

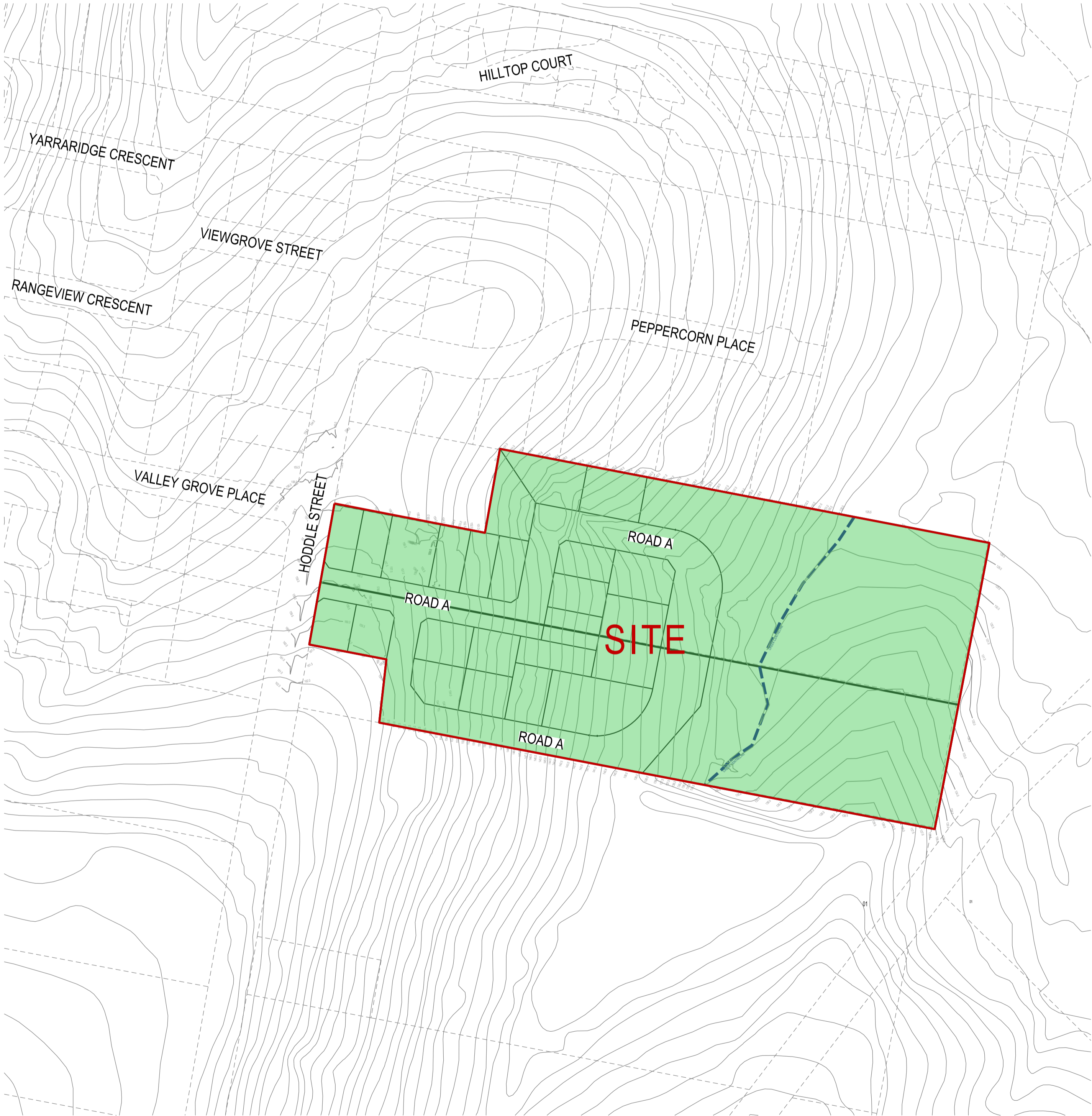
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DANCAMNIC PTY LTD
41 - 43 HODDLE STREET
YARRA JUNCTION

