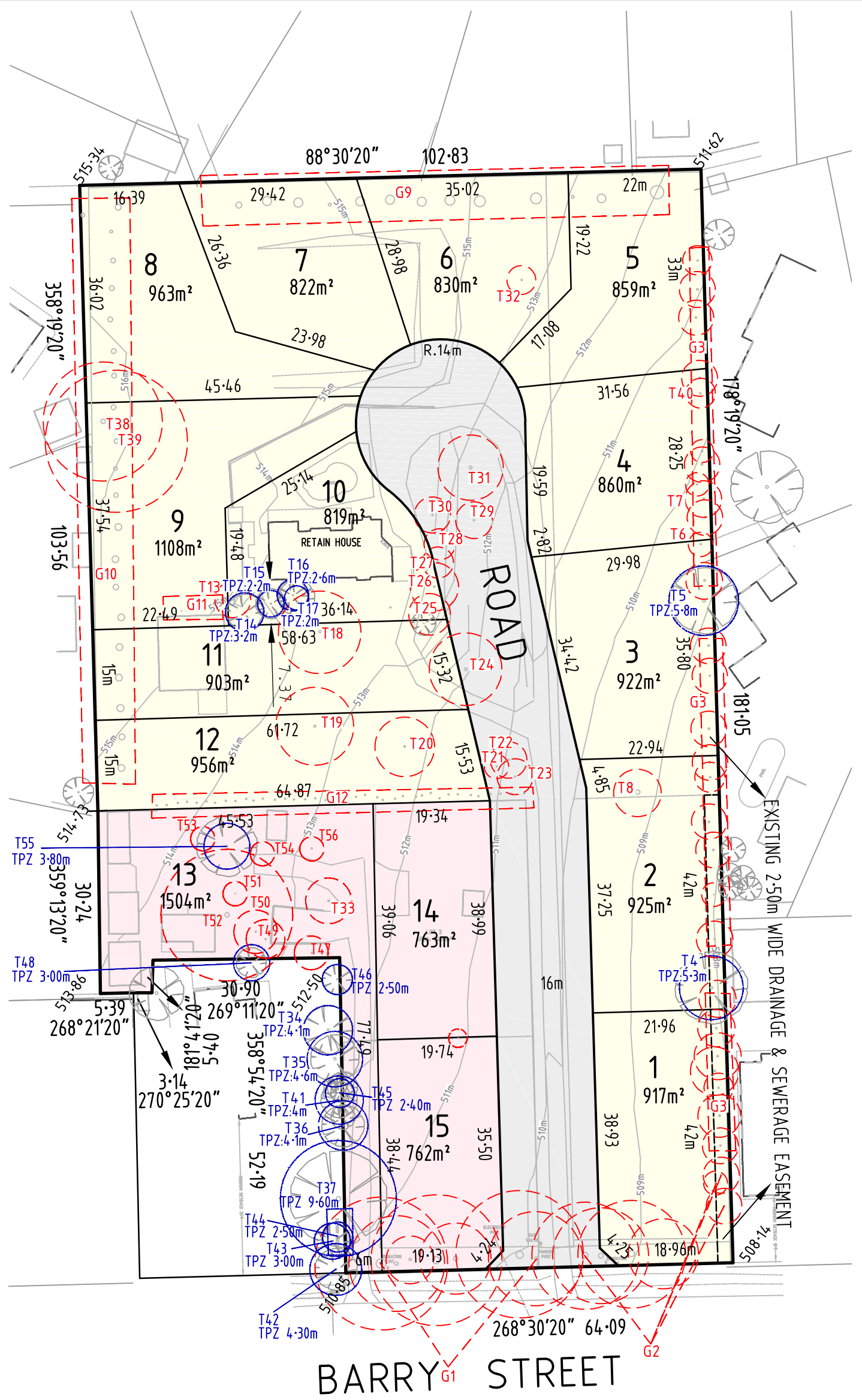


LAND ON CP164407E  
 C/T: VOL.9737 FOL.749  
 AREA: 1.313ha  
 LOT 3 ON LP138565  
 C/T: VOL.9452 FOL.079  
 AREA: 3490m<sup>2</sup>

