

Subdivision Concept Plan

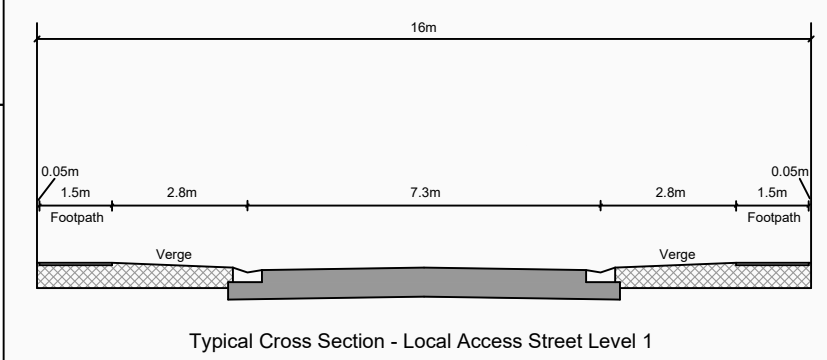
142 Albion Street
Kyabram

Campaspe Shire Council

DISCLAIMER NOTE:

THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE PENDING:

- OUTCOMES OF THE PLANNING APPLICATION PROCESS
- PLANNING PERMIT APPROVAL
- ENDORSEMENT OF RELEVANT PLANS



Typical Cross Section - Local Access Street Level 1

UTILITY AND SERVICES NOTE:

- Existing irrigation channel to be converted to pipeline.
- Existing easement E-1 width to be reduced to 10m.
- Utility infrastructure within the site and external to the site boundaries have not been taken into account and may require removal or relocation.
- Easements may need to be created to service the proposed lots.

LEGEND

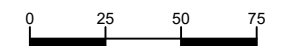
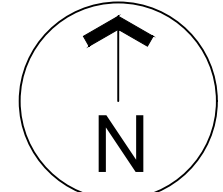
- 88 residential lots @ 743 sqm average size
- Superlot (Lot 1) - For retention of existing house and outbuildings, future subdivision will be subject to a separate planning permit application.
- Walkway reserve (10m width) for pedestrian access through to Albion Street.
- Reserve for stormwater basin and wetlands 7,350m³ capacity, land area 1.20 ha
- Proposed footpaths (Subject to approved FLPs)
- Existing trees being retained (No 1-10 & 14) and Tree Protection Zone (TPZ)
- Existing trees to be removed (No 11-13 & 15) by Permit 286/2022. Refer TT Arboriculture Report (8 Aug 22)

NOTE: **

Lots with a boundary siding onto Albion Street are to ensure appropriate side fencing and landscape planting along this boundary consistent with the endorsed Landscape Masterplan and the requirements of the Creation of Restriction on the relevant Plan of Subdivision.