YARRA RANGES COUNCIL

SHEET INDEX

1. LOCALITY PLAN AND SHEET INDEX
2. TYPICAL ROAD SECTIONS
3. FUNCTIONAL LAYOUT PLAN



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	18/01/24	PRELIMINARY	PRELIMINARY
B	08/02/24	MINOR AMENDMENTS	PRELIMINARY
C	11/06/24	CREEK SETBACK & ROAD WIDTH AMENDMENTS	PRELIMINARY
D	14/06/24	DEFENDABLE SPACE & EARTHWORKS EXTENT BATTER	PRELIMINARY
E	30/07/24	FURTHER AMENDMENTS FOLLOWING COMMENTS	PRELIMINARY
F	01/11/2024	UPDATED PLAN FOR RE-SUBMISSION	PRELIMINARY
G	30/01/24	NOTES & HATCHING ADDED TO DELINEATE MAINTENANCE RESPONSIBILITIES FOR WITHIN THE BUSHFIRE SETBACK	PRELIMINARY

FILENAME: P:\1799\I\2 - Design\6 - DGN\1799_FLP01.dgn

DRAWN:	L.STREET	DATE:	JAN 2024	SCALE:	AS SHOWN
DESIGNED:	L.STREET	DATE:	JAN 2024	DATE PRINTED:	30/01/2025
AUTHORISED:	A.CHARLTON	DATE:	JAN 2024		