OVERALL AREA 1.662ha  
 15 Lots @ 928m<sup>2</sup> average



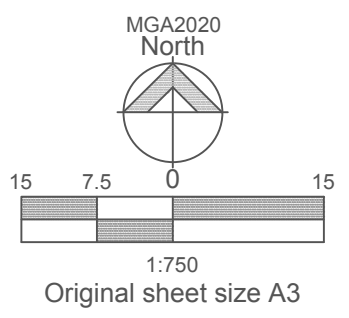
- TPZ-TREE PROTECTION ZONE
- TREE TO BE REMOVED

DIMENSIONS HEREON ARE SUBJECT TO SURVEY.  
 THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES.  
 CONTOURS SHOWN HEREON HAVE BEEN INTERPOLATED FROM ON-SITE LEVELS TAKEN IN METRES AND DECIMALS TO THE AUSTRALIAN HEIGHT DATUM ON 7/10/2019.  
 CONTOUR VERTICAL INTERVAL 1 METRES.  
 IMPLIED EASEMENTS UNDER SECTION 12 (2) OF THE SUBDIVISION ACT 1988 TO APPLY TO ALL OF THE LAND IN THE PLAN.

No.	Revision Description	Drawn	Chk'd	Date
2	Amendments per council request	AHW	ME	20.02.2020
1	Prepared for town planning purposes	AHW	ME	12.12.2019

BARRY STREET

METCALFE ROAD



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 survey@millarmerrigan.com.au