Date: 4 April 2023

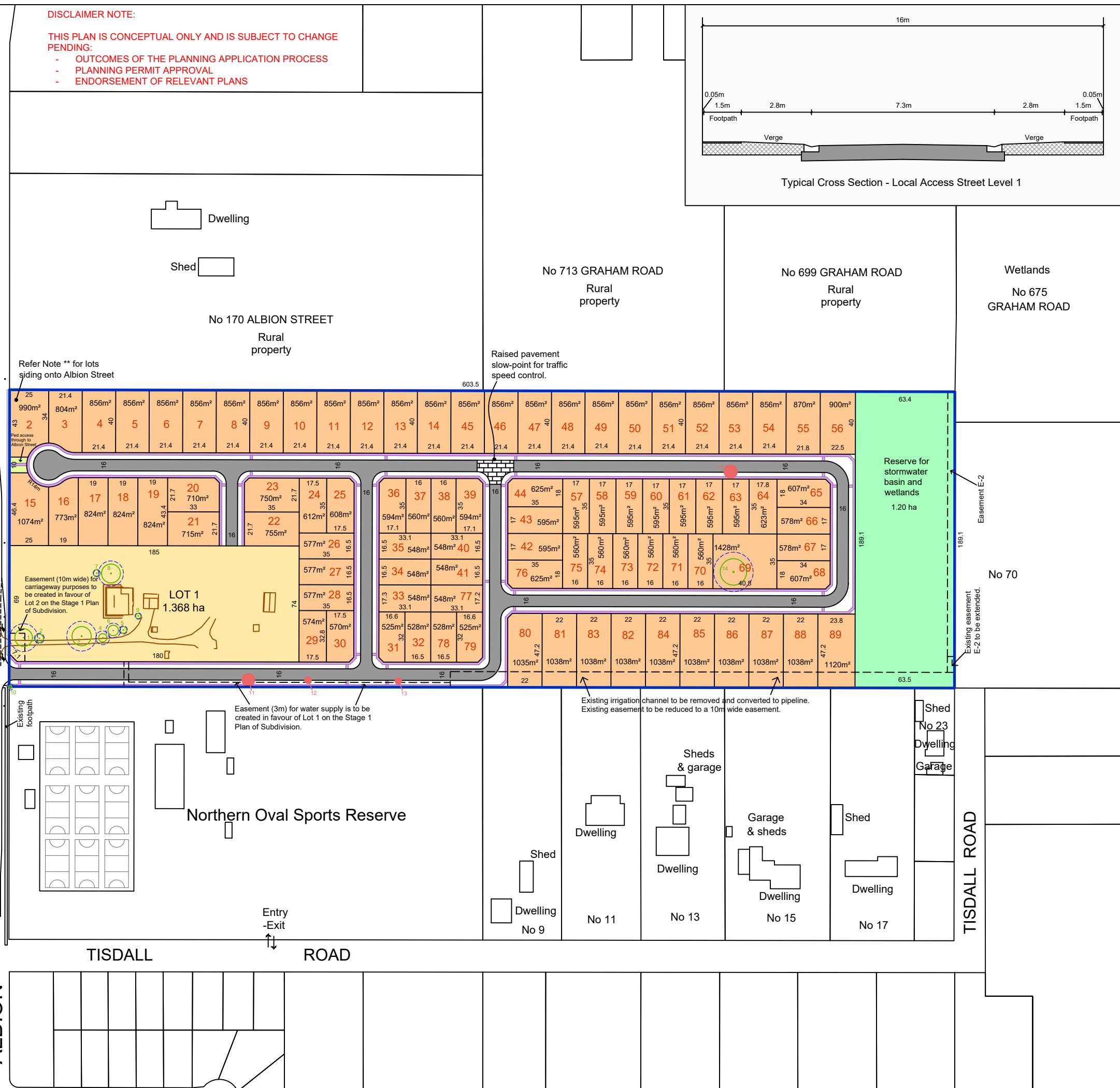
NOTE:
Site area: 11.42 ha
Refer to Lot 1 on TP 145802P for confirmation of site Title dimensions and areas.



Scale 1:2500 @ A3

© COPYRIGHT

THE INFORMATION CONTAINED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF GAAGE DEVELOPMENTS. COPYING OR USING THIS DRAWING IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF GAAGE DEVELOPMENTS INFRINGES COPYRIGHT.



Refer Note ** for lots siding onto Albion Street

Raised pavement slow-point for traffic speed control.

Easement (10m wide) for carriageway purposes to be created in favour of Lot 2 on the Stage 1 Plan of Subdivision.

Easement (3m) for water supply is to be created in favour of Lot 1 on the Stage 1 Plan of Subdivision.

Existing irrigation channel to be removed and converted to pipeline. Existing easement to be reduced to a 10m wide easement.

Existing easement E-2 to be extended.

ALBION STREET

Plumbtec

FORREST STREET

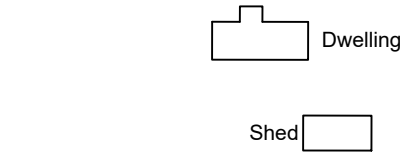
KUHLE CT

Cabinet maker

Rural supplies

Rural supplies

ES

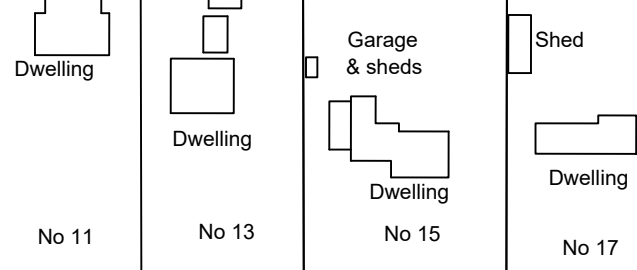


No 713 GRAHAM ROAD
Rural property

No 699 GRAHAM ROAD
Rural property

Wetlands
No 675 GRAHAM ROAD

No 70



TISDALL ROAD

TISDALL ROAD