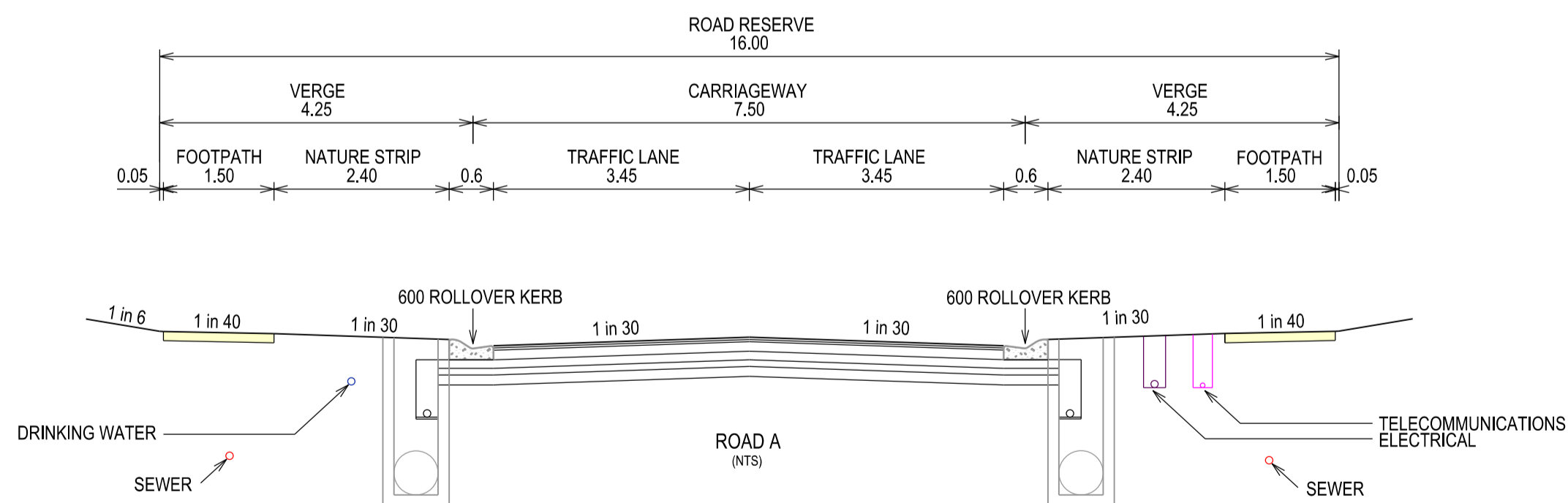
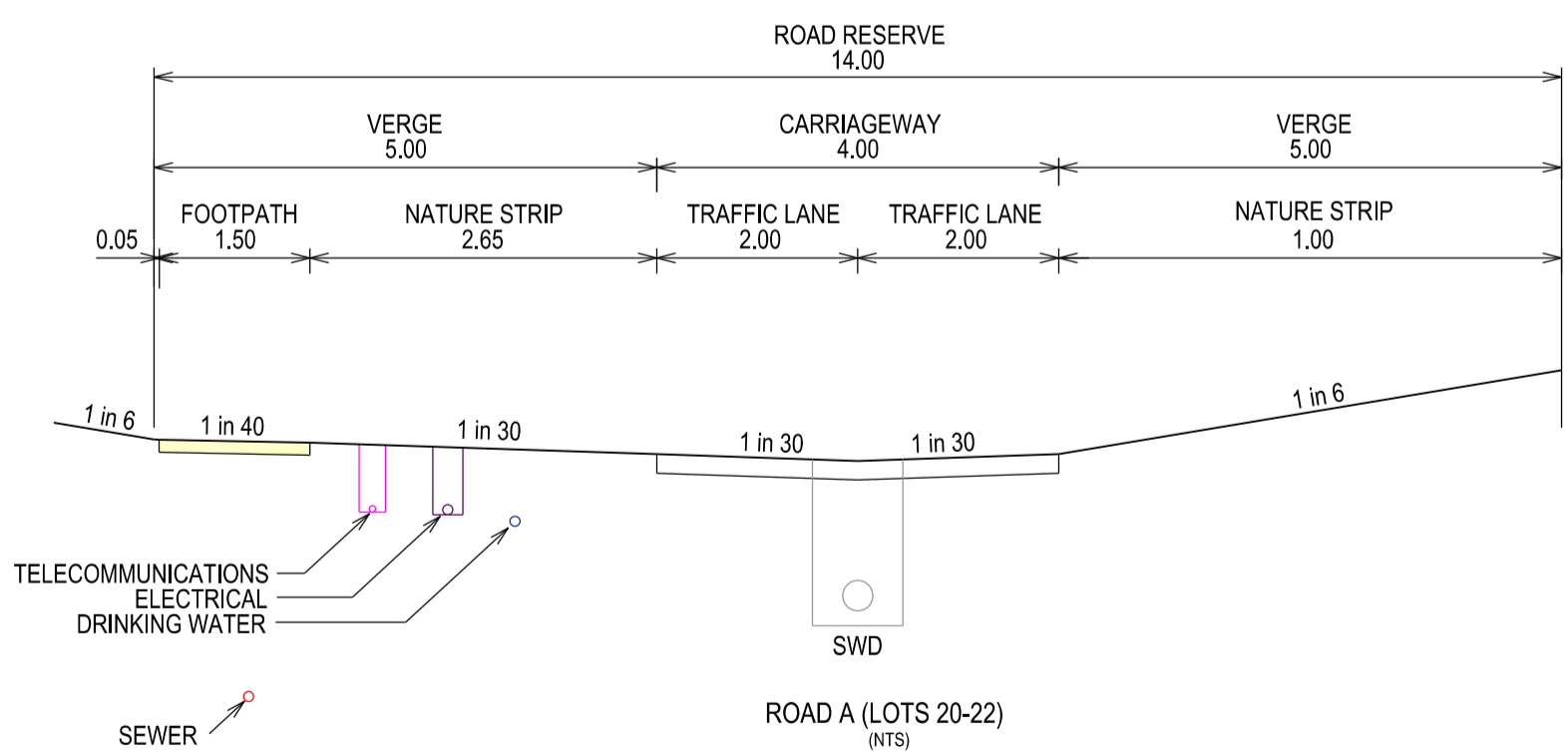
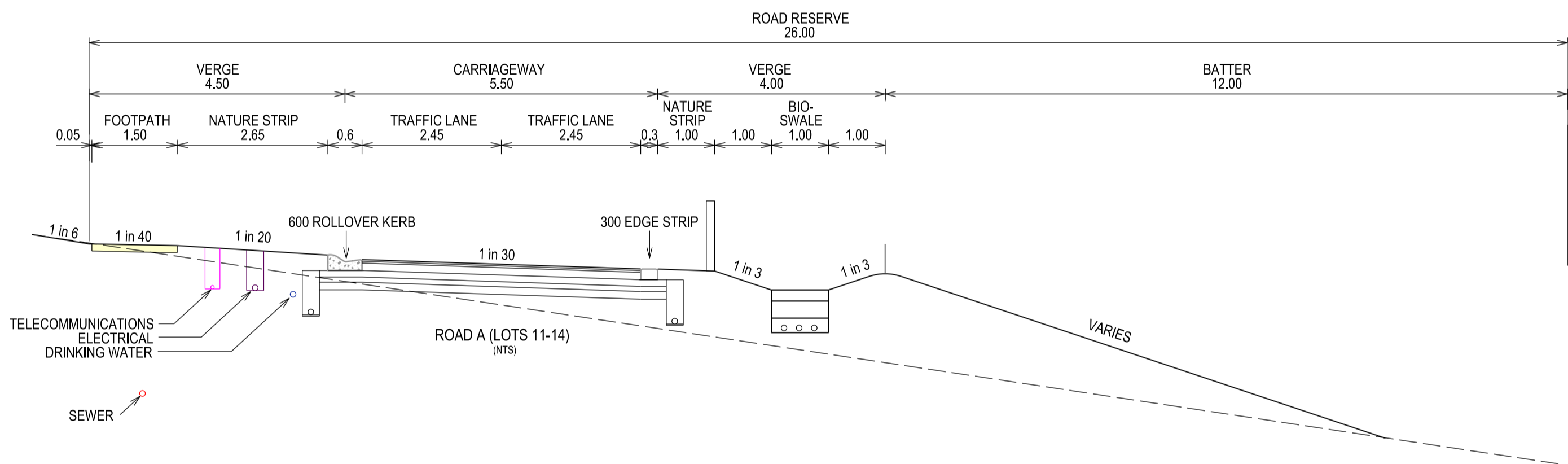