PROPOSED SUBDIVISION PLAN

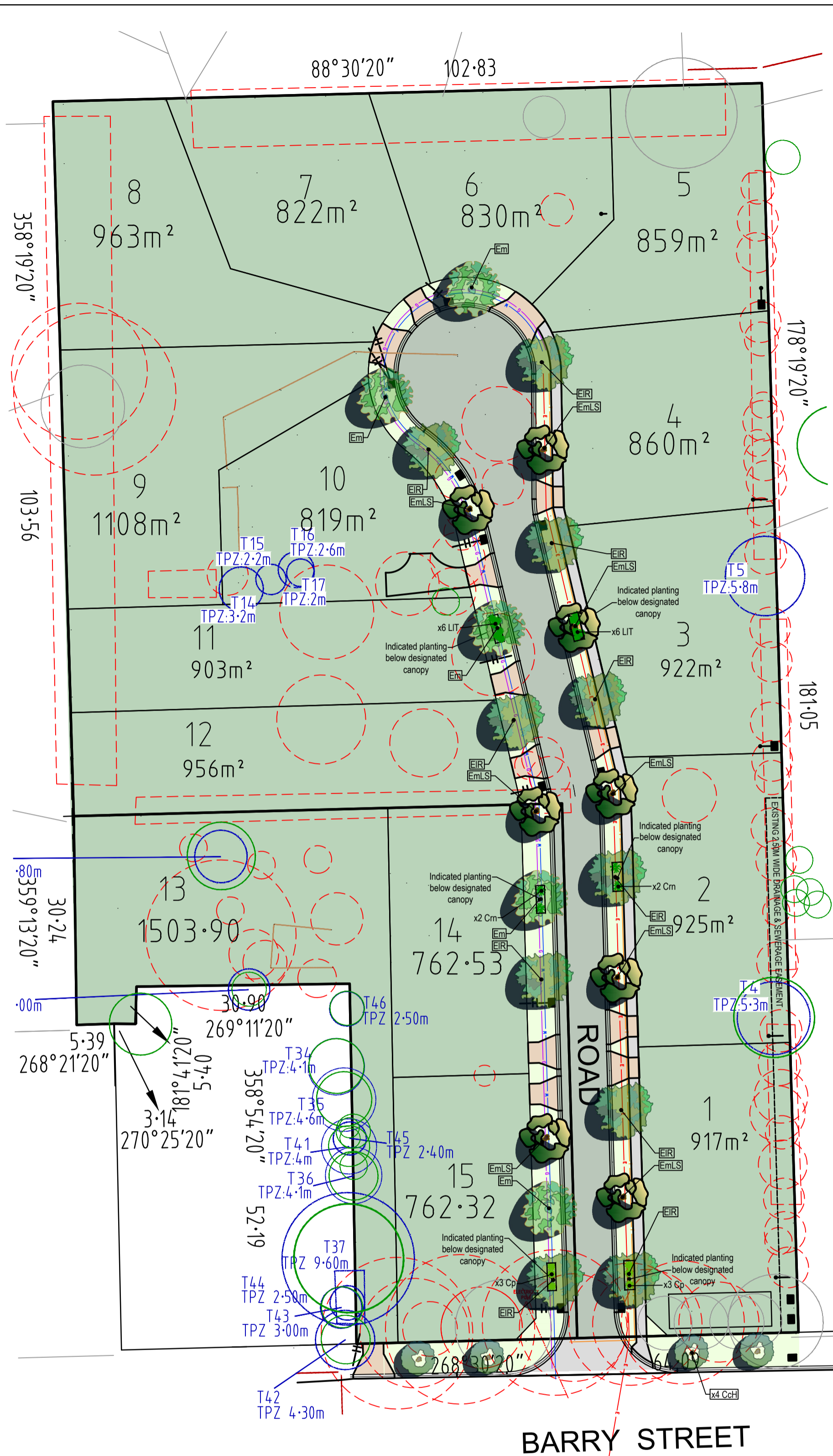
142 & 144 BARRY STREET, ROMSEY  
 MACEDON RANGES SHIRE COUNCIL

23745P2  
 VERSION 2  
 SHEET 1 OF 1

**FOR APPROVAL**

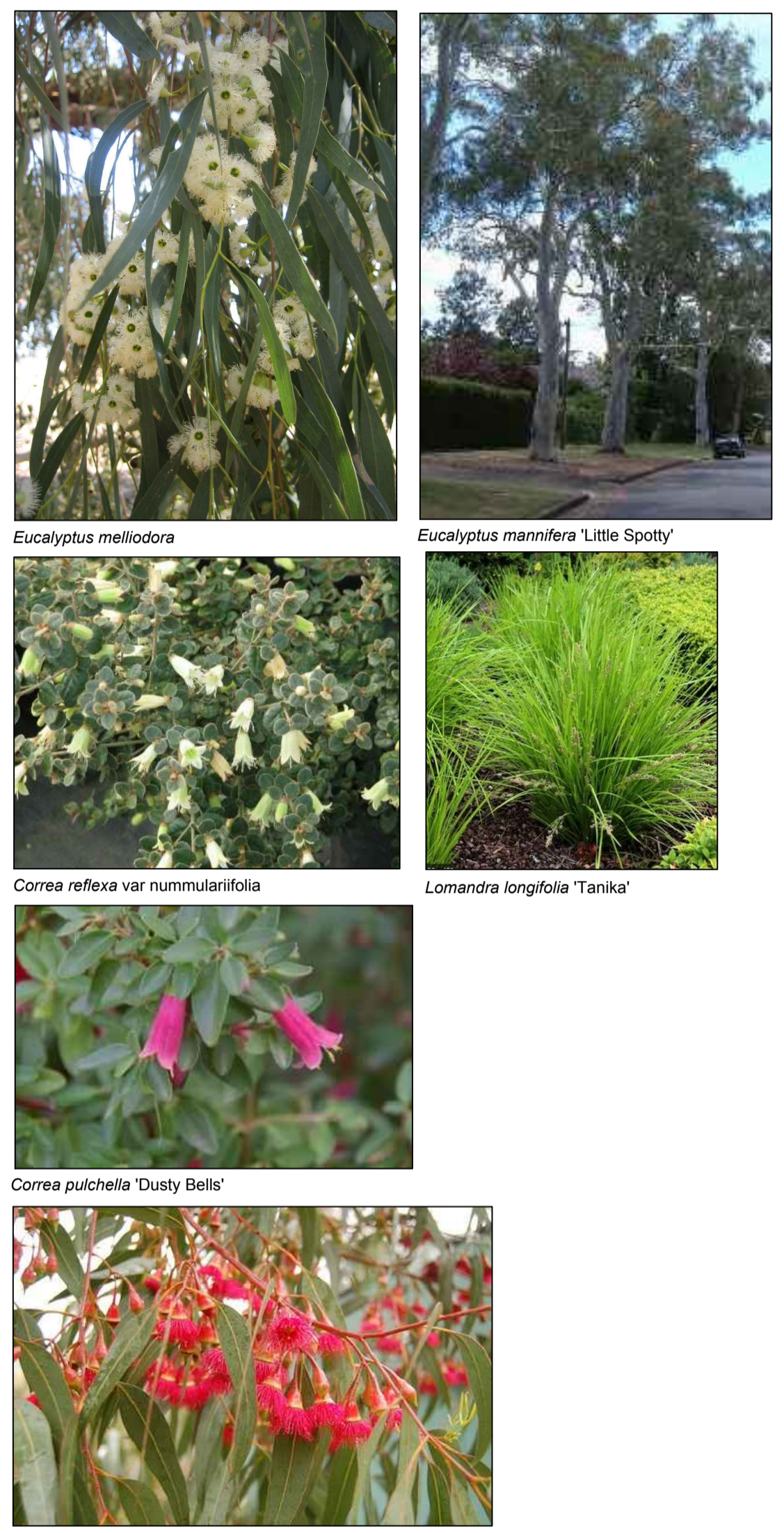
Land Development Consultants

SAI GLOBAL Quality ISO 9001



### Design Intent

The landscape theme endeavours to build upon the local character and provide an attractive and functional landscape outcome for the residential development. Tree selection and locations consider functional requirements ensuring both access for vehicles and the provision of shade offering year round appeal. Species are mixed to provide a soft, sympathetic palette which provides an appropriate interface between the surrounding landscapes and a cohesive and appealing outcome. Scattering of under plantings to some native trees comprising a mix of native grasses and groundcover provides a buffer to hardsurfaces and an attractive outlook for residents. The species selected are hardy, long-lived and well suited to the site conditions. The result provides a functional and aesthetically pleasing planting palette.



### Indicative Planting Schedule

Sym	Botanical Name	Common Name
	<b>TREE</b>	
	<i>Callistemon citrinus x viminalis</i> 'Harkness'	Hybrid Bottlebrush 'Harkness'
	<i>Eucalyptus leucoxydon</i> 'Rosea'	Red Flowering Yellow Gum
	<i>Eucalyptus mannifera</i> 'Little Spotty'	Brittle Gum cultivar
	<i>Eucalyptus melliodora</i> *	Yellow Box
	<b>STAPPY LEAF PLANTS &amp; GROUNDCOVERS</b>	
	<i>Correa pulchella</i> 'Dusty Bells'	Dusty Bells
	<i>Correa reflexa</i> var. <i>nummularifolia</i>	Roundleaf Correa
	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat-rush

### BARRY STREET

No.	Revision Description	Drawn	Checked	Date
2.	In response to RFI from council & email dated 070220 - A.Sadiq	IS	AT	Mar. 2020
1.	Submitted as part of planning application	IS	JG	Dec. 2019

### Legend

- Tree to be retained with TPZ
- Tree / Shrub to be removed
- Tree dead
- Proposed indigenous/native tree
- Proposed native grasses
- Proposed groundcovers
- Indicative planting below canopy
- Proposed nature strip grassing
- Proposed lot
- Proposed road
- Proposed driveway crossing
- Proposed footpath
- Proposed stage boundary
- Proposed services
- Contours to AHD, 1m intervals