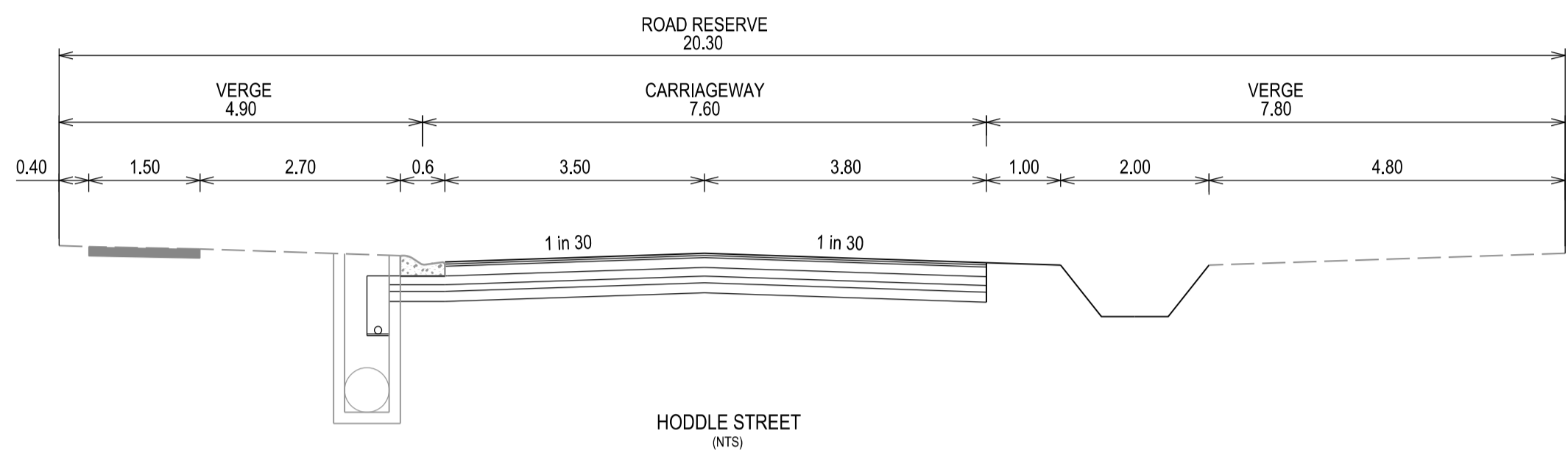
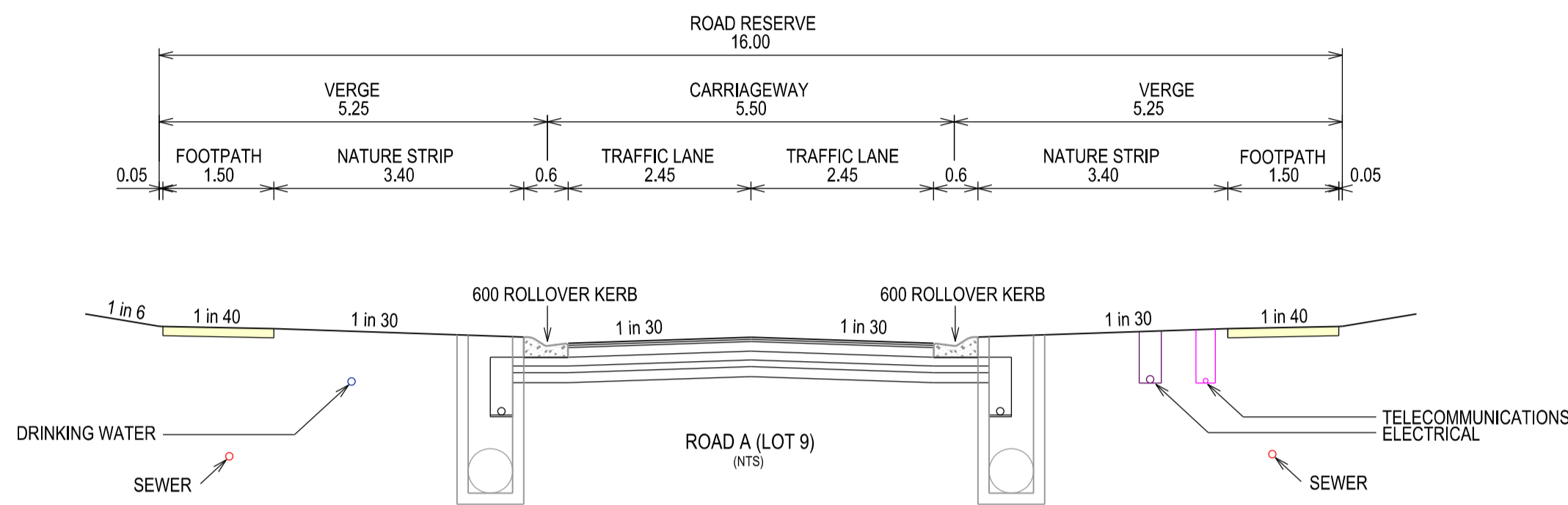
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41 - 43 HODDLE STREET
YARRA JUNCTION
FUNCTIONAL LAYOUT PLAN
LOCALITY PLAN AND SHEET INDEX