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**TO BE APPROVED**

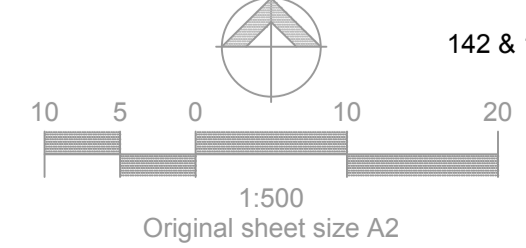
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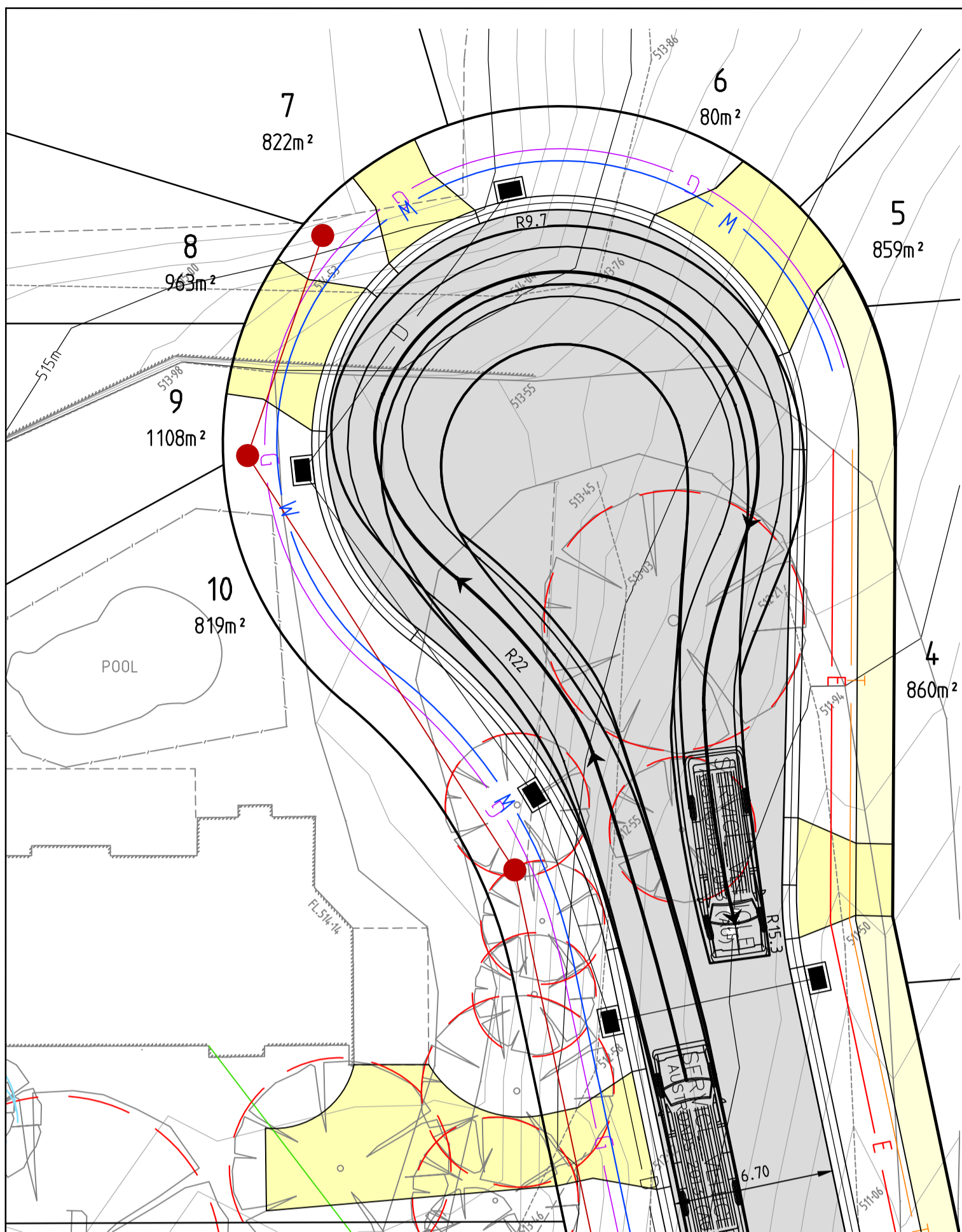
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### STREETSCAPE CONCEPT PLAN

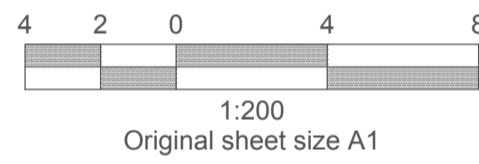


15 LOT SUBDIVISION  
142 & 144 BARRY STREET, ROMSEY  
MACEDON SHIRE COUNCIL

23745 L01  
VERSION 2  
SHEET 1 OF 1



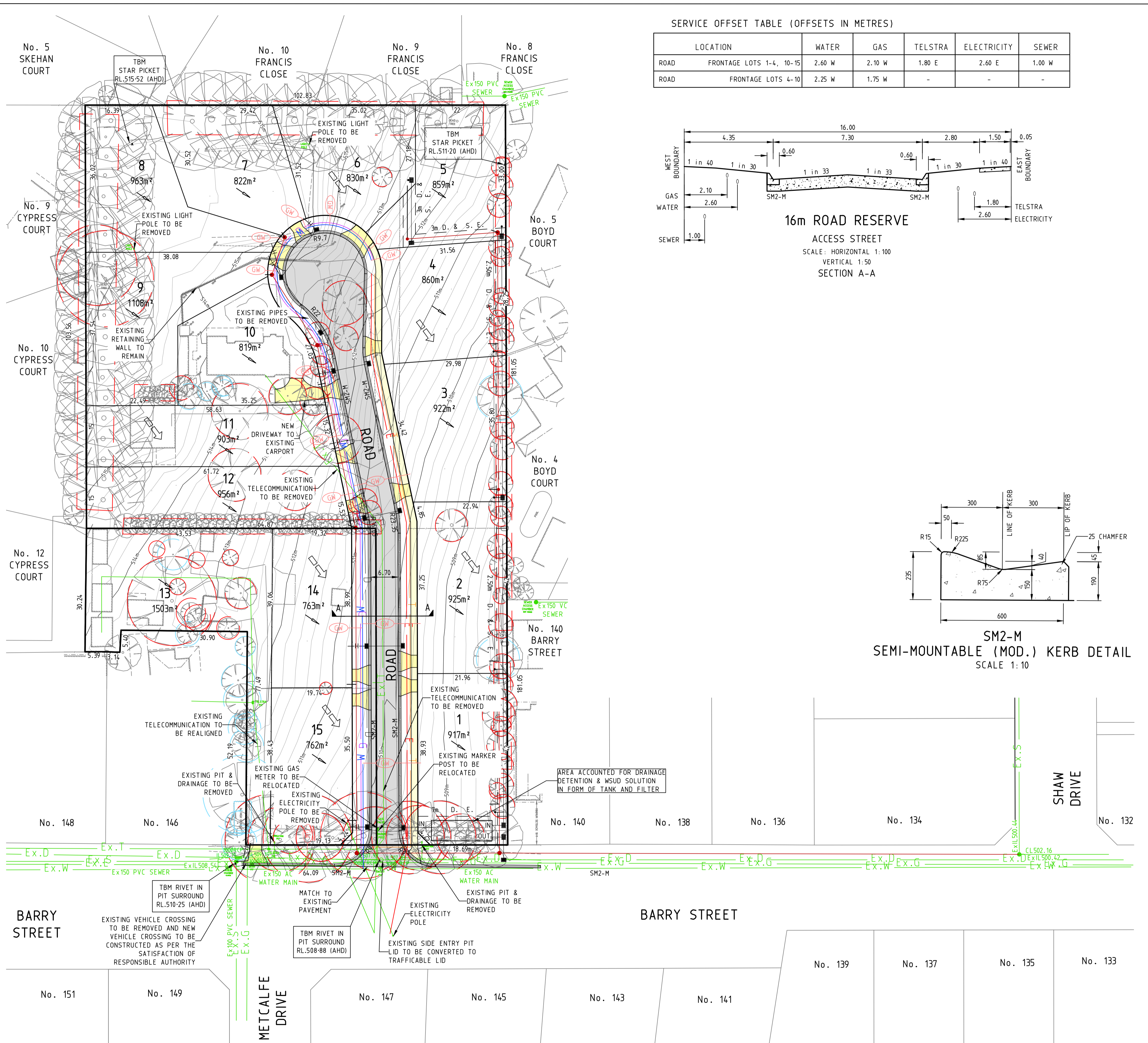