DRG NO. 1799_1/FLP01	REV. G	SHEET 01 OF 03
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FILENAME: P:\1799\1799-EI2 - Design\6 - DGN\1799_FLP02.dgn

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DESIGNED:	L.STREET	DATE:	JAN 2024	DATE PRINTED:	30/01/2025
AUTHORISED:	A.CHARLTON	DATE:	JAN 2024		

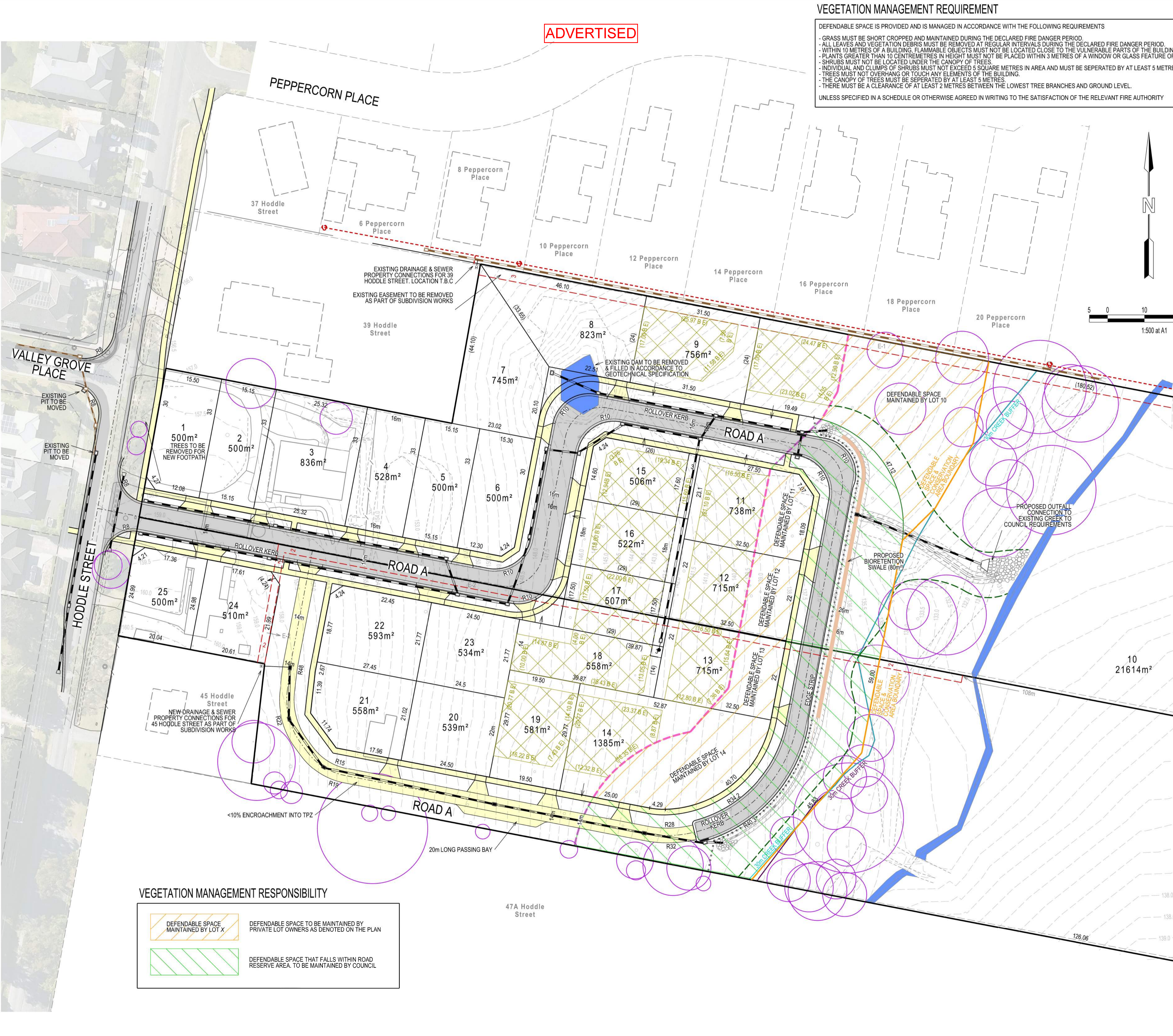


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YARRA JUNCTION
FUNCTIONAL LAYOUT PLAN
TYPICAL ROAD SECTIONS

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VEGETATION MANAGEMENT REQUIREMENT

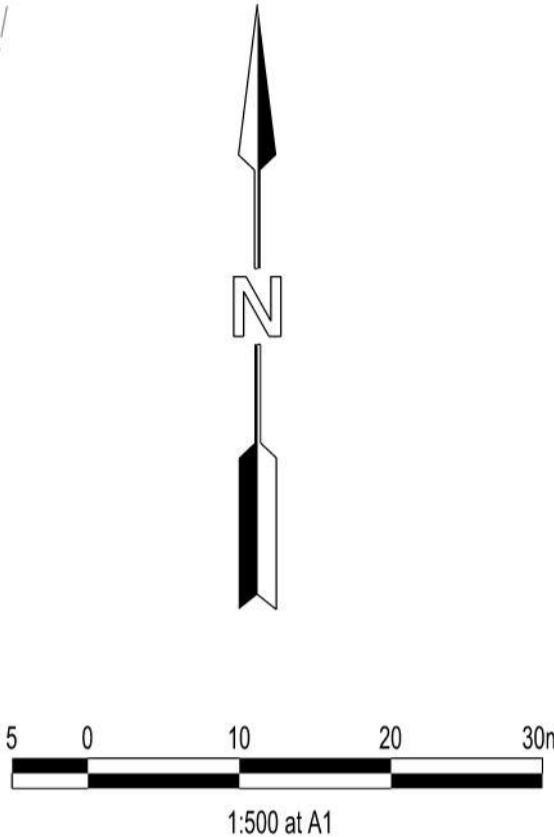
DEFENDABLE SPACE IS PROVIDED AND IS MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS

- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10 METRES OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 3 METRES OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES
- INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5 SQUARE METRES IN AREA AND MUST BE SEPERATED BY AT LEAST 5 METRES.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPERATED BY AT LEAST 5 METRES.
- THERE MUST BE A CLEARANCE OF AT LEAST 2 METRES BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

UNLESS SPECIFIED IN A SCHEDULE OR OTHERWISE AGREED IN WRITING TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY

LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- VEHICULAR CROSSOVER & FOOTPATH - HEAVY DUTY
- ROAD PAVEMENT, KERB AND CHANNEL
- ELECTRICITY } CONDUITS
- TELECOMMUNICATION } (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS } CONDUITS
- DRINKING WATER } CONDUITS
- NON DRINKING WATER
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS
- E00.00 EXISTING SURFACE LEVEL
- D00.00 DESIGN SURFACE LEVEL
- B00.00 TOP OF BATTER LEVEL
- #1 STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION
- TREE PROTECTION ZONES FOR RETAINED TREES
- DEFENDABLE SPACE SETBACK (BAL 29)
- BUILDING ENVELOPE
- 30m CREEK SETBACK
- PROPOSED EXTENT OF EARTHWORKS



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FILENAME: P:\1799\IE12 - Design\6 - DGN\1799_FLP03.dgn

DRAWN:	L.STREET	DATE:	JAN 2024	SCALE:	AS SHOWN
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FUNCTIONAL LAYOUT PLAN
FUNCTIONAL LAYOUT PLAN

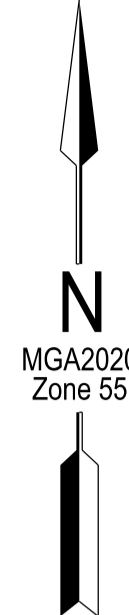
DRG NO. 1799_1/FLP03	REV. G	SHEET 03 OF 03
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VEGETATION MANAGEMENT RESPONSIBILITY

- DEFENDABLE SPACE MAINTAINED BY LOT X
- DEFENDABLE SPACE TO BE MAINTAINED BY PRIVATE LOT OWNERS AS DENOTED ON THE PLAN
- DEFENDABLE SPACE THAT FALLS WITHIN ROAD RESERVE AREA. TO BE MAINTAINED BY COUNCIL



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LEGEND

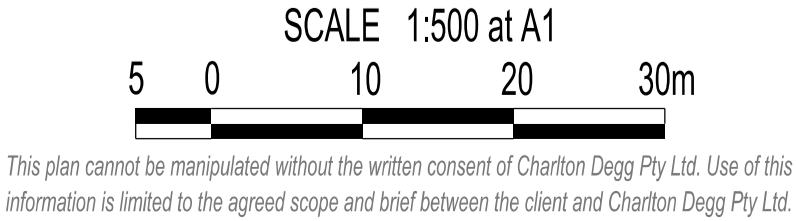
- DEFENDABLE SPACE & CONSERVATION AREA BOUNDARY
- DEFENDABLE SPACE SETBACK FOR BAL 29 (39m)
- DEFENDABLE SPACE SETBACK FOR BAL 19 (53m)
- DEFENDABLE SPACE SETBACK FOR BAL 12.5 (69m)
- BUILDING ENVELOPE WITH BAL 29 CONDITIONS
- BUILDING ENVELOPE WITH BAL 19 CONDITIONS
- BUILDING ENVELOPE WITH BAL12.5 CONDITIONS
- EXISTING CREEK CENTRELINE
- 30m CREEK SETBACK LINE
- EXTENT OF EARTHWORKS TO ENSURE <10% ENCROACHMENT TO TPZs
- SPACE LESS THAN 30m SETBACK FROM CREEK
- SPARE MORE THAN 30m SETBACK FROM CREEK