**SERVICE VEHICLE TURN**



SERVICE VEHICLE- 8.80m

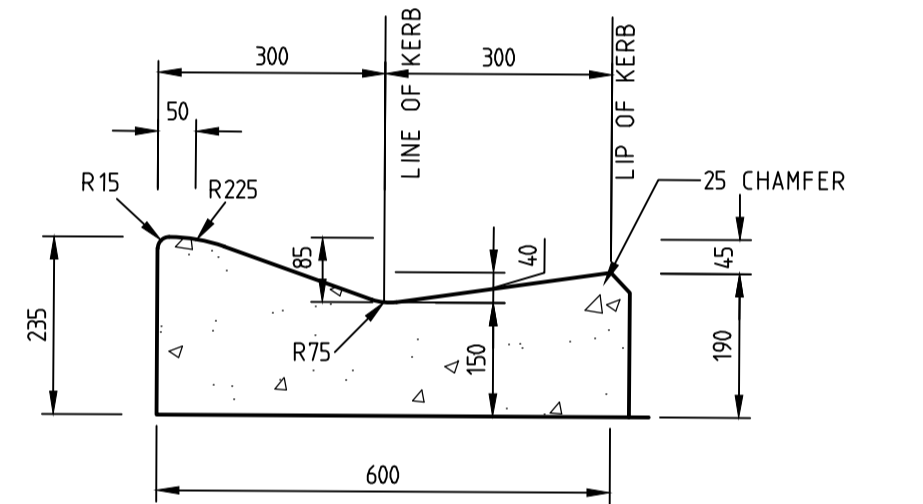
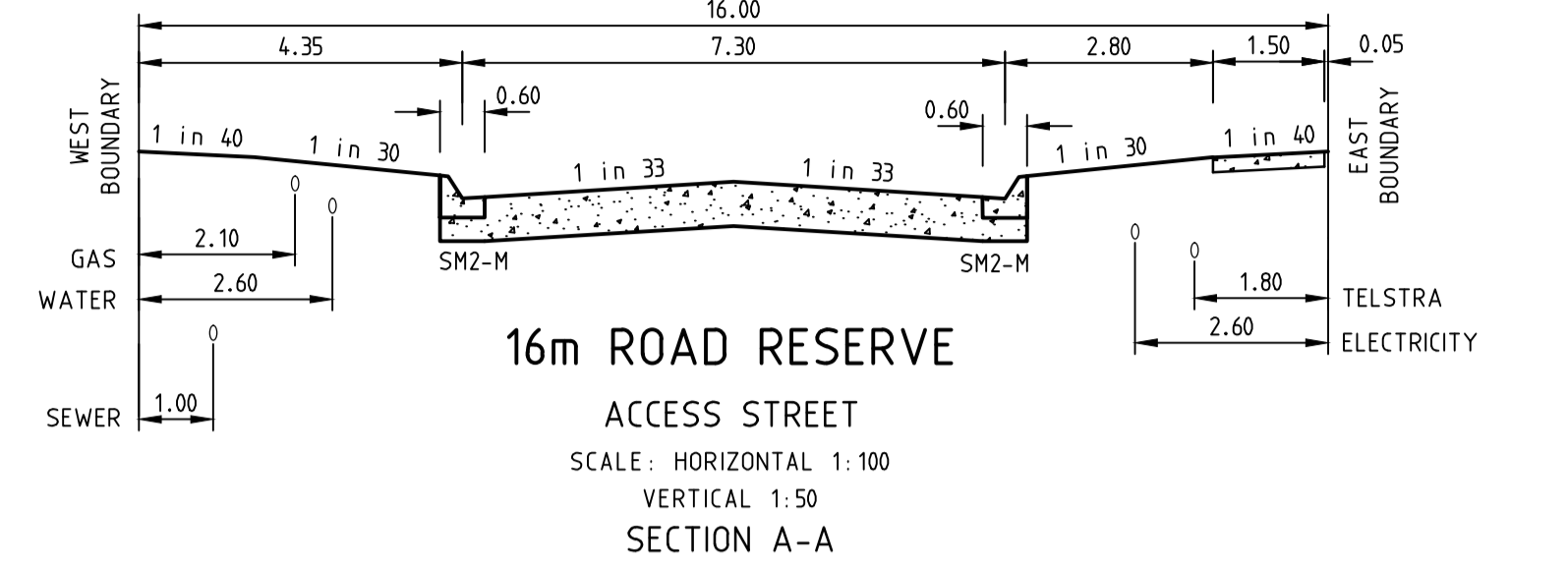
- Width : 2.50
- Track : 2.50
- Lock to Lock Time : 6.0
- Steering Angle : 38.7

LEGEND	
	PROPERTY DRAINAGE (SIZE AS INDICATED ON THE LAYOUT PLAN)
	HOUSE DRAIN
	PROPERTY INLET DRAIN
	PAVEMENT LEVEL
	100YR OVERLAND FLOW PATH
	COMMON PROPERTY PAVEMENT
	PROPOSED FOOTPATH
	PROPOSED VEHICLE CROSSING
	EXISTING DRAINAGE
	EXISTING SEWER
	EXISTING U/G ELECTRICITY
	EXISTING HV OVERHEAD ELECTRICITY
	EXISTING GAS
	EXISTING WATER
	EXISTING TELECOM
	EXISTING SEWER MH
	TREE TO BE REMOVED
	TREE PROTECTION ZONE
	STRUCTURAL ROOT ZONE
	PROP. WATER FIRE SERVICE
	PROP. WATER
	PROP. SEWER
	PROP. TELSTRA
	PROP. GAS
	PROP. ELECTRICITY



SERVICE OFFSET TABLE (OFFSETS IN METRES)

LOCATION	WATER	GAS	TELSTRA	ELECTRICITY	SEWER
ROAD FRONTAGE LOTS 1-4, 10-15	2.60 W	2.10 W	1.80 E	2.60 E	1.00 W
ROAD FRONTAGE LOTS 4-10	2.25 W	1.75 W	-	-	-



SM2-M SEMI-MOUNTABLE (MOD.) KERB DETAIL  
SCALE 1:10

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Designed	Initials	Date
FM	FM	Dec - 2019
JJK	JJK	Oct - 2019
GD	GD	18/12/2019

**PRELIMINARY**

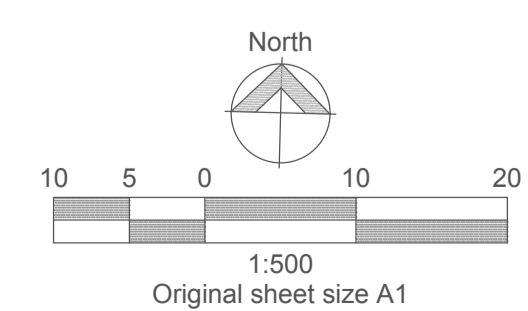
No.	Revision Description	Design	Authorised	Date
A	Court Bowl, Detention & WSUD included	FM	ME	04/03/2020

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Urban Design

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**PROPOSED 12 LOT SUBDIVISION**

Functional Layout Plan  
142 & 144 Barry Street, Romsey  
Macedon Ranges Shire Council

23745E 00 FP