LAND BUDGET	
SITE AREA	4.591Ha
RESIDENTIAL	3.676Ha
PUBLIC OPEN SPACE	0Ha
ROADS	0.915Ha
TREE RESERVE	0Ha
ELECTRICAL KIOSK RESERVE	0Ha
NO. OF LOT	25
* AVERAGE LOT SIZE	631m ²
NET DEVELOPABLE AREA	4.591Ha

LOT MIX		
Lot Area Range	No. Of Lots	% of Lots
500m ² -599m ²	16	64%
600m ² -699m ²	0	0%
700m ² -799m ²	5	20%
800m ² -899m ²	2	8%
900m ² -1500m ²	1	4%
Superlot	1	4%

* Excludes Superlot no.10

REV	DATE	DESCRIPTION	AUTHORISED
H	05/06/2024	Road alignment revised to include 30m setback to creek	ASC
I	31/07/2024	Bushfire setback and lot building envelopes revised	ASC
J	02/09/2024	10m Clear Zone proposed	ASC
K	09/10/2024	Revised eastern road network and bushfire setback	ASC



AUTHORISED : ASC 09/10/2024 REF : 1799
DATE OF SURVEY : - LEVEL DATUM : AHD
DATE PRINTED : 10/10/2024 SHEET : 1 of 1
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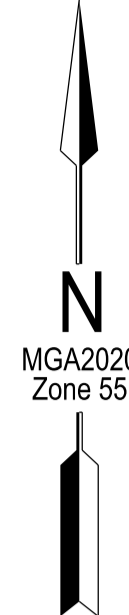
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YARRA JUNCTION
YARRA RANGES COUNCIL
REF: 1799_CPA_REVISION K
CONCEPT SUBDIVISION PLAN



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LEGEND

- EXISTING HIGH VALUE TREE TO BE RETAINED
- EXISTING VALUABLE TREE TO BE REMOVED
- EXISTING HIGH VALUE TREE TO BE REMOVED
- EXISTING MEDIUM/LOW VALUE TREE TO BE RETAINED
- TREE TAG ID
- PROPOSED LIMIT OF EARTHWORKS (INDICATIVE)
- CONSERVATION AREA BOUNDARY (TO BE FENCED)

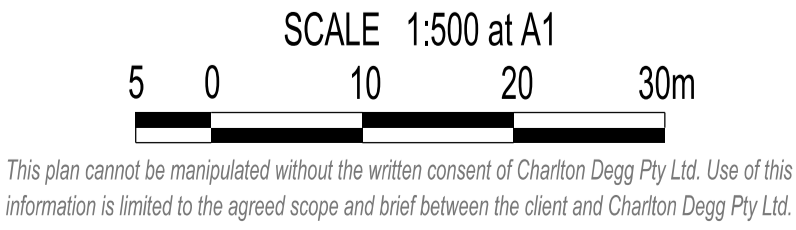
NOTES

1) ALL TREES & VEGETATION TO THE EAST OF THE CONSERVATION AREA BOUNDARY TO BE RETAINED, UNLESS NOTED FOR REMOVAL ON THIS PLAN.

2) ALL LOW VALUE TREES TO THE WEST OF THE CONSERVATION AREA BOUNDARY TO BE REMOVED. ALL VALUABLE AND HIGH VALUE TREES TO BE RETAINED UNLESS NOTED FOR REMOVAL ON THIS PLAN.

3) EARTHWORKS ASSOCIATED WITH THE SUBDIVISION MUST BE LIMITED TO THE EXTENT THAT ALL TREES NOTED FOR RETENTION ON THIS PLAN ARE NOT IMPACTED MORE THAN 10% WITHIN THEIR TPZ, OR AS OTHERWISE RECOMMENDED BY THE PROJECT ARBORIST WITH COUNCIL CONSENT.

REV	DATE	DESCRIPTION	AUTHORISED
C	16/02/2024	Tree T236 with large TPZ within Hoddle Street abutting Lot 1 reinstated	ASC
D	02/06/2024	Amendments following changes to design	ASC
E	02/09/2024	Amendments following amended arbor plan	ASC
F	09/10/2024	Updated concept subdivision plan	ASC



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DATE OF SURVEY : - LEVEL DATUM : AHD
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TREE REMOVAL PLAN